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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0048.0A

ZAP DATE: April 16, 2013

SUBDIVISION NAME: Las Casas Verdes

AREA: 2.744

LOT(S): 18

OWNER/APPLICANT: Martin-Ayers Development
(David Martin)

AGENT: LOC Consultants, LLP
(Sergio Lozano)

ADDRESS OF SUBDIVISION: 3118 Sacbe Cove

GRIDS: ME16

COUNTY: Travis

WATERSHED: South Boggy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: SF

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 Las Casas Verdes. The proposed plat is composed of 18 lots on 2.744 acres.

STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION / ZONING AND PLATTING ACTION:

Survey map of Block A, showing lots 13, 14, 15, 16, and 17. The map includes bearings, distances, and area calculations for each lot.

Lot 13: ((71.40')) ((N31°05'E)) (71.4') (N21°30'E) 70.30' N37°13'36"E 70.39' LOT 13

Lot 14: 2,516 S.F. I.C. LIMIT S58°29'17"E 183.05' 311.02' 311.5' 239.67'

Lot 15: 2,516 S.F. I.C. LIMIT N58°10'30"W 50.00' 9.85' 40.15' 1,182 S.F. I.C. LIMIT 311.3' 56°45'21"E 203.66'

Lot 16: 1,500 S.F. I.C. LIMIT 48.92' 57.22' 311.1' 42.22'10' P.U.E. 56.62' 49.01' N37°49'30"E 63.71'

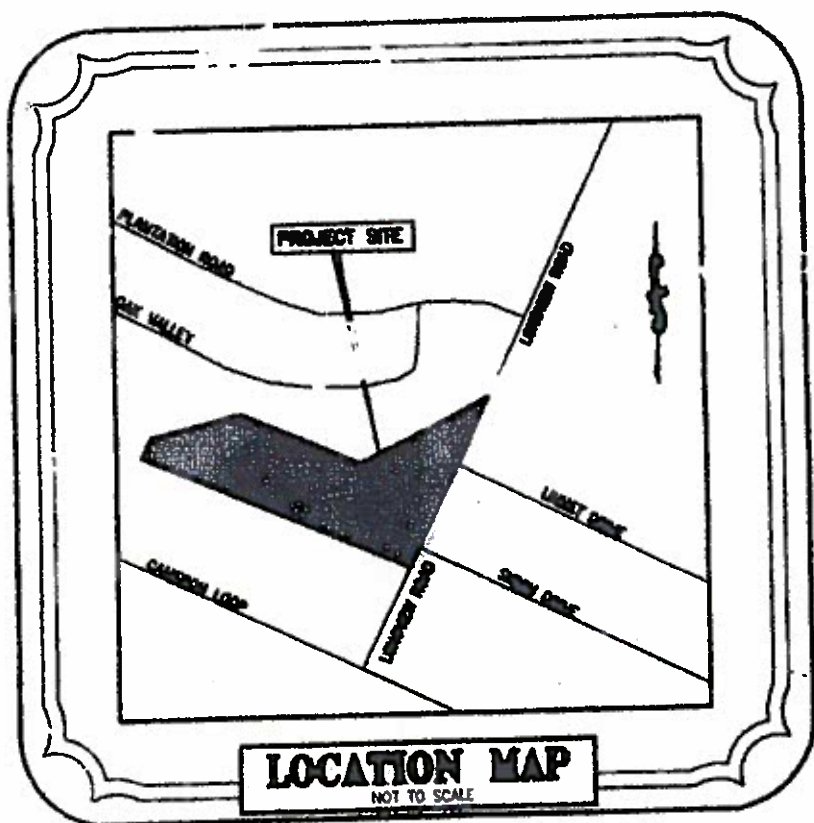
Lot 17: 1,500 S.F. I.C. LIMIT 56.63' N58°23'02"W 588.80' (N60°W 588.6') 310.9'

Block A: N37°49'30"E 40.85' 30.15'

Other features: 10' P.U.E. 80.51' 58' 58°23'05"W

VICTORIOUS LIFE
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DOCUMENT# 199
T.C.D.R.

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ZAP
TR #
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SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO MAKE THE PROSECUTION OF
SHERMAN UNDER THE LAWS OF THE STATE OF CALIFORNIA WITH
POWER OF SHERMAN AND
CHAPTER 26 OF THE LAWS OF THE STATE OF CALIFORNIA IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND AN
ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

**THIS SUMMER
21 LOT**