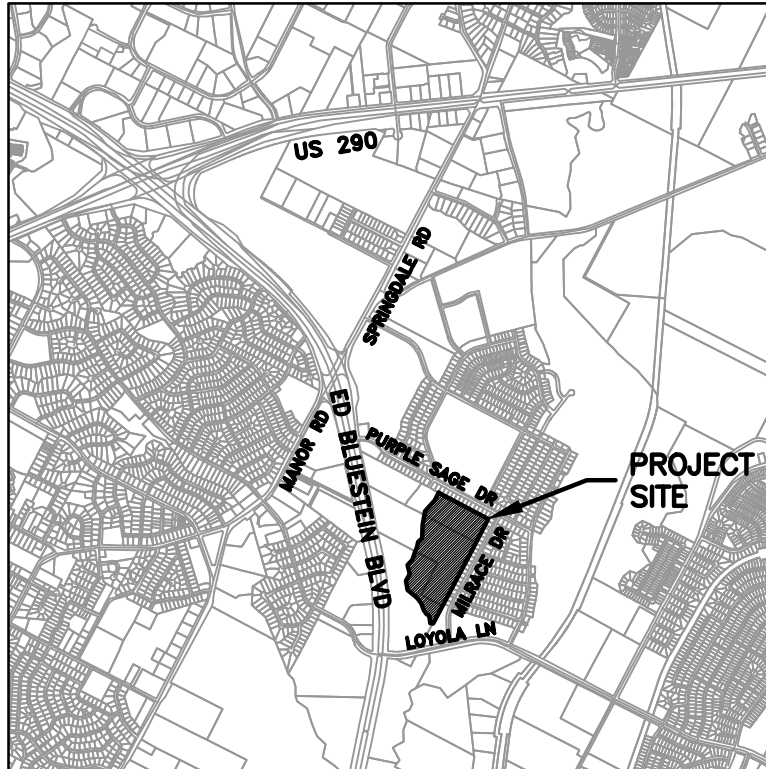


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0141**ZAP DATE:** May 7, 2019**SUBDIVISION NAME:** East Parke Preliminary plan**AREA:** 37.4 acres**LOTS:** 131**APPLICANT:** Pulte Group, Central Texas Division (Stephen Ashlock)**AGENT:** Gray Engineering, Inc. (Scott Maham)**ADDRESS OF SUBDIVISION:** 5601 Durango Pass**GRIDS:** MN26**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2-CO**DISTRICT:** 1**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along all interior streets.

DEPARTMENT COMMENTS: The request is for the approval of the East Parke preliminary plan, comprised of 131 lots on 37.4 acres. The plan contains 125 residential lots and 6 water quality/drainage and parkland lots. The proposed lots comply with zoning requirements for use, lot width and lot size.

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

PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



LOCATION MAP

N.T.S.

EAST PARKE SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT 1

FILE: H:\Projects\1283\10753 East Parke\EXHIBITS\10753 LOCATION MAP.dwg

PROJECT NO.	1283-10753	DESIGNED BY:	AVV
FILE NO.	10753 LOCATION MAP	DRAWN BY:	AVV
DATE:	AUGUST 2014	CHECKED BY:	SJB
SCALE:	AS SHOWN	REVIEWED BY:	SJB



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

PRELIMINARY SUBDIVISION PLAN
FOR
EAST PARKE SUBDIVISION
AUSTIN, TEXAS

OWNER INFORMATION

HAROLD K. KAEMERLE
2165 SAN DIEGO AVENUE #205
SAN DIEGO, CA
92110-2908

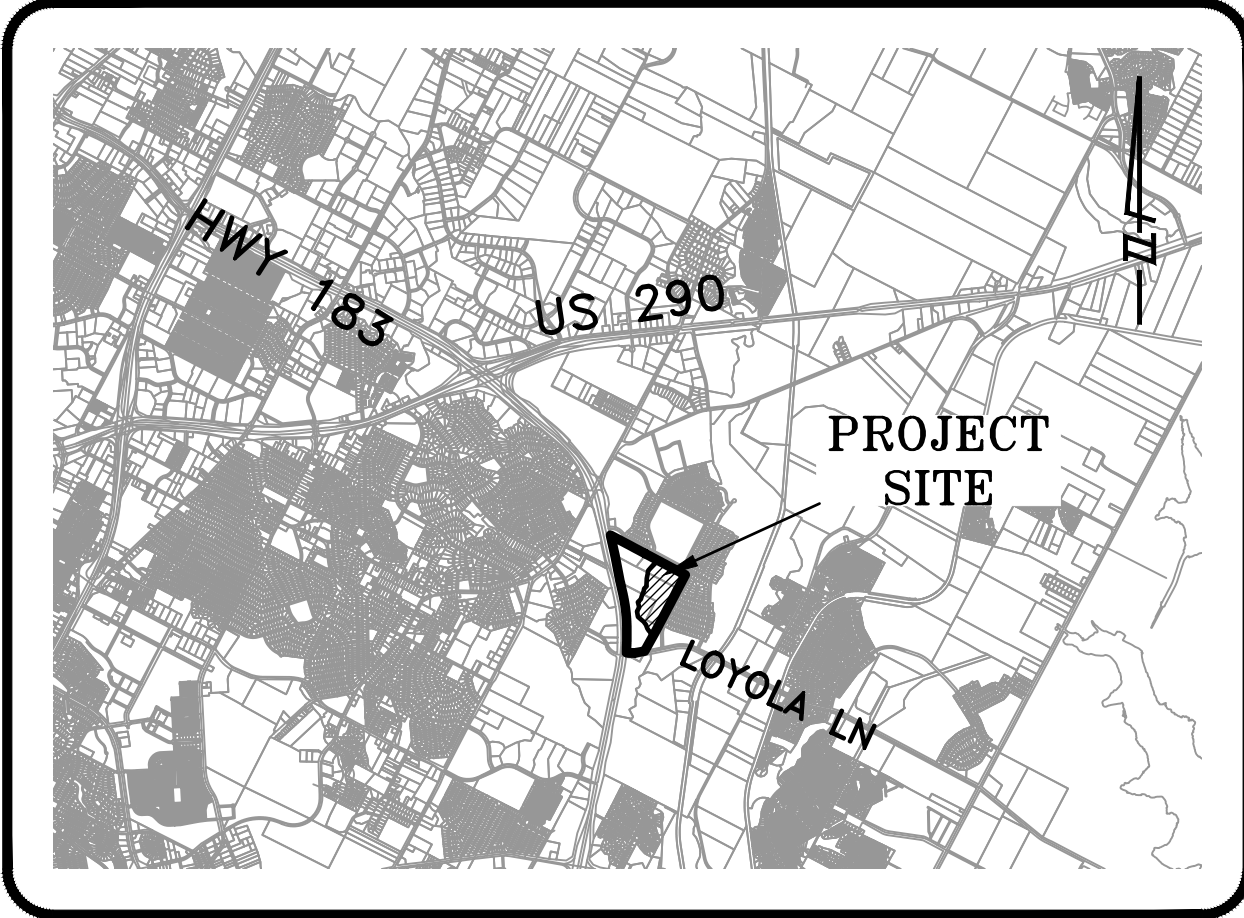
J S & D INTERESTS
1904 FREIGHT STREET
LAREDO, TX 78041

DEVELOPER INFORMATION

PULTE HOMES OF TEXAS LP
9401 AMBERGLEN BLVD
BLDG 1 STE 150
AUSTIN, TX 78729

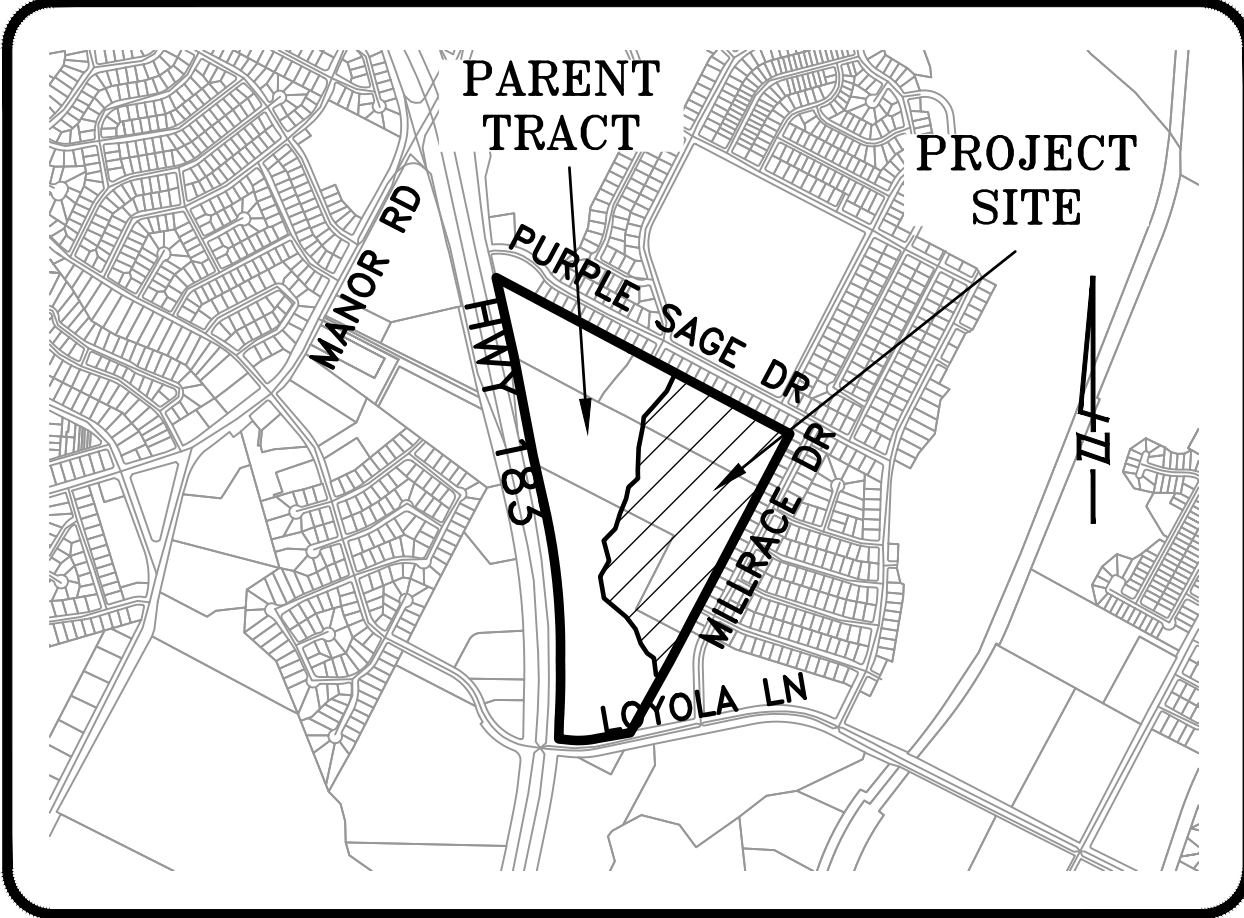
ENGINEER

GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HWY, STE. 140
AUSTIN, TEXAS 78759
512) 452-0371 FAX(512)454-9933
TBPE FIRM #2946



VICINITY MAP
N.T.S.

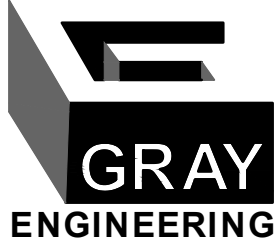
ADDRESS: PURPLE SAGE & MILLRACE DRIVE
CITY GRID: N25 & N26
MAPSCO PAGE: 557N/557S
TRAVIS CAD PROPERTY ID: 221004 & 221005



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

EAST PARKE -37.47 ACRES
ALL THOSE CERTAIN TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.C. TANNEHILL LEAGUE NO. 29, ABSTRACT NO. 22, AND BEING PORTIONS OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS 62.101 ACRES IN A DEED GRANTED TO J S AND D INTERESTS, RECORDED IN VOLUME 12603, PAGE 243 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND 14.2558 ACRES IN A DEED GRANTED TO H.K. JR. INVESTMENT PARTNERSHIP, RECORDED IN VOLUME 11562, PAGE 1229 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



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SHEET INDEX		
SHEET NO.	SHEET TITLE	
1	COVER SHEET	
2	PRELIMINARY PLAT	
3	PRELIMINARY PLAT NOTES	
EXHIBIT 6	SHEET 1	PRELIMINARY DRAINAGE PLAN
	SHEET 2	PRELIMINARY DRAINAGE PLAN CALCULATIONS
	SHEET 3	PRE-DEVELOPMENT DRAINAGE PLAN
EXHIBIT 7	SHEET 1	PRELIMINARY WATER DISTRIBUTION PLAN
EXHIBIT 8	SHEET 1	PRELIMINARY WASTEWATER COLLECTION PLAN
EXHIBIT 9	SHEET 1	PRELIMINARY EROSION/ SEDIMENTATION CONTROLLED TREE PROTECTION PLAN
	SHEET 2	PRELIMINARY EROSION/ SEDIMENTATION CONTROLLED TREE PROTECTION PLAN
EXHIBIT 14	SHEET 1	QUALITY DRAINAGE PLAN
EXHIBIT 15	SHEET 1	PRELIMINARY BUFFER AVERAGING
EXHIBIT 16	SHEET 1	EROSION HAZARD ZONE
	SHEET 2	EROSION HAZARD ZONE

** ALL OTHER EXHIBITS ARE WITHIN THE ENGINEERS REPORT

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THE PLAN OR PLAT SUBMITTED HERewith; ALL ENGINEERING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAN OR PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

WITNESS MY HAND THIS _____ DAY OF _____, 20_____, A.D.

GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HWY, SUITE 140
AUSTIN, TEXAS 78759

RICHARD GRAYUM, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 92921

DATE

PRELIMINARY SUBDIVISION APPROVAL SHEET _____ OF 3.
FILE NUMBER: C8-2018-0141.
APPLICATION DATE: AUGUST 27, 2018.
APPROVED BY ZAP ON: _____
EXPIRATION DATE (LDC 25-4-62): AUGUST 27, 2023.
CASE MANAGER:

Steve Hopkins, for:
J. Rodney Gonzales, Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to Project Expiration Date.

JOB NO: 1283-10753-13
CASE NO: C8-2018-0141

ZONING

THIS PROJECT IS WITHIN THE CITY OF AUSTIN.

LAND USE SUMMARY

GROSS ACREAGE

FLOODPLAIN INFORMATION

THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0470H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

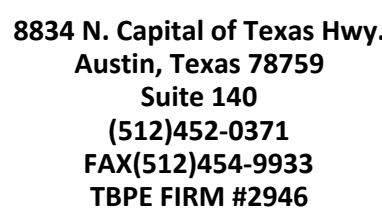
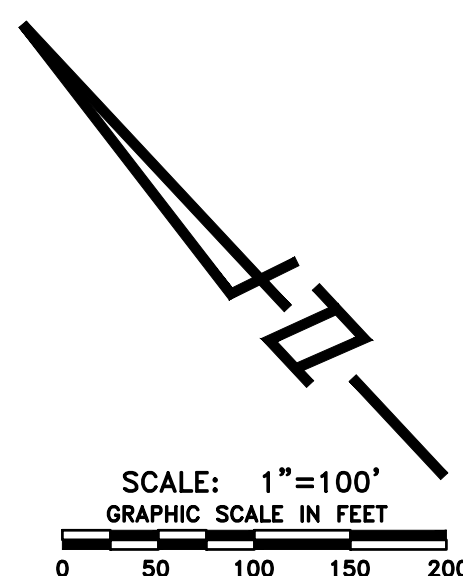
NOTES:

- THESE IMPROVEMENTS ARE LOCATED WITHIN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN
- A PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0245 H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.
- THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
- WATER AND WASTEWATER SERVICES TO THIS TRACT WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42 TO ALLOW: FILL FROM 4-8 FEET IN DDZ [LDC 25-8-342].

LAND USE SUMMARY	
OVERALL AREA	37.46 ACRES
SF RESIDENTIAL AREA	19.42 ACRES
SINGLE FAMILY LOTS	125
PARKLAND, OPEN SPACE, PARK, DRAINAGE/WATERQUALITY, EASEMENT LOTS	6
PROPOSED DENSITY	6.44 UNITS/ACRE



37.46 ACRE TRACT OF EAST PARKE SUBDIVISION
TRAVIS COUNTY, TEXAS



GENERAL NOTES

1.

THE 100–YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0470H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.
2.

WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY THE CITY OF AUSTIN.
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 AUSTIN WATER. 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.

THE PROPOSED WATER AND WASTEWATER ALIGNMENTS AND SIZING SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS, IF NECESSARY, MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH.
5.

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
6.

NEW STREETS, ROADS, BRIDGES AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF AUSTIN FOR ACCEPTANCE AND MAINTENANCE, AND ALL ROADS SHALL BE DEDICATED TO THE PUBLIC.
7.

THE FOLLOWING LOTS ARE RESERVED AS OPEN SPACE LOTS; NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS; LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE OWNER’S ASSOCIATION: **BLOCK A: LOT 44.**
8.

LOT 44, BLOCK A AND LOTS 38 AND 39, BLOCK C, ARE RESERVED AS DRAINAGE EASEMENTS AND P.U.E AND ARE TO BE DEDICATED TO & MAINTAINED BY THE CITY OF AUSTIN.
9.

PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20160128–086, OR AS AMENDED, AND WILL BE PROVIDED PARTIALLY THROUGH THE DEDICATION OF BLOCK A, LOT 18 AS PARKLAND.
10.

PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
11.

PARKLAND DEDICATION IS REQUIRED PER CITY CODE §25–1–601, AS AMENDED, PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 18, BLOCK A.
12.

ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
13.

ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER & WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
14.

PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: **COOLBROOK DRIVE, DURANGO PASS, MARS HILL LANE, VAN BUREN LANE, LEWISTON WAY, ELLSWORTH WALK, CASCO WALK AND HALLOWELL COURT.** THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
15.

THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN FULL PURPOSE JURISDICTION.
16.

BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
17.

WATER QUALITY AND DETENTION PONDS FOR THIS SUBDIVISION WILL BE CONSTRUCTED ON LOT **44**, BLOCK A AND NO PORTION OF THE WATER QUALITY OR DETENTION POND SHALL LINE WITHIN THE CWQZ.
18.

ALL ACTIVITIES WITHIN CRITICAL ENVIRONMENTAL FEATURES AND ASSOCIATED SETBACKS MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
19.

ALL PUBLIC STREETS INCLUDING **COOLBROOK DRIVE, DURANGO PASS, MARS HILL LANE, VAN BUREN LANE, LEWISTON WAY, ELLSWORTH WALK, CASCO WALK AND HALLOWELL COURT** IN THIS SUBDIVISION SHALL HAVE A 10–FOOT ELECTRIC AND TELECOMMUNICATIONS (E.T.E.) ADJACENT TO THE RIGHT OF WAY.
20.

ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
21.

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.
22.

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.
23.

THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER CITY OF AUSTIN STANDARD SPECIFICATION 609S.6, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTENANCE.
24.

PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25–1–112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

A.

STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: **COOLBROOK DRIVE, DURANGO PASS, MARS HILL LANE, VAN BUREN LANE, LEWISTON WAY, ELLSWORTH WALK, CASCO WALK AND HALLOWELL COURT.**

FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBSECTION (A).

B.

ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: **COOLBROOK DRIVE, DURANGO PASS, MARS HILL LANE, VAN BUREN LANE, LEWISTON WAY, ELLSWORTH WALK, CASCO WALK AND HALLOWELL COURT.**”
25.

STOPPING SIGHT–DISTANCE EASEMENTS WILL BE PROVIDED FOR THE LEWISTON WAY/MARS HILL LANE AND LEWISTON WAY/HALLOWELL COURT INTERSECTIONS AS NEEDED PRIOR TO APPROVAL OF THE FINAL PLAT.
26.

SLOPES IN EXCESS OF 15% EXIST ON BLOCK C LOT 6, 23, 24 AND BLOCK A LOT 32, 41, 42. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
27.

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 DEVIATIONS HAVE 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 SAFELY, HEALTH, WELFARE OR PROPERTY.

LAND USE SUMMARY TABLE															
BLOCK A				BLOCK B				BLOCK C				BLOCK D			
LOT #	AREA (FT²)	SFU	PARKLAND/ PUE	LOT #	AREA (FT²)	SFU	PARKLAN D/ OPEN SPACE	LOT #	AREA (FT²)	SFU	DRAINAG E ESMT.	LOT #	AREA (FT²)	SFU	PARKLAND/ PUE
1	9025.355	9025.355		1	6922.945	6922.945		1	7336.609	7336.609		1	6789.183	6789.183	
2	5822.522	5822.522		2	5765.522	5765.522		2	6325	6325		2	6253.395	6253.395	
3	6009.846	6009.846		3	5766.864	5766.864		3	6325	6325		3	6886.636	6886.636	
4	6197.169	6197.169		4	5773.143	5773.143		4	6325	6325		4	6986.077	6986.077	
5	6384.492	6384.492		5	5750.074	5750.074		5	7218.412	7218.412		5	7665.776	7665.776	
6	6571.815	6571.815		6	5752.167	5752.167		6	11290.67	11290.67		6	10389.84	10389.84	
7	6759.138	6759.138		7	5750.079	5750.079		7	7868.048	7868.048		7	7973.449	7973.449	
8	6934.351	6934.351		8	5790.986	5790.986		8	6653.865	6653.865		8	6325.845	6325.845	
9	7016.158	7016.158		9	7106.364	7106.364		9	5943.686	5943.686		9	5795.705	5795.705	
10	7018.894	7018.894		10	6909.23	6909.23		10	6471.417	6471.417		10	5865.957	5865.957	
11	7015.546	7015.546		11	6925.615	6925.615		11	6216.864	6216.864		11	5946.817	5946.817	
12	7012.197	7012.197		12	8178.627	8178.627		12	7365.453	7365.453		12	6415.176	6415.176	
13	7008.849	7008.849		13	5826.839	5826.839		13	7875.682	7875.682		13	6530.137	6530.137	
14	7005.5	7005.5		14	5750.362	5750.362		14	8449.882	8449.882		14	6970.202	6970.202	
15	6701.87	6701.87		15	5752.245	5752.245		15	11283.01	11283.01		15	5779.556	5779.556	
16	5871.05	5871.05		16	5753.951	5753.951		16	9169.806	9169.806		16	5878.387	5878.387	
17	6926.141	6926.141		17	5752.25	5752.25		17	7653.141	7653.141		17	7965.303	7965.303	
18	209432.93		209432.9302	18	5754.374	5754.374		18	7013.752	7013.752		18	7691.207	7691.207	
19	6717.973	6717.973		19	5802.712	5802.712		19	6502.525	6502.525		19	6160.585	6160.585	
20	7154.443	7154.443		20	6849.316	6849.316		20	5862.98	5862.98		20	5994.131	5994.131	
21	5941.728	5941.728						21	5756.956	5756.956		21	5922.346	5922.346	
22	5851.7	5851.7						22	5792.836	5792.836		22	5807.5	5807.5	
23	6682.99	6682.99						23	11792.61	11792.61		23	5807.346	5807.346	
24	6840.044	6840.044						24	10055.15	10055.15		24	5890.554	5890.554	
25	6943.558	6943.558						25	6695.876	6695.876		25	5947.017	5947.017	
26	8136.625	8136.625						26	6139.992	6139.992		26	6095.583	6095.583	
27	8196.132	8196.132						27	5972.601	5972.601					
28	9160.499	9160.499						28	6117.104	6117.104					
29	9609.7603	9609.76						29	5769.86	5769.86					
30	5834.7446	5834.745						30	5774.538	5774.538					
31	6215.284	6215.284						31	5855.419	5855.419					
32	9737.649	9737.649						32	5750.041	5750.041					
33	9816.352	9816.352						33	5757.26	5757.26					
34	5873.858	5873.858						34	6857.894	6857.894					
35	6194.044	6194.044						35	5892.711	5892.711					
36	9487.827	9487.827						36	6592.731	6592.731					
37	6519.998	6519.998						37	7598.563	7598.563					
38	6059.49	6059.49						38	81262.36		81262.36				
39	5939.848	5939.848						39	23463.31		23463.31				
40	6391.829	6391.829													
41	6715.22	6715.22													
42	6699.819	6699.819													
43	8397.615	8397.615													
44	204360.953		204360.9528												

PARKLAND CALCULATIONS

AREA TO BE DEDICATED		
TOTAL	4.81 AC.	
25 YEAR FLOODPLAIN	– 1.63 AC.	(NOT AVAILABLE FOR PARKLAND CREDIT)
CRITICAL WATER QUALITY ZONE	– (3.03/2) AC.	(50% AVAILABLE FOR PARKLAND CREDIT)
(NOT IN 25–YR FLOODPLAIN)		
REMAINING	1.67 AC.	(AVAILABLE FOR PARKLAND CREDIT)

PARKLAND REQUIREMENT CALCULATIONS		
SINGLE FAMILY LOTS	19.42 AC.	125 X 2.2 OCCUPANTS/LOT X 9.4 AC. = 2.58 AC.
	6.44 DU/AC.	1,000

AVAILABLE PARKLAND FOR CREDIT	1.67 AC.
TOTAL REQUIRED PARKLAND	– 2.58 AC.
DEFICIENCY (TO BE COMPENSATED BY FEES IN–LIEU OF LAND)	– 0.91 AC.

NOTES

1.

NO PARKLAND CREDIT HAS BEEN TAKEN FOR ANY AREAS OF THE 25 YEAR FLOODPLAIN.
2.

AREAS BETWEEN THE 25 YEAR AND 100 YEAR FLOODPLAINS ARE ENTITLED TO 50% CREDIT TOWARD PARKLAND DEDICATION.
3.

AREAS WITHIN THE CRITICAL WATER QUALITY ZONE (CWQZ) ARE ENTITLED TO 50% CREDIT TOWARD PARKLAND DEDICATION.
4.

THE 100–YR FLOODPLAIN LIES COMPLETELY WITHIN THE CWQZ, THEREFORE ANY AREA IN THE 100–YR FLOODPLAIN THAT CAN BE CREDITED TOWARDS PARKLAND IS ALREADY INCLUDED IN THE AREA OF THE CWQZ THAT IS CREDITED TO PARKLAND DEDICATION.

PARKLAND DEDICATION AREAS

	Acres	Creditable %	Total (ac)
Parkland Owed	2.58	NA	NA
25-YR Floodplain	1.63	0%	0
100-YR Floodplain, CWQZ, or CEF Buffer NOT in 25-YR Floodplain	4.66 - 1.63 = 3.03	50%	1.52
Land Unencumbered	0.15	100%	0.15
Total Creditable Parkland (ac)			1.67

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF 3.

FILE NUMBER: C8-2018-0141.
APPLICATION DATE: AUGUST 27, 2018.
APPROVED BY ZAP ON: _____
EXPIRATION DATE (LDC 25-4-62): AUGUST 27, 2023.
CASE MANAGER: _____

Steve Hopkins, for:
J. Rodney Gonzales, Director, Development Services Department

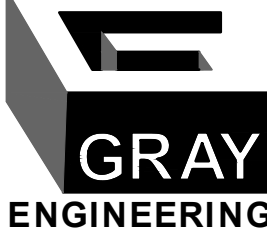
Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to Project Expiration Date.

PRELIMINARY PLAT

SHEET 2 OF 2

FILE: h:\Projects\1283\10753 east_parks\CAD\PLATS\PRELIM\10753_PRELIM_PLAN.dwg

PROJECT NO.	1283–10753	DESIGNED BY:	CHO
DATE:	MARCH 2019	DRAWN BY:	CHO
SCALE:	1" = 100'	REVIEWED BY:	RWG



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