

SUBDIVISION REVIEW SHEET

C13
K

CASE NO.: C8-2014-0041.0A

P.C. DATE: 3/24/2015

SUBDIVISION NAME: River View Addition Block 8 Lot 1 and part of Lot 2; Resubdivision

AREA: 0.59 Acres

LOT(S): 2

OWNER/APPLICANT: Thompson Land Engineering
(Ric Thompson)

AGENT: GHB3 Design, LLC
(George H. Blume III)

ADDRESS OF SUBDIVISION: 2601 Canterbury Street

GRIDS: MK21

COUNTY: Travis

WATERSHED: Town Lake

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3-NP

MUD: N/A

NEIGHBORHOOD PLAN: Holly

DISTRICT: 3

PROPOSED LAND USE: Single Family

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 River View Addition Block 8 Lot 1 and part of Lot 2; Resubdivision. The proposed plat is composed of 2 lots on 0.59 acres. The applicant proposed to resubdivide one lot and a portion of another lot into two lots for residential use. City of Austin utilities are available. 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.

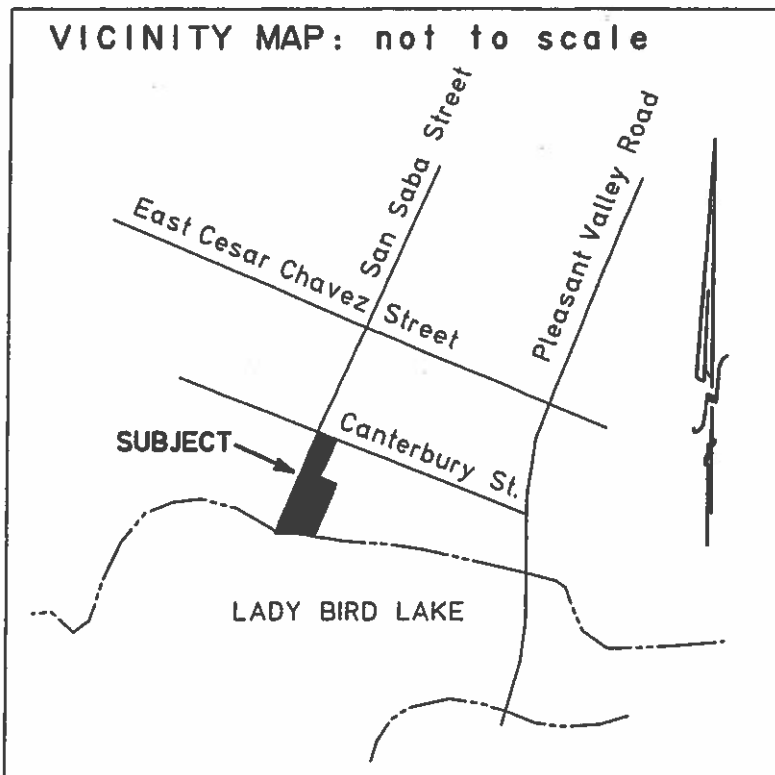
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov

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RESUBDIVISION OF LOT 1 AND A PART OF LOT 2 BLOCK 8 ANNEX TO RIVER VIEW ADDITION

prepared April 2, 2013

SCALE: 1" = 50'



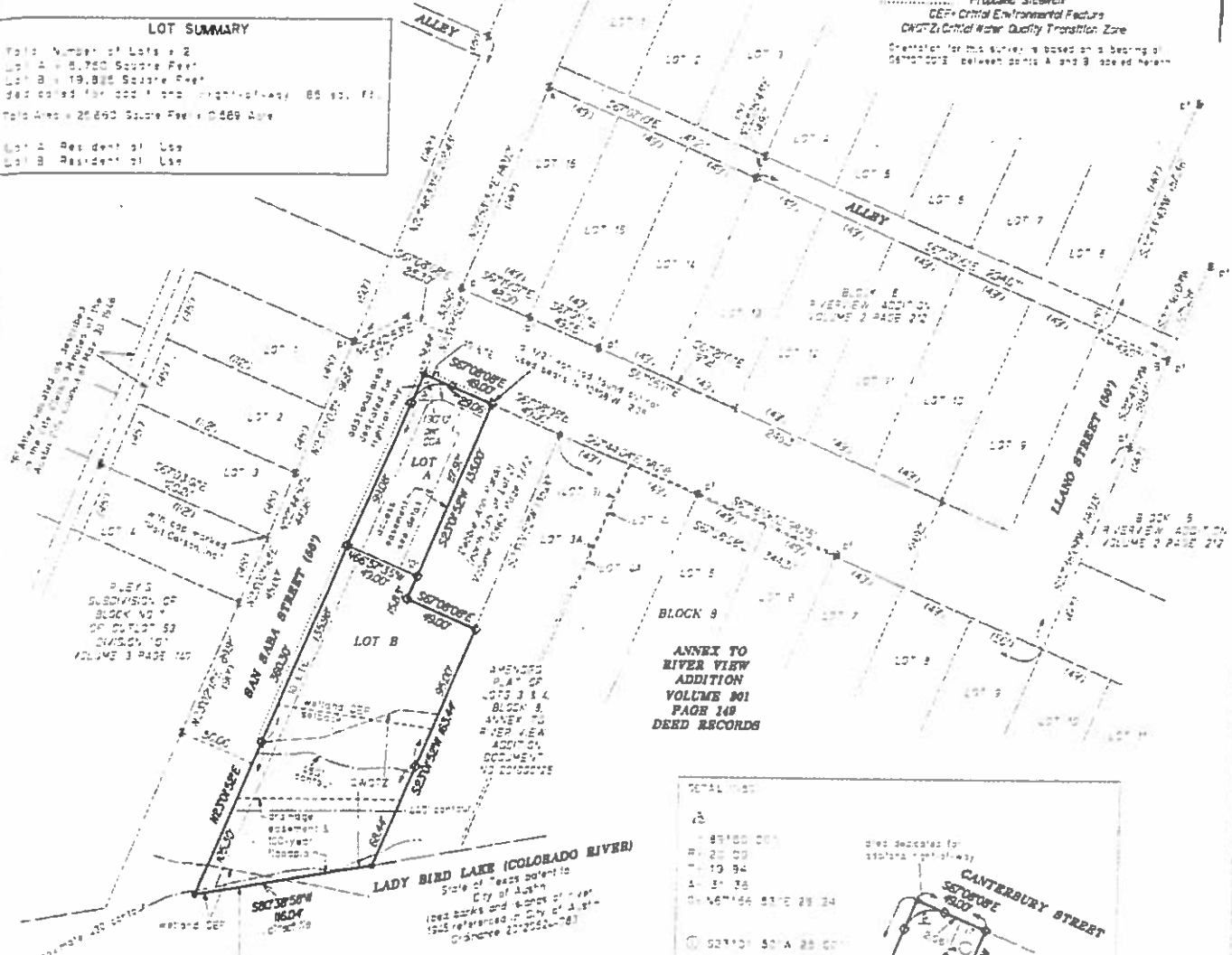
- LEGEND**
- W Iron Rod Found
 - W Iron Pipe Found
 - Calculated Point
 - △ GCD Not Found
 - W Iron Rod Set with Plastic Cap Marked "Hot Carbon, Inc." (Record Distance)
- (Record Angle) per CGA Angle shown in City of Austin Surveying Department Fieldbook 3322, Page 73
- ETE - Electric and Telecommunications Easement
 PS - Proposed Sewer
 CEF - Critical Environmental Feature
 CMTZ - Critical Water Quality Transition Zone
- Orientation for this survey: is based on a bearing of 057°00'00" between points A and B, as set herein.

C13/B

LOT SUMMARY

Total Number of Lots = 2
 Lot A = 8,760 Square Feet
 Lot B = 19,890 Square Feet
 Total Area = 28,650 Square Feet
 Total Area = 28,650 Square Feet = 0.659 Acre

Lot A - Residential Use
 Lot B - Residential Use



ANNEX TO RIVER VIEW ADDITION VOLUME 901 PAGE 149 DEED RECORDS

The low bank of Colorado River and may be subject to change over time due to flow erosion and changes of Colorado River shown herein per Plan 2202 dated July 12, 1944, by Martin G. Metzler.

