

SUBDIVISION REVIEW SHEET

C4
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CASE NO: C8-2012-0071.1A

ZAP: April 2, 2013

SUBDIVISION NAME: Legends Way Section 1 Final Plat

AREA: 18.358 Acres

LOTS: 68

APPLICANT: First Continental Investment Co.
(Joe Diquinzio)

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

ADDRESS OF SUBDIVISION: Bradshaw Road

GRIDS: G10, G11, H10

COUNTY: Travis

WATERSHED: Onion/Rinard Creek

JURISDICTION: Full Purpose

EXISTING ZONING: N/A

PROPOSED LAND USE: Single Family, ROW, Public

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

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

DEPARTMENT COMMENTS:

The request is for approval of the above referenced final plat out of a preliminary plan. The preliminary plan, also on tonight's agenda, must be approved prior to, or concurrently with this final plat request. This section of the proposed subdivision is composed of 68 single-family lots and associated right-of-way on 18.358 acres. The City of Austin will provide electric, water, and wastewater service. Parkland dedication requirements have been satisfied by the dedication of land for park purposes. The applicant will be responsible for all costs associated with any required improvements.

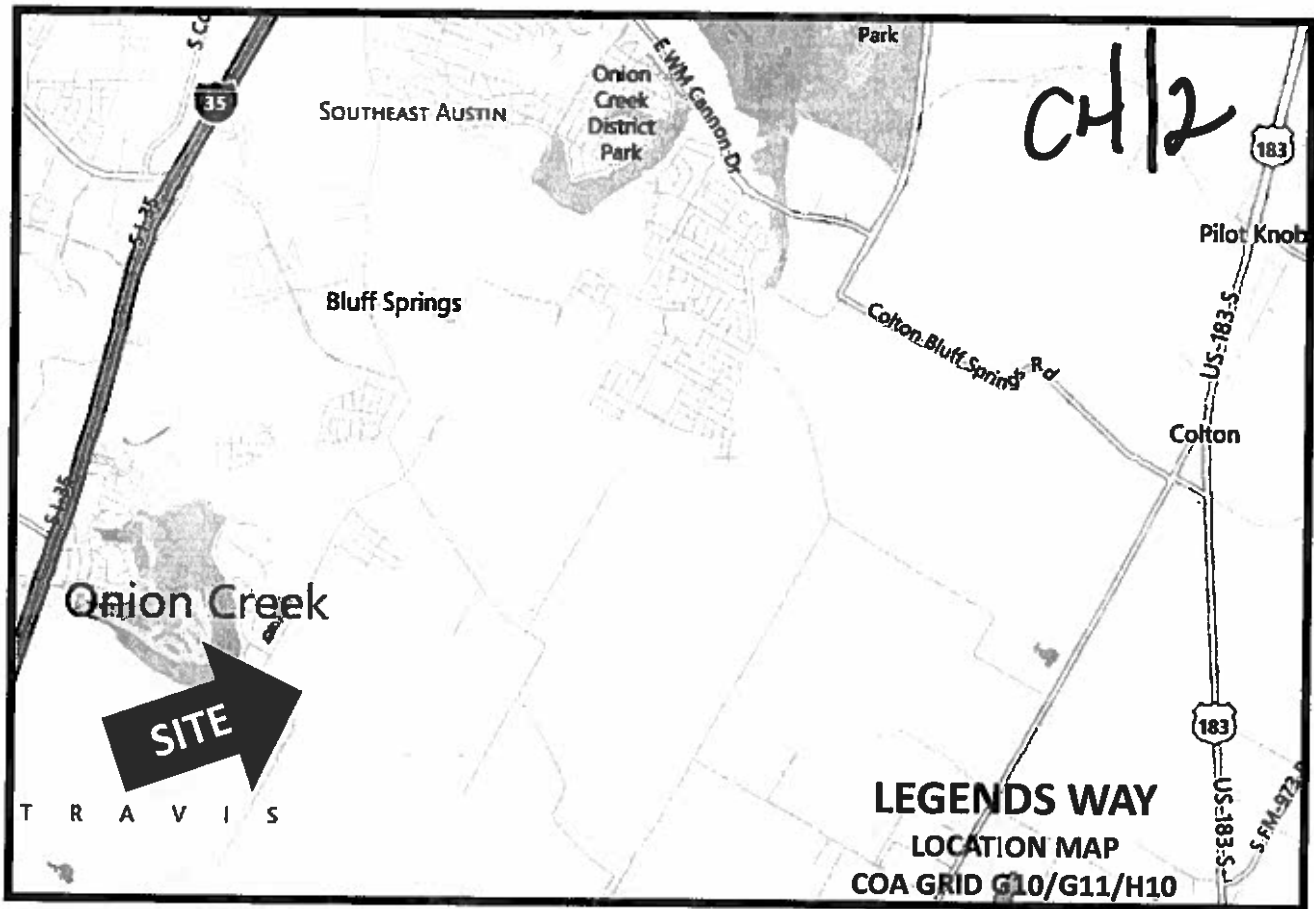
STAFF RECOMMENDATION:

The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

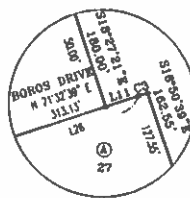
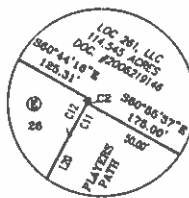
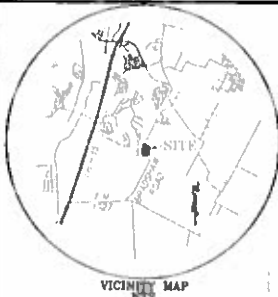
CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786



LEGENDS WAY SECTION 1

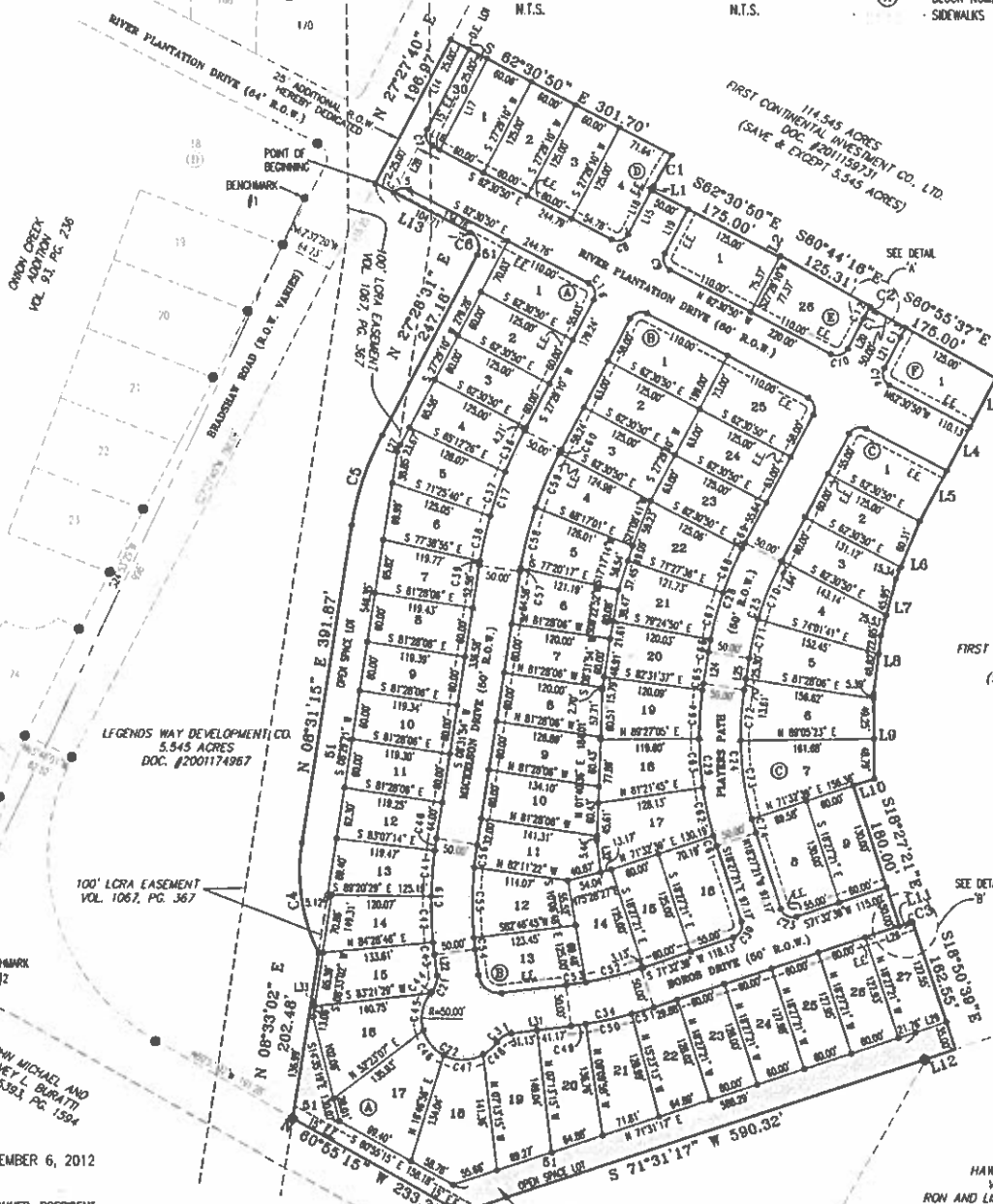
C4/3



LEGEND

- IRON ROD SET
- IRON ROD 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
- ① LOT NUMBER
- ② BLOCK NUMBER
- SIDEWALKS

SCALE: 1" = 100'



BENCHMARK #1
CAPPED IRON ROD SET 3.3' WEST OF
BRADSHAW ROAD RIGHT-OF-WAY LINE, ALSO
BEING IN LOT 18, BLOCK D
OF ONION CREEK ADDITION VOL. 93, PG. 236
ELEVATION=616.61'
N: 10020861.98
E: 3104435.63

BENCHMARK #2
CAPPED IRON ROD SET IN BRADSHAW ROAD
OPPOSITE LOT 14, BLOCK D
OF ONION CREEK ADDITION VOL. 93, PG. 236
ELEVATION=620.42'
N: 10019958.45
E: 3104016.39

114.545 ACRES
FIRST CONTINENTAL INVESTMENT CO., LTD.
DOC. #2011159731
(SAVE & EXCEPT 3.545 ACRES)

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

DATE: NOVEMBER 6, 2012

OWNER:
JOHN M. BONNER, PRESIDENT
FIRST CONTINENTAL INVESTMENT CO., LTD.
5718 WESTHEIMER RD SUITE 1450
HOUSTON, TEXAS 77057
(713) 789-5099 phone
(713) 789-5098 fax

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

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

TOTAL ACRES: 18.358 ACRES
SURVEY: SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

TOTAL NUMBER OF BLOCKS: 6
TOTAL NUMBER OF LOTS: 70
SINGLE FAMILY LOTS: 68
OPEN SPACE: 1
D.E. LOT: 1

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE
BOROS DRIVE	50' ROW	539'
MICKELSON DRIVE	50' ROW	1,047'
RIVER PLANTATION DRIVE	60' ROW	775'
PLAYERS PATH	50' ROW	820'

CB-2012-0071.1A

SHEET NO. 1 OF 4



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Civil Engineering & Surveying
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Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\4471\SURVEY\LW SECTION 1 PLAT