

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2015-0134

Z.A.P. DATE: April 5, 2016

SUBDIVISION NAME: Preston Park Subdivision Preliminary Plan

AREA: 60.61 acres

LOT(S): 279 total lots

OWNER/APPLICANT: ZYDECO Partners-1, Ltd. (H. Yancy) **AGENT:** Thrower Design (R. Thrower)

ADDRESS OF SUBDIVISION: Grand Avenue Parkway

GRIDS: M39

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2-mile ETJ

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: 264 Single Family Residential lots, six drainage/detention lots, five landscape lots, one amenity center lot, one lift station lot, one commercial lot, one water quality/detention lot, and public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of Bratton Lane.

DEPARTMENT COMMENTS: The request is for approval of the Preston Park Subdivision Preliminary Plan. The preliminary plan is composed of 279 lots on 60.61 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan. This preliminary plan meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

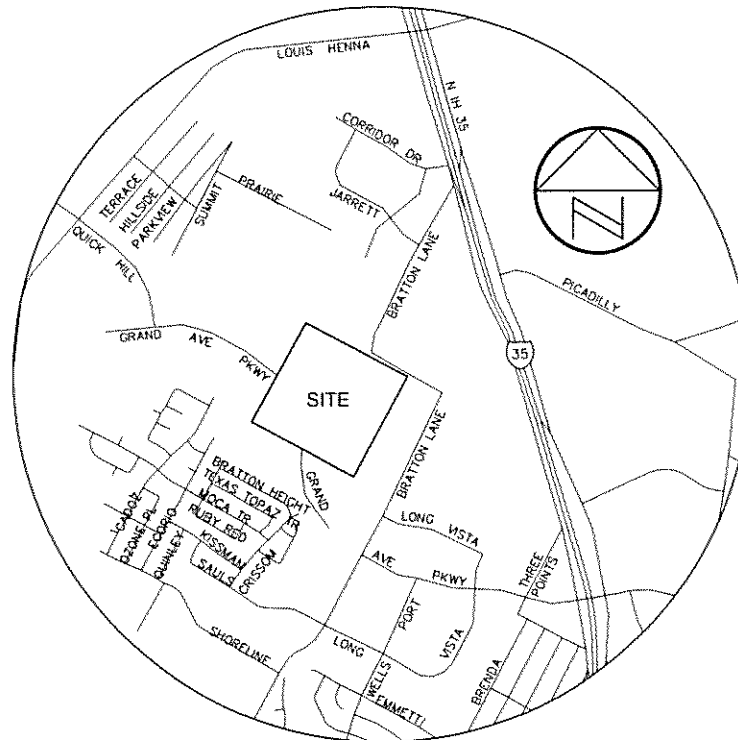
CASE MANAGER: Michael Hettenhausen

PHONE: (512) 854-7563

Email address: [REDACTED]

PRESTON PARK SUBDIVISION PRELIMINARY PLAN

16250 BRATTON LANE



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

ZEDCO PARTNERS - I, LTD
 901 W. BRANCO STREET, SUITE 200
 AUSTIN, TX 78701
 512 478 7850

OWNER'S REP FOR PLAN ALTERATIONS

LAND PLANNER THROWER DESIGN
 P.O. BOX 47852
 AUSTIN, TEXAS 78704
 512 478 4658

CIVIL ENGINEER AMC DESIGN GROUP INC
 P.O. BOX 381535
 AUSTIN, TEXAS 78738
 512 385 2911

SURVEYOR CHAPARRAL PROFESSIONAL
 LAND SURVEYING, INC
 3507 MCCRALL LANE
 AUSTIN, TEXAS 78744
 512 442 1724

LEGAL DESCRIPTION

40.688 ACRES OF LAND (APPROX 2.645548 102 FT) IN THE WILLIAM BRATTON SURVEY NO. 123, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 80.533 ACRE TRACT OF LAND CONVEYED TO PER BRATTON ASSOCIATES, L.P. IN DEED DATED FEBRUARY 10, 2006, DESCRIBED IN DOCUMENT NO. 200602480 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATION INFO

GRID # H19
 MAPSEC # 436

FLOODPLAIN INFORMATION

NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANEL NUMBER 4945X02282G FOR TRAVIS COUNTY, TEXAS DATED AUGUST 19, 2014.

BENCHMARKS

BM #1: A SQUARE CEMENT TOP OF CURB, WEST SIDE OF GRAND AVENUE PARKWAY +/- 91' SOUTH OF THE TERMINUS OF PAVEMENT, WEST CORNER OF SUBJECT TRACT.
 ELEV=887.67

BM #1: A ALUMINUM DISK IN CONCRETE STAMPED CHAPARRAL LAND SURVEYING GEODETIC CONTROL 20H2, +/- 12' WEST OF THE WEST EDGE OF PAVEMENT OF BRATTON LANE +/- 10' SOUTH OF A WASTEWATER MANHOLE, SOUTH CORNER OF SUBJECT TRACT.
 ELEV=866.69

BM #2: A ALUMINUM DISK IN CONCRETE STAMPED CHAPARRAL LAND SURVEYING GEODETIC CONTROL 20H2, +/- 15' EAST OF THE EAST EDGE OF PAVEMENT OF BRATTON LANE AT THE MIDPOINT OF CURVE OF BRATTON LANE, EAST CORNER OF SUBJECT TRACT.
 ELEV=849.20

VERTICAL DATUM IS NAVD (82/83) FROM THE TRAVIS COUNTY/TXRA COOPERATIVE HARN NETWORK

GENERAL NOTES

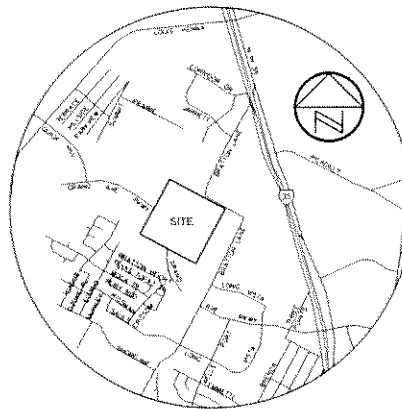
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF WHETHER SUBMITTED, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LOC 25-B-4218) (6) OF THE LOC FOR CUT/FILL UP TO 8 FEET ASSOCIATED WITH THE WATER QUANTITY AND/OR DETENTION FACILITIES.

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-B-4218) (7) OF THE LOC FOR CUT/FILL UP TO 8 FEET

PRESTON PARK SUBDIVISION PRELIMINARY PLAN

16250 BRATTON LANE



VICINITY MAP
 NOT TO SCALE

SUBMITTAL DATE:
 SUBMITTED FOR APPROVAL BY:

CHRIS MCCOMB, P.E.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SHEET INDEX

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 SHEET 2 PRELIMINARY PLAN & NOTES

APPROVALS



PRELIMINARY PLAN & NOTES
 SHEET 2 OF 2
 16250 BRATTON LANE
 AUSTIN, TEXAS 78744

**PRESTON PARK SUBDIVISION
 PRELIMINARY PLAN**
 16250 BRATTON LANE
 AUSTIN, TEXAS

COVER SHEET

SHEET NO.
 1

C8J-2015-0134

