

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0248.0A**Z.A.P. DATE:** May 15, 2018**SUBDIVISION NAME:** Resubdivision of Lot 2, Block A, Broadstone at Parmer Subdivision**AREA:** 4.244 acres**LOTS:** 2**APPLICANT:** CSW PAM, LLC
(Kevin Hunter)**AGENT:** JAB Engineering, LLC
(Joshua Baran, P.E.)**ADDRESS OF SUBDIVISION:** 8000 Anderson Mills Rd.**WATERSHED:** Lake Creek**COUNTY:** Williamson**EXISTING ZONING:** N/A**JURISDICTION:** 2-Mile ETJ**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 2, Block A, Broadstone at Parmer Subdivision composed of 2 lots on 4.244 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
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



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.

A circular location map showing the area around the proposed site. The map includes the following streets and landmarks:

- Streets:** Anderson Blvd., Lyndon Blvd., Kings Avenue, Elm Street, Oak Street, Birch Street, Cedar Street, Franklin Street, Harrison Street, Madison Street, Monroe Street, Taylor Street, and Washington Street.
- Landmarks:** A north arrow in the upper right quadrant, a 'Don't Load' sign in the upper right, and a 'SITE' label with a square symbol in the center.
- Other Features:** A 'Don't Load' sign in the upper right, a 'SITE' label with a square symbol in the center, and a 'Don't Load' sign in the upper right.

LOCATION MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



LOT 1
BLOCK A
BROADSTONE AT FARMER
SUBDIVISION
(2014013605)

LOT 1
BLOCK A
BROADSTONE AT FARMER
SUBDIVISION
(2014013605)

LOT 2A
BLOCK A
2.816 AC.

USE
CESS
MENT

W. PARNER LANE
(31-734) (WIDTH)

W. PARMER (1734) (WIDTH)

25' REM OF
50' ELECTRIC &
TELEPHONE ESMY
(1105/783)
(1108/801)

2' ELECTRIC
TRANSMISSION LINE
ESMT
(2006067256)

0.003 AC.
R.O.W. HERE
DEDICATED
SEE DETAIL

P.O.B.

ANDERSON MILL ROAD
(RIGHT-OF-WAY WIDTH VARIES)

ROYCE LANE

MILWOOD SECTION
THIRTY-SIX
(L/320-323)

LEGEND

- C 1/2" REBAR WITH "CHAPARRAL" CAP SET
W 1/2" REBAR W/ WALLACE CAP FOUND
● 1/2" REBAR FOUND
CH 1/2" REBAR WITH CHAPARRAL CAP FOUND
() RECORD DATA
· · · SIDEWALK

LOT SUMMARY:

LOT 2A, BLOCK A: 2.818 AC. (APPROX. 122,744 SQ. FT.)
LOT 2B, BLOCK A: 1.423 AC. (APPROX. 62,003 SQ. FT.)
TOTAL LOT ACREAGE: 4.241 (APPROX. 184,747 SQ. FT.)
R.O.W. DEDICATION: 0.003 AC. (APPROX. 110 SQ. FT.)
TOTAL: 4.244 AC. (APPROX. 184,857 SQ. FT.)
TOTAL NO. OF LOTS: 2

BENCHMARK (BM): SQUARE CHISELED ON TOP
OF THE EASTERLY END OF BRIDGE WALL,
LOCATED ON THE SOUTHERLY SIDE OF PARMER
LANE.
ELEVATION=863.17

GPS OBSERVATIONS.

BEARING BASIS IS GRID AZIMUTH FOR TEXAS
CENTRAL ZONE 1983/83 HARN

SUMMARY

OWNERS: CSW PAM, LLC
ACREAGE: 4.244 ACRES
SURVEY: MALCOLM HORNSBY SURVEY, ABST. NO. 280
TOTAL NUMBER OF LOTS: 2
PREPARED: JUNE 2017
SUBMITTAL DATE: 10/17/2017
SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER:
JAB ENGINEERING, LLC. (F-14076)
4500 WILLIAMS DRIVE, STE. 212-121
GEORGETOWN, TX 78633
512-779-7414

LINE TABLE

LINE	BEARING	DISTANCE
L1	N26°08'30"W	34.80'
L2	N48°47'34"W	62.18'
L3	N32°04'23"W	114.70'
L4	N57°51'57"E	79.88'
L5	S59°39'23"W	18.84'
L6	S32°04'23"E	43.12'
L7	S48°47'34"E	62.18'
L8	S26°08'30"E	47.84'
L9	S69°59'37"W	32.61'

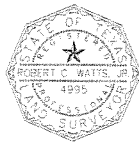
SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN JANUARY, 2013.

3.9.18

ROBERT C. WATTS, JR., R.P.L.S. 4995

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724
TBPLS FIRM NO 10124500



ENGINEER'S CERTIFICATION

I, JOSH A. BARAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEMA MAP 48491C0610E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

JOSHUA A. BARAN, P.E.

ENGINEERING BY:
JAB ENGINEERING, LLC. (F-14076)
4500 WILLIAMS DRIVE, STE. 212-121
GEORGETOWN, TX 78633
512-779-7414

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2195.14'	14°47'00"	566.39'	S27°49'18"E	564.82'
C2	20.00'	90°55'32"	31.74'	S24°36'51"W	28.91'
C3	2195.14'	10°41'19"	409.51'	S24°39'14"W	42.68'
C5	30.00'	90°41'37"	47.49'	S24°39'14"W	42.68'
C6	2195.14'	3°49'55"	146.81'	S22°36'32"E	146.79'
C7	2195.32'	0°15'46"	10.07'	S20°33'41"E	10.07'
C8	20.00'	28°30'55"	9.95'	N1°53'02"W	9.85'
C9	25.00'	22°39'04"	9.88'	N37°28'02"W	9.82'
C10	56.67'	14°53'33"	14.47'	N41°20'47"W	14.43'
C11	30.00'	90°00'00"	47.12'	S12°55'37"W	42.43'
C12	25.00'	16°43'10"	7.30'	S40°25'59"E	7.27'
C13	55.00'	22°39'04"	21.74'	S37°28'02"E	21.60'
C14	2195.14'	1°03'41"	40.67'	N30°36'01"W	40.67'

PROJECT NO.:
419-001

DRAWING NO.:
419-001-PL2

PLOT DATE:
03/09/2018

PLOT SCALE:
1"=100'

DRAWN BY:
RCW

SHEET
01 OF 0

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724