

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0122.1A**ZAP DATE:** February 18, 2020**SUBDIVISION NAME:** East Village Phase 1**AREA:** 49.37 acres**LOTS:** 204 lots**APPLICANT:** RH Pioneer North LLC (Gordon Reger)**AGENT:** LJA Engineering, (Walter Hoysa)**ADDRESS OF SUBDIVISION:** 3407 E Howard Lane**GRIDS:** MQ32**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**LAND USE:** Residential

SIDEWALKS: Sidewalks will be constructed along all internal streets and the E Howard lane frontage.

DEPARTMENT COMMENTS: This request is for the East Village Phase 1 final plat, comprised of 204 lots on 49.37 acres. There will be 196 residential lots, and 8 landscape, parkland, drainage and open space lots. The proposed lots comply with the Pioneer Crossing PUD requirements for use, lot width and lot size.

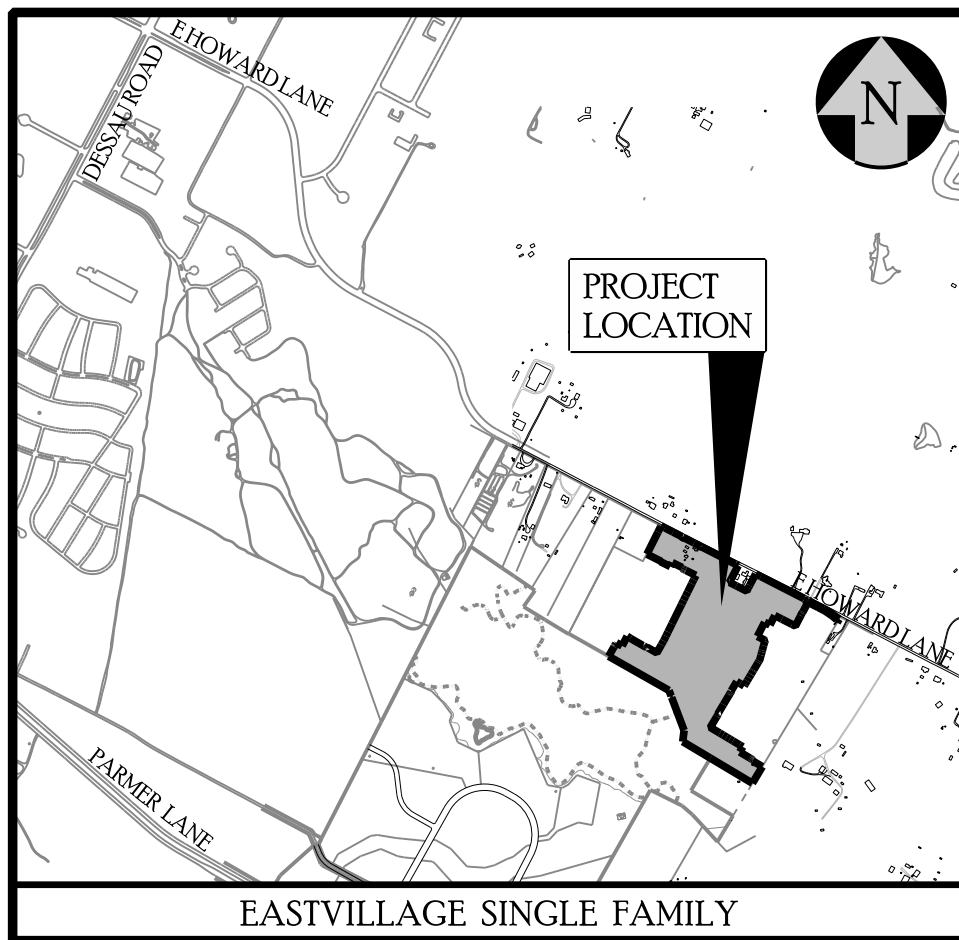
STAFF RECOMMENDATION: The preliminary plan meets all applicable State and City of Austin Land Development Code requirements and staff recommends approval.

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

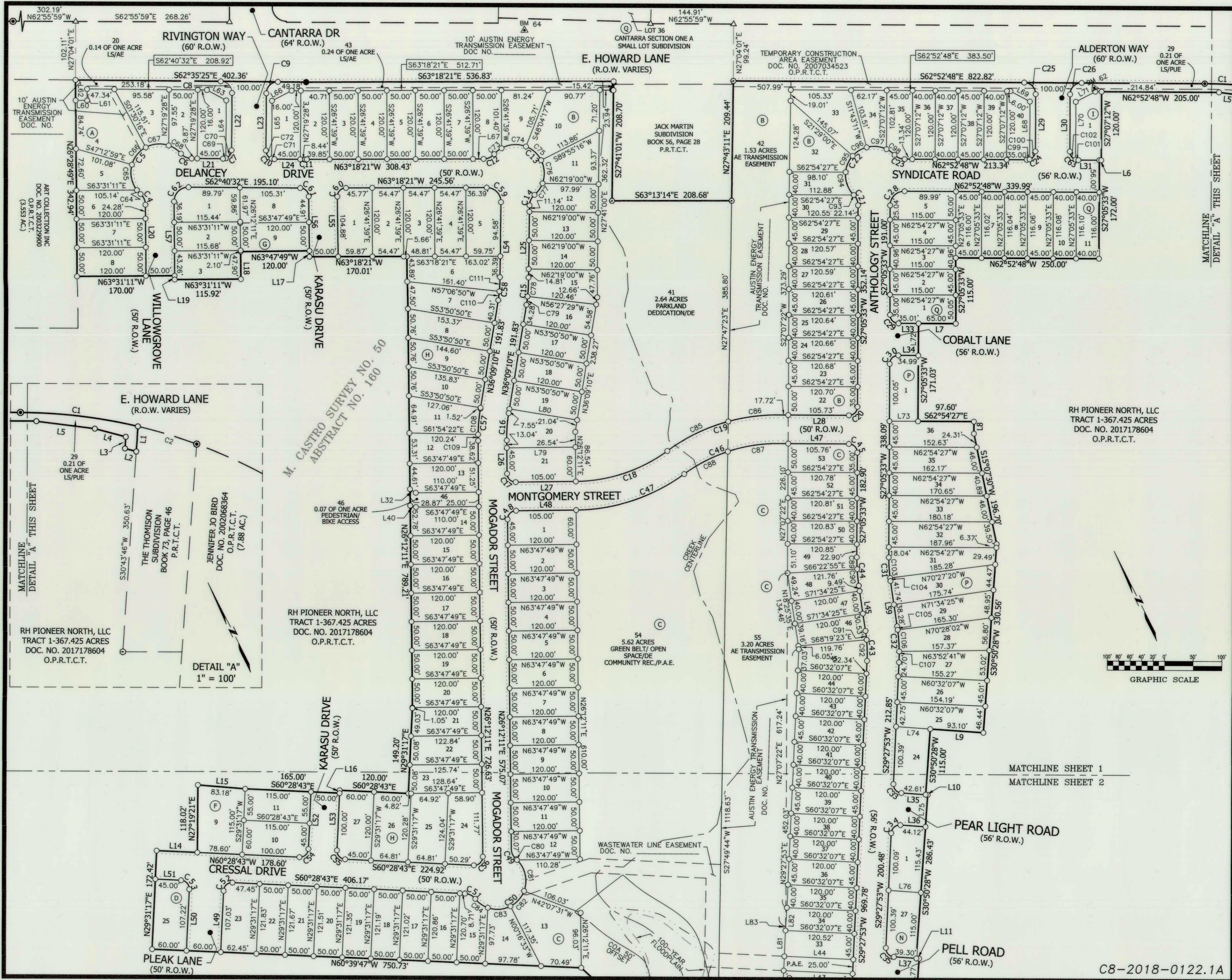
EASTVILLE

SINGLE FAMILY PHASE 1

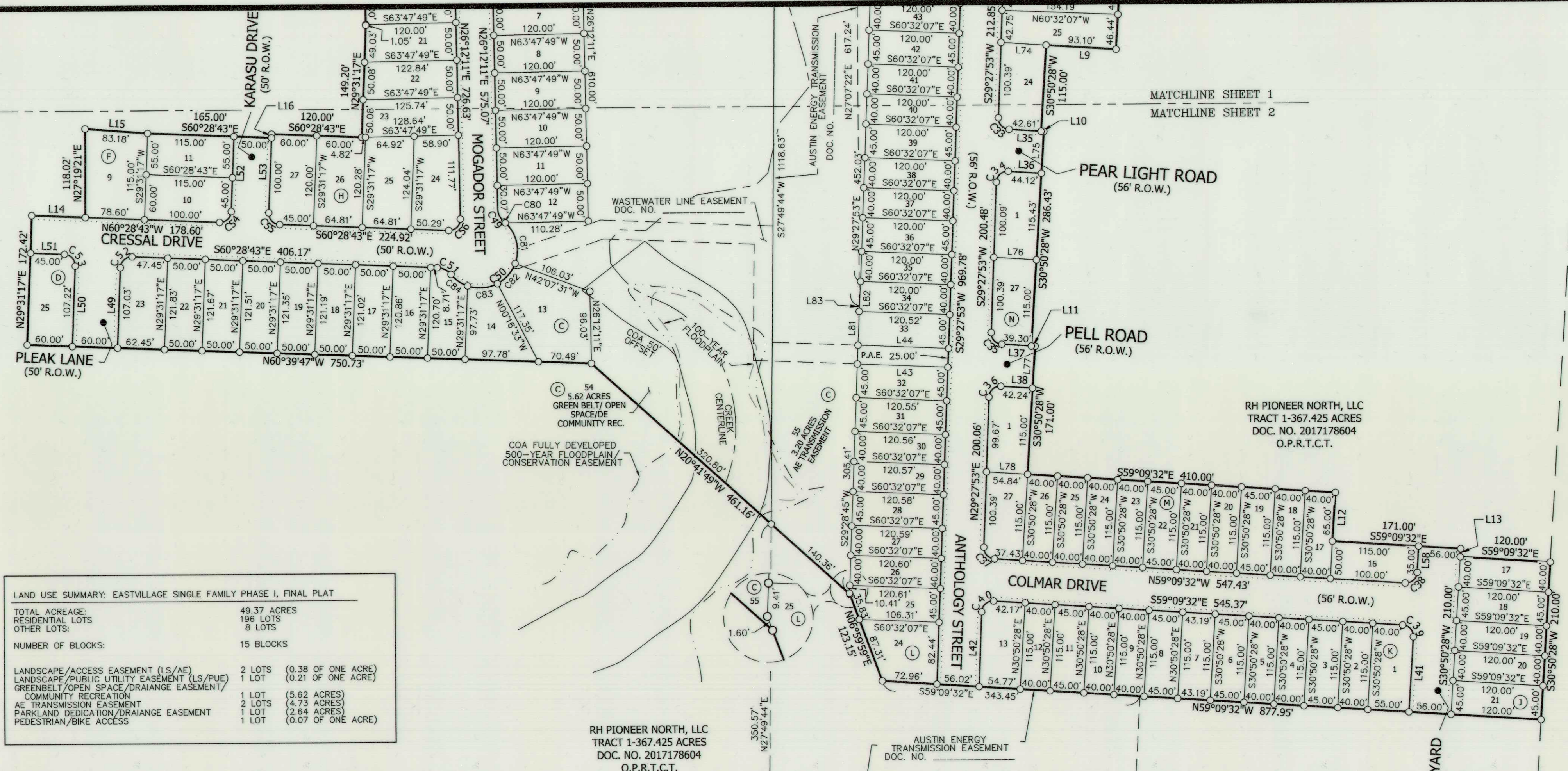
Street, Drainage, Water
and Wastewater Improvements



3124-1/2 E PARKER LN
LOCATION MAP
(N.T.S.)



**EASTVILLE
SINGLE FAMILY PHASE I
FINAL PLAT**

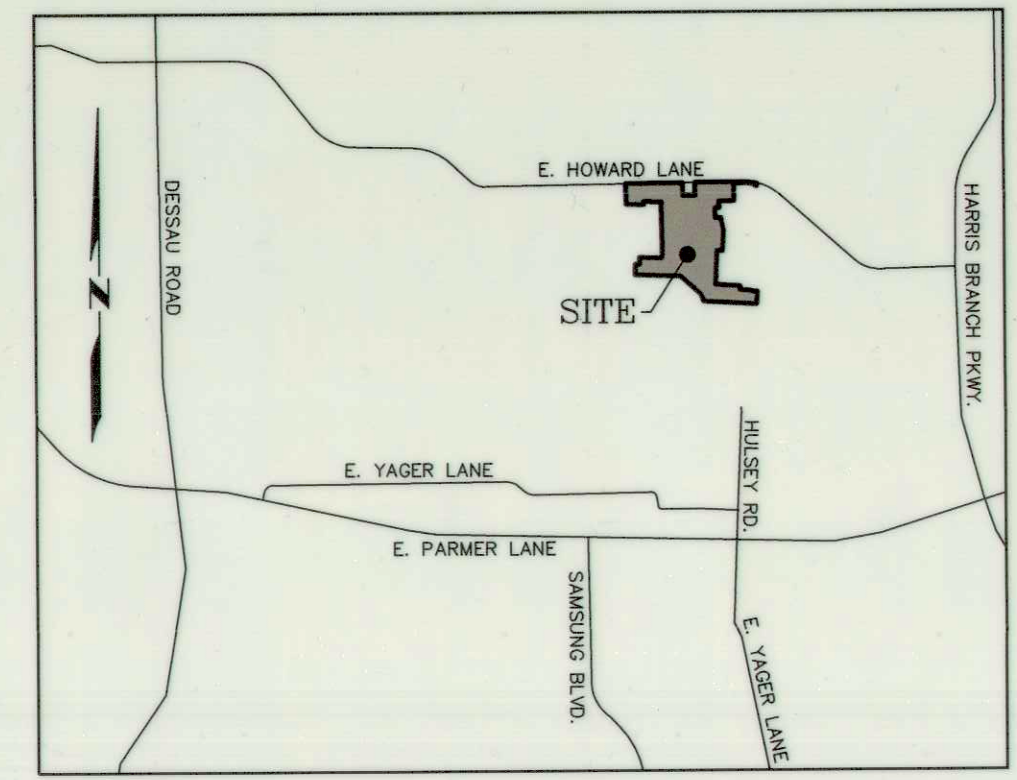


LAND USE SUMMARY: EASTVILLE SINGLE FAMILY PHASE I, FINAL PLAT			
TOTAL ACREAGE:	49.37 ACRES		
RESIDENTIAL LOTS:	196 LOTS		
OTHER LOTS:	8 LOTS		
NUMBER OF BLOCKS:	15 BLOCKS		
LANDSCAPE/ACCESS EASEMENT (LS/AE)	2 LOTS	(0.38 OF ONE ACRE)	
LANDSCAPE/PUBLIC UTILITY EASEMENT (LS/PUE)	1 LOT	(0.21 OF ONE ACRE)	
GREENBELT/OPEN SPACE/DRAINAGE EASEMENT/COMMUNITY RECREATION	1 LOT	(5.62 ACRES)	
AE TRANSMISSION EASEMENT	2 LOTS	(4.73 ACRES)	
PARKLAND DEDICATION/DRAINAGE EASEMENT	1 LOT	(2.64 ACRES)	
PEDESTRIAN/BIKE ACCESS	1 LOT	(0.07 OF ONE ACRE)	

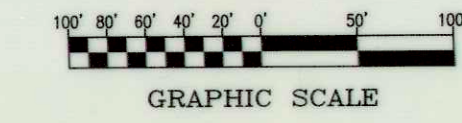
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00008978.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).



VICINITY MAP
(NOT TO SCALE)



LEGEND	
●	TX.D.O.T. TYPE II MONUMENT FOUND
○	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH CAP FOUND (OR AS NOTED)
○	1/2" REBAR WITH CAP STAMPED "LANDESIGN" SET
○	NAIL FOUND (60D, OR AS NOTED)
○	COTTON SPINDLE FOUND
○	FENCE CORNER POST FOUND
○	CALCULATED POINT NOT SET
○	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
○	DEED RECORDS OF TRAVIS COUNTY, TEXAS
○	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
○	RIGHT-OF-WAY
○	PUBLIC UTILITY EASEMENT
○	DRAINAGE EASEMENT
○	WATER QUALITY EASEMENT
○	P.A.E. PUBLIC ACCESS EASEMENT
○	E.T.E. ELECTRIC/TELEPHONE EASEMENT
○	A.E. AUSTIN ENERGY EASEMENT
○	SIDEWALK

BENCHMARK				
Point #	Raw Description	Northing	Easting	Elevation
62	60D w/LSI WASHER	10115563.20	3153474.00	666.05
64	60D w/LSI WASHER	10116101.65	3152631.67	647.99

M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

AUSTIN ENERGY
SUBSTATION TRACT
DOC. NO. 2017178604
O.P.R.T.C.T.

JOHN & JENNIFER JO BIRD
VOL. 9064, PG. 270
R.P.R.T.C.T.
(41.412 AC.)

REVISIONS	
DATE	DESCRIPTION
10/08/19	REMOVED HOLBECK ROW
01/07/20	ADDED AE ESMT.
PROJECT NAME: PIONEER CROSSING	
JOB NUMBER: 17-030	
DATE: 05/09/19	
DRAWING FILE PATH: L:\JAV17-030 PIONEER CROSSING\DWG\ESTVILLAGE PH I.DWG	
FIELDNOTE FILE PATH: N/A	
RPLS: TST	TECH: HAS
CHECKED BY: TST	PARTYCHIEF: N/A
FIELDBOOK: N/A	

DRAWING NAME:
EASTVILLE PH I

SHEET
02 of 04

EASTVILLE
SINGLE FAMILY PHASE I
FINAL PLAT

LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
312-238-7901

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	900.48'	206.69'	13°09'05"	S56° 21' 29"E	206.24'
C2	900.48'	107.28'	6°49'33"	N46° 22' 10"W	107.21'
C4	25.00'	21.03'	48°11'23"	S02° 23' 07"W	20.41'
C5	50.00'	163.38'	187°13'25"	S71° 54' 08"W	99.80'
C6	25.00'	21.03'	48°11'23"	N38° 34' 50"W	20.41'
C7	15.00'	23.56'	90°00'00"	S72° 19' 28"W	21.21'
C8	20.00'	31.39'	89°54'53"	N17° 37' 59"W	28.26'
C9	20.00'	31.45'	90°05'07"	N72° 22' 01"E	28.31'
C10	15.00'	23.56'	90°00'00"	N17° 40' 32"W	21.21'
C11	275.00'	3.02'	0°37'49"	N62° 59' 26"W	3.02'
C12	25.00'	21.03'	48°11'23"	N87° 24' 02"W	20.41'
C13	50.00'	163.51'	187°22'07"	N17° 48' 40"W	99.79'
C14	25.00'	21.03'	48°11'23"	N51° 46' 42"E	20.41'
C15	325.00'	48.04'	8°28'10"	N31° 55' 05"E	48.00'
C16	275.00'	47.76'	9°56'59"	N31° 10' 40"E	47.70'
C17	15.00'	23.56'	90°00'00"	N18° 47' 49"W	21.21'
C18	275.00'	171.07'	35°38'30"	N81° 37' 04"W	168.32'
C19	325.00'	207.22'	36°31'53"	N81° 10' 23"W	203.72'
C20	15.00'	23.56'	90°00'00"	S72° 05' 33"W	21.21'
C21	25.00'	19.65'	45°02'08"	S04° 34' 29"W	19.15'
C22	50.00'	157.17'	180°05'56"	S72° 06' 23"W	100.00'
C23	25.00'	19.65'	45°02'08"	N40° 21' 44"W	19.15'
C24	15.00'	23.56'	90°00'00"	S72° 07' 12"W	21.21'
C25	20.00'	31.42'	90°00'00"	S17° 52' 48"E	28.28'
C26	20.00'	31.42'	90°00'00"	S72° 07' 12"W	28.28'
C28	25.00'	39.28'	90°01'39"	S72° 06' 23"W	35.36'
C29	15.00'	23.55'	89°58'21"	S17° 53' 37"E	21.21'
C30	15.00'	23.57'	90°01'39"	S72° 06' 23"W	21.22'
C31	272.00'	41.14'	8°39'58"	S22° 45' 34"W	41.10'
C32	328.00'	63.19'	11°02'18"	S23° 56' 44"W	63.09'
C33	15.00'	23.20'	88°37'25"	S14° 50' 50"E	20.96'
C34	15.00'	23.92'	91°22'35"	S75° 09' 10"W	21.47'
C35	15.00'	23.20'	88°37'25"	S14° 50' 50"E	20.96'
C36	15.00'	23.92'	91°22'35"	N75° 09' 10"E	21.47'
C37	15.00'	23.20'	88°37'25"	N14° 50' 50"W	20.96'
C38	15.00'	23.56'	90°00'00"	S75° 50' 28"W	21.21'
C39	15.00'	23.56'	90°00'00"	S14° 09' 32"E	21.21'
C40	15.00'	23.92'	91°22'35"	N75° 09' 10"E	21.47'
C43	272.00'	52.40'	11°02'18"	S23° 56' 44"W	52.32'
C44	328.00'	49.61'	8°39'58"	S22° 45' 34"W	49.56'
C45	15.00'	23.56'	90°00'00"	S17° 54' 27"E	21.21'
C46	275.00'	175.34'	36°31'53"	S81° 10' 23"E	172.38'
C47	325.00'	202.17'	35°38'30"	S81° 37' 04"E	198.93'
C48	15.00'	23.56'	90°00'00"	N71° 12' 11"E	21.21'
C49	25.00'	21.03'	48°11'23"	N02° 06' 30"E	20.41'
C50	50.00'	165.54'	189°41'52"	N72° 51' 44"E	99.64'
C51	25.00'	21.03'	48°11'23"	S36° 23' 01"E	20.41'
C52	15.00'	23.56'	90°00'00"	N74° 31' 17"E	21.21'
C53	15.00'	23.56'	90°00'00"	N15° 28' 43"W	21.21'
C54	15.00'	23.56'	90°00'00"	S74° 31' 17"W	21.21'
C55	15.00'	23.56'	90°00'00"	S15° 28' 43"E	21.21'
C56	15.00'	24.43'	93°19'06"	N72° 51' 44"E	21.82'
C57	325.00'	56.44'	9°56'59"	N31° 10' 40"E	56.37'
C58	275.00'	40.65'	8°28'10"	N31° 55' 05"E	40.61'
C59	25.00'	39.70'	90°59'21"	N17° 48' 40"W	35.66'
C60	15.00'	23.69'	90°29'28"	S71° 26' 55"W	21.30'
C61	15.00'	23.27'	88°52'43"	S18° 14' 10"E	21.00'
C62	25.00'	39.64'	90°50'39"	N71° 54' 08"E	35.61'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C63	15.00'	23.56'	90°00'00"	S17° 52' 48"E	21.21'
C64	50.00'	9.64'	11°03'07"	S16° 11' 01"E	9.63'
C65	50.00'	46.64'	53°26'28"	S16° 03' 47"W	44.96'
C66	50.00'	39.89'	45°42'43"	S65° 38' 23"W	38.84'
C67	50.00'	41.20'	47°12'56"	N67° 53' 48"W	40.05'
C68	50.00'	26.01'	29°48'11"	N29° 23' 14"W	25.72'
C69	15.00'	5.10'	19°28'16"	S72° 24' 40"E	5.07'
C70	15.00'	18.46'	70°31'44"	N62° 35' 20"E	17.32'
C71	15.00'	5.10'	19°28'16"	S52° 56' 24"E	5.07'
C72	15.00'	18.46'	70°31'44"	S07° 56' 24"E	17.32'
C73	50.00'	16.47'	18°52'17"	S77° 56' 25"W	16.39'
C74	50.00'	44.24'	50°41'44"	N67° 16' 35"W	42.81'
C75	50.00'	36.52'	41°50'59"	N21° 00' 13"W	35.71'
C76	50.00'	41.61'	47°41'09"	N23° 45' 51"E	40.42'
C77	50.00'	24.67'	28°15'58"	N61° 44' 24"E	24.42'
C78	325.00'	33.23'	5°51'30"	N30° 36' 45"E	33.22'
C79	325.00'	14.81'	2°36'40"	N34° 50' 50"E	14.81'
C80	50.00'	1.90'	2°10'33"	N20° 53' 55"W	1.90'
C81	50.00'	59.07'	67°41'08"	N14° 01' 55"E	55.69'
C82	50.00'	36.52'	41°50'59"	N68° 47' 58"E	35.71'
C83	50.00'	40.84'	46°47'41"	S66° 52' 42"E	39.71'
C84	50.00'	27.22'	31°11'32"	S27° 53' 06"E	26.89'
C85	325.00'	119.10'	20°59'48"	N88° 56' 25"W	118.43'
C86	325.00'	88.12'	15°32'04"	N70° 40' 29"W	87.85'
C87	275.00'	89.28'	18°36'02"	N72° 12' 28"W	88.88'
C88	275.00'	86.06'	17°55'51"	S89° 31' 36"W	85.71'
C89	328.00'	20.84'	3°38'26"	S25° 16' 20"W	20.84'
C90	328.00'	28.77'	5°01'32"	S20° 56' 21"W	28.76'
C91	272.00'	15.43'	3°15'02"	N20° 03' 06"E	15.43'
C92	272.00'	36.97'	7°47'16"	N25° 34' 15"E	36.94'
C93	50.00'	0.24'	0°16'27"	S17° 48' 22"E	0.24'
C94	50.00'	43.86'	50°15'41"	S07° 27' 42"W	42.47'
C95	50.00'	31.35'	35°55'28"	S50° 33' 16"W	30.84'
C96	50.00'	28.98'	33°12'11"	S85° 07' 06"W	28.57'
C97	50.00'	35.56'	40°44'36"	N57° 54' 30"W	34.81'
C98	50.00'	17.18'	19°41'33"	N27° 41' 26"W	17.10'
C99	15.00'	5.10'	19°28'16"	S72° 36' 56"E	5.07'
C100	15.00'	18.46'	70°31'44"	N62° 23' 04"E	17.32'
C101	15.00'	5.10'	19°28'16"	S53° 08' 40"E	5.07'
C102	15.00'	18.46'	70°31'44"	S08° 08' 40"E	17.32'
C103	272.00'	35.83'	7°32'53"	S23° 19' 07"W	35.81'
C104	272.00'	5.31'	1°07'05"	S18° 59' 08"W	5.31'
C105	328.00'	6.33'	1°06'22"	N18° 58' 46"E	6.33'
C106	328.00'	37.72'	6°35'22"	N22° 49' 38"E	37.70'
C107	328.00'	19.14'	3°20'34"	N27° 47' 36"E	19.13'
C108	325.00'	45.71'	8°03'32"	S32° 07' 24"W	45.67'
C109	325.00'	10.73'	1°53'27"	S27° 08' 54"W	10.73'
C110	275.00'	15.68'	3°16'00"	N34° 31' 10"E	15.68'
C111	275.00'	24.97'	5°12'10"	N30° 17' 05"E	24.96'

Line Table		
Line #	Direction	Length
L1	S30° 43' 46"W	43.90'
L2	N48° 19' 39"W	20.37'
L3	N30° 43' 46"E	20.37'
L4	N48° 19' 39"W	55.74'
L5	N55° 54' 38"W	105.36'
L6	N62° 52' 48"W	3.42'
L7	N62° 52' 48"W	65.00'
L8	S27° 07' 12"W	21.22'
L9	N59° 09' 32"W	93.10'
L10	S59° 09' 32"E	3.58'
L11	S59° 09' 32"E	5.00'
L12	S30° 50' 28"W	65.00'
L13	S30° 50' 28"W	11.00'
L14	S60° 28' 43"E	71.17'
L15	S58° 27' 23"E	83.18'
L16	N29° 31' 17"E	5.00'
L17	N26° 12' 12"E	10.33'
L18	S26° 12' 11"W	47.90'
L19	N26° 28' 49"E	6.74'
L20	S26° 28' 49"W	124.28'
L21	N62° 40' 32"W	54.87'
L22	S27° 19' 28"W	100.22'
L23	N27° 19' 28"E	100.07'
L24	N62° 40' 32"W	53.44'
L25	N27° 41' 00"E	125.94'
L26	N26° 12' 11"E	58.04'
L27	N63° 47' 49"W	105.00'
L28	N62° 54' 27"W	123.45'
L29	S27° 07' 12"W	100.00'
L30	S27° 07' 12"W	100.00'
L31	S62° 52' 48"E	36.58'
L32	N30° 12' 26"W	12.00'
L33	S62° 52' 48"E	35.01'
L34	N62° 52' 48"W	34.99'
L35	S59° 09' 32"E	42.61'
L36	N59° 09' 32"W	44.12'
L37	S59° 09' 32"E	39.30'
L38	S59° 09' 32"E	42.24'
L40	N48° 17' 07"W	10.38'
L41	S30° 50' 28"W	100.00'
L42	N29° 27' 53"E	99.67'
L43	S60° 32' 07"E	120.54'
L44	S60° 32' 07"E	120.53'
L45	S18° 25' 35"W	80.02'
L47	S62° 54' 27"E	123.45'
L48	S63° 47' 49"E	105.00'
L49	N29° 31' 17"E	107.03'
L50	N29° 31' 17"E	107.22'
L51	N60° 28' 43"W	45.00'
L52	S29° 31' 17"W	100.00'
L53	S29° 31' 17"W	100.00'
L54	N27° 41' 00"E	130.98'
L55	S26° 12' 11"W	104.88'
L56	S26° 12' 11"W	94.91'
L57	N26° 28' 49"E	129.44'
L58	S30° 50' 28"W	35.00'
L59	S18° 25' 35"W	80.02'
L60	S62° 40' 32"E	20.00'

Line Table		
Line #	Direction	Length
L61	N26° 28' 49"E	20.00'
L62	S26° 28' 49"W	35.60'
L63	S34° 46' 42"E	38.47'
L64	N27° 19' 28"E	101.14'
L65	N27° 19' 28"E	101.14'
L66	N89° 25' 38"E	38.47'
L67	N63° 18' 21"W	18.58'
L68	S27° 07' 12"W	101.14'
L69	S34° 58' 58"E	38.47'
L70	S27° 07' 12"W	101.14'
L71	N89° 13' 22"E	38.47'
L72	S27° 05' 33"W	56.00'
L73	N62° 54' 27"W	50.00'
L74	S59° 09' 32"E	60.02'
L75	S30° 50' 28"W	56.00'
L76	S59° 09' 32"E	56.71'
L77	S30° 50' 28"W	56.00'
L78	S59° 09' 32"E	54.84'
L79	N63° 47' 49"W	120.00'
L80	N53° 50' 50"W	120.00'
L81	N29° 28' 45"E	45.00'
L82	N30° 12' 46"E	40.00'
L83	N29° 28' 45"E	7.28'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642

TBPELS FIRM NO. 10001800

512-238-7901

EASTVILLAGE
SINGLE FAMILY PHASE I
FINAL PLAT

REVISIONS		PROJECT NAME: PIONEER CROSSING	
DATE	DESCRIPTION	JOB NUMBER: 17-030	SCALE: 1" = 100'
10/08/19	REMOVED HOLBECK ROW	DATE: 05/09/19	DRAWING FILE PATH: L:\J\17-030 PIONEER CROSSING\DWG\SEASTVILLAGE PH 1.DWG
01/07/20	ADDED AE ESMT.		FIELDNOTE FILE PATH: N/A
		RPLS: TST	TECH: HAS
		PARTYCHIEF: N/A	CHECKED BY: TST
		FIELDBOOK: N/A	

DRAWING NAME:
EASTVILLAGE PH 1

SHEET
03 of 04

C8-2018-0122.1A

