SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0306.0A **P.C. DATE:** May 8, 2018

SUBDIVISION NAME: Resubdivision of Lot 1A, Block A, of the Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Block A, Airport Commerce, Section Two

AREA: 13.422 acres **LOTS:** 2

APPLICANT: W2 Hill ACP II, LP. **AGENT:** Thrower Design (Ron Thrower)

ADDRESS OF SUBDIVISION: 1501 Airport Commerce Drive

WATERSHED: Carson Creek **COUNTY:** Travis

EXISTING ZONING: CS-CO-NP **JURISDICTION:** Full Purpose

NEIGHBORHOOD PLAN: Montopolis

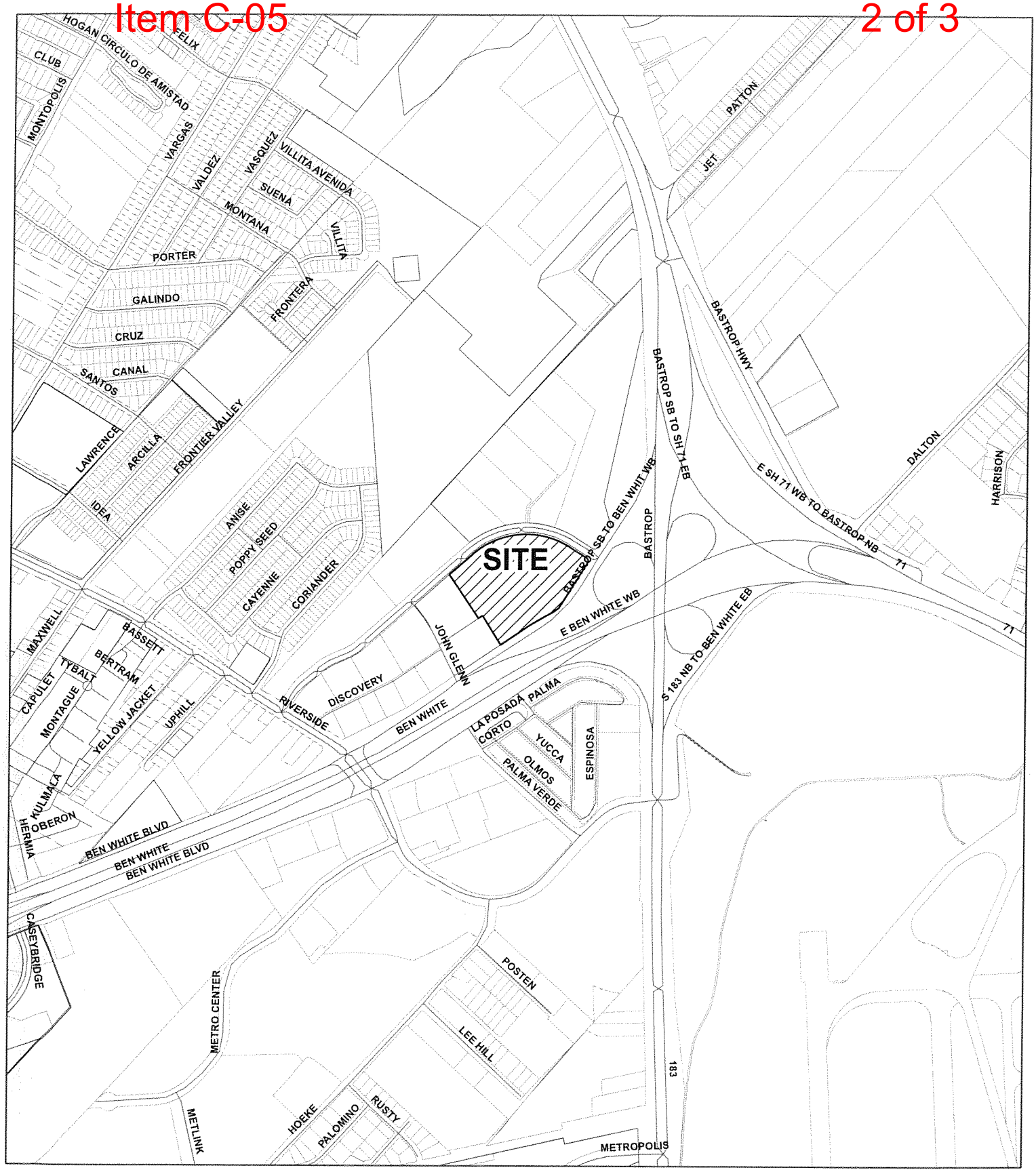
PROPOSED LAND USE: Commercial

VARIANCE: none

STAFF RECOMMENDATION: Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1A, Block A, of the Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Airport Commerce, Section Two composed of two lots on 13.422 acres. The applicant proposes to subdivide the property for commercial uses. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala **PHONE:** 512-974-3404
E-mail: cesar.zavala@austintexas.gov



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CASE#: C8-2017-0306.0A
ADDRESS: 1501 AIRPORT DR.
PROJECT: RESUBDIVISION OF LOT 1A, BLOCK A AIRPORT COMMERCE, SECTION TWO
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 1A, BLOCK A, OF THE RESUBDIVISON OF LOT 1, BLOCK A, OF THE RESUBDIVISION OF LOT 1, BLOCK A, AIRPORT COMMERCE, SECTION TWO

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P466".

COTTON SPINDLE WITH WASHER SET

SURFACE COORDINATES:
N 10054946.12
E 3129373.39

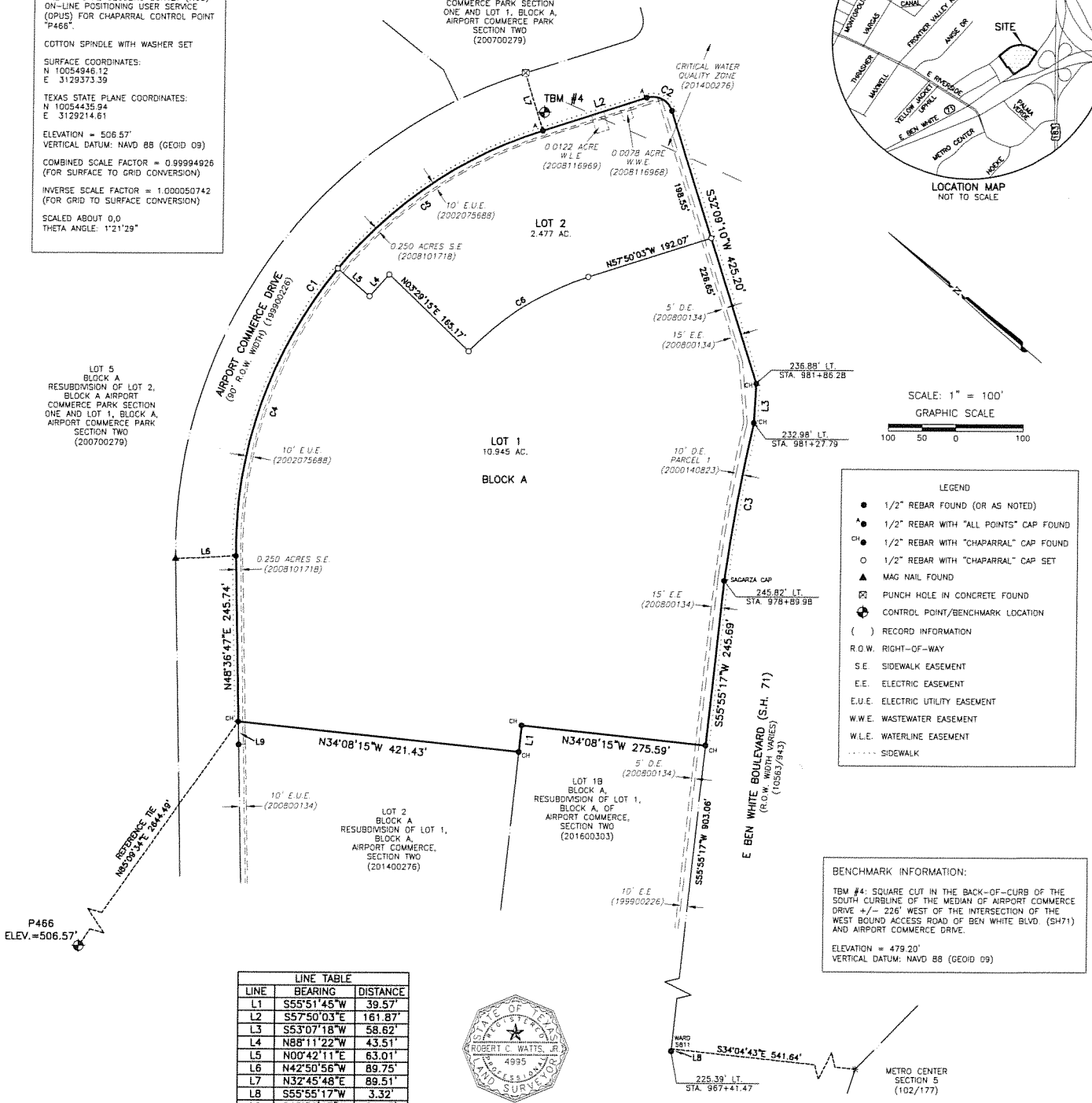
TEXAS STATE PLANE COORDINATES:
N 10054435.94
E 3129214.61

ELEVATION = 506.57'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99994926
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000050742
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 1°21'29"



LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- A● 1/2" REBAR WITH "ALL POINTS" CAP FOUND
- CH● 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ MAG NAIL FOUND
- ⊠ PUNCH HOLE IN CONCRETE FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ( ) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- S.E. SIDEWALK EASEMENT
- E.E. ELECTRIC EASEMENT
- E.U.E. ELECTRIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.L.E. WATERLINE EASEMENT
- ····· SIDEWALK

BENCHMARK INFORMATION:

TBM #4: SQUARE CUT IN THE BACK-OF-CURB OF THE SOUTH CURBLINE OF THE MEDIAN OF AIRPORT COMMERCE DRIVE +/- 226' WEST OF THE INTERSECTION OF THE WEST BOUND ACCESS ROAD OF BEN WHITE BLVD. (SH71) AND AIRPORT COMMERCE DRIVE.

ELEVATION = 479.20'
VERTICAL DATUM: NAVD 88 (GEOID 09)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S55°51'45"W	39.57'
L2	S57°50'03"E	161.87'
L3	S53°07'18"W	58.62'
L4	N88°11'22"W	43.51'
L5	N00°42'11"E	63.01'
L6	N42°50'56"W	89.75'
L7	N32°45'48"E	89.51'
L8	S55°55'17"W	3.32'
L9	S48°30'47"W	34.07'

STATE OF TEXAS
REGISTERED
ROBERT C. WATTS, JR.
4995
PROFESSIONAL LAND SURVEYOR

4.10.18

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	650.00'	73°33'51"	834.56'	N85°25'02"E	778.41'
C2	30.00'	90°12'19"	47.23'	S13°01'26"E	42.50'
C3	2889.79'	4°43'24"	238.23'	S60°01'56"W	238.16'
C4	650.00'	40°44'44"	462.24'	N69°00'29"E	452.56'
C5	650.00'	32°49'07"	372.32'	S74°12'36"E	367.25'
C6	421.74'	28°42'49"	211.35'	N72°08'54"W	209.15'

LOT SUMMARY:

LOT 1: 10.945 AC. (475,771 S.F.)
LOT 2: 2.477 AC. (107,909 S.F.)

TOTAL: 13.422 AC. (584,680 S.F.)

SUBMITTAL DATE: 12/21/2017
C8-2017-0306.0A

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 702-002
DRAWING NO.: 702-002-PL3
PLOT DATE: 04/10/2018
PLOT SCALE: 1" = 100'
DRAWN BY: JDB