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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-06-0041.6A

Z.A.P. DATE: August 2, 2011

SUBDIVISION NAME: The Lakes at Northtown Section Five Final Plat

AREA: 17.146 acres

LOT(S): 63 total lots

OWNER/APPLICANT: Hanna/Magee, L.P. (B. Magee) **AGENT:** Longaro & Clarke, Inc.
(A. Clarke)

ADDRESS OF SUBDIVISION: Strickling Drive

GRIDS: N-36

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full purpose and
2-Mile ETJ

EXISTING ZONING: County

MUD: Lakes at Northtown MUD

PROPOSED LAND USE: Sixty one Single Family Residential lots, two Open Space/Water
Quality/Drainage Easement Lots, and Public ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets within the
subdivision.

DEPARTMENT COMMENTS: The request is for approval of The Lakes at Northtown
Section Five Final Plat. The final plat is composed of 63 total lots on 17.146 acres. Water and
wastewater will be provided by the Lakes at Northtown MUD.

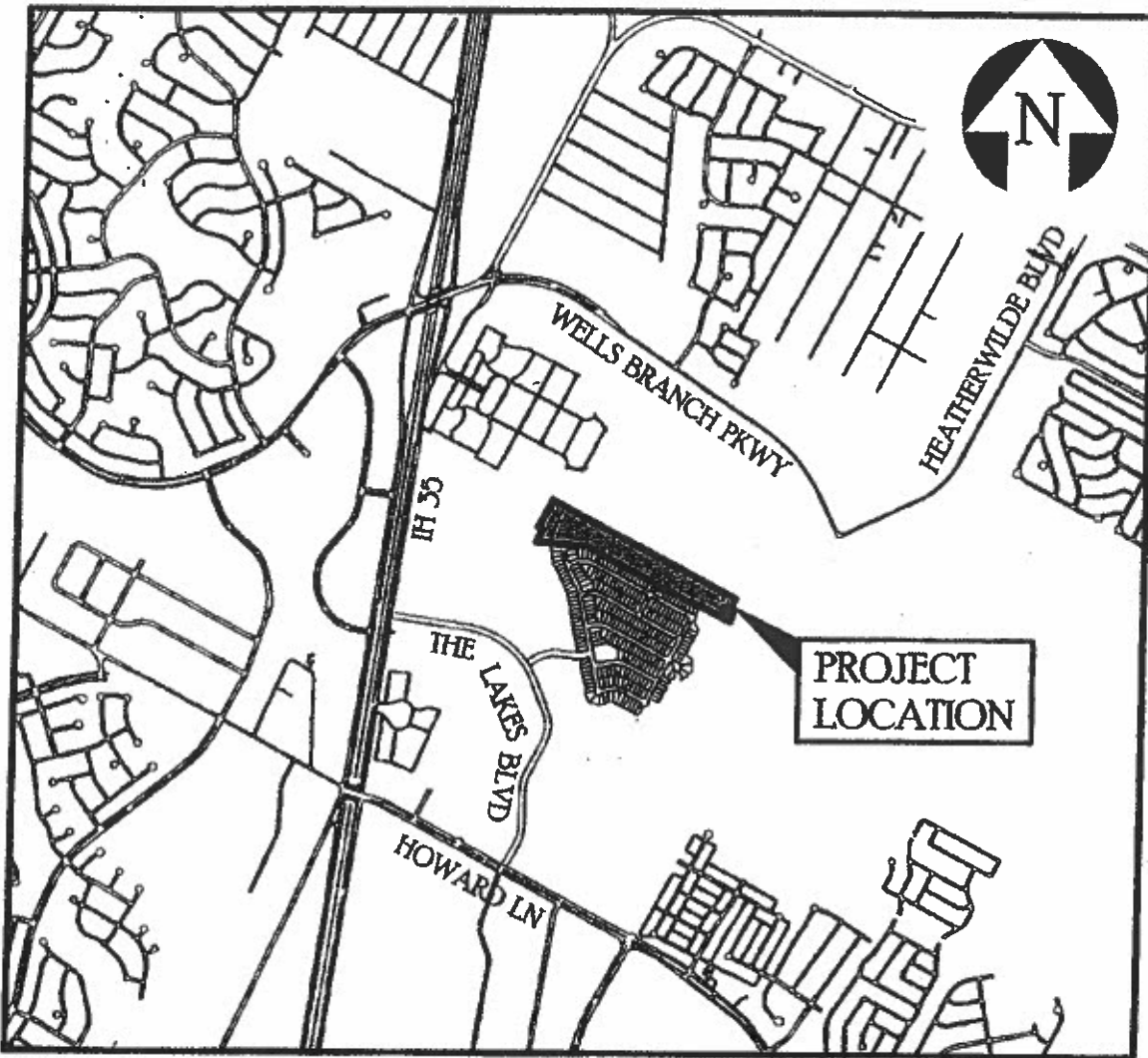
STAFF RECOMMENDATION: The staff recommends approval of the final plat. This final
plat meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen
Email address: Michael.Hettenhausen@co.travis.tx.us

PHONE: 854-7563

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THE LAKES AT NORTHTOWN
SECTION FIVE
LOCATION MAP



LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

7501 North Capital of Texas Highway • Building A • Suite 250 Austin, Texas 78731

(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544

NOTES: cont.

1. THE OWNER OF THE SUBDIVISION HAS THE RIGHT OF FIRST REFUSAL TO PURCHASE THE LOTS.
2. THE LOTS ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY STANDARDS.
3. PROPERTY OWNERS OF RESIDENTIAL ASSOCIATIONS SHALL PROVIDE FOR ACCESS TO THE BEACH AND/OR TRAILS CORRIDOR, NECESSARY AND SHALL NOT PREVENT ACCESS TO THE BEACH AND/OR TRAILS CORRIDOR, NECESSARY FOR THE USE OR ENJOYMENT OF THE BEACH AND/OR TRAILS CORRIDOR, NECESSARY FOR THE USE OR ENJOYMENT OF SAID ELEMENT.
4. ALL ORNAMENTAL EXESPLANTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
5. ALL ORNAMENTAL EXESPLANTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES, SHALL BE PLACED OR MAINTAINED IN ANY ORNAMENTAL EXESPLANT, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND THE CITY COUNCIL.
7. THE OWNER OF THE SUBDIVISION HAS THE RIGHT OF FIRST REFUSAL TO PURCHASE THE LOTS.

APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAY VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

1. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL.

PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

11. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION ACCEPTANCE AGREEMENT, AND THEREFORE THE CITY OF NORTH TOWN MANORIAL UTILITY DISTRICT.

RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE
CONSTRUCTION AGREEMENT REMAINS TO THE CONTRACTOR.

12. CROSSING/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH OF THE FOLLOWING:

16. The OWNER / DEVELOPER OF THIS PROJECT HAS ADVISED THAT THE FOLLOWING INFORMATION IS NECESSARY TO KEEP THE EASEMENTS CLEAR.

11. ANY ELECTRIC UTILITY ACTIVITY UNDER THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.

19. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR LANDSCAPING, SIGNAGE, TRAILS AND OTHER NONHABITABLE ASSOCIATION FACILITIES.

(Twp. 33 N., R. 20 E., T. 2 S.) GALVANIZED IRON ROD SET IN CONCRETE. THE ROD PROTRUDES 0.10 FEET ABOVE SURFACE.
LAT. = 30°25'46.32" N. (NAD 1983)
LONG. = 87°39'41.74" W.
ELEVATION = 756.02' MMS 88

LAT = 0729.3130 N
 LONG = 87°38'42.23 W
 ELEVATION = 155.90 MMS 88

LONG. ~ 87° 38' 42.23" W
ELEVATION ~ 155.50' MWD 88

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IN SECT

NORTHTOWN

THE LAKES AT

[illegible]

NAME: HOWARD LANE	
REF: 011-08-008	
DATE: 7/14/2011	SCALE: 1"=100'
FILE PATH: D:\0 & CLARKE\HOWARD LANE.DWG	
FILE PATH:	
TECH HAS	PARTY/CITY:
BY: J. B. JOHNSON	

**LANDESIGN
SERVICES, INC.**
618-838-7901
555 ROUND ROCK WEST DR
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78664

THE LAKES AT NORTHTOWN SECTION FIVE

C8J-06-0041.6A

SHEET
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DRAWING NAME: NORTHOWN 5	PROJECT NAME: HOWARD LAKE		
	JOB NUMBER: 011-08-008		
	DATE: 06/14/2011		SCALE: 1"=100'
	DRAWING FILE PATH: L:\HOWARD & CLARK\HOWARD LAKE.DWG		
	FIELDNOTE FILE PATH:		
	APLS: JB	TECH: HAS	PARTYCHIEF: