

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0268.0A**ZAP DATE:** December 17, 2019**SUBDIVISION NAME:** Replat of Lot 101, Block EE of Pioneer Crossing East, Section 17.**AREA:** 1.175 acres**LOTS:** 5**APPLICANT:** Continental homes of Texas, LP**AGENT:** LJA Engineering, Inc
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** 10800 ½ 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 Samsung Boulevard and Defender Trail.

DEPARTMENT COMMENTS: This request is for the replat of Lot 101, Block EE of Pioneer Crossing East, Section 17. The plat is comprised of four residential lots and one drainage/water quality lot on 1.175 acres, with a variance to LDC 25-4-171(A). This replat and associated plat vacation [Case #C8-2016-0109.3A(VAC)] is the second 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 was comprised of 12 residential lots and 1 drainage lot. It was vacated and replatted into 6 residential lots, 1 drainage lot and 1 amenity lot. The plat vacation and replat applications were approved by the zoning and platting commission on March 20, 2018.
- Section 17, Block EE, Lot 1 is currently comprised of one amenity lot. It will be vacated and replatted into 4 residential lots and 1 drainage/water quality lot.

This replat requires a variance to LDC 25-4-171(A) because Lot 51 does not have frontage to a public street. This section states "Each lot in a subdivision shall abut a dedicated public street". The applicant is proposing an access easement for Lot 51. Staff recommends approval of the variance for the following reasons:

- Lot 51 is a drainage/water quality lot and is not buildable
- When Samsung Boulevard is extended, it will provide frontage to Lot 51.
- The variance will not impair orderly development of the area
- The easement is adequate to allow maintenance vehicles and emergency responders to access Lot 51.

With the variance, the proposed lots comply with PUD requirements for use, lot width and lot size.

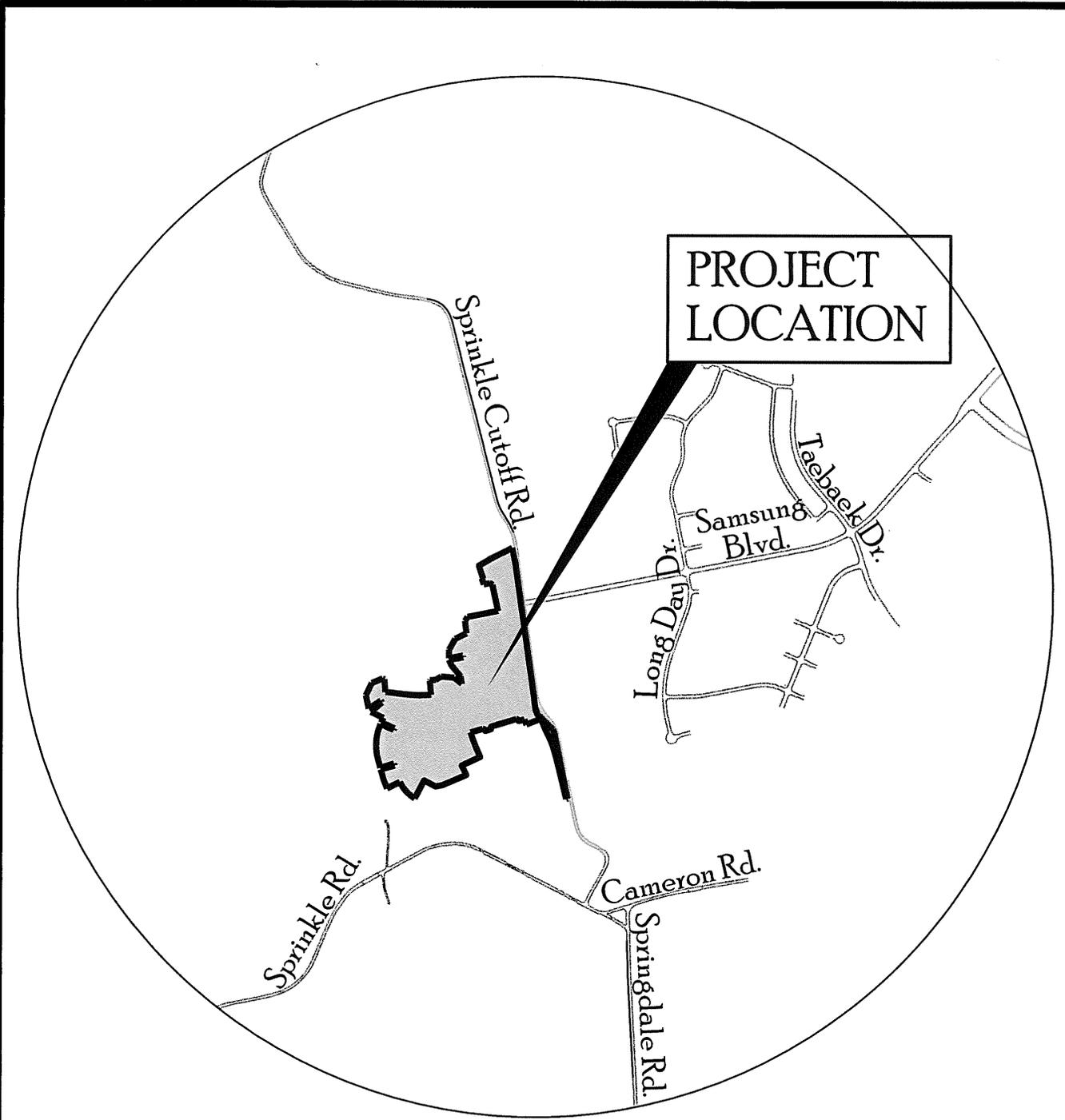
STAFF RECOMMENDATION: The plat meets all applicable State and City of Austin Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

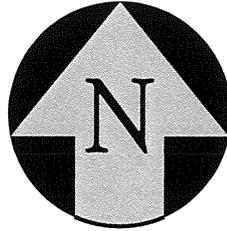
CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov



LOCATION MAP
PIONEER CROSSING EAST
PHASE 17



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 CUT-OFF 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 CUT-OFF ROAD. N:10104693.36, E:3143712.11

CONTINENTAL HOMES OF TEXAS, L.P.
TRACT 5 (40.97 ACRES)
DOC. NO. 2016128108
O.P.R.T.C.T.

WASTEWATER EASEMENT
EXHIBIT C (2.45 ACRES)
VOL. 12780, PG. 0001
R.P.R.T.C.T.

ART COLLECTION, INC.
REMAINDER TRACT 11 (119.364 ACRES)
VOL. 13270, PG. 1369
R.P.R.T.C.T.

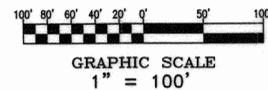
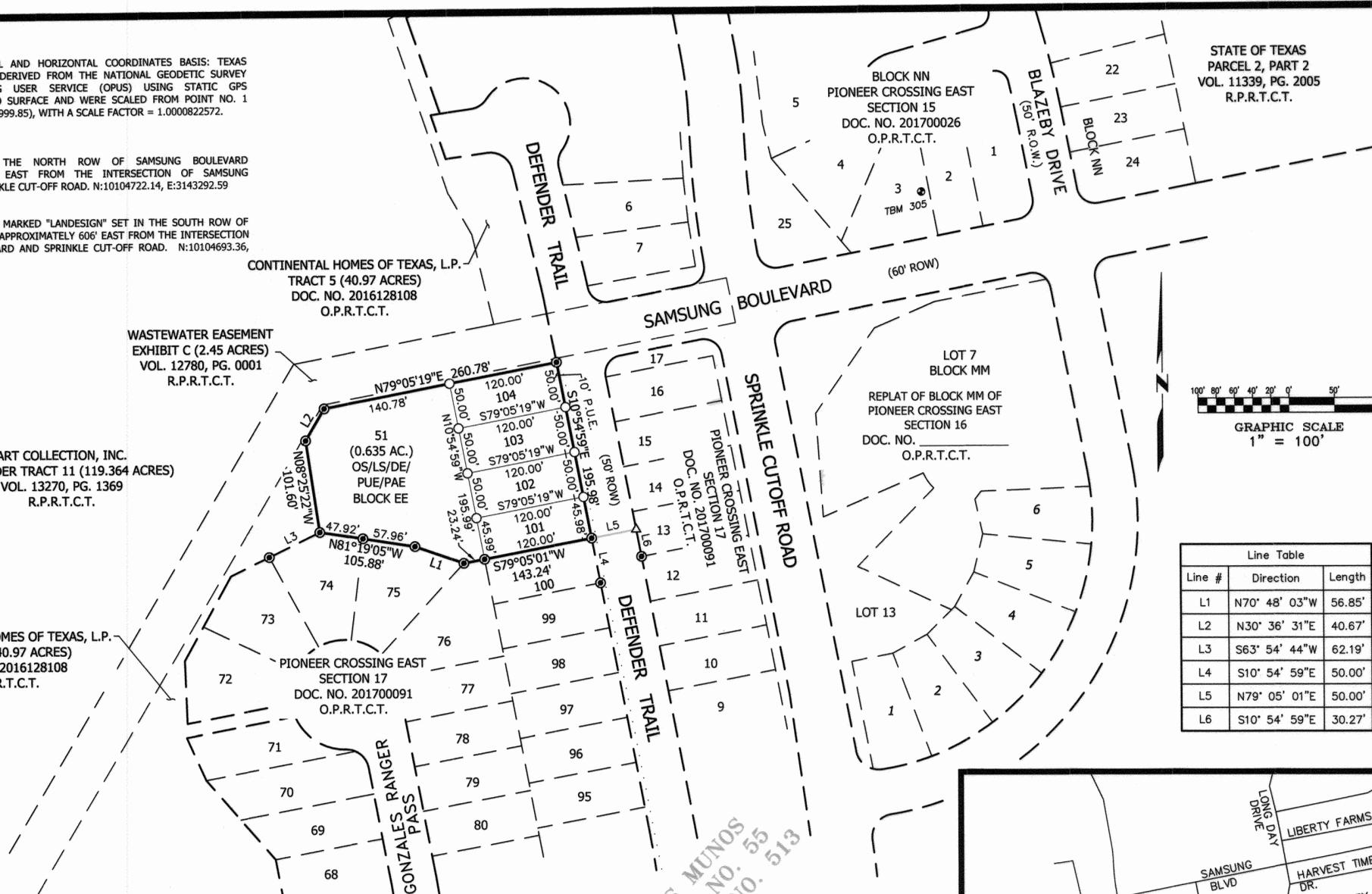
CONTINENTAL HOMES OF TEXAS, L.P.
TRACT 5 (40.97 ACRES)
DOC. NO. 2016128108
O.P.R.T.C.T.

PIONEER CROSSING EAST
SECTION 17
DOC. NO. 201700091
O.P.R.T.C.T.

BLOCK NN
PIONEER CROSSING EAST
SECTION 15
DOC. NO. 201700026
O.P.R.T.C.T.

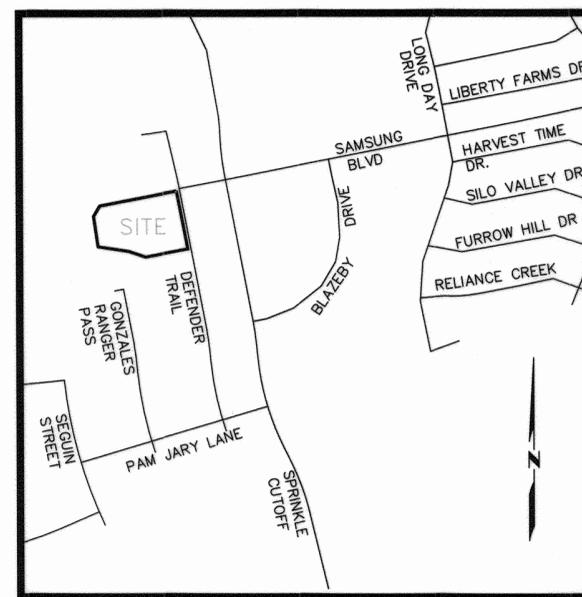
LOT 7
BLOCK MM
REPLAT OF BLOCK MM OF
PIONEER CROSSING EAST
SECTION 16
DOC. NO. _____
O.P.R.T.C.T.

STATE OF TEXAS
PARCEL 2, PART 2
VOL. 11339, PG. 2005
R.P.R.T.C.T.



Line Table		
Line #	Direction	Length
L1	N70° 48' 03"W	56.85'
L2	N30° 36' 31"E	40.67'
L3	S63° 54' 44"W	62.19'
L4	S10° 54' 59"E	50.00'
L5	N79° 05' 01"E	50.00'
L6	S10° 54' 59"E	30.27'

LUCAS MUNOS
SURVEY NO. 55
ABSTRACT NO. 513



LAND USE SUMMARY: REPLAT OF LOT 101, BLOCK EE OF PIONEER CROSSING EAST SECTION 17

TOTAL ACREAGE:	1.17 ACRES
STANDARD RESIDENTIAL LOTS:	4 LOTS
DENSITY:	0.29 UNITS PER ACRE
NUMBER OF BLOCKS:	1 BLOCKS
TOTAL LOTS:	5 LOTS
RESIDENTIAL LOTS:	4 LOTS
OTHER LOTS:	
OS/LS/DE/PUE/PAE	1 LOT (0.635 ACRES)
TOTAL OTHER LOTS:	1 LOTS (0.635 ACRES)
SUBMITTAL DATE:	

LEGEND

●	IRON REBAR WITH CAP FOUND (1/2", STAMPED "LANDESIGN")
○	IRON REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
△	CALCULATED POINT NOT SET
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
OS	OPEN SPACE
LS	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
WQ	WATER QUALITY
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
	SIDEWALK

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 LOT 101, BLOCK EE, PIONEER CROSSING EAST SECTION 17 OF RECORD IN DOCUMENT NUMBER 201700091 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 1.17 ACRES, LOCATED IN THE LUCAS MUNOS 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 LOT 101, BLOCK EE OF PIONEER CROSSING EAST SECTION 17"

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*
IAN CUDE, ASSISTANT SECRETARY

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF September 2018, BY IAN CUDE, ASSISTANT SECRETARY CHTEX OF TEXAS, INC., ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

Rachel Baring
NOTARY PUBLIC - STATE OF TEXAS

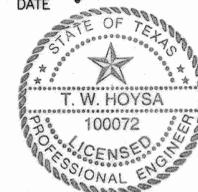


STATE OF TEXAS }
COUNTY OF TRAVIS }

I, 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. 48463C0460K, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS.

T.W. Hoysa
T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
3839 BEE CAVE ROAD
SUITE 150
AUSTIN, TEXAS 78746
TBPE REG. NO. F-1386

9/18/18
DATE



STATE OF TEXAS }
COUNTY OF TRAVIS }

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
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

09/18/2018
DATE



C8-2017-0268.0A

SHEET 01 of 02	PROJECT NAME: SPRINKLE 7 TRACTS
	JOB NUMBER: 384-15-01
	DATE: 10/12/17 SCALE: 100'
	DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS
	FIELDNOTE FILE PATH:
RPLS: TST TECH: HAS PARTYCHIEF:	
CHECKED BY: TST FIELDBOOK:	

REPLAT OF LOT 101, BLOCK EE OF
PIONEER CROSSING EAST SECTION 17



LANDESIGN SERVICES, INC.
512-238-7001
1220 McNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

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

STEVE HOPKINS, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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 _____
JOLENE KIOLBASSA

SECRETARY _____
ANA AGUIRRE

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 DETAILED 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) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED FEBRUAR 13, 2017, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. NO. 2017054598, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES (CONT.)

- 12) 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.
- 13) 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.
- 14) 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.
- 15) ALL BUILDING SETBACK LINES AND HEIGHTS WILL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS, PUD ORDINANCE NO. 970410-1.
- 16) 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: DEFENDER TRAIL. 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 THE UTILITY COMPANY.
- 17) 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.
- 18) 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.
- 19) VEHICULAR ACCESS IS PROHIBITED FROM ALL RESIDENTIAL LOTS TO SAMSUNG BOULEVARD AND SPRINKLE CUTOFF ROAD.
- 20) IN ACCORDANCE WITH ORDINANCE IMPLEMENTATION GUIDELINES, WATER QUALITY CONTROLS WILL BE REQUIRED WHEN BASIN CUMULATIVE IMPERVIOUS COVER EXCEEDS 10%
- 21) 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.
- 22) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 23) 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.
- 24) 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.
- 25) 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.
- 26) 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.
- 27) 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.
- 28) PARKLAND DEDICATION HAS BEEN SATISFIED IN ACCORDANCE WITH PUD ORDINANCE 970410-1 AND ITS AMENDMENTS.
- 29) LOT 51, BLOCK EE IS AN OPEN SPACE, LANDSCAPE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT LOT, NO RESIDENTIAL USE IS ALLOWED ON THIS LOT.
- 30) THE PUD REQUIRED HIKE AND BIKE TRAIL SYSTEM SHALL BE CONSTRUCTED WITH IMPROVEMENTS FOR EACH FINAL PLAT CONTAINING A PORTION OF THE TRAIL SYSTEM WITHIN THE SUBDIVISION CONSTRUCTION PLAN. MAINTENANCE OF TRAILS OUTSIDE PUBLIC ROW SHALL BE BY PIONEER CROSSING MASTER HOA. TRAIL IMPROVEMENTS DETAILS SHALL BE DESIGNED PER REQUIREMENTS SPECIFIED IN THE PUD ORDINANCE.
- 31) A VARIANCE TO SECTION 25-4-171(A) OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING AND PLANNING COMMISSION ON _____, 20____.
- 32) AN ACCESS EASEMENT FOR LOT 51 IS RECORDED IN DOC. NO. _____.

C8-2017-0268.0A

SHEET
02 of 02

PROJECT NAME: SPRINKLE 7 TRACTS
JOB NUMBER: 384-15-01
DATE: 11/07/19
SCALE: 100'
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS
FIELDNOTE FILE PATH:
RPLS: TST
TECH: HAS
PARTYCHIEF:
CHECKED BY: TST
FIELDBOOK:

REPLAT OF LOT 101, BLOCK EE OF
PIONEER CROSSING EAST SECTION 17



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901