

SUBDIVISION REVIEW SHEET

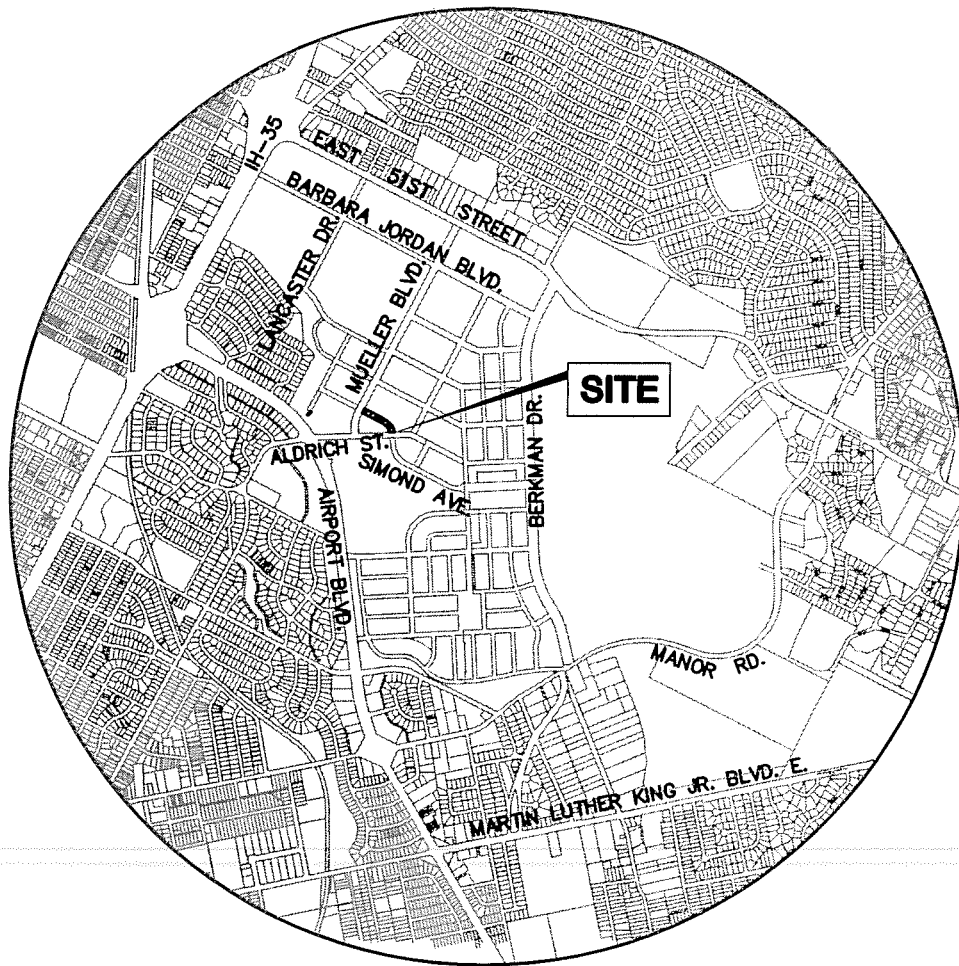
CASE NO.: C8-04-0043.08.4A.SH**P.C. DATE:** July 11, 2017**SUBDIVISION NAME:** Mueller Section 2C-3**AREA:** 2.47 acres**LOT(S):** 1**OWNER/APPLICANT:** (Pam Hefner)**AGENT:** Bury Inc.
(Jose M. Farias, P.E.)**ADDRESS OF SUBDIVISION:** 3600 Manor Road**GRIDS:** ML24**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**MUD:** N/A**NEIGHBORHOOD PLAN:** RMMA**DISTRICT:** 9**PROPOSED LAND USE:** PUD, ROW**ADMINISTRATIVE WAIVERS:** None.**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 Mueller Section 2 C-3. The proposed plat is composed of 1 lot and associated right-of-way on 2.47 acres. The proposed use is commercial in accordance with the PUD zoning. The developer is also final platting the continuation of Simond Ave from Aldrich Street to Mueller Blvd. 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.

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-MAIL:** don.perryman@austintexas.gov



SITE LOCATION MAP

N.T.S.

SCALE: NTS

02/13/2017
DRAWN BY: HMP



221 West Sixth Street, Suite 600
Austin, TX 78701
TBPE # F-6324 TBPLS # 10194230
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Client/Project

SITE LOCATION MAP
CATELLUS
AUSTIN, LLC

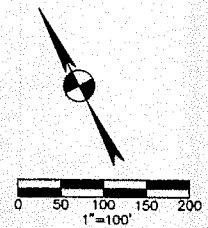
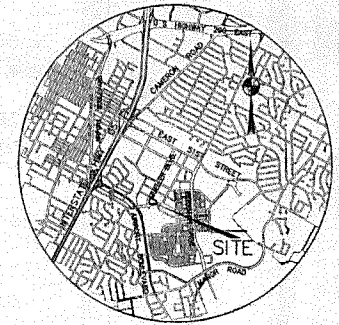
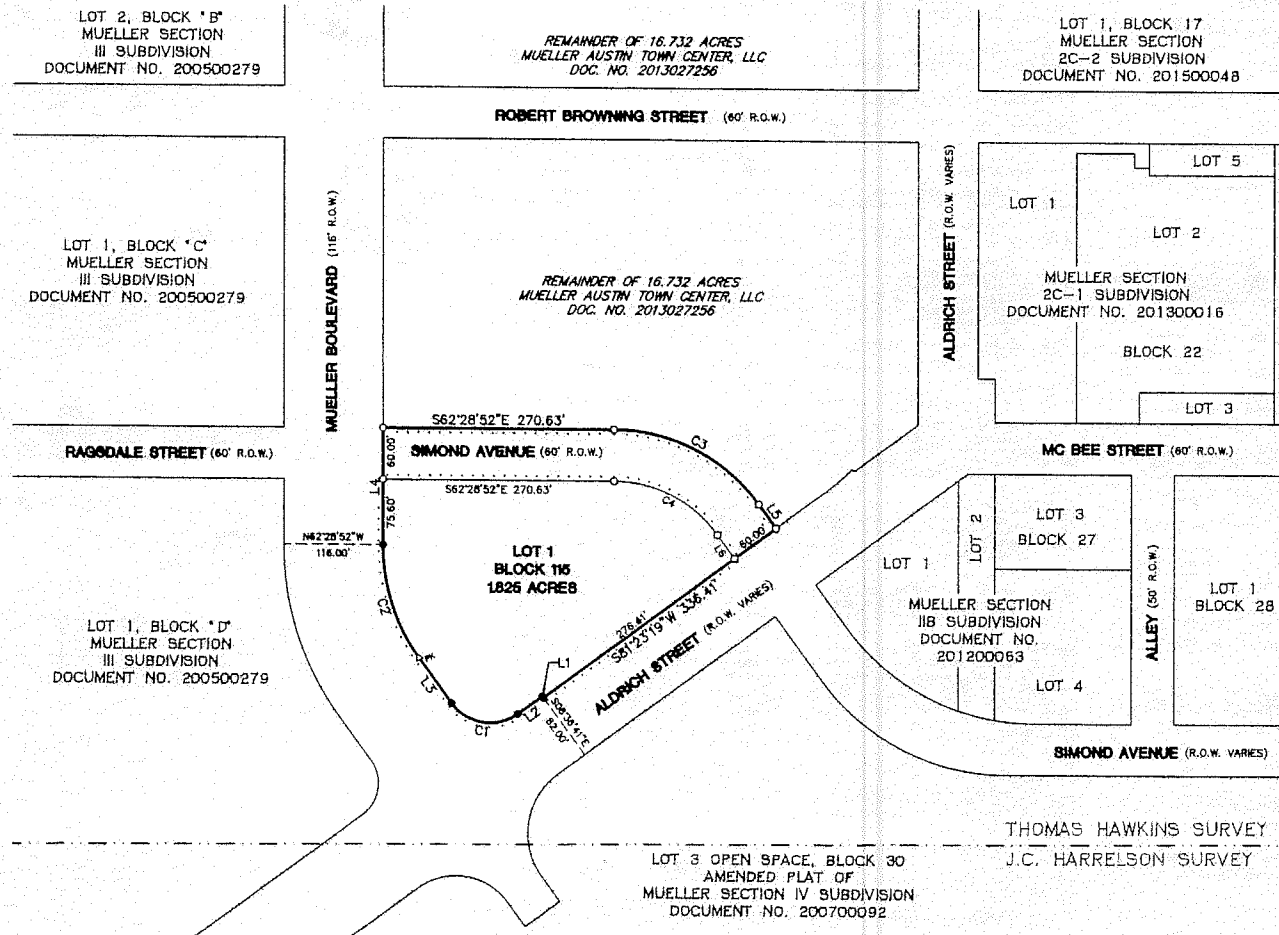
Figure No.

222099000

Title

MUELLER SECTION 2C-3
AUSTIN, TEXAS

MUELLER SECTION 2C-3 SUBDIVISION



LEGEND

- Δ PK PK NAIL WITH "BURY" WASHER FOUND
- 1/2" IRON ROD WITH "BURY" CAP FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- SIDEWALK

BEARING BASIS:
IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING CITY OF AUSTIN PROVIDED GPS CONTROL MONUMENTS RM01-RM10.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N8°36'41"W	2.00'
L2	S61°23'19"W	35.50'
L3	N8°36'41"W	65.11'
L4	N27°31'08"E	135.60'
L5	S0°36'41"E	33.85'
L6	S8°36'41"E	33.85'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	87.18'	55.50'	90°00'00"	N53°36'41"W	78.49'
C2	136.99'	222.00'	36°07'49"	N09°27'14"E	137.68'
C3	197.44'	210.00'	53°52'11"	S35°32'46"E	190.26'
C4	141.03'	150.00'	53°52'11"	S35°32'46"E	135.09'

AREA AND LOT SUMMARY			
R.O.W.	-	0.652 ACRES	- N/A
LOT 1	-	1.825 ACRES	- 1 LOT
TOTAL	-	2.477 ACRES	- 1 LOT

MUELLER SECTION 2C-3 SUBDIVISION

A 1 LOT SUBDIVISION
CONSISTING OF 2.477 ACRES

DATE: FEBRUARY 2017
PREPARED BY:

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