

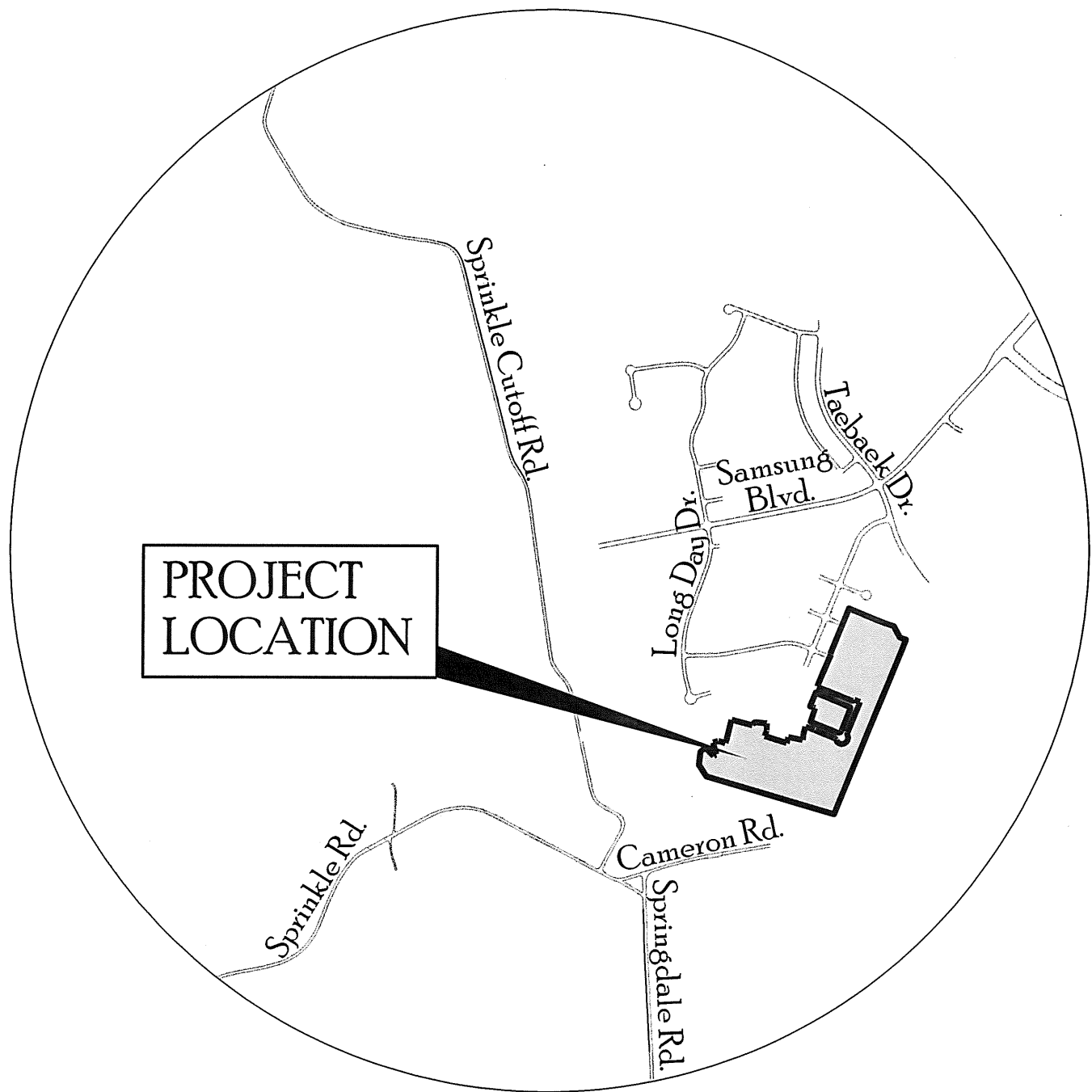
SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0109.2A**ZAP DATE:** October 4, 2016**SUBDIVISION NAME:** Pioneer Crossing East, Section 3B**AREA:** 23.88 acres**LOTS:** 105**APPLICANT:** DR Horton (Kevin Pape)**AGENT:** Longaro Clarke, LP
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** Dessau Road (Near Cameron Road and Sprinkle Cutoff Road)**GRIDS:** MP30**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** none**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along all internal streets.

DEPARTMENT COMMENTS: The request is for the approval of the final plat of Pioneer Crossing East, Section 3B. The plat is comprised of 103 residential lots and two drainage lots, on 23.88 acres. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The subdivision 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



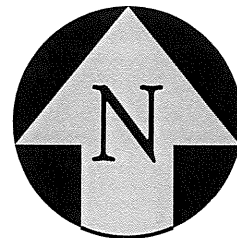
PIONEER CROSSING EAST 3B

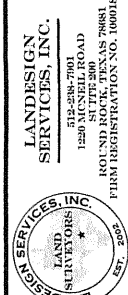
LC LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

3839 Bee Cave Road • Suite 150 • Austin, Texas 78746

(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544





FINAL PLAT OF PIONEER CROSSING EAST
SECTION 3B

PROJECT NAME: SPINNALE 7	DATE: 03/09/2016	SCALE: 1"=100'
JOB NUMBER: 347-15-01	DRAWING FILE PATH: L:\Spinlake 7 Tracts DWGS	
	FIELDNOTE FILE PATH:	
RPLS: JIB	TECH: JJA	PARTYCHIEF: AG
DRAWING NAME 3470104.dwg		
SHEET 1 of 3		

NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C 1	81°03'08"	25.00	35.37	N56°45'36"E	32.49
C 2	04°51'19"	1025.00	86.86	S85°08'30"E	86.83
C 3	08°43'16"	425.00	49.86	N13°58'41"E	49.83
C 4	06°03'54"	725.00	76.75	S70°50'12"E	76.71
C 5	48°11'25"	25.00	21.03	S43°42'34"E	20.41
C 6	186°22'46"	50.00	182.65	N67°11'45"E	99.85
C 7	48°11'23"	25.00	21.03	N01°53'56"W	20.41
C 8	90°00'00"	15.00	23.56	S67°11'45"W	21.21
C 9	90°00'00"	15.00	23.56	S22°48'15"E	21.21
C 10	90°00'00"	25.00	39.27	S67°11'45"W	35.36
C 11	04°06'37"	775.00	55.60	N69°51'33"W	55.59
C 12	04°53'26"	425.00	36.28	S19°45'02"W	36.26
C 13	05°57'43"	475.00	49.43	S19°12'54"W	49.41
C 14	90°00'00"	15.00	23.56	S28°45'58"E	21.21
C 15	70°31'44"	25.00	30.77	N70°58'10"E	28.87
C 16	25°03'14"	50.00	218.63	S19°01'50"E	81.65
C 17	48°11'23"	25.00	21.03	S82°08'20"W	20.41
C 18	28°57'18"	50.00	25.27	N59°10'04"E	25.00
C 19	276°22'42"	50.00	241.19	N16°14'11"E	66.67
C 20	48°11'23"	25.00	21.03	S49°40'17"E	20.41
C 21	90°00'00"	15.00	23.56	N61°14'02"E	21.21
C 22	90°00'00"	15.00	23.56	S28°45'58"E	21.21
C 23	90°00'00"	15.00	23.56	N61°14'02"E	21.21
C 24	05°57'43"	525.00	54.63	N19°12'54"E	54.61
C 25	04°53'26"	375.00	32.01	N19°45'02"E	32.00
C 26	05°02'26"	25.00	2.20	N13°42'49"E	2.20
C 27	34°39'14"	50.00	30.24	S42°54'12"E	29.78
C 28	48°03'17"	50.00	40.28	N83°17'05"W	39.18
C 29	42°09'35"	50.00	36.83	S23°34'48"W	36.00
C 30	38°56'33"	50.00	33.98	S16°58'50"E	33.33
C 31	38°28'31"	50.00	31.83	S54°41'22"E	31.30
C 32	48°01'44"	50.00	42.79	N82°33'31"E	41.49
C 33	31°38'09"	25.00	13.80	N73°51'43"E	13.63
C 34	16°33'14"	25.00	7.22	S82°02'35"E	7.20
C 35	18°28'35"	50.00	14.38	S82°00'14"E	14.33
C 36	150°40'52"	50.00	131.49	N14°25'04"E	96.74
C 37	58°25'22"	50.00	50.98	S89°51'58"W	48.80
C 38	24°56'59"	50.00	21.77	S48°10'47"W	21.60
C 39	04°59'05"	475.00	41.32	N18°43'34"E	41.31
C 40	00°58'39"	475.00	8.10	N21°42'26"E	8.10
C 41	00°21'06"	425.00	2.81	N17°07'46"E	2.81
C 42	06°22'10"	425.00	47.25	N13°46'08"E	47.22
C 43	05°02'45"	725.00	63.85	S71°20'46"E	63.83
C 44	01°01'09"	725.00	12.90	S68°18'49"E	12.90
C 45	00°31'44"	775.00	7.15	N68°04'07"W	7.15
C 46	02°31'09"	525.00	23.08	S20°56'11"W	23.08
C 47	03°20'34"	525.00	31.55	S17°57'19"W	31.54
C 48	90°00'00"	15.00	23.56	S22°48'15"E	21.21
C 49	90°00'00"	15.00	23.56	S67°11'45"W	21.21
C 50	90°00'00"	15.00	23.56	N22°48'15"W	21.21
C 51	88°54'57"	15.00	23.28	N67°44'17"E	21.01
C 52	05°00'00"	325.00	28.36	N19°41'45"E	28.35
C 53	05°00'00"	275.00	24.00	N19°41'45"E	23.99
C 54	48°11'23"	25.00	21.03	N41°17'27"E	20.41
C 55	181°22'46"	50.00	158.28	N25°18'15"W	99.99
C 56	48°11'23"	25.00	21.03	S88°06'04"W	20.41
C 57	85°00'00"	25.00	37.09	S25°18'15"E	33.78
C 58	28°40'32"	50.00	25.02	N78°20'38"E	24.76
C 59	46°57'57"	50.00	40.99	S63°50'08"E	39.85
C 60	53°47'03"	50.00	46.94	S13°27'38"E	45.23
C 61	51°57'14"	50.00	45.34	S39°24'31"W	43.80
C 62	28°31'12"	25.00	12.44	S51°07'32"W	12.32
C 63	19°40'11"	25.00	8.58	S27°01'51"W	8.54
C 64	18°11'23"	50.00	15.87	S16°53'56"E	15.81
C 65	168°11'23"	50.00	146.77	N76°17'27"E	99.47
C 66	03°34'53"	775.00	48.44	N70°07'25"W	48.44
C 67	74°03'59"	10.00	12.93	S44°12'42"W	12.05
C 68	142°01'49"	25.00	61.97	S78°11'37"W	47.28
C 69	69°27'47"	10.00	12.12	N46°35'24"W	11.39
C 70	76°14'48"	20.00	26.62	S17°17'20"W	24.69
C 71	154°39'26"	10.00	26.99	S02°52'47"W	19.51
C 72	37°55'18"	50.00	33.09	S36°21'28"W	32.49
C 73	89°59'33"	15.00	23.56	N67°11'59"E	21.21
C 74	90°00'28"	15.00	23.56	N22°48'01"W	21.21

NUMBER	DIRECTION	DISTANCE
L 1	S70°49'31"E	78.84'
L 2	S67°47'47"E	49.37'
L 3	N44°41'24"E	53.03'
L 4	S45°18'36"E	100.00'
L 5	N16°21'17"W	100.00'
L 6	N73°38'43"E	43.85'
L 7	S73°45'58"E	60.55'
L 8	N16°14'02"E	53.00'
L 9	N01°34'19"W	44.57'
L 10	N16°14'02"E	9.06'
L 11	S02°25'51"W	57.68'
L 12	S16°14'02"W	48.98'
L 13	N07°54'39"E	50.84'
L 14	N16°07'51"E	57.16'
L 15	N67°48'15"W	50.00'
L 16	N67°48'15"W	5.00'
L 17	N69°32'03"W	13.41'
L 18	N73°28'19"W	30.19'
L 19	S17°11'45"W	45.74'
L 20	S17°11'45"W	55.82'
L 21	S22°11'45"W	102.37'
L 22	S16°14'02"W	61.96'
L 23	S73°45'58"E	70.00'
L 24	S73°45'58"E	60.80'
L 25	S22°11'45"W	102.37'
L 26	S16°14'02"W	61.96'
L 27	S38°49'50"W	13.00'
L 28	S16°14'02"W	36.39'
L 29	N16°14'02"E	85.00'
L 30	N25°13'34"E	48.24'
L 31	S67°48'15"E	50.00'
L 32	S19°19'28"W	89.10'
L 33	S29°04'39"W	25.38'
L 34	S16°14'02"W	25.00'
L 35	N16°14'02"E	16.96'
L 37	S17°46'08"W	60.56'
L 38	S69°32'03"E	6.56'
L 39	S19°58'12"W	58.69'
L 40	S22°11'45"W	39.41'
L 41	N06°23'46"W	40.05'
L 42	N31°16'12"W	21.04'
L 43	S81°14'42"W	59.49'
L 44	S07°10'43"W	29.15'
L 45	N30°47'29"W	62.01'
L 46	N11°51'30"W	10.22'
L 47	N81°19'17"W	20.68'
L 48	S75°55'33"W	27.56'
L 49	S41°13'59"W	22.98'
L 50	S78°40'47"W	18.82'
L 51	S54°18'41"W	20.66'
L 52	S72°47'24"W	47.79'
L 53	S55°24'44"W	42.85'
L 54	S20°50'04"E	21.46'
L 55	S47°04'43"E	48.43'
L 56	S74°26'56"E	15.29'
L 57	S80°12'30"W	20.76'
L 58	S55°19'07"W	20.78'

LAND DESIGN
SERVICES, INC.



FINAL PLAT OF PIONEER CROSSING EAST
SECTION 3B

PROJECT NAME: SPRINKLE 7
JOB NUMBER: 347-15-01
DATE: 03/09/2016
DRAWING FILE PATH: L:\Sprinkle 7\Tracts DWG
PLOT FILE PATH: L:\Sprinkle 7\Tracts DWG
PLOT FILE NAME: 3470104.dwg
CHECKED BY: HAE TELLENS

DRAWING NAME
3470104.dwg

SHEET
2 of 3

STATE OF TEXAS
COUNTY OF TRAVIS

KNOWN ALL MEN BY THESE PRESENTS, THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF THAT CERTAIN TRACT DESCRIBED AS PART 3 (34.10 ACRES) RECORDED IN DOCUMENT NUMBER 2016128108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH CONTINENTAL HOMES OF TEXAS, L.P., BY IAN CUDE, ASSISTANT SECRETARY, DO HEREBY SUBDIVIDE 23.87 ACRES, LOCATED IN THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 25 OF THE CITY OF AUSTIN CODE, TO BE KNOWN AS

"PIONEER CROSSING EAST SECTION 3B"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)

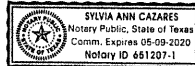
BY: CHTEX OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS SOLE GENERAL PARTNER

BY: Ian Cude
IAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF WILLIAMSON

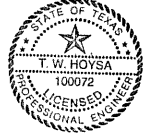
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF August, 2016, BY IAN CUDE, ASSISTANT SECRETARY CHTEX OF TEXAS, INC., ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS



I, T.W. HOYSA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF WALNUT CREEK WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 4845304604, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LONGARD & CLARKE, L.P.
3839 BEE CAVE ROAD
SUITE 150
AUSTIN, TEXAS 78748
TPBE REG. NO. F-544



LAND SURVEYOR'S STATEMENT

THAT I, JOSEPH BEAVERS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE SUBDIVISION COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED.

JOSEPH BEAVERS, R.P.L.S. NO. 4938
LANDESGEN SERVICES, INC.
1223 MENEL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
(512) 238-7901
FIRM REGISTRATION NO. 10001800



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__ A.D.

RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE ____ DAY OF _____, 20__.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20__.

CHAIRPERSON
THOMAS WEBER

SECRETARY
JOLENE KIOLBASSA

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20__ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

NOTES

- 1) ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 2) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS
- 3) 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 CITY OF AUSTIN. 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.
- 4) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
- 5) NO BUILDINGS, FENCING, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- 7) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 9) STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS.
- 10) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT 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 CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 11) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. # _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES (CONT.)

- 12) 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 CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 13) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 14) THIS PROJECT SHALL BE SUBDIVIDED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NUMBER 970410-1.
- 15) ALL BUILDING SETBACK LINES AND HEIGHTS WILL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS, PUD ORDINANCE NO. 970410-1.
- 16) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: MULE TRAIN DRIVE, SPEEDWAGON RUN, MEMPHIS FALLS LANE, KADAMA WAY, FURROW HILL DRIVE, PACK WAGON TRAIL, NIGHT CAMP DRIVE AND RELIANCE CREEK DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR THE UTILITY COMPANY.
- 17) A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- 18) THE PIONEER CROSSING WEST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RECORD KEEPING FOR ANY WATER QUALITY AND/OR DETENTION FACILITY LOCATED WITHIN THIS SUBDIVISION.
- 19) VEHICULAR ACCESS FROM ANY SINGLE FAMILY LOT TO ANY LOT DESIGNATED AS "OPEN SPACE" SHALL BE PROHIBITED.
- 20) IN ACCORDANCE WITH ORDINANCE IMPLEMENTATION GUIDELINES, WATER QUALITY CONTROLS WILL BE REQUIRED WHEN BASIN CUMULATIVE IMPERVIOUS COVER EXCEEDS 10%.
- 21) IN ACCORDANCE WITH THE PUD ORDINANCE, THE MASTER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE WATER QUALITY FACILITIES. FOR SINGLE FAMILY DEVELOPMENTS, THE CITY OF AUSTIN WILL, BY MUTUAL AGREEMENT, CONTRIBUTE TO THE MASTER ASSOCIATION AN ANNUAL OR LUMP SUM PAYMENT FOR OPERATION AND MAINTENANCE.
- 22) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 23) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 24) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET AREA OF EACH LOT PURSUANT TO LDC SECTION 25-B-211.
- 25) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 26) ALL DEVELOPMENT WITHIN THE P.U.D. WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDING PROGRAM STANDARDS. SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL MEET A MINIMUM 1 STAR RATING; COMMERCIAL DEVELOPMENT SHALL MEET A MINIMUM OF 1 STAR RATING.
- 27) THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 28) THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN DOC. NO. 2004073215 O.P.R.T.C.T.
- 29) NO RESIDENTIAL USES SHALL BE ALLOWED ON LOT 36, BLOCK FFF AND LOT 79, BLOCK UU.
- 30) PARKLAND DEDICATION HAS BEEN SATISFIED IN ACCORDANCE WITH PUD ORDINANCE 970410-1 AND ITS AMENDMENTS.

LANDESGEN
SERVICES, INC.



FINAL PLAT OF PIONEER CROSSING EAST
SECTION 3B

PROJECT NAME: SPARKLE 7	JOB NUMBER: 347-1E-01	SCALE: 1"=100'
DATE: 03/02/2016	DRAWING FILE PATH: L:\Sparkle 7\Tracta DWG	FILED DATE: 03/02/2016
PRELIMINARY FILE PATH:	FILED BY: TICHAM	PARTICIPANT: AG
CHECKED BY: JAM.FLOREZ		

DRAWING NAME
3470104.dwg

SHEET
3 of 3

C8-2016-0109.2A