Item C-07 1 of 20

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2015-0255 **P.C. DATE:** May 9, 2017

SUBDIVISION NAME: Easton Park Section 2B Preliminary Plan

AREA: 174.34 acres **LOT(S)**: 549

OWNER/APPLICANT: Carma Easton, LLC AGENT: Peleton Land Solutions

(Logan Kimble) (Paulo Misi)

ADDRESS OF SUBDIVISION: 7901 Colton Bluff Springs Road

GRIDS: K13 **COUNTY:** Travis

WATERSHED: Cottonmouth & N. Dry Creek JURISDICTION: Limited Purpose/ETJ

EXISTING ZONING: PUD

MUD PLAN: Pilot Knob MUD

PROPOSED LAND USE: Residential

<u>VARIANCES</u>: A variance to allow fill in accordance with Land Development Code (LDC) Section 30-5-342(A). The applicant is requesting a variance to allow fill up to 10 feet. Staff is recommending approval of the variance, with conditions, because the findings of fact have been met.

DEPARTMENT COMMENTS: The request is for the approval of the Easton Park 2B Preliminary Plan. The plan is comprised of 549 lots on 174.34 acres, proposing 525 residential lots and 24 open space, detention, park/greenbelt lots and approximately 28,380.80 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD.

STAFF RECOMMENDATION: Staff recommends approval of the variance with conditions, and of the preliminary plan. With variance approval, this preliminary plan would meet all applicable State and City of Austin LDC requirements.

ENVIRONMENTAL BOARD: Recommended with conditions

CASE MANAGER: Sue Welch, Travis County Single Office **PHONE:** 512-854-7637

Email address: Sue.Welch@traviscountytx.gov

Item C-07 2 of 20



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE REQUESTED:

April 5, 2017

Name & Number OF

PROJECT:

Easton Park Section 2B Preliminary Plan

C8J-2015-0255.SH

NAME OF APPLICANT

OR ORGANIZATION:

Peloton Land Solutions

512-831-7700

PROJECT LOCATION: 7901 Colton Bluff Springs Rd.

Council District: District 2

PROJECT FILING

DATE:

November 20, 2015

DSD/Environmental

STAFF:

Pamela Abee-Taulli, 512-974-1879 pamela.abee-taulli@austintexas.gov

TRAVIS COUNTY/ Sue Welch, 512-854-7637

CASE MANAGER: Sue.Welch@traviscountytx.gov

WATERSHED: Cottonmouth Creek & North Fork Dry Creek

Suburban (DDZ)

ORDINANCE: Watershed Protection Ordinance; Ordinance 20151217-080 (Pilot

Knob PUD)

VARIANCE REQUEST: LDC 30-5-342 to allow fill to 10 feet.

STAFF

RECOMMENDATION:

Recommended for approval, with condition.

REASONS FOR

RECOMMENDATION:

The Findings of Fact have been met.

Item C-07 3 of 20



MEMORANDUM

TO: Chair Marisa Perales and Members of the Environmental Commission

FROM: Pamela Abee-Taulli, Environmental Review Specialist Senior

Development Services Department

DATE: April 5, 2017

SUBJECT: Easton Park Section 2B

Case No. C8J-2015-0255.SH

On the April 5, 2017 agenda is a request for the consideration of a variance to allow fill up to 10 feet [LDC 30-5-341 and 30-5-342].

Property Location and Existing Condition

This property has a gross site area of 173 acres and is located east of McKinney Falls Parkway between the future extensions of William Cannon Drive on the north and Slaughter Lane to the south. (Please see site location map, aerial view, and slope map appended to this memo.) The site is part of the Pilot Knob Planned Unit Development (Ordinance 20151217-080), which consists of multiple tracts totaling approximately 2,214 acres.

The project site is located in the Blackland Prairies vegetation area. The site appears to have been in agricultural use for over a half century and consists of cropland primarily used for hay production. Surrounding properties consist of agricultural land with associated farmsteads, commercial properties, and residential development.

The property is within the Cottonmouth Creek and North Fork Dry Creek Watersheds, both classified as Suburban. 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.

Stormwater quality for the project will be provided through the use of four (4) sedimentation/biofiltration ponds and two (2) vegetative filter strips. The Erosion Hazard Zone (EHZ) verification buffer is delineated for Cottonmouth Creek, using the limits defined by the City of Austin GIS. No development is proposed within the limits of the EHZ for this project.

Watershed Data

The property is within the Cottonmouth Creek and North Fork Dry Creek watersheds, both classified as Suburban. The Critical Water Quality Zone of Cottonmouth Creek has an area of

Item C-07 4 of 20

roughly half an acre on the property. The property is not located within the Edwards Aquifer Recharge Zone.

Jurisdictional Data

The property is within the City of Austin limited purpose jurisdiction, except for a four-acre parcel in the City's 2-mile extraterritorial jurisdiction. The property is entirely within Travis County.

Trees / CEFs

No Critical Environmental Features are located on the proposed site. 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.

Proposed Development

Applicant is proposing a single-family subdivision with associated improvements.

Variance Request from the Requirement of LDC 30-5-342 (Fill Requirements)

LDC 30-5-342 restricts fill to a maximum of four feet. For cut or fill exceeding eight feet, LDC 30-5-41 requires Land Use Commission approval of the variance after meeting the Findings of Fact.

Applicant is requesting fill up to 10 feet.

Condition for staff approval

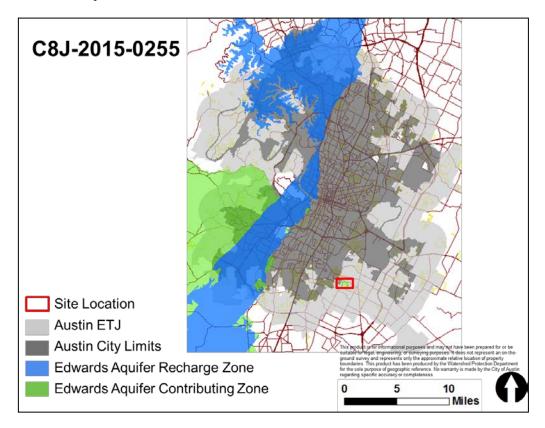
The applicant will revise project phasing to accommodate appropriate erosion control phases.

Recommendation for Variance from Fill Requirements

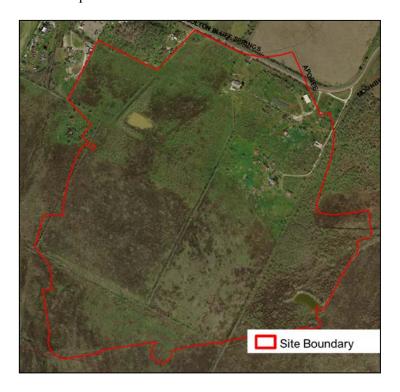
Staff recommends approval of the requested variance to allow fill 10 feet because the Findings of Fact for this variance have been met.

Item C-07 5 of 20

Location Map

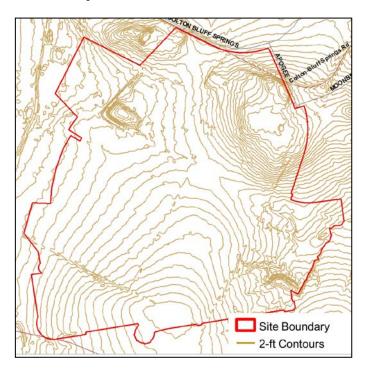


Aerial Map



Item C-07 6 of 20

Contour Map



Item C-07 7 of 20



Development Services Department Staff Recommendations Concerning Required Findings

Project: Easton Park Section 2B Preliminary Plan

7901 Colton Bluff Springs Rd.

Ordinance Standard: Land Development Code Sections 30-5-342.

Variance Request: To allow fill 10 feet.

Justification:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A Water Quality 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, the requested variance is necessary to develop the site. In order to meet City of Austin design criteria for water quality, detention and storm sewer systems, the applicant 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%. Applicant has requested a waiver from the Watershed Protection Department to reduce this slope to 1% in the bottom of proposed ponds in an effort to reduce the amount of grading on this site.

Fill is required to ensure that the water can flow to the ponds.

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. The flatness of the site makes it necessary to create slopes in order to achieve positive drainage.

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.

Item C-07 8 of 20

Applicant has attested that the variance is the minimum change necessary.

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

Probability of harmful environmental consequences will be avoided by use of a robust phasing plan in compliance with City of Austin code and criteria.

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

Probability of harmful environmental consequences will be avoided by use of a robust phasing plan in compliance with City of Austin code and criteria.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (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;
 - N/A LDC 25-8-422, 452, 482, or Article 7 Division 1 are not applicable.
- 2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
 - N/A LDC 25-8-422, 452, 482, or Article 7 Division 1 are not applicable.

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

N/A – LDC 25-8-422, 452, 482, or Article 7 Division 1 are not applicable.

Item C-07 9 of 20

Item C-07 10 of 20

Environmental Review:	
	Pamela Abee-Taulli
Environmental Program Manager:	Sue Barnett
Environmental Officer:	Chuck Lesniak

Item C-07 11 of 20



ENVIRONMENTAL COMMISSION MOTION 20170405 008a

Date: April 5, 2017

Subject: Easton Park Section 2B Preliminary Plan C8J-2015-0255.SH variance for fill in accordance with

LDC 30-5-342 (A)

Motion by: Hank Smith Seconded by: Mary Ann Neely

RATIONALE:

Whereas, the site is part of the 2,214-acre Pilot Knob PUD that has been approved per ordinance 20151217-080, and which allows administrative variances to cut and fill up to 15' in certain areas and this request is supported by staff and the findings of fact have been met; and

Whereas, the areas proposed for this additional fill do not affect any heritage trees or critical environmental features and are not located within 100' of any water quality setbacks or within any slopes greater than 15 percent and are necessary for drainage purposes.

Therefore, the Environmental Commission recommends support of the request for the variance with the following:

Staff Conditions:

• The applicant will revise project phasing to accommodate appropriate erosion control phases.

Environmental Commission Conditions:

- Enhanced erosion and sedimentation controls are used downstream of any cut or fill in excess of 8'
- Restoration and revegetation of disturbed areas as described by the variance will be completed within five days of final grade being obtained

VOTE 9-0

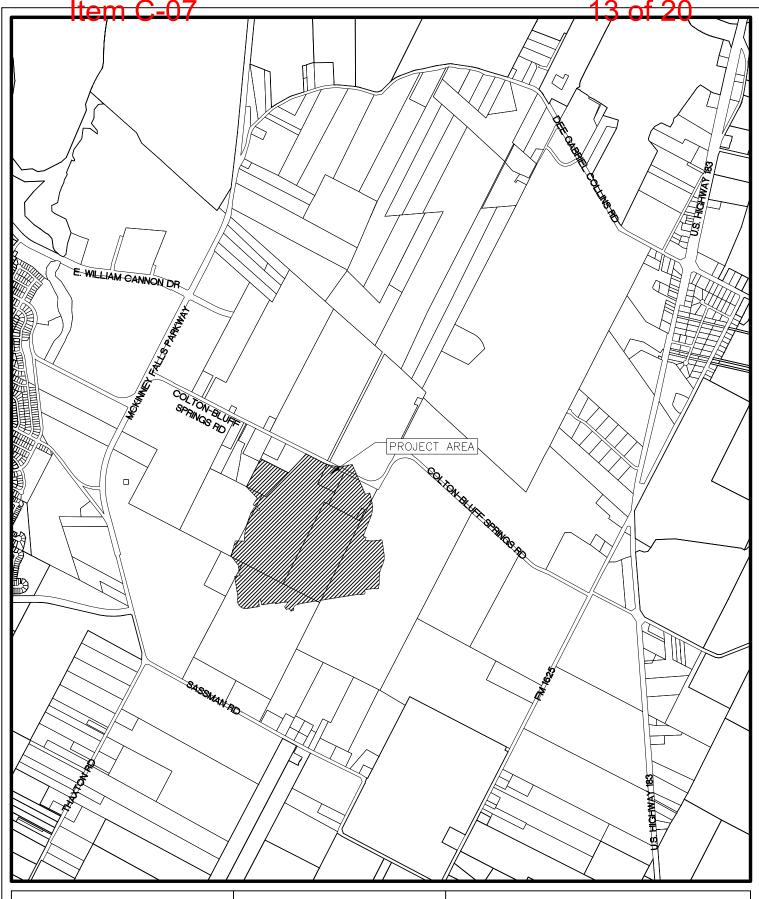
For: B. Smith, Thompson, Neely, H. Smith, Perales, Maceo, Kitchin, Guerrero, Gordon

Against: None Abstain: None Recuse: None Absent: Creel Item C-07 12 of 20

Approved By:

Maris Bull

Marisa Perales, Environmental Commission Chair





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

EXH 1

\\sn-austindc\land development\JOB\Brookfield - Easton\BRP15007-02 - Section 2B Prelim Plan\CAD\Exhibits\Lo

EASTON PARK SECTION 2B SUBDIVISION PRELIMINARY PLAN

7901 COLTON BLUFF SPRINGS ROAD TRAVIS COUNTY AND THE CITY OF AUSTIN ETJ, TEXAS NOVEMBER 2015



AUSTIN WATER Utility Development Services Division 625 East 10th Street, Suite 715 Austin, Texas 78701



Ousmane Traore, P.E. Peloton Land Solutions 7004 Bee Cave Rd, Building 2, Suite 100 Austin, Texas 78746

Re: Letter of Water Service Approval Pilot Knob MUD Nos. 2 & 3: Easton Park Section 2B Utility Infrastructure Review for Water (UIR-PK3-010)

Austin Water (AW) has reviewed your submittal for the above referenced Utility Infrastructure Review (UIR) project and is issuing this letter in accordance with Sections 6.04 of the Consent Agreements for the Pilot Knob Municipal Utility District No. 2 and No. 3 (the "Agreement") and in keeping with all current rules and regulations. In accordance with Section 5.04 of the Agreement, all development, construction, and infrastructure shall comply with City design standards, specifications, and requirements.

Based on the following submitted project specifications: 497 Single-Family Homes

Subject Tract Area: 215.3 Acres

Water Pressure Zone: South Reduced

Flow (estimated peak hour flow, gallons per minute): 1,087 GPM Fire flow requirement of 1,500 gpm submitted in the engineering calculations received from Ousmane Traore, P.E. of Peloton Land Solutions on December 8, 2015.

Based on the aforementioned project specifications and the results of the UIR, AW has confirmed the level of service and the appropriateness of the type sizing, and alignment of the proposed water infrastructure. The proposed water service plan is conceptually depicted on the UIR - Water Exhibit, dated 07/12/2016 and attached to this letter. Minimally, the proposed water infrastructure includes, but is not limited to:

- 1. Construction of a 36-inch South pressure zone water transmission main (WTM) from the 24-inch stub off of the 48-inch South pressure zone WTM (Project 2009-0073) in E William Cannon Dr and installation of an appropriately sized Pressure Reducing Valve (PRV) station (minimum 4-inch and 8inch for max day and fire flow) off of the 24-inch/36-inch WTM near this connection. These water improvements are also proposed by Easton Park Sections 1B, 1C and 2A.
- 2. Construction of approximately 2,500 feet of 36-inch South pressure zone WTM from the PRV station (item 1) south along Colton Bluff Springs Rd and southeast along Apogee Blvd (through Section 2A). These water improvements are also proposed by Easton Park Section 2A.
- 3. Construction of approximately 4,100 feet of 36-inch South pressure zone WTM from the proposed 36-inch WTM (item 2) south along Apogee Blvd and west along Ausblick Ave. The 36-inch WTM may be constructed in phases as the roadway construction progresses, as approved by AW.
- 4. Construction of approximately 4,000 feet of 12-inch South Reduced pressure zone water main from the PRV station (item 1) and extending south and west along Colton Bluff Springs Rd to Cottonmouth Creek. Applicant shall connect the proposed 12-inch and 36-inch water mains with a closed boundary valve near the intersection of Colton Bluff Springs Rd and Apogee Blvd. These water improvements

are also proposed by Easton Park Sections 1B and 2A and are required prior to exceeding 176

service units on any single fed system off of the proposed PRV station at E William Cannon Dr

- 5. Construction of approximately 2,400 feet of 12-inch/16-inch South Reduced pressure zone water main from the proposed 12-inch water main in Colton Bluff Springs Rd at Cottonmouth Creek (item 4) and extending west along Colton Bluff Springs Rd, north along the proposed roadway within Easton Park Section 1B and connect to the existing PRV station at E William Cannon Rd. These water improvements are also proposed by Easton Park Sections 1B and 2A and are required prior to exceeding 176 service units on any single fed system off of the proposed PRV station at
- 6. Construction of approximately 3,500 feet of 12-inch South Reduced pressure zone water main from the proposed 12-inch water main at Colton Bluff Springs Rd (item 4) and extending south along Bestride Bend to Ausblick Ave. The water distribution system within the subject tract shall be appropriately sized to meet the 1,500 gpm fire flow requirement and interconnected to the water distribution systems within Sections 2A and 2C at a minimum of two locations between each Section.
- 7. Individual pressure reducing valves shall be installed on the property owner's side of the meter per

Some of the proposed water improvements described above are also proposed to be constructed by other development sections. If the Applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant. Water service for this project can be provided based upon the above minimum water improvements and plan approval within the Pipeline Engineering utility plan review process. This letter must be submitted with your site development plans.

13-07-2016

Colleen Kirk, P.E. Utility Development Services Division

Agreed to by:

Water UIR Map 2. Easton Park Section 2B Preliminary Plan, UIR - Water Exhibit

WAIVERS / VARIANCES:

AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42(B)(7) TO ALLOW CUT FROM 4 TO 8 FEET IN THE DESIRED DEVELOPMENT ZONE.

AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42(B)(7) TO ALLOW CUT EXCEEDING 4 FEET FOR A STORMWATER CONTROL.

A FORMAL VARIANCE HAS BEEN GRANTED PER TITLE 30-5-42(B)(6) TO ALLOW FILL UP TO TEN FEET.

A WAIVER FROM A REQUIREMENT OF THE CITY OF AUSTIN DEVELOPMENT CODE SECTION 30-2-153(A) THAT NO BLOCK SHOULD BE GREATER THAN 1,200 FEET IN LENGTH HAS BEEN GRANTED ADMINISTRATIVELY. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-365 TO ALLOW INTERBASIN

DIVERSION OF 6 ACRES OF STORMWATER FROM COTTONMOUTH CREEK WATERSHED TO NORTH FORK DRY CREEK

PELOTON LAND SOLUTIONS 7004 BEE CAVE ROAD **BUILDING 2, SUITE 100**

AUSTIN, TX 78746

AUSTIN, TX 78758

(512) 831-7700

CARMA EASTON LLC ON BEHALF OF PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 2 AND 3 DOMAIN 7 11501 ALTERRA PARKWAY SUITE 100

CHAPARRAL DISC STAMPED "WIL1" FOUND IN THE CONCRETE MEDIAN OF MCKINNEY FALLS PARKWAY AT THE INTERSECTION OF EAST WILLIAM CANNON DRIVE AND MCKINNEY FALLS PARKWAY. BENCHMARK IS LOCATED APPROXIMATELY 95' NORTH OF THE CENTERLINE OF EAST WILLIAM CANNON DRIVE. ELEVATION = 603.53'

COTTON SPINDLE SET IN THE EAST SIDE OF POWER POLE NO. 202692, BEING 21 FEET WEST OF THE WEST EDGE OF AN ASPHALT DRIVE TO THE CITY OF AUSTIN WATER SITE, BEING SOUTH 87°02'32" EAST, 474 FEET FROM THE MOST NORTHERLY CORNER OF LOT 1, BLOCK C, EASTON PARK, SECTION 2A, HAVING GRID COORDINATES OF N = 10,029,684.08, E = 3,124,928.02.

BENCHMARK 58:

MAGNETIC NAIL WITH SHINER SET IN THE TOP OF THE EAST END OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF SASSMAN ROAD, BEING 77 FEET WEST OF A DRIVEWAY TO THE NORTH, BEING APPROX. 2600 FEET EAST OF THE INTERSECTION OF SASSMAN ROAD AND THAXTON ROAD, HAVING GRID COORDINATES OF N = 10,023,838.51, E = 3,121,948.38



MAPSCO PAGE #675U, 675V, 675Y, 657Z - MAPSCO GRID #K13

LEGAL DESCRIPTION

BEING A 174.34 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF 232.233 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 198.302 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 37.390 ACRE TRACT OF LAND DESCRIBED AS TRACT 28 IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AN 8.282 ACRE TRACT OF LAND DESCRIBED AS TRACT 22-A IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2009003078 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 4.134 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015136357 OF THE OFFICIAL PUBLIC

NOTES:

RECORDS OF TRAVIS COUNTY, TEXAS.

- 1. THIS PROJECT IS LOCATED IN BOTH COTTON MOUTH CREEK AND NORTH FORK DRY CREEK WATERSHEDS, WHICH ARE BOTH CLASSIFIED AS SUBURBAN WATERSHEDS.
- 2. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE AE 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0615J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6,
- PARKLAND DESIGNATION IS REQUIRED PER THE PILOT KNOB PLANNED UNIT DEVELOPMENT ORDINANCE No. 20161110-032 PRIOR TO APPROVAL OF THE FINAL PLAT IN THIS SUBDIVISION.



Austin, Texas 78746

AUSTIN WATER Utility Development Services Division 625 East 10th Street, Suite 715

Austin, Texas 78701



Peloton Land Solutions 7004 Bee Cave Rd, Building 2, Suite 100

Letter of Wastewater Service Approval Pilot Knob MUD No. 2 & 3: Easton Park Section 2B Utility Infrastructure Review for Wastewater (UIR-PK3-011)

Austin Water (AW) has reviewed your submittal for the above referenced Utility Infrastructure Review (UIR) project and is issuing this letter in accordance with Section 6.04 of the Consent Agreements for the Pilot Knob Municipal Utility District No. 2 and 3 (the "Agreement") and in keeping with all current rules and regulations. In accordance with Section 5.04 of the Agreement, all development, construction, and infrastructure shall comply with City design standards, specifications, and requirements

Based on the following submitted project specifications:

497 Single-Family Homes Subject Tract Area: 215.3 Acres

Wastewater Drainage Basin: Cottonmouth Flow (estimated peak wet weather flow, gallons per minute): 419 GPM

Based on the aforementioned project specifications and the results of the UIR, AW has confirmed the level of service and the appropriateness of the type sizing, and alignment of the proposed wastewater infrastructure. The proposed wastewater service plan is conceptually depicted on the UIR - Wastewater Exhibit, dated 07/12/2016 and attached to this letter. Minimally, the proposed wastewater infrastructure includes, but is not

- 1. Phase I improvements shall provide service up to 130 gpm Average Daily Flow (ADF) combined discharge to the Pilot Knob Pumpover Lift Station (PKPLS) from all development within the MUD. This is equivalent to approximately 764 LUEs.
- 2. Construction of approximately 1,600 feet of 24-inch (minimum) gravity wastewater interceptor along Cottonmouth Creek between PKPLS and Colton Bluff Springs Rd (through Section 2A). These wastewater improvements are also proposed by Easton Park Section 2A.
- 3. Construction of approximately 3,600 feet of 24-inch (minimum) gravity wastewater interceptor from the proposed 24-inch gravity wastewater interceptor at Colton Bluff Springs Rd (item 2) and extending south along the main branch of Cottonmouth Creek through the subject tract. The wastewater interceptor may be constructed in phases as development of Sections 2B and 2C progresses, as approved by AW. If the wastewater interceptor is not to be designed and constructed concurrently with the subdivision construction, then the Applicant shall dedicate an appropriately sized wastewater easement for the interceptor.

- 4. The proposed 24-inch gravity wastewater interceptor (items 2-3) shall be designed at a depth that will allow future gravity wastewater service for the wastewater drainage basin on both sides of
- 5. Dedication of appropriately sized wastewater easement(s) from the proposed 24-inch gravity wastewater interceptor within the subject tract (item 3) and extending west and south to the MUD boundary, as approximately shown on Exhibit M-4 of the Agreement.
- 6. Construction of an appropriately sized (minimum 8-inch) gravity wastewater collection system within

1. Phase II improvements will be triggered when the combined discharge to PKPLS from all development within the MUD exceeds 130 gpm ADF.

- 2. Construction of approximately 11,000 feet of 30-inch gravity wastewater interceptor along Cottonmouth Creek from the existing 30-inch gravity wastewater interceptor located north of the subject tract and Dee Gabriel Collins Rd at Cottonmouth Creek (Project 2014-0616) and extending south to the downstream end of the proposed 24-inch gravity wastewater interceptor constructed under Phase I. These wastewater improvements are also proposed by Easton Park Sections 1B
- 3. Abandonment of PKPLS and force main and diversion of the wastewater flows from PKPLS to the proposed 30-inch gravity wastewater interceptor. These wastewater improvements are also proposed by Easton Park Sections 1B and 2A.

Per the Agreement, upon the date that the District exceeds its capacity of 130 gpm ADF for PKPLS for three consecutive 30-day periods, the Developer shall have 180 days to divert wastewater flows going to PKPLS to the City's 84-inch wastewater interceptor via the proposed 30-inch wastewater interceptor to be constructed under Phase II of this UIR. If the flows have not been diverted within 180 days, the City, at its discretion, will not approve any further preliminary plans, construction plans, and final plats until PKPLS is decommissioned

Some of the proposed wastewater improvements described above are also proposed to be constructed by other development sections. If the Applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant. Wastewater service for this project can be provided based upon the above minimum wastewater improvements and plan approval within the Pipeline Engineering utility plan review process. This letter must be submitted with your site development plans.

and those wastewater flows are permanently transported to the City's 84-inch wastewater interceptor.

Colleen Kirk, P.E. Utility Development Services Division

2. Easton Park Section 2B Preliminary Plan, UIR - Wastewater Exhibit

SHEET INDEX

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	GENERAL NOTES
03	PRELIMINARY PLAN OVERALL
04	PRELIMINARY PLAN A
05	PRELIMINARY PLAN B
06	PRELIMINARY PLAN C
07	PRELIMINARY PLAN D

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN - TRAVIS COUNTY SINGLE SUBDIVISION OFFICE MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 30, LAND DEVELOPMENT CODE.

SUBMITTED BY

AUSTIN, TEXAS 78746

PH. (512) 831-7700

7004 BEE CAVE ROAD, BUILDING 2, SUITE 100

4/25/2017 PAULO MISI REGISTERED PROFESSIONAL ENGINEER NO. 106179 PELOTON LAND SOLUTIONS





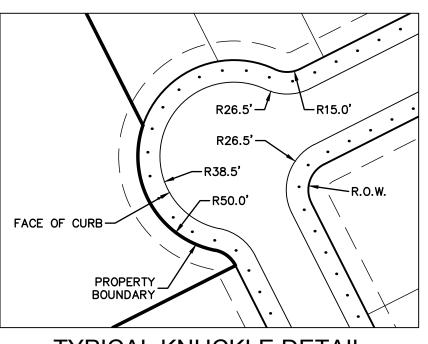
SHEET

Paulo Misi

FR GE

FACE OF CURB-

R.O.W. —



LAND USE TABLE AREA (AC.) LAND USE 45'(RA) RESIDENTIAL 8.95 50' RESIDENTIAL 207 32.06 60'(RA) RESIDENTIAL 13.80 68 60' RESIDENTIAL 24.13 70' RESIDENTIAL 9.90 48 OPEN SPACE / PUBLIC ACCESS / 1.10 LANDSCAPE OPEN SPACE / PUBLIC ACCESS / LANDSCAPE / DRAINAGE GREENBELT / OPEN SPACE / PUBLIC ACCESS / LANDSCAPE/ DRAINAGE / 22.54 WATER QUALITY PARK / OPEN SPACE / PUBLIC ACCESS / 21.82 LANDSCAPE / DRAINAGE RIGHT-OF-WAY 35.51 TOTAL 549 174.32 (RA) = REAR ACCESS

`─R20.0' RIGHT-OF-WAY

TYPICAL STREET INTERSECTION DETAIL SCALE: 1" = 50'

> TYPICAL KNUCKLE DETAIL SCALE: 1" = 50'

GENERAL NOTES:

NOT TO BE INUNDATED BY THE 100 YEAR STORM FLOW.

CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

DEDICATED AS PARKLAND IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 1 BLOCK 2.

CONSTRUCTION WILL BE POSTED WITH SUBDIVISION CONSTRUCTION DOCUMENTS.

WITHIN A 30' JOINT USE ACCESS EASEMENT AS SHOWN ON THE FACE OF THE PRELIMINARY PLAN.

OPEN SPACE

PARKLAND

IMPROVEMENTS TO BE CONSTRUCTED

BLOCK

4

7

9

9

9 |

12

LOTS

53,54,63,64

55,56,61,62

52,65

5,6,9,10

3,4,12,13

1,2,14,15

2,3,10,11

4,5,8,9

7,8,13,14

9,10,11,12

13,14,20,21

11,12,22,23

9,10,24,25

7,8,26,27

17.25

1,2,3,4,5,6,7,8

2. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF

4. OTHER THAN APPROVED LOCATIONS WITH DETENTION STACKED OVER WATER QUALITY, THE WATER QUALITY PONDS WILL BE CONSTRUCTED

5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR

REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

6. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER

EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

PROHIBIT ACCESS BY TRAVIS COUNTY, CITY OF AUSTIN OR OTHER RESPONSIBLE ENTITY FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT

9. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE NO. 20161110-032 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE

10. ALL JOINT USE ACCESS EASEMENTS WILL BE DONE PER SEPARATE INSTRUMENT AND RECORDED CONCURRENTLY WITH THE FINAL PLAT. FISCAL FOR

11. MAINTENANCE OF A JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY. ACCESS TO

COMMON LOTS SHALL BE PROVIDED FROM ALL LOTS LISTED IN THE JOINT USE ACCESS EASEMENT TABLE BY MEANS OF A COMMON DRIVEWAY SITUATED

PARKLAND AND OPEN SPACE

ACRES REQUIRED

8.89

14.67

RESIDENTIAL LUEs

524

LOTS

15,16,26,27

13,14,28,29

11,12,30,31

9,10,32,33

6,7,34,35

4,5,36,37

2,3,38,39

6,7,13,14

8,9,11,12

1,2,15,16

5,6,11,12

7,8,9,10

3,4,17,18

5,6,15,16

7,8,13,14

BLOCK

16

16

16

16

16

16

16

24

24

25

25

25

26

26

9,10,11,12 26 ORIZZONTE STREET

JOINT USE ACCESS EASEMENTS

STREET

CATBIRD LANE

CATBIRD LANE

CATBIRD LANE

DONNELLEY DRIVE

PETRONAS PASS

PETRONAS PASS

DONNELLEY DRIVE

DONNELLEY DRIVE

DONNELLEY DRIVE

DONNELLEY DRIVE

PETRONAS PASS

PETRONAS PASS

PETRONAS PASS

PETRONAS PASS

PETRONAS PASS

CHRYSLER BEND

16 LOOKSEE LANE

ACRES PROVIDED

6.47

33.75

EXPENDITURE REQUIRED

\$209,600

STREET

LOOKSEE LANE

ORIZZONTE STREET

26 ORIZZONTE STREET

7. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT

OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONER'S COURT AT OWNER'S

ETC. WILL BE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO

3. ALL DRAINAGE FACILITIES: HEADWALLS, OPEN CHANNELS, STORM SEWERS, AREA INLETS, DETENTION/RETENTION PONDS, WATER QUALITY CONTROLS,

SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER

- 1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY, WITHIN THE CITY OF AUSTIN EXTRA-TERRITORIAL JURISDICTION AND ANNEXED FOR THE LIMITED PURPOSE OF ZONING. THIS DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE CITY OF AUSTIN AND TRAVIS COUNTY PURSUANT TO TITLE 30 OF THE LAND DEVELOPMENT CODE AS WELL AS TITLE 25 OF THE LAND DEVELOPMENT CODE AS MODIFIED BY THE PLANNED UNIT DEVELOPMENT ZONING, CASE NO. C814-2012-0152.R1, ORDINANCE # 20161110-032
- ALL STREETS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN STANDARDS WITH CURB AND GUTTER AND SIDEWALKS. STREET WIDTH SHALL BE AS SHOWN IN THE STREET TABLE. SIDEWALKS SHALL BE CONSTRUCTED 2 FEET OFF THE RIGHT-OF-WAY, EXCEPT THAT STANDARD SIDEWALKS ALONG ROADWAYS ABUTTING NON-RESIDENTIAL LOTS MAY BE REPLACED BY MEANDERING SIDEWALKS PLACED WITHIN ACCESS EASEMENTS ON THE ADJACENT LOT(S)
- PUBLIC SIDEWALKS, BUILT TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN, ARE REQUIRED ALONG PROPOSED STREETS AND COLTON BLUFF SPRINGS RD AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PRELIMINARY PLAN AND STREET TABLE. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- FISCAL REQUIREMENTS: FISCAL SURETY SHALL NOT BE REQUIRED UNTIL FINAL PLAT APPROVAL. FISCAL SURETY SHALL BE PROVIDED FOR THE SUBDIVISION IMPROVEMENTS;

PUBLIC OR PRIVATE STREETS, SIDEWALKS, DRAINAGE AND STORMWATER QUALITY FACILITIES, AND EROSION CONTROL DEVICES.

- DRAINAGE EASEMENTS 15 FEET IN WIDTH ARE REQUIRED FOR ENCLOSED STORM SEWERS. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.
- A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE AE 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0615J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6, 2016.
- OPEN SPACE EASEMENTS AND DRAINAGE/WATER QUALITY EASEMENTS AND LOTS DEDICATED AS OPEN SPACE, PARK, GREENBELT, DRAINAGE AND WATER QUALITY WILL BE OWNED AND MAINTAINED BY THE PILOT KNOB MUNICIPAL UTILITY DISTRICTS NO. 2 AND 3 OR SUCCESSOR IN TITLE. PUBLIC UTILITY EASEMENTS WILL BE FURTHER DEFINED ON THE FINAL PLAT. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT.
- 8. EROSION CONTROLS FOR SINGLE FAMILY: IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL (SILT FENCE) DOWNHILL OF ALL DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION.
- ENGINEER'S CERTIFICATION: THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THIS PRELIMINARY PLAN AND ACCOMPANYING REPORT, THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

	PAULO MISI, P.E. # 106179	
10. UTILITY SYSTEM:		_
NO LOT IN THIS SUE	3DIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNE	CTED TO THE CITY OF AUSTIN WATER SUPPLY AND CITY OF AUSTIN WASTEWATER

- SYSTEM. 11. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY SYSTEM CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE ASSOCIATED CITY INSPECTION FEES.
- 12. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE

PRELIMINARY PLAN NOTES:

REQUIREMENTS

ROADWAY STANDARDS

- 13. WATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.
- 14. WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.
- 15. NATURAL GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
- 16. PHONE SERVICE WILL BE PROVIDED BY AT&T.
- 17. NO SUBDIVISION WITHIN THE LIMITS OF THIS PRELIMINARY PLAN MAY BE PLATTED UNTIL NECESSARY OFF-SITE INFRASTRUCTURE IS ALREADY PERMITTED FOR CONSTRUCTION OR FISCAL SURETY IS POSTED AT THE TIME OF SUBDIVISION FINAL PLATTING FOR ALL NECESSARY OFF-SITE INFRASTRUCTURE IMPROVEMENTS.
- 18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 19. MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
- 20. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATION HAS BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND. DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY. HEALTH, WELFARE OR PROPERTY. IF, DURING THE DEVELOPMENT OF THE FINAL PLAT, CONSTRUCTION DOCUMENTS, OR SITE PLAN, IT IS DETERMINED THAT THE PROJECT DOES NOT MEET THE FINDINGS OF FACT DOCUMENTED FOR THE ADMINISTRATIVE VARIANCES ISSUED WITH THIS PRELIMINARY PLAN, THEN IT WILL BE THE RESPONSIBILITY OF THE OWNER TO REQUEST NEW VARIANCES FOR CITY OR COUNTY APPROVAL.
- 21. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF
- AUSTIN OR TRAVIS COUNTY STANDARDS, AS APPLICABLE. 22. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE ASSOCIATED STORMWATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND
- 23. UNLESS SPECIFIED AS GREENBELT, PARK, OPEN SPACE, LANDSCAPE, DRAINAGE, WATER QUALITY, AND/OR PUBLIC ACCESS LOTS, ALL LOTS WITHIN THIS SUBDIVISION
- ARE RESTRICTED TO SINGLE FAMILY USE. 24. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- 25. ALL PROPOSED STREETS ARE TO BE PUBLIC.
- 26. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY DWELLING UNIT.

ACCEPTED BY THE CITY OF AUSTIN OR TRAVIS COUNTY, AS APPLICABLE, OR OTHER PUBLIC ENTITY.

- LOT 1 BLOCK 2
- 28. A HOME-OWNER'S ASSOCIATION WILL BE CREATED FOR THE SINGLE FAMILY AND OPEN SPACE LOTS INCLUDED IN THIS PRELIMINARY PLAN.
- 29. THE OWNER OR IT'S ASSIGNEES, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENT OF TAXES FOR THE FOLLOWING LOTS:

LOTS 6, 21, 34, 51 - BLOCK 1	LOT 1 - BLOCK 14
LOT 1 - BLOCK 2	LOTS 1, 8, 24 - BLOCK 16
LOT 11 - BLOCK 4	LOT 1 - BLOCK 17
LOT 8 - BLOCK 6	LOTS 1, 11 - BLOCK 20
LOT 6 - BLOCK 7	LOT 1 - BLOCK 22
LOT 14 - BLOCK 8	LOT 10 - BLOCK 24
LOT 17 - BLOCK 9	LOT 17 - BLOCK 25
LOTS 10 11 30 - BLOCK 12	LOT 19 - BLOCK 26

30. THE FOLLOWING LOTS ONLY GAIN ACCESS FROM THE STREET IN WHICH THEIR FLAG HAS FRONTAGE:

Block	Lot #	Driveway Access Only Allowed From:	Houses Will Have Frontage and Addresses From:	
1	52, 53, 54, 55, 56	Catbird Lane	Colton Bluff Springs Rd	
4	9,10	Donnelley Drive	Hillock Terrace	
4	12,13,14,15	Petronas Pass	Hillock Terrace	
5	8,9,10,11	Donnelley Drive	Chrysler Bend	
7	11,12,13,14	Donnelley Drive	Chrysler Bend	
9	18,19,20,21,22,23,24,25,26,27	Petronas Pass	Hillock Terrace	
12	1,2,3,4,5,6,7,8	Chrysler Bend	N/A	
16	25,26,27,28,29,30,31,32,33,34,35,36,37,38, 39	Looksee Lane	Apogee Boulevard	
24	11,12,13,14	Orizzonte Street	N/A	
25	9,10,11,12,13,14,15,16	Orizzonte Street	Ausblick Avenue	
26	11,12,13,14,15,16,17,18	Orizzonte Street	Ausblick Avenue	

- 31. ALL DETENTION AND WATER QUALITY PONDS LOCATED IN DRAINAGE / WATER QUALITY LOTS WILL BE MAINTAINED BY THE OWNER OR IT'S ASSIGNEES. A POND MAINTENANCE AGREEMENT SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF THE FIRST FINAL PLAT OUT OF THIS PRELIMINARY PLAN.
- 32. CONSTRUCTION OF EASTON PARK SECTION 2A (C8J-2015-0188.1B.SH) MUST BE COMPLETED IN ORDER TO PROVIDE THE SECONDARY ACCESS TO THIS SUBDIVISION, OR NO MORE THAN 30 CERTIFICATE OF OCCUPANCIES WILL BE GRANTED, UNTIL A SECONDARY ACCESS THAT MEETS FIRE REQUIREMENTS IS PROVIDED, FISCAL IS POSTED, AND THE ROW OR EASEMENT FOR THE SECONDARY ACCESS HAS BEEN DEDICATED.
- 33. RIPARIAN RESTORATION, RELATED TO THE CONSTRUCTION OF THE WASTEWATER INTERCEPTOR, WILL BE PROVIDED WITH THE WASTEWATER INTERCEPTOR
- 34. PLAT REQUIREMENTS MUST COMPLY WITH THE APPROVED PUD, ORDINANCE NUMBER 20161110-032.
- 35. LOT 9 OF BLOCK 12 WILL HAVE DRIVEWAY ACCESS DIRECTLY FROM CHRYSLER BEND.
- 36. EXISTING EASEMENTS UNDER RIGHT OF WAY MUST BE VACATED PRIOR TO FINAL PLAT APPROVAL.

				STREET TAB	LE		
	STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION
	APOGEE BOULEVARD	2155.4	100'	2 @ 28' F-F	DIVIDED 2 LANE, C & G	5'	NEIGHBORHOOD/PRIMARY COLLECTOR
	HILLOCK TERRACE	1972.5	60'	36' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
	AUSBLICK AVENUE	1681.9	70'	2 @ 20' F-F	DIVIDED 2 LANE, C & G	5'	NEIGHBORHOOD COLLECTOR
	CATBIRD LANE	546.0	50'	27' F-F	2 LANE, C & G	5'	LOCAL
	BESTRIDE BEND	3314.6	50'	27' F-F	2 LANE, C & G	5'	LOCAL
	CHRYSLER BEND	2814.1	60'	36' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
	DONNELLEY DRIVE	2070.7	50'	27' F-F	2 LANE, C & G	5'	LOCAL
SITE	LOOKSEE LANE	1389.2	50'	27' F-F	2 LANE, C & G	5'	LOCAL
S NO	SPIRE VIEW	2203.1	50'	27' F-F	2 LANE, C & G	5'	LOCAL
	PETRONAS PASS	1290.5	50'	27' F-F	2 LANE, C & G	5'	LOCAL
	LOCKHEED LANE	592.7	50'	27' F-F	2 LANE, C & G	5'	LOCAL
	SILHOUETTE STREET	1797.5	50'	27' F-F	2 LANE, C & G	5'	LOCAL
	YOKOHAMA TERRACE	2087.5	50'	27' F-F	2 LANE, C & G	5'	LOCAL
	SILVERTHORNE STREET	580.0	50'	27' F-F	2 LANE, C & G	5'	LOCAL
	GILWICE LANE	1797.5	50'	27' F-F	2 LANE, C & G	5'	LOCAL
	ORIZZONTE STREET	2087.5	50'	27' F-F	2 LANE, C & G	5'	LOCAL
			TOT	LLENGTH OF PROPOSED ROAD	WAY - 28380.8'		L

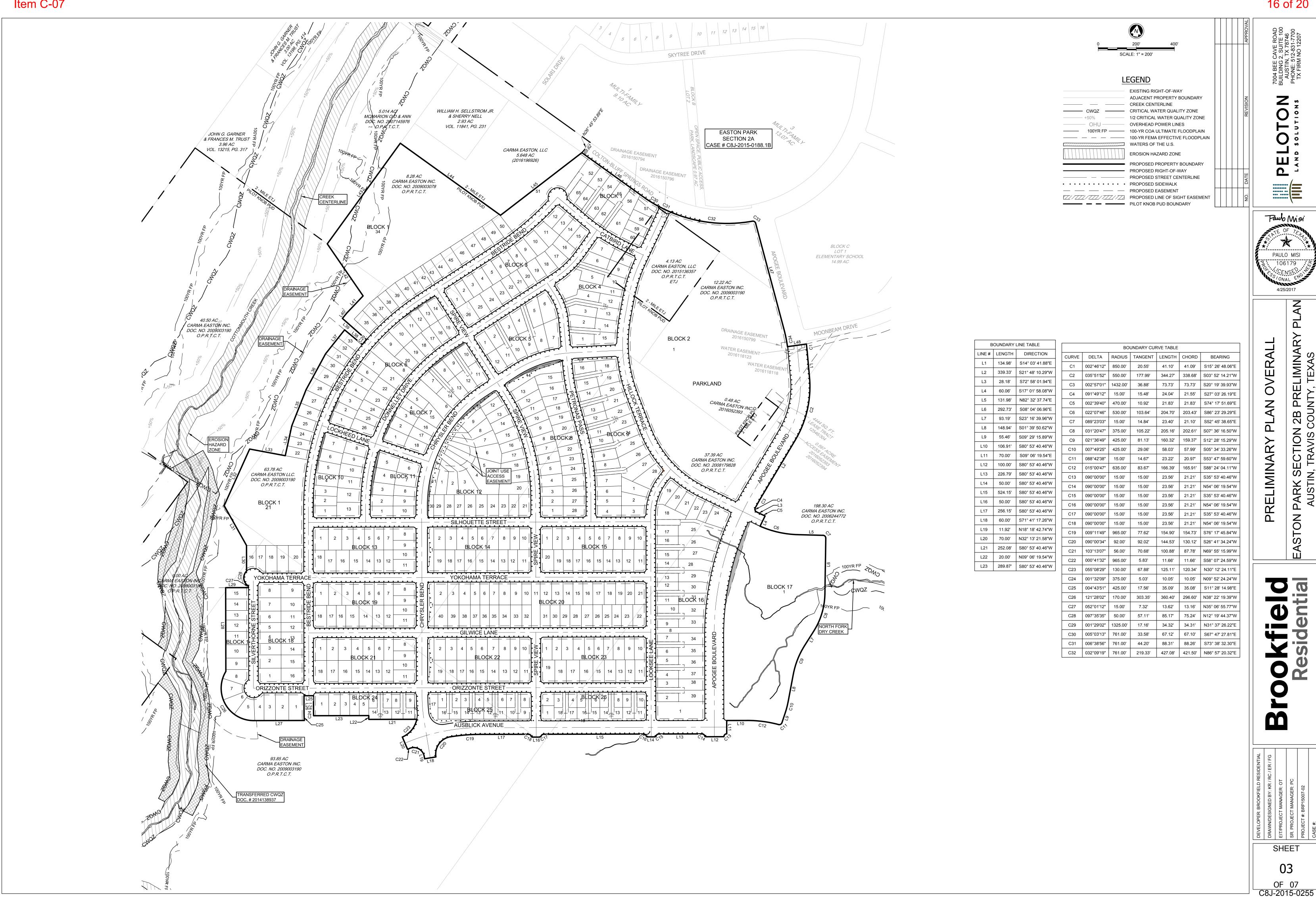
SHEET

27. THE FOLLOWING LOTS CONTAIN EXISTING NATURAL SLOPES GREATER THAN 15%

LOTS 10, 11, 30 - BLOCK 12

THE LOTS ARE AS FOLLOWS:

16 of 20 Item C-07



Paulo Misi

PRELIMINARY I

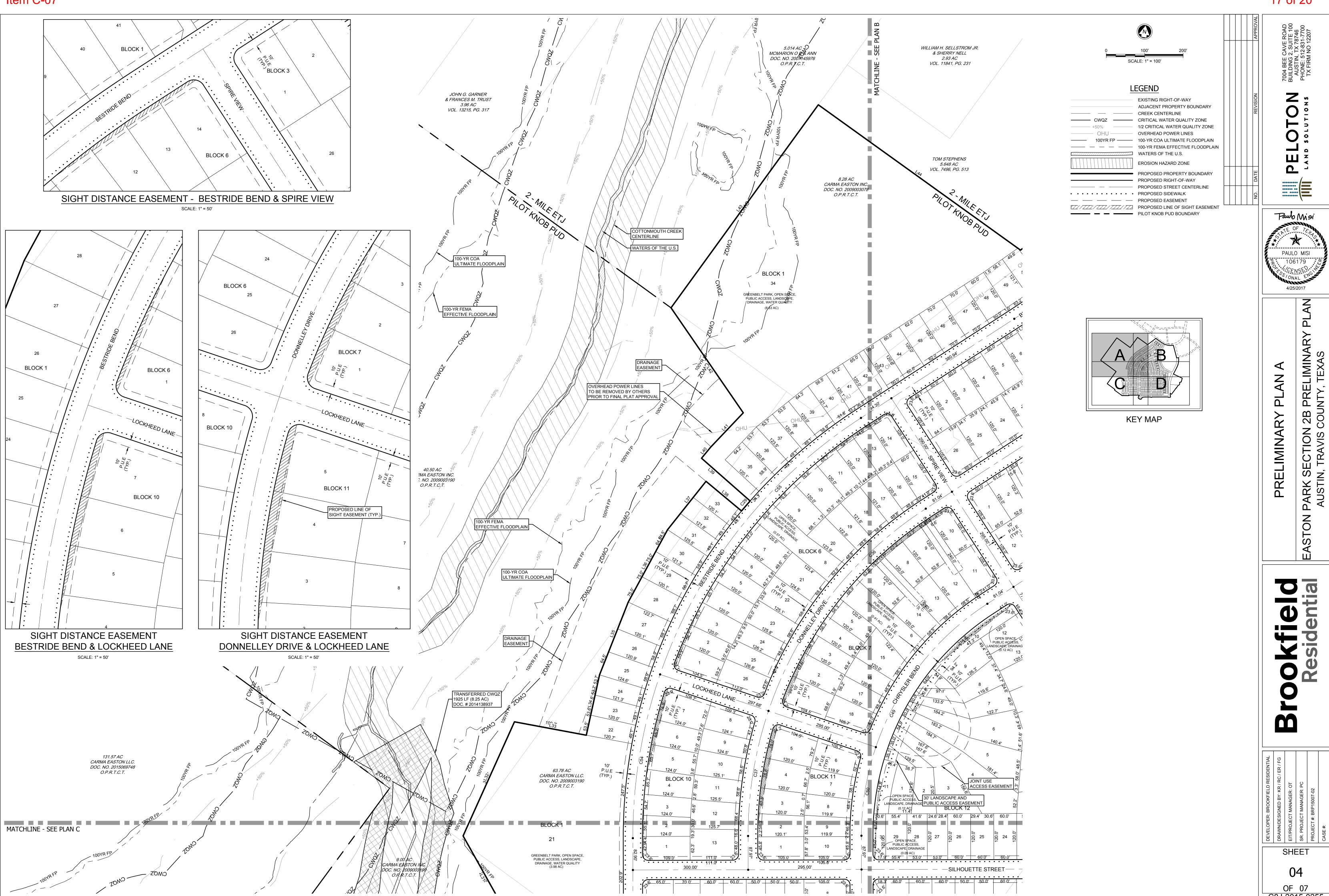
2B PARK SE AUSTIN, Z O

Kfieldsidential

SHEET

OF 07

17 of 20 Item C-07

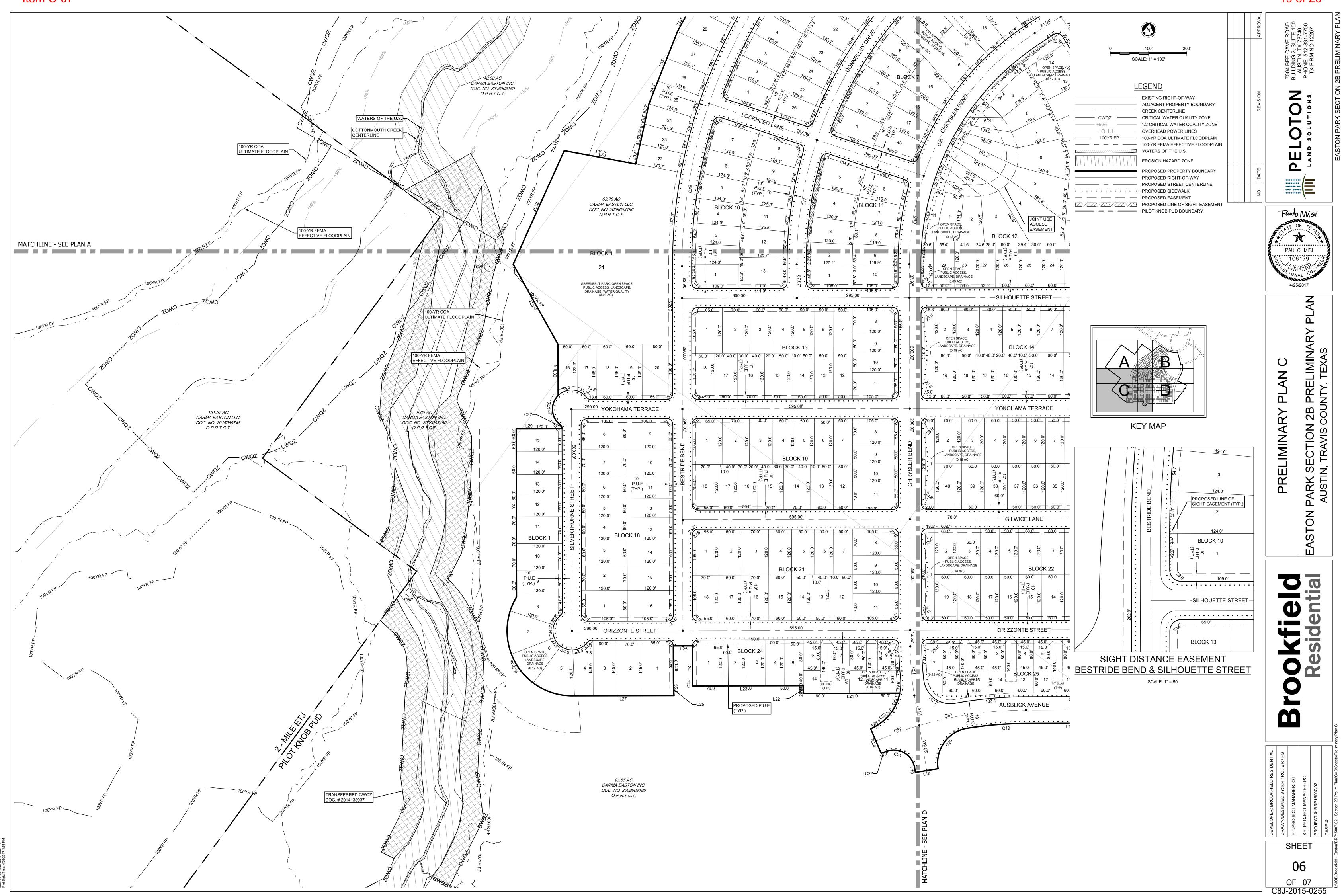


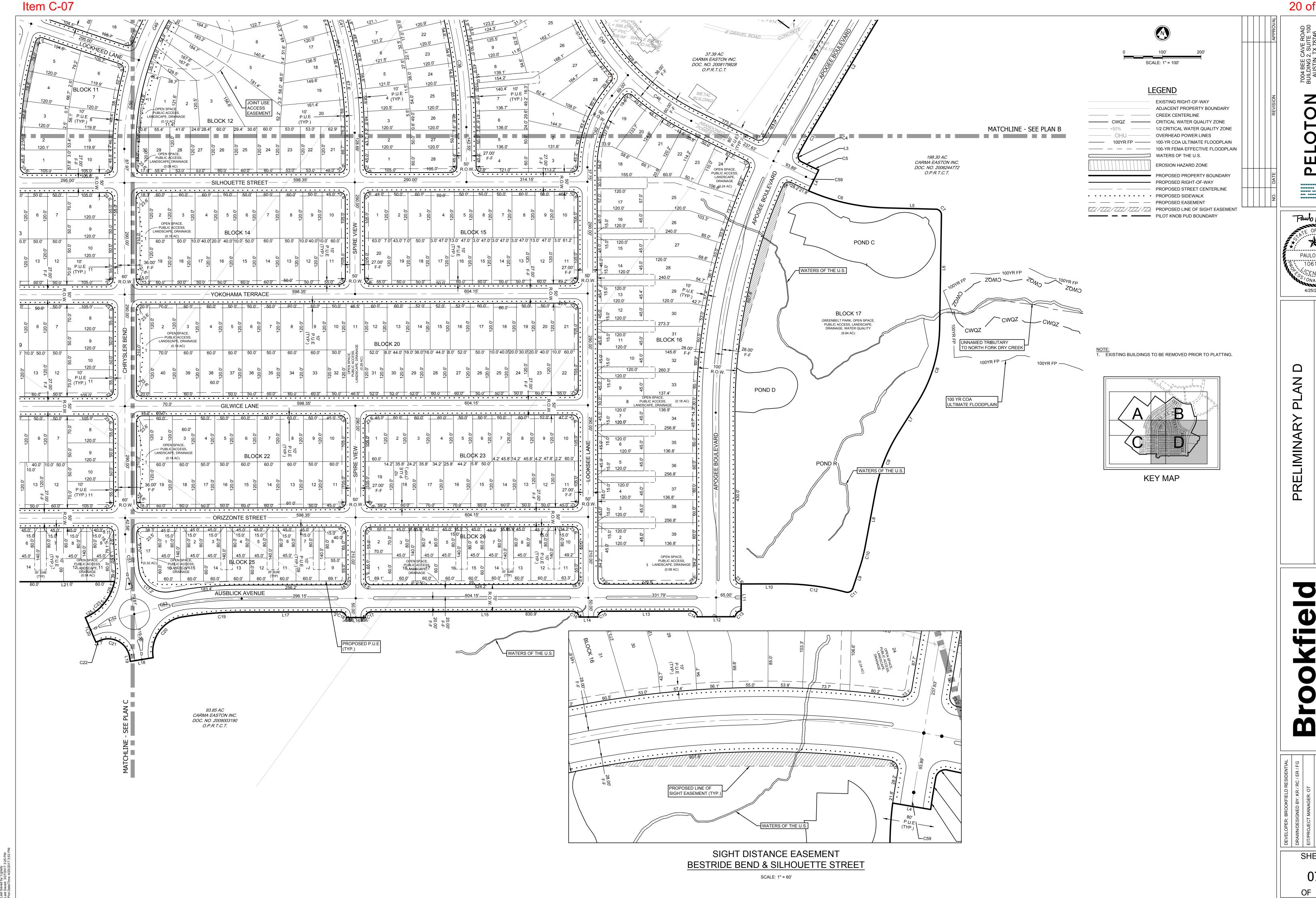
C8J-2015-0255

18 of 20 Item C-07



Item C-07





20 of 20

Paulo Misi

TON

EAS

SHEET

OF 07 C8J-2015-0255