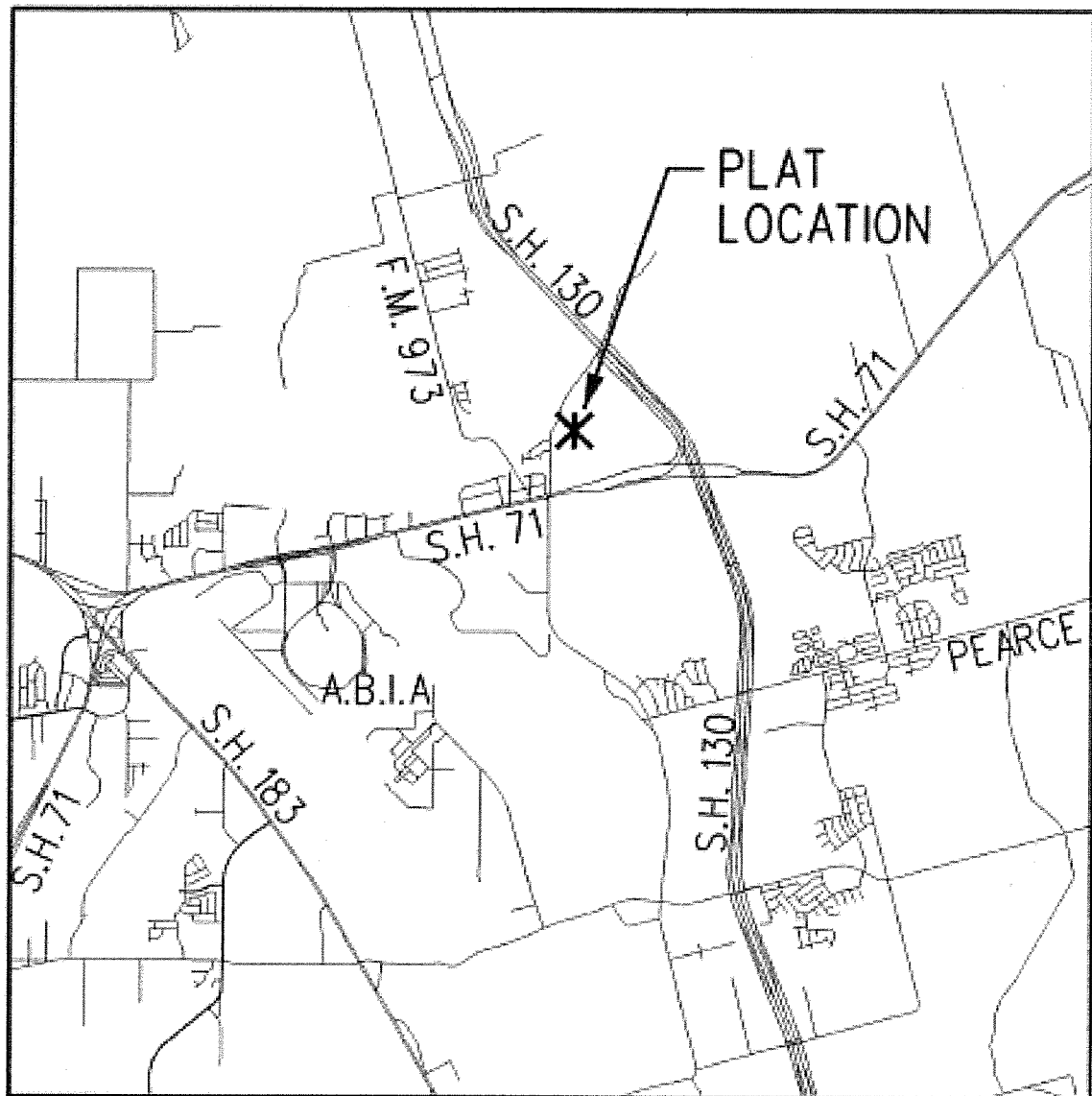
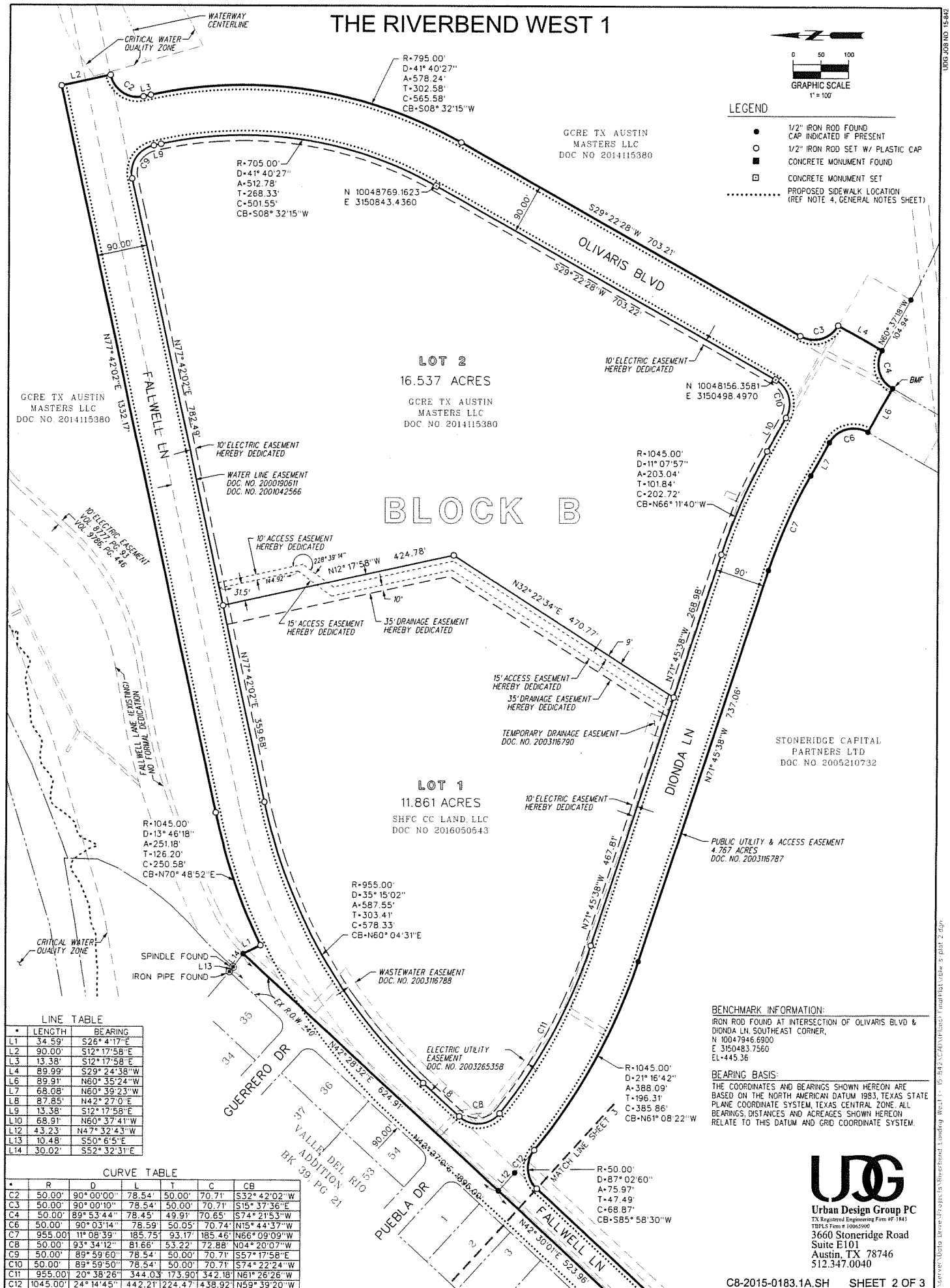


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0183.1A.SH**Z.A.P. DATE:** July 19, 2016**SUBDIVISION NAME:** The Riverbend West 1**AREA:** 39.561 acres**LOT(S):** 2**APPLICANT:** GRCE/TX Austin
(James Goveia)**AGENT:** Urban Design Group
(Katie Droughton)**ADDRESS OF SUBDIVISION:** E SH 71 WB at Falwell 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

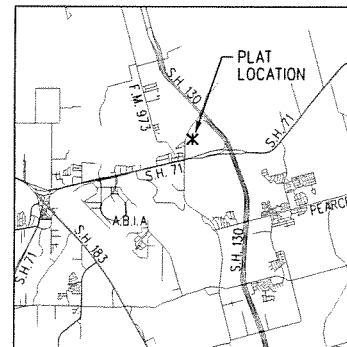
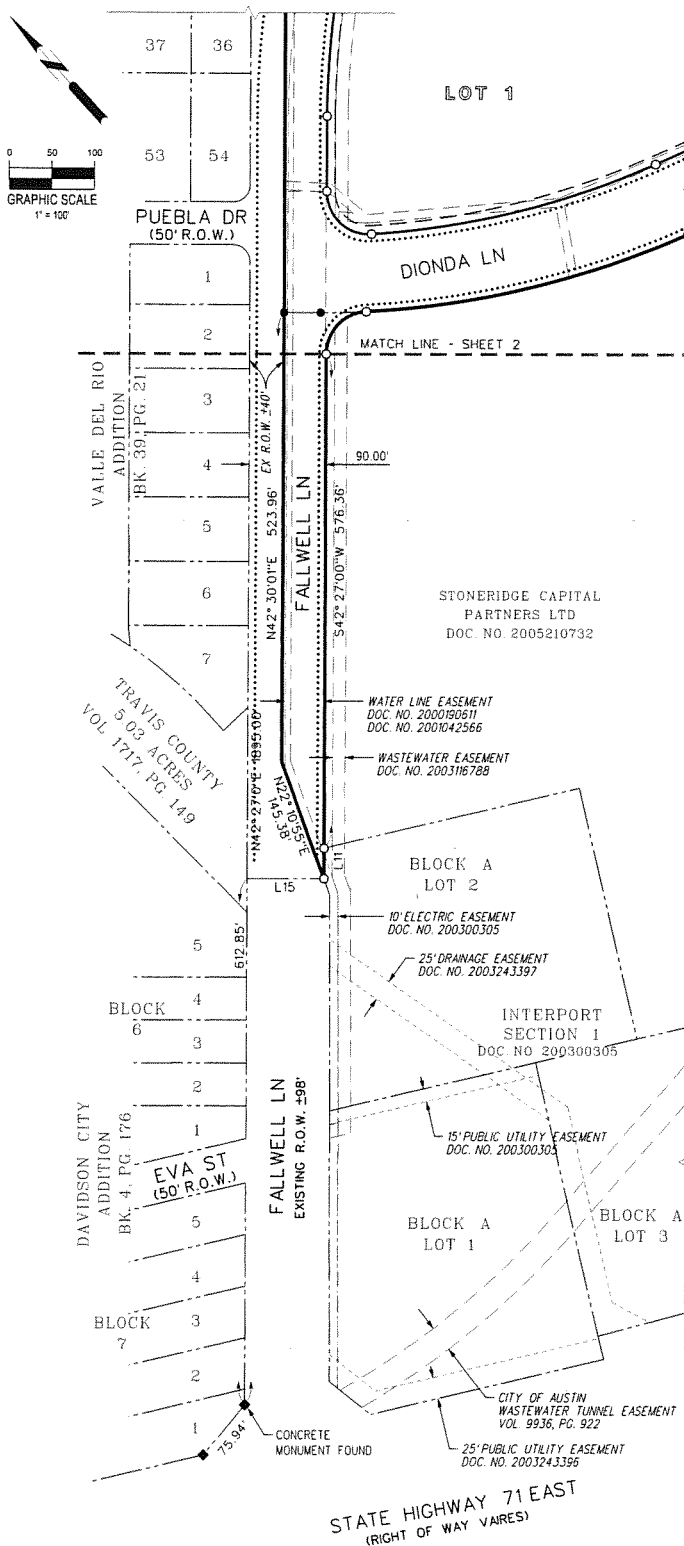


VICINITY MAP
NOT TO SCALE





THE RIVERBEND WEST 1



VICINITY MAP
NOT TO SCALE

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'

•	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
 (REF NOTE 4, GENERAL NOTES SHEET)

UDG
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