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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0071.2A

ZAP DATE: June 17, 2014

SUBDIVISION NAME: Legends Way Section 2

AREA: 10.689

LOT(S): 36

OWNER/APPLICANT: RG Onion Creek LLC
(Spencer Rinker)

AGENT: Carlson, Brigrance &
Doering, Inc.
(Geoff Guerrero)

ADDRESS OF SUBDIVISION: River Plantation Dr. at Bradshaw Road

GRIDS: G12

COUNTY: Travis

WATERSHED: Rinard Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: SF, ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Legends Way Section 2. The proposed plat, a final out of an approved preliminary plan, is composed of 36 lots on 10.689 acres and is proposed for single-family residential use. All lots will take access via in internal street network. Water, wastewater and electric are available through the City of Austin. The developer will be responsible for all costs associated with any required improvements including costs associated with the connection of utilities.

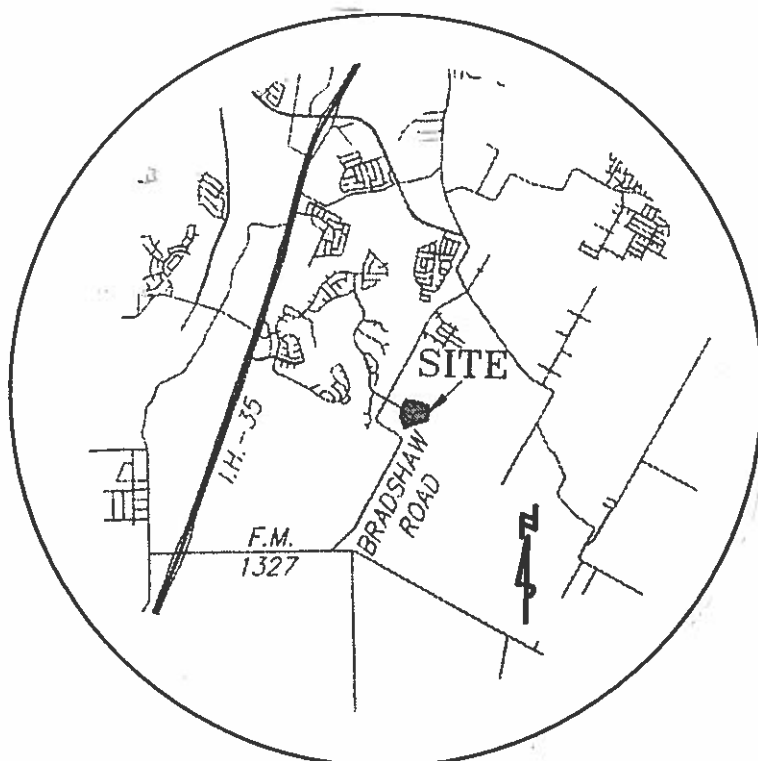
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLANNING COMMISSION ACTION:

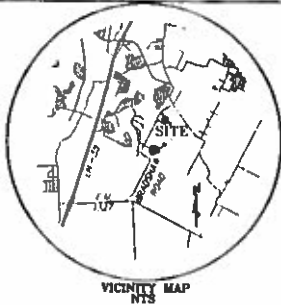
CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

C6/2



VICINITY MAP
NTS



LEGENDS WAY SECTION 2

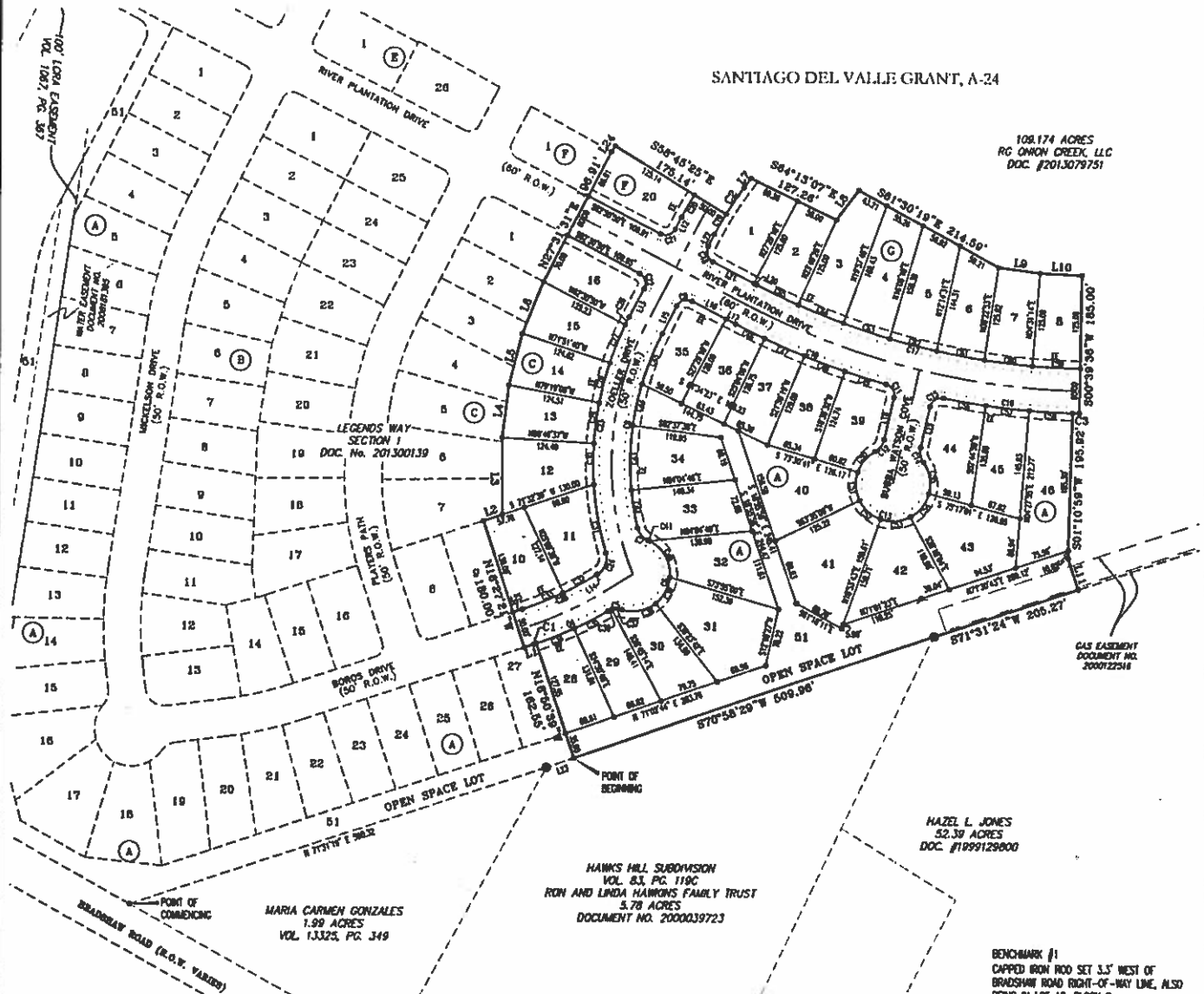
LEGEND

- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- E.E. 10' WIDE ELECTRIC EASEMENT
- B.L. BUILDING LINE
- POB POINT OF BEGINNING
- LOT NUMBER
- BLOCK NUMBER
- SIDEWALKS

SCALE: 1" = 100'

SANTIAGO DEL VALLE GRANT, A-24

109.174 ACRES
RC ORION CREEK, LLC
DOC. #2013079751



DATE: OCTOBER 2, 2013

OWNER:
SPENCER RINKER
AMERICAN HOUSING VENTURES, LLC
RC ORION CREEK, LLC
620 NEWPORT CENTER DR. 12TH FLOOR
NEWPORT BEACH, CA 92660

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5180 phone
(512) 280-5165 fax

FEMA MAP NUMBER: 48453C 0595H
DATED: SEPTEMBER 26, 2008
TRAVIS COUNTY, TEXAS

TOTAL ACREAGE: 10.689 ACRES
SURVEY: SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

TOTAL NUMBER OF BLOCKS: 4
TOTAL NUMBER OF LOTS: 36
SINGLE FAMILY LOTS: 35
OPEN SPACE: 1

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE
ZOELLER DRIVE	50' ROW	531'
BURBA WATSON COVE	50' ROW	158'
BORDS COVE	50' ROW	155'
RIVER PLANTATION DRIVE	60' ROW	724'

HAZEL L. JONES
52.39 ACRES
DOC. #1999129000

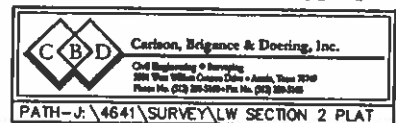
HAWKS HILL SUBDIVISION
VOL. 83, PG. 119C
RON AND LINDA HAWKINS FAMILY TRUST
5.78 ACRES
DOCUMENT NO. 2000039723

MARIA CARMEN GONZALES
1.99 ACRES
VOL. 13325, PG. 349

BENCHMARK #1
CAPPED IRON ROD SET 3.5' WEST OF
BRADSHAW ROAD RIGHT-OF-WAY LINE, ALSO
BEING IN LOT 18, BLOCK D
OF ORION CREEK ADDITION VOL. 93, PG. 236
ELEVATION=616.61'
N: 10020861.98
E: 310435.63

BENCHMARK #2
CAPPED IRON ROD SET IN BRADSHAW ROAD
OPPOSITE LOT 14, BLOCK D
OF ORION CREEK ADDITION VOL. 93, PG. 236
ELEVATION=620.42'
N: 10019958.45
E: 3104018.39

SHEET NO. 1 OF 4



CB-2012-0071.2A

PATH-J:\4641\SURVEY\LW SECTION 2 PLAT