C3
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SUBDIVISION REVIEW SHEET

CASE NO: C8J-2012-0050.0A **ZAP:** December 4,, 2012

SUBDIVISION NAME: RIVERPLACE SECTION 9, RESUBDIVISION OF LOT 1

AREA: 15.22 Acres **LOTS:** (5)

APPLICANT: Riverplace Golf Group LP (Steven Held) **AGENT:** Urban Design Group (June Routh)

ADDRESS OF SUBDIVISION: 4207 River Place

GRIDS: MC31 **COUNTY:** Travis

WATERSHED: Lake Austin **JURISDICTION:** Limited Purpose

EXISTING ZONING: GR/SF-5

PROPOSED LAND USE: Single Family, Commercial-Retail

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the above referenced resubdivision plan. The applicant proposes to resubdivide an existing lot into 5 lots for single-family and commercial use. The subdivision is composed of (5) lots on 15.22 acres. The City of Austin will provide electric service and the MUD will provide water and wastewater service. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the resubdivision plan. The plat does meet all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Don Perryman **PHONE:** 974-2786
e-mail: don.perryman@austintexas.gov



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Subject Tract

Base Map

CASE#: C8J-2012-0050.0A
LOCATION: 4207 Riverplace Blvd.

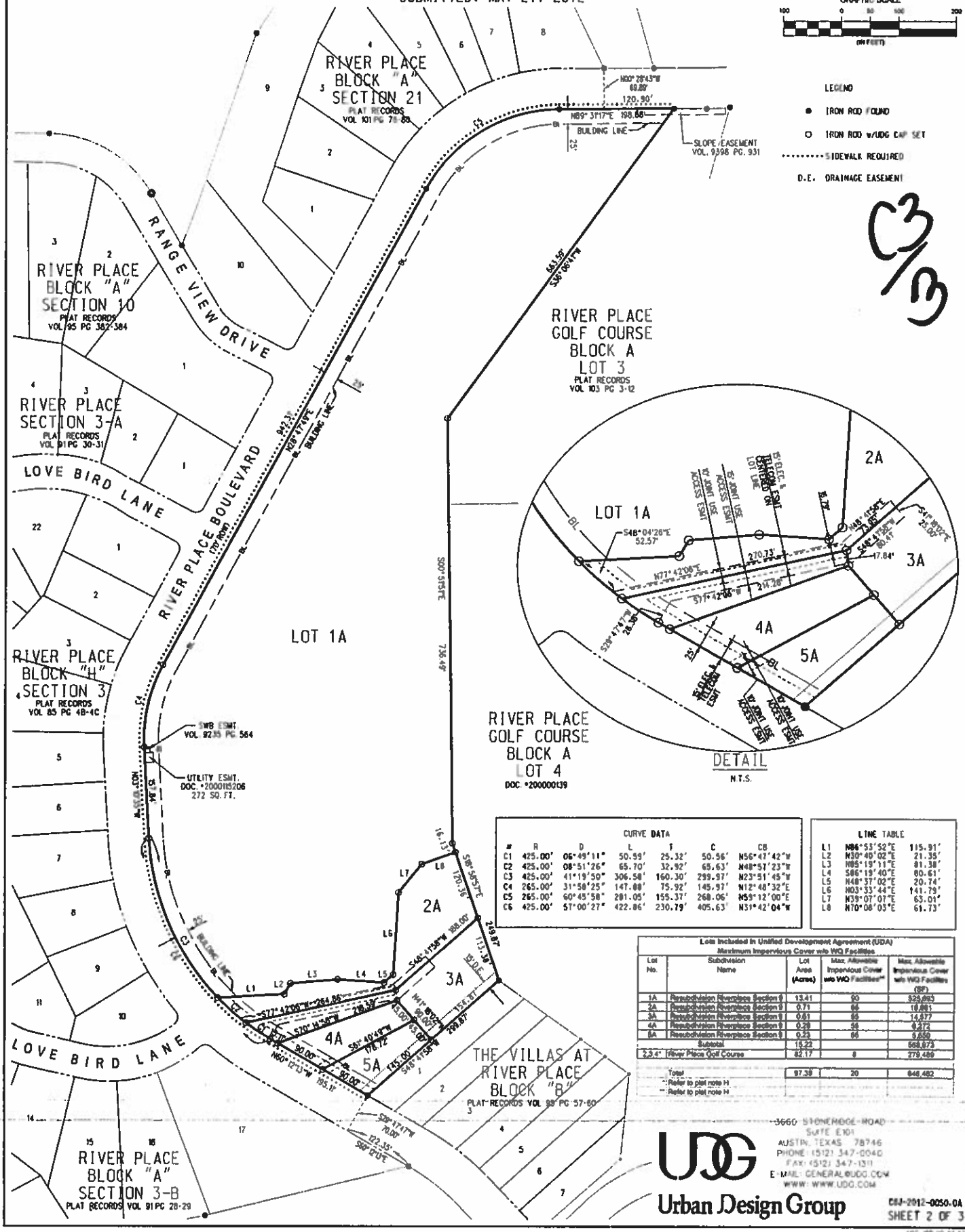
CITY OF AUSTIN
FOUNDED 1839

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF RIVER PLACE SECTION 9 LOT 1

SUBMITTED: MAY 21, 2012



C3/3

CURVE DATA						
#	R	D	L	T	C	CB
C1	425.00'	06°49'11"	50.59'	25.32'	50.56'	N56°47'42"W
C2	425.00'	08°51'26"	65.70'	32.92'	65.63'	N48°57'23"W
C3	425.00'	41°19'50"	306.58'	160.30'	299.97'	N23°51'45"W
C4	265.00'	31°58'25"	147.89'	75.92'	145.97'	N12°48'32"E
C5	265.00'	60°45'58"	281.05'	155.37'	268.06'	N59°12'00"E
C6	425.00'	57°00'27"	422.86'	230.79'	405.63'	N31°42'04"W

LINE TABLE		
L1	N84°53'52"E	115.91'
L2	N30°40'02"E	21.35'
L3	N85°19'11"E	81.38'
L4	S86°19'40"E	80.61'
L5	N48°37'02"E	20.74'
L6	N03°33'44"E	141.79'
L7	N39°07'07"E	63.01'
L8	N70°08'03"E	61.73'

Lots Included in Unified Development Agreement (UDA)
Maximum Impervious Cover w/o WQ Facilities

Lot No.	Subdivision Name	Lot Area (Acres)	Max. Allowable Impervious Cover w/o WQ Facilities**	Max. Allowable Impervious Cover w/o WQ Facilities (SF)
1A	Resubdivision Riverplace Section 9	13.41	20	326,893
2A	Resubdivision Riverplace Section 9	0.71	65	18,081
3A	Resubdivision Riverplace Section 9	0.61	65	14,877
4A	Resubdivision Riverplace Section 9	0.28	55	6,272
5A	Resubdivision Riverplace Section 9	0.23	65	5,650
	Subtotal	15.22		568,873
2,3,4*	River Place Golf Course	82.17	8	279,489
	Total	97.39	20	848,482

* Refer to plat note H
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