

SUBDIVISION REVIEW SHEET

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CASE NO: C8J-2007-0078.12A

Z & P DATE: June 5, 2012

SUBDIVISION NAME: McCORMICK MOUNTAIN PHASE 2

AREA: 20.18 Acres

LOTS: 30

APPLICANT: Vistas of McCormick Mountain
(Mike Wilson); McCormick Hilltop
Investment Partners LTD (Douglas Kadison)

AGENT: Garrett-Ihnen Civil Eng.
(Steve Ihnen)

ADDRESS OF SUBDIVISION: McCormick Mountain Dr.

GRIDS: WZ34

COUNTY: Travis

WATERSHED: Lake Travis

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: Single Family

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 plat out of an approved preliminary plan. The subdivision is composed of 30 lots to be developed for detached single-family residential use. Access will be via McCormick Vista Drive, a private street. The City of Austin will provide electric service. Travis County Water Control Improvement District #17 will provide water service and there will be private onsite service for wastewater. The developer 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 COMMISSION ACTION:

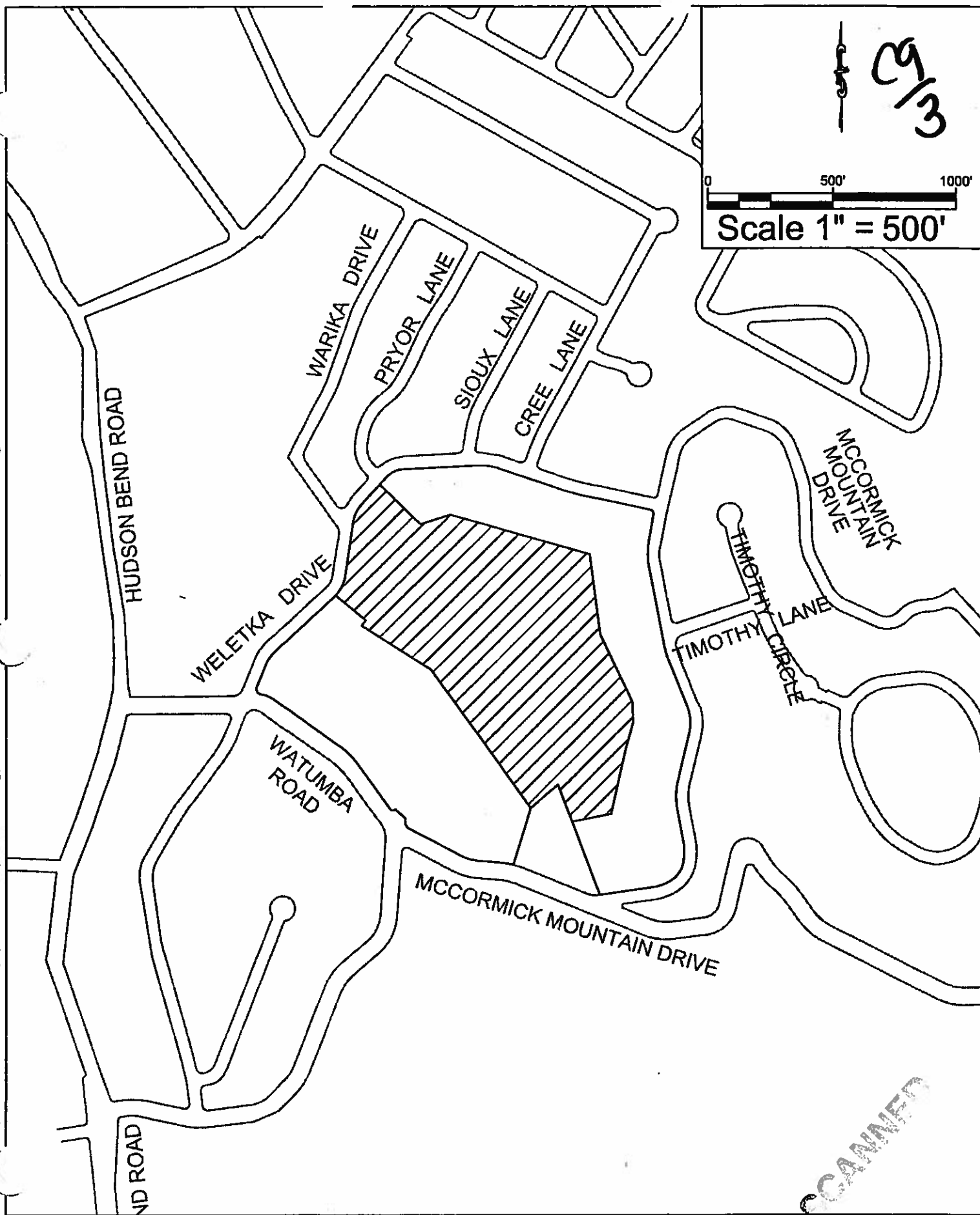
CASE MANAGER: Don Perryman

PHONE: 974-2786

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Garrett-Ihnen Civil Engineers & Surveyors, Inc. is a professional corporation registered in the State of Illinois. It is not responsible for the accuracy of the information provided on this map.



Site Location
McCormick Mountain Phase II

GARRETT-IHNEN
CIVIL ENGINEERS

Scale: 1" = 100'

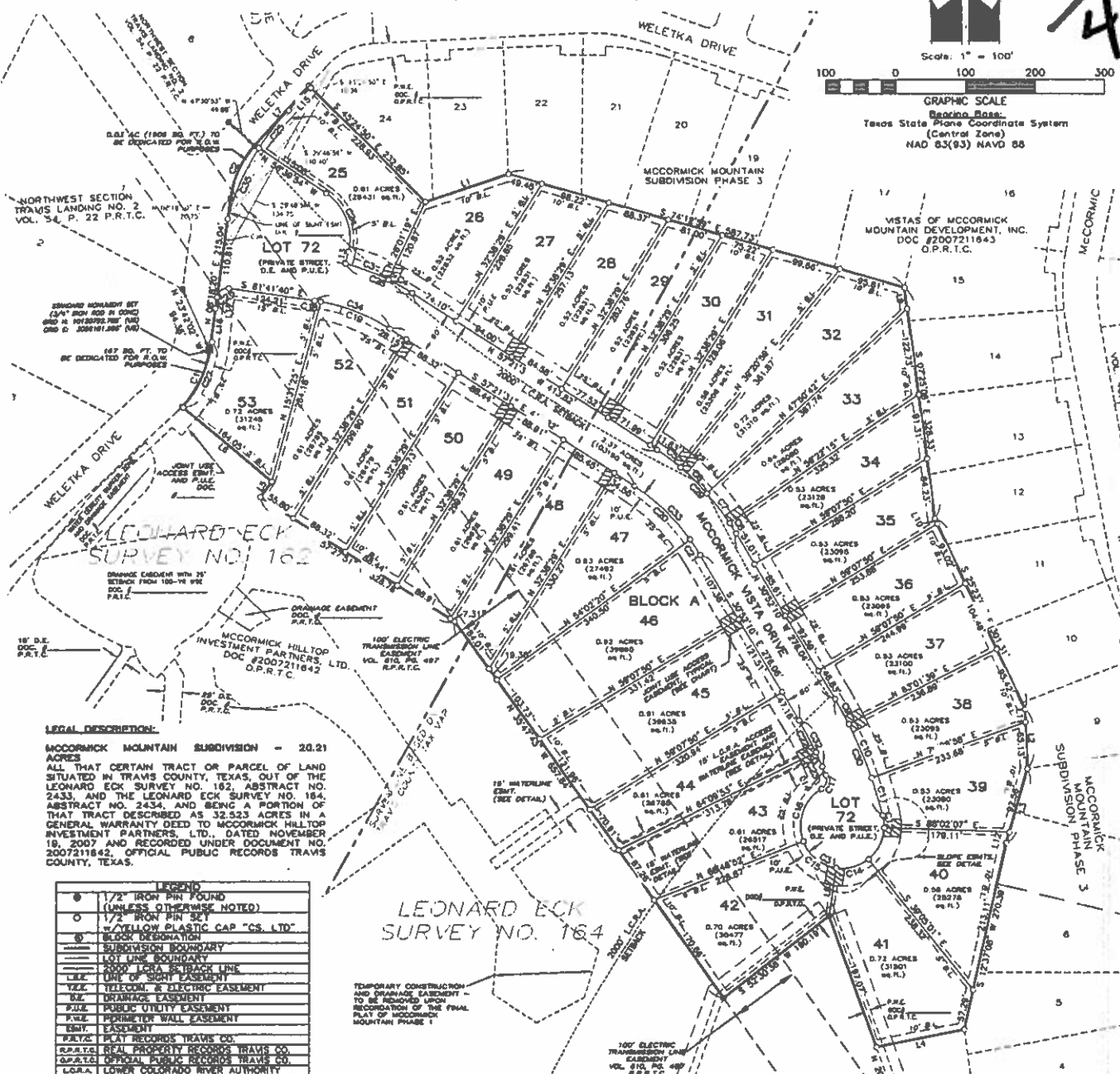
100 200 300

GRAPHIC SCALE

Benrina Base

(Center Zone)

NO. 83(93) NAVD 88



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN FOUND
○	YELLOW PLASTIC CAP "CS. LTD."
①	BLOCK DESIGNATION
---	SUBDIVISION BOUNDARY
---	LOT LINE BOUNDARY
---	ROAD LIGHT STRICH LINE
---	END OF RIGHT EASEMENT
---	ELECTRIC EASEMENT
---	DRAINAGE EASEMENT
---	PUBLIC UTILITY EASEMENT
---	PERMETER WALL EASEMENT
---	EASEMENT
P.A.T.S.	PLAT RECORDS TRAVIS CO.
R.R.T.S.	REAL PROPERTY RECORDS TRAVIS CO.
C.A.T.S.	COUNTY ARCHIVES TRAVIS CO.
---	LOWER COLORADO RIVER AUTHORITY

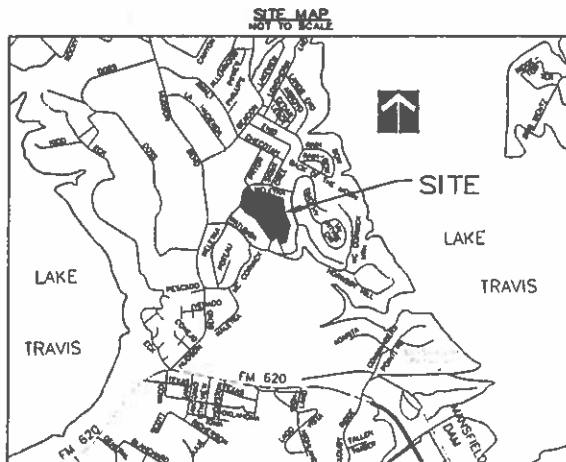


EXHIBIT LOCATION	DOCUMENT NUMBER
LOTS 25 AND 26	
LOTS 27 AND 28	
LOTS 29 AND 30	
LOTS 31 AND 32	
LOTS 33 AND 34	
LOTS 35 AND 36	
LOTS 37 AND 38	
LOTS 39 AND 40	
LOTS 41 AND 42	
LOTS 43 AND 44	
LOTS 45 AND 46	
LOTS 47 AND 48	
LOTS 49 AND 50	
LOTS 51 AND 52	

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