

C12/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0071.4A

Z.A.P. DATE: August 19, 2014

SUBDIVISION NAME: Legends Way Section 4 Final Plat

AREA: 33.830 acres

LOT(S): 69

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.

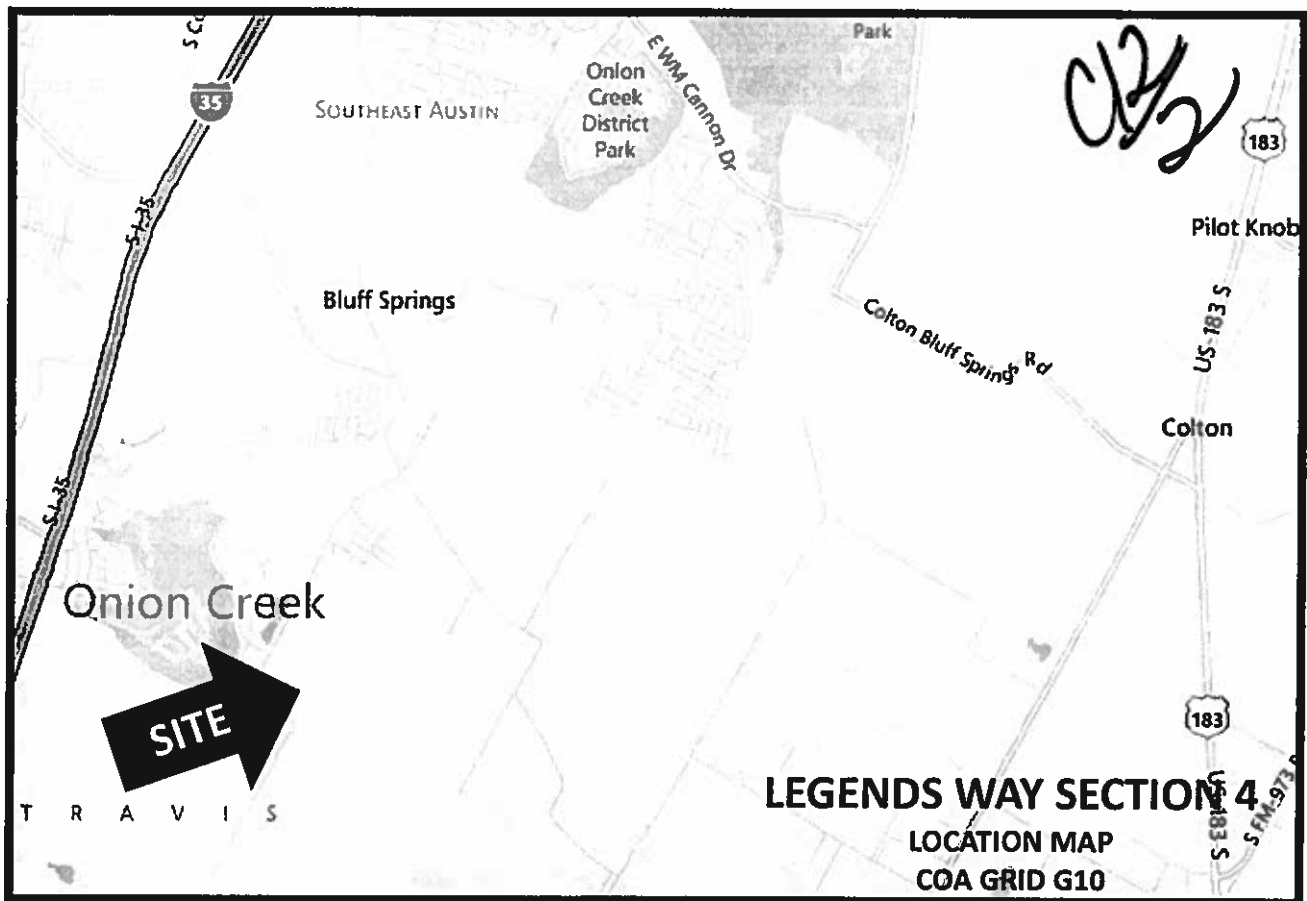
DEPARTMENT COMMENTS: The request is for approval of the Legends Way Section 3. The proposed plat, a final out of an approved preliminary plan, is composed of 69 lots on 33.830 acres and is proposed for single-family residential use. All lots will take access via in internal street network. Water, wastewater 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.

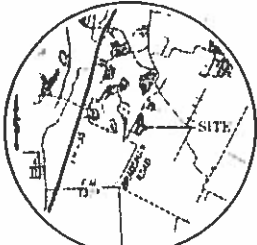
ZONING AND PLANNING COMMISSION ACTION:

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

PHONE: 512-974-2786



LEGENDS WAY SECTION 4



VICINITY MAP
N.T.S.

SCALE: 1" = 100'

LEGEND

- △ CENTERLINE OF CREEK
- IRON ROD SET
- IRON PIPE FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- E.E. ELECTRIC EASEMENT
- B.L. BUILDING LINE
- W.Q. WATER QUALITY
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- ① LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- SIDEWALKS
- DRAINAGE EASEMENT
- ELECTRIC EASEMENT
- C&T SETBACK
- FEMA 100 YEAR FLOODPLAIN
- FEMA 100 YEAR FULLY DEVELOPED FLOODPLAIN

DATE: FEBRUARY 17, 2014

OWNER:
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 CANYON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

FEMA MAP NUMBER: 46453C 0595H
DATED: SEPTEMBER 26, 2008
TRANS COUNTY, TEXAS

TOTAL ACRES: 33.830 ACRES
SURVEY: SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24
TRANS COUNTY, TEXAS

TOTAL NUMBER OF BLOCKS: 7

TOTAL NUMBER OF LOTS: 69

SINGLE FAMILY LOTS: 65

OPEN SPACE AND

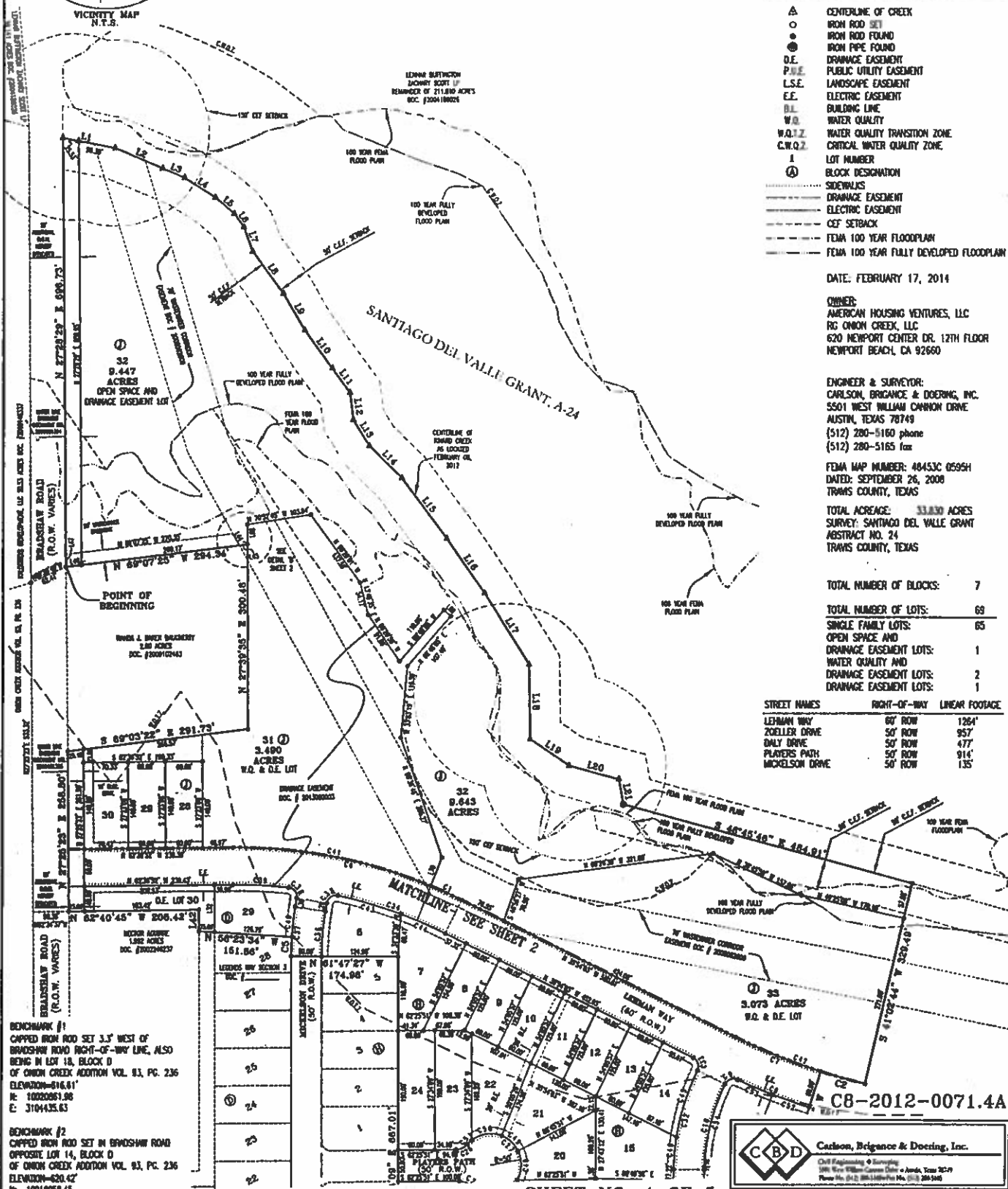
DRAINAGE EASEMENT LOTS: 1

WATER QUALITY AND

DRAINAGE EASEMENT LOTS: 2

DRAINAGE EASEMENT LOTS: 1

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE
LEHMAN WAY	60' ROW	1284'
ZOELLER DRIVE	50' ROW	957'
DAILY DRIVE	50' ROW	477'
PLAYERS PATH	50' ROW	914'
MICKELSON DRIVE	50' ROW	135'



BENCHMARK #1
CHIPPED 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: 10020861.96
E: 3104435.63

BENCHMARK #2
CHIPPED IRON ROD SET IN BRADSHAW ROAD
OPPOSITE LOT 14, BLOCK D
OF ORION CREEK ADDITION VOL. 93, PG. 236
ELEVATION=620.42'
N: 10018958.45
E: 3104018.38

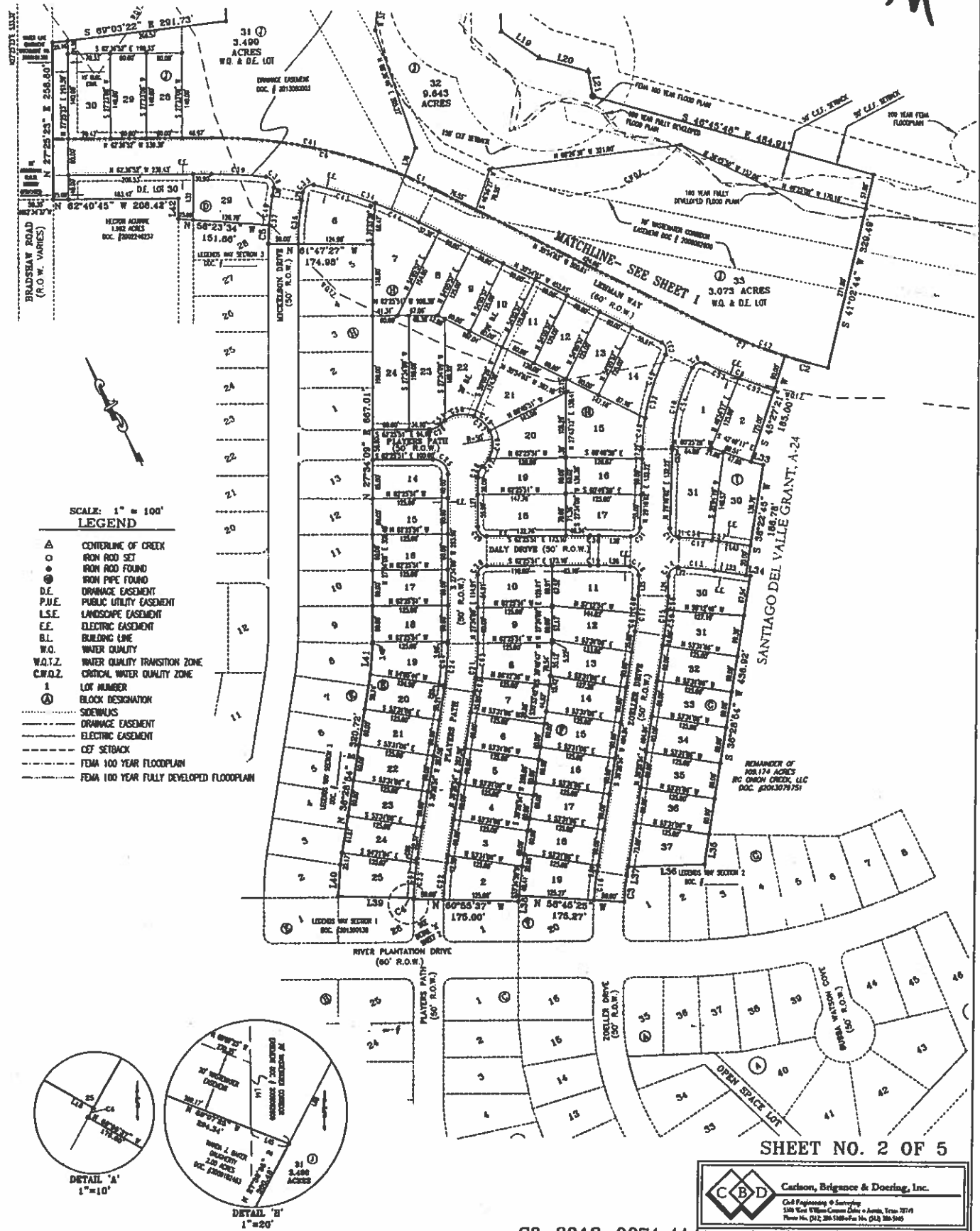
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CBD Carlson, Brigance & Doering, Inc.
Civil Engineering & Surveying
1000 West William Canyon Drive, Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\4643\SURVEY\LW SECTION 4 PLAT

LEGENDS WAY SECTION 4

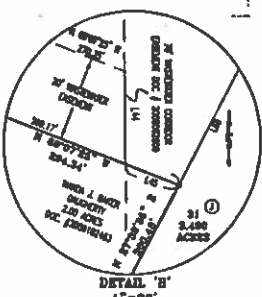
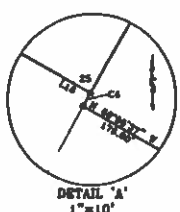
012/14



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- ⊗ FEMA 100 YEAR FULLY DEVELOPED FLOODPLAIN



SHEET NO. 2 OF 5

Carlson, Brignace & Doering, Inc.

CE&S Engineering & Surveying
5100 West Wilshire Avenue Suite 400, Fort Worth, Texas 76149
Phone No. (817) 350-1500 Fax No. (817) 350-1505

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