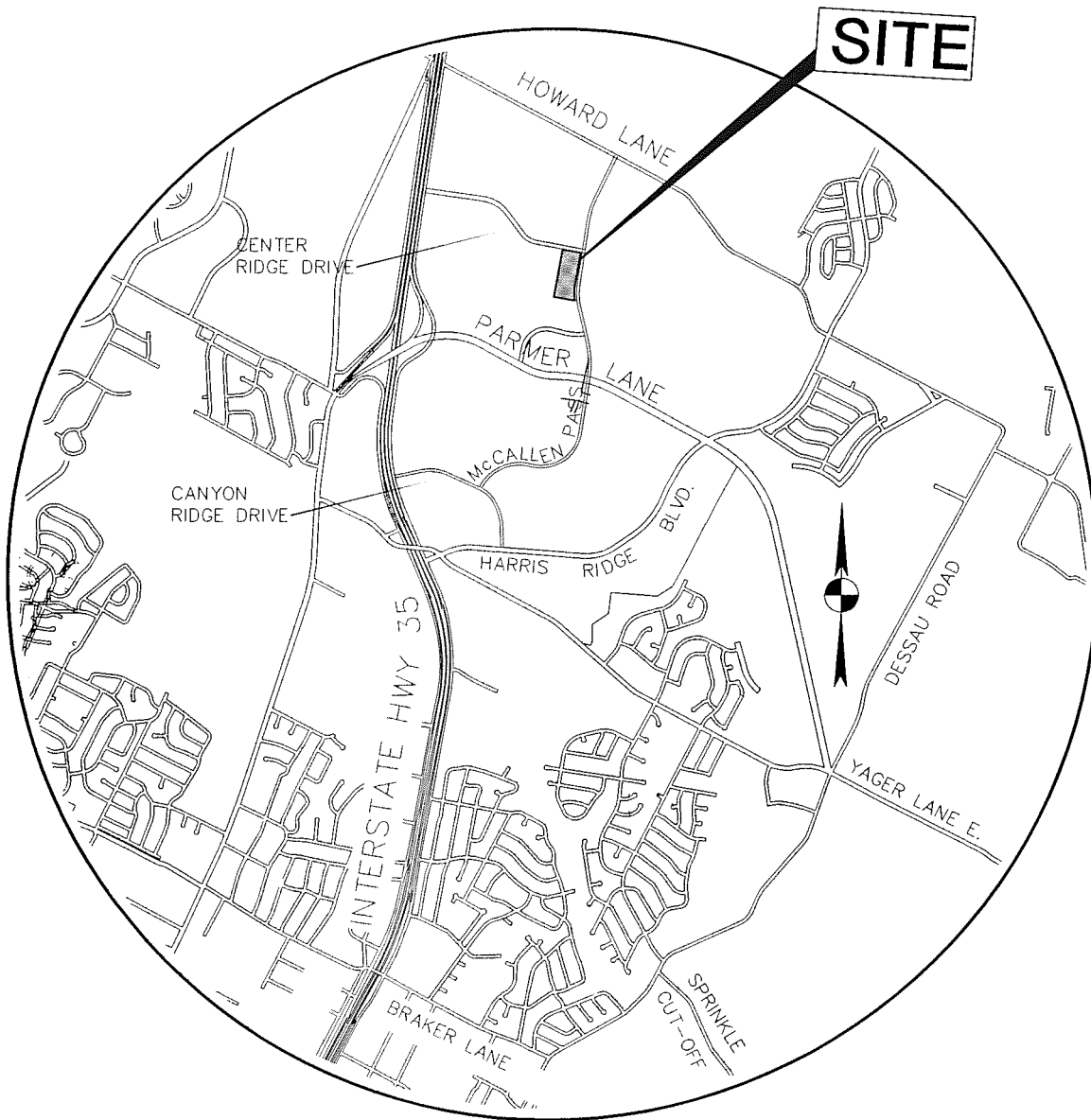


SUBDIVISION REVIEW SHEET**CASE NO.:** C8_2016-0180.0A**ZAP DATE:** March 21, 2017**SUBDIVISION NAME:** Tech Ridge Section 2, Replat of Lot 2 Block A**AREA:** 11.07**LOT(S):** 2**OWNER/APPLICANT:** Live oak Gottesman (Brent Ramirez)**AGENT:** Stantec Consulting Services Inc. (Jonah Mankovsky)**ADDRESS OF SUBDIVISION:** 401 Center Ridge Drive**GRIDS:** MN34**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** LI/PDA**MUD:** N/A**DISTRICT:** 7**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:****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 Tech Ridge Section 2, Replat of Lot 2 Block A. The applicant proposes to resubdivide an existing lot into two lots for commercial use. The proposed plat is composed of 2 lots on 11.07 acres. The City of Austin will provide all utilities. 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.**ZONING AND PLATTING ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov



BURY

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TBPE # F-1048 TBPLS # F-10107500
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LOT 2 BLOCK A TECH. RIDGE SECTION 2
401 CENTER RIDGE DRIVE

LIVE OAK GOTTESMAN, LLC

VICINITY MAP

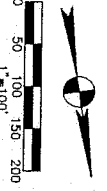
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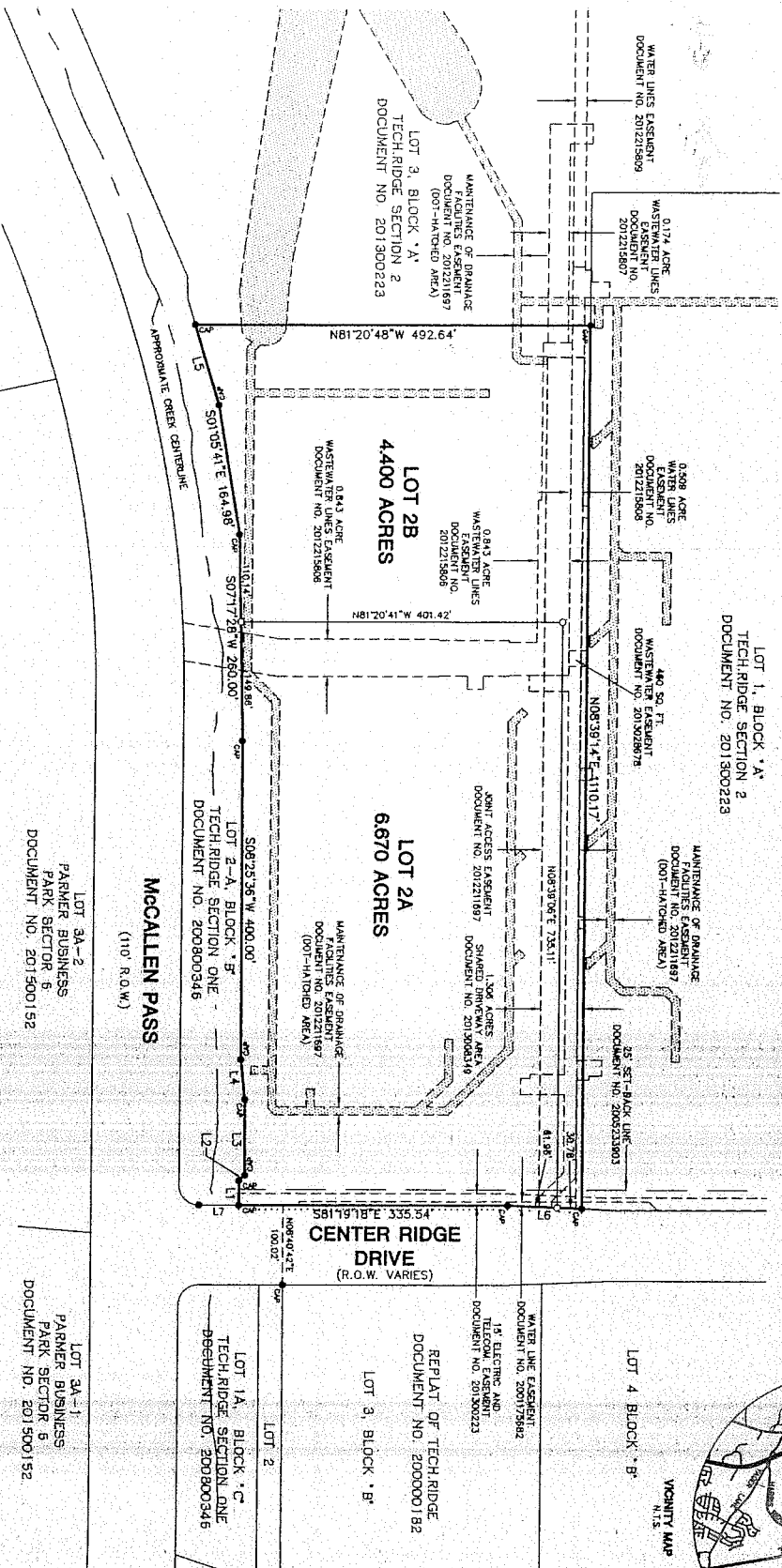
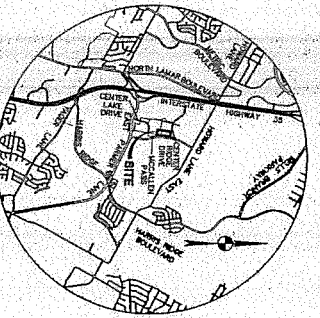
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PROJECT No. 100011-10051



RESUBDIVISION OF LOT 2, BLOCK "A" TECH.RIDGE SECTION 2



LOT	SQ. FT.	ACRES
1	290,561	6.670
2	191,642	4.400
TOTAL	482,203	11.070

NO.	BEARING	DISTANCE
L1	S89°31'37\"	31.02'
L2	S55°01'50\"	10.00'
L3	S67°31'31\"	85.00'
L4	S25°04'48\"	50.00'
L5	S74°53'17\"	105.42'
L6	S79°01'36\"	82.74'
L7	S81°19'18\"	48.54'

LEGEND

- 1/2\"
- 1/2\"
- R.O.W.
- RIGHT-OF-WAY
- STREET

BEARING BASIS NOTE

THE BEARING OR BEARINGS OF THE SURVEY SHOWN HEREON IS TEXAS STATE MANNER AND THE SYSTEM OF MEASUREMENT IS THE TEXAS STATE SYSTEM OF MEASUREMENT. THE SYSTEM OF MEASUREMENT IS THE TEXAS STATE SYSTEM OF MEASUREMENT. THE SYSTEM OF MEASUREMENT IS THE TEXAS STATE SYSTEM OF MEASUREMENT.

LOT 3A-2
PARK BUSINESS
PARK SECTION 8
DOCUMENT NO. 201500152

LOT 3A-1
PARK BUSINESS
PARK SECTION 8
DOCUMENT NO. 201500152

RESUBDIVISION OF LOT 2, BLOCK "A" TECH.RIDGE SECTION 2

4.2 LOT SUBDIVISION
CONSISTING OF 11.070 ACRES
SUBMITTAL DATE: JUNE 2016
PREPARED BY:



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