

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0214.0A

P.C. DATE: March 27, 2018

SUBDIVISION NAME: Resubdivision Lots 1, 13, 14 and 15 Wilder Addition

AREA: 5.41

LOT(S): 2

OWNER/APPLICANT: Koenig Lane Development Partners (Pat Patterson)

AGENT: 360 Professional Services, Scott Foster

ADDRESS OF SUBDIVISION: 1301 W Koenig Lane

GRIDS: MJ27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION:

EXISTING ZONING: MF-6-CO-NP

District # 7

NEIGHBORHOOD PLAN: Brentwood

PROPOSED LAND USE: multifamily

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on d the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the above referenced resubdivision on Koenig Lane. The proposed plat is composed of 2 lots on 5.41 acres for proposed multifamily use. All City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

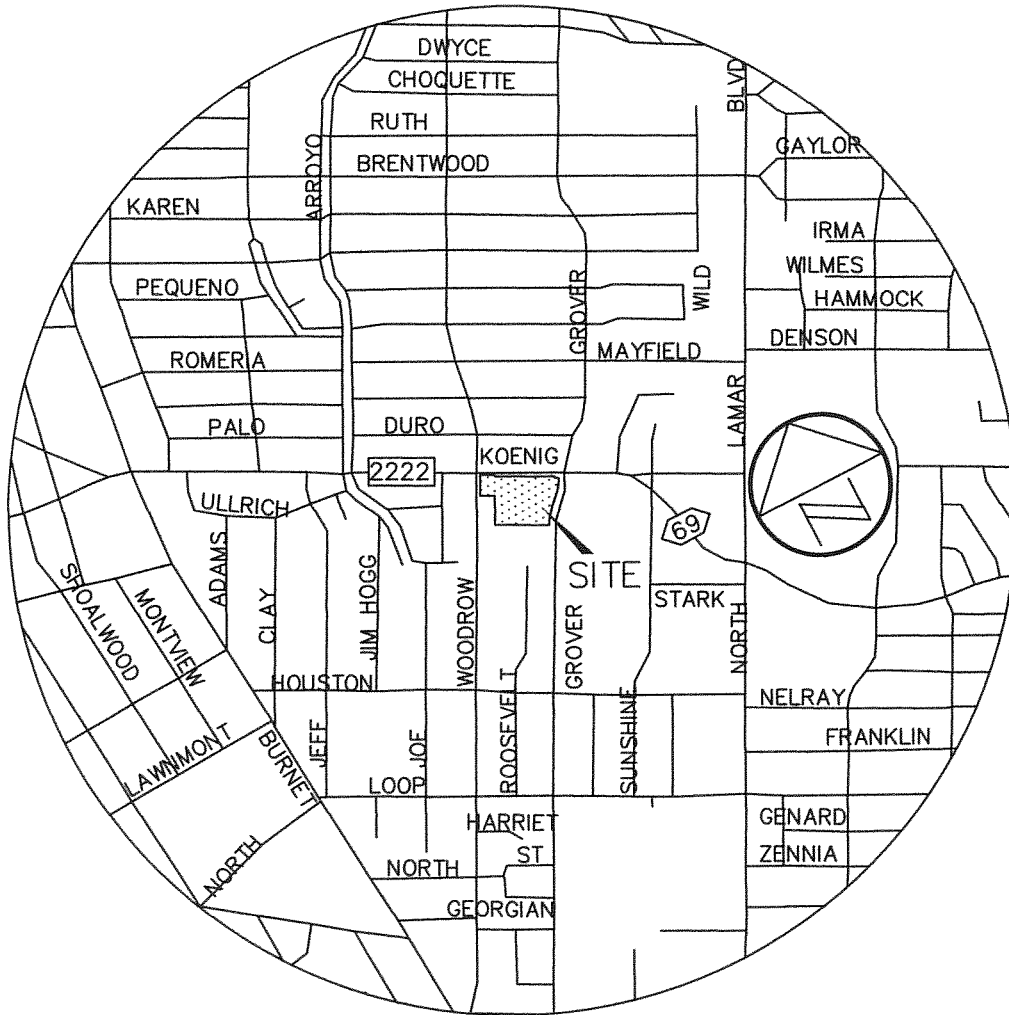
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-mail: don.perryman@austintexas.gov

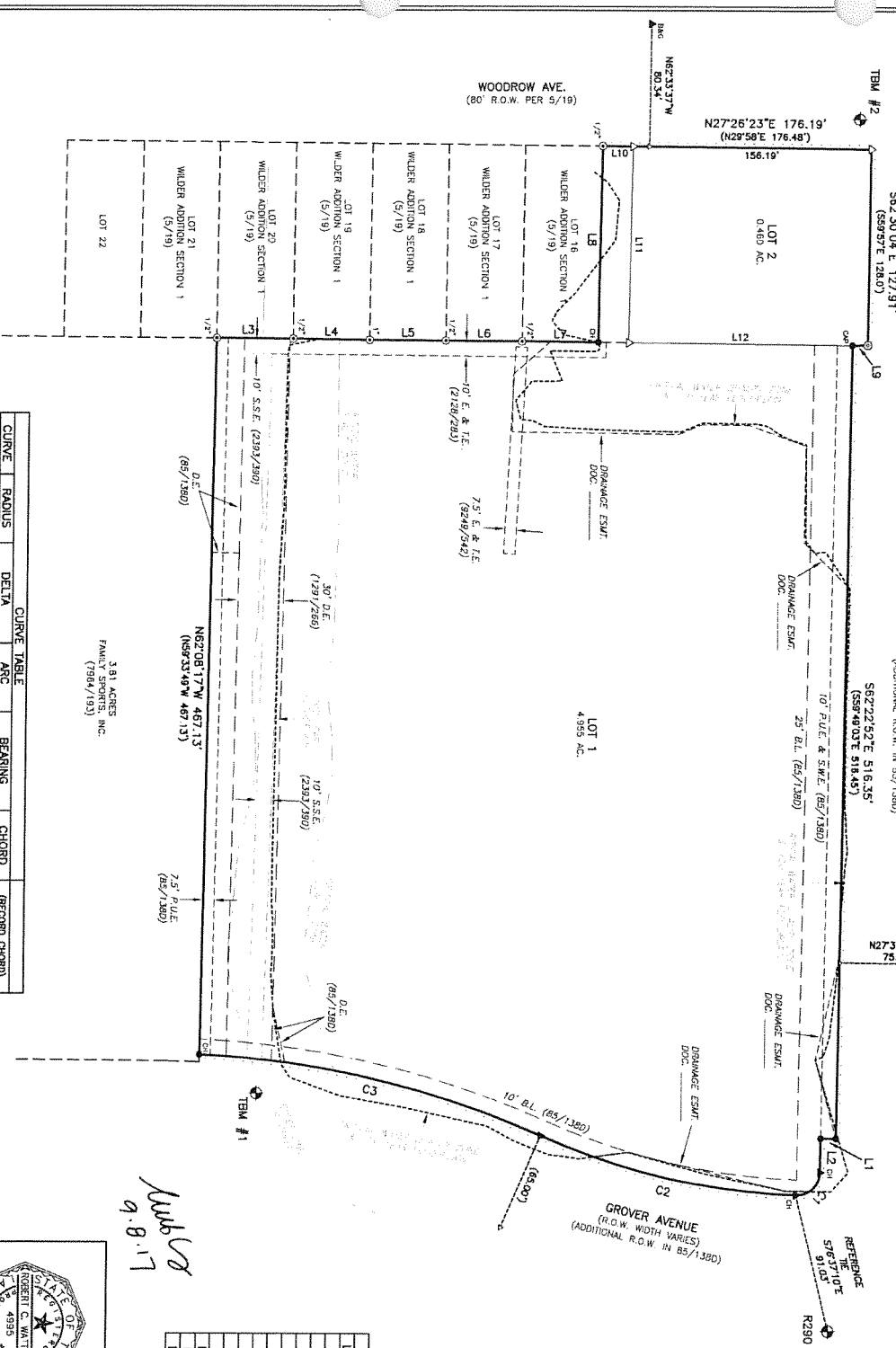
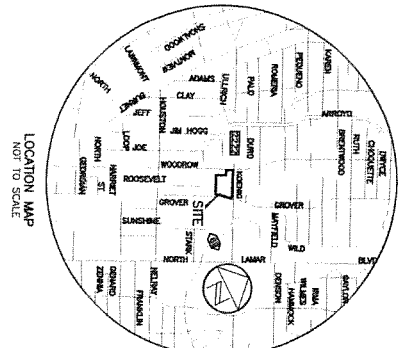


LOCATION MAP
NOT TO SCALE

RESUBDIVISION OF LOT 1, WILDER ADDITION SECTION 2, AND LOTS 13, 14 AND 15, WILDER ADDITION SECTION 1

SCALE: 1" = 50'
GRAPHIC SCALE

- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH "CHAPPARRAL" CAP FOUND
 - IRON PIPE FOUND (SIZE NOTED)
 - ⊙ TADPOLE TYPE II DISK FOUND
 - ▲ MAG NAIL WITH "CHAPPARRAL" WASHER FOUND
 - ▲ MAG NAIL FOUND
 - ▲ 60# NAIL FOUND
 - ▲ MAG NAIL WITH "CHAPPARRAL" WASHER FOUND
 - ▲ CONTROL POINT/BENCHMARK LOCATION



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	15.00'	91°10'38"	23.87'	S16°47'42"E	21.43'	(51414.30'E 21.43')
C2	456.45'	21°45'14"	173.30'	S39°39'34"W	172.26'	(542712.48'W 172.26')
C3	629.25'	21°04'53"	231.53'	S39°59'52"W	230.22'	(542732.08'W 230.51')

3.81 ACERS
FAMILY SERVICES, INC.
(7984/191)

*Sub V
9.8.17*

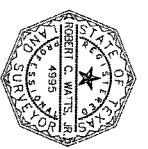
LINE TABLE

LINE	BEARING	DISTANCE	(RECORD)
L1	S27°22'42"W	10.05'	
L2	S62°21'35"E	21.93'	(S52°48'31"E 21.93')
L3	N27°17'48"E	50.12'	(N27°48'22"E 50.12')
L4	N27°47'02"E	50.04'	(N27°48'03"E 50.05')
L5	N27°23'15"E	49.79'	(N27°23'10"E 49.87')
L6	N27°25'43"E	49.92'	(N27°25'38"E 50.01')
L7	N27°30'48"E	50.00'	(N27°30'15"E 50.04')
L8	N62°12'17"W	127.90'	(N62°12'17"W 127.90')
L9	S56°17'32"W	127.65'	
L10	N27°06'23"E	20.00'	
L11	S62°12'17"E	127.92'	
L12	N27°30'48"E	149.81'	

LOT SUMMARY
TOTAL NO. OF LOTS: 2
TOTAL LOT AVERAGE: 3.415 AC.

BENCHMARK INFORMATION:
TBM #1 SQUARE IN NUT IN THE WEST CURBLINE OF GROVER AVENUE IN THE WEST SOUTH OF THE CENTERLINE OF THE INTERSECTION OF GROVER AVENUE AND CHILVERY CROSSING GROVER AVENUE. ELEVATION = 669.25'. VERTICAL DATUM: NAVD 88 (GEOID 09)

TBM #2 SQUARE IN BACK OF CURB IN THE WEST CURBLINE OF WOODROW AVENUE, 47' 38" SOUTH OF THE INTERSECTION OF WOODROW AVENUE AND KOENIG LANE. ELEVATION = 664.21'. VERTICAL DATUM: NAVD 88 (GEOID 09)



Robert C. Winters, Jr.
R.P.L.S. No. 4995

Chapparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 Meckel Lane
Austin, Texas 78744
Firm No. 10124500

PROJECT NO.: 806-001
DRAWING NO.: 806-001-PL1
PLOT DATE: 9/08/2017
PLOT SCALE: 1"=50'
DRAWN BY: RCW
SHEET: 01 OF 02