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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2013-0222

Z.A.P. DATE: September 16, 2014
(postponement by applicant from
August 19, 2014; postponement by
staff from September 2, 2014)

SUBDIVISION NAME: Easton Park Section 1A Preliminary Plan

AREA: 54.91 acres

LOT(S): 194 total lots

OWNER/APPLICANT: Carma Easton, LLC (S. Rogers) **AGENT:** Peloton Land Solutions (J. Fleming)

ADDRESS OF SUBDIVISION: 6975 McKinney Falls Parkway

GRIDS: K-13

COUNTY: Travis

WATERSHED: Cottonmouth Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: 176 Single Family Residential lots, 18 Open Space/Drainage Easement lots, and public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of McKinney Falls Parkway.

DEPARTMENT COMMENTS: The request is for approval of the Easton Park Section 1A Preliminary Plan. The preliminary plan is composed of 194 lots on 54.91 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
Email address: Michael.Hettenhausen@co.travis.tx.us

PHONE: (512) 854-7563

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 **PELTON**
LAND SOLUTIONS
118 WILD BARN RD. STE. 200A | ALBERTA, CA 92116 | 619.451.5700

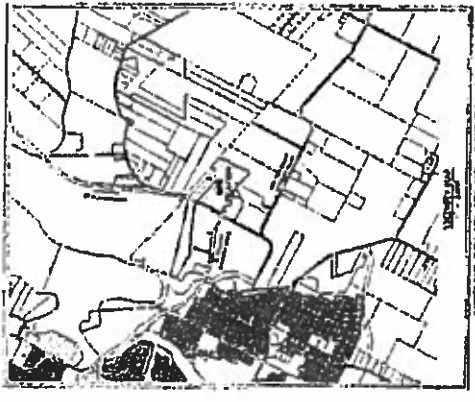
Brookfield
Residential

LOCATION MAP
EASTON PARK
SECTION 1

6/3

EASTON PARK SECTION 1A PRELIMINARY PLAN SUBDIVISION

MCHINEY FALLS PARKWAY AND EAST WILLIAM CANNON DRIVE
 TRAVIS COUNTY AND THE CITY OF AUSTIN ET, TEXAS
 DECEMBER 2013



LEGAL DESCRIPTION
 The following is a legal description of the land shown on this plan, as recorded in the Public Records of Travis County, Texas, Book 10, Page 10,13/13.

NOTICE TO CONTRACTORS:
 The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which would make the same misleading or incomplete. He further certifies that he is not a party to any pending litigation involving the subject matter of this plan.

NOTICE TO BUYERS:
 This plan is a preliminary plan and is not intended to be used for any purpose other than for the purpose of showing the general location of the proposed subdivision. It is not intended to be used for any other purpose, and it is not intended to be used as a basis for any contract or other legal instrument.

APPROVED FOR THE CITY OF AUSTIN
 CITY ENGINEER
 [Signature]

APPROVED FOR THE COUNTY OF TRAVIS
 COUNTY ENGINEER
 [Signature]

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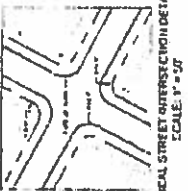


GENERAL NOTES
EASTON PARK SECTION 1A SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield Residential

TABLE 1
GRADES AND FINISHES

NO.	DESCRIPTION	FINISH
1	GRAVEL DRIVEWAY	ASPHALT
2	GRAVEL DRIVEWAY	GRAVEL
3	GRAVEL DRIVEWAY	GRAVEL
4	GRAVEL DRIVEWAY	GRAVEL
5	GRAVEL DRIVEWAY	GRAVEL
6	GRAVEL DRIVEWAY	GRAVEL
7	GRAVEL DRIVEWAY	GRAVEL
8	GRAVEL DRIVEWAY	GRAVEL
9	GRAVEL DRIVEWAY	GRAVEL
10	GRAVEL DRIVEWAY	GRAVEL



GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE DEPTHS AS SHOWN UNLESS OTHERWISE NOTED.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS REGISTERED PROFESSIONAL ENGINEERS BOARD RULES AND REGULATIONS.
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PARKLAND DRIVE SPACE

TYPE	WIDTH	DEPTH
DRIVEWAY	10.0	20.0
DRIVEWAY	10.0	20.0
DRIVEWAY	10.0	20.0
DRIVEWAY	10.0	20.0
DRIVEWAY	10.0	20.0
DRIVEWAY	10.0	20.0
DRIVEWAY	10.0	20.0
DRIVEWAY	10.0	20.0
DRIVEWAY	10.0	20.0
DRIVEWAY	10.0	20.0

STREET TABLE

STREET NAME	WIDTH	DEPTH	CLASSIFICATION
DRIVEWAY	10.0	20.0	DRIVEWAY
DRIVEWAY	10.0	20.0	DRIVEWAY
DRIVEWAY	10.0	20.0	DRIVEWAY
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DRIVEWAY	10.0	20.0	DRIVEWAY

PRELIMINARY PLAN NOTES

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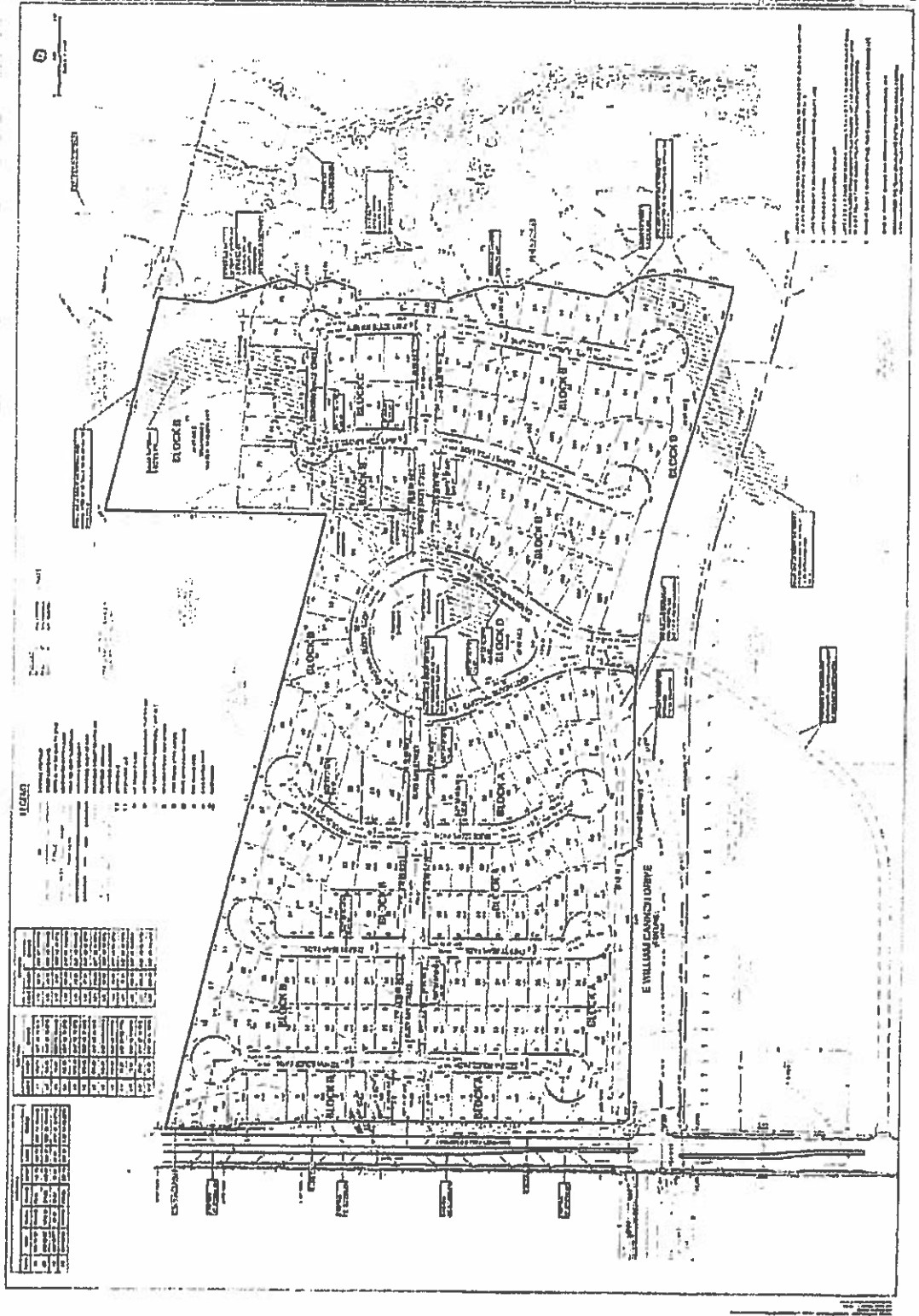
PELTON
PELTON ENGINEERING & ARCHITECTURE
1000 WEST 10TH STREET, SUITE 100
AUSTIN, TEXAS 78703
TEL: 512-476-1111
FAX: 512-476-1112
WWW.PELTON-ENG.COM

PRELIMINARY PLAN

Brookfield Residential

EASTON PARK SECTION 1A SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

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LEGEND

1	Proposed Residential Lots
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100	Proposed Residential Lots (Future)

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EDUCATIONAL IMPACT STATEMENT

School District:



PROJECT NAME: Pilot Knob PUD

ADDRESS/LOCATION: East and Southeast from intersection of Wm Cannon and McKinney Falls

CASE #: C814-2012-0152

CITY COUNCIL DATE:

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

SF UNITS: 4500

STUDENTS PER UNIT ASSUMPTION: .5

MF UNITS: 10300

STUDENTS PER UNIT ASSUMPTION: .3

ELEMENTARY SCHOOL: Creedmoor Elementary

RATING:

ADDRESS:

PERMANENT CAPACITY: 824

% QUALIFIED FOR FREE/REDUCED LUNCH:

MOBILITY RATE:

	Current Population	5-Year Projected Population	5-Year Projected Population [w/ proposed development]
Number	810	1125	3795
% of Permanent Capacity	98	137	460

INCREASE

DECREASE

NO IMPACT

MIDDLE SCHOOL: Ojeda Middle School

RATING:

ADDRESS:

PERMANENT CAPACITY: 1145

% QUALIFIED FOR FREE/REDUCED LUNCH:

MOBILITY RATE:

	Current Population	5-Year Projected Population	5-Year Projected Population [w/ proposed development]
Number	1011	1257	2432
% of Permanent Capacity	88	110	212

INCREASE

DECREASE

NO IMPACT

HIGH SCHOOL: Del Valle High School

RATING:

ADDRESS:

PERMANENT CAPACITY: 2038

% QUALIFIED FOR FREE/REDUCED LUNCH:

MOBILITY RATE:

	Current Population	5-Year Projected Population	5-Year Projected Population [w/ proposed development]
Number	2684	3618	5113
% of Permanent Capacity	132	178	251

INCREASE

DECREASE

NO IMPACT

To select one of the checkboxes above, double click on the box and select "checked" from the default value menu in the middle of the page. Click OK to complete the selection.

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IMPACT ON SCHOOLS

Currently all of our elementary schools are at or very near capacity, so any additional housing units will have an educational impact on the district. We will review attendance boundaries next spring and it may become necessary to zone some neighborhoods in that area away from nearby schools to those on the outer edge of the district. Developers need to be aware of this so that they do not give out incorrect or misleading information to potential tenants. Our extra capacity at our middle school and High school has been covered by the use of portable classrooms. This information is all based on current facilities.

TRANSPORTATION IMPACT

Students within this development would attend Hillcrest Elementary, Creedmoor Elementary, Ojeda Middle School, and Del Valle High School at this time. They would all qualify for Transportation. This would cause a major impact on transportation; several new routes would be needed to transport and thus several new busses will have to be purchased. Another area of impact would be the road infrastructure; narrow two lane roads to this development would become a hazard as the project finished out.

SAFETY IMPACT

Date Prepared:

10/12/2013

Director's Signature:

