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SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2015-0076.1A <u>ZAP DATE</u>: December 15, 2015

SUBDIVISION NAME: Newington Apartment Homes Subdivision

AREA: 14.8741 acres **LOT(S)**: 1

OWNER/APPLICANT: Newington Apartment Homes Engineers LLC (Roy E. Carroll) & Rogers D. Wilson (Devon Vo)

ADDRESS OF SUBDIVISION: 1312 ½ E. Parmer Lane

GRIDS: MN-33 COUNTY: Travis

WATERSHED: Walnut Creek **JURISDICTION:** Full Purpose

EXISTING ZONING: PUD, MF-2 & DR **DISTRICT:** 7

PROPOSED LAND USE: Multifamily Residential

SIDEWALKS: Sidewalks will be provided along subdivision side of E. Parmer Lane and Pearl Retreat Lane prior to the lots being occupied.

<u>DEPARTMENT COMMENTS</u>: The request is for approval of the final plat, namely Newington Apartment Homes Subdivision. The proposed plat is composed of 1 lot on 14.8741 acres.

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

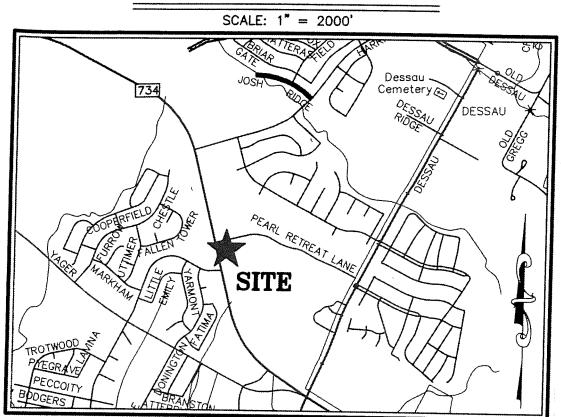
ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon **PHONE:** 512-974-2767

E-mail: Sylvia.limon@austintexas.gov

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VICINITY MAP



of 3 Item C-14 3 **NEWINGTON APARTMENT HOMES SUBDIVISION Travis County, Texas** IRON ROD WITH "KFW" CAP FOLIND (UNLESS NOTED) RECORD INFORMATION PER PLAT BOC. #201306208 RECORD INFORMATION PER TXDOT R.O.W. MAP City of Austin, RECORD INFORMATION PER PLAT DOC. #201400200 TXBOT TYPE BI 5/8" ALLA CAPPED FOUND OFFICIAL PUBLIC RECORDS TRAMS COUNTY, TEXAS RECORD INFORMATION PE DEED DOC. #2009145726 EXISTING EASEMENTS
PROPOSED SIDEWALK
1/2" IRON ROD WITH
"WARD—5811" CAP SET RECORD INFORMATION F PLAT DOC. #201300258 SURVEY CONTROL POINT 1/2" IRON ROD FOUND (UNLESS NOTED) RECORD INFORMATION PLAT DOC. #20120015 DOCUMENT NUMBER POINT OF BEGINNING Land Surveying PO Box 90876, A Lostin Texas 78709
WWW.4WARDIS.COM (512) 537-2384
TBPLS FIRM #10174300 CALCULATED POINT LEGEND RIGHT-OF-WAY VICINITY MAP VOLUME, PAGE SITE O.P.R.T.C.T. (-----) [--] DDC. # P.O.B. VCL. /P.C. R.O.W. 1 Ø CB-2015-0076.0A 50 150 GRAPHIC SCALE: 1" = 100' SURVEY CONTROL.

The LAME GOOD CONTROL FOR THIS SURVEY IS BASED ON A 1/2* RIGH ROW MIN "4WARD CONTROL" CAP SET, GRID CORGONALIES AND EXCHANOIS SHOWN HEREON WERE ENTIRED THEN IT FOR CORGENATIVE RETWINS FOUN WARLNEY 17, 2015, 4WARD CONTROL POINT PURILESSET GRID CORROWANTE A NAVO 88, GEOD GJ ELEVATION ON THE STANDING A 10,119,205,511, E 3,140,911,342, ELEV, 732,527 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES. PHERCIN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LUBBLITY ON THE PART OF THE SURVEYOR. ELOCOPLAIN NOTE:

THE PREPERTY IS COASTE WHEN ZONE X, AREAS DETENMED TO B OUTSIDE THE G.2X ANNUAL CHANCE FRODELINIA AS SHOWN ON FIRM PANKE NO. 44453C 02704, TRAYS COUNTY, TEXAS DATED AUGUST 19, 2014. BEARING BASIS.
ALL BEARINS ARE BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, GRID MORTH, CENTRAL ZONE (4203), NAD33, ALL DISTANCES
WERE ADALISTED TO SURFACE USING A COMBINED SCALE FACTOR OF
LICOGRABBESSION. TENT NEW PETTENT OF THE STATE O 600 THE RETREAT AT TECH RIDGE OT 5, SECTION ONE DOC: #201300258 O.P.R.T.C.T. SHEET CO. 123 OR LOTT FOOD ALL ACTION OF THE PARTY OF OBRTLI FAMILY PARTNERSHIP REMAINDER OF 68.11 ACRES (TRACT 1) DOC. #2013041600 O.P.R.T.C.T. LOT 52 \ (CITY OF AUSTIN PARKLAND) /Lorsi-BLOCK "A" S KLOT SO (R=740.06') (Se5'53'41"E 100.00') (Se5'53'41"E 100.00') (R=740.00') (R=740.00') (Se5'56'53'E 99.96') **∠LOT**48 AN XLOT 47 XXLOT 46 PEARL RETREAT LANE N. LOT 45 LOT 2
PARMER PLACE
SUBDIVISION
DOC. #201000135
O.P.R.T.C.T. \LOT 44 (R=660.00) (L=479.78' D=41'39'03') (S82'50'46'E 469.29') R=660.00' -1=479.72' D=41'38'43" \$82'53'50'E 469.23' DOC. (20121052) DRAINAGE EASEMENT DOC. #20130442936 BLOCK "A" 14.8741 ACRE(S) 647,915 SQUARE FEET NGRESS/EGRESS EASEMENT VOL. 2011 PG. 214 & VOL. 2011 PG. 216 LOT 10-A

RESUBDIVISION OF LOT 10

PARMER PLACE SUBDIVISION —
DOC. #201300208

O.P.R.T.C.T. (L=437.87' D=33°54'10") (S86°43'14"E 431.51') R=740.00 L=437.89' D=33'54'17"-586'46'22"E 431.53' 10' ELECTRIC & RELECOM EASEMENT 20' MGRESS/EGRESS EASEMENT REFERENCED IN VOL. 2011 PG. 195 80,00°) 80,00° N62'03'46"W 263.40'— LOT SPRINGS AT TECH RIDGE
SUBDIVISION
DCC #201200150
OP.R.T.C.T.
(NDF19-77 305.49)
| NDF16-27 305.49|
| NDF16-27 305.49|
| NDF16-27 305.49| (N7619'42"E 305.33') N76'16'21"E 305.83' 10' ELECTRIC EASEMENT DOC. #2012104870 0.P.R.T.C.T. 10' AERIAL ELECTRIC EASEMENT DOC. #2012104871 0.P.R.T.C.T. CENTERINE CREEK [.Z0 605] 12.231 152.58')) 154.03']] 153.71'] 80'00, 2.46,24,M 1,057.46 M.2.42,24.N SURVEY CONTROL POINT GRID N: 10,117,406.97 GRID E: 3,141,532.30 DRAMAGE EASEMENT DOC. #2013139949 200.00 200.00 P.O.B. GRID N:10,116,354.98 GRID E: 3,141,712.96 57673'26"W 200 ((200.00')) S7614'34"W 20 ((200.00')) (.W.O.R '00S) E. PARMER LANE

61.178

212,48,24_E