PELOTON
LAND SOLUTIONS

February 8, 2017

Pamela Abee-Taulli
One Texas Center
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Easton Park Section 2B – Preliminary Plan
C8J-2015-0255.SH
Cut/Fill Variance

Ms. Abee-Taulli,

The Easton Park Section 2B preliminary plan has been designed based on multiple site constraints. This site is limited due to a fixed pond outfall elevation, the design of detention and water quality ponds per the City's criteria on relatively flat ground, and the need to create positive storm water and wastewater drainage. In addition, the site slopes must be limited to comply with ADA requirements for crosswalks. Lastly, the high plasticity East Austin soils constrain the site further by limiting the steepness of the development's slopes and the type of material used to fill the site to mitigate possible streets and home foundations failure. Given these constraints and the rights and privileges granted by City Council to the Owner related to density and other entitlements, the design presented satisfies the City of Austin storm water drainage requirements. The table below represents the specific cut and fill necessary to achieve positive storm water drainage.

Cut and Fill Summary Table

Easton Park 2B total area = 174.3 acres

	CUT (1)		FILL (2)	
	Area (acres)	Percentage (%)	Area (acres)	Percentage (%)
four (4) and eight (8) feet	17.8 acres	10.2%	16.5 acres	9.5%
exceeding eight (8) feet	1.3 acres	0.7%	2.6 acres	1.5%

(1) Maximum cut is 11.6 feet

(2) Maximum fill is 9.6 feet

Furthermore, due to the minimal slope over the entire site, any development plan for the property would require cut and fill of over four feet to obtain code required drainage.

Based on this information and our findings of fact, we respectfully request your recommendation of the cut and fill variance.

Sincerely,

Paulo Misi

Paulo Misi, P.E.
Senior Project Manager
02/08/2017

STATE OF TEXAS
PAULO MISI
106179
LICENSED
PROFESSIONAL ENGINEER

ENVIRONMENTAL BOARD VARIANCE APPLICATION
FOR

EASTON PARK SECTION 2B
PRELIMINARY PLAN

Prepared For:

Brookfield Residential Properties, Inc.
11501 Alterra Parkway, Suite 100
Austin, TX 78758

Prepared by:

Peloton Land Solutions, Inc.
7004 Bee Caves Road, Bldg. 2 Ste. 100
Austin, Texas 78746
TBPE Firm No. 12207
TBPLS Firm No. 10194108

February 2017

Table of Contents

A.
VARIANCE REQUEST LETTER

PELOTON
LAND SOLUTIONS

January 24, 2017

Ms. Pamela Abee-Taulli
City of Austin
Austin, Texas 78704
United States of America

RE: Easton Park Section 2B – Preliminary Plan
Case # C8J-2015-0255.SH

Ms. Abee-Taulli,

The purpose of this letter is to provide additional information regarding the Easton Park Section 2B cut and fill variance request. As discussed in our meeting on January 19, 2017, below is a summary of how an alternative design scenario would affect cut and fill on the site.

Please note that this development is located in the Desired Development Zone (DDZ), and on the east side of the City. The cut and fill ordinance was primary created to restrict development on the hilly west side of the City. Inadvertently, it negatively affects development on the flat terrain of this site in the DDZ where development is desired and recommended.

Attached for your reference are the following exhibits:

- Exhibit #1 – It shows the areas of cut and fill between 4 and 8 feet, and the areas of fill in excess of 8 feet.
- Exhibit #2 – It shows 2 site cross sections: The first one is a cross section in a fill area and the second one is a cross section in cut area.
- Exhibit #3 – It's an alternate design scenario. The pond is moved to the mid-point of the site.
- Exhibit #4 – It shows the area of fill in excess of 8 feet
- Geotechnical Engineer Letter

Here is a list of items discussed in our January 19, 2017 meeting, as well as our response.

1) Is there an alternate scenario that would eliminate the need of the variance? The City suggested: decreasing the density/impervious cover.

   There are multiple different design options for this site. However, because of the overall flatness of the site, any of these scenarios will require cut and/or fills in excess of four feet. In our hypothetical scenario, we moved the pond upstream to the half way point of the property. See Exhibit 3. The results of this hypothetical scenario are as follows:

a) **Moving the pond upstream increased the fill required to construct the pond and consequentially increased the fill area upstream of the pond.**
b) **Even with less impervious cover the variance would still be needed. With less impervious cover, the water quality and detention volumes would decrease slightly. However, the same problems exist related to the flatness of the site. The need for fill to create a pond basin would still exist. In addition, this scenario would result in the loss of about 50% of the otherwise developable area, in order to use existing grades to drain to the pond.**
c) **Moving the pond to any area on the site would create similar results due to the flatness of the site.**

2) Concern #1: The extent of the cut and fill areas.
Because the site is flat with a slope of less than 1% overall, the extent of the cut/fill area is created because of broad hills and valleys. Even a shallow cut or fill amount would yield a relatively large area of disturbance.

3) Other items that limit the grading and impact the design are:
   - ADA – All the roadway intersections need to be relatively flat (equal or less than 2% per code) in order to create a safe accessible path.
   - City of Austin design criteria for the ponds requires that the bottom of the ponds have 2% slopes. Our design assumes that a variance from the watershed Department to allow the bottom of the ponds to have a 1% slope, in order to diminish the cut and fill amounts.
   - Cut and fill balance – Because of the expansive soils conditions. It's important to fill the site using on-site material with similar physical properties. See attached memo from the geotechnical engineer.

4) Exhibit #1 – Please note that the maximum fill height is 9.6 feet and the maximum cut height is 11.6 feet

Based on this information and our findings of fact, we respectfully request your recommendation of the cut and fill variance.

Sincerely,

Paulo Misi

Paulo Misi, P.E.
Project Manager

B.
VARIANCE APPLICATION

ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Peloton Land Solutions
Street Address	7004 Bee Cave Road, Building 2, Suite 100
City State ZIP Code	Austin, Texas 78746
Work Phone	512-831-7700
E-Mail Address	Paulo.misi@pelotonland.com

Variance Case Information

Case Name	Easton Park Section 2B
Case Number	C8J-2015-0255.SH
Address or Location	7901 Colton-Bluff Springs Rd.
Environmental Reviewer Name	Pamela Abee-Taulli
Applicable Ordinance	30-5-341, 30-5-342, PUD Ordinance 20161110-032
Watershed Name	Cottonmouth Creek & North Fork Dry Creek
Watershed Classification	☐Urban X Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment X Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes X No
Distance to Nearest Classified Waterway	Most of the cuts and fills that are part of this variance are located on average 300 feet from the Critical Water Quality Zone (CWQZ). The cuts and fills required for the water quality and detention ponds, that by nature are located in the lowest point of the site, near the creeks, is the exception. Pond A cuts and fills are located 135 LF from the CWQZ Pond B cuts and fills are located 90 LF from the CWQZ Pond C cuts and fills are located 80 LF from the CWQZ Pond D cuts and fills are located 415 LF from the CWQZ
Water and Waste Water service to be provided by	Austin Water Utility
Request	Variance from the requirements of sections 30-5-341 and 30-5-342, which restrict the depth of cuts and fills on tracts of land to four feet or less.

	Existing	Proposed
Impervious cover square footage: acreage: percentage:	33,715 SF 0.774 AC 0.45%	2,345,706 SF 53.85 AC 31.24%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The subdivision is located Developed Desired Zone (DDZ), within the Cottonmouth Creek and North Fork Dry Creek Watersheds, both classified as suburban watersheds. The project area within the Cottonmouth Creek Watershed generally slopes to the west toward Cottonmouth Creek. The project area within the North Fork Dry Creek Watershed generally slopes to the east. The existing elevations within the project site range from 629 feet in the northeastern portion of the site to 570 feet in the eastern portion of the site near North Fork Dry Creek and 575 feet in the northwestern portion of the site near Cottonmouth Creek. There are three hundred and two (302) trees located throughout the site. Of these, fifty (50) trees are 19" in diameter or greater. Thirty (30) trees 19" in diameter or greater are proposed to be removed by the proposed development. The project site contains two (2) heritage trees (# 8484, 8488), which are not proposed for removal and are located in the section designated to be parkland. Storm water quality for the project will be provided through the use of four (4) sedimentation/biofiltration ponds and two (2) vegetative filter strips. An Erosion Hazard Zone (EHZ) is delineated for Cottonmouth Creek, using the limits defined by the City of Austin data portal. No development is proposed within the limits of the EHZ with this project.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The development proposes cut and fill greater than 8 feet. For cut, the maximum proposed is 11.6 feet and for fill, the maximum proposed is 9.6 feet. These are shown on the attached exhibits.

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance, the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Easton Park Section 2B Preliminary Plan

Ordinance: 30-5-341, 30-5-342, and PUD Ordinance 20161110-032

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. Given the flat topography of the site and the highly expansive clay soils, the requested variance is necessary to develop the site. For example, on Exhibit 2, the existing slope of the site is 0.74%. In order to meet City of Austin design criteria for water quality, detention and storm sewer systems, we must create artificial slopes for water to drain. In addition, the City requires a minimum slope in the bottom of water quality and detention ponds to be 2%. We have requested a waiver from the Watershed Department to reduce this slope to 1% in the bottom of our proposed ponds in an effort to reduce the amount of cut/fill on this site.

The site is so flat that fill must be added to construct the detention and water quality ponds. Additionally, fill must be added to ensure that the water can flow to the ponds.

The need for cut on the site is created by two issues. First, areas of expansive clays soils should be designed with minimal slopes to avoid future foundation and pavement damage. In previous sections home builders and their respective foundation engineers have requested lots with slopes of no more than 2% in order to mitigate expansive clay soils. As a result, the few highpoints on the site were cut to avoid steeper slopes. Secondly, there are significant problems created by mixing soils types. As described in the attached letter from the geotechnical engineer, importing soils with

substantially different potential vertical rise (as would be required by City criteria for imported soil) we could inadvertently create a scenario where soils are expanding and contracting at different rates, resulting in damage to foundations and pavement in the future. To the extent possible, any fill should utilize soils in the direct area.

2. The variance:

   a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

   Yes. A result of the overall site being so flat, any development proposed on this property will encounter similar site constraints and require cut and fill. Attached Exhibit 3 provides an alternate design scenario that shows these variances would be required for any development on this site simply to create the necessary basin for water quality and detention ponds.

   b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

   Yes. Given the established need for cut/fill on the site regardless of the design, alternative design scenarios will yield different patterns of cut and/or fill but would not significantly reduce the overall volume or area of earthwork. The relatively large area of overall cut/fill compared to a small area of cut or fill over 8 feet is a result of the flat site. Even a shallow cut/fill would result in a significant area of disturbance.

   c) Does not create a significant probability of harmful environmental consequences;

   Yes. Cutting and filling the proposed amount will stabilize and protect slopes to minimize future pavement and foundation failures. There are no known harmful environmental consequences as a result of this variance.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

   Yes. Superior water quality controls was one of the superiority items outlined in the Pilot Knob PUD. Per the PUD zoning ordinance, this project will utilize only storm water quality infrastructure considered to be "Green" water quality per the City of Austin Environmental Criteria Manual (1.6.7). The design and necessary variance will result in water quality that is at least equal to the water quality achievable without the variance and superior to the City standards.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

   Yes/No ***Not applicable.***

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

   Yes/No ***Not applicable.***

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

   Yes/No ***Not applicable.***

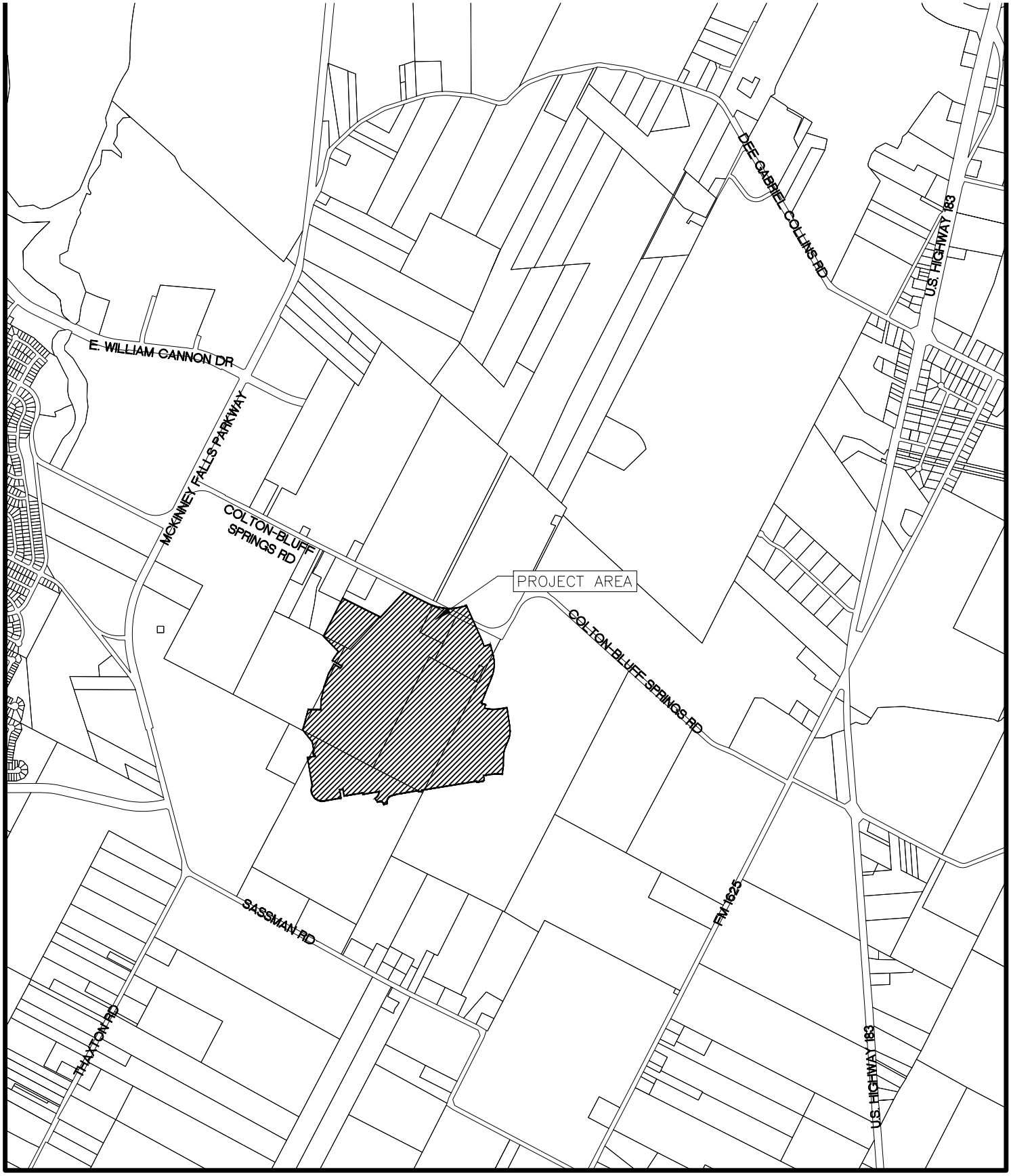
**Variance approval requires all above affirmative findings.

Exhibits for Board Backup and/or Presentation

Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)

C.
LOCATION MAPS



PELOTON LAND SOLUTIONS
7004 BEE CAVE ROAD | BUILDING 2, SUITE 100 | AUSTIN, TX 78746
512-831-7700, TX FIRM NO 12207

Brookfield Residential

LOCATION MAP

EASTON PARK SECTION 2B

C8J-2015-0255.SH

EXH 1

J:\JOB\Brookfield - Easton\BRP15007-02 - Section 2B Prelim Plan\CAD\Exhibits\Location Map

EASTON PARK SECTION 2B

Travis County, Texas

PROJECT NO.	BRP15007.02
DRAWN BY:	RJP
REVIEWED BY:	OT

DATE:	REVISIONS:

SITE AERIAL MAP EXHIBIT

Prepared By:
PELOTON LAND SOLUTIONS
7004 BEE CAVE RD.
BLDG. 2, STE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TBPE FIRM NO. 12207

N W E S

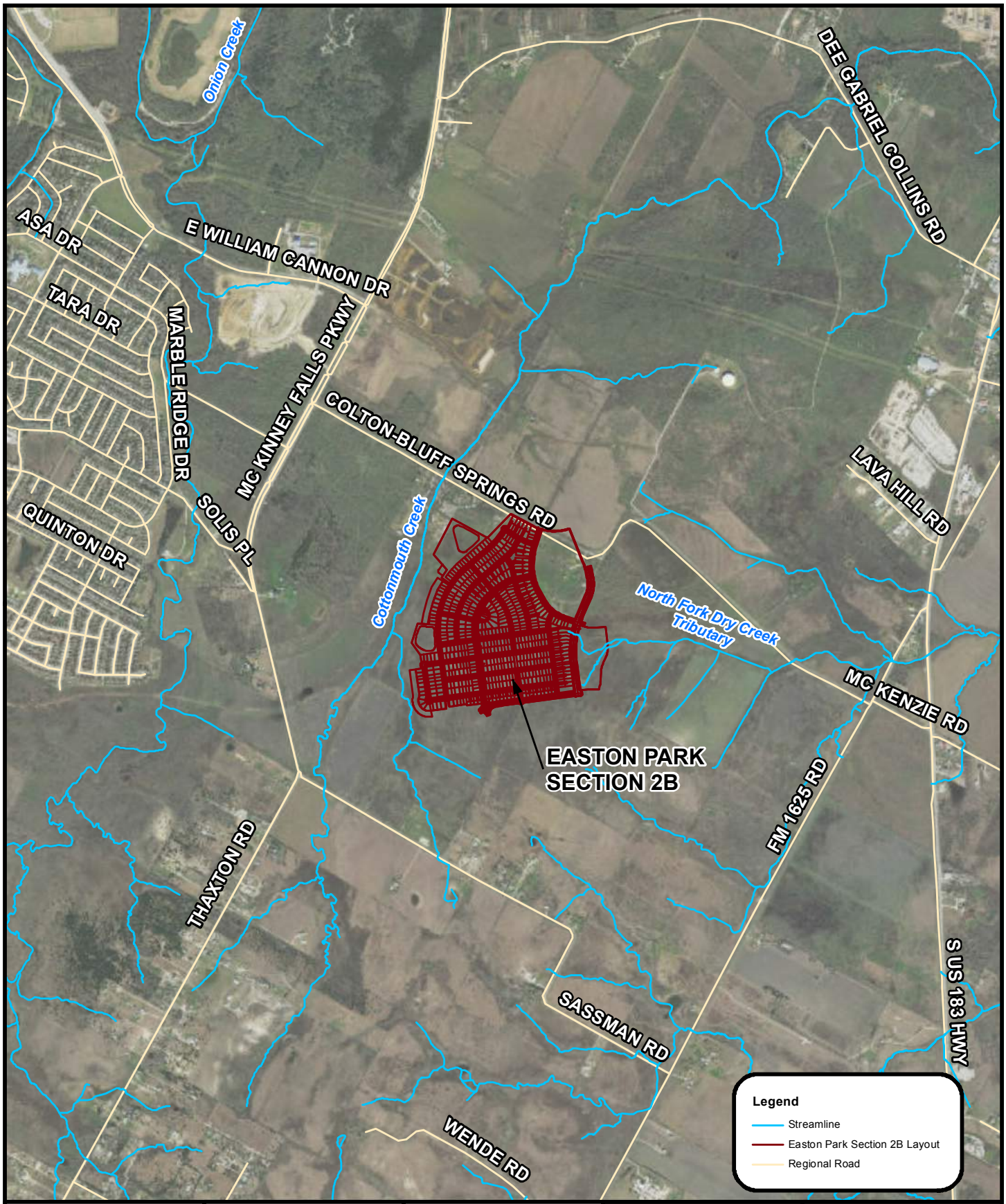
GRAPHIC SCALE

0 200 Feet

1 inch = 600 feet

FILE PATH: L:\JOB\Brookfield - Easton\BRP15007-02 - Section 2B Prelim Plan\GIS\MXD\EP_2B_SiteAerialMap.mxd

Date: 12/12/2016



EASTON PARK SECTION 2B

Travis County, Texas

PROJECT NO. BRP15007.02	
DRAWN BY: RJP	
REVIEWED BY: OT	
DATE:	REVISIONS:

VICINITY AERIAL MAP EXHIBIT

Prepared By:
PELOTON LAND SOLUTIONS
7004 BEE CAVE RD.
BLDG. 2, STE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TBPE FIRM NO. 12207

GRAPHIC SCALE

N W E S

0 1,000 Feet

1 inch = 2,500 feet

FILE PATH: L:\JOB\Brookfield - Easton\BRP15007-02 - Section 2B Prelim Plan\GIS\MXD\EP_2B_VicinityAeriaMap.mxd

Date: 12/12/2016

EASTON PARK OVERVIEW

Austin, Travis County, Texas

PELOTON LAND SOLUTIONS

7004 BEE CAVE ROAD
BLDG 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700

TEXAS FIRM NO. 12207

PROJECT NO. BRP15007.02
DRAWN BY: RJP
REVIEWED BY: OT
DATE: 12/12/2016
REV:
REV:

FOR EXHIBIT PURPOSES ONLY
NOT FOR CONSTRUCTION

Legend

- Streamline
- Existing Easton Park Section
- Proposed Easton Park Section
- Easton Park Infrastructure
- Easton Park Section 2B Layout

N

0 750 1,500
Feet

CONTEXT MAP

Path: L:\JOB\Brookfield - Easton\BRP15007-02 - Section 2B Prelim Plan\GIS\MXD\EP_2B_ContextMap.mxd

D.
SITE PHOTOS

EASTON PARK SECTION 2B – SITE PHOTOS
May 4, 2016

Photo Location ID: 949, View Direction: Southwest

Photo Location ID: 950, View Direction: Northeast

Photo Location ID: 950, View Direction: Northwest

Photo Location ID: 951, View Direction: Northeast

Photo Location ID: 952, View Direction: Southwest

Photo Location ID: 953, View Direction: Southwest

Photo Location ID: A1004, View Direction: Northeast

EASTON PARK SECTION 2B

Austin, Travis County, Texas

PELOTON LAND SOLUTIONS

7004 BEE CAVE ROAD
BLDG 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700

TEXAS FIRM NO. 12207

PROJECT NO. BRP15007-03
DRAWN BY: RJP
REVIEWED BY: OT
DATE: 12/12/2016
REV:
REV:

FOR EXHIBIT PURPOSES ONLY
NOT FOR CONSTRUCTION

LEGEND

- Photo Location (May 4, 2016)
- Future Easton Park Section
- Streamline
- Easton Park Section 2B Layout

N

0 200 400 Feet

PHOTO LOCATION EXHIBIT

Path: L:\JOB\Brookfield - Easton\BRP15007-02 - Section 2B Prelim Plan\GIS\MXD\EP_2B_PhotoLocations.mxd

E.
EXHIBITS

E.1
PUD CUT/FILL AREAS WITH PROJECT LAYOUT

COTTONMOUTH CREEK
DRY CREEK - NORTH FORK
COLTON-BLUFF SPRINGS ROAD
SKYTREE DRIVE
MULTI-FAMILY
POND A
POND B
BLOCK 1
BLOCK 2
PARKLAND
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 11
BLOCK 12
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK 21
BLOCK 22
BLOCK 23
BLOCK 24
CATBIRD LANE
BESTRIDE BEND
SPIRE VIEW
DONNELLEY DRIVE
CHRYSLER BEND
PETRONAS PASS
HILLOCK TERRACE
APOGEE BOULEVARD
LOCKHEED LANE
SILHOUETTE STREET
YOKOHAMA TERRACE
GILWICE LANE
ZIEGLER WAY
ORIZZONTE STREET
AUSBLICK AVENUE
SILVERTHORNE STREET
AREAS OF CUT TO BE ALLOWED AN ADMINISTRATIVE VARIANCE FOR CUT UP TO 15'
AREAS OF FILL TO BE ALLOWED AN ADMINISTRATIVE VARIANCE FOR FILL UP TO 15'

N

0 100' 200'
SCALE: 1" = 100'

LEGEND

- EXISTING RIGHT OF WAY
- EXISTING CONTOUR
- ADJACENT BOUNDARY
- COTTONMOUTH CREEK CENTERLINE
- CRITICAL WATER QUALITY ZONE
- 1/2 CRITICAL WATER QUALITY ZONE
- 100 YR CLOMR FLOODPLAIN
- 100 YR COA ULTIMATE FLOODPLAIN
- 100 YR FEMA EFFECTIVE FLOODPLAIN
- WATERS OF THE U.S.
- PROPOSED CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY BOUNDARY

Elevations Table

Number	Min. Feet of Fill	Max. Feet of Fill	Color
1	-12'	-8'	
2	-8'	-4'	
3	4'	8'	
4	8'	15'	

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS

7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FIRM NO 12207

EASTON PARK SECTION 2B PRELIMINARY PLAN

STATE OF TEXAS
PAULO MISI
106179
LICENSED
PROFESSIONAL ENGINEER
Paulo Misi
12/09/2016

PRELIMINARY PLAN
CUT/FILL EXHIBIT - MINUS R.O.W
EASTON PARK SECTION 2B PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

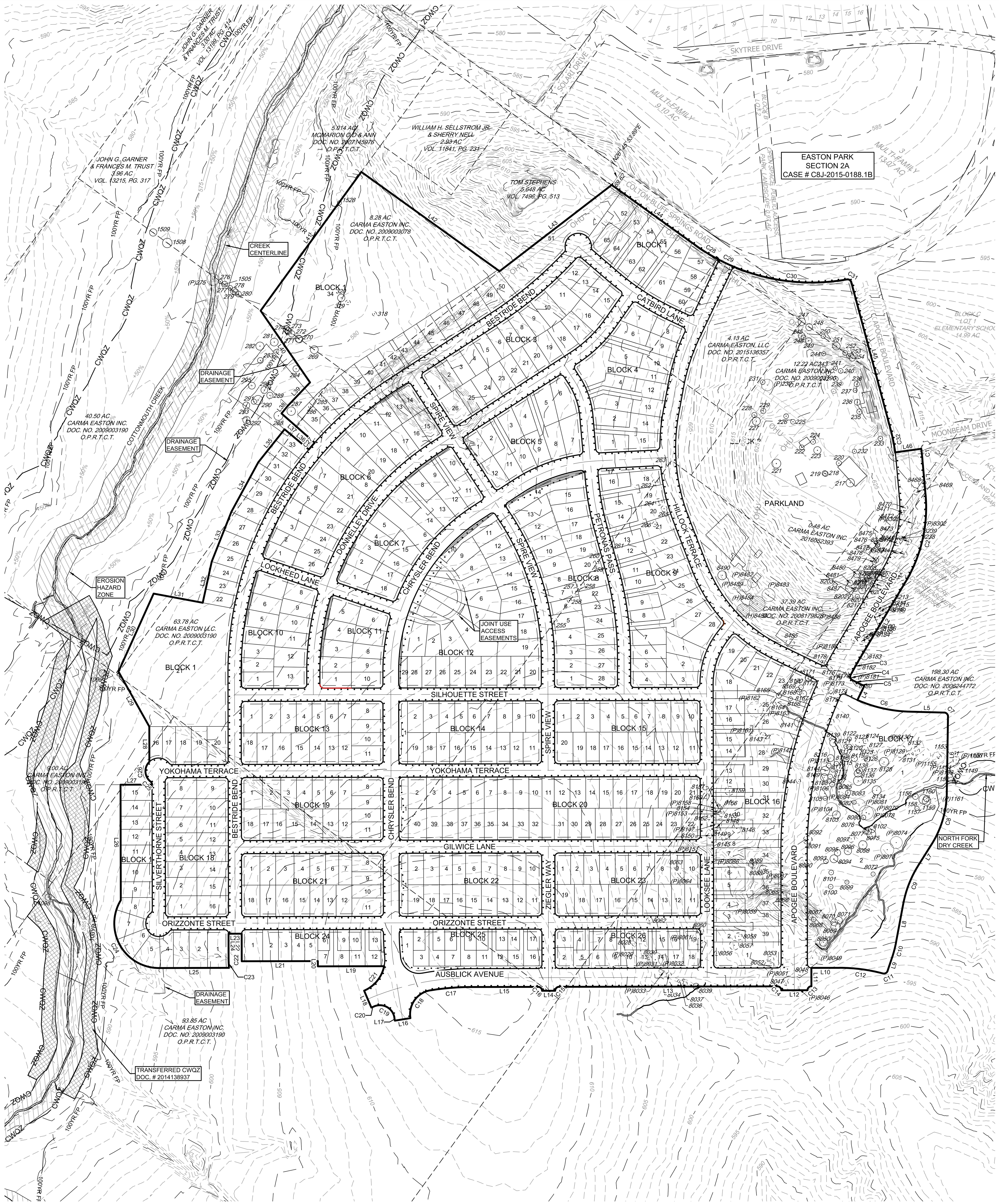
Brookfield Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / RC / ER / FG
EIT/PROJECT MANAGER: OT
SR. PROJECT MANAGER: PC
PROJECT #: BRP15007-02

L:\JOB\Brookfield - Easton\BRP15007-02 - Section 2B Prelim Plan\CAD\Exhibits\CUT-FILL EXHIBIT - With PUD Exhibit O Areas

SHEET
OF 07
C8J-2015-0255.SH
37

E.2
PROPOSED SITE PLAN



TREE LIST

	TAG#	SIZE	TYPE	
	217	16"	CEDAR ELM	
	218	10"	HACKBERRY	
	219	10"	HACKBERRY	
	220	10"	HACKBERRY	
	221	17"	MESQUITE: HONEY	
	222	9"	HACKBERRY	
	223	14"	HACKBERRY	
	224	9"	HACKBERRY	
	225	9"	HACKBERRY	
	226	9"	HACKBERRY	
(M)	227	16"	HACKBERRY	(10", 6", 5")
	228	10"	HACKBERRY	
	229	10"	HACKBERRY	
(P)(M)	230	20"	MESQUITE: HONEY	(12", 12", 8")
	231	9"	HACKBERRY	
	232	8"	HACKBERRY	
	233	9"	HACKBERRY	
(M)	235	11"	PECAN	(7", 7")
(M)	236	12"	LIVE OAK	(8", 7")
	237	8"	CEDAR ELM	
	238	10"	HACKBERRY	
	239	9"	HACKBERRY	
	240	9"	HACKBERRY	
	241	8"	HACKBERRY	
	242	9"	HACKBERRY	
	243	12"	HACKBERRY	
	244	8"	HACKBERRY	
(M)	245	13"	HACKBERRY	(9", 7")
	246	9"	HACKBERRY	
(M)	247	14"	HACKBERRY	(10", 8")
	248	13"	HACKBERRY	
	249	12"	HACKBERRY	
	250	8"	HACKBERRY	
(M)	251	15"	HACKBERRY	(8", 7", 6")
	252	9"	HACKBERRY	
	253	8"	HACKBERRY	
(M)	254	12"	HACKBERRY	(8", 8")
(R)(M)	255	12"	MESQUITE: HONEY	(8", 8")
(R)	256	8"	HACKBERRY	
(R)(M)	257	14"	HACKBERRY	(11", 6")
(R)	258	14"	HACKBERRY	
(R)(M)	259	11"	HACKBERRY	(8", 6")
(R)	260	8"	HACKBERRY	
(R)	261	13"	HACKBERRY	
(R)	262	11"	MESQUITE: HONEY	
(R)	263	8"	HACKBERRY	
(R)(M)	264	13"	MESQUITE: HONEY	(10", 6")
(R)(M)	265	12"	MESQUITE: HONEY	(9", 5")
(R)	266	10"	MESQUITE: HONEY	
(M)	269	15"	HACKBERRY	(11", 8")
	270	13"	PECAN	
	271	14"	PECAN	
	272	12"	PECAN	
(M)	273	13"	HACKBERRY	(9", 7")
	274	11"	HACKBERRY	
(P)	275	23"	WILLOW: BLACK	
	276	8"	HACKBERRY	
	277	9"	HACKBERRY	
	278	13"	HACKBERRY	
	279	12"	HACKBERRY	
	280	11"	HACKBERRY	
	281	15"	HACKBERRY	
(M)	282	16"	PECAN	(12", 7")
	283	11"	HACKBERRY	
	284	12"	HACKBERRY	
(R)	285	11"	HACKBERRY	
(R)	286	8"	HACKBERRY	
	287	16"	PECAN	
	288	17"	HACKBERRY	
	289	12"	HACKBERRY	
(M)	290	18"	HACKBERRY	(10", 8", 7")
	291	10"	HACKBERRY	
	292	14"	HACKBERRY	
	293	13"	HACKBERRY	
(M)	294	13"	HACKBERRY	(10", 6")
	295	13"	HACKBERRY	
(R)	318	8"	HACKBERRY	
(R)	319	9"	HACKBERRY	
	320	14"	HACKBERRY	
(M)	1098	12"	MESQUITE: HONEY	2 BOLES
(M)	1099	13"	MESQUITE: HONEY	2 BOLES
(R)(M)	1149	14"	MESQUITE: HONEY	2 BOLES
(R)(P)(M)	1150	25"	MESQUITE: HONEY	6 BOLES
(R)(M)	1151	13"	MESQUITE: HONEY	2 BOLES
(R)(M)	1152	17"	MESQUITE: HONEY	2 BOLES
(R)	1153	8"	MESQUITE: HONEY	
(R)(P)(M)	1154	24"	MESQUITE: HONEY	3 BOLES
(R)(P)(M)	1155	28"	MESQUITE: HONEY	5 BOLES
(M)	1156	11"	MESQUITE: HONEY	2 BOLES
	1157	8"	MESQUITE: HONEY	
(M)	1158	18"	MESQUITE: HONEY	3 BOLES
(M)	1159	16"	MESQUITE: HONEY	3 BOLES
(M)	1160	12"	MESQUITE: HONEY	2 BOLES
(R)(P)(M)	1161	25"	MESQUITE: HONEY	3 BOLES
	1505	11"	HACKBERRY	
	1508	18"	HACKBERRY	
	1509	14"	HACKBERRY	
	1528	8"	HACKBERRY	
(R)	8028	8"	MESQUITE: HONEY	
(R)(P)(M)	8029	27"	MESQUITE: HONEY	2 BOLES
(R)	8030	9"	MESQUITE: HONEY	
(P)(M)	8031	28"	MESQUITE: HONEY	7 BOLES
(P)(M)	8032	19"	MESQUITE: HONEY	4 BOLES
(R)(P)(M)	8033	19"	MESQUITE: HONEY	4 BOLES
(R)	8034	10"	MESQUITE: HONEY	
(R)	8036	12"	MESQUITE: HONEY	
(R)(M)	8037	16"	MESQUITE: HONEY	2 BOLES
	8039	12"	MESQUITE: HONEY	
(R)(P)(M)	8046	27"	MESQUITE: HONEY	5 BOLES
(R)	8047	9"	MESQUITE: HONEY	
(R)(M)	8048	11"	MESQUITE: HONEY	2 BOLES
(R)(P)(M)	8049	25"	MESQUITE: HONEY	4 BOLES
(M)	8050	15"	MESQUITE: HONEY	2 BOLES
(R)(P)(M)	8051	27"	MESQUITE: HONEY	5 BOLES
(R)(M)	8052	18"	MESQUITE: HONEY	2 BOLES
(R)(M)	8053	13"	MESQUITE: HONEY	2 BOLES
(P)	8056	9"	MESQUITE: HONEY	
(R)(M)	8057	18"	MESQUITE: HONEY	4 BOLES
(R)(M)	8058	14"	MESQUITE: HONEY	3 BOLES
(R)(P)(M)	8059	20"	MESQUITE: HONEY	4 BOLES
(R)(M)	8060	14"	MESQUITE: HONEY	3 BOLES
(R)(P)(M)	8061	23"	MESQUITE: HONEY	4 BOLES
(R)(M)	8062	12"	MESQUITE: HONEY	2 BOLES
(R)	8063	8"	MESQUITE: HONEY	
(R)(P)(M)	8064	20"	MESQUITE: HONEY	3 BOLES
(R)	8065	9"	WILLOW: BLACK	
(R)(M)	8066	14"	MESQUITE: HONEY	3 BOLES
(R)	8067	9"	WILLOW: BLACK	
	8068	9"	COTTONWOOD: EASTERN	
	8069	18"	MESQUITE: HONEY	
	8070	13"	MESQUITE: HONEY	
(M)	8071	14"	MESQUITE: HONEY	2 BOLES
	8072	8"	MESQUITE: HONEY	
(P)(M)	8073	25"	MESQUITE: HONEY	6 BOLES
(P)(M)	8074	23"	MESQUITE: HONEY	4 BOLES
(M)	8075	17"	MESQUITE: HONEY	2 BOLES
	8076	13"	MESQUITE: HONEY	
	8077	11"	MESQUITE: HONEY	
(P)(M)	8078	27"	MESQUITE: HONEY	4 BOLES
(P)(M)	8079	27"	MESQUITE: HONEY	4 BOLES
	8080	9"	MESQUITE: HONEY	
(P)(M)	8081	24"	MESQUITE: HONEY	4 BOLES
	8082	8"	MESQUITE: HONEY	
	8083	10"	MESQUITE: HONEY	
(R)(P)(M)	8084	33"	MESQUITE: HONEY	5 BOLES
(M)	8085	11"	MESQUITE: HONEY	2 BOLES
(R)(P)(M)	8086	26"	MESQUITE: HONEY	5 BOLES
(R)(P)(M)	8087	28"	MESQUITE: HONEY	4 BOLES
(R)(M)	8088	17"	MESQUITE: HONEY	2 BOLES
(R)(M)	8089	15"	MESQUITE: HONEY	2 BOLES
(R)(M)	8090	11"	MESQUITE: HONEY	2 BOLES
(R)(M)	8091	17"	MESQUITE: HONEY	2 BOLES
(R)(M)	8092	14"	MESQUITE: HONEY	2 BOLES
	8093	9"	MESQUITE: HONEY	
(M)	8094	15"	MESQUITE: HONEY	2 BOLES
	8095	12"	MESQUITE: HONEY	
(M)	8096	14"	MESQUITE: HONEY	2 BOLES
(R)(M)	8097	13"	MESQUITE: HONEY	2 BOLES
(M)	8098	16"	MESQUITE: HONEY	4 BOLES
	8099	8"	MESQUITE: HONEY	
	8100	9"	MESQUITE: HONEY	
	8101	9"	MESQUITE: HONEY	

	TAG#	SIZE	TYPE	
(M)	8102	13"	MESQUITE: HONEY	2 BOLES
(M)	8103	15"	MESQUITE: HONEY	2 BOLES
(P)(M)	8104	25"	MESQUITE: HONEY	4 BOLES
	8105	8"	MESQUITE: HONEY	
(P)(M)	8106	20"	MESQUITE: HONEY	3 BOLES
	8107	10"	MESQUITE: HONEY	
	8108	8"	MESQUITE: HONEY	
	8109	14"	MESQUITE: HONEY	
	8110	9"	MESQUITE: HONEY	
	8111	8"	MESQUITE: HONEY	
	8112	9"	MESQUITE: HONEY	
(P)(M)	8113	19"	MESQUITE: HONEY	3 BOLES
(M)	8114	17"	MESQUITE: HONEY	2 BOLES
	8115	9"	MESQUITE: HONEY	
(M)	8116	13"	MESQUITE: HONEY	2 BOLES
(R)	8117	8"	MESQUITE: HONEY	
(R)(M)	8118	15"	MESQUITE: HONEY	3 BOLES
	8119	12"	MESQUITE: HONEY	
(R)	8120	10"	MESQUITE: HONEY	
	8121	8"	MESQUITE: HONEY	
	8122	8"	MESQUITE: HONEY	
(R)	8123	16"	MESQUITE: HONEY	
(R)	8124	10"	MESQUITE: HONEY	
(R)	8125	14"	MESQUITE: HONEY	
	8126	12"	MESQUITE: HONEY	
(R)	8127	10"	MESQUITE: HONEY	
(M)	8128	18"	MESQUITE: HONEY	2 BOLES
(R)(P)(M)	8129	34"	MESQUITE: HONEY	5 BOLES
(R)(P)(M)	8130	23"	MESQUITE: HONEY	4 BOLES
(R)(M)	8131	15"	MESQUITE: HONEY	3 BOLES
(R)(M)	8132	17"	MESQUITE: HONEY	2 BOLES
(P)(M)	8133	20"	MESQUITE: HONEY	5 BOLES
(M)	8134	17"	MESQUITE: HONEY	2 BOLES
(M)	8135	18"	MESQUITE: HONEY	3 BOLES
(M)	8136	14"	MESQUITE: HONEY	3 BOLES
	8137	12"	MESQUITE: HONEY	
	8138	8"	MESQUITE: HONEY	
	8139	14"	MESQUITE: HONEY	
(R)	8140	12"	MESQUITE: HONEY	
(M)	8141	18"	DEAD	2 BOLES
(R)(P)(M)	8142	38"	MESQUITE: HONEY	6 BOLES
(R)	8143	11"	MESQUITE: HONEY	
(R)	8144	8"	MESQUITE: HONEY	
(R)(M)	8145	15"	MESQUITE: HONEY	2 BOLES
(R)(M)	8146	18"	MESQUITE: HONEY	4 BOLES
(R)(P)(M)	8147	27"	MESQUITE: HONEY	5 BOLES
(R)	8148	12"	MESQUITE: HONEY	
(R)(M)	8149	13"	MESQUITE: HONEY	2 BOLES
(R)	8150	9"	MESQUITE: HONEY	
(R)(P)(M)	8151	19"	MESQUITE: HONEY	2 BOLES
(R)	8152	9"	MESQUITE: HONEY	
(R)(P)(M)	8153	19"	MESQUITE: HONEY	3 BOLES
(R)	8154	9"	MESQUITE: HONEY	
(R)(M)	8155	12"	MESQUITE: HONEY	2 BOLES
(R)	8156	9"	MESQUITE: HONEY	
(R)(M)	8157	14"	MESQUITE: HONEY	2 BOLES
(P)(M)	8158	21"	MESQUITE: HONEY	3 BOLES
(R)(M)	8159	17"	MESQUITE: HONEY	3 BOLES
(R)	8160	11"	HACKBERRY	
(R)(P)(M)	8161	20"	MESQUITE: HONEY	2 BOLES
(R)(P)(M)	8162	30"	MESQUITE: HONEY	4 BOLES
(R)(P)(M)	8163	22"	MESQUITE: HONEY	2 BOLES
(R)	8164	11"	MESQUITE: HONEY	
	8165	10"	HACKBERRY	
	8166	8"	MESQUITE: HONEY	
	8167	13"	MESQUITE: HONEY	
	8168	10"	MESQUITE: HONEY	
	8169	8"	HACKBERRY	
	8170	9"	HACKBERRY	
	8171	12"	MESQUITE: HONEY	
	8172	12"	MESQUITE: HONEY	
(R)(P)(M)	8173	25"	MESQUITE: HONEY	2 BOLES
(R)	8174	12"	MESQUITE: HONEY	
(R)	8175	10"	MESQUITE: HONEY	
(R)	8176	8"	HACKBERRY	
(R)	8177	11"	MESQUITE: HONEY	
(R)	8178	9"	HACKBERRY	
(R)	8179	14"	MESQUITE: HONEY	
(R)	8180	9"	MESQUITE: HONEY	
(R)(P)(M)	8181	21"	MESQUITE: HONEY	3 BOLES
(R)	8182	14"	MESQUITE: HONEY	
	8183	14"	HACKBERRY	
(R)	8184	12"	MESQUITE: HONEY	
(R)	8185	10"	MESQUITE: HONEY	
(R)(M)	8186	13"	MESQUITE: HONEY	2 BOLES
(R)	8187	10"	MESQUITE: HONEY	
(R)(P)(M)	8188	22"	MESQUITE: HONEY	3 BOLES
(R)	8199	11"	MESQUITE: HONEY	
(R)	8200	10"	MESQUITE: HONEY	
	8201	8"	HACKBERRY	
	8202	9"	HACKBERRY	
	8203	8"	HACKBERRY	
	8204	13"	MESQUITE: HONEY	
(R)(M)	8205	16"	CHINABERRY	3 BOLES
(R)	8206	8"	HACKBERRY	
(R)	8207	8"	HACKBERRY	
(R)	8208	9"	MESQUITE: HONEY	
(R)(M)	8209	14"	CHINABERRY	2 BOLES
(R)(M)	8210	14"	MESQUITE: HONEY	3 BOLES
(R)	8211	8"	HACKBERRY	
(R)	8212	10"	MESQUITE: HONEY	
(R)	8213	12"	MESQUITE: HONEY	
(R)(M)	8214	11"	MESQUITE: HONEY	2 BOLES
(R)	8215	9"	MESQUITE: HONEY	
(R)	8216	13"	MESQUITE: HONEY	
(R)	8217	10"	MESQUITE: HONEY	
(R)	8238	8"	HACKBERRY	
(R)	8239	8"	HACKBERRY	
(R)	8240	12"	MESQUITE: HONEY	
(R)	8242	9"	HACKBERRY	
(R)(P)(M)	8243	19"	MESQUITE: HONEY	2 BOLES
(R)(M)	8244	12"	MESQUITE: HONEY	2 BOLES
(R)	8245	14"	CHINABERRY	
(R)	8246	14"	MESQUITE: HONEY	
(R)	8247	13"	MESQUITE: HONEY	
(R)(P)(M)	8301	21"	MESQUITE: HONEY	3 BOLES
(R)(P)(M)	8302	21"	MESQUITE: HONEY	3 BOLES
(R)	8468	14"	HACKBERRY	
(R)	8469	10"	HACKBERRY	
(R)	8470	10"	HACKBERRY	
(R)	8471	9"	HACKBERRY	
(R)	8472	10"	HACKBERRY	
(R)	8473	9"	HACKBERRY	
(R)	8474	9"	HACKBERRY	
	8475	8"	CHINABERRY	
	8476	8"	HACKBERRY	
	8477	9"	HACKBERRY	
	8478	9"	HACKBERRY	
	8479	8"	HACKBERRY	
	8480	13"	HACKBERRY	
(M)	8481	11"	HACKBERRY	2 BOLES
(P)(M)	8482	19"	MULBERRY	2 BOLES
(P)	8483	25"	CATAWBA	
(H)	8484	30"	ELM: AMERICAN	
(R)(M)	8485	16"	HACKBERRY	3 BOLES
(P)(M)	8486	30"	CHINABERRY	5 BOLES
	8487	8"	HACKBERRY	
(H)	8488	25"	POST OAK	
(P)	8489	24"	CATAWBA	
	8490	17"	MESQUITE: HONEY	

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	134.98'	S14° 03' 41.88"E
L2	339.33'	S21° 48' 10.29"W
L3	28.18'	S72° 58' 01.94"E
L4	60.06'	S17° 01' 58.08"W
L5	131.98'	N82° 32' 37.74"E
L6	292.73'	S08° 04' 06.96"E
L7	93.19'	S23° 16' 39.96"W
L8	148.94'	S01° 39' 50.62"W
L9	55.46'	S09° 29' 15.89"W
L10	106.91'	S80° 53' 40.46"W
L11	70.00'	S09° 06' 19.54"E
L12	100.00'	S80° 53' 40.46"W
L13	830.94'	S80° 53' 40.46"W
L14	50.00'	S80° 53' 40.46"W
L15	256.15'	S80° 53' 40.46"W
L16	60.00'	S71° 41' 17.26"W
L17	11.92'	N18° 18' 42.74"W
L18	70.00'	N32° 13' 21.58"W
L19	252.08'	S80° 53' 40.46"W
L20	20.00'	N09° 06' 19.54"W
L21	289.87'	S80° 53' 40.46"W
L22	94.95'	N09° 06' 19.54"W
L23	50.00'	S80° 53' 40.46"W

0 200' 400'
SCALE: 1" = 200'

LEGEND

- EXISTING CONTOUR (500)
- PROPOSED CONTOUR (500)
- EXISTING RIGHT-OF-WAY
- ADJACENT PROPERTY BOUNDARY
- CREEK CENTERLINE
- CRITICAL WATER QUALITY ZONE (CWQZ)
- 1/2 CRITICAL WATER QUALITY ZONE (+50%)
- OVERHEAD POWER LINES (OHU)
- 100-YR COA ULTIMATE FLOODPLAIN (100YR FP)
- 100-YR FEMA EFFECTIVE FLOODPLAIN
- WATERS OF THE U.S.
- EROSION HAZARD ZONE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED STREET CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED LINE OF SIGHT EASEMENT
- 3353 EXISTING TREES
- (R)8182 TREES TO BE REMOVED
- (P)8161 PROTECTED TREES
- (H)8484 HERITAGE TREES
- (M)3353 MULTI BOLE TREES

NOTE:
1. TREE SURVEY DATA PROVIDED BY KBGE ENGINEERING RECEIVED MARCH 2015 AND PELOTON LAND SOLUTIONS SURVEYED JULY 2015.
2. EXISTING BUILDINGS TO BE REMOVED PRIOR TO PLATTING.

BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	002°46'12"	850.00'	20.55'	41.10'	41.09'	S15° 26' 48.06"E
C2	035°51'52"	550.00'	177.99'	344.27'	338.68'	S03° 52' 14.21"W
C3	002°57'01"	1432.00'	36.88'	73.73'	73.73'	S20° 19' 39.93"W
C4	091°49'12"	15.00'	15.48'	24.04'	21.55'	S27° 03' 26.19"E
C5	002°39'40"	470.00'	10.92'	21.83'	21.83'	S74° 17' 51.69"E
C6	022°07'46"	530.00'	103.64'	204.70'	203.43'	S86° 23' 29.29"E
C7	089°23'03"	15.00'	14.84'	23.40'	21.10'	S52° 45' 38.65"E
C8	031°20'47"	375.00'	105.22'	205.16'	202.61'	S07° 36' 16.50"W
C9	021°36'49"	425.00'	81.13'	160.32'	159.37'	S12° 28' 15.29"W
C10	007°49'25"	425.00'	29.06'	58.03'	57.99'	S05° 34' 33.26"W
C11	088°42'38"	15.00'	14.67'	23.22'	20.97'	S53° 47' 59.60"W
C12	015°00'47"	635.00'	83.67'	166.39'	165.91'	S88° 24' 04.11"W
C13	090°00'00"	15.00'	15.00'	23.56'	21.21'	S35° 53' 40.46"W
C14	090°00'00"	15.00'	15.00'	23.56'	21.21'	N54° 06' 19.54"W
C15	090°00'00"	15.00'	15.00'	23.56'	21.21'	S35° 53' 40.46"W
C16	090°00'00"	15.00'	15.00'	23.56'	21.21'	N54° 06' 19.54"W
C17	009°11'49"	965.00'	77.62'	154.90'	154.73'	S76° 17' 45.84"W
C18	090°00'34"	92.00'	92.02'	144.53'	130.12'	S26° 41' 34.24"W
C19	103°13'07"	56.00'	70.68'	100.88'	87.78'	N69° 55' 15.99"W
C20	000°41'32"	965.00'	5.83'	11.66'	11.66'	S58° 07' 24.59"W
C21	055°08'29"	130.00'	67.88'	125.11'	120.34'	N30° 12' 24.11"E
C22	001°32'09"	375.00'	5.03'	10.05'	10.05'	N09° 52' 24.24"W
C23	004°43'51"	425.00'	17.56'	35.09'	35.08'	S11° 28' 14.98"E
C24	121°28'02"	170.00'	303.35'	360.40'	296.60'	N38° 22' 19.39"W
C25	052°01'12"	15.00'	7.32'	13.62'	13.16'	N35° 06' 55.77"W
C26	097°35'35"	50.00'	57.11'	85.17'	75.24'	N12° 19' 44.37"W
C27	001°29'02"	1325.00'	17.16'	34.32'	34.31'	N31° 37' 26.22"E
C28	005°03'13"	761.00'	33.58'	67.12'	67.10'	S67° 47' 27.81"E
C29	006°38'56"	761.00'	44.20'	88.31'	88.26'	S73° 38' 32.30"E
C30	032°09'19"	761.00'	219.33'	427.08'	421.50'	N86° 57' 20.32"E
C31	085°11'42"	15.00'	13.79'	22.30'	20.31'	S66° 31' 27.93"E
C32	007°05'42"	750.00'	46.50'	92.88'	92.82'	S20° 22' 45.49"E

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FIRM NO 12207

EASTON PARK SECTION 2B PRELIMINARY PLAN

Paulo Misi
STATE OF TEXAS
PAULO MISI
106179
LICENSED
PROFESSIONAL ENGINEER
12/09/2016

PRELIMINARY PLAN OVERALL

EASTON PARK SECTION 2B PRELIMINARY PLAN

AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / RC / ER / FG
EIT/PROJECT MANAGER: OT
SR. PROJECT MANAGER: PC
PROJECT #: BRP15007-02

SHEET
03
OF 07

C8J-2015-0255.SH