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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2007-1061.01

Z.A.P. DATE: 9-3-13

SUBDIVISION NAME: The Vistas of Austin

AREA: 148.84

LOT(S): 535

OWNER/APPLICANT: The Vistas of Austin, Ltd.

(Doyle Wilson)

AGENT: Cantarra Ventures Ltd. by Intermandeco GP, LLC

(Brett Corwin)

ADDRESS OF SUBDIVISION: 9220-1/2 OLD LOCKHART RD

GRIDS: H10, H11

COUNTY:

WATERSHED: Onion/Marble/Rinard Creek

JURISDICTION: 2 mile ETJ

EXISTING ZONING:

MUD: N/A

NEIGHBORHOOD PLAN:

PROPOSED LAND USE: SF

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 The Vistas of Austin. The proposed plat is composed of 535 lots on 148.84 acres.

STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

10796807
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 CAP

PRELIMINARY PLAN NOTES

- 1 THIS PRELIMINARY PLAN IS LOCATED WITHIN PORTIONS OF THE BOUNDARIES, UNLESS OTHERWISE SPECIFIED, AS SUBDIVISION BOUNDARIES, NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 2 THE WATER QUALITY EXISTENCE SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTERS 30-9 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EXISTENCES IS RESTRICTED BY SECTIONS 30-9-218 AND 30-9-219 THEREOF.
- 3 MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 4 EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 30-9-211 AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 5 WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 50% OF THE NET SITE AREA OF EACH LOT. PLUMBING TO LOC SECTION 30-9-211, DETENTION, RETENTION, AND WATER QUALITY FACILITIES SHALL NOT BE LOCATED WITHIN 50 FEET OF A RESIDENTIAL STRUCTURE.
- 6 THE 100-YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 30-YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 5708-0104C, TRAVIS COUNTY, TEXAS AND RECOMPENSATED AREAS. EFFECTIVE DATE AUGUST 1, 2013.

BARBARA L. COBBIN
 P.L.L.C.
 2000 W. BELMONT, SUITE 6
 AUSTIN, TEXAS 78703

- 7 ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED USING CITY OF AUSTIN DESIGN STANDARDS. ALL STREETS WILL BE PAVED WITH ASPHALT CONCRETE AND SHALL BE 40 FEET WIDE WITH 10 FOOT RADIUS, WITH AND A PARKING WIDTH OF 30 FEET FOR-PCB. ALL RESIDENTIAL COLLECTIONS ARE TO HAVE A 60 FOOT RADIUS, WITH AND A PARKING WIDTH OF 40 FEET FOR-PCB.
- 8 NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 9 PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND/OR STORM SEWER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT REQUEST ACCESS BY GOVERNMENTAL AUTHORITIES.
- 10 NO BALUNES, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS AND/OR STORM SEWER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- 11 THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

- 12 THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL THESE WORKS IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 13 THE OWNER OF THIS SUBDIVISION SHALL PROVIDE THE ELECTRIC UTILITY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE REQUIRED, FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO OBSTRUCT THE SITE TO BE IN COMPLIANCE WITH CHAPTER 30-9 OF THE CITY OF AUSTIN LDC.
- 14 THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITH THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

- 15 ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH TRAVIS COUNTY/CITY OF AUSTIN REGULATIONS AS CURRENTLY AMENDED.

- 16 PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. MINIMAL ELEVATION SHALL BE HELD TO THE HIGHEST ESTABLISHED BY THE REGIONAL DETENTION PLAN AS APPROVED BY THE CITY OF AUSTIN, LOCATED THAT PROPERTY IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE OBTAINED BY THE USE OF ON-SITE DETENTION OR OTHER APPROVED METHODS.

- 17 ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR AGENTS.

- 18 APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DETAIL FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAN. CONSTRUCTION PLAN OR SITE PLAN SHALL, UNLESS SUCH DETAIL HAS BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE OWNER OF THE OBLIGATION TO NOTIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY AFFECT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

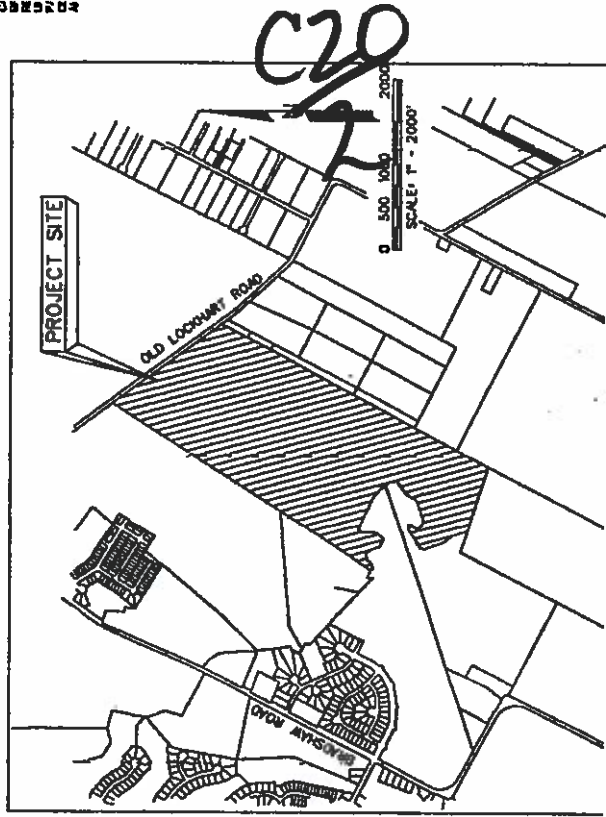
- 19 A FIFTEEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT ADJACENT TO OLD LOCKHART ROAD IS REQUIRED TO BE DEDICATED ON THE FINAL PLANS. ON ALL OTHER STREETS, A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS REQUIRED.

- 20 PRIOR TO RECORDING OF ANY FINAL PLAN OR ALL OR A PORTION OF THE PRELIMINARY PLAN, TYPICAL SHALTY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
 - a STREET CONSTRUCTION AND RELATED IMPROVEMENTS INCLUDING PARKING, DRAINAGE, SEWERAGE, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS ALL STREETS LISTED ON THE STREET IMPROVEMENT (THIS SHEET) AND OLD LOCKHART ROAD

- 21 ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED ITEMS (E.G. FENCES AND SEDIMENTATION CONTROLS, RETENTION CHANNEL, SWALE, POLE IN EASEMENT, DETENTION WATER QUALITY FACILITY) AS DETERMINED PRIOR TO FINAL PLAN APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS ALL STREETS LISTED ON THE STREET IMPROVEMENT (THIS SHEET) AND OLD LOCKHART ROAD

- 22 SEWERAGE IN COMMON AREAS.

PRELIMINARY PLAN FOR THE VISTAS OF AUSTIN TRAVIS COUNTY, TEXAS



1 4 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100