

CJ
/ 1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2007-1061.01.1A

Z.A.P. DATE: May 5, 2015

SUBDIVISION NAME: The Vistas of Austin Section 1

AREA: 23.43 acres

LOT(S): 87

OWNER/APPLICANT: The Vistas of Austin
(Brett Corwin)

AGENT: The Vistas of Austin
(Brett Corwin)

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

GRIDS: H13

COUNTY: Travis

WATERSHED: Rinard Creek

JURISDICTION: 2 mile ETJ

EXISTING ZONING: n/a

DISTRICT: 2

PROPOSED LAND USE: Single-family

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 Section 1 final plat out of an approved preliminary plan. The proposed plat is composed of 87 lots on 23.43 acres. The first section contains 84 single-family lots and 3 open space and drainage lots. The lots will be accessed via an internal street network via a connection to Old Lockhart Road. All utilities are available from the City of Austin. The developer will be responsible for all costs associated with any required improvements.

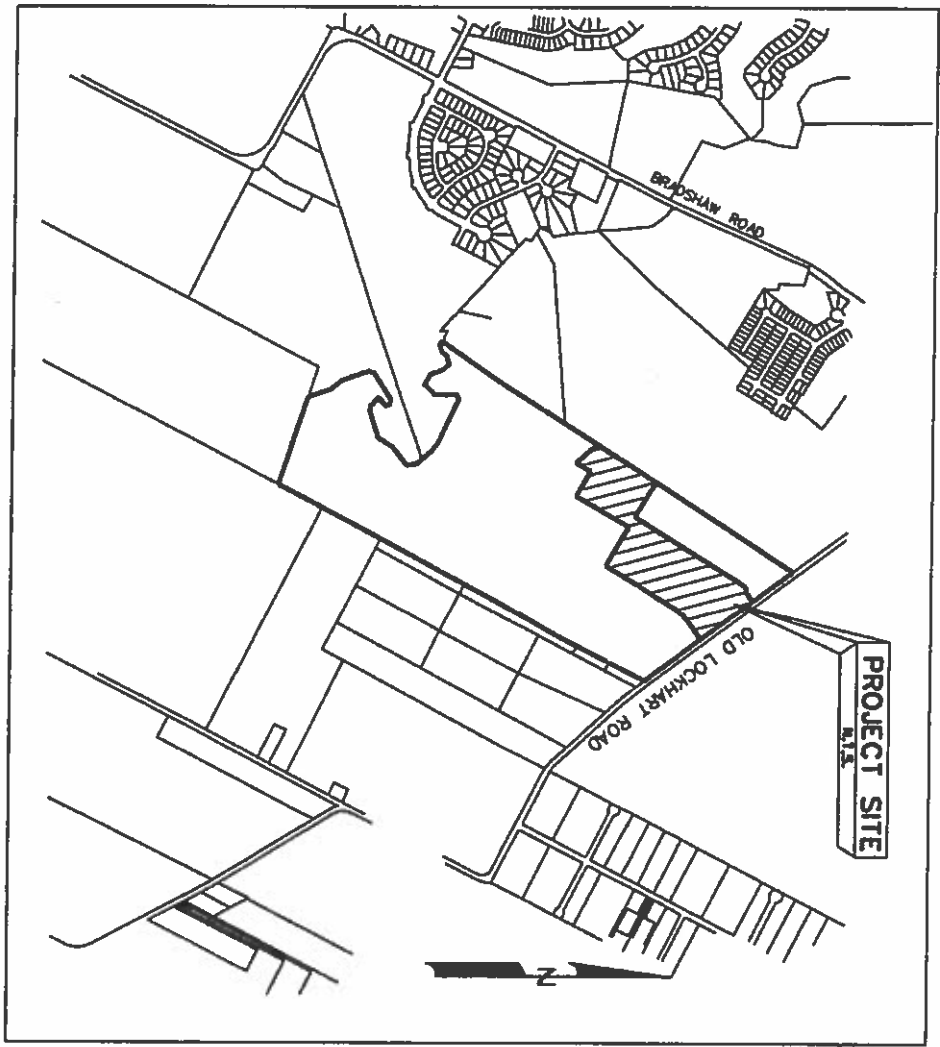
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat does meet all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

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0 50 100 200
SCALE: 1" = 100'

STREET INVENTORY					
CLASSIFICATION	STREET NAME	R.O.W.	PAVEMENT FOC-FOC	4' SIDEWALK	CL LENGTH
LOCAL STREET	BANKHEAD DRIVE	50'	30'	BOTH SIDES	918 LF
LOCAL STREET	BELGRAVE DRIVE	50'	30'	BOTH SIDES	450 LF
LOCAL STREET / RECREATIONAL COLLECTOR	VISTAS DRIVE	60' / 70'	40'	BOTH SIDES	1061 LF
LOCAL STREET	MONCRIEFF DRIVE	50'	30'	BOTH SIDES	176 LF
LOCAL STREET	LAURE LANE	50'	30'	BOTH SIDES	320 LF
LOCAL STREET	ARBOR CREST LANE	50'	30'	BOTH SIDES	651 LF
LOCAL STREET	MARY LEWIS DRIVE	50'	30'	BOTH SIDES	14 LF
TOTAL LENGTH BEING PLATTED -					101 LF

- LEGEND**
- D.E. - Drainage Easements
 - B.L. - Building Line
 - C.M.S. - Concrete Monument Set
 - U.E. - Utility Easements
 - IRF - Iron Rod Found
 - ⬇ - Street Name Change
 - ⊙ - Concrete Monument
 - ⋯ - Sidewalk Required
 - ⊙ - WITH R.O.W. SET
 - ⊙ - BLOCK LABEL
 - ⊙ - LOT NUMBER

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	38°51'58"	25.00'	16.09'	6.33'	16.81'	S40°23'52"W
2	88°01'08"	25.00'	38.01'	24.18'	34.74'	S77°09'36"W
3	53°01'48"	25.00'	22.18'	12.00'	22.36'	N04°38'16"W
4	88°44'31"	25.00'	38.72'	24.48'	34.67'	N14°27'31"W
5	83°07'48"	25.00'	35.27'	25.00'	35.36'	S76°10'10"W
6	80°00'00"	25.00'	33.18'	18.00'	32.38'	N57°44'04"W
7	17°00'41"	40.00'	133.62'	67.31'	133.13'	S44°00'54"W
8	89°22'43"	25.00'	39.07'	24.00'	35.21'	S78°23'48"W
9	80°00'00"	25.00'	33.18'	25.00'	35.36'	N13°48'50"W
10	36°32'12"	25.00'	16.09'	6.33'	16.81'	N49°36'16"W
11	141°33'19"	50.00'	123.83'	143.40'	94.42'	N02°44'19"W
12	36°32'12"	25.00'	16.09'	6.33'	16.81'	N02°44'19"W
13	67°48'51"	25.00'	29.58'	16.80'	27.89'	N02°44'19"W
14	86°47'23"	25.00'	37.29'	23.00'	35.93'	N02°44'19"W
15	89°21'25"	25.00'	42.23'	28.18'	37.39'	S09°02'23"W
16	22°11'02"	25.00'	13.20'	3.00'	13.31'	N06°05'01"W
17	10°06'21"	25.00'	10.63'	50.88'	100.07'	N49°08'04"W
18	03°07'31"	275.86'	15.00'	15.00'	7.50'	N07°10'49"W

LINE TABLE

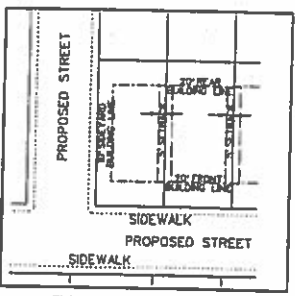
LINE NO.	BEARING	DISTANCE	
1.	S89°48'50"W	6	94.73'
2.	S08°11'52"E	6	51.40'
3.	N07°18'48"W	6	12.05'
4.	S03°31'18"W	6	28.00'
5.	N03°10'10"W	6	36.00'
6.	N31°10'10"E	6	16.80'
7.	S03°21'18"W	6	27.00'

TOTAL ACRES- 23.439
TOTAL SINGLE FAMILY LOTS- 84
TOTAL OPEN SPACE / DRAINAGE EASEMENTS LOTS - 3
NUMBER OF BLOCKS- 5

FINAL PLAT OF
THE VISTAS OF AUSTIN SECTION 1
(23.439 ACRES)
A SMALL LOT SUBDIVISION

OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24
IN THE COUNTY OF TRAVIS
OWNER/ DEVELOPER
THE VISTAS OF AUSTIN, LTD.
1401 BURNHAM DRIVE
PLANO, TEXAS 75093
972-964-9050

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



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