

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0139.0A**ZAP DATE:** January 19, 2016**SUBDIVISION NAME:** Smithfield Subdivision Final Plat**AREA:** 10.892 acres**LOT(S):** 2**OWNER/APPLICANT:** Gypsum Management and Supply, Inc. (Mike Callahan)**AGENT:** Cunningham-Allen, Inc. (Jana Rice)**ADDRESS OF SUBDIVISION:** 1500½ Frate Barker**GRIDS:** D12**COUNTY:** Travis**WATERSHED:** Slaughter Creek (Suburban)**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Retail/commercial/Multi-family**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Smithfield Subdivision Final Plat, which is composed of 2 lots on 10.892 acres; one lot will be retail/commercial and the other will be multi-family. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS: This property is located in the 2-mile extra-territorial jurisdiction (ETJ) of the City of Austin. Section 212.003 of the Texas Local Government prohibits the City and the County from regulating land use, lot size, density, height and building coverage in the ETJ. There can be no land use controls/zoning laws can be imposed by the City or County. Parkland fees have been paid for Lot 2. The plat has been reviewed and approved by the Travis County Fire Marshall Office.

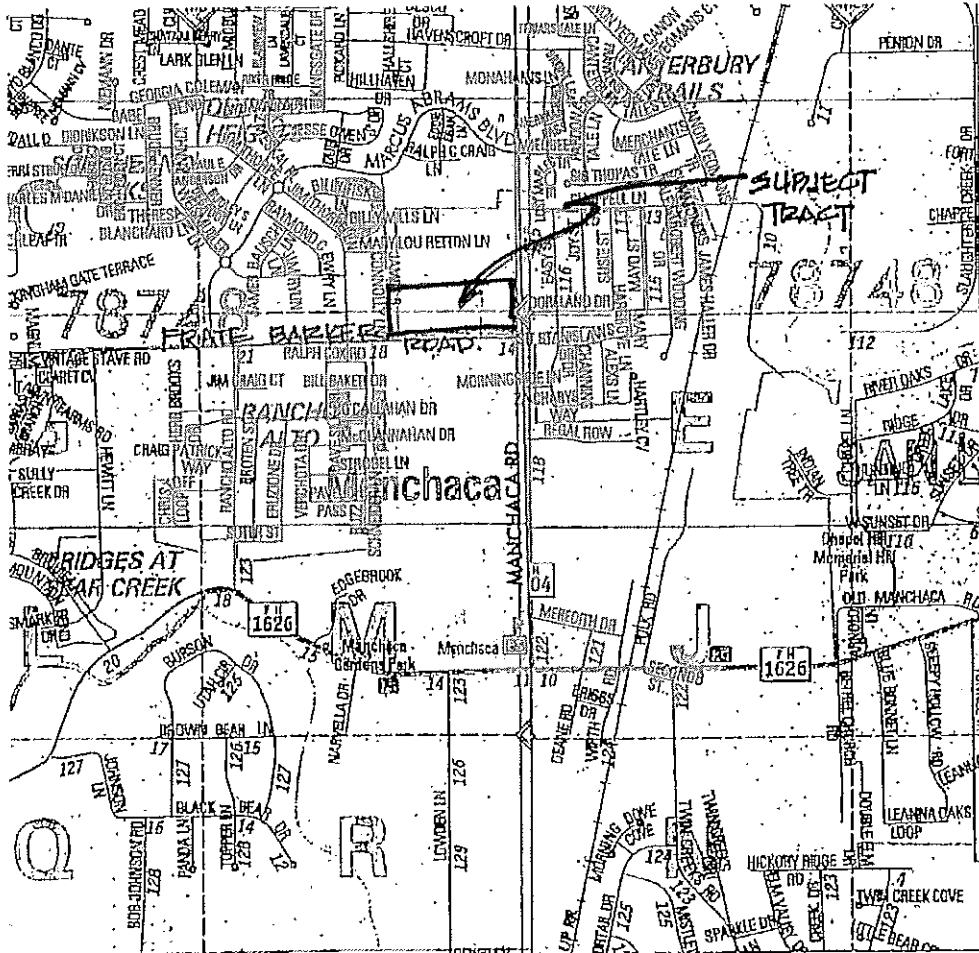
STAFF RECOMMENDATION: Staff recommends approval of the final plat, which meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sue Welch
Email address: Sue.Welch@traviscountytexas.gov

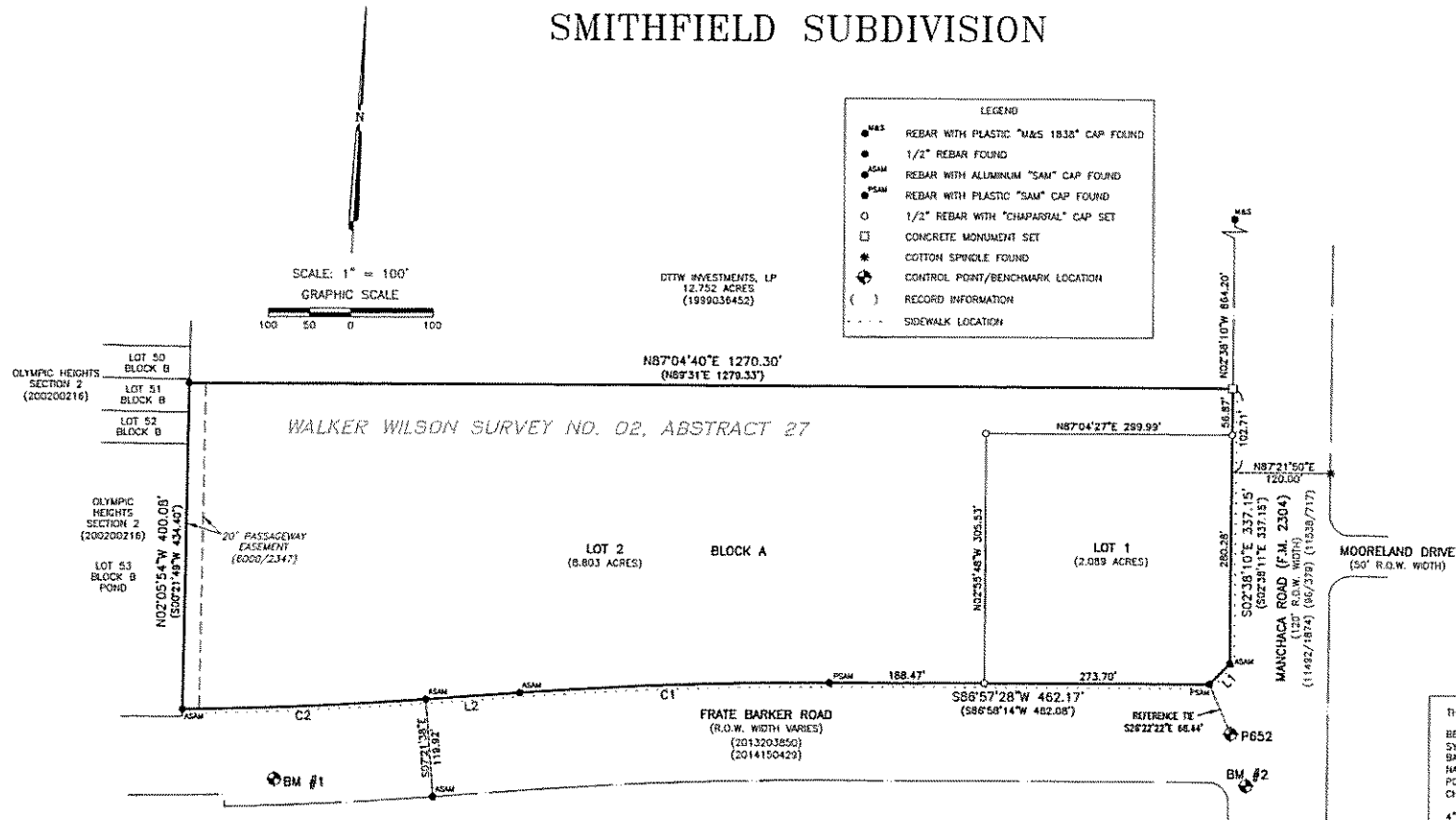
PHONE: (512) 854-7637

SMITHFIELD SUBDIVISION FINAL PLAT



LOCATION MAP

SMITHFIELD SUBDIVISION



- LEGEND**
- M&S REBAR WITH PLASTIC "M&S 1838" CAP FOUND
 - 1/2" REBAR FOUND
 - ASAM REBAR WITH ALUMINUM "SAM" CAP FOUND
 - PSAM REBAR WITH PLASTIC "SAM" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - CONCRETE MONUMENT SET
 - ★ COTTON SPINGLE FOUND
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - () RECORD INFORMATION
 - - - SIDEWALK LOCATION



DTW INVESTMENTS, LP
12.752 ACRES
(1999038452)

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P652".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 1002811.60
E 3087606.834
TEXAS STATE PLANE COORDINATES:
N 10027108.89
E 3086638.17
ELEVATION = 700.37'
VERTICAL DATUM: NAVD 88 (GEOID 09)
COMBINED SCALE FACTOR = 0.999900010 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.9
THETA ANGLE: 11°17'15"

LOT SUMMARY

TOTAL ACREAGE: 10.892 ACRES
RIGHT-OF-WAY TO BE DEDICATED: NONE
TOTAL NUMBER OF LOTS: 2
LOT 1: 2.089 ACRES / COMMERCIAL LAND USE
LOT 2: 8.803 ACRES / MULTIFAMILY LAND USE

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	5060.00'	4°16'24"	377.40'	S84°50'09"W	377.31'	(S84°50'02"W 377.27')
C2	4940.00'	3°26'16"	296.41'	S84°25'42"W	296.37'	(S84°25'01"W 296.44')

LINE TABLE

LINE	BEARING	DISTANCE	RECORD LINE
L1	S42°14'37"W	35.04'	(S42°11'46"W 35.22')
L2	S82°41'30"W	114.62'	(S82°41'51"W 114.65')

BENCHMARK INFORMATION:
BM #1: TRIANGLE ON BACK OF CURB, EAST SIDE OF MOST EASTERN CONCRETE DRIVE ENTRANCE TO ASPHALT PARKING LOT FOR LARGER WAREHOUSE STYLE COMMERCIAL BUILDING ON PROPERTY.
ELEVATION = 715.54'
BM #2: SQUARE CUT ON NORTHWEST CORNER OF HEADWALL OF SMALL BOX CULVERT DRAINAGE STRUCTURE, AT SOUTHWEST SIDE OF INTERSECTION OF FRATE BARKER AND MANCHUCA ROAD.
ELEVATION = 701.22'
VERTICAL DATUM: NAVD 88 (GEOID 09)



EW 12/10/2015

CBJ-2015-0139.0A

Chaparral
Professional Land Surveying, Inc.
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 040-097
DRAWING NO.: 040-097-PL1
PLOT DATE: 12/16/15
PLOT SCALE: 1" = 100'
DRAWN BY: BBP / EJD
SHEET 2 OF 3