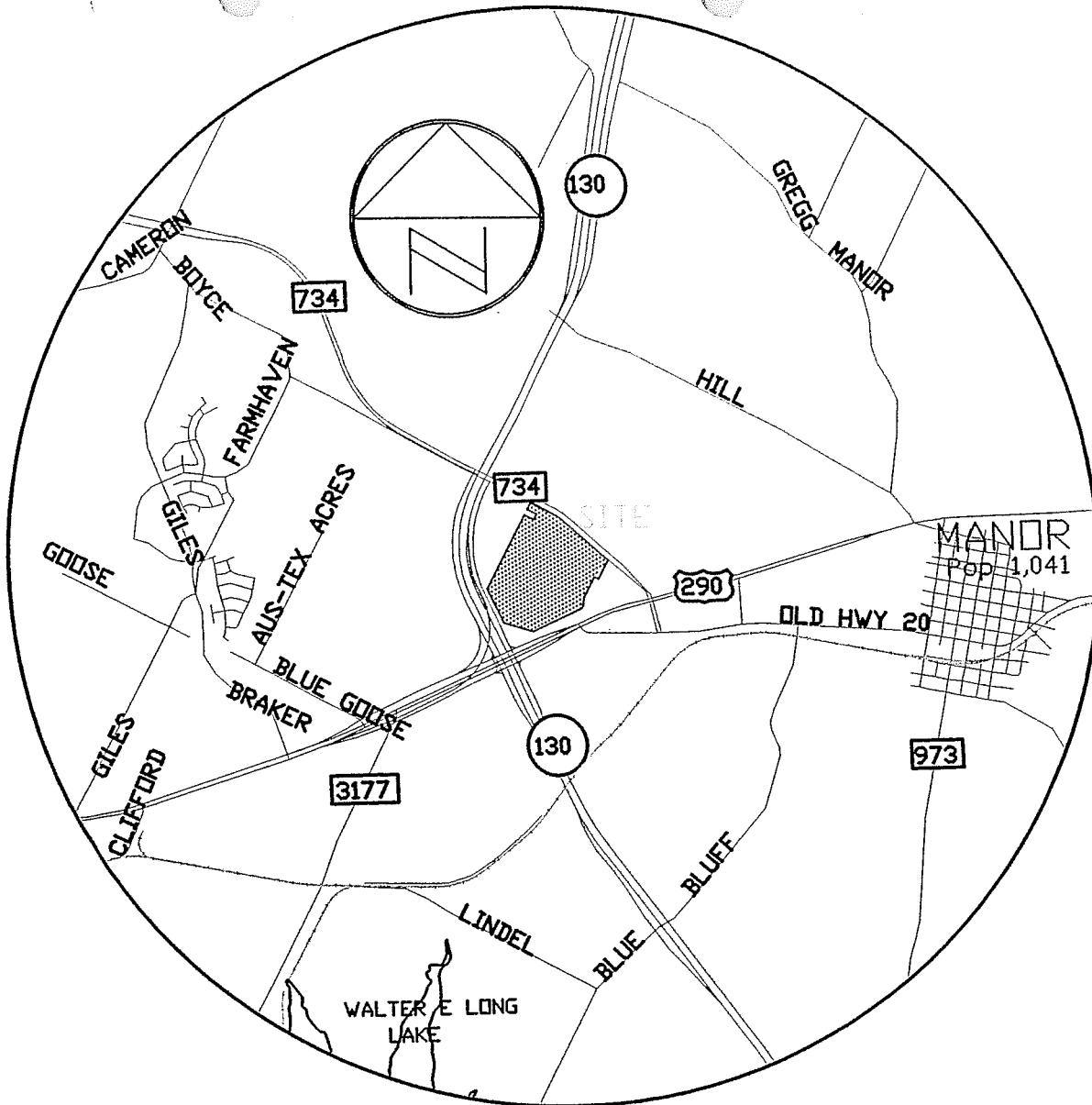


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0012**Z.A.P. DATE:** 03/01/2016**SUBDIVISION NAME:** Equinox East Preliminary Plan**AREA:** 116.34 Acres**LOT(S):** 19**OWNER/APPLICANT:** Austin HB Residential Properties, LTD (John McCullough)**AGENT:** BUR CSF CIVIL GROUP (Charles Steinman)**ADDRESS OF SUBDIVISION:** 8515-1/2 E PARMER LN**GRIDS:** R28, R29, S29**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**MUD:** N/A**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the Equinox East. The proposed plan is composed of 19 lots and associated right-of-way, (16 commercial lots, 3 greenbelt lots) on 116.34 acres. The site is located within the triangle created by the intersection of Parmer Lane, U.S. Highway 290 East and SH-130. All utilities are available from the City of Austin. The applicant will be responsible for all costs associated with any required improvements.**STAFF RECOMMENDATION:** The staff recommends approval of the plan. This plan meets all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-MAIL:** don.perryman@austintexas.gov



LOCATION MAP
NOT TO SCALE

CITY GRID NO.: R28, R29 & S29

MAPSCO PAGE NUMBER: 528R, 528V & 529N

THIS PROJECT IS LOCATED WITHIN THE CITY OF AUSTIN CIT

ECT IS LOCATED IN THE GILLELAND CREEK WATERSHED A SUBUR:

TAX I.D. No. 02-3441-0204

ZONING = P.U.D. (CH COMMERCIAL HIGHWAY)

ACREAGE = 116.34

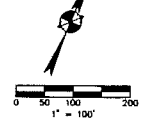
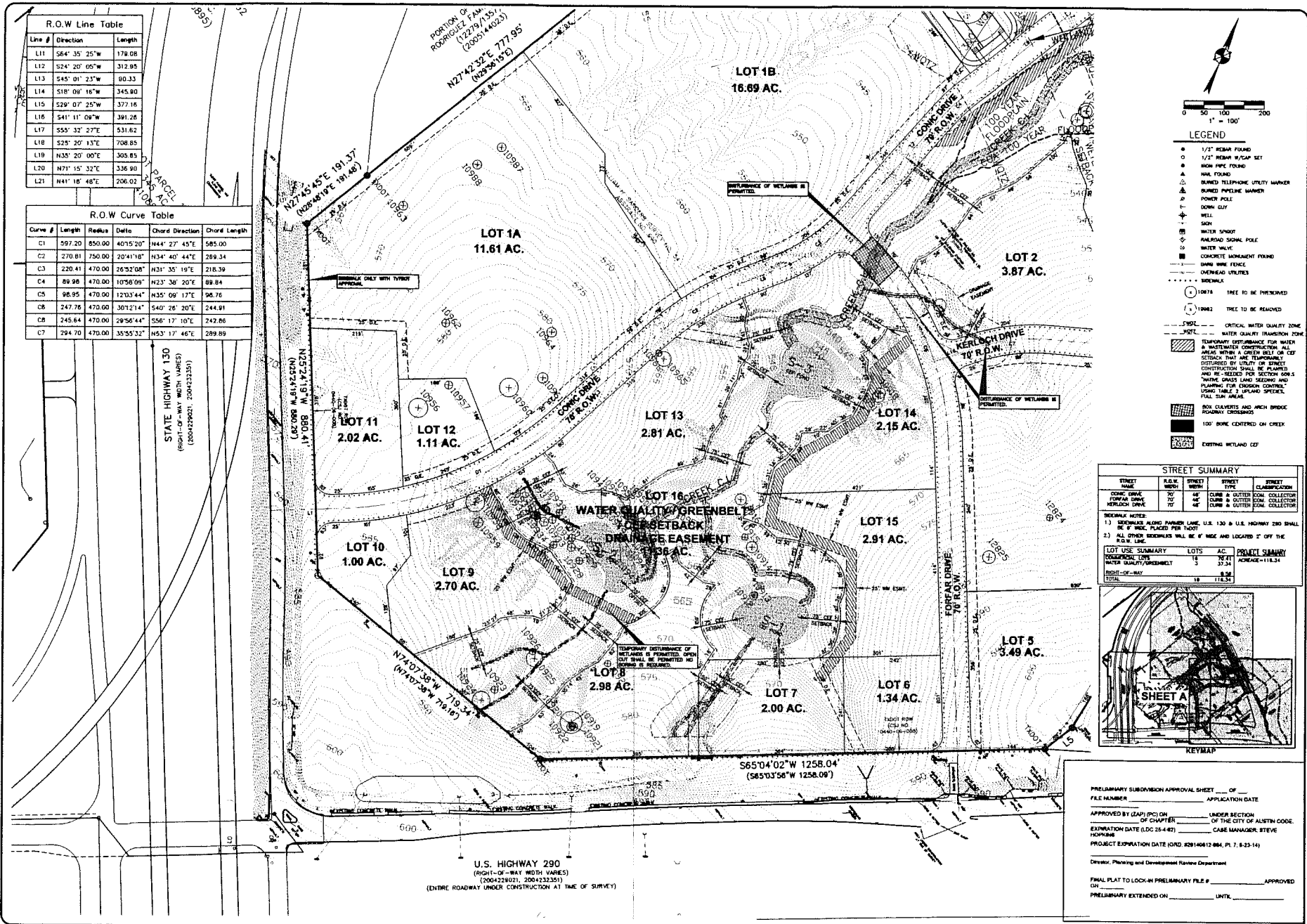
RELATED CASE: C814-90-0003

ZONING ORD: 20060323-057

Line #	Direction	Length
L11	S64° 35' 25"W	178.08
L12	S24° 20' 05"W	312.95
L13	S45° 01' 23"W	60.33
L14	S18° 09' 16"W	345.80
L15	S29° 07' 25"W	377.16
L16	S41° 11' 09"W	391.26
L17	S55° 32' 27"E	531.62
L18	S25° 20' 13"E	708.85
L19	N35° 20' 00"E	305.85
L20	N71° 15' 32"E	336.90
L21	N41° 10' 48"E	206.02

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	597.20	850.00	40°15'20"	N44° 27' 45"E	585.00
C2	270.81	750.00	20°41'18"	N34° 40' 44"E	269.34
C3	220.41	470.00	26°52'08"	N31° 35' 19"E	218.39
C4	89.90	470.00	10°58'09"	N23° 38' 20"E	89.84
C5	96.95	470.00	12°03'44"	N35° 09' 17"E	96.76
C6	247.76	470.00	30°12'14"	S40° 18' 20"E	244.81
C8	245.64	470.00	28°56'44"	S58° 17' 10"E	242.86
C7	294.70	470.00	35°55'32"	N53° 17' 46"E	289.89

STATE HIGHWAY 130
(RIGHT-OF-WAY WIDTH VARIES)
(20044228021, 20044223251)

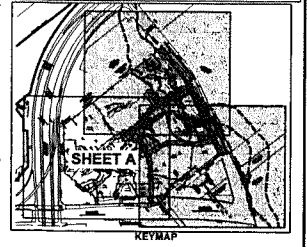


- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR W/SPAC SET
 - IRON PIPE FOUND
 - ▲ MAIL TROUGH
 - ▲ BURIED TELEPHONE UTILITY MARKER
 - ▲ BURIED PIPELINE MARKER
 - ▲ POWER POLE
 - ▲ DOWN CUT
 - ▲ WELL
 - ▲ SIGN
 - ▲ WATER SPRING
 - PAIR/ROAD SIGNAL POLE
 - WATER VALVE
 - CONCRETE MONUMENT FOUND
 - DRIVE IN/OUT FENCE
 - OVERHEAD UTILITIES
 - BENCHMARK
 - 10078 TREE TO BE PRESERVED
 - 10082 TREE TO BE REMOVED
 - CRITICAL WATER QUALITY ZONE
 - WATER QUALITY TRANSITION ZONE
 - TEMPORARY PERFORMANCE FOR WATER A WASTEWATER CONSTRUCTION ALL DETRIMENT THAT ARE TEMPORARILY OBTAINED BY CITY OF STREET CONSTRUCTION SHALL BE PLANTED AND RE-SEED FOR EROSION CONTROL. *WATER GRASS LAND SEEDING AND PLANTING FOR EROSION CONTROL. USING TABLE 2 UPLAND SPECIES. FINAL SOIL ANALYSIS.
 - BOX CULVERTS AND ARCH BRIDGE
 - ROADWAY CROSSINGS
 - 100' BURE CENTERED ON CREEK
 - EXISTING WETLAND LOT

STREET NAME	R.O.W. WIDTH	STREET TYPE	STREET CLASSIFICATION
CONIC DRIVE	70'	16'	CLUM & CUTTER SOIL COLLECTOR
FORPAT DRIVE	70'	16'	CLUM & CUTTER SOIL COLLECTOR
KERLOCH DRIVE	70'	16'	CLUM & CUTTER SOIL COLLECTOR

REMARKS:
 1) SIDEWALKS ALONG PARKWAY LINE U.S. 130 & U.S. HIGHWAY 290 SHALL BE IF WIDE, PLACED PER 100'.
 2) ALL OTHER SIDEWALKS WILL BE IF WIDE AND LOCATED 2' OFF THE R.O.W. LINE.

LOT USE SUMMARY	LOTS	AC	PROJECT SUMMARY
RESIDENTIAL	15	97.81	ACREAGE=118.34
WATER QUALITY EASEMENT	1	37.24	
RIGHT-OF-WAY	1	0.28	
TOTAL	16	116.34	



PRELIMINARY SUBDIVISION APPROVAL SHEET _____ OF _____ FILE NUMBER _____ APPLICATION DATE _____

APPROVED BY (LAWYER) ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LIC 28-4-02) _____ CASE MANAGER, STEVE SCHWANE

PROJECT EXPIRATION DATE (ORD 828140612 004, PL. 7, 8-23-14) _____

Drawn: Planning and Development Review Department

FINAL PLAT TO LOCK IN PRELIMINARY FILE # _____ APPROVED _____ DATE _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

Austin, Texas
 www.civilgroup.com
 Phone: 512.453.1111
 Fax: 512.453.1112

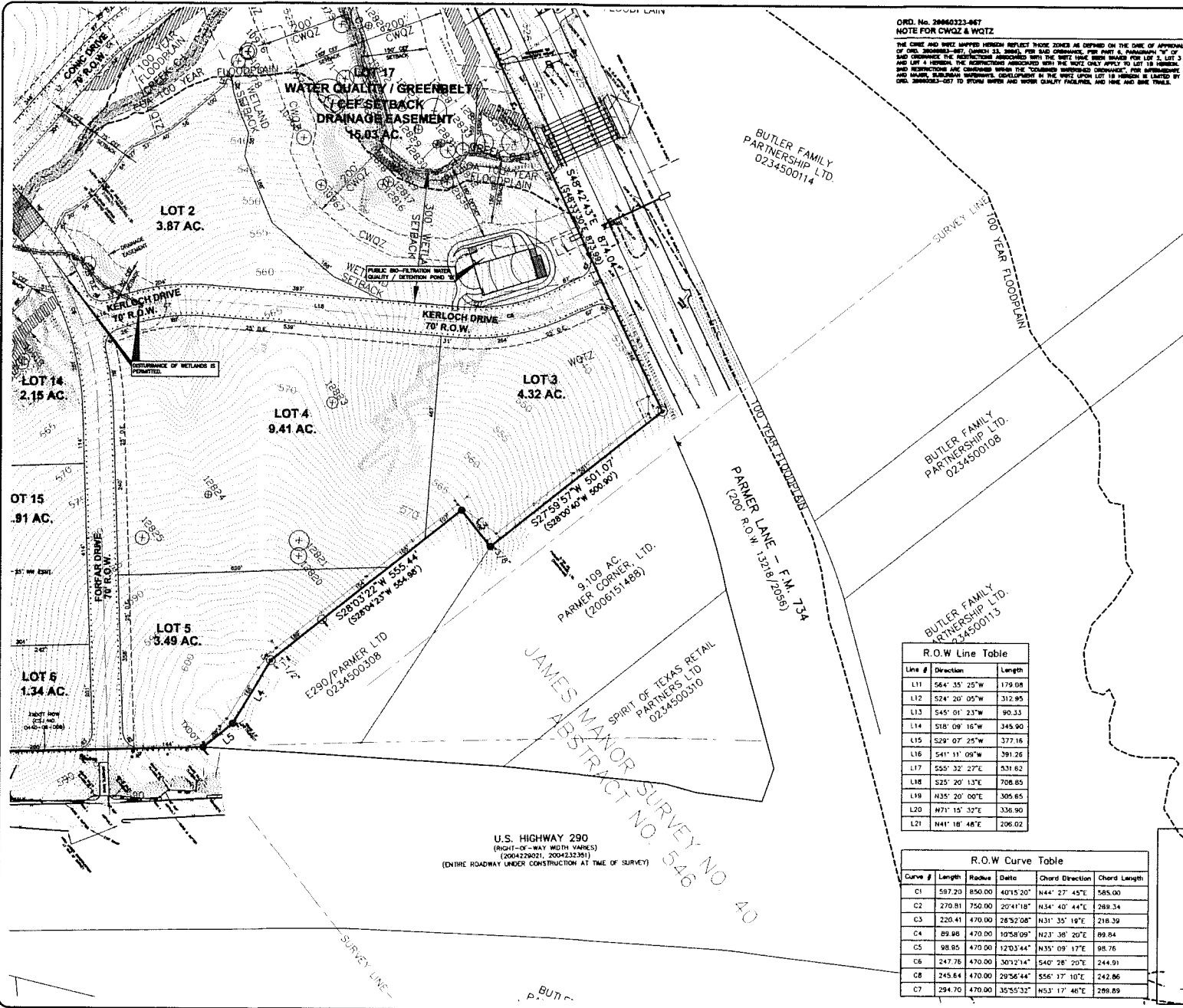
CSF
 Civil Group
 PLANNING, ENGINEERING & CONSTRUCTION SERVICES



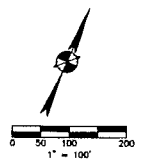
HARRIS BRANCH
 EQUINOX EAST
 PRELIMINARY PLAN SHEET A

HARRIS BRANCH
 AUSTIN IEB RESIDENTIAL PROPERTIES, LTD

Project No. 10261402
2
 OF 5



ORD. No. 20040223-067
NOTE FOR CWQZ & WQI.Z



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR W/TAP SET
 - IRON PIPE FOUND
 - ▲ NAIL FOUND
 - △ BURIED TELEPHONE UTILITY MARKER
 - ⊕ POWER POLE
 - ⊖ DOWN GUY
 - ⊙ WELL
 - ⊗ SIGN
 - ⊕ WATER SPOUT
 - ⊖ PAVED SIGN POLE
 - ⊙ WATER VALVE
 - CONCRETE MONUMENT FOUND
 - SAND PIPE FOUND
 - OVERHEAD UTILITIES
 - ⋯⋯ SEWERLINE
 - 10178 TREE TO BE PRESERVED
 - 10983 TREE TO BE REMOVED
 - 3500' CRITICAL WATER QUALITY ZONE
 - 500' CRITICAL WATER QUALITY ZONE
 - 500' WATER QUALITY TRANSITION ZONE
 - 300' TEMPORARY INTERFERENCE FOR WATER & WASTEWATER CONSTRUCTION. ALL AREAS WITHIN A CENTER SETBACK OF CENTER SETBACK THAT ARE TEMPORARILY DISTURBED BY UTILITY OR STREET CONSTRUCTION SHALL BE PLANTED AND RE-SEEDER PER SECTION 90.5.5. NATIVE GRASS LAND SEEDING AND PLANTING FOR EROSION CONTROL USING TABLE 2 UPLAND SPECIES. FILL SAN PEARL.
 - BOX CULVERTS AND ARCH BRIDGE
 - ROADWAY CROSSINGS
 - 100' BORE CENTERED ON CREEK
 - EXISTING WETLAND CEF

STREET SUMMARY

STREET NAME	R.O.W. WIDTH	STREET WIDTH	CURB & GUTTER	STREET CLASSIFICATION
COMIC DRIVE	70'	44'	CURB & GUTTER	COLLECTOR
KERLOCH DRIVE	70'	44'	CURB & GUTTER	COLLECTOR

SIDEWALK NOTES:

- 1) SIDEWALKS ALONG PARKER LANE, U.S. 130 & U.S. HIGHWAY 290 SHALL BE 6' WIDE, PLACED FOR 100%.
- 2) ALL OTHER SIDEWALKS WILL BE 6' WIDE AND LOCATED 2' OFF THE R.O.W. LINE.

LOT USE SUMMARY

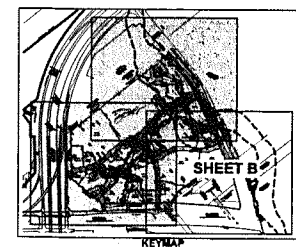
LOT USE	AC.	PERCENT SUMMARY
WATER QUALITY/FRESHWELL	15	75.11
WATER QUALITY/FRESHWELL	3	15.24
WATER QUALITY/FRESHWELL	0.29	1.45
TOTAL	18	100.00

R.O.W Line Table

Line #	Direction	Length
L11	S64° 35' 25"W	179.08
L12	S24° 20' 09"W	312.95
L13	S45° 01' 23"W	90.33
L14	S18° 09' 16"W	345.90
L15	S29° 07' 25"W	377.16
L16	S41° 31' 09"W	391.26
L17	S55° 32' 27"E	531.62
L18	S25° 20' 13"E	708.65
L19	N35° 20' 00"E	305.65
L20	N71° 15' 33"E	336.90
L21	N41° 18' 48"E	206.02

R.O.W Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	587.20	850.00	40°15'20"	N44° 27' 45"E	585.00
C2	270.81	750.00	20°41'18"	N34° 40' 44"E	269.34
C3	220.41	470.00	28°52'08"	N31° 35' 19"E	218.39
C4	89.88	470.00	10°58'09"	N23° 38' 20"E	89.84
C5	98.95	470.00	12°03'44"	N35° 09' 17"E	98.76
C6	247.76	470.00	30°32'14"	S40° 28' 20"E	244.91
C8	245.84	470.00	29°56'44"	S56° 17' 10"E	242.86
C7	294.70	470.00	35°55'32"	N53° 17' 46"E	286.89



PRELIMINARY SUBDIVISION APPROVAL SHEET OF _____ OF _____

FILE NUMBER _____ APPLICATION DATE _____

APPROVED BY (ZAP, P/C) ON _____ UNDER SECTION _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (E/C 25-4-82) _____ CASE MANAGER: BTEVE HOPKINS

PROJECT EXPIRATION DATE (ORD #20140612-084, PL 7, 8-25-14)

Director, Planning and Development Review Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

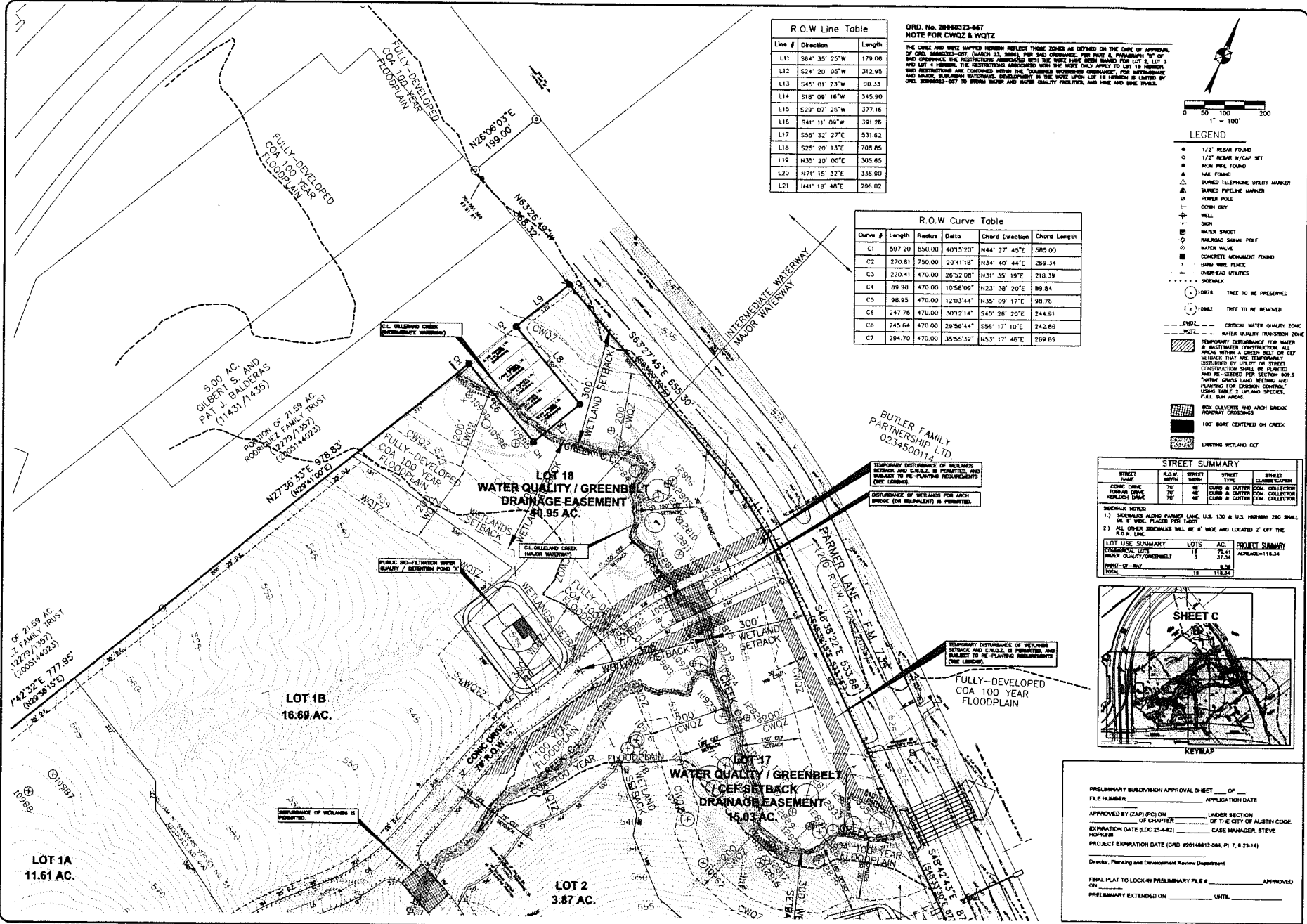
Anna's Trust
 Trust Agreement
 www.annas-trust.com
 Tel: (512) 214-0000
CSF
 Civil Group
 P.L.L.C.
 PLANNING, ENGINEERING & CONSTRUCTION SERVICES

CHARLES E. STERNMAN
 P.E.
 PROJECT ENGINEER

HARRIS BRANCH
 EQUINOX EAST
 PRELIMINARY PLAN SHEET B

HARRIS BRANCH
 AUSTIN EB RESIDENTIAL PROPERTIES, LTD

Project No.
 1828132
 SHEET
3
 OF 8



R.O.W Line Table

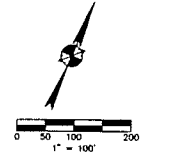
Line #	Direction	Length
L11	S64° 35' 25"W	179.08
L12	S24° 20' 05"W	312.95
L13	S45° 01' 23"W	90.33
L14	S18° 09' 18"W	345.90
L15	S28° 07' 25"W	377.16
L16	S41° 11' 09"W	391.26
L17	S55° 32' 27"E	531.62
L18	S25° 20' 13"E	708.85
L19	N35° 20' 00"E	305.65
L20	N71° 15' 32"E	338.90
L21	N41° 18' 48"E	208.02

R.O.W Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	597.20	850.00	40°15'20"	N44° 27' 45"E	585.00
C2	270.81	750.00	20°41'18"	N34° 40' 44"E	269.34
C3	220.41	470.00	26°52'08"	N31° 35' 19"E	218.39
C4	89.98	470.00	10°58'09"	N23° 38' 20"E	89.84
C5	98.95	470.00	12°03'44"	N35° 09' 17"E	98.78
C6	247.76	470.00	30°12'14"	S40° 26' 20"E	244.91
C8	245.64	470.00	29°56'44"	S56° 17' 10"E	242.86
C7	294.70	470.00	35°55'32"	N53° 17' 46"E	289.89

ORD No. 28840323-447
NOTE FOR CWQZ & WQIZ

THE CWQZ AND WQIZ MAPS SHOWN HEREIN REFLECT THOSE ZONES AS DETERMINED ON THE DATE OF APPROVAL OF ORD. CHANGES TO ORD. 28840323-447 (MARCH 21, 2018) FOR SAID ORDINANCE, PER PART 4, PARAGRAPH 17.1 OF SAID ORDINANCE. THE RESTRICTIONS ASSOCIATED WITH THE WQIZ HAVE BEEN WAIVED FOR LOT 1, LOT 2 AND LOT 4 HEREIN. THE RESTRICTIONS ASSOCIATED WITH THE WQIZ ONLY APPLY TO LOT 18 HEREIN, AND RESTRICTIONS ARE CONTAINED WITHIN THE "CONTAINED WETLANDS ORDINANCE" FOR LOT 18 HEREIN, AND MAJOR, INTERMEDIATE WATERWAY, DEVELOPMENT IN THE WQIZ UPON LOT 18 HEREIN IS LIMITED BY ORD. 28840323-447 TO WQIZ WQIZ AND WQIZ QUALITY PRACTICES, AND THE SAID ONE TRAIL.



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR W/ CAP SET
 - IRON PIPE FOUND
 - NAIL FOUND
 - △ MARKED TELEPHONE UTILITY MARKER
 - △ MARKED PRELIME MARKER
 - POWER POLE
 - DOWN CAY
 - WELL
 - SIGN
 - WATER SPOUT
 - PAVED SIGNAL POLE
 - WATER WAVE
 - CONCRETE MOUNDING FOUND
 - SAND WIRE FENCE
 - OVERHEAD UTILITIES
 - SIDEWALK
 - 10278 TREE TO BE PRESERVED
 - 10282 TREE TO BE REMOVED
 - CRITICAL WATER QUALITY ZONE
 - WATER QUALITY TRANSITION ZONE
 - TEMPORARY DISTURBANCE FOR WATER A WASTEWATER CONSTRUCTION. ALL CONSTRUCTION SHALL BE TEMPORARILY LIMITED BY UTILITY OF STREET CONSTRUCTION SHALL BE PLANTED AND RE-SEED FOR STREET WORK'S "NATIVE GRASS LAND SEEDING AND PLANTING FOR EROSION CONTROL" USING TABLE 2 UPLAND SPECIES, PALL SUN AREA.
 - ROSE CLEFTS AND ARCH BRIDGE ROADWAY CROSSINGS
 - 100' BORE CENTERED ON CREEK
 - CHERING WETLAND CFT

BUTLER FAMILY PARTNERSHIP LTD.
 023450014

STREET SUMMARY

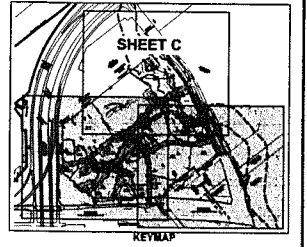
STREET NAME	R.O.W WIDTH	STREET WIDTH	STREET TYPE	STREET CLASSIFICATION
CONK DRIVE	70'	40'	CL	CL
FORNAL DRIVE	70'	40'	CL	CL
KORLACK DRIVE	70'	40'	CL	CL

SEWERAGE NOTES:

- 1.) SEWERLINES ALONG PARKER LANE, U.S. 130 & U.S. HIGHWAY 290 SHALL BE 6" WIDE, PLACED PER TABLE 2.
- 2.) ALL OTHER SEWERLINES WILL BE 6" WIDE AND LOCATED 2' OFF THE R.O.W. LINE.

LOT USE SUMMARY

LOT #	AC.	PROJECT SUMMARY
1	11.61	RESIDENTIAL
2	3.87	RESIDENTIAL
18	18.95	RESIDENTIAL
TOTAL	34.43	



PRELIMINARY SUBDIVISION APPROVAL INSET _____ OF _____ FILE NUMBER _____ APPLICATION DATE _____

APPROVED BY (S&P) (SIC) _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-82) _____ CASE MANAGER: STEVE HOOGAAN

PROJECT EXPIRATION DATE (ORD #20140612-044, PL. 7. & 23-14)

Director, Planning and Development Review Department

FINAL PLAT TO LOCK IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

CITY OF AUSTIN CASE NO. CB-2015-0612

CSF
 Civil Group
 PLANNING, ENGINEERING & CONSTRUCTION SERVICES

CHARLES E. STEINMAN
 P.L.L.C.

HARRIS BRANCH
EQUINOX EAST
 PRELIMINARY PLAN SHEET C

HARRISBRANCH
 AUSTIN EB RESIDENTIAL PROPERTIES, LTD.

Project No: 1070107
 SHEET 4
 OF 5