

**SUBDIVISION REVIEW SHEET**

C11  
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**CASE NO.:** C8-2012-0071.3A

**ZAP DATE:** August 19, 2014

**SUBDIVISION NAME:** Legends Way Section 3 Final Plat

**AREA:** 11.214

**LOT(S):** 42

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

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

**ADDRESS OF SUBDIVISION:** River Plantation Dr.

**GRIDS:** G12

**COUNTY:** Travis

**WATERSHED:** Rinard Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF-2

**MUD:** 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.

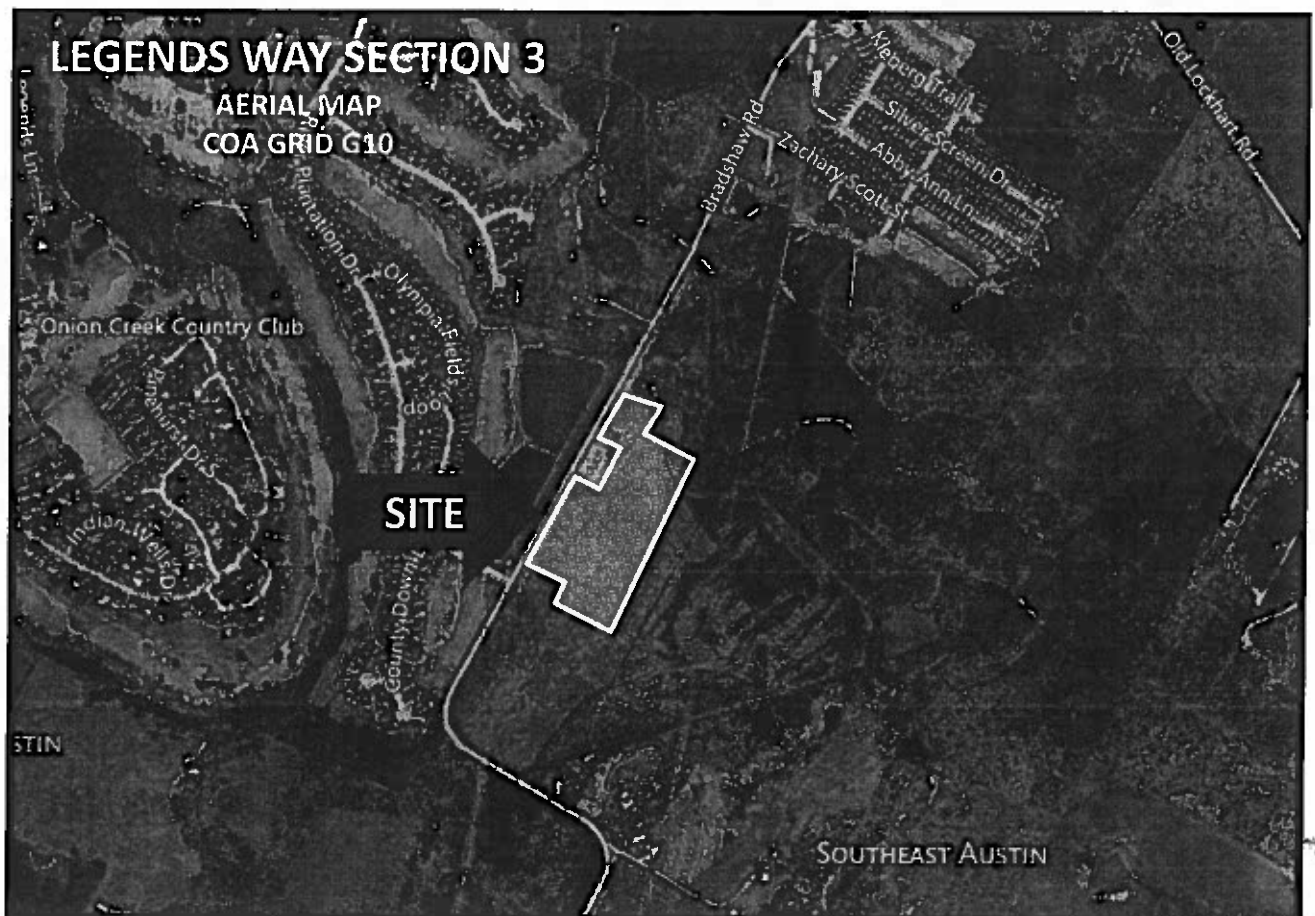
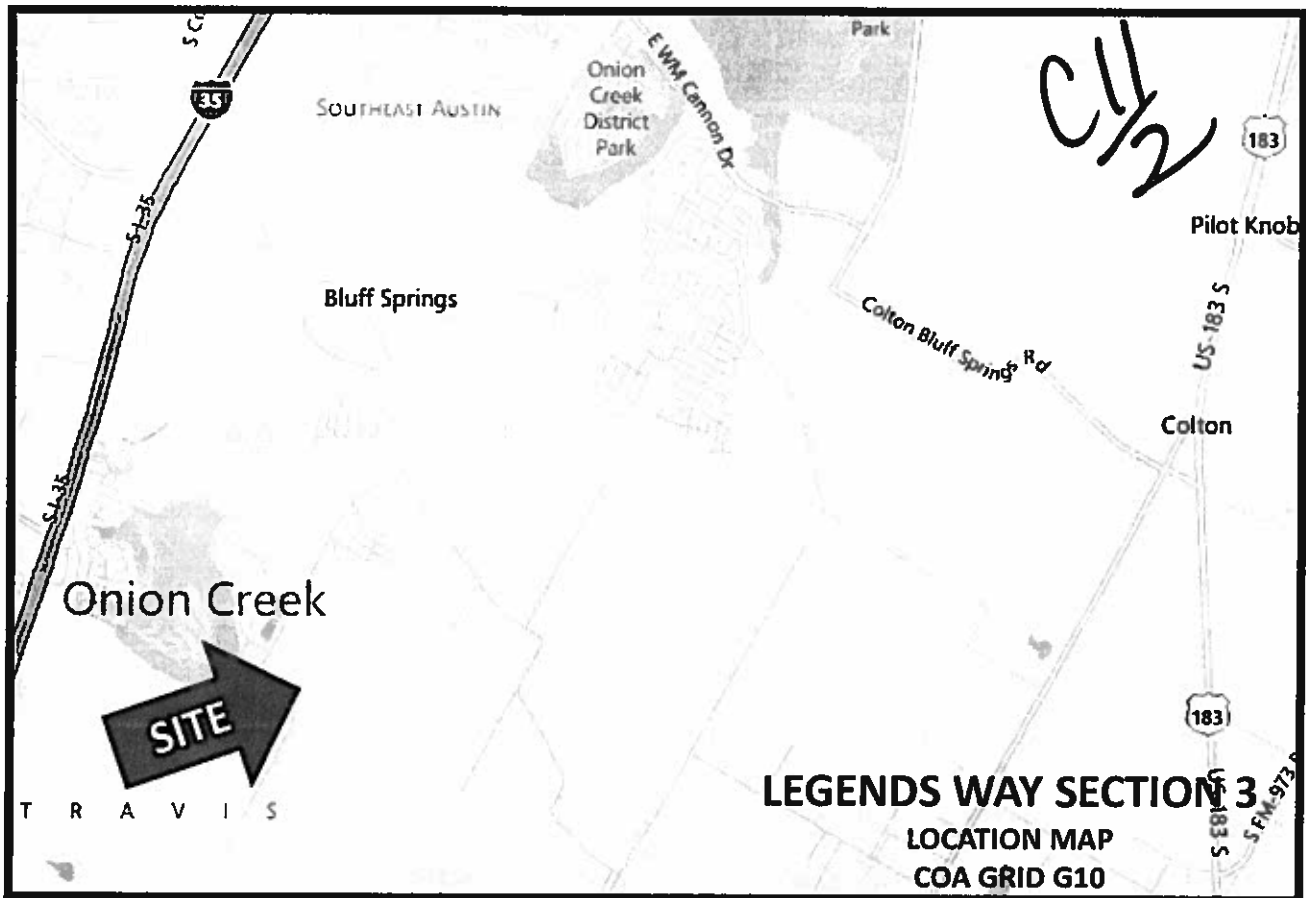
**DEPARTMENT COMMENTS:** The request is for approval of the Legends Way Section 3. The proposed plat, a final out of an approved preliminary plan, is composed of 42 lots on 11.214 acres and is proposed for single-family residential use. All lots will take access via in internal street network. Water, 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:**

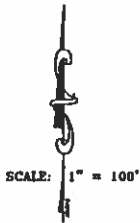
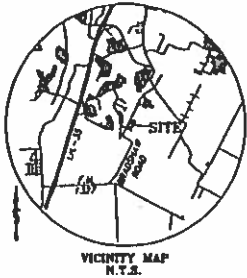
**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

**PHONE:** 512-974-2786



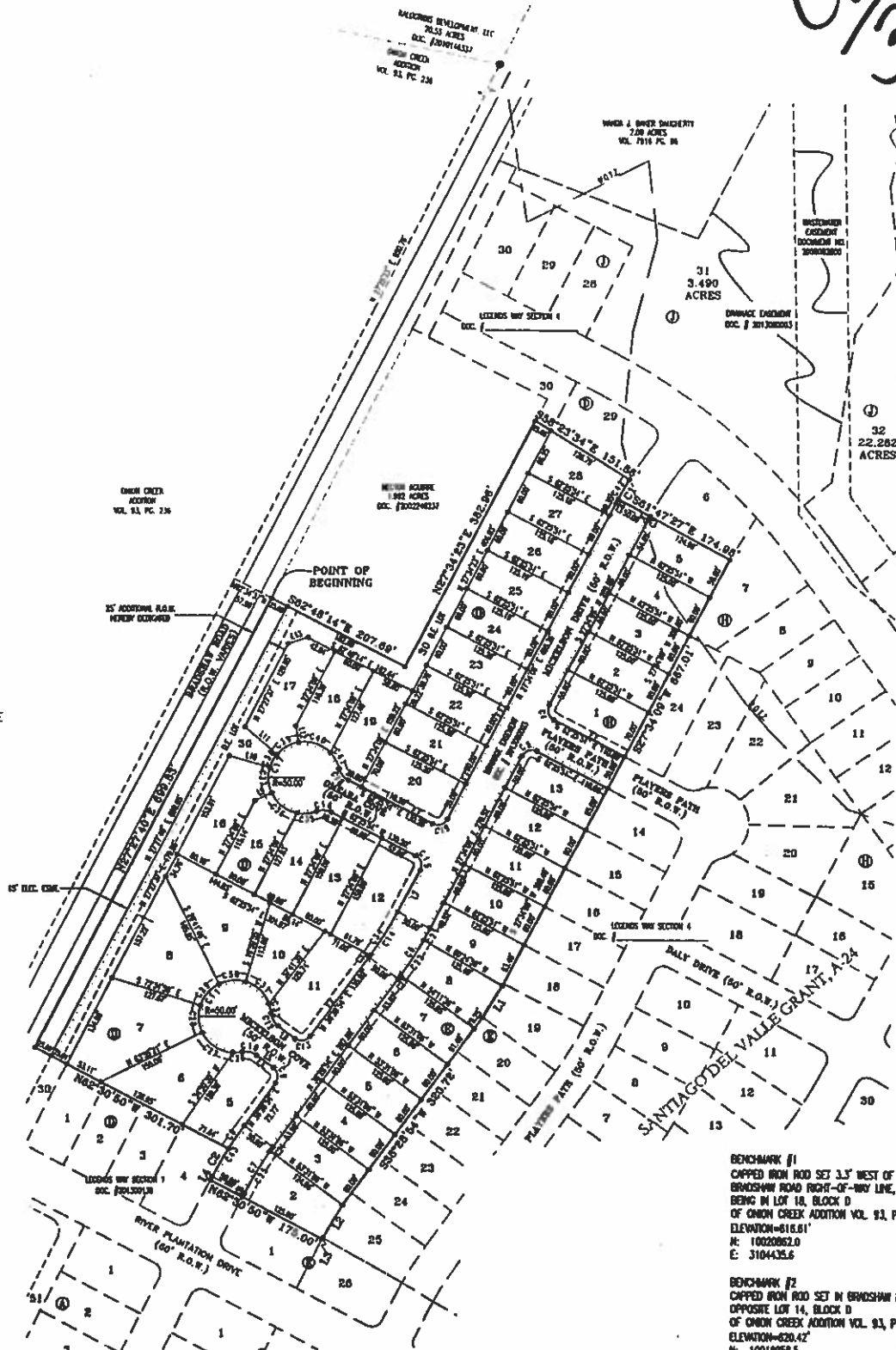
# LEGENDS WAY SECTION 3

CH/3



## 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. ELECTRIC EASEMENT
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- SIDEWALK
- ELECTRIC EASEMENT



DATE: FEBRUARY 17, 2014

**OWNER:**  
RC ORION CREEK, LLC  
620 NEWPORT CENTER DR. 12TH FLOOR  
NEWPORT BEACH, CA 92660

**ENGINEER & SURVEYOR:**  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANYON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone  
(512) 280-5165 fax

FEMA MAP NUMBER: 48453C 0505H  
DATED: SEPTEMBER 26, 2008  
TRAVIS COUNTY, TEXAS

TOTAL ACRES: 11.214 ACRES  
SURVEY: SANTIAGO DEL VALLE GRANT  
ABSTRACT NO. 24  
TRAVIS COUNTY, TEXAS

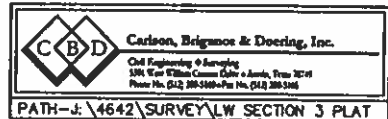
TOTAL NUMBER OF BLOCKS: 3  
TOTAL NUMBER OF LOTS: 42  
SINGLE FAMILY LOTS: 41  
DRAINAGE EASEMENT LOT: 1

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE
MICKELSON DRIVE	50' ROW	1095'
ONEPAPA COVE	50' ROW	226'
MICKELSON COVE	50' ROW	125'
PLAYERS PATH	50' ROW	150'

BENCHMARK #1  
CAPPED IRON ROD SET 3.5' WEST OF  
BRIDGEMAN ROAD RIGHT-OF-WAY LINE, ALSO  
BEING IN LOT 18, BLOCK D  
OF ORION CREEK ADDITION VOL. 93, PG. 236  
ELEVATION=616.61'  
N: 10020862.0  
E: 3104435.6

BENCHMARK #2  
CAPPED IRON ROD SET IN BRIDGEMAN ROAD  
OPPOSITE LOT 14, BLOCK D  
OF ORION CREEK ADDITION VOL. 93, PG. 236  
ELEVATION=620.42'  
N: 10018958.5  
E: 3104016.4

SHEET NO. 1 OF 4



C8-2012-0071.3A

PATH-J: \4642\ SURVEY\W SECTION 3 PLAT