SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2018-0091 **Z.A.P. DATE:** 6/4/19

SUBDIVISION NAME: Turner's Crossing Preliminary Plan

AREA: 468.54 acres **LOT(S)**: 1,365

OWNER/APPLICANT: Estate of Harriet Heep Schaffer (Charles O. Grigson)
AGENT: Kimley-Horn and Associates, Inc. (Robert Smith)

ADDRESS OF SUBDIVISION: 12500-13500 Turnersville Road North

GRIDS: G-7, G-8, G-9 **COUNTY:** Travis

WATERSHED: Rinard Creek **JURISDICTION:** 2-Mile ETJ

EXISTING ZONING: N/A **MUD:** N/A

PROPOSED LAND USE: Single Family, Multi Family, Commercial, School, Drainage, Landscape, Parkland, Amenity

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: Variances to LDC 30-5-341 cut to exceed not more than 14.7 feet of depth and LDC 30-5-342 for fill to exceed not more than 14.9 feet of depth with the conditions.

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: The request is for approval of the Turner's Crossing Preliminary Plan consisting of 1,365 lots on 468.54 acres. Water and wastewater will be provided by the City of Austin. Environmental Commission unanimously approved variances for LDC 30-5-341 cut to exceed not more than 14.7 feet of depth and LDC 30-5-342 for fill to exceed not more than 14.9 feet of depth on May 1, 2019.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner **PHONE:** 512-854-7687
Email address: sarah.sumner@traviscountytx.gov

ENVIRONMENTAL COMMISSION MOTION 20190501 008b

Date: May 1, 2019

Subject: Turner's Crossing Preliminary Plan C8J-2018-0091

Motion by: Linda Guerrero **Seconded by:** Mary Ann Neely

RATIONALE:

WHEREAS, this project is located at the Turner's Crossing in the C8J-2018-0081 Watershed Protection Ordinance; and

WHEREAS, the minimum deviation requested is only to allow for compliance with Transportation Criteria Manual vertical roadway design criteria and ADA cross-slope requirement; and

WHEREAS, the roadways and drainage system have been designed to protect the natural character and function of the critical environmental features (wetlands) and the critical water quality zones by closely maintaining the existing drainage patterns to ensure these natural features receive the required surface water runoff quantity and quality necessary to maintain healthy functioning of these natural systems; and

WHEREAS, the variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

THEREFORE, the Environmental Commission recommends support of the variances for LDC 30-5-341 cut to exceed not more than 14.7 feet of depth and LDC 30-5-342 for fill to exceed not more than 14.9 feet of depth with the following conditions:

- The development will plant an equivalent of three 2" trees per lot on single-family lots greater than 5,750 square feet and two 2" trees per lot on single-family lots smaller than 5,750 square feet within the subdivision.
- The trees selected must be a minimum of ten different species.
- Each lot shall receive a minimum of one Significant Shade Provider tree and one Understory tree, as defined by the Environmental Criteria Manual (ECM) Appendix F Descriptive Categories of Tree Species.

Environmental Commission Conditions:

- Specific tree plantings sites, including native shade trees and foundation trees, will be

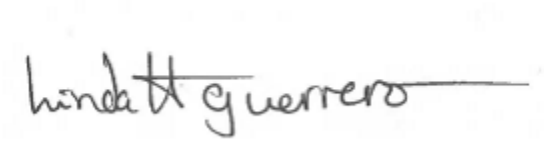
determined at the discretion of the Development Services Department Environmental review staff for best chances for survival in alternative areas such as open space, parkland, and landscape lots.

- provide tree care treatment for the trees based on staff recommendations per Standard Specification 608S.6 plant establishment
- consider amenities near the trails such as water fountains
- cut and fill allowed by this variance is applicable only to the single-family residential areas
- Ensure that water quality controls are distributed throughout the site and designed in such a way to provide other ecosystem services including habitat and aesthetic value
- Ensure that riparian restoration and Blackland Prairie restoration be incorporated into all CEF buffers; and, that Blackland Prairie plantings be the preferred option for passive recreational areas

VOTE 6-0

For: B. Smith, Creel, Thompson, Guerrero, Neely, and Coyne
Against: None
Abstain: None
Recuse: Ramberg
Absent: C. Smith, Gordon, and Maceo

Approved By:



Linda Guerrero, Environmental Commission Chair

Staff Findings of Fact and Exhibits

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Turner's Crossing, C8J-2018-0091
Ordinance Standard: Watershed Protection Ordinance
Variance Request:
1. Request to vary LDC 30-5-341 for cut to exceed not more than 16 feet of depth.
2. Request to vary LDC 30-5-342 for fill to exceed not more than 16 feet of depth.

Include an explanation with each applicable finding of fact.

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

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

   Yes. The property is comprised of rolling topography generally within the 0-15% slope category. Due to the continual undulating topography, roadways and public rights-of-way must be graded to meet the Transportation Criteria Manual (TCM) requirements for stopping sight distance, as well as the Americans with Disabilities (ADA) cross-slope requirements at intersection cross-walks. Once the roadways and public rights-of-way are graded to meet compliance with TCM and ADA requirements, the individual private lots must be graded to meet final grades of the roadways and provide adequate stormwater drainage. Other similarly situated property within the regional vicinity would be expected to encounter the same challenges of grading for TCM and ADA compliance.

2. The variance:
   a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

      Yes. The design and layout of the subdivision is primarily for single-family residential development, and is generally designed to follow the existing topography in order to preserve the natural character of the property. Additionally, the design and layout maintains the naturally existing drainage patterns as best as possible, as well as preserving multiple critical environmental features (wetlands) on site, and the

subdivision is designed using Atlas 14 floodplain analysis for roadway, lot layout, and stormwater design.

b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes. The minimum deviation requested is only to allow for compliance with TCM vertical roadway design criteria and ADA cross-slope requirements. For a property consisting of 468.55 acres, the total footprint of cut and fill exceeding eight feet is 23.38 acres (4.98% gross site area). Additionally, the cut and fill across the site will be balanced in such a way that no cut soils will be exported off site and no soils will be imported from off site.

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

Yes. The roadways and drainage system have been designed to protect the natural character and function of the critical environmental features (wetlands) and the critical water quality zones by closely maintaining the existing drainage patterns to ensure these natural features receive the required surface water runoff quantity and quality necessary to maintain healthy functioning of these natural systems.

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

Yes. The design and layout of the subdivision maintains the naturally existing drainage patterns as best as possible. As such, multiple water quality and detention ponds are proposed at the existing low points of drainage areas, rather than one large regional water quality and detention center, and the preservation of existing drainage patterns provides continual base hydrology for the functioning of the critical environmental features (wetlands) and critical water quality zones.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

Not applicable.

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

Not applicable.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

   Not applicable.

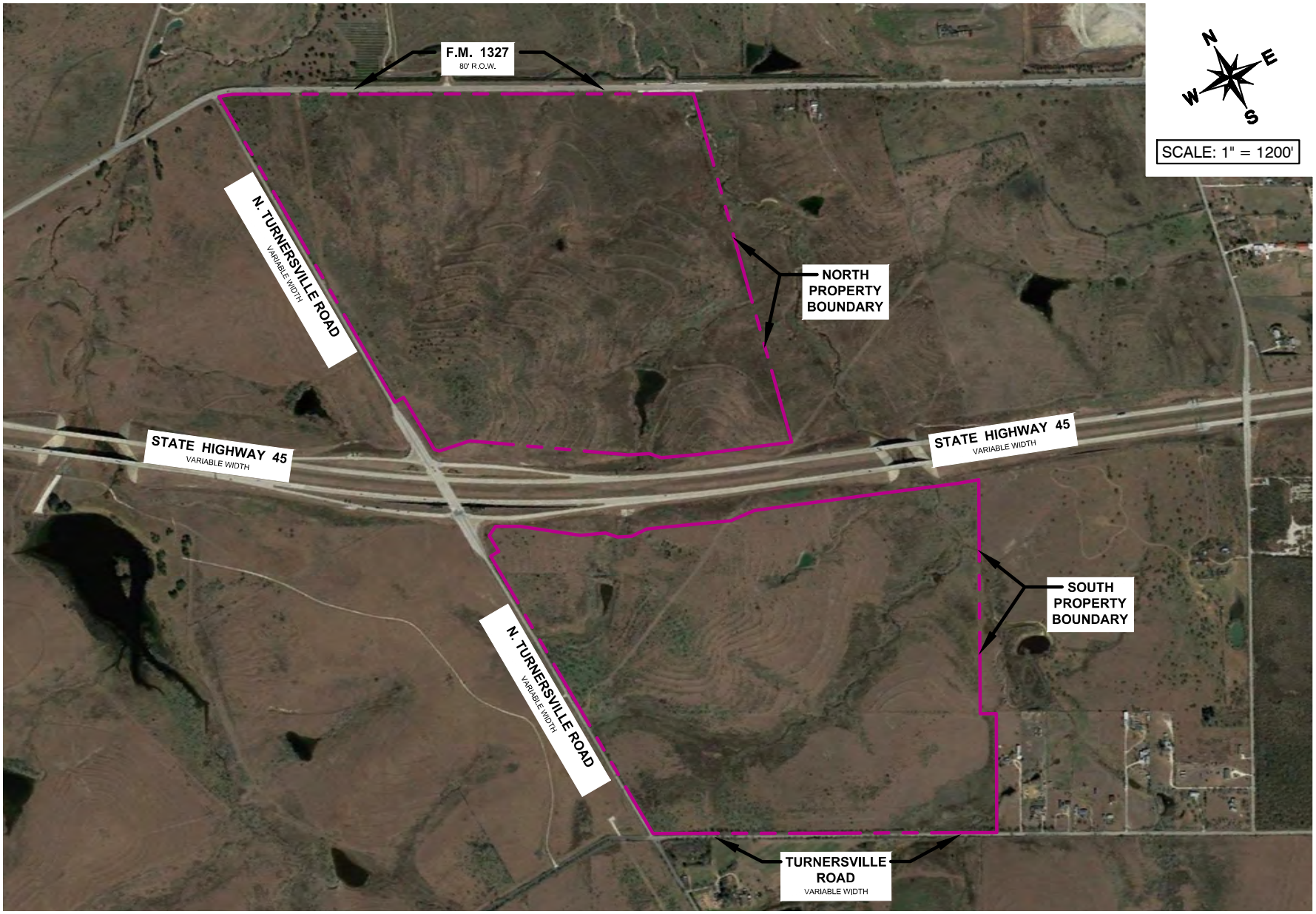
Staff Determination:

1. Staff recommends this variance, having determined the findings of fact to have been met.
2. Staff recommends this variance, having determined the findings of fact to have been met.

Staff recommends the following condition:
The development will plant an equivalent of three 2" trees per lot on single-family lots greater than 5,750 sf and two 2" trees per lot on single-family lots smaller than 5,750 sf within the subdivision. The trees selected must be a minimum of ten different species. Each lot shall receive a minimum of one Significant Shade Provider tree and one Understory tree, as defined by the ECM Appendix F Descriptive Categories of Tree Species.

Environmental Reviewer (DSD)	_____ *(print name)*	Date _____
Environmental Review Manager (DSD)	Mike McDougal *(print name)*	Date April 23, 2019
Wetland Biologist / Hydrogeologist Reviewer (WPD)	_____ *(print name)*	Date _____
Environmental Officer (WPD)	_____ *(print name)*	Date April 23, 2019

Applicant Exhibits



BARBER, TRAVIS 4/2/2019 1:20 PM
K:\AUS_CIVIL\067783111 TURNER'S CROSSING\CAD\EXHIBITS\20190328 - COMMISSION VARIANCE EXHIBITS\SITE AERIAL EXHIBITS.DWG
4/2/2019 1:15 PM

PLOTTED BY
DWG NAME
LAST SAVED

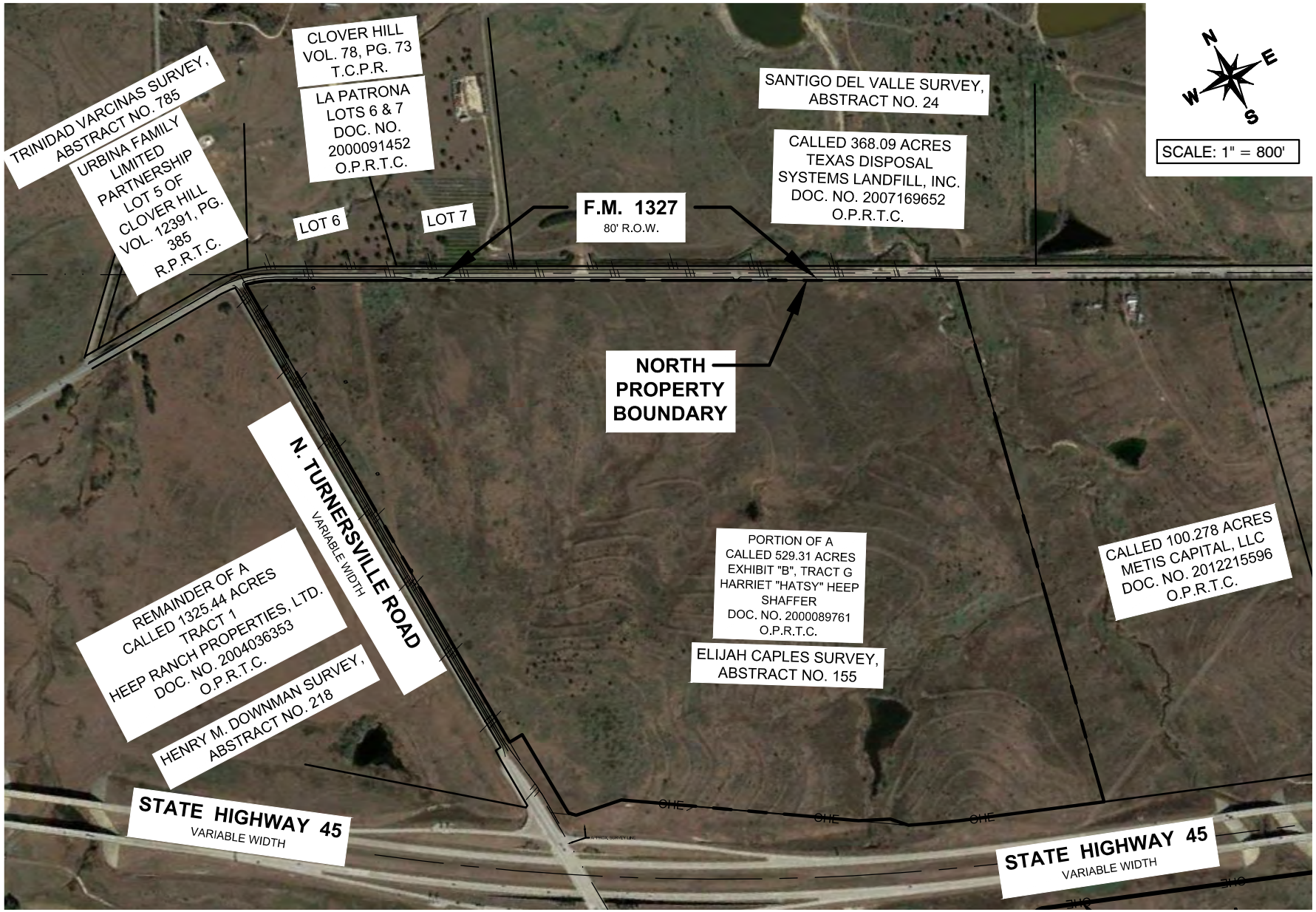
Turner's Crossing

Overall Site Aerial

Austin, Texas
March 2019

Kimley»Horn
10814 Jollyville Road, Avallon IV, Suite 300
Austin, TX 78759
512-418-1771

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



BARBER, TRAVIS 3/28/2019 11:09 AM
K:\AUS_CIVIL\067783111 TURNER'S CROSSING\CAD\EXHIBITS\20190328 - COMMISSION VARIANCE EXHIBITS\EXISTING CONDITIONS SITE AERIAL.DWG
3/28/2019 11:09 AM

PLOTTED BY
DWG NAME
LAST SAVED

Turner's Crossing

NORTH - Vicinity Aerial

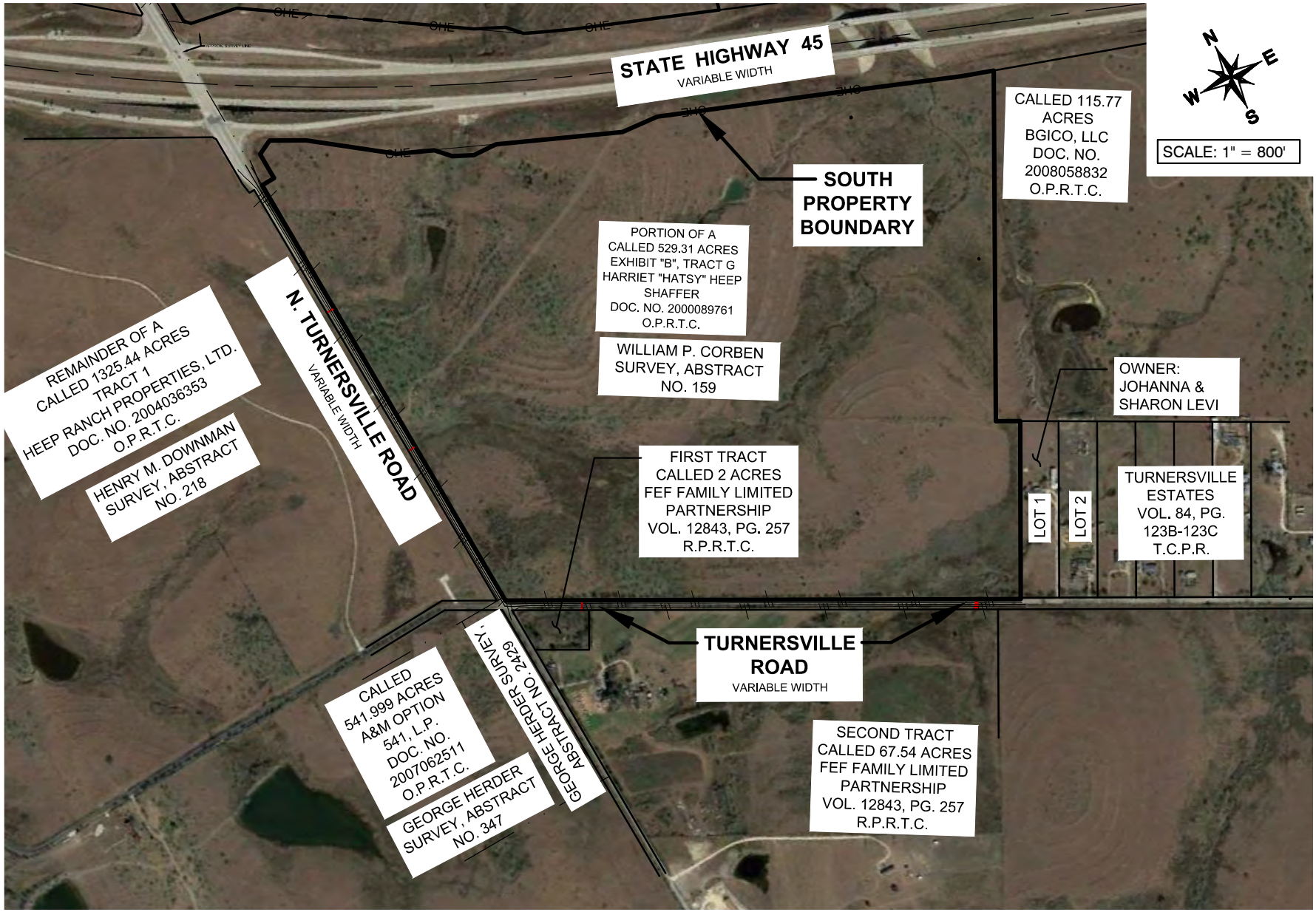
Austin, Texas

March 2019

Kimley»Horn

10814 Jollyville Road, Avallon IV, Suite 300
Austin, TX 78759
512-418-1771

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



BARBER, TRAVIS 3/28/2019 11:10 AM
K:\AUS_CIVIL\067783111 TURNER'S CROSSING\CAD\EXHIBITS\20190328 - COMMISSION VARIANCE EXHIBITS\EXISTING CONDITIONS SITE AERIAL.DWG
3/28/2019 11:09 AM

PLOTTED BY
DWG NAME
LAST SAVED

Turner's Crossing

SOUTH - Vicinity Aerial

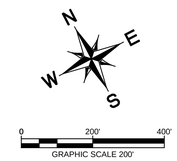
Austin, Texas

March 2019

Kimley»Horn

10814 Jollyville Road, Avallon IV, Suite 300
Austin, TX 78759
512-418-1771

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BENCHMARK
- PROPERTY PIN
- ROADWAY EASEMENT LINE
- WATER LINE
- WASTE WATER LINE
- STORM SEWER LINE
- WASTEWATER MANHOLE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING CEF BUFFER
- EXISTING TREE

Slopes Table – North

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	242.15 AC	
2	15.00%	25.00%	3.03 AC	
3	25.00%	35.00%	0.39 AC	
4	35.00%	100.00%	0.26 AC	

NOTES:

1. THIS SITE HAS NUMEROUS MAN-MADE TERRACES BUILT ALONG THE HILLSIDES WHICH ARE REFLECTED IN THE STEEP SLOPE BANDS ALONG SEVERAL HILLS. SEE "MAN-MADE TERRACES" LETTER FROM GEOTECHNICAL FIRM, MLA LABS, INC., DATED FEBRUARY 5, 2019 FOR REFERENCE.

Know what's **below.**
Call before you dig.

BENCHMARKS

BENCH MARK LIST

BM #101 "⊠" SET AT THE SOUTHWEST CORNER OF A CURB INLET AN THE INTERSECTION OF THE SOUTH R.O.W. OF S.H. 45 AND THE EAST R.O.W. OF NORTH TURNERSVILLE ROAD.

ELEV.=748.46'(NAVD'88)

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JOSHUA W. MIKSCH
122089
LICENSED
PROFESSIONAL ENGINEER
3/28/2019

KHA PROJECT 067783111
DATE JUNE 2018
SCALE: AS SHOWN
DESIGNED BY: JDR
DRAWN BY: SLY
CHECKED BY: JWM

EXHIBIT A - TOPOGRAPHIC SLOPE MAP - NORTH

TURNER'S CROSSING

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER

Plotted By:Barber, Travis Date:March 28, 2019 12:39:48pm File Path:K:\AUS_Civil\067783111 Turner's Crossing\Cad\Preliminary\PlanSheets\EXHIBIT A - TOPOGRAPHIC SLOPE MAP - NORTH.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BENCHMARK
- PROPERTY PIN
- ROADWAY EASEMENT LINE
- W — WATER LINE
- WW — WASTE WATER LINE
- SS — STORM SEWER LINE
- WASTEWATER MANHOLE
- RIGHT OF WAY
- 600 — PROPOSED CONTOUR
- 600 — EXISTING CONTOUR
- CEFB — EXISTING CEF BUFFER
- 653 — EXISTING TREE

Slopes Table – South				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	218.18 AC	
2	15.00%	25.00%	3.73 AC	
3	25.00%	35.00%	0.58 AC	
4	35.00%	100.00%	0.23 AC	

NOTES:

1. THIS SITE HAS NUMEROUS MAN-MADE TERRACES BUILT ALONG THE HILLSIDES WHICH ARE REFLECTED IN THE STEEP SLOPE BANDS ALONG SEVERAL HILLS. SEE "MAN-MADE TERRACES" LETTER FROM GEOTECHNICAL FIRM, MLA LABS, INC., DATED FEBRUARY 5, 2019 FOR REFERENCE.

Know what's below. Call before you dig.

BENCHMARKS

BENCH MARK LIST

BM #101 ⊠ SET AT THE SOUTHWEST CORNER OF A CURB INLET AN THE INTERSECTION OF THE SOUTH R.O.W. OF S.H. 45 AND THE EAST R.O.W. OF NORTH TURNERSVILLE ROAD.
ELEV.=748.46'(NAVD'88)

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JOSHUA W. MIKSCH
122699
LICENSED
PROFESSIONAL ENGINEER
3/28/2019

KHA PROJECT 067783111

DATE JUNE 2018

SCALE: AS SHOWN

DESIGNED BY: JDR

DRAWN BY: SLY

CHECKED BY: JWM

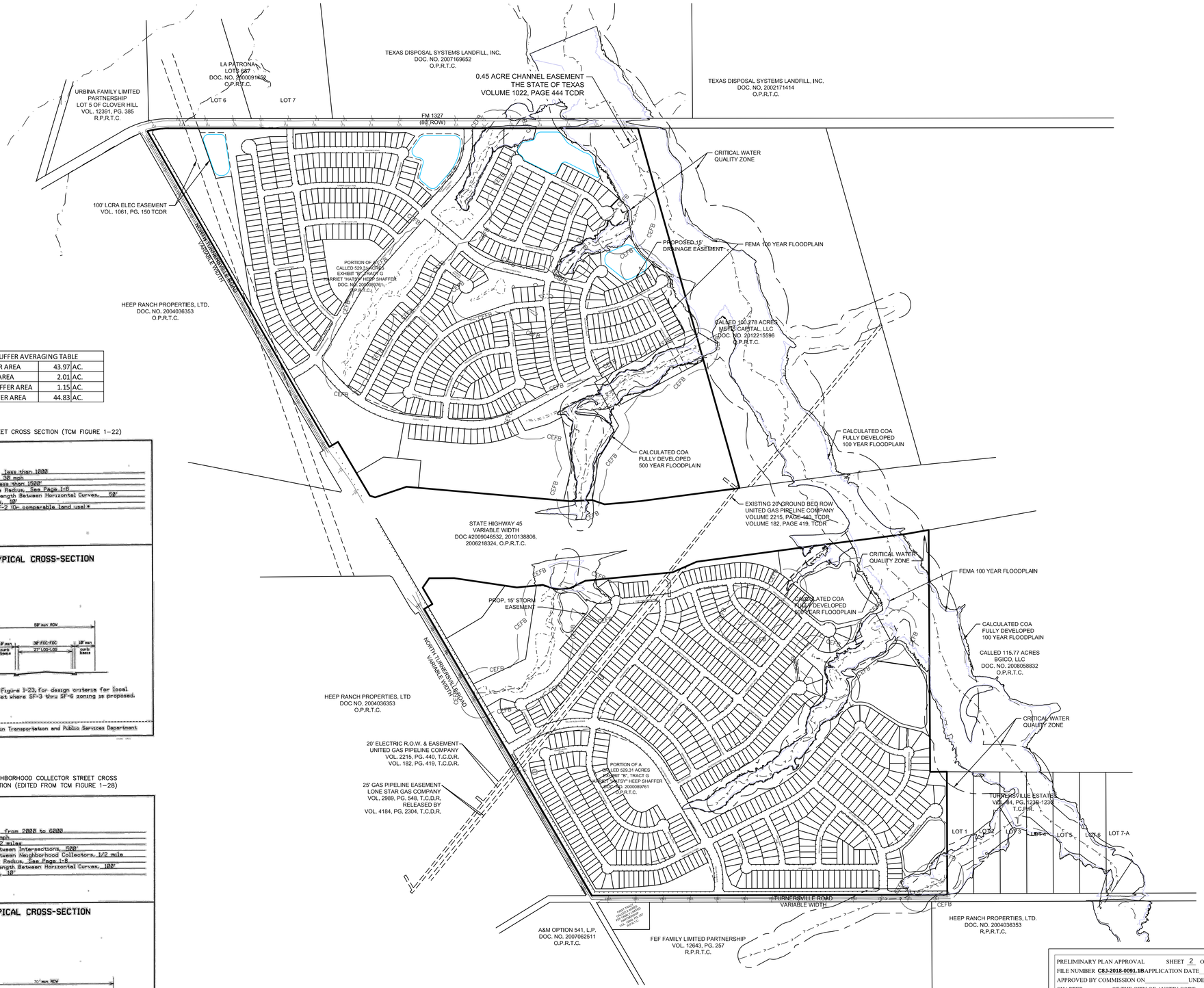
EXHIBIT A - TOPOGRAPHIC SLOPE MAP - SOUTH

TURNER'S CROSSING

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER

Plotted By:Barber, Travis Date:March 28, 2019 12:41:08pm File Path:K:\AUS_Civil\067783111 Turner's Crossing\Cad\Preliminary\PlanSheets\EXHIBIT A - TOPOGRAPHIC SLOPE MAP - SOUTH.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



0 400' 800'
GRAPHIC SCALE 400'

LEGEND

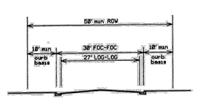
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED SIDEWALK
- EXISTING CEF TO REMAIN
- EXISTING CEF TO BE MITIGATED
- CEFB — EXISTING CEF BUFFER
- CRITICAL WATER QUALITY ZONE
- CREEK CENTERLINE
- 600 — EXISTING CONTOUR
- FEMA 100 YEAR FLOODPLAIN
- COA FULLY DEVELOPED 100 YEAR FLOODPLAIN
- COA FULLY DEVELOPED 500 YEAR FLOODPLAIN

CWQZ BUFFER AVERAGING TABLE		
EXISTING BUFFER AREA	43.97	AC.
ADDED BUFFER AREA	2.01	AC.
SUBTRACTED BUFFER AREA	1.15	AC.
PROPOSED BUFFER AREA	44.83	AC.

LOCAL STREET CROSS SECTION (TCM FIGURE 1-22)

Typical ADT Range, less than 1000
Design Speed, 25, 30 mph
General Length, less than 1500'
Minimum Centerline Radius, See Page 1-8
Minimum Tangent Length Between Horizontal Curves, 50'
Minimum Curb Basis, 10'
Zoning, SF-1 or SF-2 (Or comparable land use)*

TYPICAL CROSS-SECTION



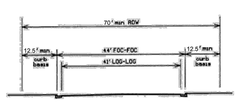
* NOTE: See Figure 1-23, for design criteria for local street where SF-3 thru SF-6 zoning is proposed.

Source: City of Austin Transportation and Public Services Department

NEIGHBORHOOD COLLECTOR STREET CROSS SECTION (EDITED FROM TCM FIGURE 1-28)

Typical ADT Range, from 2000 to 6000
Design Speed, 30 mph
General Length, 1-2 miles
Typical Spacing Between Intersections, 500'
Typical Spacing Between Neighborhood Collectors, 1/2 mile
Minimum Centerline Radius, See Page 1-8
Minimum Tangent Length Between Horizontal Curves, 100'
Minimum Curb Basis, 10'

TYPICAL CROSS-SECTION



Source: City of Austin Transportation and Public Services Department

NORTH TRACT				
STREET	RIGHT OF WAY	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET
TURNER FOREST AVENUE	70'	44'	NEIGHBORHOOD COLLECTOR	2643'
TRACKLINE BEND	50'	30'	LOCAL ROAD	316'
DAIRYWORK ROAD	70'	44'	NEIGHBORHOOD COLLECTOR	2571'
DAIRYWORK ROAD	50'	30'	LOCAL ROAD	1880'
PURPLE PRAIRIE LANE	50'	30'	LOCAL ROAD	1720'
DRAGRIDE ROAD	50'	30'	LOCAL ROAD	918'
TURNER COACH TRAIL	70'	44'	NEIGHBORHOOD COLLECTOR	1177'
TURNER COACH TRAIL	50'	30'	LOCAL ROAD	1734'
VELVET LEAF LANE	50'	30'	LOCAL ROAD	858'
SPRING STAR TRAIL	50'	30'	LOCAL ROAD	295'
ROUNDED PEBBLE LANE	50'	30'	LOCAL ROAD	2364'
NIGHT CHINOOK DRIVE	50'	30'	LOCAL ROAD	1447'
MALLORD BROOK BEND	50'	30'	LOCAL ROAD	942'
HATSY WAY	50'	30'	LOCAL ROAD	948'
BARRISTER LANE	50'	30'	LOCAL ROAD	629'
BRAVE TENDERFOOT TRAIL	50'	30'	LOCAL ROAD	1668'
AUTUMN BIRD TRACE	50'	30'	LOCAL ROAD	991'
GAP CHALK TRAIL	50'	30'	LOCAL ROAD	435'
SUMMER SPRINGS PASS	50'	30'	LOCAL ROAD	618'
QUIET STREAM WAY	50'	30'	LOCAL ROAD	887'
SOARING SKIES DRIVE	50'	30'	LOCAL ROAD	703'
JOHNSON BAR COVE	50'	30'	LOCAL ROAD	270'
HOGHEAD TRAIL	50'	30'	LOCAL ROAD	296'
SWEET WATERMELON LANE	50'	30'	LOCAL ROAD	731'
TWIN GRADES PASS	50'	30'	LOCAL ROAD	630'
TOTAL				27,669'

SOUTH TRACT				
STREET	RIGHT OF WAY	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET
CERULEAN SPRING DRIVE	50'	30'	LOCAL ROAD	1918'
GALLOPING COLT ROAD	50'	30'	LOCAL ROAD	707'
BRAVE BANDANA TERRACE	50'	30'	LOCAL ROAD	917'
SUNSET HERD TRAIL	50'	30'	LOCAL ROAD	1155'
PARSONS PRAIRIE LANE	50'	30'	LOCAL ROAD	1101'
RINDLE REACH DRIVE	50'	30'	LOCAL ROAD	998'
ROCKY RIM BEND	50'	30'	LOCAL ROAD	1253'
EUGENE CLARK WAY	50'	30'	LOCAL ROAD	459'
CARLS GROVE DRIVE	50'	30'	LOCAL ROAD	875'
SETTLERS FARM TRACE	70'	44'	NEIGHBORHOOD COLLECTOR	387'
SETTLERS FARM TRACE	50'	30'	LOCAL ROAD	780'
BATEMAN LANE	50'	30'	LOCAL ROAD	1116'
KENT CHALK ROAD	50'	30'	LOCAL ROAD	1169'
RANAHAN ROAD	50'	30'	LOCAL ROAD	1214'
CONFLUENCE TRACE	50'	30'	LOCAL ROAD	580'
BIGTOOTH DRIVE	50'	30'	LOCAL ROAD	1352'
OUTER KNOLL DRIVE	50'	30'	LOCAL ROAD	1204'
GOLDEN YARROW LANE	50'	30'	LOCAL ROAD	1074'
DRY RILL PATH	50'	30'	LOCAL ROAD	290'
SHINING HOLLY ROAD	50'	30'	LOCAL ROAD	2453'
SERPENTINE TRAIL	50'	30'	LOCAL ROAD	330'
LACEY BARK LANE	50'	30'	LOCAL ROAD	467'
SWITCHBACK BEND	50'	30'	LOCAL ROAD	555'
WINDINGWOOD TRACE	50'	30'	LOCAL ROAD	430'
CHARREADA LANE	50'	30'	LOCAL ROAD	266'
PECAN GAP PASS	50'	30'	LOCAL ROAD	604'
WILLOW RUSH AVENUE	70'	44'	NEIGHBORHOOD COLLECTOR	2805'
GRAND LAUREL ROAD	50'	30'	LOCAL ROAD	371'
TOTAL				26,831'

PRELIMINARY PLAN APPROVAL SHEET 2 OF 12
FILE NUMBER **C8J-2018-0091.1B** APPLICATION DATE **02/15/2019**
APPROVED BY COMMISSION ON_____ UNDER SECTION_____ OF
CHAPTER_____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (30-2-62.LDC)_____ CASE MANAGER **SARAH SUMNER**
PROJECT EXPIRATION DATE (ORD.#970905-A)_____ DWPZ_____ DDZ_ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ ZONING_____
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

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

811
Know what's **below.**
Call before you dig.

BENCHMARKS

BENCH MARK LIST

BM #101 "X" SET AT THE SOUTHWEST CORNER OF A CURB INLET AN THE INTERSECTION OF THE SOUTH R.O.W. OF S.H. 45 AND THE EAST R.O.W. OF NORTH TURNERSVILLE ROAD.
ELEV.=748.46'(NAVD'88)

No.	REVISIONS	DATE	BY

C8J-2018-0091

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JOSHUA W. MIKSCH
122089
LICENSED
PROFESSIONAL ENGINEER
03/01/2019

KHA PROJECT 067783111
DATE MARCH 2019
SCALE: AS SHOWN
DESIGNED BY: JDR
DRAWN BY: SLY
CHECKED BY: JWM

OVERALL PRELIMINARY PLAN

TURNER'S CROSSING

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
2 OF 12

Plotted By:Castillo, Jaime Date:March 01, 2019 12:39:48pm File Path:K:\AUS_Civil\067783111 Turner's Crossing\Cad\Preliminary\PlanSheets\OVERALL PRELIMINARY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

April 2, 2019

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Joshua W. Miksch, P.E.
Street Address	10814 Jollyville Rd Building 4, Suite 350
City State ZIP Code	Austin, TX 78759
Work Phone	512-410-7737
E-Mail Address	Joshua.miksch@kimley-horn.com

Variance Case Information

Case Name	Turners Crossing Preliminary Plan
Case Number	C8J-2018-0091
Address or Location	East of North Turnersville Road between FM 1327 and Turnersville Road in the City of Austin ETJ, Travis County.
Environmental Reviewer Name	Jonathan Garner
Environmental Resource Management Reviewer Name	Ana Gonzalez
Applicable Ordinance	30-5-341 & 30-5-342
Watershed Name	Rinard Creek

Watershed Classification	☐Urban X Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment X Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes X No
Distance to Nearest Classified Waterway	Classified Waterways are located on-site.
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows: 30-5-341 Cut Requirements & 30-5-342 Fill Requirements

Impervious cover	Existing	Proposed
square footage:	0	9,076,597
acreage:	0	208.37
percentage:	0	44.5

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	98% of the property falls within the 0% to 15% slope category. The remainder property has slopes exceeding 15% slope. The property ranges in elevation from 626 to 766. There is an assortment of Juniper, Willow, Bois D'Arc, Cedar, Hackberry and Mesquite trees within the site; none of which exceed 24 caliper inches. On-site soils are Type D Expansive Clays and is identified as Blackland Prairie. Multiple wetland CEF's, and Critical Water Quality Zones exist within the site. Fully developed 100-year and 500-year floodplains exist within the site.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Per the attached cut/fill exhibit, there are areas that require cut/fills greater than 4'.

FINDINGS OF FACT

As required in LDC Section ~~25-8-41~~ 30-5-41, in order to grant a variance, the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Turners Crossing Preliminary Plan

Ordinance: 30-5-341 Cut Requirements & 30-5-342 Fill Requirements

A. Land Use Commission variance determinations from Chapter ~~25-8-41~~ 30-5-341 and 30-5-342 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

   Yes

   The otherwise developable land located within the 0% to 15% slope category is primarily comprised of slopes closer to 15%. In order to comply with the Americans with Disabilities Act (ADA) requiring 2% cross slope at intersection crosswalks on the local and collector roadways and to meet Transportation Criteria Manual (TCM) requirements for stopping sight distance (for vertical curves and roadway design) and block length maximums, the proposed grades will need to exceed the cut and fill allowed by Chapter 30. This applies to the single-family lots fronting the roadways meeting the ADA and TCM requirements due to access requirements for the lots. The maximum Cut is 14.7 feet. The maximum Fill is 14.9 feet.

   In addition, the development of adjacent properties will be challenged by the existing topography. It's highly likely future developments will be pursuing a cut and fill variance request of this magnitude.

2. The variance:

a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes

Turner's Crossing is primarily a single-family residential development with roadways and lot layouts generally designed to follow the existing topography to preserve the natural character of the property. In addition, multiple water quality and detention basins have been placed in natural low areas to preserve the existing drainage patterns.

b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes

Turner's Crossing has been designed to minimally deviate from the code to allow for accessible routes and crossings in compliance with the Americans with Disabilities Act, and meet TCM vertical roadway design criteria. The percentage of the property exceeding 8 feet for this property is 4.98%.

Specifically, the design accounts for existing constraints such as the elevation of the adjacent connecting roads at Travis County, Fire Marshal and TxDOT approved locations and the minimum allowable roadways slopes to allow for ADA compliance.

The roadway network has been designed to minimize the number of cross streets to reduce the amount of cut and fill and to maintain compliance with the Transportation Criteria Manual (TCM) block-length requirement. As such, these cross-streets are required to comply with block length requirements outlined in the code.

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

Yes

The proposed roadways and associated drainage system have been designed to protect the natural character and function of the Critical Environmental Features and Critical Water Quality Zones by ensuring they receive the required surface water runoff quantity and quality needed to promote wetland and floodplain health. In addition, the proposed design preserves the natural drainage patterns by detaining and treating stormwater in multiple basins throughout the property.

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

Yes

The proposed design adheres to all water quality requirements outlined within the Environmental Criteria Manual and as such, will result in water quality that is at least equal to water quality achievable without the variance. In addition, the proposed design preserves the natural drainage patterns by detaining and treating stormwater in multiple basins throughout the property.

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), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

N/A to this variance request.

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

N/A to this variance request.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

N/A to this variance request.

**Variance approval requires all above affirmative findings.

April 2, 2019

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Joshua W. Miksch, P.E.
Street Address	10814 Jollyville Rd Building 4, Suite 350
City State ZIP Code	Austin, TX 78759
Work Phone	512-410-7737
E-Mail Address	Joshua.miksch@kimley-horn.com

Variance Case Information

Case Name	Turners Crossing Preliminary Plan
Case Number	C8J-2018-0091
Address or Location	East of North Turnersville Road between FM 1327 and Turnersville Road in the City of Austin ETJ, Travis County.
Environmental Reviewer Name	Jonathan Garner
Environmental Resource Management Reviewer Name	Ana Gonzalez
Applicable Ordinance	30-5-341 & 30-5-342
Watershed Name	Rinard Creek

Watershed Classification	☐Urban X Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment X Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes X No
Distance to Nearest Classified Waterway	Classified Waterways are located on-site.
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows: 30-5-341 Cut Requirements & 30-5-342 Fill Requirements

Impervious cover	Existing	Proposed
square footage:	0	9,076,597
acreage:	0	208.37
percentage:	0	44.5

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	98% of the property falls within the 0% to 15% slope category. The remainder property has slopes exceeding 15% slope. The property ranges in elevation from 626 to 766. There is an assortment of Juniper, Willow, Bois D'Arc, Cedar, Hackberry and Mesquite trees within the site; none of which exceed 24 caliper inches. On-site soils are Type D Expansive Clays and is identified as Blackland Prairie. Multiple wetland CEF's, and Critical Water Quality Zones exist within the site. Fully developed 100-year and 500-year floodplains exist within the site.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Per the attached cut/fill exhibit, there are areas that require cut/fills greater than 4'.

FINDINGS OF FACT

As required in LDC Section ~~25-8-41~~ 30-5-41, in order to grant a variance, the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Turners Crossing Preliminary Plan

Ordinance: 30-5-341 Cut Requirements & 30-5-342 Fill Requirements

A. Land Use Commission variance determinations from Chapter ~~25-8-41~~ 30-5-341 and 30-5-342 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

   Yes

   The otherwise developable land located within the 0% to 15% slope category is primarily comprised of slopes closer to 15%. In order to comply with the Americans with Disabilities Act (ADA) requiring 2% cross slope at intersection crosswalks on the local and collector roadways and to meet Transportation Criteria Manual (TCM) requirements for stopping sight distance (for vertical curves and roadway design) and block length maximums, the proposed grades will need to exceed the cut and fill allowed by Chapter 30. This applies to the single-family lots fronting the roadways meeting the ADA and TCM requirements due to access requirements for the lots. The maximum Cut is 14.7 feet. The maximum Fill is 14.9 feet.

   In addition, the development of adjacent properties will be challenged by the existing topography. It's highly likely future developments will be pursuing a cut and fill variance request of this magnitude.

2. The variance:

a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes

Turner's Crossing is primarily a single-family residential development with roadways and lot layouts generally designed to follow the existing topography to preserve the natural character of the property. In addition, multiple water quality and detention basins have been placed in natural low areas to preserve the existing drainage patterns.

b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes

Turner's Crossing has been designed to minimally deviate from the code to allow for accessible routes and crossings in compliance with the Americans with Disabilities Act, and meet TCM vertical roadway design criteria. The percentage of the property exceeding 8 feet for this property is 4.98%.

Specifically, the design accounts for existing constraints such as the elevation of the adjacent connecting roads at Travis County, Fire Marshal and TxDOT approved locations and the minimum allowable roadways slopes to allow for ADA compliance.

The roadway network has been designed to minimize the number of cross streets to reduce the amount of cut and fill and to maintain compliance with the Transportation Criteria Manual (TCM) block-length requirement. As such, these cross-streets are required to comply with block length requirements outlined in the code.

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

Yes

The proposed roadways and associated drainage system have been designed to protect the natural character and function of the Critical Environmental Features and Critical Water Quality Zones by ensuring they receive the required surface water runoff quantity and quality needed to promote wetland and floodplain health. In addition, the proposed design preserves the natural drainage patterns by detaining and treating stormwater in multiple basins throughout the property.

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

Yes

The proposed design adheres to all water quality requirements outlined within the Environmental Criteria Manual and as such, will result in water quality that is at least equal to water quality achievable without the variance. In addition, the proposed design preserves the natural drainage patterns by detaining and treating stormwater in multiple basins throughout the property.

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), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

N/A to this variance request.

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

N/A to this variance request.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

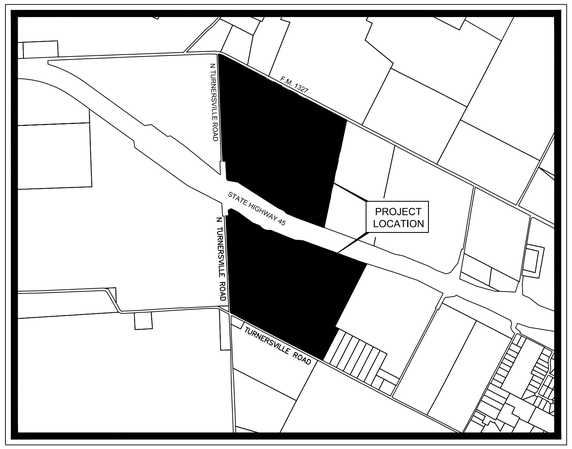
N/A to this variance request.

**Variance approval requires all above affirmative findings.

PRELIMINARY PLAN
FOR
TURNER'S CROSSING
6500 S. SH 45 E & 13023 N. TURNERSVILLE ROAD AUSTIN, TEXAS
C8J-2018-0091

GENERAL NOTES:

1. SUBMITTAL DATE: JUNE 15TH, 2018
2. THIS SUBDIVISION IS LOCATED WITHIN CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION (ETJ).
3. WATER AND WASTEWATER SERVICE FOR TURNER'S CROSSING WILL BE PROVIDED BY THE CITY OF AUSTIN.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN 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.
5. ANY REQUIRED EASEMENTS WILL BE PROVIDED AT THE TIME OF FINAL PLAT(S) OR SITE PLANS APPROVAL AND WILL BE DEDICATED BY SEPARATE INSTRUMENT OR FINAL PLAT.
6. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY.
7. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
8. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
10. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS .
12. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS. 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, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
14. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
    A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET:
    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 ALL STREETS SHOWN IN THIS PRELIMINARY PLAN.
15. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
16. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
17. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
18. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
19. THIS PROJECT IS LOCATED IN THE RINARD CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
20. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
21. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
22. A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP, NO. 48453c0685h TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED SEPTEMBER 26, 2008.
23. THERE ARE SEVERAL KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.
24. ROADWAY DESIGN SHALL COMPLY WITH THE CITY OF AUSTIN AND TRAVIS COUNTY DESIGN STANDARDS.
25. ALL ACTIVITIES WITHIN THE CEF BUFFERS MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT, PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
26. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN...B) 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED...VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONLY WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER
27. NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE ELECTRIC TRANSMISSION EASEMENT. NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF THE TRANSMISSION STRUCTURE. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT.
28. DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES, GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A MEETING.
29. A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY (PH 505-7151) IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION. OSHA REQUIRES A 20' CLEARANCE FROM ENERGIZED TRANSMISSION LINES DURING CONSTRUCTION.
30. BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION. ANY RELOCATION OF ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION. ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGE CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
31. WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION FACILITIES AS NOTIFICATION OF THE ELECTRICAL HAZARD.
32. FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE NOT PERMITTED WITHIN 20 FEET OF THE TRANSMISSION WIRE AND/OR STRUCTURES AND MUST BE LOCATED OUTSIDE THE EASEMENT 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
33. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE TRANSMISSION FACILITIES AND/OR EASEMENT SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF WILL INSTALL A LOCK ON THE GATE FOR ACCESS.
34. PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS CAUSED BY DUST FROM THIS PROJECT. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
35. PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS. ALL CURBING WITHIN THE ELECTRIC TRANSMISSION EASEMENT MUST BE LAYDOWN CURBING.
36. ROADS/DRIVEWAYS/PAVEMENT/PARKING WITHIN THE EASEMENT SHOULD BE BUILT TO HANDLE THE WEIGHT OF THE CONDOR (80,000 LBS) TO ENSURE SAFETY.
37. FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.
38. SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.
39. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT: ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES, ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
40. PARKLAND DEDICATION REQUIREMENTS ARE BEING MET FOR ALL SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL LOTS.
41. PARKLAND FEES WILL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
42. PARKLAND DEDICATION IS REQUIRED PER TITLE 30-2-213, AS AMENDED, PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED FOR PRIVATE PARK PURPOSES IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 1, BLOCK L; LOTS 1, 12, & 78 BLOCK H; LOTS 8 & 129, BLOCK T, LOT 25, BLOCK D AND LOT 29, BLOCK EE WILL BE DEVELOPED AS PRIVATE AMENITY CENTER LOTS UNDER SEPARATE SITE PLAN APPLICATIONS.
43. ACCESS IS PROHIBITED TO SH45.
44. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
45. A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO SECTION 30-5-341/342 OF THE COA LAND DEVELOPMENT CODE, FOR CUT/FILL AT DEPTHS FROM ___ FEET TO ___ FEET, HAS BEEN APPROVED FOR THIS SITE BY THE ZONING AND PLATTING COMMISSION ON _____.
46. APPLICANT IS RESPONSIBLE TO OBTAIN APPROVAL FROM PRIVATE UTILITY COMPANIES FOR LOCATIONS WHERE PROPOSED ROADWAYS OR UTILITIES CROSS THEIR EXISTING EASEMENTS. A REVISION OF THE PRELIMINARY PLAN MAY BE REQUIRED IN THE EVENT THAT THE UTILITY COMPANIES DO NOT APPROVE OF THE PROPOSED DESIGNS.



VICINITY MAP
SCALE: 1" = 2,000'

COA GRID: G7, G8, G9
MAPSCO: 734X, 734T, 734P, 734K, 734F

JUNE 2018

LEGAL DESCRIPTION NORTHERN TRACT
245.83 ACRE TRACT OF LAND SITUATED IN THE ELIJAH CAPLES SURVEY, ABSTRACT NO. 155, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 529.31 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO HARRIET "HATSY" HEEP SHAFFER IN DOCUMENT NO. 2000089761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGAL DESCRIPTION SOUTHERN TRACT
222.71 ACRE TRACT OF LAND SITUATED IN THE WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 529.31 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO HARRIET "HATSY" HEEP SHAFFER IN DOCUMENT NO. 2000089761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN-NORTH (SHEET 1 0F 4)
4	PRELIMINARY PLAN-NORTH (SHEET 2 OF 4)
5	PRELIMINARY PLAN-NORTH (SHEET 3 OF 4)
6	PRELIMINARY PLAN-NORTH (SHEET 4 OF 4)
7	PRELIMINARY PLAN-SOUTH (SHEET 1 OF 4)
8	PRELIMINARY PLAN-SOUTH (SHEET 2 OF 4)
9	PRELIMINARY PLAN-SOUTH (SHEET 3 OF 4)
10	PRELIMINARY PLAN-SOUTH (SHEET 4 OF 4)
11	CEF MITIGATION PLAN - NORTH
12	CEF MITIGATION PLAN - SOUTH

APPENDIX Q-2
SECTION 2 IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER

SF < 5750 ft^2	IMPERVIOUS COVER ALLOWED AT	55 %	X	73.73 ACRES	=	40.55 ACRES
SF > 5750 ft^2	IMPERVIOUS COVER ALLOWED AT	45 %	X	111.35 ACRES	=	50.11 ACRES
Drainage, PUE, Water Quality, Landscape, Pedestrian Access, Parkland, etc.		45 %	X	137.73 ACRES	=	61.98 ACRES
Right of Way		45 %	X	72.29 ACRES	=	32.53 ACRES
MF		60 %	X	21.81 ACRES	=	13.09 ACRES
Commercial, School and Amenity Center Lots		65 %	X	51.62 ACRES	=	33.55 ACRES
				TOTAL IMPERVIOUS COVER ALLOWED =		231.81 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = 6.75 X 10% = 0.675 ACRES

PROPOSED TOTAL COVER

TOTAL PROPOSED IMPERVIOUS COVER = 195.13 ACRES = 41.6 %
(INCLUDES MULTI-FAMILY LOTS AT 60% IMPERVIOUS COVER AND COMMERCIAL LOTS AT 65% IMPERVIOUS COVER PEF WATERSHED REGULATIONS)

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER ACRES	IMPERVIOUS COVER BUILDING AND OTHER IMPERVIOUS COVER % OF CATEGORY	IMPERVIOUS COVER DRIVEWAYS / ROADWAYS ACRES
0 - 15%	460.33	136.85	29.7%	57.37
15 - 25%	6.75	0.45	6.7%	0.47
25 - 35%	0.97	0.00	0.0%	0.00
OVER 35%	0.49	0.00		0.00
TOTAL SITE AREA	468.54 ACRES			

TURNER'S CROSSING - LAND USE SUMMARY

USE	ACREAGE		# OF LOTS	% OF PROJECT
Single Family Residential	185.08	AC.	1,326	39.50%
Multi-Family Residential	21.81	AC.	2	4.66%
Amenity Center	9.38	AC.	2	2.00%
Commercial	20.78	AC.	3	4.43%
Future School	21.46	AC.	1	4.58%
Drainage, PUE, Landscape	5.02	AC.	2	1.07%
Drainage, Water Quality, P.U.E. & Landscape	18.17	AC.	4	3.88%
Private Parkland	101.16	AC.	6	21.59%
PUE, Pedestrian Access	0.17	AC.	1	0.04%
PUE, Landscape	4.05	AC.	3	0.86%
Water Tower, PUE	2.75	AC.	1	0.59%
Landscape	6.14	AC.	13	1.31%
Lift Station	0.31	AC.	1	0.07%
Right-of-Way	72.29	AC.	-	15.43%
TOTAL	**468.54**	**AC.**	**1,365**	100.00%

PRELIMINARY PLAN APPROVAL SHEET 1 OF 12
FILE NUMBER **C8J-2018-0091.1B** APPLICATION DATE **02/15/2019**
APPROVED BY COMMISSION ON_____UNDER SECTION_____ OF CHAPTER_____OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (30-2-62,LDC)_____CASE MANAGER **SARAH SUMNER**
PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ_____DDZ_ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING_____
Rev. 1_____Correction 1_____
Rev. 2_____Correction 2_____
Rev. 3_____Correction 3_____

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

OWNER
CHARLES O. GRIGSON,
EXECUTOR OF ESTATE OF HARRIET SHAFFER
604 WEST 12TH STREET
AUSTIN, TEXAS 78701
TEL: (512) 477-579

DEVELOPER
MERITAGE HOMES
8920 BUSINESS PARK DRIVE
SUITE 350
AUSTIN, TEXAS 78759
TEL: (512) 610-6409

SURVEYOR
JOHN GREGORY MOSIER, RPLS, PG
KIMLEY-HORN AND ASSOCIATES
601 NW LOOP 410, SUITE 250
SAN ANTONIO, TEXAS 78216
TEL: (210) - 321 - 3402

ENGINEER
Kimley»Horn
10814 JOLLYVILLE ROAD STATE OF TEXAS
AVALLON IV, SUITE 300 REGISTRATION NO. F-928
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: JOSHUA W. MIKSCH, P.E.

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

C8J-2018-0091

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JOSHUA W. MIKSCH
122089
LICENSED PROFESSIONAL ENGINEER
4/29/19

KHA PROJECT 067783111
DATE JUNE 2018
SCALE: AS SHOWN
DESIGNED BY: JDR
DRAWN BY: SLY
CHECKED BY: JWM

COVER SHEET

TURNER'S CROSSING
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1 OF 12

Plotted By:Walker, Jordan (Austin) Date:May 01, 2019 01:31:06pm File Path:K:\AUS_Civil\067783111 Turner's Crossing\Cad\Preliminary\PlanSheets\C - Cover Sheet.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

N E S W

0 400' 800'
GRAPHIC SCALE 400'

LEGEND

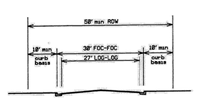
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED SIDEWALK
- EXISTING CEF TO REMAIN
- EXISTING CEF TO BE MITIGATED
- CEFB — EXISTING CEF BUFFER
- CRITICAL WATER QUALITY ZONE
- CREEK CENTERLINE
- 600 — EXISTING CONTOUR
- FEMA 100 YEAR FLOODPLAIN
- COA FULLY DEVELOPED 100 YEAR FLOODPLAIN
- COA FULLY DEVELOPED 500 YEAR FLOODPLAIN

CWQZ BUFFER AVERAGING TABLE		
EXISTING BUFFER AREA	43.97	AC.
ADDED BUFFER AREA	2.01	AC.
SUBTRACTED BUFFER AREA	1.15	AC.
PROPOSED BUFFER AREA	44.83	AC.

LOCAL STREET CROSS SECTION (TCM FIGURE 1-22)

Typical ADT Range, less than 1000
Design Speed, 25, 30 mph
General Length, less than 1500'
Minimum Centerline Radius, See Page 1-8
Minimum Tangent Length Between Horizontal Curves, 50'
Minimum Curb Basis, 10'
Zoning, SF-1 or SF-2 (Or comparable land use)*

TYPICAL CROSS-SECTION



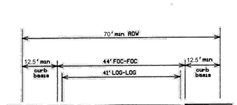
* NOTE: See Figure 1-23, for design criteria for local street where SF-3 thru SF-6 zoning is proposed.

Source: City of Austin Transportation and Public Services Department

NEIGHBORHOOD COLLECTOR STREET CROSS SECTION (EDITED FROM TCM FIGURE 1-28)

Typical ADT Range, from 2000 to 6000
Design Speed, 35 mph
General Length, 1-2 miles
Typical Spacing Between Intersections, 500'
Typical Spacing Between Neighborhood Collectors, 1/2 mile
Minimum Centerline Radius, See Page 1-8
Minimum Tangent Length Between Horizontal Curves, 100'
Minimum Curb Basis, 10'

TYPICAL CROSS-SECTION



Source: City of Austin Transportation and Public Services Department

NORTH TRACT				
STREET	RIGHT OF WAY	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET
TURNER FOREST AVENUE	70'	44'	NEIGHBORHOOD COLLECTOR	2643'
TRACKLINE BEND	50'	30'	LOCAL ROAD	316'
DAIRYWORK ROAD	70'	44'	NEIGHBORHOOD COLLECTOR	2571'
DAIRYWORK ROAD	50'	30'	LOCAL ROAD	1880'
PURPLE PRAIRIE LANE	50'	30'	LOCAL ROAD	1720'
DRAGRIDE ROAD	50'	30'	LOCAL ROAD	918'
TURNER COACH TRAIL	70'	44'	NEIGHBORHOOD COLLECTOR	1177'
TURNER COACH TRAIL	50'	30'	LOCAL ROAD	1734'
VELVET LEAF LANE	50'	30'	LOCAL ROAD	858'
SPRING STAR TRAIL	50'	30'	LOCAL ROAD	295'
ROUNDED PEBBLE LANE	50'	30'	LOCAL ROAD	2364'
NIGHT CHINOOK DRIVE	50'	30'	LOCAL ROAD	1447'
MALLORD BROOK BEND	50'	30'	LOCAL ROAD	942'
HATSY WAY	50'	30'	LOCAL ROAD	948'
BARRISTER LANE	50'	30'	LOCAL ROAD	629'
BRAVE TENDERFOOT TRAIL	50'	30'	LOCAL ROAD	1666'
AUTUMN BIRD TRACE	50'	30'	LOCAL ROAD	991'
GAP CHALK TRAIL	50'	30'	LOCAL ROAD	435'
SUMMER SPRINGS PASS	50'	30'	LOCAL ROAD	618'
QUIET STREAM WAY	50'	30'	LOCAL ROAD	887'
SOARING SKIES DRIVE	50'	30'	LOCAL ROAD	703'
JOHNSON BAR COVE	50'	30'	LOCAL ROAD	270'
HOGHEAD TRAIL	50'	30'	LOCAL ROAD	296'
SWEET WATERMELON LANE	50'	30'	LOCAL ROAD	731'
TWIN GRADES PASS	50'	30'	LOCAL ROAD	630'
TOTAL				27,669'

SOUTH TRACT				
STREET	RIGHT OF WAY	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET
CERULEAN SPRING DRIVE	50'	30'	LOCAL ROAD	1918'
GALLOPING COLT ROAD	50'	30'	LOCAL ROAD	707'
BRAVE BANDANA TERRACE	50'	30'	LOCAL ROAD	917'
SUNSET HERD TRAIL	50'	30'	LOCAL ROAD	1155'
PARSONS PRAIRIE LANE	50'	30'	LOCAL ROAD	1101'
RINDLE REACH DRIVE	50'	30'	LOCAL ROAD	998'
ROCKY RIM BEND	50'	30'	LOCAL ROAD	1253'
EUGENE CLARK WAY	50'	30'	LOCAL ROAD	459'
CARLS GROVE DRIVE	50'	30'	LOCAL ROAD	875'
SETTLERS FARM TRACE	70'	44'	NEIGHBORHOOD COLLECTOR	387'
SETTLERS FARM TRACE	50'	30'	LOCAL ROAD	780'
BATEMAN LANE	50'	30'	LOCAL ROAD	1116'
KENT CHALK ROAD	50'	30'	LOCAL ROAD	1169'
RANAHAN ROAD	50'	30'	LOCAL ROAD	1214'
CONFLUENCE TRACE	50'	30'	LOCAL ROAD	580'
BIGTOOTH DRIVE	50'	30'	LOCAL ROAD	1352'
OUTER KNOLL DRIVE	50'	30'	LOCAL ROAD	1204'
GOLDEN YARROW LANE	50'	30'	LOCAL ROAD	1074'
DRY RILL PATH	50'	30'	LOCAL ROAD	290'
SHINING HOLLY ROAD	50'	30'	LOCAL ROAD	2453'
SERPENTINE TRAIL	50'	30'	LOCAL ROAD	330'
LACEY BARK LANE	50'	30'	LOCAL ROAD	467'
SWITCHBACK BEND	50'	30'	LOCAL ROAD	555'
WINDINGWOOD TRACE	50'	30'	LOCAL ROAD	430'
CHARREADA LANE	50'	30'	LOCAL ROAD	266'
PECAN GAP PASS	50'	30'	LOCAL ROAD	604'
WILLOW RUSH AVENUE	70'	44'	NEIGHBORHOOD COLLECTOR	2805'
GRAND LAUREL ROAD	50'	30'	LOCAL ROAD	371'
TOTAL				26,831'

PRELIMINARY PLAN APPROVAL SHEET 2 OF 12
FILE NUMBER **C8J-2018-0091.1B** APPLICATION DATE **02/15/2019**
APPROVED BY COMMISSION ON_____UNDER SECTION_____OF
CHAPTER_____OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (30-2-62,LDC)_____CASE MANAGER **SARAH SUMNER**
PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ_____DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING_____
Rev. 1_____Correction 1_____
Rev. 2_____Correction 2_____
Rev. 3_____Correction 3_____

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

811
Know what's **below.**
Call before you dig.
BENCHMARKS

BENCH MARK LIST

BM #101 "X" SET AT THE SOUTHWEST CORNER OF A CURB INLET AN THE INTERSECTION OF THE SOUTH R.O.W. OF S.H. 45 AND THE EAST R.O.W. OF NORTH TURNERSVILLE ROAD, ELEV.=748.46'(NAVD'88)

No.	REVISIONS	DATE	BY

C8J-2018-0091

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JOSHUA W. MIKSCH
122089
LICENSED
PROFESSIONAL ENGINEER
4/29/19

KHA PROJECT 067783111
DATE JUNE 2018
SCALE: AS SHOWN
DESIGNED BY: JDR
DRAWN BY: SLY
CHECKED BY: JWM

OVERALL PRELIMINARY PLAN

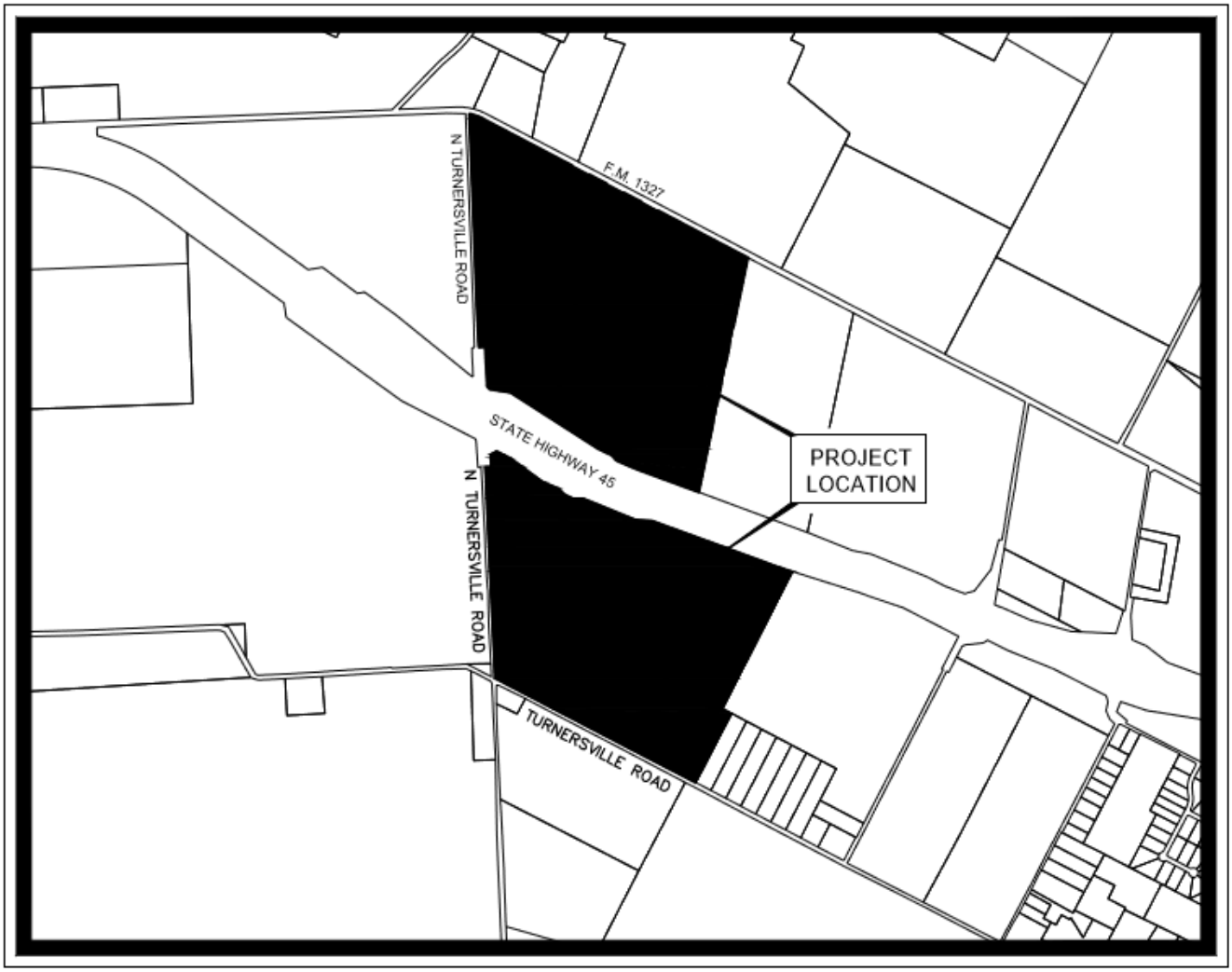
TURNER'S CROSSING
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
2 OF 12

Plotted By: Walker, Jordan (Austin) Date: May 01, 2019 01:31:48pm File Path: K:\AUS_Civ\067783111 Turner's Crossing\Cad\Preliminary\PlanSheets\OVERALL PRELIMINARY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Turner's Crossing Preliminary Plan

Location Map



VICINITY MAP

SCALE: 1" = 2,000'

COA GRID: G7, G8, G9
MAPSCO: 734X, 734T, 734F
734F