

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0122.3A**ZAP DATE:** January 5, 2021**SUBDIVISION NAME:** East Village Phase 2**AREA:** 22.17 acres**LOTS:** 119 lots**APPLICANT:** RH Pioneer North LLC (Annie Atkinson)**AGENT:** LJA Engineering, (Angela Ploetz)**ADDRESS OF SUBDIVISION:** 3407 East 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.

DEPARTMENT COMMENTS: This request is for the approval of East Village Single Family Phase 2, a final plat comprised of 119 lots on 22.17 acres. There will be 118 residential lots and one pedestrian/bike lot. All comments have been cleared. The plat complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

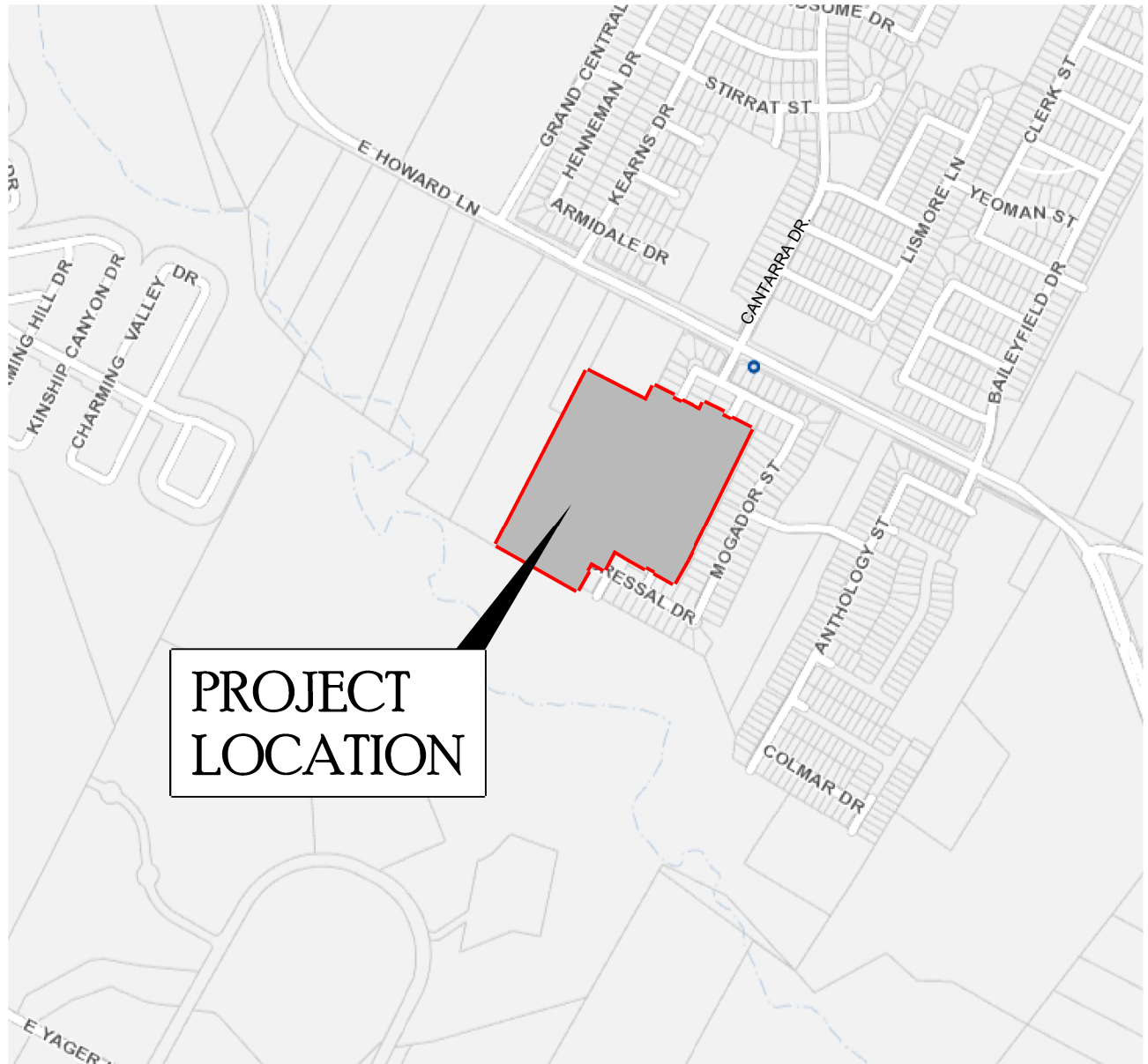
STAFF RECOMMENDATION: Staff recommends approval of the plat.

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

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Legal Description:
EASTVILLAGE Single Family
Phase 2 Final Plat Doc. no. _____



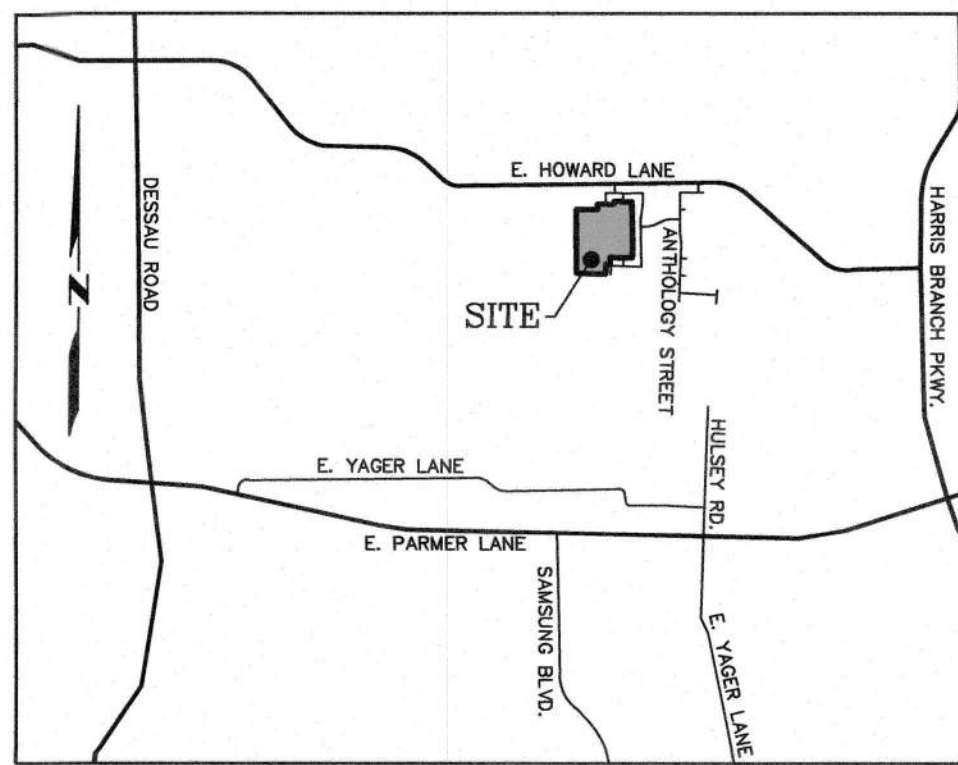
3407 E. Howard Lane

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735



Phone 512.439.4700
FRN-F-1386

VICINITY MAP
(NOT TO SCALE)

LAND USE SUMMARY: EASTVILLE SINGLE FAMILY PHASE 2, FINAL PLAT			
TOTAL ACREAGE:	22.17 ACRES		
RESIDENTIAL LOTS:	118 LOTS		
OTHER LOTS:	1 LOTS		
NUMBER OF BLOCKS:	6 BLOCKS		
PEDESTRIAN/BIKE ACCESS	1 LOT (0.09 OF ONE ACRE)		

PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

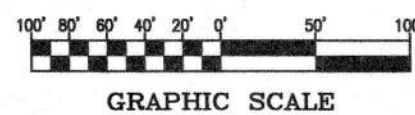
Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	25.00'	21.03'	48°11'23"	N84° 34' 24"W 20.41'
C2	50.00'	160.73'	184°10'49"	N16° 34' 41"W 99.93'
C3	25.00'	21.03'	48°11'23"	N51° 25' 02"E 20.41'
C4	15.00'	23.63'	90°15'30"	N17° 48' 24"W 21.26'
C5	15.00'	23.71'	90°35'02"	N71° 46' 20"E 21.32'
C6	15.00'	23.41'	89°24'58"	S18° 13' 40"E 21.10'
C7	15.00'	23.79'	90°51'40"	N71° 38' 01"E 21.37'
C8	325.00'	18.82'	3°19'06"	S27° 51' 44"W 18.82'
C9	275.00'	15.93'	3°19'06"	N27° 51' 44"E 15.92'
C10	15.00'	23.34'	89°08'20"	N18° 21' 59"W 21.05'
C11	25.00'	39.16'	89°44'30"	S72° 11' 36"W 35.28'
C12	15.00'	22.99'	87°48'04"	S16° 34' 41"E 20.80'
C13	15.00'	24.14'	92°11'56"	S73° 25' 19"W 21.62'
C14	25.00'	38.31'	87°48'04"	N16° 34' 41"W 34.67'
C15	15.00'	23.49'	89°44'30"	N72° 11' 36"E 21.17'
C16	15.00'	23.34'	89°08'20"	S18° 21' 59"E 21.05'
C17	15.00'	23.79'	90°51'40"	S71° 38' 01"W 21.37'
C18	25.00'	21.03'	48°11'23"	N38° 50' 27"W 20.41'
C19	50.00'	162.42'	186°07'16"	S72° 11' 36"W 99.86'
C20	25.00'	21.03'	48°11'23"	S03° 13' 40"W 20.41'
C21	50.00'	33.83'	38°45'51"	S89° 17' 10"E 33.19'
C22	50.00'	38.88'	44°33'27"	S47° 37' 30"E 37.91'
C23	50.00'	36.52'	41°50'59"	S04° 25' 17"E 35.71'
C24	50.00'	49.75'	57°00'49"	S45° 00' 36"W 47.73'
C25	50.00'	13.11'	15°01'19"	N22° 15' 25"W 13.07'
C26	50.00'	43.27'	49°35'22"	N54° 33' 46"W 41.94'
C27	50.00'	34.74'	39°48'52"	S80° 44' 07"W 34.05'
C28	50.00'	33.30'	38°09'35"	S41° 44' 54"W 32.69'
C29	50.00'	37.99'	43°32'08"	S00° 54' 02"W 37.08'
C30	25.00'	19.18'	43°57'29"	N01° 06' 43"E 18.71'
C31	25.00'	1.84'	4°13'12"	N25° 12' 45"E 1.84'
C32	325.00'	12.90'	2°16'27"	N28° 23' 04"E 12.90'
C33	325.00'	5.92'	1°02'40"	N26° 43' 31"E 5.92'
C34	50.00'	1.74'	1°59'43"	S74° 30' 52"W 1.74'

Line Table		
Line #	Direction	Length
L1	S26° 28' 49"W	6.74'
L2	N26° 12' 11"E	47.90'
L3	S26° 12' 12"W	10.33'
L4	S29° 31' 17"W	5.00'
L5	N58° 27' 23"W	83.18'
L6	N60° 28' 43"W	71.17'
L7	N62° 56' 09"W	104.79'
L8	S29° 31' 17"W	136.31'
L9	N29° 31' 17"E	141.31'
L10	S60° 28' 43"E	29.48'

Line Table		
Line #	Direction	Length
L11	N26° 12' 11"E	32.73'
L12	N63° 47' 49"W	110.00'
L13	N30° 12' 26"W	12.00'
L14	S26° 12' 11"W	28.87'
L15	N48° 17' 07"W	10.38'
L16	N63° 47' 49"W	110.00'
L17	N12° 58' 24"W	11.97'
L18	N26° 28' 49"E	50.00'
L19	N26° 12' 11"E	50.00'
L20	S60° 39' 47"E	60.00'

Line Table		
Line #	Direction	Length
L21	S58° 33' 45"E	43.69'
L22	S58° 33' 45"E	67.32'
L23	S58° 33' 45"E	43.69'

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



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).

C8-2018-0122.3A

LAND DESIGN
SERVICES, INC.

EASTVILLE
SINGLE FAMILY PHASE 2
FINAL PLAT

REVISIONS		DESCRIPTION
DATE		
PROJECT NAME: PIONEER CROSSING		
JOB NUMBER: 17-030		
DATE: 09/14/2020	SCALE: 1" = 100'	
DRAWING FILE PATH: L:\J17-030\PIONEER		
CROSSINGDWGSEASTVILLE PH 2.DWG		
FIELDNOTE FILE PATH:		
RPLS: TST	TECH: HAS	PARTYCHIEF: N/A
CHECKED BY: TST	FIELDBOOK: N/A	
DRAWING NAME: EASTVILLE PH 2		
SHEET 01 of 02		

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