

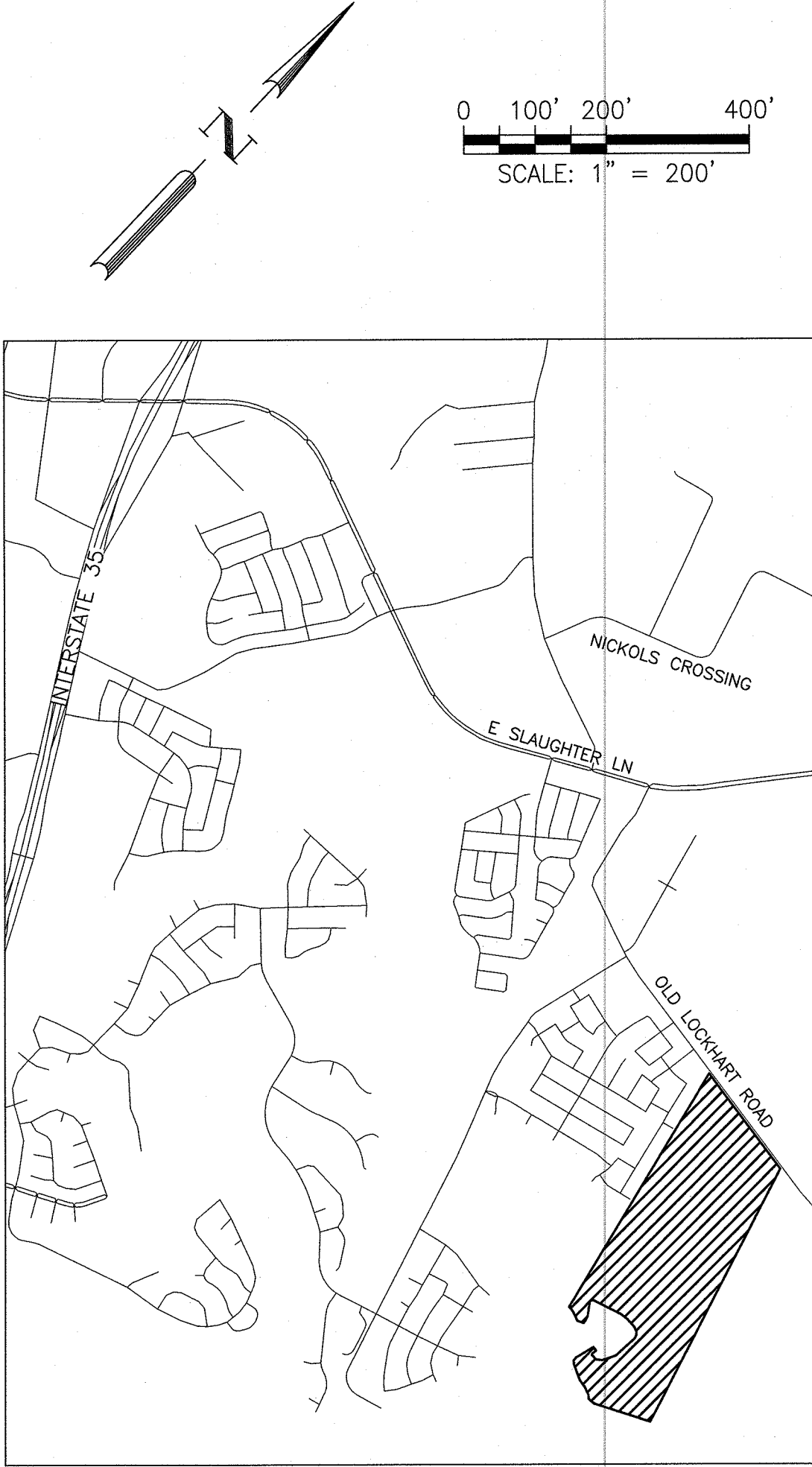
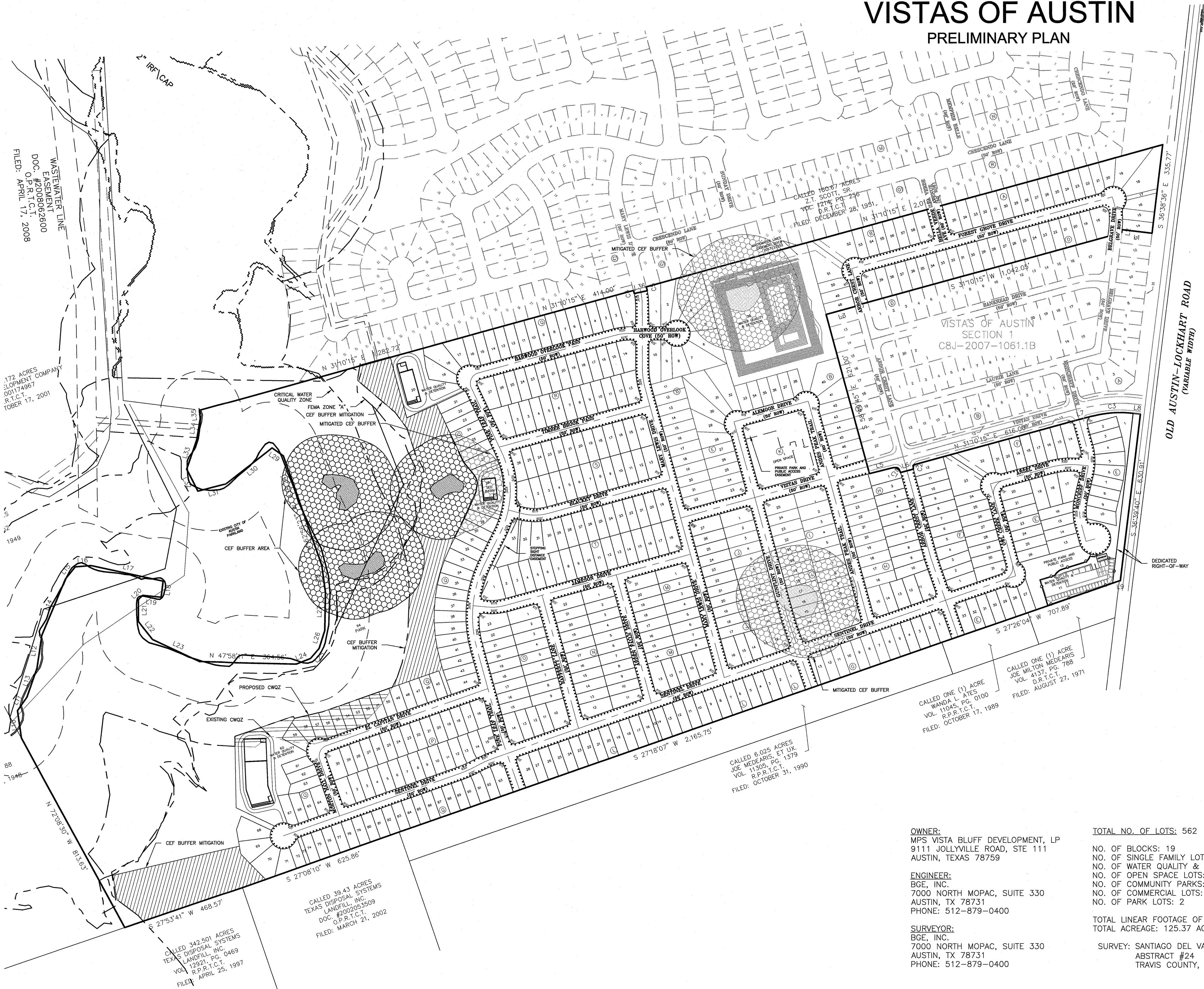
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0307**ZAP DATE:** August 7, 2017**SUBDIVISION NAME:** The Vistas of Austin**AREA:** 125.37 acres**LOTS:** 562**APPLICANT:** The Vistas of Austin, LTD (Cary Cobb)    **AGENT:** BGE, Inc. (Jacob Kondo)**ADDRESS OF SUBDIVISION:** 1834 Old Lockhart Road**GRIDS:** MH12**COUNTY:** Travis**WATERSHED:** Rinard Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 2**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along Old Lockhart Road and along all internal streets.**DEPARTMENT COMMENTS:** The request is for the approval of the Vistas of Austin Preliminary Plan. It is comprised of 562 lots on 125.37 acres. There will be 550 single family lots, 5 water quality/drainage lots, 5 open space lots and 2 park lots. The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the preliminary plan. 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](mailto:steve.hopkins@austintexas.gov)



LOCATION MAP  
N.T.S.



G:\TXC\Projects\Wilstone\Vistas\_of\_Austin\03\_CADD\01\_Shts\VISTAS OF AUSTIN PRELIM PLAN.dwg    Layout: 1-OVERALL LAYOUT    Plotted: 7/25/2018 3:24:43 PM



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 25 DAY OF JULY, 2018.

*Jacob R. Kondo*  
JACOB R. KONDO, P.E.

NOTES:

- 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) # 48453C0595J, TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016
- PART OF THE RINARD CREEK, MARBLE CREEK, AND ONION CREEK WATERSHEDS WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
- THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

OWNER:  
MPS VISTA BLUFF DEVELOPMENT, LP  
9111 JOLLYVILLE ROAD, STE 111  
AUSTIN, TEXAS 78759

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

TOTAL NO. OF LOTS: 562

NO. OF BLOCKS: 19  
NO. OF SINGLE FAMILY LOTS: 550  
NO. OF WATER QUALITY & D.E. LOTS: 5  
NO. OF OPEN SPACE LOTS: 5  
NO. OF COMMUNITY PARKS: 0  
NO. OF COMMERCIAL LOTS: 0  
NO. OF PARK LOTS: 2

TOTAL LINEAR FOOTAGE OF STREETS: 17,418 LF  
TOTAL ACREAGE: 125.37 ACRES

SURVEY: SANTIAGO DEL VALLE GRANT,  
ABSTRACT #24  
TRAVIS COUNTY, TEXAS

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.

SHEET INDEX

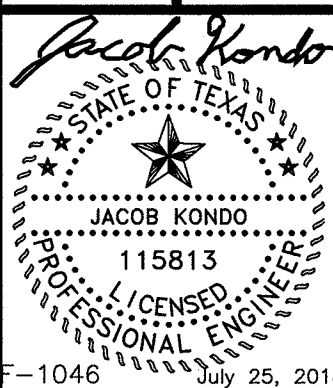
NO.	TITLE
1	OVERALL PRELIMINARY PLAN
2	PRELIMINARY PLAN DETAIL (1 OF 2)
3	PRELIMINARY PLAN DETAIL (2 OF 2)
4	GENERAL NOTES

LEGEND

	PROPERTY BOUNDARY
	PROPOSED SIDEWALK
	FEMA 1% ANNUAL CHANCE FLOODPLAIN
	EXISTING CRITICAL WATER QUALITY ZONE
	PROPOSED CRITICAL WATER QUALITY ZONE
	REMOVED CWQZ AREA
	CEF BUFFER MITIGATION AREA
	CEF AREA
	CEF BUFFER AREA

VISTAS OF AUSTIN

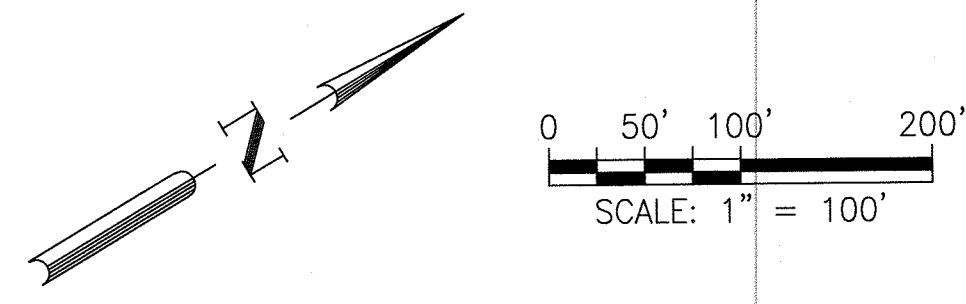
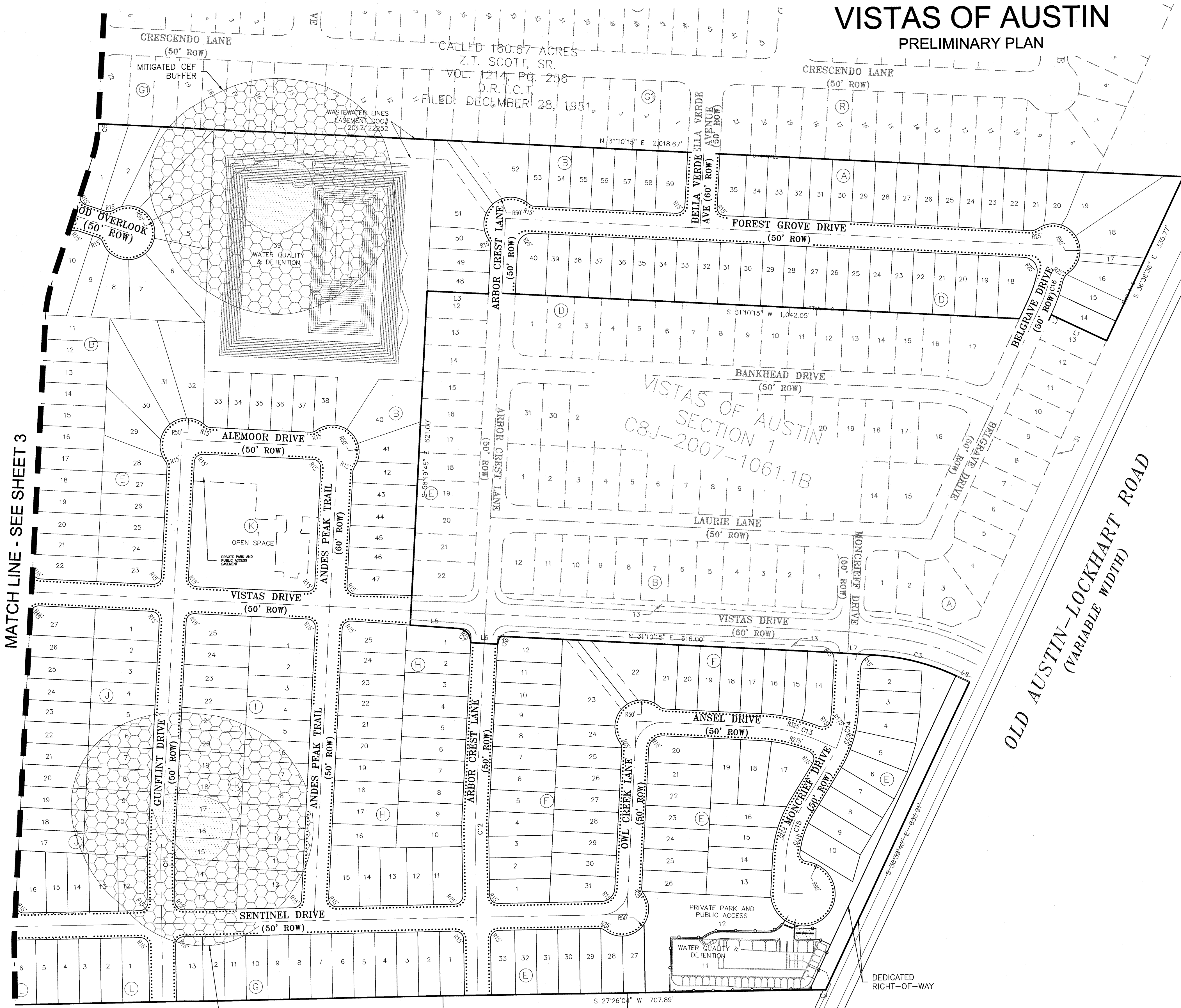
OVERALL PRELIMINARY PLAN



PRELIMINARY PLAN APPROVAL SHEET 1 OF 4.  
FILE NUMBER C8-2017-0307 APPLICATION DATE DECEMBER 22, 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) DECEMBER 22, 2022  
CASE MANAGER: \_\_\_\_\_

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.





**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.

PRELIMINARY PLAN APPROVAL SHEET 2 OF 4

FILE NUMBER C8-2017-0307 APPLICATION DATE DECEMBER 22, 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) DECEMBER 22, 2022

CASE MANAGER: \_\_\_\_\_

J. Rodney Gonzales, Director, Development Services Department

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REV	DATE	DESCRIPTION
1	APR	

DESIGNED BY: JT

REVIEWED BY: JK

DRAWN BY: JT

**BGE**

BGE, Inc.  
7000 NORTH MOFAC SUITE 330  
AUSTIN, TX 78731  
TEL: 512-298-6400 • www.bge.com  
TSP# Registration No. F-1046

VISTAS OF AUSTIN

PRELIMINARY PLAN DETAIL (1 OF 2)

SHEET  
2 OF 4

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VISTAS OF AUSTIN  
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, AS AMENDED. LOT 94 BLOCK Q SHALL BE DEDICATED AS PARKLAND PRIOR TO THE PLATTING OF THE 428TH RESIDENTIAL LOT IN THIS PRELIMINARY PLAN. IN ADDITION, EASEMENTS ENSURING PUBLIC ACCESS WILL BE PROVIDED FOR A 0.56 ACRE PRIVATE PARK ON LOT 1 BLOCK K AND A 0.58 ACRE PRIVATE PARK ON LOT 12 BLOCK E. TOGETHER, THESE PUBLIC AND PRIVATE PARKS PROVIDE THE PARKLAND FOR 428 SINGLE-FAMILY RESIDENCES. FEE IN LIEU OF LAND WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL FOR THE ADDITIONAL 122 SINGLE-FAMILY RESIDENCES.

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

10. 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:

10.A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: ARBOR CREST LANE, BELLA VERDE AVENUE, FOREST GROVE DRIVE, BELGRAVE DRIVE, OWL CREEK LANE, ANSEL DRIVE, MONCRIEF DRIVE, ANDES PEAK TRAIL, ALEMOOR DRIVE, VISTAS DRIVE, SENTINEL DRIVE, GUNFLINT DRIVE, MARY LEWIS DRIVE, ARDEN FALLS DRIVE, JAMESON DRIVE, BLACKET DRIVE, TIMBER BROOK PASS, HARWOOD OVERLOOK PASS, RAFFERTY LANE, PINE LEAF TRAIL, EL CAPITAN DRIVE, AND MORTON HALL DRIVE.

10.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: ARBOR CREST LANE, BELLA VERDE AVENUE, FOREST GROVE DRIVE, BELGRAVE DRIVE, OWL CREEK LANE, ANSEL DRIVE, MONCRIEF DRIVE, ANDES PEAK TRAIL, ALEMOOR DRIVE, VISTAS DRIVE, SENTINEL DRIVE, GUNFLINT DRIVE, MARY LEWIS DRIVE, ARDEN FALLS DRIVE, JAMESON DRIVE, BLACKET DRIVE, TIMBER BROOK PASS, HARWOOD OVERLOOK PASS, RAFFERTY LANE, PINE LEAF TRAIL, EL CAPITAN DRIVE, AND MORTON HALL DRIVE.
- FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION 11.A.
11. THIS PRELIMINARY PLAN IS IN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
12. 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.
13. 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.
14. 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.
15. 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.
16. A 15 FOOT (15') P.U.E. ALONG OLD LOCKHART ROAD WILL BE DEDICATED ON THE FINAL PLAT, AND A 10 FOOT (10') P.U.E. ADJACENT TO ALL STREETS WILL BE DEDICATED ON THE FINAL PLAT.
17. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER – CITY OF AUSTIN

ELECTRIC – AUSTIN ENERGY

GAS –
18. 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.
19. TOTAL LINEAR FOOTAGE OF STREETS: 17,418 LF
20. THE PRELIMINARY PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
21. THERE WILL BE NO DRIVEWAYS ON ANY PORTION OF A LOT WITH AN EXISTING SLOPE GREATER THAN 15%.
22. 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 A 14-16, 18-35, BLOCK B 1-36, 40-59, BLOCK D 18-40, BLOCK E 2-10, 13-33, BLOCK F 1-12, 14-32, BLOCK G 1-13, BLOCK H 1-25, BLOCK I 1-25, BLOCK J 1-27, BLOCK K 1-14, 16-28, BLOCK M 1-21, BLOCK N 1-22, BLOCK O 1-23, BLOCK P 1-30, BLOCK Q 1-19, 21-27, 29-59, 61-72, 74-93, BLOCK R 1-27, BLOCK S 1-26, BLOCK T 1-33.
23. 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.

24. 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.
25. 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.
26. 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.
27. 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.
28. THE VEGETATIONS AROUND THE WET PONDS AND WET POND EASEMENTS ARE A WETLANDS MITIGATED SITE.
29. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
30. DIRECT ACCESS TO OLD AUSTIN-LOCKHART ROAD IS PROHIBITED FROM ANY SINGLE FAMILY LOT FROM BLOCKS A AND E IN THIS SUBDIVISION.
31. SLOPES IN EXCESS OF 15% EXIST ON LOTS 20, 26-37, 40-44, AND 93 OF BLOCK Q, AND LOTS 14-17 OF BLOCK P. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
32. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
33. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: VISTAS DRIVE, MONCRIEF DRIVE, BELGRAVE DRIVE, ARBOR CREST LANE, FOREST GROVE DRIVE, BELLA VERDE AVENUE, ANSEL DRIVE, OWL CREEK LANE, SENTINEL DRIVE, ANDES PEAK TRAIL, ALEMOOR DRIVE, GUNFLINT DRIVE, MARY LEWIS DRIVE, HARWOOD OVERLOOK PASS, HARDWOOD OVERLOOK COVE, TIMBER BROOK PASS, BLACKET DRIVE, JAMESON DRIVE, ARDEN FALLS DRIVE, RAFFERTY LANE, PINE LEAF TRAIL, EL CAPITAN DRIVE, MORTON HALL DRIVE, AND OLD AUSTIN-LOCKHART ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
34. AFD'S MINIMUM FIRE ACCESS/OPERATIONAL AREA IS 25 FEET PER LOCAL AMENDMENTS TO THE FIRE CODE PER SECTION 503.2.1, AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) FROM THE 25 FEET WILL BE REQUIRED BY THE FIRE MARSHAL FOR THIS DEVELOPMENT. THE AMOC SHALL BE A PERFORMANCE BASE DESIGN WHERE CONDITIONS SHALL BE BASED ON THE TYPE OF CONSTRUCTION, FIRE SEPARATION DISTANCES, HEIGHT OF STRUCTURES, WATER SYSTEM, FIRE SPRINKLER SYSTEM, AND WILDLAND FIRE HAZARD, AND OPERATIONAL PRE-PLANNING.
35. VEHICULAR ACCESS FROM LOT 1 OF BLOCK K IS RESTRICTED ONLY TO ANDES PEAK TRAIL.
36. A MINIMUM OF FOUR OFF-STREET PARKING SPACES IS REQUIRED FOR EACH LOT ALONG STREET SECTIONS 30 FEET FOC-FOC IN WIDTH.

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 #48453C0595 J, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

STREET STANDARDS CHART						
STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
VISTAS DRIVE	VARIES	732 LF	54'/40'/30' FACE TO FACE	5'	RESIDENTIAL COLLECTOR/RESIDENT IAL	YES
MONCRIEF DRIVE	50'	961 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
BELGRAVE DRIVE	50'	144 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
ARBOR CREST LANE	50'	648 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
FOREST GROVE DRIVE	50'	1019 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
BELLA VERDE AVENUE	50'	139 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
ANSEL DRIVE	50'	378 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
OWL CREEK LANE	50'	360 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
SENTINEL DRIVE	50'	2927 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
ANDES PEAK TRAIL	VARIES	893 LF	40'/30' FACE TO FACE	5'	RESIDENTIAL	YES
ALEMOOR DRIVE	50'	300 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
GUNFLINT DRIVE	50'	1056 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
MARY LEWIS DRIVE	50'	1493 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
HARWOOD OVERLOOK PASS	50'	674 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
TIMBER BROOK PASS	50'	589 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
BLACKET DRIVE	50'	630 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
JAMESON DRIVE	50'	846 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
ARDEN FALLS DRIVE	50'	501 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
RAFFERTY LANE	50'	521 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
PINE LEAF TRAIL	50'	1644 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
EL CAPITAN DRIVE	50'	685 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
MORTON HALL DRIVE	50'	266 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES
HARWOOD OVERLOOK COVE	50'	131 LF	30' FACE TO FACE	5'	RESIDENTIAL	YES

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 53°21'24" W	114.00'
L2	S 36°39'40" E	10.95'
L3	S 31°10'15" W	114.00'
L4	S 58°49'45" E	2.50'
L5	N 32°25'38" E	89.89'
L6	N 31°47'32" E	50.00'
L7	N 31°54'02" E	80.27'
L8	N 53°21'24" E	27.19'
L9	S 41°53'14" W	2.99'
L10	N 51°43'33" W	103.07'
L11	N 08°28'54" W	62.00'
L12	N 35°13'54" W	126.13'
L13	N 24°33'54" W	116.00'
L14	N 20°38'44" W	229.28'
L15	N 04°33'04" W	58.32'
L16	N 42°05'06" E	59.90'
L17	N 58°42'21" E	278.47'
L18	S 36°11'38" E	61.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L19	S 52°28'22" W	70.00'
L20	S 02°23'22" W	23.00'
L21	S 43°49'38" E	82.51'
L22	S 81°41'38" E	86.00'
L23	N 71°55'22" E	196.28'
L24	N 25°14'18" E	57.83'
L25	N 03°02'23" W	50.00'
L26	N 26°07'23" W	71.00'
L27	N 42°27'23" W	142.00'
L28	N 51°07'23" W	103.32'
L29	S 81°33'32" W	51.66'
L30	S 08°33'19" W	222.18'
L31	S 31°47'29" W	107.32'
L32	N 70°38'58" W	93.33'
L33	N 24°34'24" W	117.41'
L34	N 34°21'41" W	81.33'
L35	N 49°35'31" W	30.81'
L36	N 34°23'02" E	50.01'

CURVE TABLE (PROPERTY BOUNDARY)					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	38.41'	25.00'	88°01'21"	N 77°09'41" E	34.74'
C2	16.09'	25.00'	36°52'00"	N 40°23'47" W	15.81'
C3	156.38'	415.00'	21°35'26"	N 42°33'40" E	155.46'
C4	12.20'	225.00'	3°06'23"	S 58°11'15" E	12.20'
C5	15.00'	275.00'	3°07'33"	N 58°02'42" W	15.00'

CURVE TABLE (CENTERLINE)					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	48.87'	350.00'	8°00'00"	S 23°18'03" W	48.83'
C2	48.87'	350.00'	8°00'00"	S 23°18'03" W	48.83'
C3	20.26'	300.00'	3°52'07"	N 60°45'54" W	20.25'
C4	331.11'	450.00'	42°09'29"	N 37°45'06" W	323.69'
C5	71.61'	200.00'	20°30'52"	N 41°25'36" E	71.23'
C6	318.61'	350.00'	52°09'29"	N 42°45'06" W	307.73'
C7	105.52'	200.00'	30°13'45"	N 46°17°03" E	104.30'
C8	52.98'	200.00'	15°10'35"	N 38°45'28" E	52.82'
C9	52.68'	200.00'	15°05'35"	S 51°12'02" E	52.53'
C10	79.46'	300.00'	15°10'35"	S 51°14'32" E	79.23'
C11	20.26'	300.00'	3°52'07"	S 60°45'54" E	20.25'
C12	20.26'	300.00'	3°52'07"	S 60°45'54" E	20.25'
C13	108.18'	300.00'	20°39'41"	S 41°30'01" W	107.60'
C14	99.56'	200.00'	28°31'23"	S 44°34'08" E	98.54'
C15	99.56'	200.00'	28°31'23"	S 44°34'08" E	98.54'
C16	115.39'	250.00'	26°26'42"	N 49°52'02" W	114.37'

PRELIMINARY PLAN APPROVAL SHEET 4 OF 4.

FILE NUMBER C8-2017-0307 APPLICATION DATE DECEMBER 22, 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) DECEMBER 22, 2022

CASE MANAGER: \_\_\_\_\_

J. Rodney Gonzales, Director, Development Services Department

Final plots 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.

DATE

APR

DESCRIPTION

REV

DESIGNED BY: JT

REVIEWED BY: JK

DRAWN BY: JT

BGE Inc.

7000 NORTH MOPAC, SUITE 330

AUSTIN, TX 78731

TEL: 512-879-0400 • www.bgeinc.com

TBPE Registration No. F-1048

VISTAS OF AUSTIN

GENERAL NOTES

Jacob Kondo

STATE OF TEXAS

JACOB KONDO

115813

PROFESSIONAL ENGINEER

1046 July 25, 2018

SHEET  
4 OF 4

C8-2017-0307