

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-5000**ZAP DATE:** July 3, 2018**SUBDIVISION NAME:** Cantarra II, Section 2**AREA:** 22.9 acres**LOTS:** 102**APPLICANT:** Continental Home of Texas LP**AGENT:** Jacob Kondo (BGE, Inc.)**ADDRESS OF SUBDIVISION:** 4608 E Howard Lane**GRIDS:** MQ32**COUNTY:** Travis**WATERSHED:** Harris Branch**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 II, Section 2 preliminary plan. It is comprised of 102 lots on 22.9 acres. The plat is comprised of 98 residential lots, 2 water quality/drainage lots and 2 open space lots. The proposed lots comply with the zoning requirements for use, lot width and lot size.

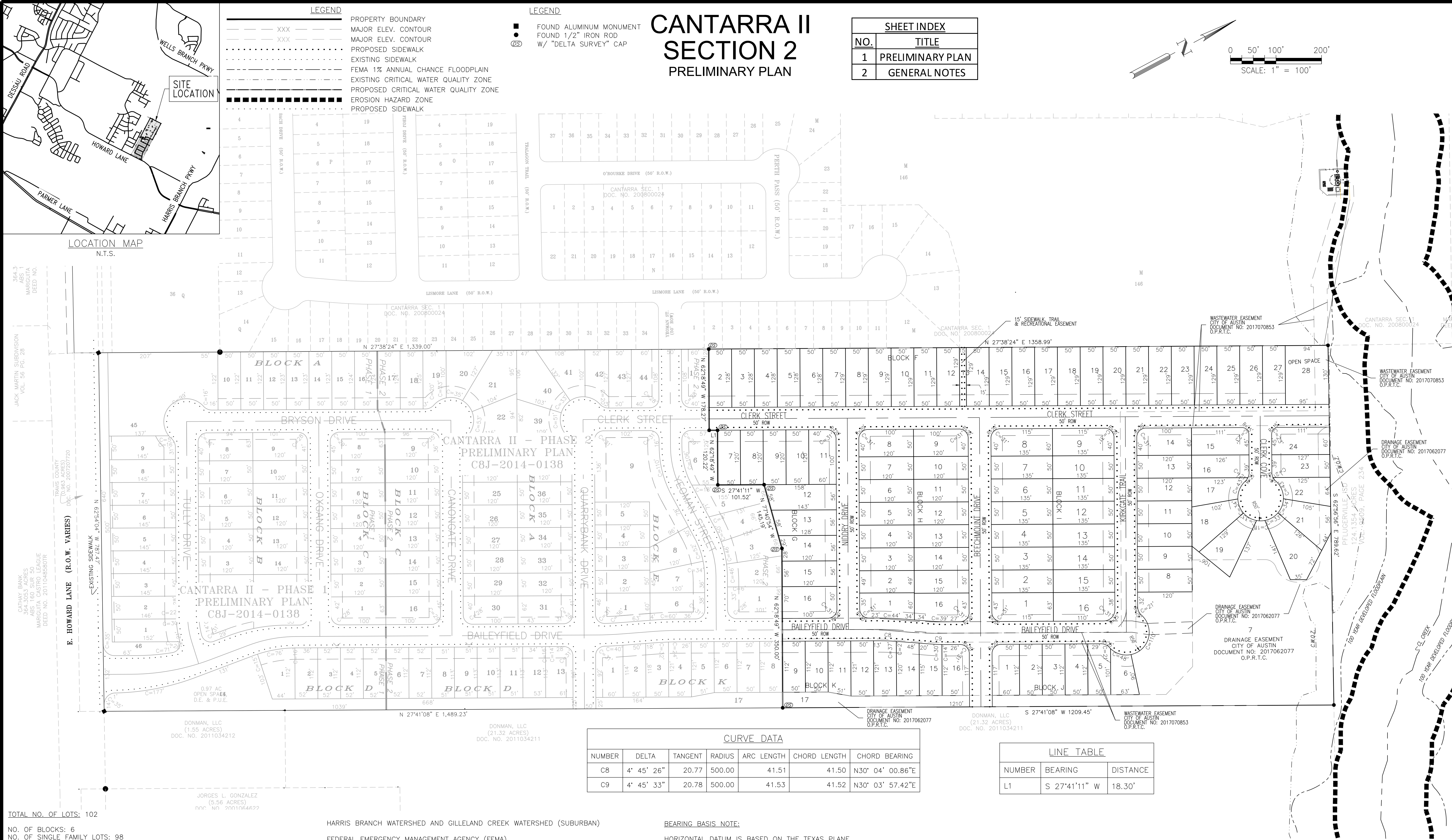
STAFF RECOMMENDATION: The staff recommends approval. The preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

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 II\03_CADD\06_LD\04_Exhibits\4802-00 Cantarra II SEC 2 Location Map.dwg

SHEET 1 OF 1	CANTARRA II	BROWN & GAY ENGINEERS, INC. 7000 NORTH MOPAC, SUITE 330 AUSTIN, TX 78731 TX 78731: TBPE Registration No. F-1046 TEL. 512-879-0400 www.browngay.com 	DATE: 03/2017
	LOCATION MAP		DRAWN BY: JK



NO. OF BLOCKS: 6
NO. OF SINGLE FAMILY LOTS: 98
NO. OF WATER QUALITY & D.E. LOTS: 2
NO. OF WATER QUALITY, D.E. & P.U.E. LOTS: 0
NO. OF OPEN SPACE LOTS: 1
NO. OF WASTEWATER EASEMENT: 1
NO. OF SIDEWALK TRAIL & RECREATIONAL EASEMENT: 1

TOTAL LINEAR FOOTAGE OF STREETS: 4,067 LF
TOTAL ACREAGE: 22.92 ACRES

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

LEGAL DESCRIPTION: - VOL.11688, PG. 462, 24.4245 ACRES OUT OF THE MARIGUITA CASTRO LEAGUE NUMBER 50, ABSTRACT #160 IN TRAVIS COUNTY, TEXAS
- VOL.11688, PG. 462, 24.4245 ACRES OUT OF THE MARIGUITA CASTRO LEAGUE NUMBER 50, ABSTRACT #160 IN TRAVIS COUNTY, TEXAS

THE CANTARRA MEADOW AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS HAS BEEN RECORDED UNDER DOCUMENT NUMBER 2017076985

THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

- WATER & WASTEWATER – CITY OF AUSTIN
- ELECTRIC – AUSTIN ENERGY
- GAS – ATMOS ENERGY

HARRIS BRANCH WATERSHED AND GILLELAND CREEK WATERSHED (SUBURBAN)

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD PLAIN MAP NUMBER 48453C0290J
DATED AUGUST 18, 2014

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

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS, THAT I PREPARED THE PHASE 3 PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN PRELIMINARY PLAN REQUIREMENTS.

WITNESS MY HAND THIS _____ DAY OF _____, 2018

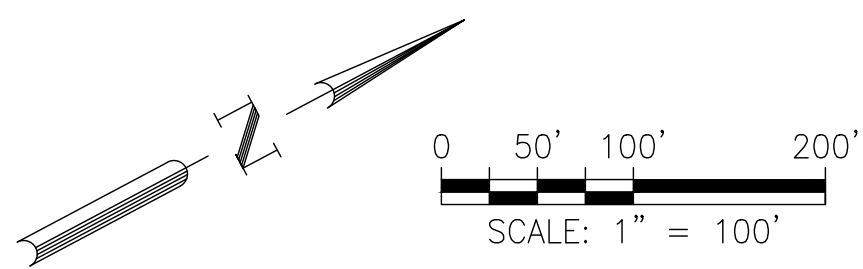
JONATHAN NOBLES, R.P.L.S.

CANTARRA II

SECTION 2

PRELIMINARY PLAN

<u>SHEET INDEX</u>	
<u>NO.</u>	<u>TITLE</u>
1	PRELIMINARY PLAN
2	GENERAL NOTES



CURVE DATA						
NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C8	4° 45' 26"	20.77	500.00	41.51	41.50	N30° 04' 00.86"E
C9	4° 45' 33"	20.78	500.00	41.53	41.52	N30° 03' 57.42"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 27°41'11" W	18.30'

BEARING BASIS NOTE:

HORIZONTAL DATUM IS BASED ON THE TEXAS PLANE
COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

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 THE CITY OF AUSTIN CODES AND
ORDINANCES.

WITNESS MY HAND THIS _____ DAY OF _____, 2018

JACOB R. KONDO, P.E.

PRELIMINARY PLAN APPROVAL SHEET 1 OF 2.

FILE NUMBER: C8-2017-5000. APPLICATION DATE: July 17, 2017.

APPROVED BY ZAP ON _____ UNDER SECTION 25-4-57 OF THE
CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-62): July 17, 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 required Building permits or notice of construction (if a building permit is not required), must also be approved prior to the expiration date.

GENERAL NOTES:

- | STREETS STANDARDS CHART | | | | | | |
|-------------------------|-----------|---------------|----------------|-----------|----------------|-----------------|
| STREET NAME | ROW WIDTH | STREET LENGTH | PAVEMENT WIDTH | SIDEWALKS | CLASSIFICATION | CURB AND GUTTER |
| BAILEYFIELD DRIVE | 50' | 754 | 27' LOG-LOG | 4' | LOCAL | YES |
| BEECHMOUNT DRIVE | 50' | 473 | 27' LOG-LOG | 4' | LOCAL | YES |
| CLERK STREET | 50' | 1,361 | 27' LOG-LOG | 4' | LOCAL | YES |
| CLERK COVE | 50' | 180 | 27' LOG-LOG | 4' | LOCAL | YES |
| KIRKGATE TRAIL | 50' | 473 | 27' LOG-LOG | 4' | LOCAL | YES |
| NIDDY DRIVE | 50' | 463 | 27' LOG-LOG | 4' | LOCAL | YES |

- FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP # 48453C0460J TRAVIS
COUNTY, TEXAS DATED AUGUST 18, 2014.

TREE SURVEY COMPLETED BY BGE, INC. ON 2/15/2018.

SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 65% X GROSS SITE AREA = 14.90 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = 0.230 X 10 % 0.023

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 13.27 ACRES= 58%

PROPOSED IMPERVIOUS COVER ON SLOPES

		IMPERVIOUS COVER - TOTAL		
		BUILDING / AND OTHER IMPERVIOUS COVER	DRIVEWAYS / ROADWAYS	
SLOPE CATEGORIES	ACRES	ACRES	% OF CATEGORY	ACRES
0 - 15 %	22.550	7.75	34.4%	5.50
15 - 25 %	0.230	0.020	8.7%	
25 - 35 %	0.100	0.0000		
OVER 35 %	0.040	0.000		
TOTAL SITE AREA	22.92	7.77		

Impervious Cover Calculations per LDC §25-8-64:

Number of lots greater than 3 acres in size x 10,000 SF/lot = **0 SF**

Number of lots greater than 1 acre and no more than 3 acres in size x 7,000 SF/lot = **0 SF**

Number of lots greater than 15,000 SF and no more than 1 acre in size x 5,000 SF/lot = 0

Number of lots greater than 10,000 SF and no more than 15,000 SF in size x 3,500 SF/lot = **0 SF**

Number of lots 10,000 SF or less in size x 2,500 SF/lot = **250000 SF or 5.74 acres**

The total amount of proposed ROW impervious cover located within the subdivision = **2.87 acres**

Sum of above numbers = 8.61 acres

PRELIMINARY PLAN APPROVAL SHEET 2 OF 2.

FILE NUMBER: C8-2017-5000. APPLICATION DATE: July 17, 2017.

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