

C7
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SUBDIVISION REVIEW SHEET

CASE NO: C8J-85-090.01.1A

ZAP: May 1, 2012

SUBDIVISION NAME: Parke North Final Plat

AREA: 47.9 Acres

LOTS: (4)

APPLICANT: Nootsie LTD
Dave Holland)

AGENT: ATS Engineers
(Marc Dickey)

ADDRESS OF SUBDIVISION: North FM 620 Road

GRIDS: D36, 37

COUNTY: Travis

WATERSHED: Lake Travis

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: ROW/Retail/Multifamily

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the above referenced final out of an approved preliminary plan. The subdivision is composed of (4) lots on 47.9 acres. The subdivision fronts on RM 620 and includes a new internal street, Lady of the Lake Cove, which will provide access to lots 2-4. The Pedernales Electric Co-Operative will provide electric service. The City of Austin will provide water and wastewater service. The applicant will pay fee in lieu of parkland dedication at time of site plan. The applicant will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

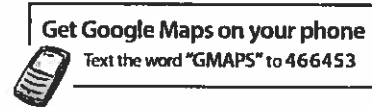
ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

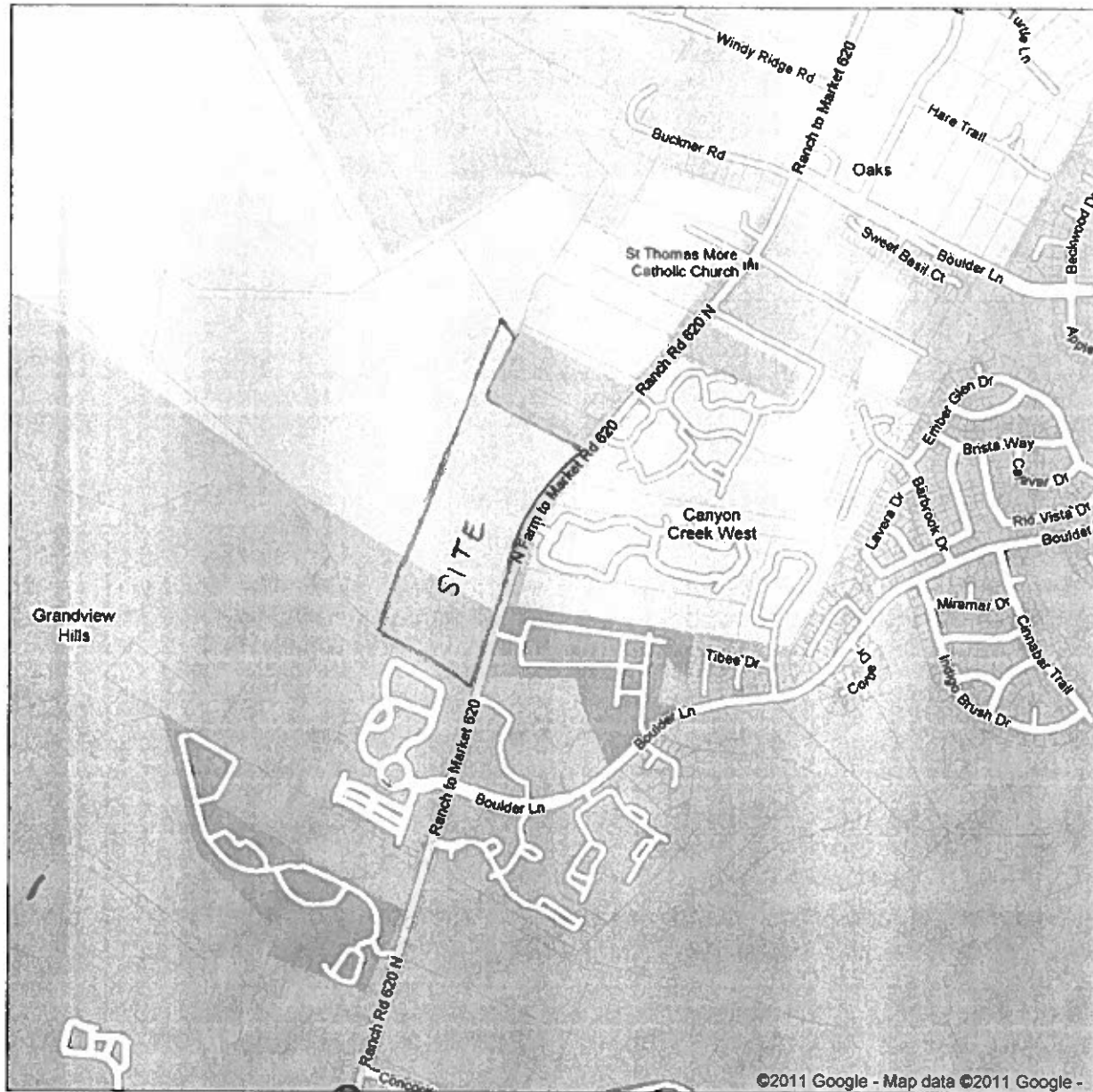
Google maps

9490
Address N FM 620
Austin, TX 78726



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LOCATION MAP



SCANNED

$$C_1^1$$


GRAPHIC SCALE
(in feet)
1 inch = 20 ft

CURVE TABLE					CHORD	BEARING
PAVILAS	ARC	CHORD	BEARING			
C1	1507.39	618.53	\$ 271°00' W			
C2	1507.39	423.57	\$ 223°00' W			
C3	1507.39	143.68	\$ 32°10' W			
C4	1507.39	52.29	\$ 2°05' W			
C5	1507.39	88.43	\$ 181°10' E			
C6	45.00	34.86	\$ 32°15' E			
C7	60.00	100.34	\$ 62°15' W			
C8	60.00	108.34	\$ 46°00' E			
C9	45.00	34.86	\$ 79°40' E			
C10	45.00	34.86				

LEGEND	
DRCT	DEED RECORD TRAVIS
TRCT	TRAVIS COUNTY RECORD
PRCT	REAL PUBLIC RECORD
TRCT	TRAVIS COUNTY TEXAS
OPRCT	OFFICIAL PUBLIC RECORD
TRCT	TRAVIS COUNTY TEXAS
CEF	CRITICAL ENVIRONMENTAL FEATURE
○	MINI MAG FOUND IN CONC
○	1/2" ROH PFC FOUND
○	1/2" ROH ROD FOUND
○	COTTON SPRAWLE FOUND
○	IRON ROD WITH YELLOW CAP
○	INSCRIBED "ATS ENGINEERS" SET
■	TYPE 1 TROT MONUMENT FOUND
■	STONEWALK