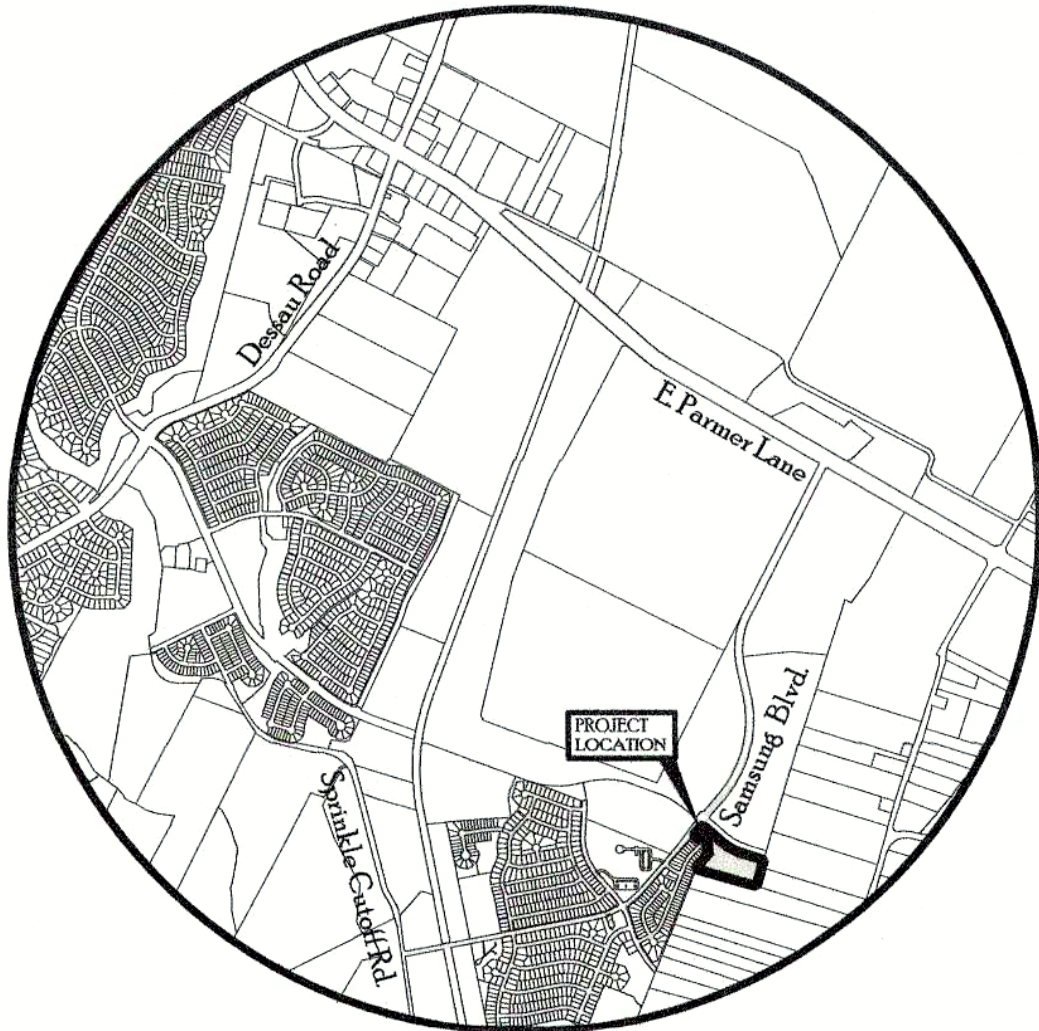
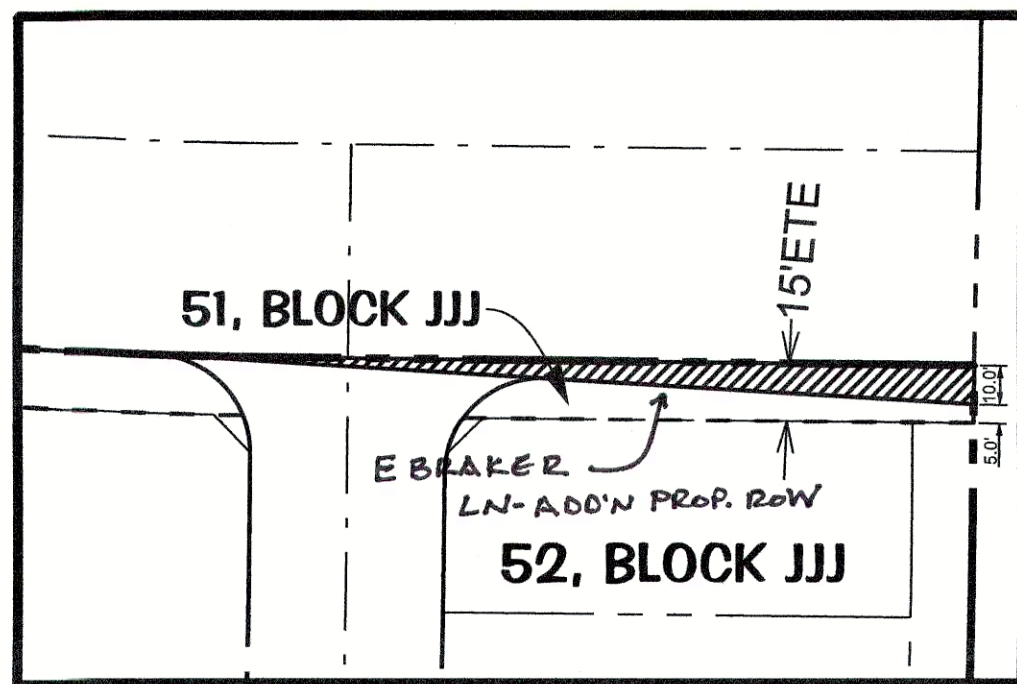


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0247**Z.A.P. DATE:** April 21, 2020**SUBDIVISION NAME:** Pioneer Crossing East Section 19 Preliminary Plan**AREA:** 7.15 acres**LOTS:** 32**APPLICANT:** Continental Homes of Texas, LP
(Kevin Pape)**AGENT:** LJA Engineering, Inc.
(Walter Hoysa, P.E.)**ADDRESS OF SUBDIVISION:** 200-751 E. Braker Lane & Samsung Blvd.**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** P.U.D**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Residential**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the plan meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Pioneer Crossing East Section 19 Preliminary Plan composed of 32 lots on 7.15 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



LOCATION MAP



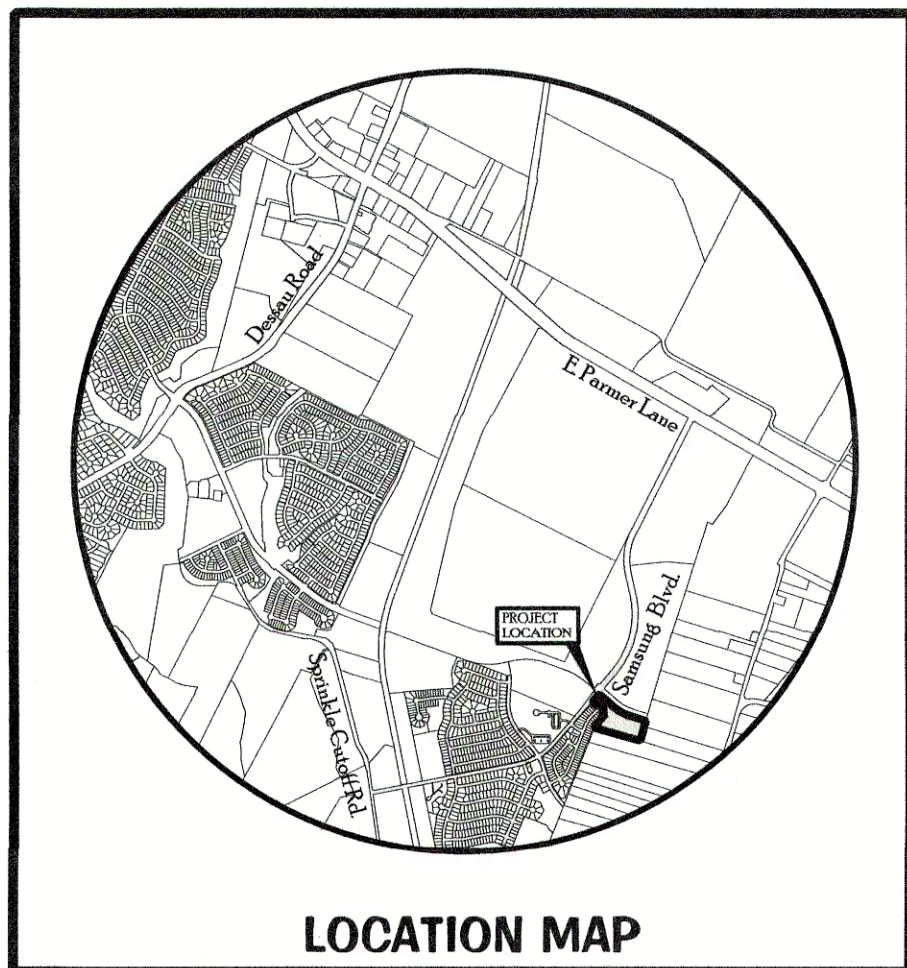
NUMBER	DIRECTION	DISTANCE
L1	N21°43'37"E	55.67'
L2	N46°59'09"E	38.86'
L3	N53°24'49"W	63.11'
L4	N36°35'11"E	50.00'
L5	N43°38'29"W	84.87'
L6	N47°23'39"W	7.34'
L7	N41°03'26"E	34.89'
L8	S15°34'43"W	20.50'

NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C1	54°02'43"	25.00	23.58	N27°36'40"W	22.72
C2	143°49'12"	60.00	150.61	N70°57'48"W	114.07
C3	01°36'07"	500.00	13.98	N41°51'30"E	13.98
C4	34°00'27"	25.00	35.62	N57°48'14"E	14.62
C5	24°40'28"	760.00	327.29	S61°24'58"E	324.77

STREET NAME	CURB AND GUTTER	R.O.W. AND WIDTH	PAVEMENT WIDTH	STREET LENGTH	SIDEWALK	MAX DESIGN SPEED
				(ft)	(ft)	(mph)
BRAKER LANE	YES	VARIABLE	2-30	583	1 SIDES	45
OVERLORD LANE	YES	50	30	171	2 SIDES	30
SEA LION COVE	YES	50	30	171	2 SIDES	30
DRAGON DRIVE	YES	50	30	169	2 SIDES	30
2. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.						
3. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN INSPECTION OR MAINTENANCE OF SAID EASEMENT.						
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.						
5. CONTOUR DATA: ACO 2003 GIS CONTOURS						
6. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURVEY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25-1-112 OF THE AUSTIN LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:						
A. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION TANKS, EROSION CONTROL, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE STREETS SHOWN ABOVE.						
7. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.						
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAN: SEA LION COVE, OVERLORD LANE, DRAGON DRIVE, AND E. BRAKER LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT AND MAINTAIN SIDEWALKS IN ACCORDANCE WITH THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY SIDEWALK ALONG E. BRAKER LANE MUST BE 8 FEET IN WIDTH AS REQUIRED BY THE PUD ORDINANCE.						
9. DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE CITY ESTABLISHED REGIONAL DETENTION DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAILED BY THE USE OF PONDING OR OTHER APPROVED METHODS.						
11. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.						
12. VEHICLE ACCESS IS PROHIBITED FROM ALL RESIDENTIAL LOTS TO BRAKER LANE.						
13. WATERSHED STATUS - THIS SUBDIVISION IS LOCATED IN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN.						
14. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.						
15. MAINTENANCE OF THE WATER QUALITY STANDARDS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND CODE, AND OTHER ORDINANCES, AND THE REGULATIONS OF THE CITY OF AUSTIN.						
16. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.						
17. ALL RADI AT RIGHT-OF-WAYS ARE 15', UNLESS OTHERWISE NOTED.						
18. LANDSCAPE AND OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.						
19. TEN FOOT PUBLIC UTILITY EASEMENTS ARE REQUIRED ADJACENT TO ALL STREET R.O.W.						
20. NO PORTION OF THIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE ACCORDING TO THE TCEQ QUAD MAPS.						
21. THE ELECTRICAL UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. THE UTILITY WILL PERFORM TREE WORK IN COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.						
22. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRICAL UTILITY DEPARTMENT WITH ANY EASEMENT AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES.						
23. ANY ELECTRICAL UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DUTY AND RESPONSIBILITY OF THE UTILITY COMPANY.						
24. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND PERMANENT PROTECTION FOR ELECTRICAL UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT. THIS ELECTRICAL UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.						
25. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNAGE AND LIGHTS. CONSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS IS LIMITED TO CONSTRUCTION ALLOWED BY LDC 25-8-281 AND 25-8-282.						
26. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA, PURSUANT TO LDC SECTION 25-8-211. WATER QUALITY CONTROLS SHALL CONFORM TO THE APPROVED PIONEER CROSSING PUD WATER QUALITY MASTER PLAN.						
27. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLANT STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN THE PLAN AND SUBMITTED IN WRITING TO THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.						
28. THE FOLLOWING LOTS HAVE SLOPES GREATER THAN 15%: LOTS 47-49, BLOCK J.J. CONSTRUCTION ON THESE LOTS SHALL COMPLY WITH LDC SECTIONS 25-8-301, 302 AND 303 REGARDING CONSTRUCTION.						
29. EACH SINGLE FAMILY LOT IN THIS RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 8-INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE ECM. THIS REQUIREMENT IS IN ADDITION TO ANY REQUIRED TREE MITIGATION.						
30. BUILDING LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.						

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

————	FULLY DEVELOPED 100 YEAR FLOODPLAIN
- - - -	CONSERVATION ESMT (PER PUD)
- - - -	WATER QUALITY TRANSITION ZONE
.....	PROPOSED SIDEWALK
<i>W. EASE.</i>	PROPOSED EASEMENT
A	25' CURB RADIUS
B	35' CURB RADIUS
C	20' CURB RADIUS
L=	ARC LENGTH OF CURVED DIMENSION
F-F	FACE OF CURB TO FACE OF CURB
ROW	RIGHT-OF-WAY
FOC	FACE OF CURB
OS	OPEN SPACE
DE	DRAINAGE EASEMENT
WQ	WATER QUALITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
<i>PROPOSED</i>	PROPOSED HIKE & BIKE TRAIL



PRELIMINARY PLAN APPROVAL

Sheet 1 of 1

FILE NUMBER : C8-2016-0247 APPLICATION DATE : 12/14/16

APPROVED BY (ADM) (PC) (ZAP) ON : _____

UNDER SECTION 57 OF CHAPTER 25-4 OF THE AUSTIN CITY CODE

EXPIRATION DATE _____ CASE MANAGER CESAR ZAVALA

((IF REV)) ORIGINAL APPLICATION DATE : _____ DWPZ _____ DDZ _____

TYPE OF REVISION : MAJOR _____ MINOR _____ SB 1704 : YES _____ NO _____

J. Rodney Gonzales, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____

APPROVED ON _____ CASE MANAGER _____

Final Plats must be recorded by the Expiration date, Subsequent Plans which do not comply with the code current at the time of filing, and all required building permits or notices of construction (if a building permit is not required), must also be approved prior to the project Expiration date.

**PIONEER CROSSING EAST
SECTION 19-PRELIMINARY PLAN
100 SCALE PRELIMINARY PLAN**

REVISIONS

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