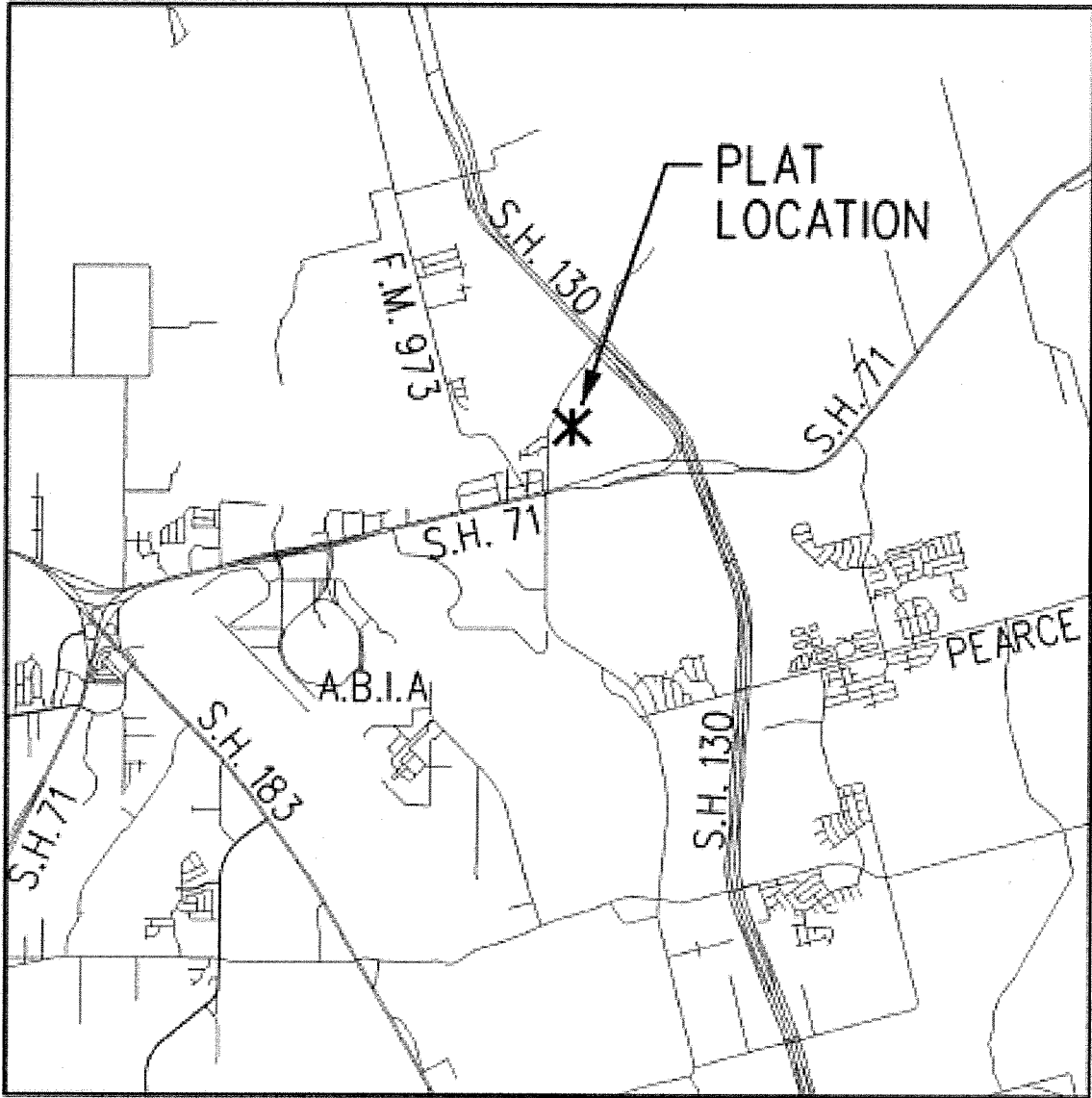


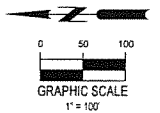
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0183.1A.SH**Z.A.P. DATE:** July 19, 2016**SUBDIVISION NAME:** The Riverbend West 1**AREA:** 39.561 acres**LOT(S):** 2**APPLICANT:** GRCE/TX Austin
(James Goveia)**AGENT:** Urban Design Group
(Katie Droughton)**ADDRESS OF SUBDIVISION:** E SH 71 WB at Falwell Lane**GRIDS:** P/Q-16/17**COUNTY:** Travis**WATERSHED:** Colorado River/Onion Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** LI-PDA**DISTRICT:** 2**PROPOSED LAND USE:** Multi-Family, R.O.W.**SIDEWALKS:** Sidewalks will be provided on subdivision side of Falwell Land and on both sides all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of a preliminary subdivision plan, namely The Riverbend West 1. The proposed subdivision will be composed of 2 lots and R.O.W. on 39.561 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final with a preliminary subdivision plan. This plan meets all applicable State Local Government and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



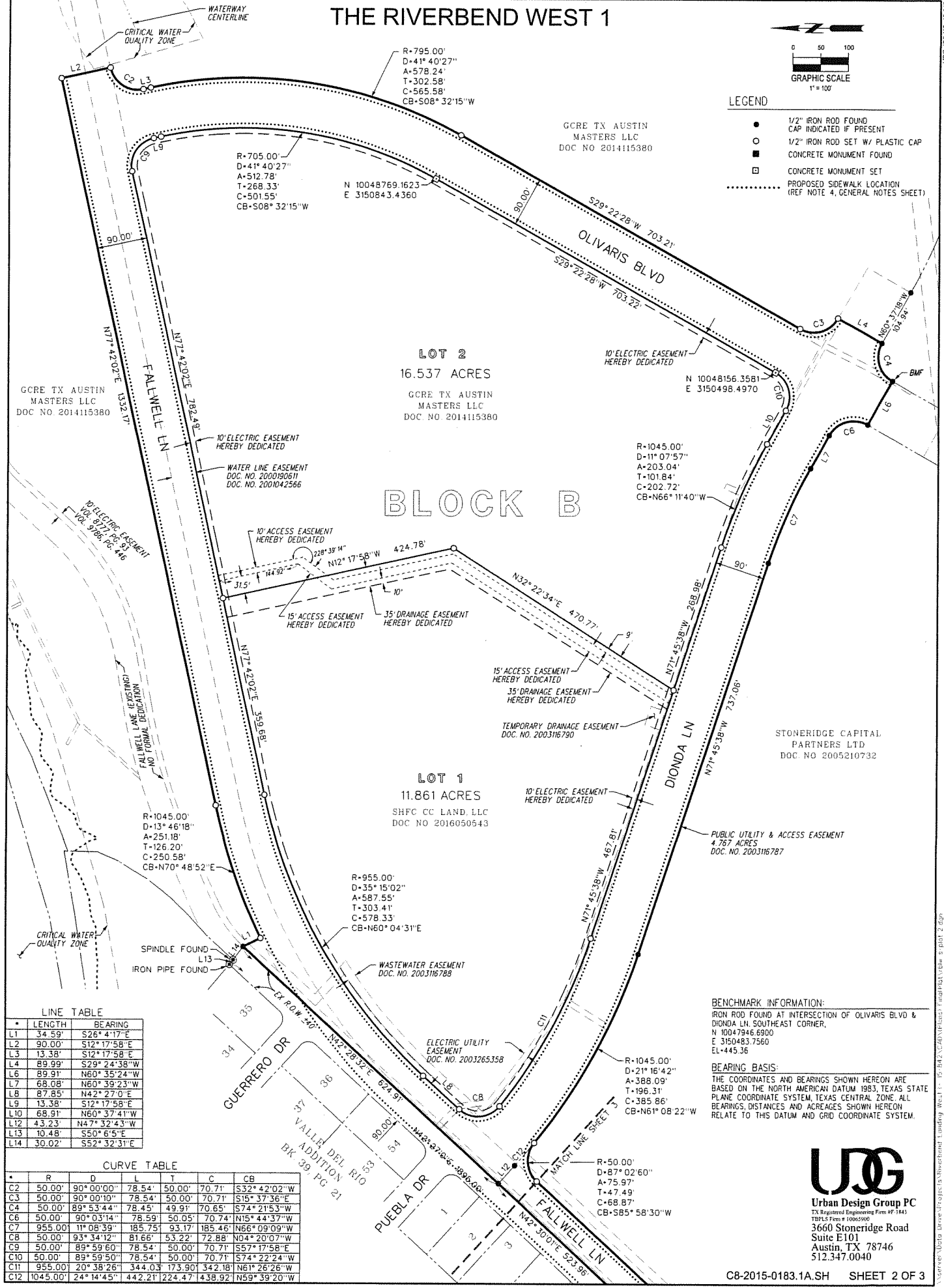
VICINITY MAP
NOT TO SCALE



THE RIVERBEND WEST 1



- LEGEND**
- 1/2" IRON ROD FOUND CAP INDICATED IF PRESENT
 - 1/2" IRON ROD SET W/ PLASTIC CAP
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - PROPOSED SIDEWALK LOCATION (REF NOTE 4, GENERAL NOTES SHEET)



LINE TABLE

•	LENGTH	BEARING
L1	34.59'	S26° 4' 17" E
L2	90.00'	S12° 17' 58" E
L3	13.38'	S12° 17' 58" E
L4	89.99'	S29° 24' 38" W
L6	89.91'	N60° 35' 24" W
L7	68.08'	N60° 39' 23" W
L8	87.85'	N42° 27' 0" E
L9	13.38'	S12° 17' 58" E
L10	68.91'	N60° 37' 41" W
L12	43.23'	N47° 32' 43" W
L13	10.48'	S50° 6' 5" E
L14	30.02'	S52° 32' 31" E

CURVE TABLE

•	R	D	L	T	C	CB
C2	50.00'	90° 00' 00"	78.54'	50.00'	70.71'	S32° 42' 02" W
C3	50.00'	90° 00' 00"	78.54'	50.00'	70.71'	S15° 37' 36" E
C4	50.00'	89° 53' 44"	78.45'	49.91'	70.65'	S74° 21' 53" W
C6	50.00'	90° 03' 14"	78.59'	50.05'	70.74'	N15° 44' 37" W
C7	955.00'	11° 08' 39"	185.75'	93.17'	185.46'	N66° 09' 09" W
C8	50.00'	93° 34' 12"	81.66'	53.22'	72.88'	N04° 20' 07" W
C9	50.00'	89° 59' 50"	78.54'	50.00'	70.71'	S74° 17' 58" E
C10	50.00'	89° 59' 50"	78.54'	50.00'	70.71'	S74° 22' 24" W
C11	955.00'	20° 38' 26"	344.03'	173.90'	342.18'	N61° 26' 26" W
C12	1045.00'	24° 14' 45"	442.21'	224.47'	438.92'	N59° 39' 20" W

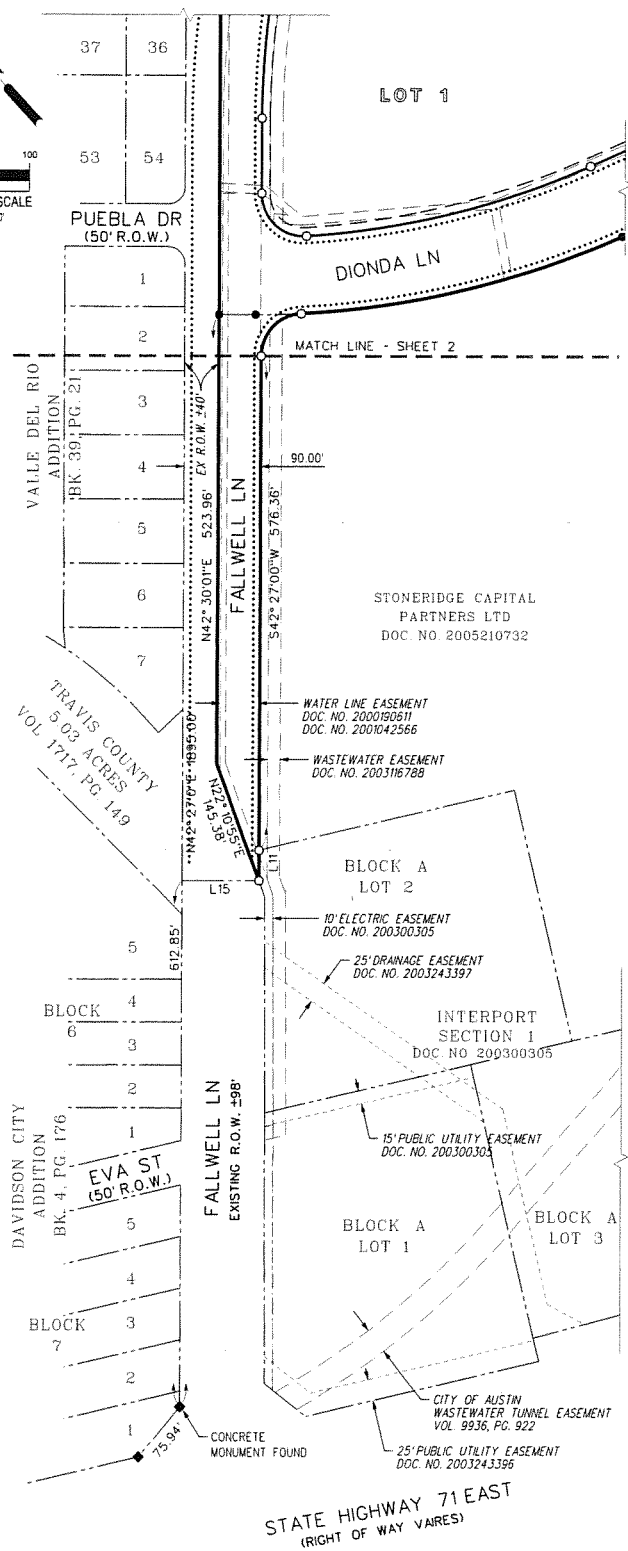
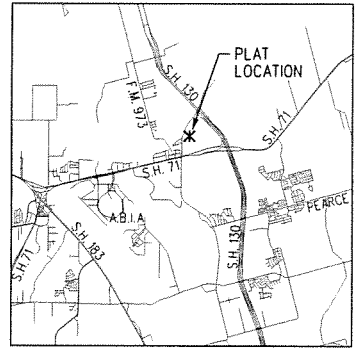
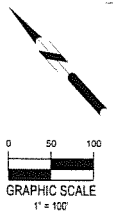
BENCHMARK INFORMATION:
 IRON ROD FOUND AT INTERSECTION OF OLIVARIS BLVD & DIONDA LN, SOUTHEAST CORNER,
 N 10047946.6900
 E 3150483.7560
 EL+445.36

BEARING BASIS:
 THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL BEARINGS, DISTANCES AND ACRES ARE SHOWN HEREON RELATE TO THIS DATUM AND GRID COORDINATE SYSTEM.

UDG
 Urban Design Group PC
 TX Registered Engineering Firm #F 1843
 TBPLS Firm # 10065900
 3660 Stoneridge Road
 Suite E101
 Austin, TX 78746
 512.347.0040

UDG 008 NO 15-842
 C:\Users\jldire\Projects\15-Riverbend West 1 - 15-842\CAD\15-842-Riverbend West 1.dwg 5/18/15 11:58 AM

THE RIVERBEND WEST 1



LOT SUMMARY TABLE

LOT	BLOCK	AREA		USE
		(SF)	(ACRES)	
1	B	516,642	11.861	MULT-FAMILY
2	B	720,363	16.537	MULT-FAMILY
ROW		486,258	11.163	RIGHT-OF-WAY
TOTAL		1,723,263	39.561	

TOTAL # OF LOTS: 2

STREET SUMMARY TABLE

STREET	R.O.W. WIDTH	LENGTH
FALLWELL LN	90'	2,799'
DIONDA LN	90'	1,583'
OLIVARIS BLVD	90'	1,477'

LINE TABLE

•	LENGTH	BEARING
L11	35.42'	S42° 27' 00" W
L15	90.00'	S47° 33' 00" E

LEGEND

- 1/2" IRON ROD FOUND
CAP INDICATED IF PRESENT
- 1/2" IRON ROD SET W/ PLASTIC CAP
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- PROPOSED SIDEWALK LOCATION
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