

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0267.0A **ZAP DATE:** March 20, 2018

SUBDIVISION NAME: Replat of Block MM of Pioneer Crossing East, Section 16

AREA: 3.164 acres

LOTS: 8

APPLICANT: Continental homes of Texas, LP

AGENT: LJA Engineering, Inc
(Walter Hoysa)

ADDRESS OF SUBDIVISION: Between Blazeby Drive, Samsung Boulevard and Sprinkle Cutoff Road

GRIDS: MN30

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

DISTRICT: 1

LAND USE: Residential

SIDEWALKS: Sidewalks will be constructed along Between Blazeby Drive, Samsung Boulevard and Sprinkle Cutoff Road.

DEPARTMENT COMMENTS: This request is for the replat of Block MM of Pioneer Crossing East, Section 16. The plat is comprised of six residential lots, one amenity lot and one drainage lot on 3.164 acres. The proposed lots comply with PUD requirements for use, lot width and lot size. Case #C8-2016-0109.5A (VAC) is the associated plat vacation.

This replat and associated vacation is the first step in the applicant's overall plan to relocate an amenity lot and reconfigure portions of Pioneer Crossing East, Sections 16 and 17. The entire process is described below:

- Section 16, Block MM is currently comprised of 12 residential lots and 1 drainage lot. It will be vacated and replatted into 6 residential lots, 1 drainage lot and 1 amenity lot.
- Section 17, Block EE, Lot 1 is currently comprised of 1 amenity lot. It will be vacated and replatted into 4 residential lots and 1 drainage lot. The vacation (C8-2016-0109.3A VAC) and replat (C8-2017-0268.0A) applications are being reviewed and will be scheduled for a hearing after the review is complete.

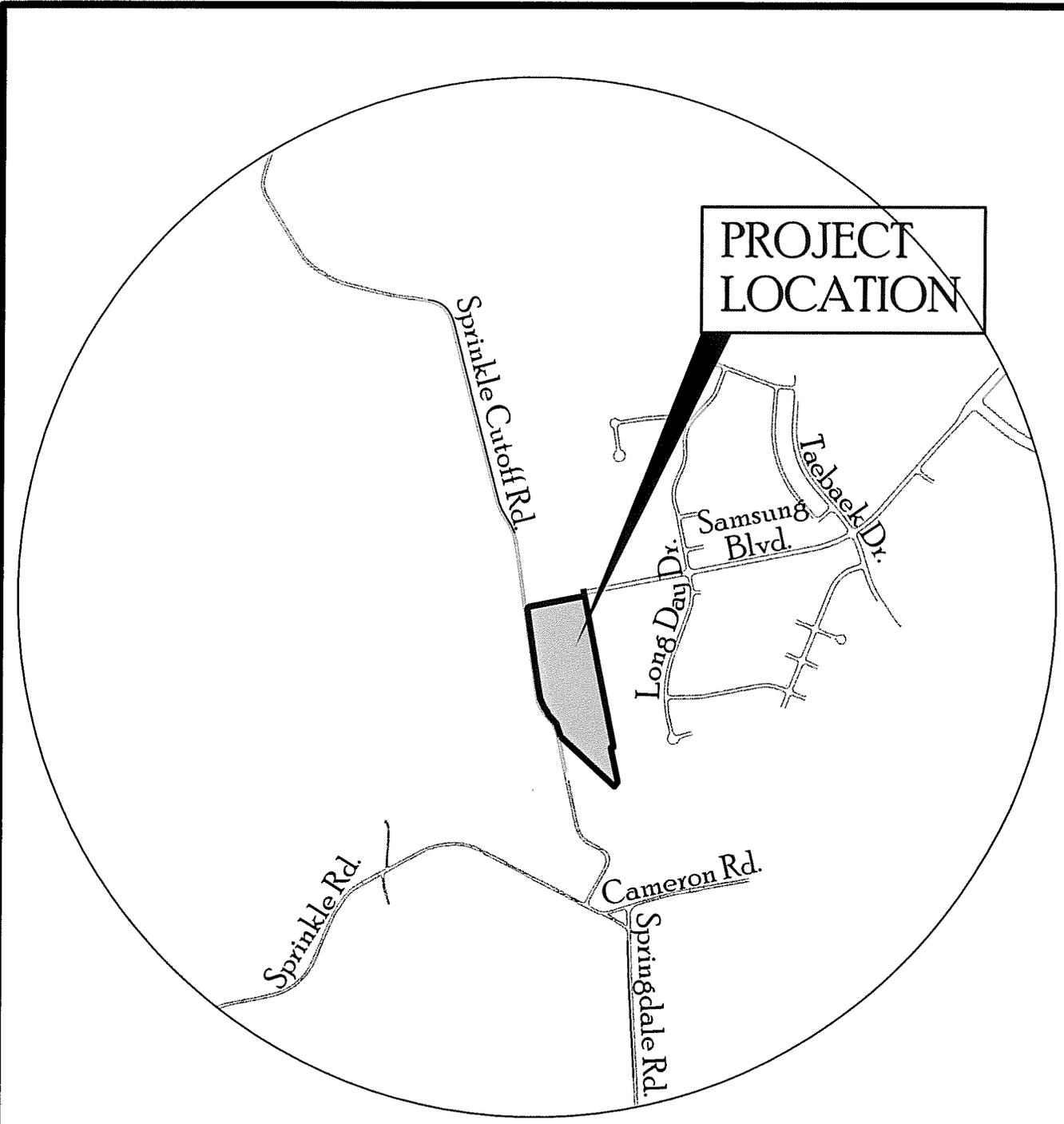
STAFF RECOMMENDATION: The plat meets all applicable State and City of Austin Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

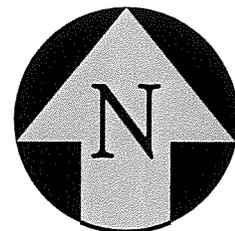
CASE MANAGER: Steve Hopkins

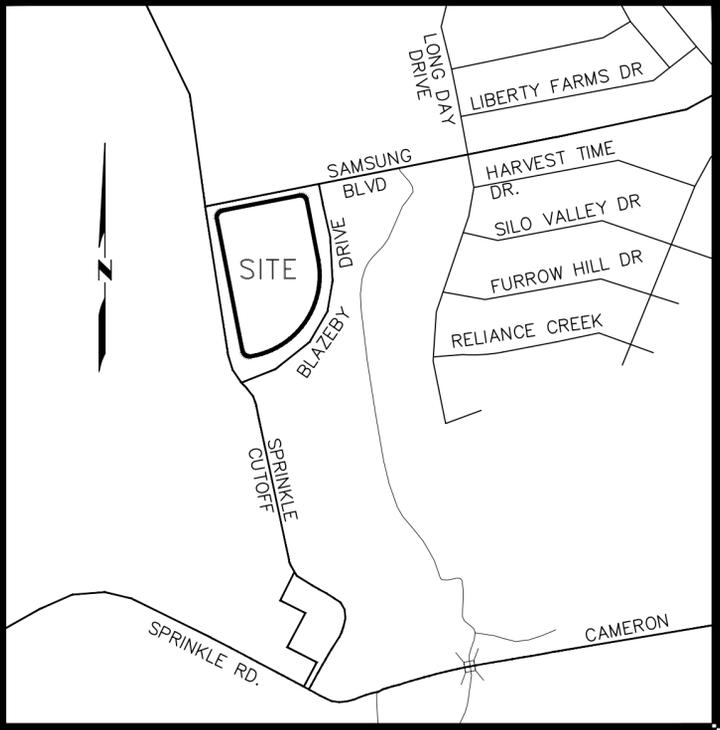
PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov



LOCATION MAP
PIONEER CROSSING EAST
PHASE 16





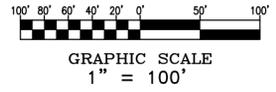
VICINITY MAP
(NOT TO SCALE)

LAND USE SUMMARY: REPLAT OF BLOCK MM OF PIONEER CROSSING EAST SECTION 16

TOTAL ACREAGE:	3.164 ACRES
STANDARD RESIDENTIAL LOTS:	6 LOTS
DENSITY:	0.53 UNITS PER ACRE
NUMBER OF BLOCKS:	1 BLOCKS
TOTAL LOTS:	8 LOTS
RESIDENTIAL LOTS:	6 LOTS
OTHER LOTS:	
OS/DE/WQ/PUE AMENITY LOT	1 LOT (0.703 ACRES)
	1 LOT (1.486 ACRES)
TOTAL OTHER LOTS:	2 LOTS (2.189 ACRES)
SUBMITTAL DATE:	OCTOBER 4, 2017

LEGEND:

- 1/2" IRON REBAR W/CAP MARKED "LSI" FOUND
- 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.E. DRAINAGE EASEMENT
- L.S. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q. WATER QUALITY EASEMENT
- O.S. OPEN SPACE
- SIDEWALK

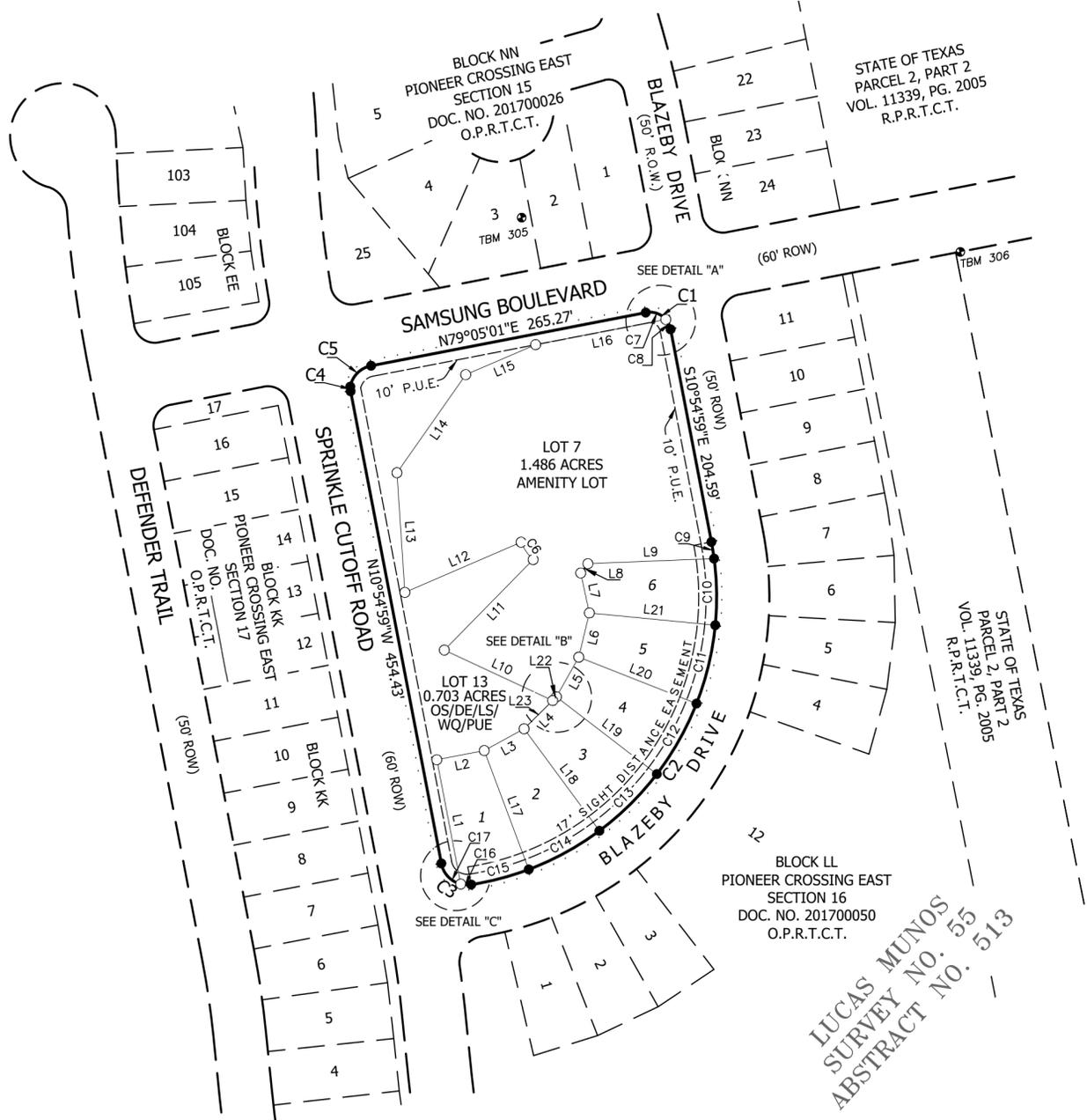


Line Table

Line #	Direction	Length
L1	N10° 54' 59"W	119.64'
L2	N79° 05' 01"E	45.83'
L3	N61° 25' 19"E	43.01'
L4	N45° 27' 43"E	43.06'
L5	N29° 28' 42"E	43.14'
L6	N13° 30' 54"E	42.95'
L7	N12° 17' 05"W	38.60'
L8	N37° 31' 09"E	11.12'
L9	N87° 44' 15"E	119.86'
L10	N65° 05' 09"W	113.29'
L11	N44° 34' 03"E	120.00'
L12	S66° 43' 30"W	120.00'
L13	N03° 48' 14"W	113.33'
L14	N35° 08' 19"E	113.33'
L15	N66° 50' 48"E	72.06'
L16	N79° 05' 01"E	125.77'
L17	S20° 36' 09"E	120.00'
L18	S36° 33' 13"E	120.00'
L19	S52° 31' 21"E	120.00'
L20	S68° 31' 14"E	120.00'
L21	S84° 26' 58"E	120.00'

Curve Table

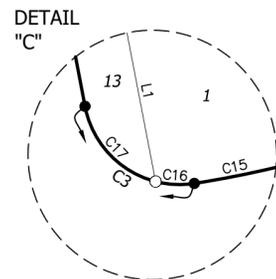
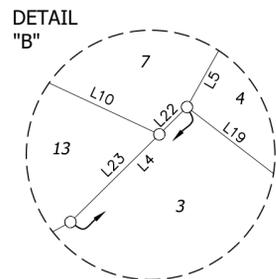
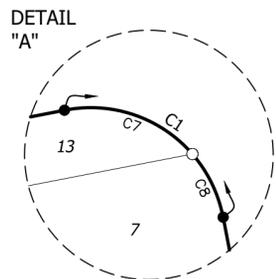
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	20.00'	31.54'	90°22'06"	S56° 06' 03"E	28.38'
C2	275.00'	441.93'	92°04'32"	S35° 07' 17"W	395.89'
C3	25.00'	38.36'	87°55'28"	N54° 52' 43"W	34.71'
C4	20.00'	4.43'	12°40'49"	N04° 34' 35"W	4.42'
C5	25.00'	29.64'	67°56'17"	N45° 06' 52"E	27.94'
C6	50.00'	20.14'	23°04'26"	N34° 48' 43"W	20.00'
C7	20.00'	21.02'	60°12'57"	S71° 10' 37"E	20.07'
C8	20.00'	10.53'	30°09'09"	S25° 59' 34"E	10.40'
C9	275.00'	16.01'	3°20'08"	N09° 14' 56"W	16.01'
C10	275.00'	63.03'	13°07'54"	N01° 00' 55"W	62.89'
C11	275.00'	76.45'	15°55'44"	N13° 30' 54"E	76.21'
C12	275.00'	76.78'	15°59'52"	N29° 28' 42"E	76.53'
C13	275.00'	76.65'	15°58'09"	N45° 27' 43"E	76.40'
C14	275.00'	76.56'	15°57'04"	N61° 25' 19"E	76.31'
C15	275.00'	56.45'	11°45'41"	N75° 16' 42"E	56.35'
C16	25.00'	10.14'	23°14'50"	S87° 13' 02"E	10.07'
C17	25.00'	28.22'	64°40'38"	S43° 15' 18"E	26.75'



DIRECTIONAL CONTROL AND HORIZONTAL COORDINATES BASIS: TEXAS CENTRAL ZONE 4203, DERIVED FROM THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) USING STATIC GPS PROCEDURES, GRID TO SURFACE AND WERE SCALED FROM POINT NO. 1 (N:10104718.83, E:3143999.85), WITH A SCALE FACTOR = 1.0000822572.

BENCHMARK:
BM 305, ELEV.: 625.01'
60d NAIL SET IN THE NORTH ROW OF SAMSUNG BOULEVARD APPROXIMATELY 205' EAST FROM THE INTERSECTION OF SAMSUNG BOULEVARD AND SPRINKLE CUTOFF ROAD. N:10104722.14, E:3143292.59

TBM 306, ELEV.: 626.80
1/2" IRON ROD W/CAP MARKED "LANDESIGN" SET IN THE SOUTH ROW OF SAMSUNG BOULEVARD APPROXIMATELY 606' EAST FROM THE INTERSECTION OF SAMSUNG BOULEVARD AND SPRINKLE CUTOFF ROAD. N:10104693.36, E:3143712.11



C8-2017-0267.0A

SHEET 1 of 2	PROJECT NAME: SPRINKLE 7		
	JOB NUMBER: 347-15-01		
	DATE: 04/08/2016	SCALE: 1" = 100'	
	DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS		
	FIELDNOTE FILE PATH:		
	RPLS: TT	TECH: CDS	PARTYCHIEF: PO
CHECKED BY: TT FIELDBOOKS:			

REPLAT OF BLOCK MM OF PIONEER CROSSING EAST SECTION 16



LANDESIGN SERVICES, INC.
512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

STATE OF TEXAS {
COUNTY OF TRAVIS {

KNOWN ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF THAT CERTAIN TRACT DESCRIBED AS FINAL PLAT OF PIONEER CROSSING EAST SECTION 16 RECORDED IN DOCUMENT NUMBER 201700050 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, VACATED BY DOC NO. _____, O.P.R.T.C.T. ACTING BY AND THROUGH CONTINENTAL HOMES OF TEXAS, L.P., BY IAN CUDE, ASSISTANT SECRETARY, DO HEREBY REPLAT LOTS 1-13 OF BLOCK MM, LOCATED IN THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"REPLAT OF BLOCK MM OF PIONEER CROSSING EAST SECTION 16"

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

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

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

BY: IAN CUDE, ASSISTANT SECRETARY

THE STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY IAN CUDE, ASSISTANT SECRETARY CHTEX OF TEXAS, INC., ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

II, T.W. HOYSA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED. THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF WALNUT CREEK WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0460J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LONGARO & CLARKE, L.P.
3839 BEE CAVE ROAD
SUITE 150
AUSTIN, TEXAS 78746
TBPE REG. NO. F-544

LAND SURVEYOR'S STATEMENT

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

TRAVIS S. TABOR, R.P.L.S. NO. 6428
LANDESIGN SERVICES, INC.
1220 McNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
(512) 238-7901
FIRM REGISTRATION NO. 10001800

02/14/2018
DATE



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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN

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

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

CHAIRPERSON THOMAS WEBER

SECRETARY JOLENE KIOLBASSA

STATE OF TEXAS {
COUNTY OF TRAVIS {

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

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

NOTES

- 1) ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
2) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS
3) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
5) NO BUILDINGS, FENCING, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
7) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9) STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS.
10) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
13) THIS PROJECT SHALL BE SUBDIVIDED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NUMBER 970410-1.
14) ALL BUILDING SETBACK LINES AND HEIGHTS WILL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS, PUD ORDINANCE NO. 970410-1.
15) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: SAMSUNG BOULEVARD, SPRINKLE CUTOFF ROAD, AND BLAZEBY DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR THE UTILITY COMPANY.
16) A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
17) THE PIONEER CROSSING EAST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RECORD KEEPING FOR ANY WATER QUALITY AND/OR DETENTION FACILITY LOCATED WITHIN THIS SUBDIVISION.
18) VEHICULAR ACCESS FROM ANY SINGLE FAMILY LOT TO ANY LOT DESIGNATED AS "OPEN SPACE" SHALL BE PROHIBITED.
19) IN ACCORDANCE WITH ORDINANCE IMPLEMENTATION GUIDELINES, WATER QUALITY CONTROLS WILL BE REQUIRED WHEN BASIN CUMULATIVE IMPERVIOUS COVER EXCEEDS 10%.
20) IN ACCORDANCE WITH THE PUD ORDINANCE, THE MASTER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE WATER QUALITY FACILITIES. FOR SINGLE FAMILY DEVELOPMENTS, THE CITY OF AUSTIN WILL, BY MUTUAL AGREEMENT, CONTRIBUTE TO THE MASTER ASSOCIATION AN ANNUAL OR LUMP SUM PAYMENT FOR OPERATION AND MAINTENANCE.
21) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
22) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
23) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
24) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
25) ALL DEVELOPMENT WITHIN THE P.U.D. WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDING PROGRAM STANDARDS. SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL MEET A MINIMUM 1 STAR RATING; COMMERCIAL DEVELOPMENT SHALL MEET A MINIMUM OF 1 STAR RATING.
26) THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
27) PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED PURSUANT TO PUD ORDINANCE 970410-1 AND ITS AMENDMENTS.
28) ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ ELECTRIC SERVICE DESIGN & PLANNING.
29) NO RESIDENTIAL USES ARE ALLOWED ON LOT 13, BLOCK MM. THIS LOT IS DESIGNATED FOR OS/DE/WQ/LS/PUE.
30) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

C8-2017-0267.0A

Table with project details: PROJECT NAME: SPRINKLE 7, JOB NUMBER: 347-15-01, DATE: 04/08/2016, SCALE: N.T.S., DRAWING FILE PATH: Li:\Sprinkle 7 Tracts\DWGS, FIELDNOTE FILE PATH: RPLS: TT, TECH: CDS, PARTYCHIEF: PO, CHECKED BY: TT, FIELDBOOKS:

REPLAT OF BLOCK MM
OF PIONEER CROSSING EAST SECTION 16



LANDESIGN SERVICES, INC.
512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800