

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0122.0A

Z.A.P DATE: November 3, 2015

SUBDIVISION NAME: Resubdivision of Lot 1, Block A Final Plat Oaks Park North Subdivision

AREA: 13.9166 acres

LOTS: 2

APPLICANT: Lowe's Home Center, LLC
(Devin Staley)

AGENT: Doucet & Associates
(Syd Xinos)

ADDRESS OF SUBDIVISION: 13000 N. IH-35 Service Road SB

GRIDS: M35

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: CS-CO

LAND USE: Retail

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1, Block A Final Plat Oaks Park North Subdivision composed of 2 lot on 13.9166 acres. The applicant proposes to resubdivide an existing lot into a two lot subdivision for retail use.

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

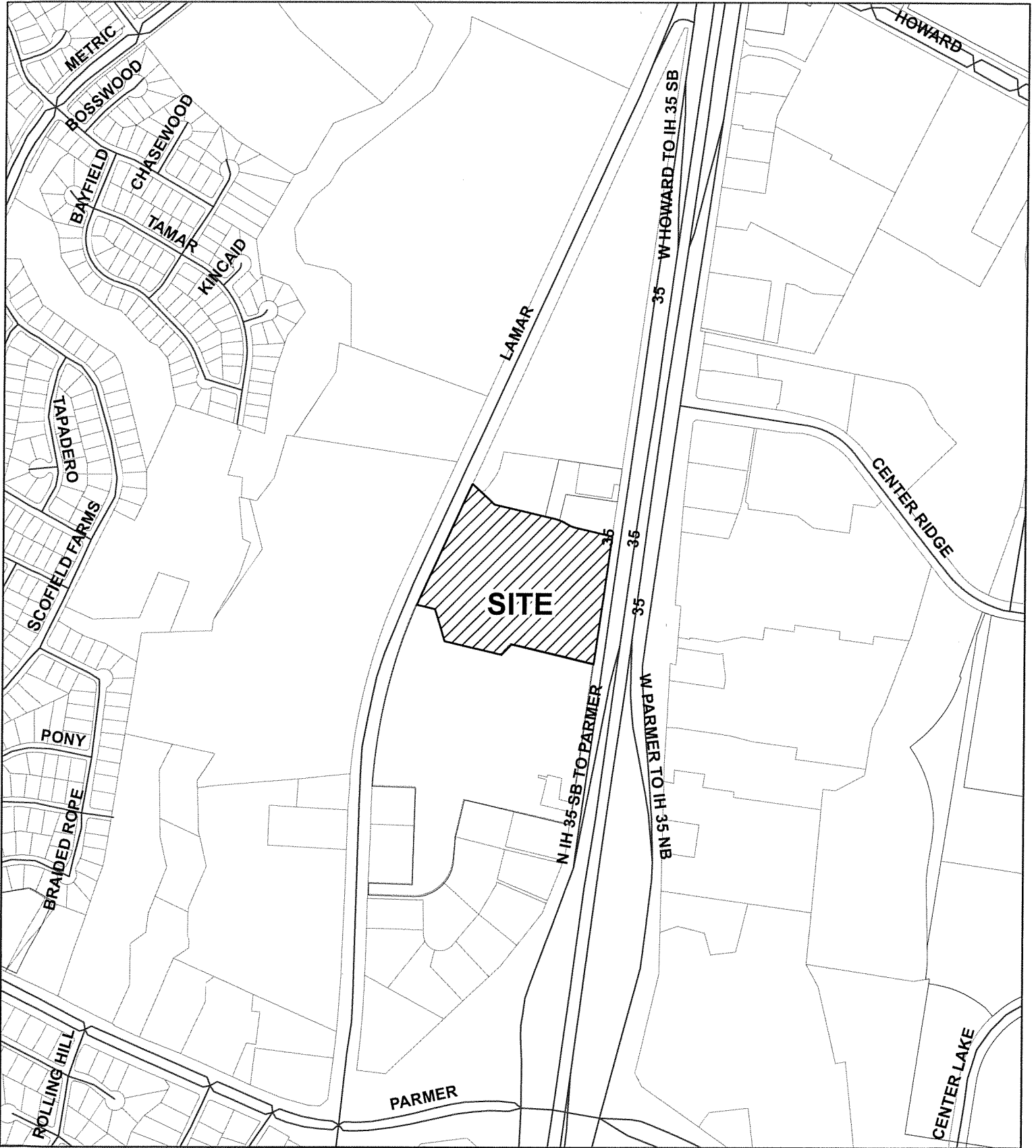
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

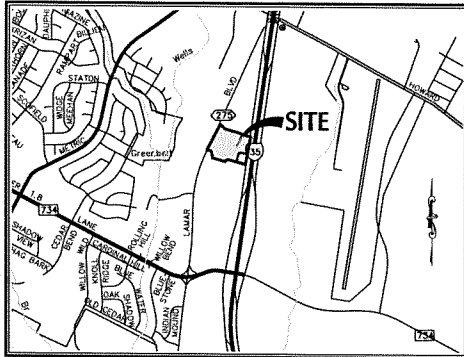
E-mail: cesar.zavala@austintexas.gov



CASE#: C8-2015-0122.0A
 ADDRESS: 13000 NORTH IH-35 SERVICE ROAD SB
 PROJECT: RESUBDIVISION OF LOT 1, BLOCK A
 FINAL PLAT FIVE OAKS PARK
 CASE MANAGER: CESAR ZAVALA

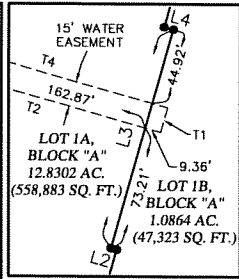
VICINITY MAP

SCALE: 1" = 2000'

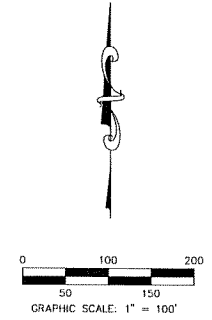


DETAIL

SCALE: 1" = 50'



TOTAL LOTS: 2
 TOTAL BLOCKS: 1
 LOT 1A, BLOCK "A" = 12.8302 ACRES (558,883 SQUARE FEET)
 LOT 2B, BLOCK "A" = 1.0864 ACRES (47,323 SQUARE FEET)
 TOTAL ACRES = 13.9166
 TOTAL SQUARE FEET = (608,206)



LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- ▲ 1/2" IRON ROD FOUND (UNLESS NOTED)
- MAG NAIL FOUND
- 4' OR 6' WIDE SIDEWALK LOCATION
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- DOC. # DOCUMENT NUMBER
- VOL. VOLUME
- P.D. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

CURVE TABLE

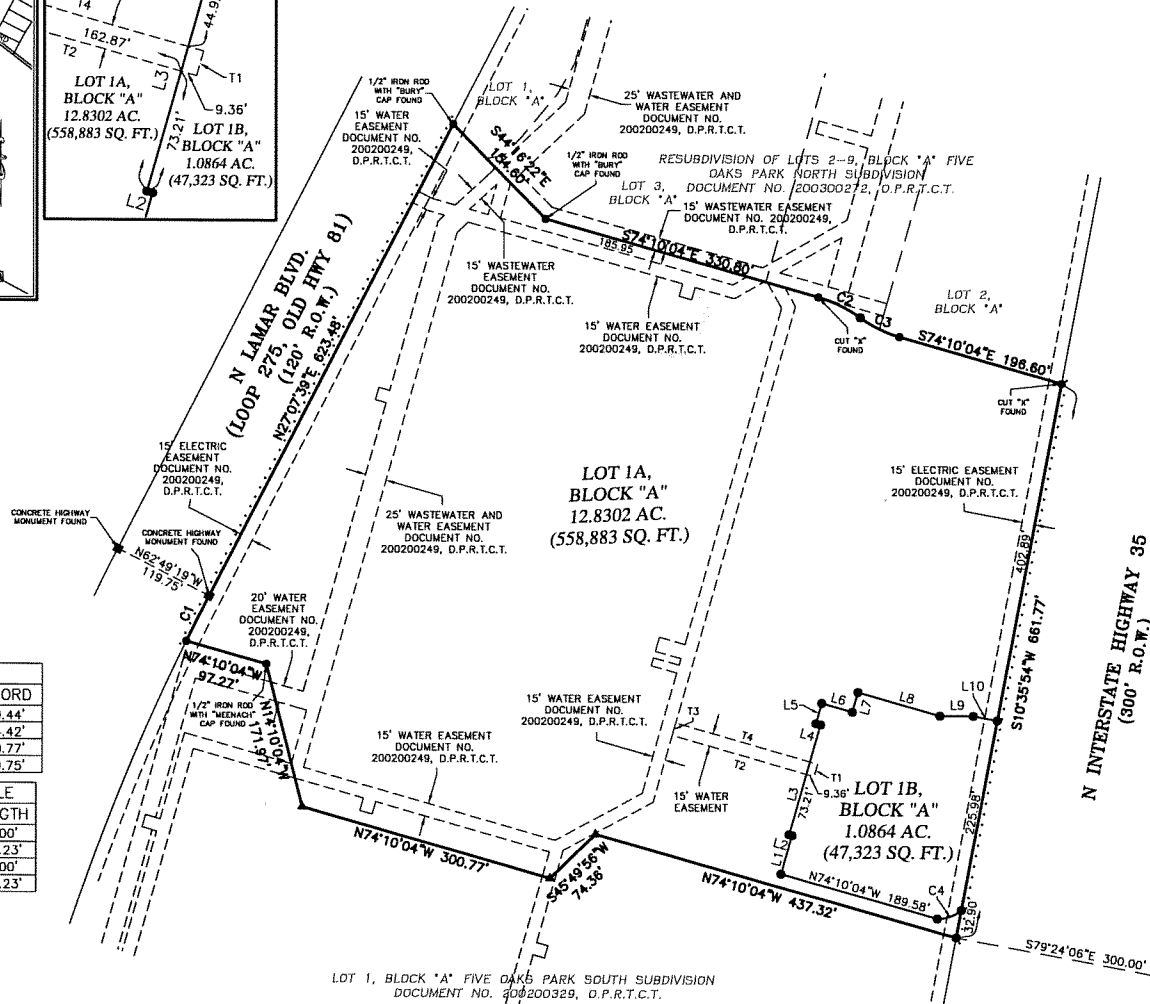
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	59.45'	2804.90'	01°12'51"	N26°30'34"E	59.44'
C2	54.70'	156.50'	20°01'35"	S64°09'16"E	54.42'
C3	51.03'	146.00'	20°01'35"	S64°09'16"E	50.77'
C4	30.43'	41.22'	42°18'08"	S70°21'33"W	29.75'

LINE TABLE

NO.	BEARING	LENGTH
L1	N15°49'48"E	47.09'
L2	N74°10'04"W	3.49'
L3	N15°49'56"E	133.13'
L4	N74°10'13"W	5.58'
L5	N15°48'47"E	24.79'
L6	S74°10'27"E	37.01'
L7	N15°48'47"E	24.00'
L8	S74°10'12"E	99.44'
L9	N89°53'06"E	38.94'
L10	S79°24'06"E	28.50'

EASEMENT LINE TABLE

NO.	BEARING	LENGTH
T1	S15°49'56"W	15.00'
T2	N74°10'04"W	172.23'
T3	N15°49'56"E	15.00'
T4	S74°10'04"E	172.23'



BASIS OF BEARING NOTE:

BEARINGS ARE BASED ON THE EASTERLY LINE OF LAMAR BOULEVARD NORTH, AS DESCRIBED IN A DEED TO BRYAN SUTHER III RECORD IN VOLUME 1096, PAGE 313, AND VOLUME 1648, PAGE 530, AS FOUND MONUMENTED ON THE GROUND N04°20'00"E.

FLOODPLAIN NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4845302701, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTES:

THE BENCHMARK USED FOR THIS SITE WAS FIELD VERIFIED AND IS DESCRIBED AS B.M. NO. 13- TRIANGLE CUT ON THE NOSE OF CONCRETE ISLAND ± 30 FEET EAST OF THE CENTERLINE OF LAMAR BOULEVARD, AND ±150' NORTH OF THE CENTERLINE OF NORTH LAMAR BOULEVARD AND PARKER LANE. ELEVATION = 714.50. BASED ON FIVE OAKS PARK SOUTH SUBDIVISION, AS RECORDED IN DOC. NO. 200200329, P.R.T.C.T.

RESUBDIVISION OF LOT 1, BLOCK "A" FINAL PLAT FIVE OAKS PARK NORTH SUBDIVISION CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SUBMITTED: JUNE 4, 2015

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2800
 www.doucetandassociates.com
 Survey Firm Registration Number: 10105800

Date:	08/20/2015
Scale:	1"=100'
Drawn by:	DRK
Reviewed by:	SSK
Project:	1422-001
Sheet:	1 of 2
Submitted:	06/04/2015
Party Chief:	MORA
Survey Date:	07/23/2015