

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0147**ZAP DATE:** May 15, 2018**SUBDIVISION NAME:** Cantarra 1 North**AREA:** 154.5 acres**LOTS:** 381**APPLICANT:** Ian Cude (Continental Home of Texas LP)**AGENT:** Jacob Kondo (BGE, Inc.)**ADDRESS OF SUBDIVISION:** 4608 E Howard Lane**GRIDS:** MQ32**COUNTY:** Travis**WATERSHED:** Gilliland Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 1**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along all streets.

DEPARTMENT COMMENTS: The request is for the approval of the Cantarra 1 North preliminary plan. It is comprised of 381 lots on 154.5 acres. The plat is comprised of 375 residential lots, 2 parkland lots and 4 greenbelt/drainage/water quality lots. The proposed lots comply with the zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval. The preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



V:\01Projects\DRHorton_4802-00_Cantarra\03_CADD\06_LD\04_Exhibits\Cantarra I Prelim\archive\2017-06-09_Cantarra I Location Map.dwg

SHEET 1 OF 1

CANTARRA I

LOCATION MAP

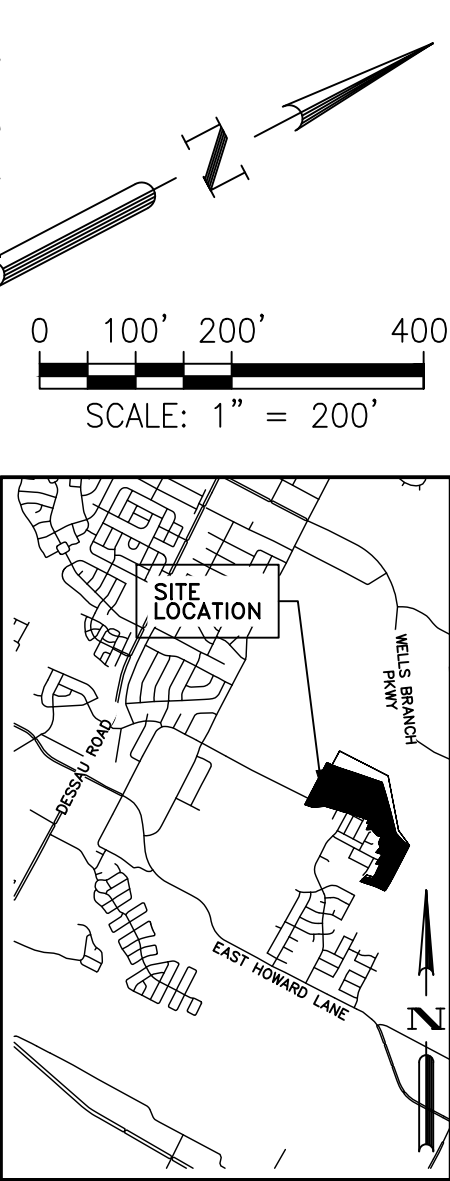
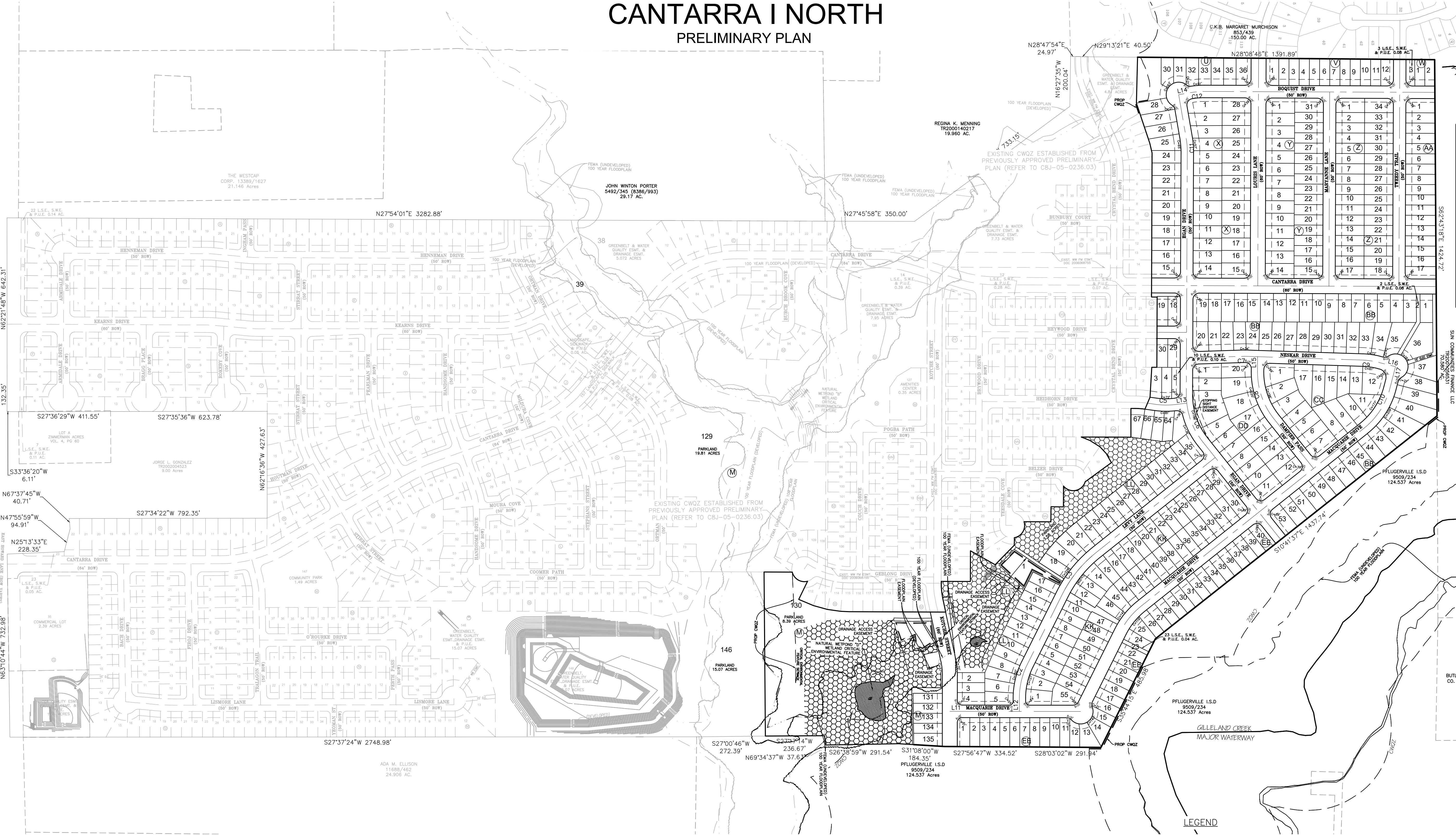
BROWN & GAY ENGINEERS, INC.
7000 NORTH MOPAC, SUITE 330 AUSTIN,
TX 78731 TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com



DATE: 06/2017

DRAWN BY: JK

CANTARRA I NORTH
PRELIMINARY PLAN



TOTAL NO. OF LOTS: 381
NO. OF BLOCKS: 16
NO. OF SINGLE FAMILY LOTS: 375
NO. OF WATER QUALITY & D.E. LOTS: 0
NO. OF PARKLAND LOTS: 2
NO. OF GREENBELT, WATER QUALITY, & D.E. LOTS: 0
NO. OF LANDSCAPE, SIDEWALK, & P.U.E. LOTS: 4
NO. OF COMMUNITY PARKS: 0
NO. OF COMMERCIAL LOTS: 0
NO. OF AMENITY CENTER LOTS: 0

TOTAL LINEAR FOOTAGE OF STREETS: 22,625 LF
TOTAL ACREAGE: 154.56 ACRES

SURVEY: MARIQUITA CASTRO LEAGUE NO. 50
ABSTRACT #160
TRAVIS COUNTY, TEXAS

*THIS PROJECT IS NOT LOCATED OVER
THE EDWARDS AQUIFER RECHARGE ZONE.

GILLELAND CREEK WATERSHED (SUBURBAN)

OWNER:
CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED
PARTNERSHIP
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750

ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON BLVD.
AUSTIN, TEXAS 78749
PHONE: (512)-280-5160

FLOODPLAIN NOTE:
THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE
DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF
THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD
AREA AS SHOWN ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE
MAP (FIRM)# 48453C0290 J, TRAVIS COUNTY, TEXAS,
DATED AUGUST 18, 2014

SHEET INDEX	
NO.	TITLE
1	OVERALL PRELIMINARY PLAN
2	GENERAL NOTES
3	PRELIMINARY PLAN DETAIL 1 OF 2
4	PRELIMINARY PLAN DETAIL 2 OF 2

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF
ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED
HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS
THEREOF, AND THAT SAID PLANS COMPLY WITH TITLE 25 OF THE CITY OF AUSTIN
LAND DEVELOPMENT CODE.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

JACOB R. KONDO, P.E.

LEGEND	
---	PROPERTY BOUNDARY
---	MAJOR ELEV. CONTOUR
---	MAJOR ELEV. CONTOUR
---	PROPOSED SIDEWALK
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED)
---	CREEK CENTERLINE
---	EXISTING CRITICAL WATER QUALITY ZONE
---	PROPOSED CRITICAL WATER QUALITY ZONE
---	EROSION HAZARD ZONE

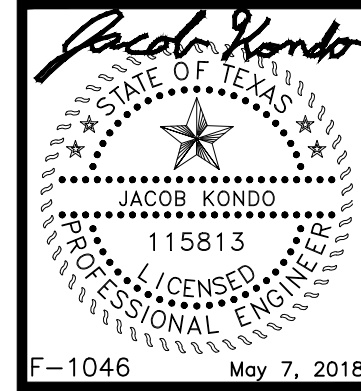
PRELIMINARY PLAN APPROVAL SHEET 1 OF 6.
FILE NUMBER C8-2017-0147 APPLICATION DATE JUNE 28, 2017
APPROVED BY ZONING & PLATTING COMMISSION ON _____
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) JUNE 28, 2022.
CASE MANAGER: STEVE HOPKINS

J. Rodney Gonzales, Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site
Plans which do not comply with the Code current at the time of filing,
and all require Building permits or notice of construction (if a building
permit is not required), must also be approved prior to the Project
Expiration Date.

CANTARRA I NORTH

PRELIMINARY PLAN SET



F-1046 May 7, 2018

SHEET
1 OF 4

CANTARRA I NORTH
PRELIMINARY PLAN

GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.

2. 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.

3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.

4. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

5. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LANE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

7. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTION ARE PERMITTED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

8. PARKLAND DEDICATION IS REQUIRED PER CITY CODE §25-1-601 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THE PARKLAND DEDICATION EXHIBIT.

9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

10. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE GROSS SITE ARE OF EACH LOT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

11. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

11.A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: LEVY LANE, MACQUARIE DRIVE, KOTCHE STREET, EGAN DRIVE, DAMPIER PASS, KELLY DRIVE, CANTARRA DRIVE, LOURIS LANE, MARYANNE LANE, TWEEDY TRAIL AND BOQUIST.

11.B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: LEVY LANE, MACQUARIE DRIVE, KOTCHE STREET, EGAN DRIVE, DAMPIER PASS, KELLY DRIVE, CANTARRA DRIVE, LOURIS LANE, MARYANNE LANE, TWEEDY TRAIL AND BOQUIST DRIVE.

12. THIS PRELIMINARY PLAN IS IN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN.

13. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.

14. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

15. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.

16. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE. UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY, SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE, OR PROPERTY.

17. A 10 FOR (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.

18. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER – CITY OF AUSTIN

ELECTRIC – AUSTIN ENERGY

GAS – ATMOS ENERGY

19. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

20. ACCESS TO CANTARRA DRIVE IS PROHIBITED FOR ALL LOTS WITHIN BLOCK HH, AND ACCESS SHALL BE LIMITED TO HEYWOOD DRIVE.

21. LOT 29 BLOCK U, LOT 3 BLOCK W, LOT 5B BLOCK BB, LOT 12 BLOCK HH, AND LOT 5 BLOCK JJ ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS AND RESTRICTED TO NON-RESIDENTIAL USES.

22. TOTAL LINEAR FOOTAGE OF STREETS: 22,625 LF

23. THE PRELIMINARY PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

24. THERE WILL BE NO DRIVEWAYS ON ANY PORTION OF A LOT WITH AN EXISTING SLOPE GREATER THAN 15%.

25. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE TO SMALL LOT SUBDIVISIONS IN CHAPTER 25-4-232 OF THE LAND DEVELOPMENT CODE. SMALL LOTS LISTED BY BLOCK: BLOCK M 115-122, 131-134, BLOCK V 1-12, BLOCK W 1-2, BLOCK Y 15-31, BLOCK Z 1-34, BLOCK AA 1-17, BLOCK BB 1-23, BLOCK EE 1-39, BLOCK HH 18-19, BLOCK JJ 1, 3-6, 29-30, BLOCK KK 1-54, BLOCK LL 2-35, BLOCK NN 64-67, 81-90.

26. CONCURRENTLY WITH THE CONSTRUCTION OF ANY PHASE OF DEVELOPMENT NORTH OF THE CREEK CROSSING ON FARRAR DRIVE A SECOND OUTLET WILL BE PROVIDED. IN THE EVENT THE SECOND OUTLET IS CRYSTAL BEND DRIVE IT WILL BE IMPROVED TO PUBLIC STANDARDS.

27. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.

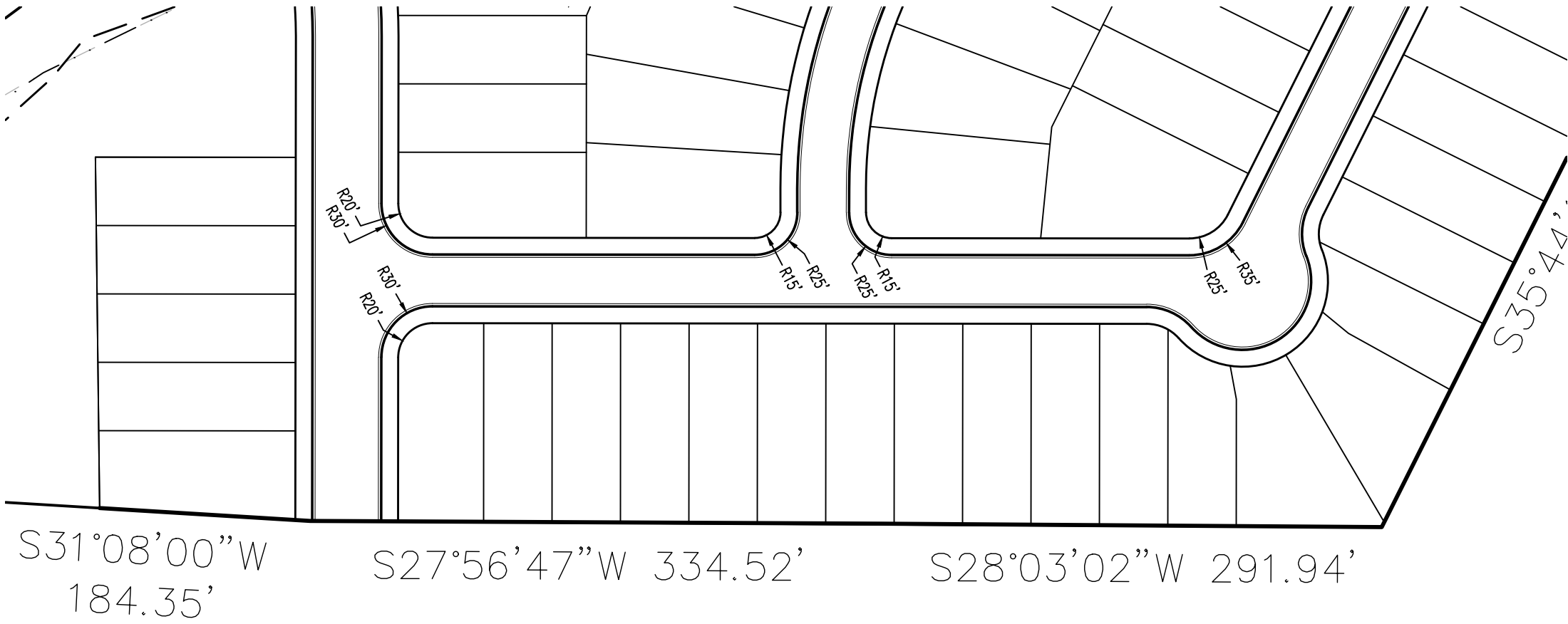
28. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE, AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
29. THE CITY OF AUSTIN FULLY DEVELOPED AND FEMA 100-YR FLOODPLANS WILL BE CONTAINED IN AN EASEMENT TO BE RECORDED PRIOR TO APPROVAL OF FINAL PLAT.
30. AREAS IN THE CEF DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH NATIVE SEEDING AND PLANTING PER CITY OF AUSTIN STANDARD SPECIFICATION 609S, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION AND WEED MAINTENANCE.
31. ALL ACTIVITIES WITHIN THE CEF SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION AND WASTEWATER DISPOSAL AND IRRIGATION IS PROHIBITED.
32. THE VEGETATIONS AROUND THE WET PONDS AND WET POND EASEMENTS ARE A WETLANDS MITIGATED SITE.
33. ROADS 30 FEET IN PAVEMENT WIDTH AND LESS WITH A CURVATURE THAT WILL CREATE AN OFFSET OF MORE THAN ONE FOOT AS THE WHEELS TRACK FOR AN AERIAL APPARATUS, SHALL PROVIDE FIRE LANE SIGNAGE/PAVEMENT MARKING TO RESTRICT PARKING ON ONE SIDE OF THE STREET.
34. A MINIMUM OF FOUR OFF-STREET PARKING SPACES IS REQUIRED FOR EACH SMALL LOT ALONG:

CANTARRA DRIVE (ON SECTIONS LESS THAN 33 FEET FOC-FOC IN WIDTH), HEYWOOD DRIVE, HEIDHORN DRIVE, MACQUARIE DRIVE, LEVY LANE, EGAN DRIVE, DAMPIER PASS, NESKAR DRIVE, BOQUIST DRIVE, MARYANNE LANE, TWEEDY TRAIL.

FLOOD PLAIN NOTE:
THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP #48453C0290 J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

STREET STANDARDS CHART						
STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
CANTARRA DRIVE	64’/60’	3408 LF	54’/40’/30’ FOC TO FOC	4’	RESIDENTIAL COLLECTOR/RESIDENTIAL	YES
KOTCHE STREET	60’	1900 LF	40’ FOC TO FOC	4’	RESIDENTIAL COLLECTOR/RESIDENTIAL	YES
HEYWOOD DRIVE	50’	817 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES
HEIDHORN DRIVE	50’	821 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES
MACQUARIE DRIVE	50’	2436 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES
LEVY LANE	50’	1333 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES
EGAN DRIVE	50’	1909 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES
DAMPIER PASS	50’	518 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES
NESKAR DRIVE	50’	840 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES
BOQUIST DRIVE	50’	1027 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES
LOURIS LANE	60’	911 LF	40’ FOC TO FOC	4’	RESIDENTIAL COLLECTOR/RESIDENTIAL	YES
MARYANNE LANE	50’	776 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES
TWEEDY TRAIL	50’	908 LF	30’ FOC TO FOC	4’	RESIDENTIAL	YES

TURNING RADII DETAIL



PRELIMINARY PLAN APPROVAL SHEET 2 OF 6.
FILE NUMBER C8-2017-0147 APPLICATION DATE JUNE 28, 2017
APPROVED BY ZONING & PLATTING COMMISSION ON _____
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) JUNE 28, 2022.
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J. Rodney Gonzales, Director, Development Services Department

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					APR
					DATE
					DESCRIPTION
◁	◁	◁	◁	◁	REV

DESIGNED BY:

REVIEWED BY:

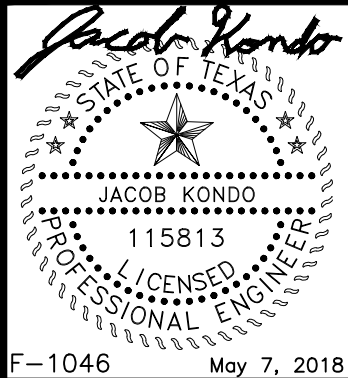
DRAWN BY:



BGE Inc
7000 NORTH MACMUR
AUSTIN, TX 78751
TEL: 512-875-0400 • www.bgeinc.com
TBEPE Registration No. F-1946

CANTARRA I NORTH

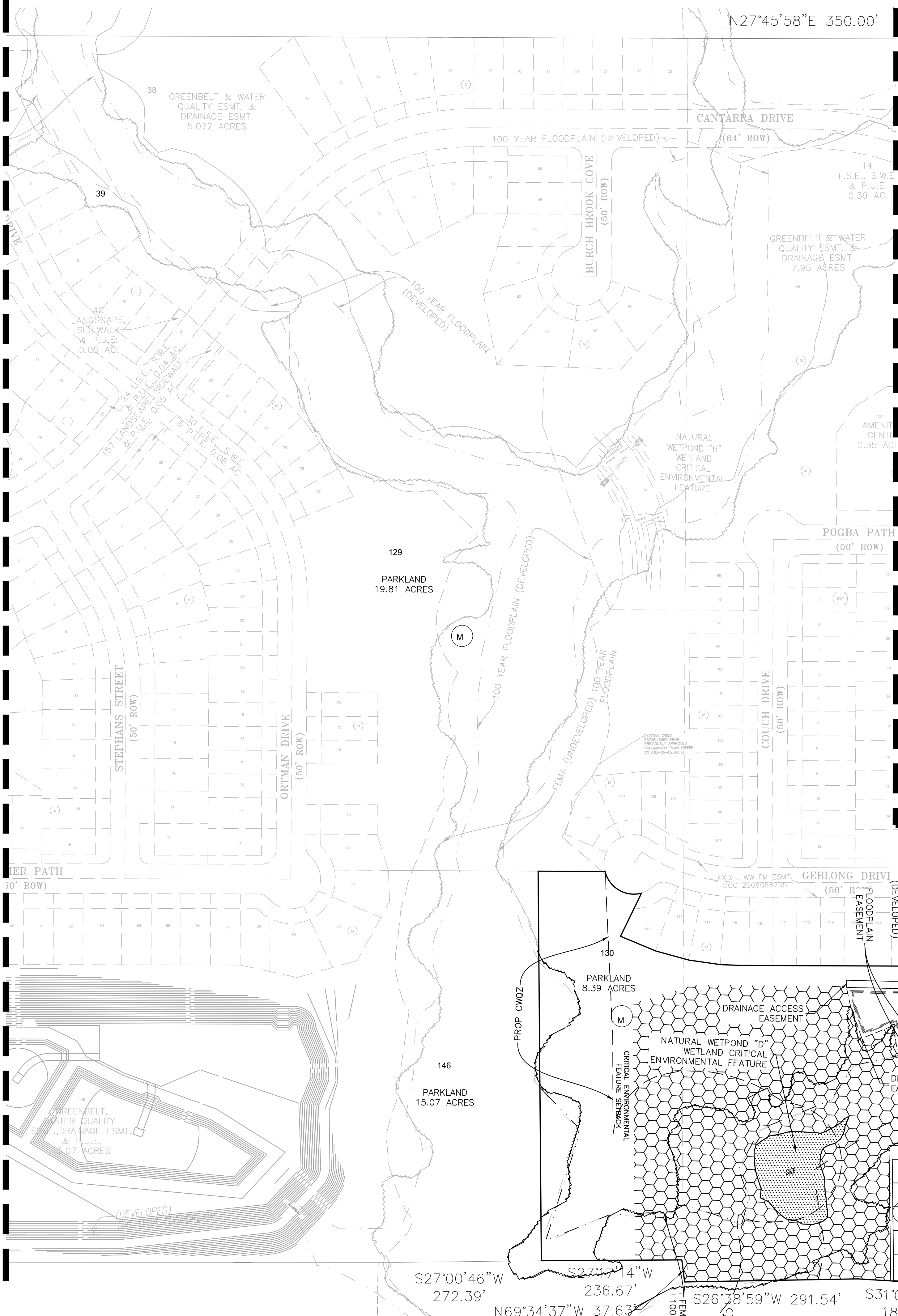
PRELIMINARY PLAN SET



F-1046 May 7, 2018

SHEET
2 OF 4

CANTARRA I NORTH PRELIMINARY PLAN



- NOTES:
- OWNER MAY NOT PLACE, ERECT, CONSTRUCT, OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
 - ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES,
 - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
 - THE PORTION OF THE SUBDIVISION SHOWN ON THIS PLAN SHALL NOT BE OCCUPIED UNTIL CRYSTAL BEND ROAD HAS BEEN FULLY CONSTRUCTED WITH ALL APPURTENANCES, IN SERVICE AND CONNECTS THE SUBDIVISION TO IMMANUEL ROAD IN ORDER TO PROVIDE A SECOND POINT OF ACCESS TO THE SUBDIVISION FOR EMERGENCY VEHICLES.

LEGEND

---	PROPERTY BOUNDARY
---	MAJOR ELEV. CONTOUR
---	MAJOR ELEV. CONTOUR
---	PROPOSED SIDEWALK
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED)
---	CREEK CENTERLINE
---	EXISTING CRITICAL WATER QUALITY ZONE
---	PROPOSED CRITICAL WATER QUALITY ZONE
---	EROSION HAZARD ZONE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	138.67	300.00	26.48	N49° 02' 04"W	137.44
C3	145.86	500.00	16.71	N27° 26' 09"W	145.34

Line Table

Line #	Length	Direction
L11	523.41	S27° 43' 25.21"W
L12	54.19	N62° 16' 34.79"W

PRELIMINARY PLAN APPROVAL SHEET 3 OF 6.

FILE NUMBER CB-2017-0147 APPLICATION DATE JUNE 28, 2017

APPROVED BY ZONING & PLATTING COMMISSION ON _____

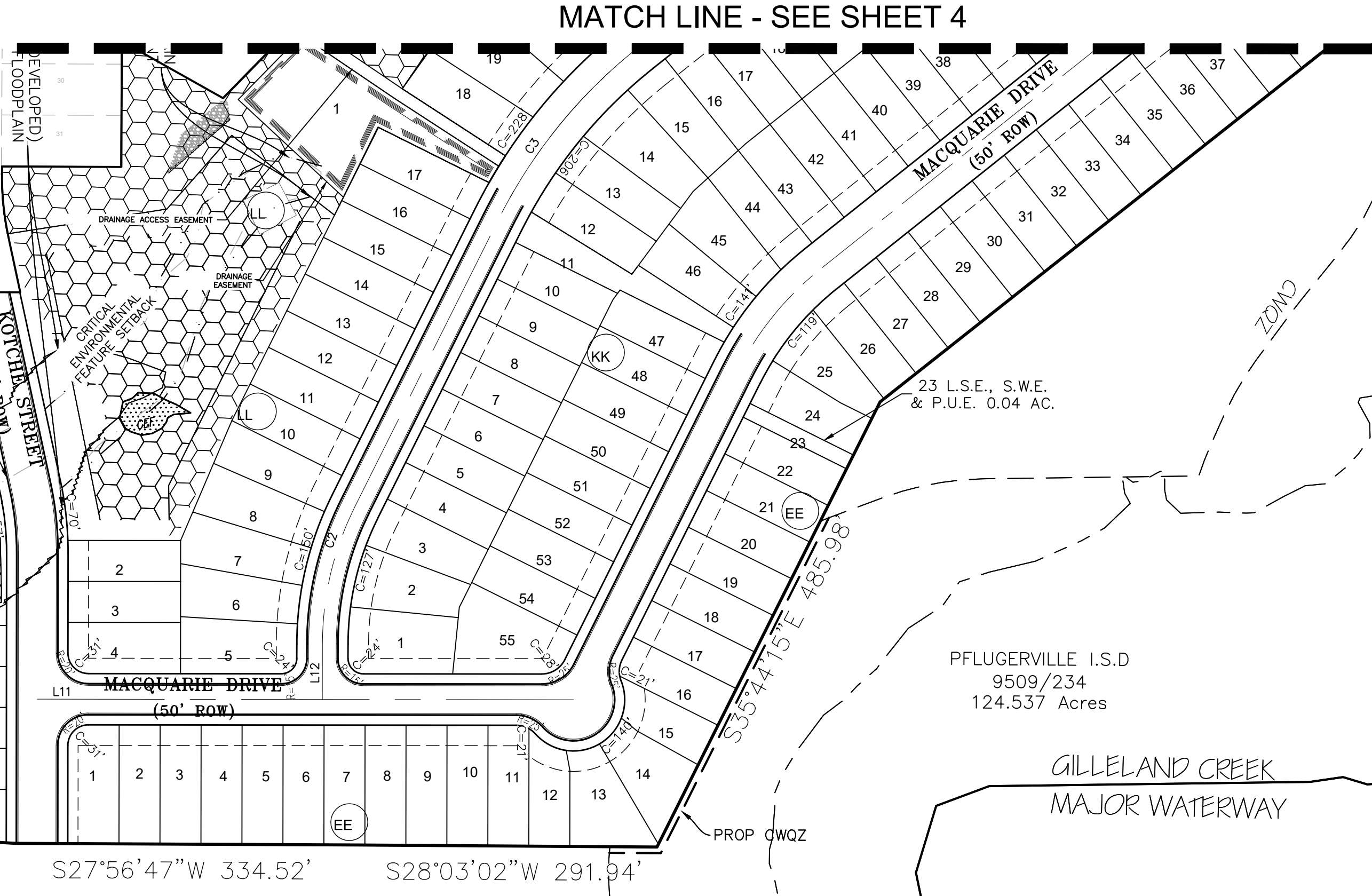
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APR

DATE

DESCRIPTION

REV

DESIGNED BY:

REVIEWED BY:

DRAWN BY:

BGE Inc.

7000 NORTHMAC, SUITE 330

AUSTIN, TX 78751

TEL: 512-875-0400 - www.bgeinc.com

TBPE Registration No. F-1046

CANTARRA I NORTH

PRELIMINARY PLAN SET

Jacob Kondo

STATE OF TEXAS

JACOB KONDO

115813

PROFESSIONAL ENGINEER

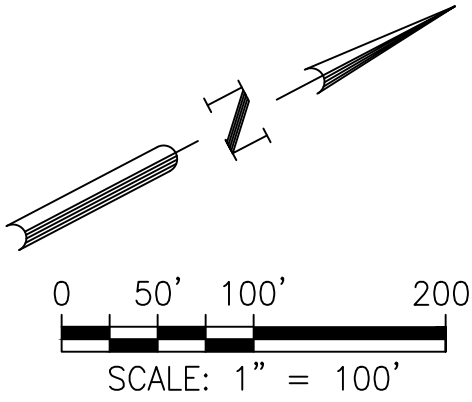
F-1046 May 7, 2018

SHEET 3 OF 4

CANTARRA I NORTH PRELIMINARY PLAN

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 3



LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED)
- CREEK CENTERLINE
- EXISTING CRITICAL WATER QUALITY ZONE
- PROPOSED CRITICAL WATER QUALITY ZONE
- EROSION HAZARD ZONE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	74.43	300.00	14.21	N28° 27' 14"E	74.24
C6	203.21	300.00	38.81	S81° 30' 52"E	199.34
C7	32.56	500.00	3.73	S27° 40' 12"W	32.55
C8	203.18	300.00	38.80	N81° 30' 09"W	199.32
C9	66.15	300.00	12.63	S35° 51' 09"W	66.02
C10	193.26	300.00	36.91	N29° 22' 32"W	189.93
C11	52.35	300.00	10.00	S67° 06' 30"E	52.28
C12	52.35	300.00	10.00	S22° 53' 30"W	52.28

Line Table

Line #	Length	Direction
L13	50.06	N21° 20' 47.84"E
L14	50.24	S17° 53' 33.70"W
L15	60.11	N62° 06' 01.43"W
L16	68.31	S42° 10' 10.12"W
L17	89.30	N47° 49' 49.88"W

NOTES:

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 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
- THE PORTION OF THE SUBDIVISION SHOWN ON THIS PLAN SHALL NOT BE OCCUPIED UNTIL CRYSTAL BEND ROAD HAS BEEN FULLY CONSTRUCTED WITH ALL APPURTENANCES, IN SERVICE AND CONNECTS THE SUBDIVISION TO IMMANUEL ROAD IN ORDER TO PROVIDE A SECOND POINT OF ACCESS TO THE SUBDIVISION FOR EMERGENCY VEHICLES.

PRELIMINARY PLAN APPROVAL SHEET 4 OF 6

FILE NUMBER C8-2017-0147 APPLICATION DATE JUNE 28, 2017

APPROVED BY ZONING & PLATTING COMMISSION ON

UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-62) JUNE 28, 2022.

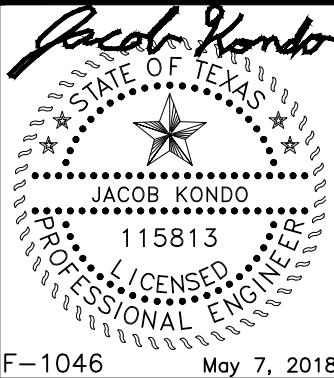
CASE MANAGER: STEVE HOPKINS

J. Rodney Gonzales, Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

CANTARRA I NORTH

PRELIMINARY PLAN SET



SHEET 4 OF 4