

**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  
(Logan Kimble)**AGENT:** Peleton Land Solutions  
(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

**VARIANCES:** 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  
Email address: [Sue.Welch@traviscountytx.gov](mailto:Sue.Welch@traviscountytx.gov)

**PHONE:** 512-854-7637

**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

<b>COMMISSION MEETING DATE REQUESTED:</b>	April 5, 2017
<b>Name &amp; Number OF PROJECT:</b>	Easton Park Section 2B Preliminary Plan C8J-2015-0255.SH
<b>NAME OF APPLICANT OR ORGANIZATION:</b>	Peloton Land Solutions 512-831-7700
<b>PROJECT LOCATION:</b>	7901 Colton Bluff Springs Rd.
<b>Council District:</b>	District 2
<b>PROJECT FILING DATE:</b>	November 20, 2015
<b>DSD/Environmental STAFF:</b>	Pamela Abee-Taulli, 512-974-1879 pamela.abee-taulli@austintexas.gov
<b>TRAVIS COUNTY/ CASE MANAGER:</b>	Sue Welch, 512-854-7637 Sue.Welch@traviscountytexas.gov
<b>WATERSHED:</b>	Cottonmouth Creek & North Fork Dry Creek Suburban (DDZ)
<b>ORDINANCE:</b>	Watershed Protection Ordinance; Ordinance 20151217-080 (Pilot Knob PUD)
<b>VARIANCE REQUEST:</b>	LDC 30-5-342 to allow fill to 10 feet.
<b>STAFF RECOMMENDATION:</b>	Recommended for approval, with condition.
<b>REASONS FOR RECOMMENDATION:</b>	The Findings of Fact have been met.



## 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

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.

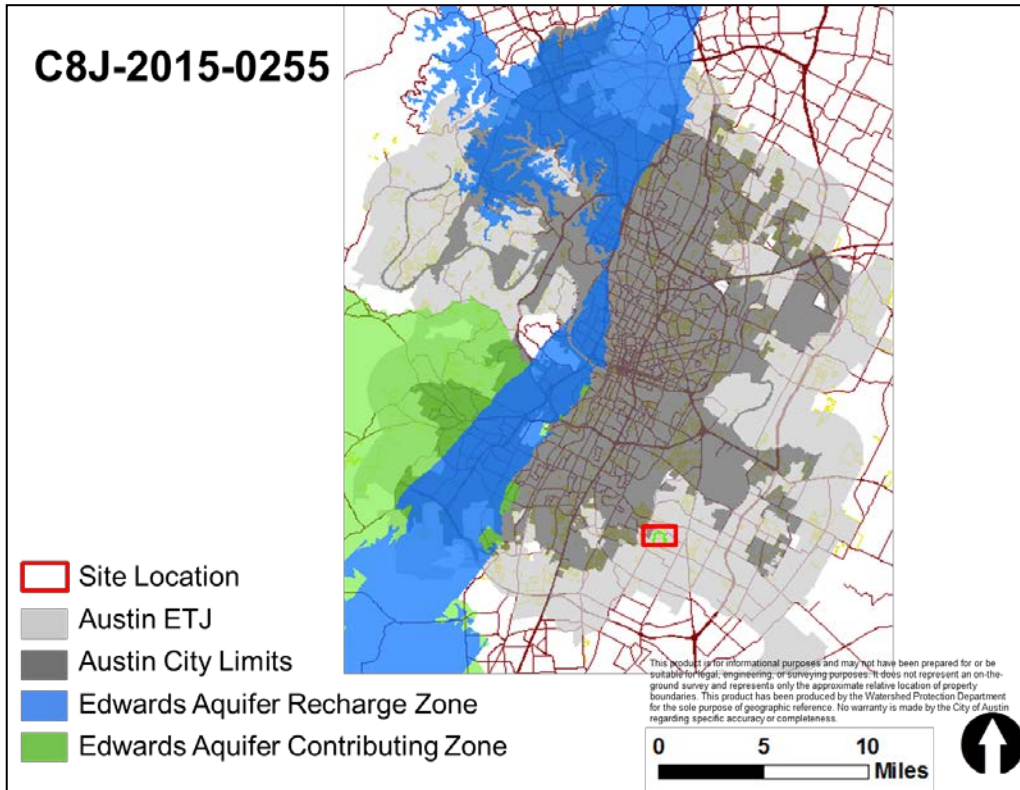
**Condition for staff approval**

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

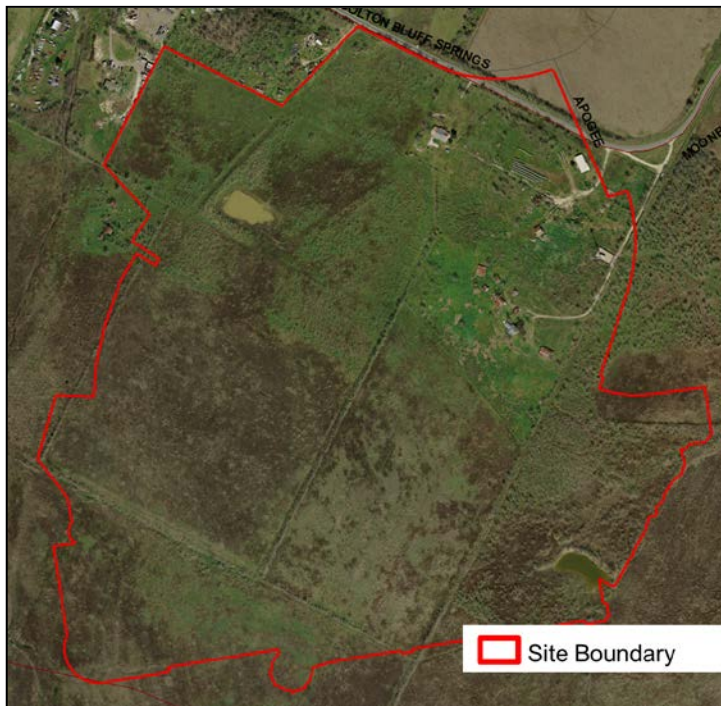
**Recommendation for Variance from Fill Requirements**

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

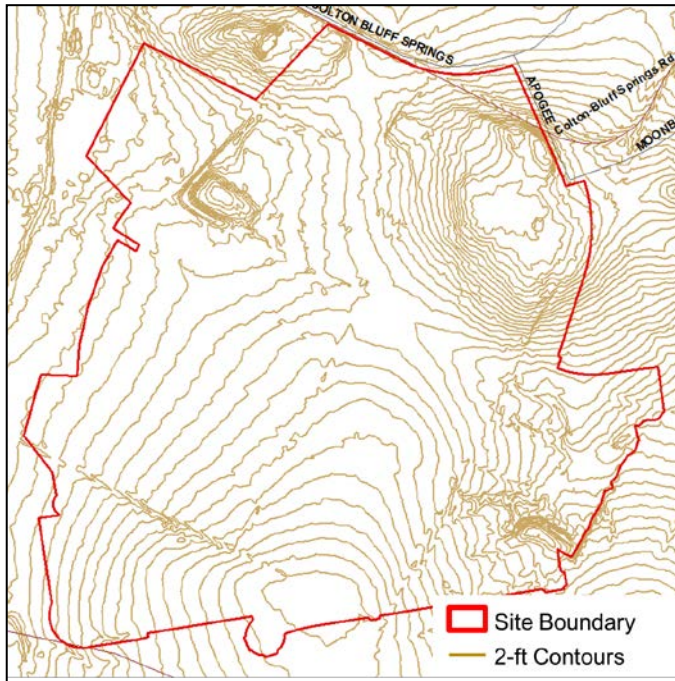
Location Map



Aerial Map



Contour Map





Development Services Department  
Staff Recommendations Concerning Required Findings

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Project: Easton Park Section 2B Preliminary Plan  
7901 Colton Bluff Springs Rd.

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

Variance Request: To allow fill 10 feet.

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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.

**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), Section 25-8-482 (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.**



Environmental Review:

\_\_\_\_\_  
Pamela Abee-Taulli

Environmental Program Manager:

\_\_\_\_\_  
Sue Barnett

Environmental Officer:

\_\_\_\_\_  
Chuck Lesniak



## **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

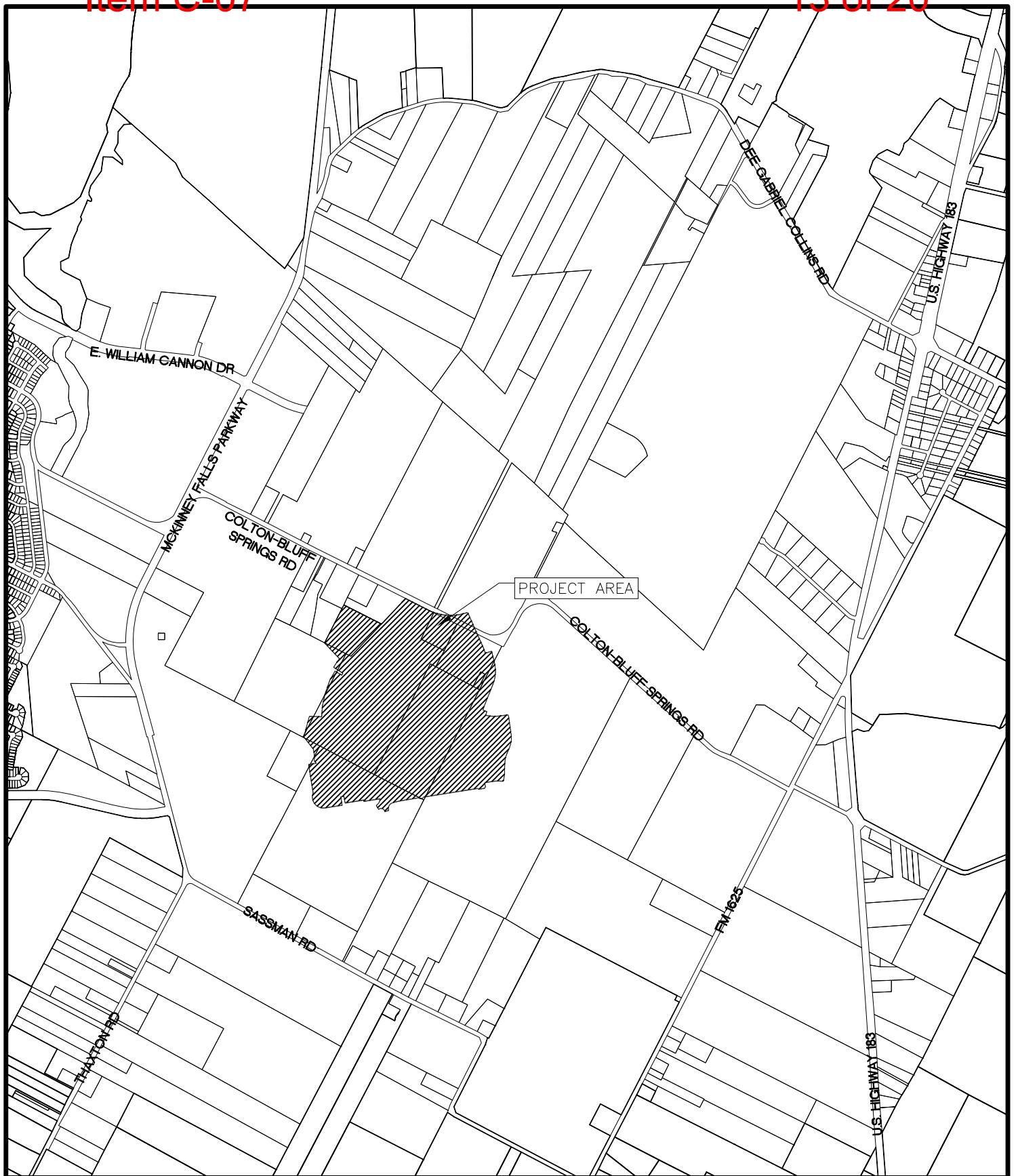
Recuse: None

Absent: Creel

Approved By:

A handwritten signature in black ink, reading "Marisa Perales", is centered within a light gray rectangular box.

Marisa Perales, Environmental Commission Chair



**PELTON**  
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

EXH 1

# 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 10<sup>th</sup> 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)

Dear Mr. Traore:

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:

- 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 8-inch 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.**
- 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.**
- 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.
- 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 (item 1).

- 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 E William Cannon Dr (item 1).**

- 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 Beatrice 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.
- Individual pressure reducing valves shall be installed on the property owner's side of the meter per City of Austin Code.

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.

Approved by:

*Colleen Kirk*  
Colleen Kirk, P.E.  
Utility Development Services Division  
Austin Water

7/13/16  
Date

Agreed to by:

*Ousmane Traore*  
Ousmane Traore, P.E.  
Peloton Land Solutions

12-07-2016  
Date

Attachments:

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



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. 2015193557 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## NOTES:

- THIS PROJECT IS LOCATED IN BOTH COTTON MOUTH CREEK AND NORTH FORK DRY CREEK WATERSHEDS, WHICH ARE BOTH CLASSIFIED AS SUBURBAN WATERSHEDS.
- 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.
- 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 WATER  
Utility Development Services Division  
625 East 10<sup>th</sup> 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 Wastewater Service Approval**  
Pilot Knob MUD No. 2 & 3; Easton Park Section 2B  
Utility Infrastructure Review for Wastewater (UIR-PK3-011)

Dear Mr. Traore:

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 limited to:

**Phase I Improvements**

- 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.
- 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.**
- 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.**

- 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 Cottonmouth Creek.
- 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.
- Construction of an appropriately sized (minimum 8-inch) gravity wastewater collection system within the subject tract.

**Phase II Improvements**

- Phase II improvements will be triggered when the combined discharge to PKPLS from all development within the MUD exceeds 130 gpm ADF.
- 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 and 2A.**
- 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 plans until PKPLS is decommissioned and those wastewater flows are permanently transported to the City's 84-inch wastewater interceptor.

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.

Approved by:

*Colleen Kirk*  
Colleen Kirk, P.E.  
Utility Development Services Division  
Austin Water

7/15/16  
Date

Agreed to by:

*Ousmane Traore*  
Ousmane Traore, P.E.  
Peloton Land Solutions

07-15-2016  
Date

Attachments:

- Wastewater UIR Map
- 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.

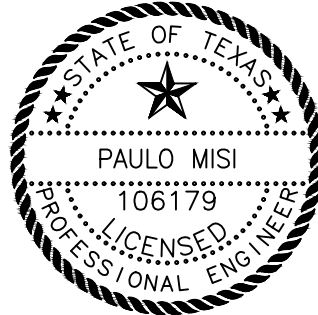
SUBMITTED BY:

*Paulo Misi*

4/25/2017

PAULO MISI  
REGISTERED PROFESSIONAL ENGINEER NO. 106179  
PELOTON LAND SOLUTIONS  
7004 BEE CAVE ROAD, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78746  
PH. (512) 831-7700

DATE



## BENCHMARKS:

BENCHMARK NO. 1:  
CHAPARRAL DISC STAMPED "WIL-1" 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

BENCHMARK 57:  
COTTON SPINDLE SET IN THE EAST SIDE OF POWER POLE NO. 202892, 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. 2800 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

COVER SHEET

EASTON PARK SECTION 2B PRELIMINARY PLAN  
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield  
Residential

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

SHEET

01

OF 07

C8J-2015-0255

GENERAL NOTES:

- |                              |                          |
|------------------------------|--------------------------|
| 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 11 - 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 28        |

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

THE LOTS ARE AS FOLLOWS:

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	Donnell Drive	Hillock Terrace
4	12,13,14,15	Petronas Pass	Hillock Terrace
5	8,9,10,11	Donnell Drive	Chrysler Bend
7	11,12,13,14	Donnell 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	Orizonte Street	N/A
25	9,10,11,12,13,14,15,16	Orizonte Street	Ausblick Avenue
26	11,12,13,14,15,16,17,18	Orizonte Street	Ausblick Avenue

36. EXISTING EASEMENTS UNDER RIGHT OF WAY MUST BE VACATED PRIOR TO FINAL PLAT APPROVAL.

- | PARKLAND AND OPEN SPACE        |                  |                      |
|--------------------------------|------------------|----------------------|
|                                | ACRES REQUIRED   | ACRES PROVIDED       |
| OPEN SPACE                     | 8.89             | 6.47                 |
| PARKLAND                       | 14.67            | 33.75                |
|                                | RESIDENTIAL LUEs | EXPENDITURE REQUIRED |
| IMPROVEMENTS TO BE CONSTRUCTED | 524              | \$209,600            |

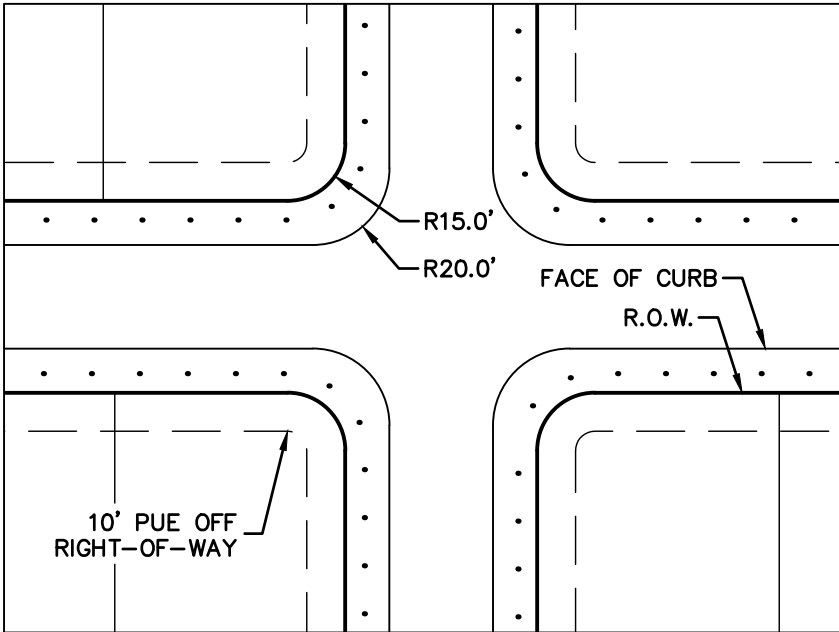
JOINT USE ACCESS EASEMENTS					
LOTS	BLOCK	STREET	LOTS	BLOCK	STREET
53,54,63,64	1	CATBIRD LANE	15,16,26,27	16	LOOKSEE LANE
55,56,61,62	1	CATBIRD LANE	13,14,28,29	16	LOOKSEE LANE
52,65	1	CATBIRD LANE	11,12,30,31	16	LOOKSEE LANE
5,6,9,10	4	DONNELLEY DRIVE	9,10,32,33	16	LOOKSEE LANE
3,4,12,13	4	PETRONAS PASS	6,7,34,35	16	LOOKSEE LANE
1,2,14,15	4	PETRONAS PASS	4,5,36,37	16	LOOKSEE LANE
2,3,10,11	5	DONNELLEY DRIVE	2,3,38,39	16	LOOKSEE LANE
4,5,8,9	5	DONNELLEY DRIVE	6,7,13,14	24	ORIZZONTE STREET
7,8,13,14	7	DONNELLEY DRIVE	8,9,11,12	24	ORIZZONTE STREET
9,10,11,12	7	DONNELLEY DRIVE	1,2,15,16	25	ORIZZONTE STREET
15,16,18,19	9	PETRONAS PASS	3,4,13,14	25	ORIZZONTE STREET
13,14,20,21	9	PETRONAS PASS	5,6,11,12	25	ORIZZONTE STREET
11,12,22,23	9	PETRONAS PASS	7,8,9,10	25	ORIZZONTE STREET
9,10,24,25	9	PETRONAS PASS	3,4,17,18	26	ORIZZONTE STREET
7,8,26,27	9	PETRONAS PASS	5,6,15,16	26	ORIZZONTE STREET
1,2,3,4,5,6,7,8	12	CHRYSLER BEND	7,8,13,14	26	ORIZZONTE STREET
17,25	16	LOOKSEE LANE	9,10,11,12	26	ORIZZONTE STREET

STREET TABLE						
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
LOOKSEE LANE	1389.2	50'	27' F-F	2 LANE, C & G	5'	LOCAL
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
TOTAL LENGTH OF PROPOSED ROADWAY - 28380.8'						

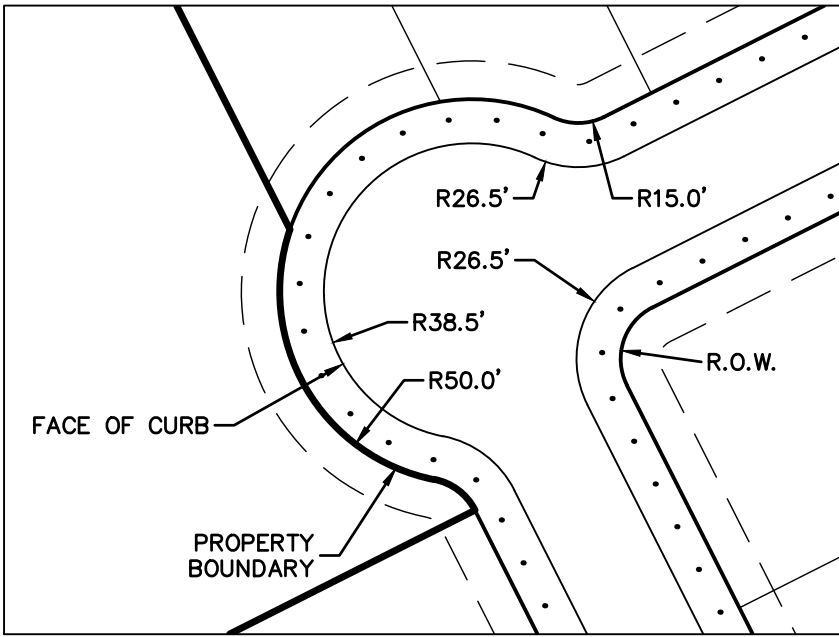
TOTAL LENGTH OF PROPOSED ROADWAY - 28380.8

LAND USE TABLE		
LAND USE	LOTS	AREA (AC.)
45'(RA) RESIDENTIAL	66	8.95
50' RESIDENTIAL	207	32.06
60'(RA) RESIDENTIAL	68	13.80
60' RESIDENTIAL	136	24.13
70' RESIDENTIAL	48	9.90
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE	1	1.10
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE / DRAINAGE	19	4.51
GREENBELT / OPEN SPACE / PUBLIC ACCESS / LANDSCAPE/ DRAINAGE / WATER QUALITY	3	22.54
PARK / OPEN SPACE / PUBLIC ACCESS / LANDSCAPE / DRAINAGE	1	21.82
RIGHT-OF-WAY	-	35.51
TOTAL	549	174.32

(RA) = REAR ACCESS



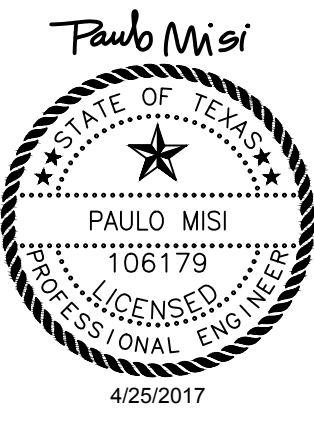
TYPICAL STREET INTERSECTION DETAIL  
SCALE: 1" = 50'



TYPICAL KNUCKLE DETAIL  
SCALE: 1" = 50'



**PELOTON**  
LAND SOLUTIONS



## GENERAL NOTES

EASTON PARK SECTION 2B PRELIMINARY PLAN  
AUSTIN, TRAVIS COUNTY, TEXAS

# Brookfield Residential

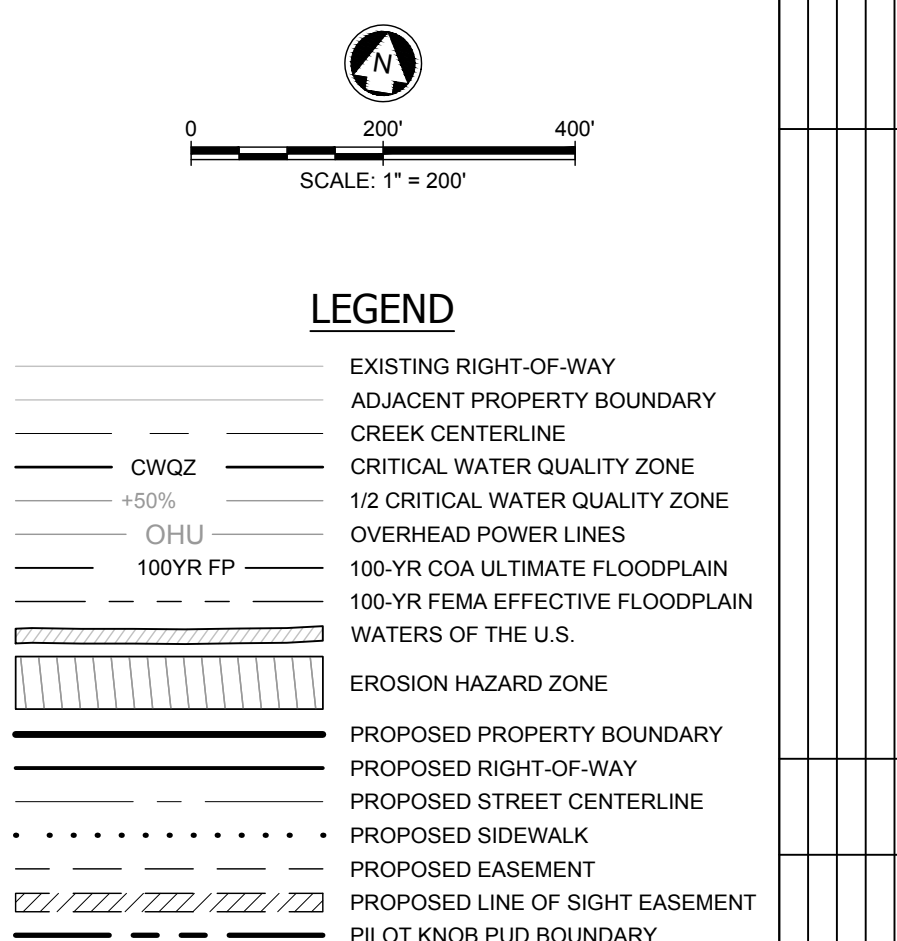
DEVELOPER: BROOKFIELD RESIDENTIAL  
DRAWN/DESIGNED BY: KR / RC / ER / FG  
EIT/PROJECT MANAGER: OT  
SR, PROJECT MANAGER: PC  
PROJECT #: BRP15007-02

SHEET  
02

C8J-2015-0255

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EASTON PARK SECTION 2B PRELIMINARY PLAN




BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	002°46'12"	850.00'	20.55'	41.10'	41.09'	S15° 28' 08.06"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'	S20° 19' 39.93"W	
C4	091°14'9.12"	15.00'	15.48'	24.04'	S27° 03' 26.19"E	
C5	002°39'40"	470.00'	10.92'	21.83'	S74° 17' 51.69"E	
C6	022°07'48"	530.00'	10.64'	204.70'	S86° 23' 29.27"E	
C7	089°23'03"	15.00'	14.84'	23.40'	S52° 45' 38.65"E	
C8	031°20'47"	375.00'	105.22'	205.16'	S02° 36' 16.50"W	
C9	021°36'49"	425.00'	81.13'	160.32'	S19° 22' 15.20"W	
C10	007°49'25"	425.00'	29.06'	58.03'	S05° 34' 33.26"W	
C11	086°42'38"	15.00'	14.67'	23.22'	S09° 57' 59.60"W	
C12	015°00'47"	635.00'	83.63'	166.39'	S88° 04' 04.11"W	
C13	090°00'00"	15.00'	15.00'	23.56'	S35° 53' 04.46"W	
C14	090°00'00"	15.00'	15.00'	23.56'	S21° 21'	
C15	090°00'00"	15.00'	15.00'	23.56'	S21° 21'	
C16	090°00'00"	15.00'	15.00'	23.56'	S21° 21'	
C17	090°00'00"	15.00'	15.00'	23.56'	S21° 21'	
C18	090°00'00"	15.00'	15.00'	23.56'	S21° 21'	
C19	009°11'49"	965.00'	72.62'	154.90'	S76° 17' 45.84"W	
C20	009°00'34"	965.00'	92.02'	144.53'	S26° 41' 34.24"W	
C21	103°13'07"	15.00'	70.88'	100.88'	S87° 78'	
C22	005°01'32"	965.00'	5.83'	11.66'	S58° 07' 24.59"W	
C23	055°09'28"	15.00'	6.88'	125.11'	S20° 12' 24.11"E	
C24	001°32'09"	375.00'	5.03'	10.05'	S10° 05'	
C25	004°43'51"	425.00'	17.56'	35.09'	S05° 11' 28' 14.98"E	
C26	121°28'20"	17.00'	30.35'	360.40'	S96° 60'	
C27	052°01'12"	15.00'	7.32'	13.62'	S13° 16'	
C28	097°35'35"	15.00'	57.11'	85.17'	S75° 24'	
C29	001°00'29"	1325.00'	17.16'	34.32'	S43° 31' 26.22"E	
C30	005°03'13"	761.00'	33.58'	67.12'	S67° 47' 29.81"E	
C31	006°38'56"	761.00'	44.20'	68.20'	S73° 38' 32.30"E	
C32	032°09'19"	761.00'	219.33'	427.08'	S21° 50'	

# Brookfield Residential

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


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OF 07  
C8J-2015-0255

Paulo Misi



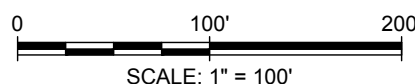
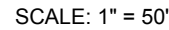
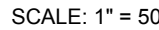
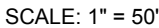
STATE OF TEXAS  
PAULO MISI  
106179  
LICENSED  
PROFESSIONAL ENGINEER  
4/25/2017

PRELIMINARY PLAN OVERALL  
EASTON PARK SECTION 2B PRELIMINARY PLAN  
AUSTIN, TRAVIS COUNTY, TEXAS



**PELTON**  
LAND SOLUTIONS

EASTON PARK SECTION 2B PRELIMINARY PLAN



**PELTON**  
LAND SOLUTIONS

7004 BEE CAVE ROAD  
BUILDING 2, SUITE 100  
AUSTIN, TX 78748  
PHONE 512-831-7700  
TX FIRM NO 12207



EASTON PARK SECTION 2B PRELIMINARY PLAN  
AUSTIN, TRAVIS COUNTY, TEXAS

# Brookfield Residential

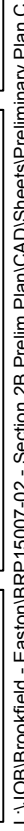
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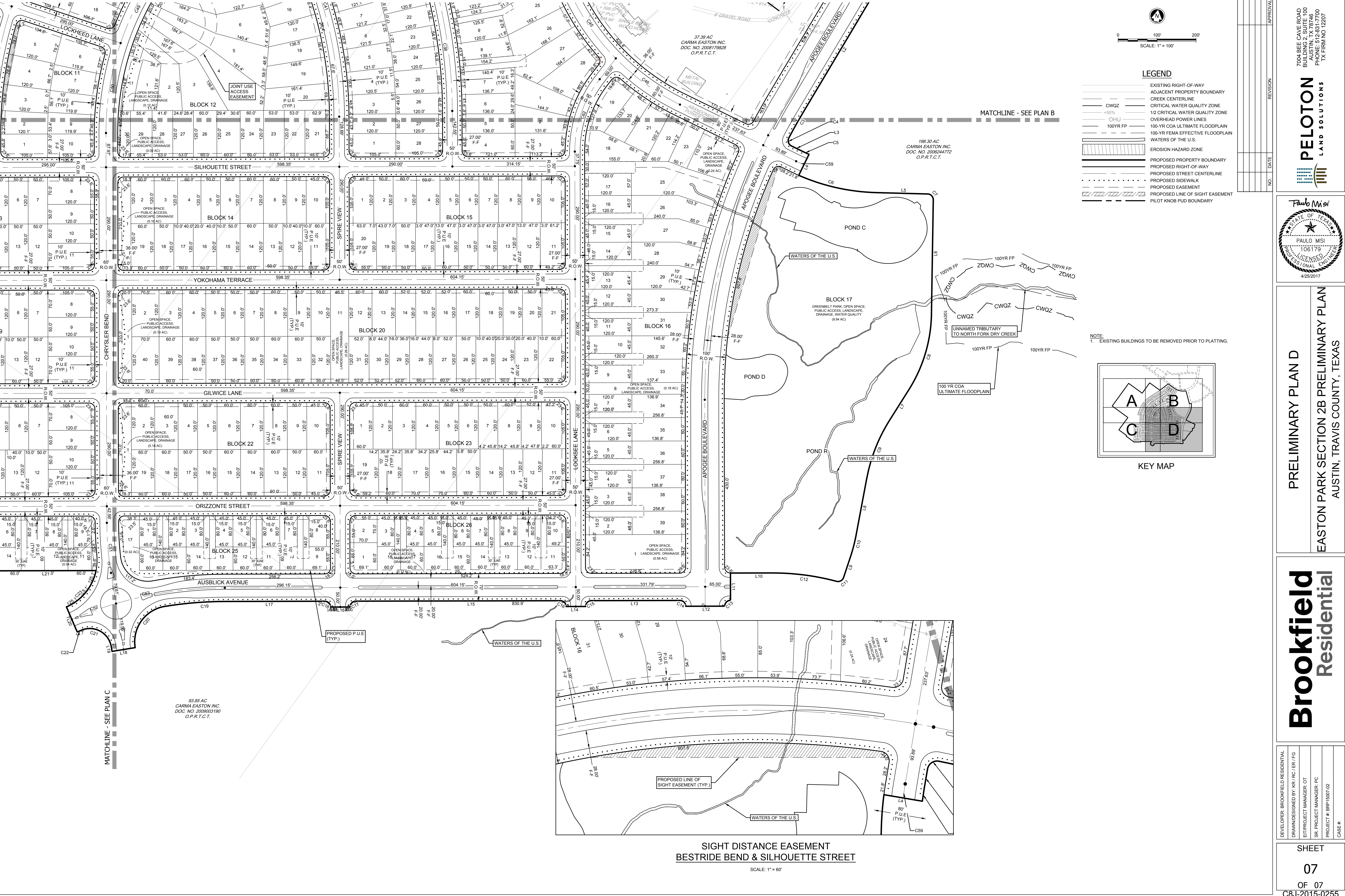
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