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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0015.1A

ZAP DATE: February 18, 2014

SUBDIVISION NAME: DK Ranch Subdivision (Resubdivision of Lot 2, Northwest Hills Ranch

AREA: 2.257 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: SF-2

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: SF

ADMINISTRATIVE WAIVERS: none

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, a final plat out of an approved preliminary plan. The preliminary plan covering this subdivision was approved by the Commission at the February 4, 2014 meeting. The proposed final plat is composed of 9 lots on 2.25 acres. All lots are proposed for single-family residential use. The lots will take access via a new internal street with access to DK Ranch Road. The City of Austin will provide all utilities. The developer will be responsible for all costs associated with any required improvements.

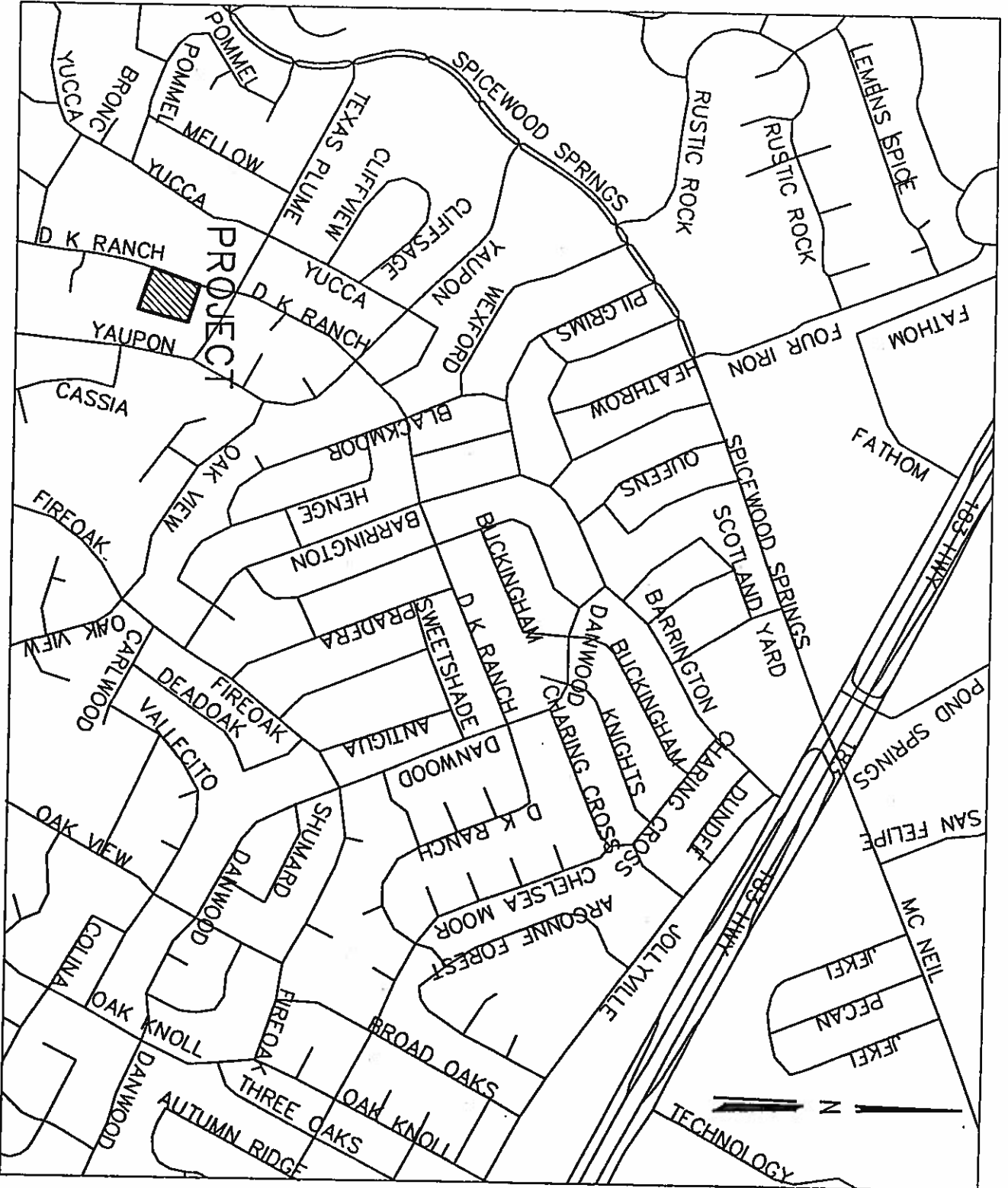
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

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

PHONE: 512-974-2786

2/4/02



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PTER-A

SITE LOCATION MAP

GRID #G-35 & MAPSCO PAGE #464



SCALE 1" = 50'

RESUBDIVISION OF LOT 2, NORTHWEST HILLS RANCH II

CH
3



CURVE TABLE

C1 - RADIUS = (968.89')	ARC = 22.39'
CH = N 18°05'32" E, 22.39'	(N 19°4'22" E, 22.40')
C2 - RADIUS = (13.00')	ARC = 13.92'
CH = N 88°05'26" E, 13.18'	
C3 - RADIUS = (50.00')	ARC = 58.60'
CH = S 88°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 = 48.06'
CH = S 23°26'18" W, 46.23'	
C6 - RADIUS = (50.00')	ARC = 55.01'
CH = S 71°02'01" W, 34.30'	
C7 - RADIUS = (50.00')	ARC = 83.73'
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 66°03'49" W, 0.98'	

LEGEND

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

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 # 5728
ALLSTAR LAND SURVEYING
9020 ANDERSON MILL RD
AUSTIN, TX 78728

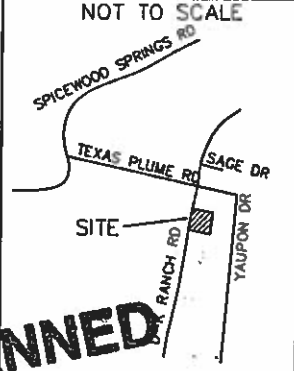
STATE OF TEXAS
COUNTY OF TRAVIS

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(c). 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. 4845300830H
PANEL 0830H
DATED: 9-26-2008

MIRZA TAHR BAIG, P.E. NO. 62577
DATE
PROFESSIONAL STRUCTURAL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM F-4951
12710 RESEARCH BLVD., SUITE NO. 390
AUSTIN, TEXAS 78759 (512) 238-8422

LOCATION MAP



SCANNED