SUBDIVISION REVIEW SHEET

C20

CASE NO.: C8-2014-0047.0A

P.C. DATE: August 12, 2014

SUBDIVISION NAME: Resubdivision of Tuttle Addition

AREA: 0.898 acres

LOTS: 2

APPLICANT: Tyson & Nicole Caspers Tuttle

Marc & Janice Burckhardt

AGENT: Crocker Consultants

(Sarah Crocker)

ADDRESS OF SUBDIVISION: 608 Baylor St.

GRIDS: H22

COUNTY: Travis

WATERSHED: Shoal Creek / Lady Bird Lake

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-H-HD-NP / SF-5-HD-NP

EXISTIN LAND USE: Single Family

NEIGHBORHOOD PLAN: Old West Austin

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of Tuttle Addition composed of 2 lots on 0.898 acres. The applicant proposes to resubdivide and replat six existing lots and an existing lot into a two lot subdivision for residential uses.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

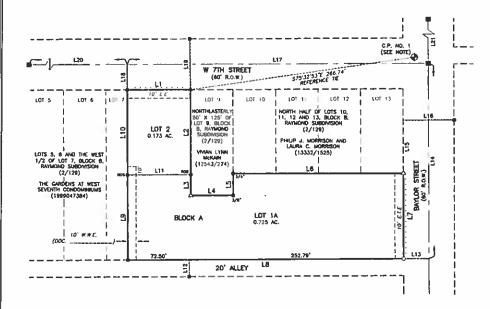
PLANNING COMMISSION ACTION:

<u>CASE MANAGER</u>: Cesar Zavala <u>E-mail</u>: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

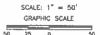
RESUBDIVISION OF TUTTLE ADDITION











CONTROL POINT NOTE

THIS IS A SURFACE DRAW

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BASED ON GPS SOLUTIONS FOR CHAPARRAL, CONTROL POINT NO. 1

MAG NAIL WITH "CHAPARREAL" WASHER SET

SURFACE COORDINATES: N 10073168,95 E 3110808.87

COMBINED SCALE FACTOR = 0.99993686 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000063144 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0 THETA ANGLE: 1119'42"

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD LINE
L1	S6730'52'E	74.79	(581'28'13'E 74.82')
12	S22'31'24"W	100.47	(\$26'34'46'W 100.46')
L3	S22'31'24"W	24.52	(328'34'46'W 24.52')
L4	\$67"17"51"E	49.84	(380'56'56'E 49.80')
1.5	N22 51 53 E	25.99	(N26'54'02'E 28.12')
L6	S6718'09"E	200.50	(\$81'14'58'E 200.43')
L7	\$22'30'08"W	100.81	(\$26'32'44'W 100.81')
LB	N67 32 40 W	325.29	(N61'28'24'W 325.23')
L9	N22'30'41 E	100.43	(N28'34'17"E 100.45")
L10	N22'30'41 E	100.49	(N28'34'17"E 100.48")
L11	S67'31'41"E	74.77	(\$61'28'24"E 74.80")
L12	S22"27"20"W	19.96	_
L13	S67'29'52"E	30.00	
L14	N22 30 08 E	230.75	
L15	N22'30'08'E	62.82	
L16	567 29 52 E	60.24	
L17	N67'30'52'W	355.27	
L18	N22'29'08"E	30.00	
L19	N21"55"48"E	59.98	
L20	N67'30'52"W	337.85	
L21	N22'30'08"E	445.64	

SURVEYOR'S CERTIFICATION

I, ERIC J. DANNERLIM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPUES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTRICH CITY COLD OF 1999 AS AMENDED, IS TRUE AND ICORRECT, AND WAS PREPARED FROM ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE CROUND COTOBER 23, 2012.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANIEL # 4+5, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEAMS AND INCORPORATED AREAS.

Fu 8/07/2014

ERIC J. DANNHEW, R.P.L.S. 8075

SURVEYING BY: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC 3500 MCCALL LANE AUSTIN, TEALS 78744 (312) 443-1724



I, BRUCE S. AUPPERLE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING. AND HEREBY CERTIFY THAT THIS PILAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE LUGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORNECT TO THE BEST OF MY MODIFIEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON, NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARES OF THE 100 YEAR FLOOD OF A MATERNAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0445H DATED SEPTEMBER 26, 2008, FOR TRAYS COUNTY, TEXAS AND INCORPORATED AREAS.

BRUCE S. AUPPERLE. P.E. 52027

ENGINEERING BY:
AUPPERLE COMPANY
2219 WESTLAKE DRIVE
AUSTIN, TEXAS 707-86
(512) 329-6241
TEXAS REGISTERED ENGINEERING FIRM

LEGENO

1/2" REBAR FOUND

2/8°0 3/8° REBAR FOUND 3/4" REBAR FOUND

1/2" REBAR WITH "RDS 4094" CAP FOUND

1/2" REBAR WITH "CHAPARRAL" CAP SET

MAG HAIL WITH "CHAPARRAL" WASHER SET

CENTERLINE MONUMENT FOUND

HILTI NAIL FOUND CONTROL POINT LOCATION

E.E. ELECTRIC EASEMENT

E.T.E. ELECTRIC & TELECOMMUNICATIONS EASEMENT

W.W.E. WASTEWATER EASEMENT

() RECORD INFORMATION · · · · EXISTING SIDEWALK

> LOT SUMMARY: 101AL NO. OF LOTS: 2 LOT 1A = 0.725 ACRES LOT 2 = 0.173 ACRES TOTAL AREA: 0.898 ACRES

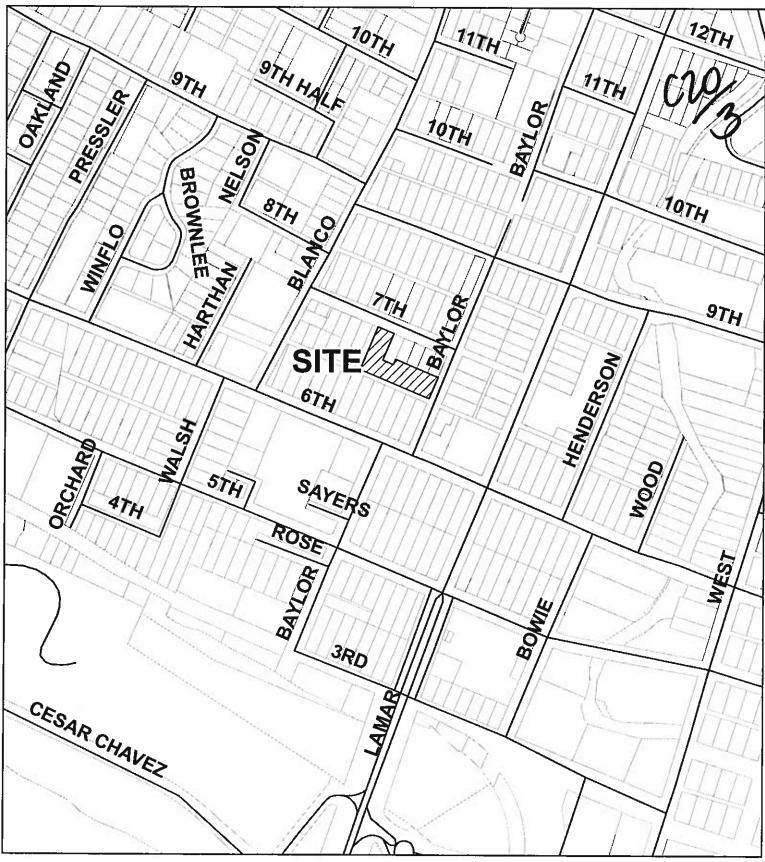
SUBMITTAL DATE: JANUARY 3, 2013



PROJECT NO. DRAWING NO. PLOT DATE: 6/07/2014 PLOT SCALE ORAWN BY:

SHEET

3500 McColl Lane Austin, Texas 78744 512-443=1724 C8-2013-0001.0A





CASE#: C8-2014-0047.0A

ADDRESS: RESUBDIVISION OF TUTTLE ADDITION

PROJECT: 608 BAYLOR ST.

GRID: H22

CASE MANAGER: CESAR ZAVALA

