



works



Hill Country, Texas Long Branch Vineyard Estates Master Plan

The vineyard industry is growing rapidly in the Hill Country west of Austin. This was the latest vision of a prominent restaurateur and developer who sought to create a unique environment on 26 acres to celebrate wine country living at its finest. Aside from the vineyard, the project featured event space, a small retail area, wine tasting room, and small residential units complete with a community garden supporting the culinary wonders sure to emanate from the lifestyle. Vista's role, folded within the master plan was a subdivision on a highly restricted location that was restricted to 20% impervious cover on the net site area.



Preserving the natural landscape to the greatest extent possible was very important so fitting building envelopes among the trees drove the subdivision form, once the prime areas for the vineyard were located. Vista's work included the subdivision master plan and detailed impervious cover calculations.



Legend:

- 1 Existing Home
- 7 Estate Homes, 4,000 sf
- 17 Garden Homes, 2,000 sf
- 1 Wine Room, 2,500 sf
- 1 Barn, 8,000 sf
- Tree Canopy From Aerial
- Critical Water Quality Zone (CWQZ)
- Water Quality Transition Zone (WQTZ)
- Upland Zone

Slope Categories

- >15% - 20%
- >25% - 35%
- >35%



Notes:

- Agriculture land is comprised of open space with creeks and buffers, vineyards, community gardens, and supporting facilities.
- All drives drawn at 20' wide. Each dead-end drive has one fire truck turn-around.
- The indicated area of the homes includes garage space which is assumed to be 400 sf. per 2 car garage on each home.

Land Use Summary			Net Site Area And Impervious Cover		
Total Tract Area	1,152,162 sf	26.45 ac.	Total Tract Area	1,152,162 sf	26.45 ac.
Residential	281,885 sf	6.51 ac.	WQTZ	287,720 sf	6.61 ac.
17 Vineyard Homes	120,540 sf	2.80 ac.	CWQZ	134,507 sf	3.09 ac.
1 Vineyard Home Complex	9,749 sf	0.23 ac.	Total Grass Buffers	492,287 sf	9.23 ac.
7 Estate Homes	176,801 sf	4.00 ac.	TOTAL LEFT AVAILABLE	768,888 sf	17.54 ac.
1 Existing Home	18,795 sf	0.43 ac.	Slope Area For RSA	728,031 sf	16.61 ac.
Non-Residential	38,589 sf	0.89 ac.	0% - 15%	8,888 sf	0.20 ac.
1 Wine Room	2,500 sf	0.06 ac.	+15% - 25%	22,221 sf	0.51 ac.
1 Barn	18,760 sf	0.43 ac.	-25% - 35%	280 sf	0.01 ac.
Agriculture	763,988 sf	17.54 ac.	-35%	0 sf	0.00 ac.
4 Vineyard	245,860 sf	5.64 ac.	Net Site Area	725,180 sf	16.57 ac.
1 Community Garden	17,128 sf	0.39 ac.	Allowable IC (20%)	147,836 sf	3.35 ac.
Open Space	500,874 sf	11.50 ac.	IC Roads and Drives	78,324 sf	1.77 ac.
Roadway	58,854 sf	1.3538 ac.	Estate Homes (7)	28,000 sf	0.64 ac.
TOTAL	1,152,162 sf	26.45 ac.	Vineyard Homes (17)	34,900 sf	0.80 ac.
			Existing Home (1)	2,800 sf	0.07 ac.
			Wine Room (1)	2,500 sf	0.06 ac.
			Barn (1)	8,000 sf	0.18 ac.
			Total Structures	72,700 sf	1.65 ac.
			Total IC Proposed	147,836 sf	3.35 ac.

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