

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2015-0118.0A**Z.A.P. DATES:** July 15, 2016**SUBDIVISION NAME:** Neuse Subdivision, Resubdivision of Lot 2, Park 22 Phase A**AREA:** 2.105 acres**LOTS:** 1**APPLICANT:** Douglas M. Neuse &  
Patricia A. Lee**AGENT:** I.T. Gonzalez Engineers  
(I.T. Gonzalez)**ADDRESS OF SUBDIVISION:** 8507 Cuesta Court**GRIDS:** E32**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Limited Purpose**EXISTING ZONING:** RR**PROPOSED LAND USE:** Residential**ADMINISTRATIVE WAIVERS:** None**DEPARTMENT COMMENTS:** The request is for the approval of the Neuse Subdivision, Resubdivision of Lot 2, Park 22 Phase A. The applicant proposes to resubdivide an existing lot into a one lot subdivision for residential use on 2.105 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision, the plat meets 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#: C8-2015-0243.0A  
ADDRESS: 8507 CUESTA COURT  
PROJECT: NEUSE SUBDIVISION, RESUBDIVISION OF  
LOT 2, PARK 22 PHASE A  
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.  
No warranty is made by the City of Austin regarding specific accuracy or completeness.

# NEUSE SUBDIVISION

## A Resubdivision of Lot 2 Park 22 Phase A Final Plat

### LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- - - - - 870 EXISTING CONTOURS
- - - - - EXISTING EASEMENT
- (xxx) PER RECORD
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- CONCRETE MONUMENT FOUND
- ..... PROPOSED SIDEWALK

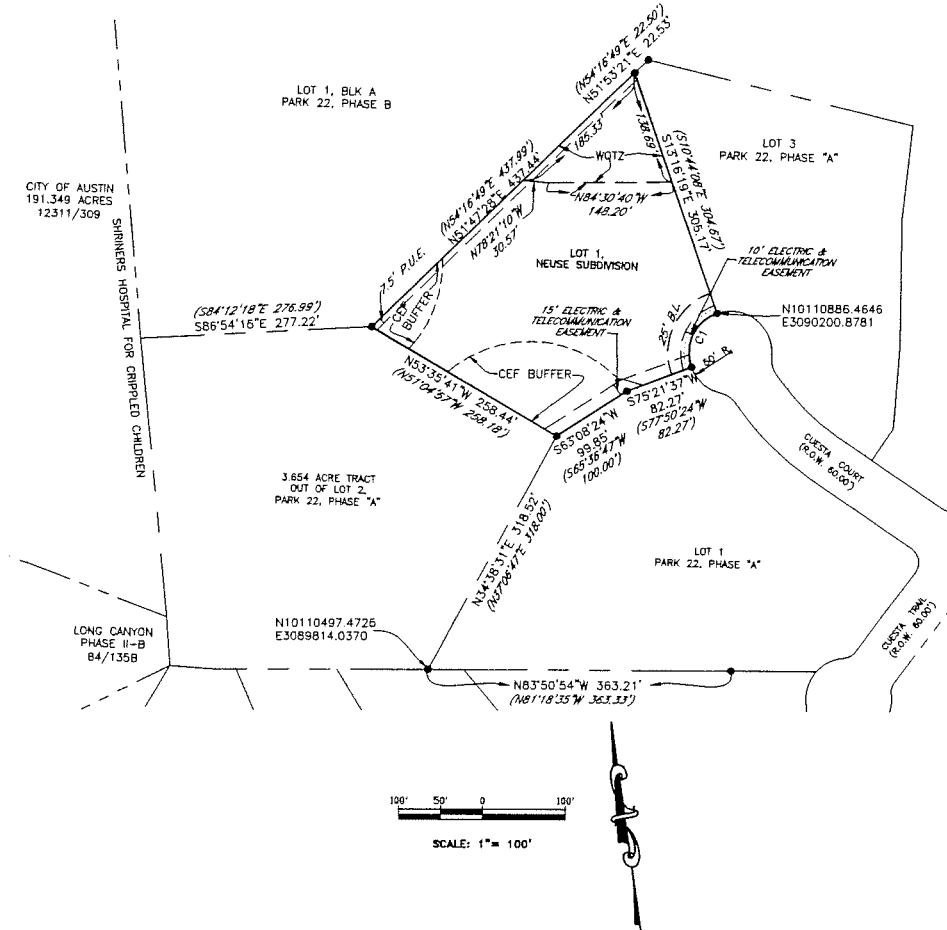
PROPOSED LOT SIZE		
LOT	SQ.FT.	ACRES
1	91,694	2.105
<b>TOTAL</b>	<b>91,694</b>	<b>2.105</b>

CURVE TABLE			
Chord Direction	Chord Distance	Radius	Length
C1	S31°17'38"W	71.42'	50.00'
(C1)	(S27°56'48"W)	(64.42')	(70.00')

**PUBLIC SIDEWALK NOTE:**

"PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: CUESTA COURT. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY."

**NOTE:**  
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.



**PLAT RESTRICTIONS AND NOTES FOR PARK 22-PHASE A, VOL. 84, PG. 1800:**

- NOTES:**
1. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL.
  2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER SYSTEM.
  3. WASTEWATER DISPOSAL SHALL BE BY INDIVIDUAL SEPTIC SYSTEMS.

**SPECIAL NOTE:**

- (A) THE IMPERVIOUS COVER FOR THIS SUBDIVISION WILL BE LIMITED TO A MAXIMUM OF 65%.
- (B) ALL BASINS AND PONDS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- (C) EVERY LOT SHALL BE REASONABLY ACCESSIBLE BY A VEHICLE FROM THE ROADWAY TO THE PROBABLE BUILDING SITE, FOR A MINIMUM TRAVEL DISTANCE OF TWENTY-FIVE (25) FEET FROM THE ROADWAY EDGE. THE DRIVEWAY GRADE MAY EXCEED FOURTEEN (14) PERCENT ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY DR. OF ENGINEERING DEPARTMENT OR HIS DESIGNEE.
- (D) EROSION CONTROL SHALL BE PROVIDED FOR EACH HOUSE SITE IN ACCORDANCE WITH THE EROSION CONTROL MANUAL.

SHEET 3 OF 3  
CASE #CBJ-2015-0118.0A

ITG

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