

C5
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2011.0113.0A

Z.A.P. DATE: 04-17-2012

SUBDIVISION NAME: Parmer Lane Luxury Apartments

AREA: 67.66 acres

LOT(S): 3

OWNER/APPLICANT: Robinson Land Limited Partnership c/o Robin Skruhak

AGENT: Bury+Partners, Dwayne Shoppa

ADDRESS OF SUBDIVISION: Parmer Lane at Legendary Drive

GRIDS: J-36, J-37, K-36, K-37

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Limited
Purpose, Near Term
Annexation

EXISTING ZONING: LI-PDA, MF-4-CO

MUD: N/A

PROPOSED LAND USE: Multi-family

ADMINISTRATIVE WAIVERS: N/A

VARIANCES:

SIDEWALKS: Sidewalks will be provided on Legendary Drive and Parmer Lane

DEPARTMENT COMMENTS: The request is for approval of the Parmer Lane Luxury Apartments. The proposed subdivision is composed of 3 multi-family lots on 67.66 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

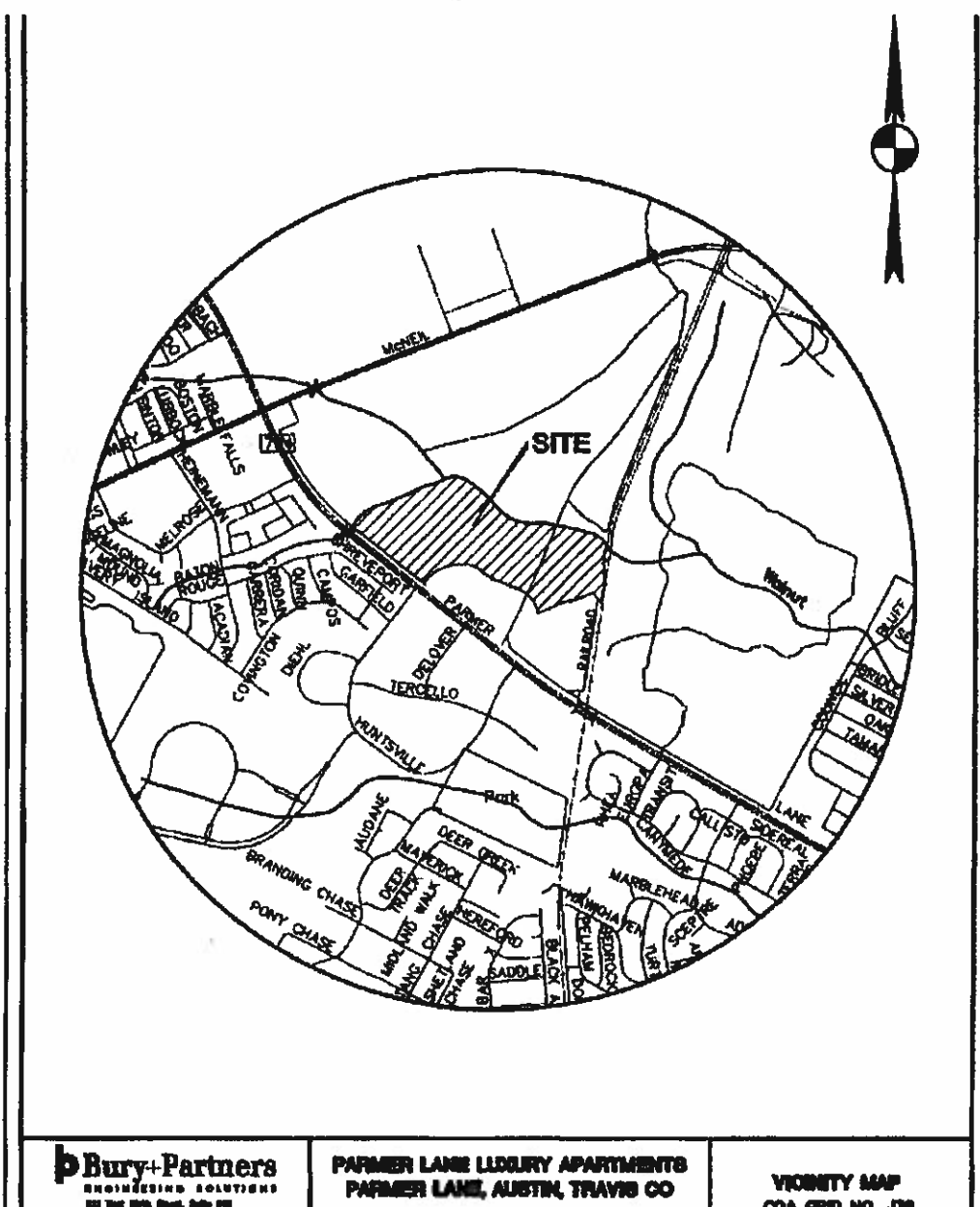
Email address: sarah.sumner@co.travis.tx.us

PHONE: 854-7687

C5/2

Parmer Lane Luxury Apartments

Location Map



Bury+Partners
ENGINEERING SOLUTIONS
200 West 10th Street, Suite 200

PARMER LANE LUXURY APARTMENTS
PARMER LANE, AUSTIN, TRAVIS CO

VICINITY MAP
COA GRID NO. J38

CURVE TABLE

Sta.	Delta	Radius	Chord Length	Chord Bearing
1	155.33	500.00	100.00	155.33
2	155.33	500.00	100.00	155.33
3	155.33	500.00	100.00	155.33
4	155.33	500.00	100.00	155.33
5	155.33	500.00	100.00	155.33
6	155.33	500.00	100.00	155.33
7	155.33	500.00	100.00	155.33
8	155.33	500.00	100.00	155.33
9	155.33	500.00	100.00	155.33
10	155.33	500.00	100.00	155.33
11	155.33	500.00	100.00	155.33
12	155.33	500.00	100.00	155.33
13	155.33	500.00	100.00	155.33
14	155.33	500.00	100.00	155.33
15	155.33	500.00	100.00	155.33
16	155.33	500.00	100.00	155.33
17	155.33	500.00	100.00	155.33
18	155.33	500.00	100.00	155.33
19	155.33	500.00	100.00	155.33
20	155.33	500.00	100.00	155.33
21	155.33	500.00	100.00	155.33
22	155.33	500.00	100.00	155.33
23	155.33	500.00	100.00	155.33
24	155.33	500.00	100.00	155.33
25	155.33	500.00	100.00	155.33
26	155.33	500.00	100.00	155.33
27	155.33	500.00	100.00	155.33
28	155.33	500.00	100.00	155.33
29	155.33	500.00	100.00	155.33
30	155.33	500.00	100.00	155.33
31	155.33	500.00	100.00	155.33
32	155.33	500.00	100.00	155.33
33	155.33	500.00	100.00	155.33
34	155.33	500.00	100.00	155.33
35	155.33	500.00	100.00	155.33
36	155.33	500.00	100.00	155.33
37	155.33	500.00	100.00	155.33
38	155.33	500.00	100.00	155.33
39	155.33	500.00	100.00	155.33
40	155.33	500.00	100.00	155.33
41	155.33	500.00	100.00	155.33
42	155.33	500.00	100.00	155.33
43	155.33	500.00	100.00	155.33
44	155.33	500.00	100.00	155.33
45	155.33	500.00	100.00	155.33
46	155.33	500.00	100.00	155.33
47	155.33	500.00	100.00	155.33
48	155.33	500.00	100.00	155.33
49	155.33	500.00	100.00	155.33
50	155.33	500.00	100.00	155.33
51	155.33	500.00	100.00	155.33
52	155.33	500.00	100.00	155.33
53	155.33	500.00	100.00	155.33
54	155.33	500.00	100.00	155.33
55	155.33	500.00	100.00	155.33
56	155.33	500.00	100.00	155.33
57	155.33	500.00	100.00	155.33
58	155.33	500.00	100.00	155.33
59	155.33	500.00	100.00	155.33
60	155.33	500.00	100.00	155.33
61	155.33	50		

A.H. ROBINSON III
ET AL
"1988 TRACT"
DOC. NO. 2008PA3203
(CALLED 200 ACRES
VOL 10806, PG 363)

REMARKS: BASED ON THE BEARING DATA FOR THE SURVEY SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM. THE SURVEY CONTROL POINT HAD A(83) USING CITY OF AUSTIN CONTROL MONUMENTS AS FOLLOWS:
J-21-1001, J-22-3001, J-22-4001 AND C-22-1001.

Land Use Table		
Lot	Proposed Land Use	Acreage
1	Medium Density	23.050
2	Medium Density	10.504
3	Medium Density	24.444
	Total	57.998

DATE: AUGUST, 2011
PREPARED BY:
Bury+Partners

Bury+Partners

221 West Sixth Street, Suite 604
Austin, Texas 78701
Tel. (512) 260-4011 Fax (512) 260-4025
Toll Free Registration Number F-1045
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C&J-2011-0113.0A

1 BLOCK C 2
MILWOOD SECTION TWENTY

MILWOOD SECTION TWENTY

35	36
37	38

25

2014

Page 1 of 1

FROM THE EDITOR:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE ADMINISTRATION, SHOWN ON MAP NOS. 484530000A AND 484530000A, DATED SEPTEMBER 24, 2008 FOR TRAVIS COUNTY, TEXAS AND SUBSEQUENT TITLES.

PROFESSIONAL CERTIFICATION

I, DAVANNE M. SHOPPA AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PARTICIPATE IN THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS DERIVABLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUTISM CODE OF 2002. AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

3/23/2012



CHILDS' CATERPILLAR

L. JAMES B. BUCHANAN, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLETS WITHIN THE PROVISIONS OF THE ALKALIN CODE OF 2006, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE LAND DESCRIBED THEREIN, AND THAT THE SAME IS TRUE AND CORRECT.



JOHN I. ALVAREZ, R.P.L.S.
TEXAS REGISTRATION NO. 40
BLUNT & PARTNERS, INC.
219 WEST 9TH STREET, SU
AUSTIN, TEXAS 78701

GENERAL NOTES:

- [illegible]

GENERAL NOTES CONTINUED

- [illegible]

19. PAPERLAND FEES ARE RECOVERED PER ORDINANCE 20070021-027. OR AS AMENDED. PRIOR TO ADOPTION OF THIS CITY OF ASH GROVE. THERE IS NO CHARGE.

- [illegible]

24. NO DISTRICT ACCESS TO LIBRARY PRINT FROM LOT 1.

- THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ARE TAKEN FROM THE APPROVED FLOODPLAIN MODEL, PREPARED BY FREESE AND NICKELS AND APPROVED BY FEMA. ACTUAL FLOODPLAIN ELEVATIONS VARY ALONG EACH LOT AND SHOULD BE CALCULATED BY THE DESIGN ENGINEER FOR EACH PROPOSED DEVELOPMENT IN THIS SUBMITTAL. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER FOR EACH LOT TO ENSURE THAT THE PROPOSED FINISHED FLOOR ELEVATIONS FOR ANY PROPOSED STRUCTURES ARE NOT LESS THAN TWO FEET ABOVE THE 100 YEAR FLOODPLAIN ADJUSTED TO THAT SUBMITTAL'S LOT'S LOWEST POINT ALONG THE CENTER.

A PORTION OF THIS SUBDIVISION PLAT IS LOCATED WITHIN BOTH THE 2 AND 127 AND THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN AS THIS THE _____ DAY OF _____ 2012.

CITY OF BOSTON

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE PLANNING
AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

ERIC GARDNER, A.L.P., DIRECTOR
OF THE NEW YORK STATE DEPARTMENT OF
CORRECTIONS AND COMMUNITY SERVICES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLANNING COMMISSION OF THE
CITY OF AUSTIN ON THE _____ DAY OF _____, 2012. A.D.

QUALITY DESIGN

THE COPY BOUNDED
BY/OWNED BY

CONCLUSIONS

IN APPROVING THIS PLAN, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS ROAD, AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN, OR ANY BENEFITS OR DILUENTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN, IS THE RESPONSIBILITY OF THE LAND OWNER. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THIS PLAN, OR FOR ANY PUBLIC IMPROVEMENTS, OR FOR ANY CONSTRUCTION THEREON, OR FOR ANY LIABILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAN, OR FOR ANY VIOLATION OF ANY LAW, OR FOR ANY INJURY TO PERSONS OR PROPERTY, OR FOR ANY NON-COMPLIANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

[illegible]

THE AFFIDAVIT OF BASIS FILED BY THE COMMISSIONERS COURT FOR PLANS OR THE RESIDENTS ACCEPTANCE FOR MAINTENANCE BY TRANS COURTS, REAS. OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT GUARANTEE THE COUNTRY TO STREET NAME SIGNS OR STREET TRAFFIC CONTROL SIGNS, SUCH AS STOPPED LIGHT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONTRIBUTION.

STATE OF TEXAS X
COUNTY OF TRAVIS X

1. DANA STEINBAUM, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DAILY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK _____, PAGES _____.

DAY OF _____, 2012 A.D.

DAVID OBERMAYER, CLERK OF COURT
FLAND COUNTY, TEXAS

Mr. **BEAUTY**

STATE OF TEXAS X
COUNTY OF TRAVIS X

1. BAMA DEEMANOR, CLERK OF TRANS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS COMPANICE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2012, A.D. AT _____ O'CLOCK _____ AND FULLY RECORDED ON THE _____ DAY OF _____, 2012, A.D. AT _____ O'CLOCK _____.

PLAT RECORDS OF TRAVIS COUNTY, TEXAS OF SAID COUNTY
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF THE COUNTY CLERK, THIS
DAY OF _____, 2002 A.D.

DAVID GORDON, COUNTY CLERK
WILSON COUNTY, TEXAS

Dr. _____

**PARMER LANE LUXURY
APARTMENTS SUBDIVISION**
A THREE LOT SUBDIVISION
CONSISTING OF 67.691 ACRES

DATE: AUGUST, 2011
PREPARED BY:

PREPARED BY:
Bury+Partners

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Austin, Texas 78704
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