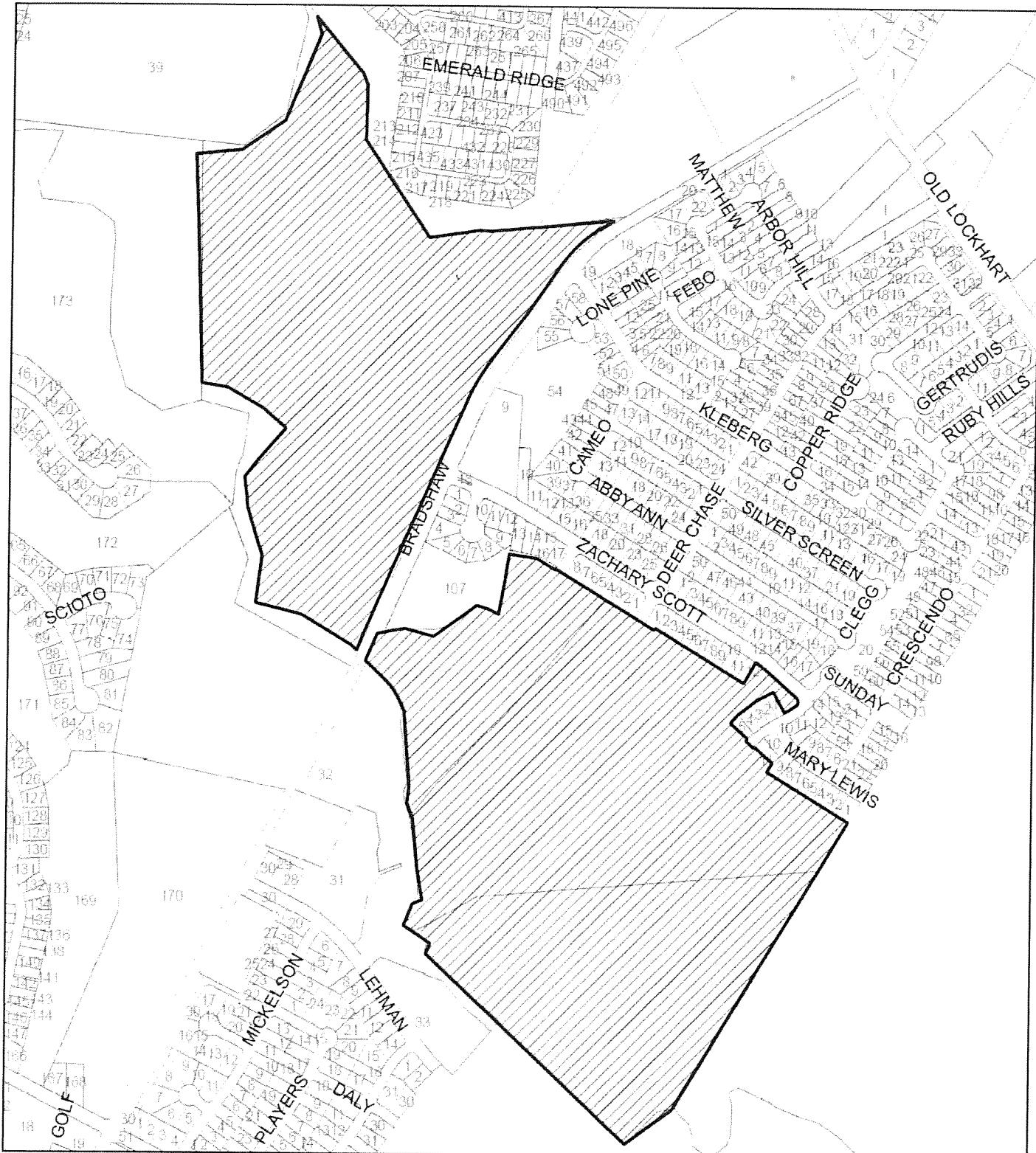


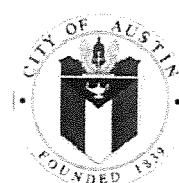
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0093.SH**ZAP DATE:** March 15, 2016**SUBDIVISION NAME:** Bradshaw Crossing III**AREA:** 143.02**LOT(S):** 310**OWNER/APPLICANT:** Lennar Buffington Zach Scott  
(Ryan Mattox)**AGENT:** Lakeside Engineers  
(Christopher M. Ruiz, P.E.)**ADDRESS OF SUBDIVISION:** Bradshaw Road at Zachary Scott Street**GRIDS:** MH12**COUNTY:** Travis**WATERSHED:** Rinard Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 2 & 5**PROPOSED LAND USE:** Single Family, ROW and Open Space**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 a preliminary subdivision plan, namely Bradshaw Crossing III. The proposed preliminary plan is composed of 310 lots on 143.02 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the preliminary plan. This plan meets all applicable State Local Government and City of Austin Land Development Code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon  
**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)**PHONE:** 512-974-2767



Subject Tract

Base Map

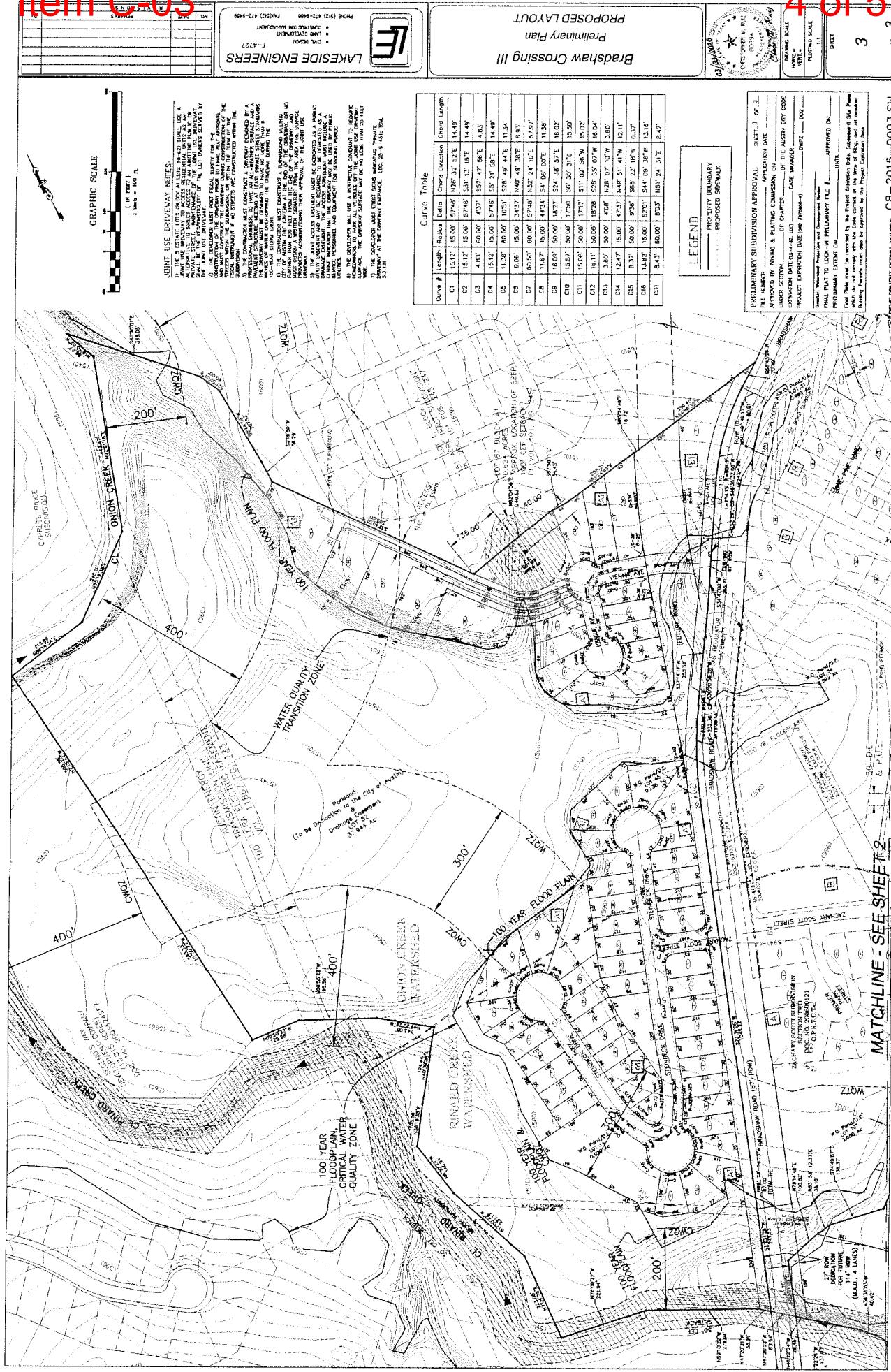
CASE#: C8-2015-0093  
ADDRESS: BRADSHAW ROAD @  
ZACHARY SCOTT STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





# Item C-03

5 of 5

**BRADSHAW CROSSING III**

**LAKESIDE ENGINEERS**

**PROPOSED LAYOUT**

**Preliminary Plan**

**LAND USE CHART**

TRACT 1	USE OF LAND	TRACT 2	USE OF LAND	TOTAL ACRES
RESIDENTIAL	63.89 ACRES	AGRICULTURE	56.12 ACRES	143.02 ACRES
RESIDENTIAL LOTS (15,000 ft < 1 acre)	7	3.68 ACRES		
RESIDENTIAL LOTS (15,000 ft < 1 acre)	7	1.92 ACRES		
STREET ROAD LINES	243	54.59 ACRES		
STREET ROAD LINES	NA	3.05 ACRES		
ROW DREDGE (BODHARDY)	1	3.05 ACRES		
ROW DREDGE (W.O. POND LOTS)	6	6.12 ACRES		
OPEN SPACE/LAKE	2	2.84 ACRES		
FLOODPLAIN/PODZ/CEP	4	71.92 ACRES		
ARMED CENTER/OPEN SPACE	0	0 ACRES		
<b>TOTAL:</b>	<b>310</b>	<b>143.02 ACRES</b>		

**GRAPHIC SCALE**

1 inch = 100 ft

**Curve Table**

Curve	Length	Radius	Delta	Chord Deflection	Chord Length
C17	4.70	275.00	180°	HB 22° 39'	4.70'
C18	21.03	25.00	481°	S33° 22' 54"	20.41'
C19	21.03	25.00	481°	N75° 24' 00"	20.41'
C20	5.44	550.00	0.35	N76° 27' 39"	5.24'
C21	2.16	775.00	0.27	N80° 50' 20"	2.16'
C22	2.16	355.00	0.24	N88° 56' 15"	2.16'
C23	1.72	275.00	0.17	N91° 38' 44"	1.72'
C24	2.44	50.00	248°	S29° 51' 10"	2.44'
C25	2.39	50.00	515°	N81° 31' 20"	2.39'
C26	10.37	325.00	2.03	N89° 05' 42"	10.23'
C27	10.37	30.00	2.35	N29° 37' 37"	10.23'
C28	17.81	325.00	1.08	N87° 10' 17"	17.81'
C29	15.55	125.00	1.74	S26° 31' 40"	15.54'
C30	5.26	275.00	108°	N31° 40' 04"	5.26'
C31	9.82	52.00	102°	S29° 35' 39"	9.52'
C32	16.39	325.00	2.75	N88° 16' 13"	16.39'

**PLAT NOTE:**

1. FLOORPLAN: SITE COORDINATES TO STREETS.
2. GRADE LINE: GRADE LINE SHALL BE PROVIDED TO ELEVATION WITH MASTER GRADE LINE. ALL THE GRADE LINES THAT ARE NOT PROVIDED, SHALL BE PROVIDED BY THE OWNER OF THE PROPERTY. GRADE LINE MUST CAUSE NO DAMAGE TO EXISTING OR PROPOSED PROPERTIES.
3. CLEARED LAND: THE ITEM Labeled "Cleared Land" shown is per the Panel #1, April 2015 dated Submitter: Richardson, Texas and Richardson, Inc.

**LEGEND**