

C5
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0015

ZAP DATE: February 4, 2014

SUBDIVISION NAME: DK Ranch Subdivision Preliminary Plan

AREA: 2.57 acres

LOT(S): 9

OWNER/APPLICANT: (Nasruddin Mahesania)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ADDRESS OF SUBDIVISION: 10811 DK Ranch Road

GRIDS: MG35

COUNTY: Travis

WATERSHED: Bull Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: I-SF-2

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: single-family residential

ADMINISTRATIVE WAIVERS:

VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the DK Ranch Subdivision preliminary plan. The proposed plan is composed of 9 single-family residential lots and associated right-of-way on 2.57 acres. The tract is currently a legal lot, (Lot 2, Northwest Hills Ranch II). The lot is currently undeveloped. The new lots will receive utilities from the City of Austin. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

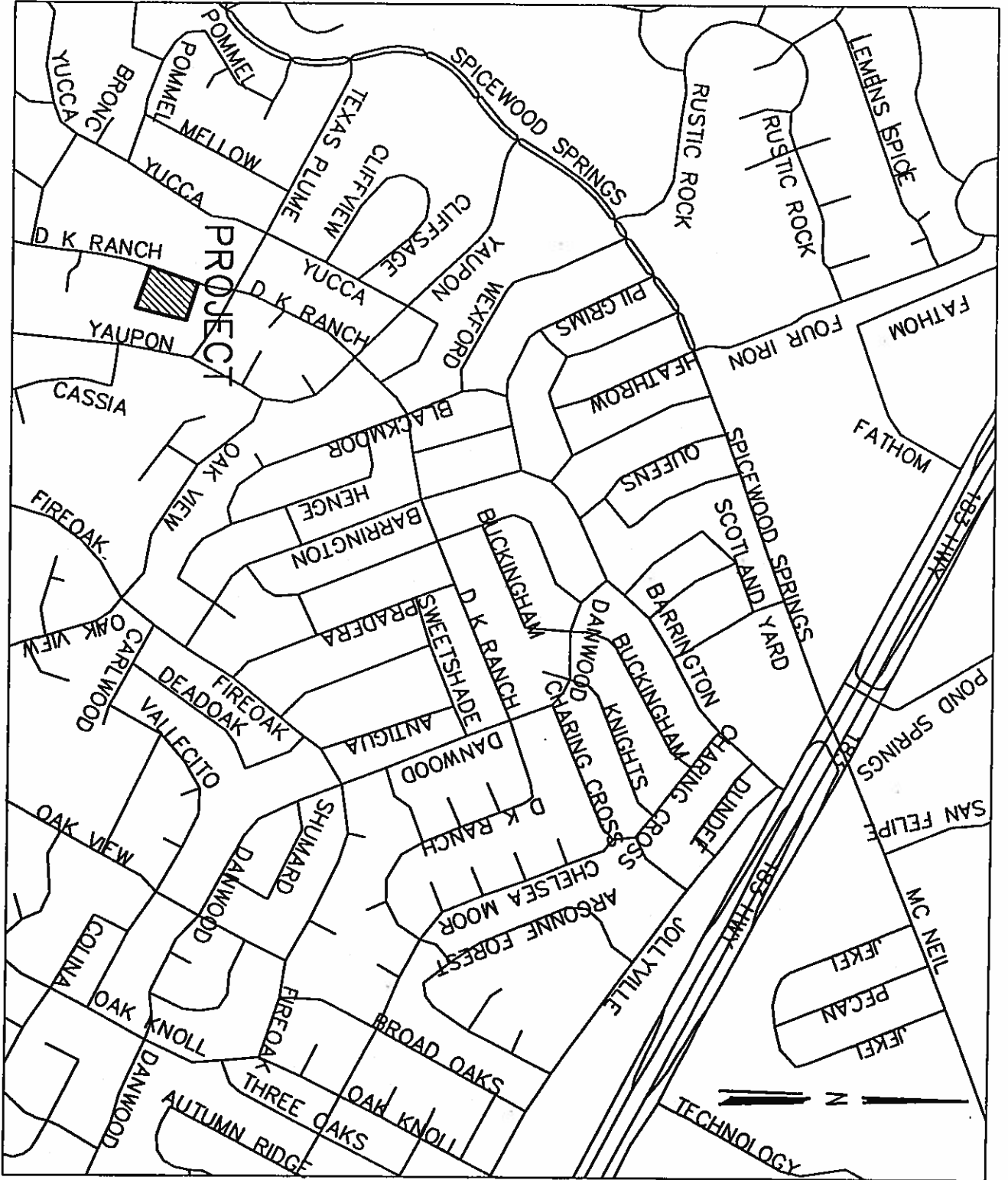
ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

C5/2

SITE,
PTER-A



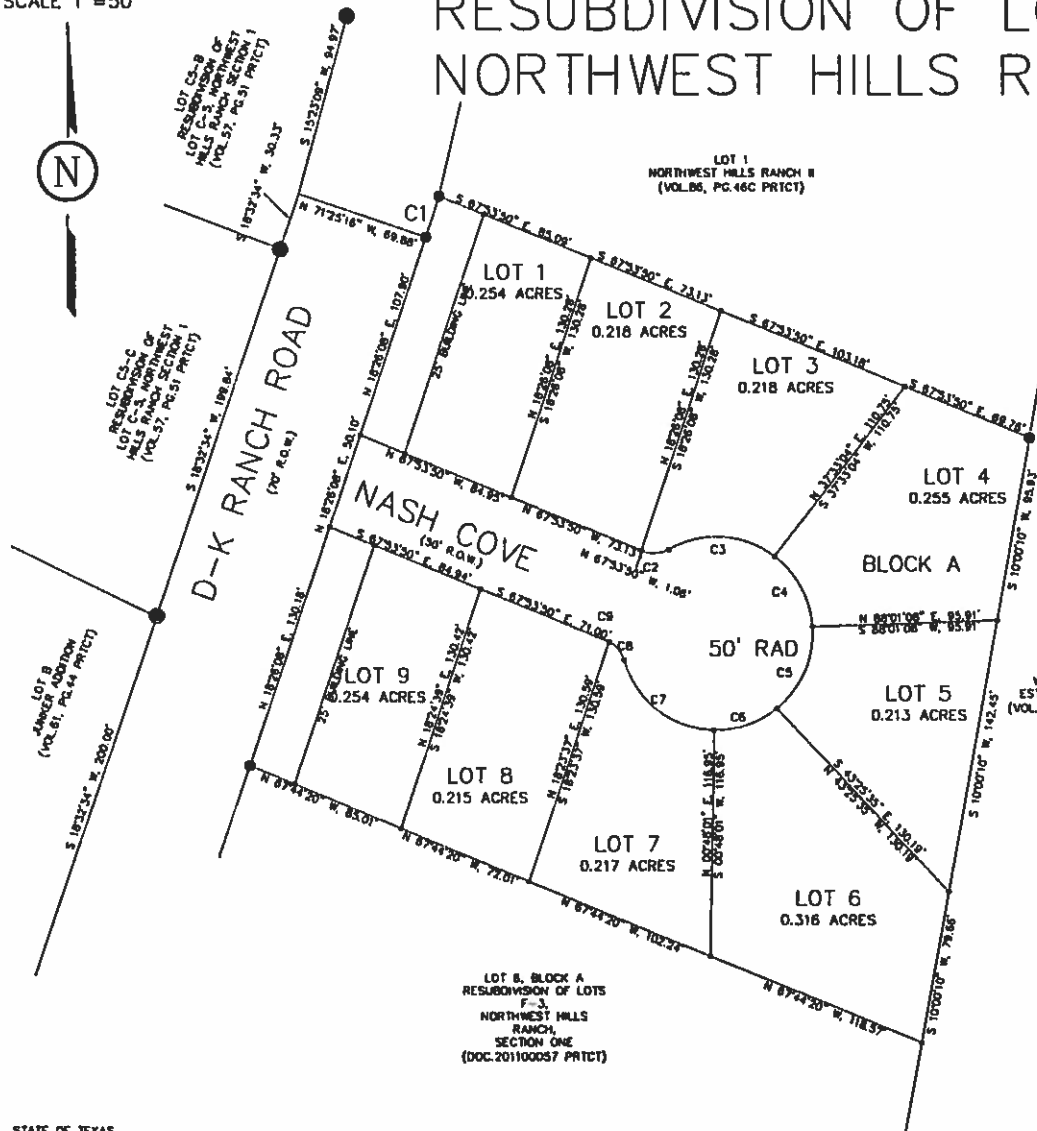
SITE LOCATION MAP
GRID #G-35 & MAPSCO PAGE #464

SCANNED

SCALE 1"=50'

RESUBDIVISION OF LOT 2, NORTHWEST HILLS RANCH II

Handwritten initials/signature



CURVE TABLE

C1	- RADIUS = (968.89')	ARC = 22.39'
CH	= N 18°03'32" E, 72.39'	(N 19°14'22" E, 22.40')
C2	- RADIUS = (15.00')	ARC = 13.82'
CH	= N 86°05'28" E, 13.18'	
C3	- RADIUS = (50.00')	ARC = 58.60'
CH	= S 86°20'27" E, 55.30'	
C4	- RADIUS = (50.00')	ARC = 42.47'
CH	= N 28°25'55" E, 41.20'	
C5	- RADIUS = (50.00')	ARC = 48.00'
CH	= S 23°28'18" W, 46.23'	
C6	- RADIUS = (50.00')	ARC = 35.01'
CH	= S 71°02'01" W, 34.30'	
C7	- RADIUS = (50.00')	ARC = 63.73'
CH	= S 52°23'34" W, 58.50'	
C8	- RADIUS = (15.00')	ARC = 12.88'
CH	= N 40°03'05" W, 12.29'	
C9	- RADIUS = (15.00')	ARC = 0.98'
CH	= N 68°03'49" W, 0.98'	

STATE OF TEXAS
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED: _____

EDWARD RUMSEY, RPLS # 5729
ALLSTAR LAND SURVEYING
9020 ANDERSON HILL RD
AUSTIN, TX 78728

LEGEND

- CONCRETE MONUMENT SET
- 1/2" ROD FOUND
- 1/2" ROD SET
- BL BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- PRCT PLAT RECORDS TRAVIS COUNTY TEXAS
- OPRCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS

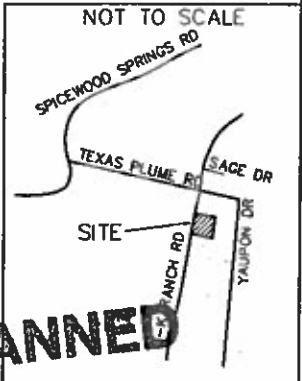
STATE OF TEXAS
COUNTY OF TRAVIS

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0630H PANEL:0630H DATED:9-28-2008

MIRZA TAHIR BAGI, P.E. NO. 82577
DATE _____
PROFESSIONAL STRUCTURAL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM F-4951
12710 RESEARCH BLVD., SUITE NO. 390
AUSTIN, TEXAS 78758 (512) 238-6422

LOCATION MAP



SCANNED