

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2020-0148**P.C. DATE:** July 27, 2021**SUBDIVISION NAME:** Prospect Park Preliminary Plan**AREA:** 234.52 acres**LOT(S):** 806**OWNER/APPLICANT:** Carma Easton, LLC
(AJ Zorn)**AGENT:** Carlson, Brigrance, and Doering, Inc
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** Apogee and Ausblick**GRIDS:** K12**COUNTY:** Travis**WATERSHED:** North Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**DISTRICT:** 2**PROPOSED LAND USE:** Residential- Single Family; greenbelt, landscape/ drainage easement lots, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Prospect Park Preliminary Plan. The plan is comprised of 806 lots on 234.52 acres, proposing 784 residential lots, 17 greenbelt/park lots and 5 other lots for landscape/drainage easement, and approximately 37,436 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD. Water and wastewater will be provided by the City of Austin.

This plat is subject to HB3167. Staff recommends approval of the plan, subject to the conditions listed in the attached comment report (Exhibit C). After the conditions are met, the plan will comply with the City of Austin Land Development Code, Chapter 30-2-84(B). Some of the conditions include updating plan notes, show environmental setbacks, showing the use for 1 lot, verification of street names/street table, etc. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plan does not need to be heard before the Commission/Court again. The plat has also been scheduled to be approved with conditions by the Travis County Commissioners Court at the July 27, 2021 meeting.

STAFF RECOMMENDATION:

Staff recommends approval of the plan, subject to the conditions listed in the attached comment report dated July 21, 2021, and attached as Exhibit C.

CASE MANAGER: Sue Welch, Travis County Single Office **PHONE:** 512-854-7637
Email address: Sue.Welch@traviscountytexas.gov

EXHIBITS: A: Location Map; B: Proposed Plan; C: Prospect Park Comment report dated July 21, 2021

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8J-2020-0148
REVISION #: 00
CASE MANAGER: Sue Welch

UPDATE: U0
PHONE #: 512-854-7637

PROJECT NAME: Prospect Park Preliminary Plan
LOCATION: 7931-1/2 APOGEE BLVD

SUBMITTAL DATE: June 28, 2021
REPORT DUE DATE: July 26, 2021
FINAL REPORT DATE: July 21, 2021

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 31, 2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Addison Ptomey
Travis Co. Subdivision: Sue Welch
Travis Co. Transportation: Christine Connor
Environmental : Pamela Abee-Taulli
Transportation Planning: Martin Laws
Water Quality: David Marquez
Wetlands Biologist: Ana Gonzalez
Zoning Land Development: Amy Combs

Environmental Review - Pamela Abee-Taulli - 512-974-1879

- EV 1 Provide an exhibit showing the additional 4 acres and any other changes between the layout approved in the Project Assessment and the layout proposed with this preliminary plan.

Flood Plain Review - Katina Bohrer - 512-974-3558

Site is located in North Fork Dry watershed and is located in the headwaters of two tributaries which do not have detailed study areas. Tribs are partially FEMA zone A (unstudied) and completely unstudied but within the CWQZ which indicates likelihood of more than 64 acres of drainage. Prelim plan shows 25 and 100-yr floodplains, easement, FEMA floodplains and an engineering report is provided which indicates that Atlas 14 was used to determine the extent of the floodplain. Associated modeling was provided and has been uploaded to our network. Workmaps are included in an attachment to the report. Floodplain Review of associated Project Assessment was completed on 5/6/2021. Applicant indicated that proposed crossings are to be built in the future, but not with the Prelim/Plat (obviously). FP review for Prelim/Plat was deemed to be complete, but the bolded information below needs to be checked at SubConst Stage: **Modeling for proposed crossings shows localized rises in WSEL. Applicant has confirmed that all off site rises will be contained to drainage easement to be obtained as part of subdivision construction plan (or dedicated prior to Sub Const as part of the platting process for the adjacent properties). This process is acceptable as the roadway crossings may change up until the Sub Const stage which may affect the floodplain.**

FYI: Floodplain is shown to be contained to a delineated drainage easement in compliance with code and criteria. It does not, however, appear there is any information provided for bearings/metes & bounds for the easement itself. It is my understanding that a delineated easement to be dedicated by plat still needs to have enough information to be able to locate the easement on the property (measurements, bearings from known points, etc.). For questions related to easement delineation requirements on plats, please talk to the case manager. As this is a prelim plan, I believe that the easement delineation as shown is sufficient, but realize it may not be sufficient for platting.

Transportation Planning - Martin Laws - 512-974-6351

- TR1. On preliminary plans, provide a table specifying street classifications, right-of-way width, pavement width, cross-section (shoulders, curb and gutter, or ribbon curb) and sidewalk location (if applicable) in accordance with the TCM, Sec. 1.3.0.
- TR2. On preliminary plans, provide a plat note stating that streets will be constructed to City of Austin standards and dedicated as public right-of-way with the final plat. LDC 25-6-171(a).

AW Utility Development Services - Bradley Barron - 512-972-0078

- AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities in accordance with approved Service Extension Requests 4905 (W) and 4906 (WW). Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water

and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

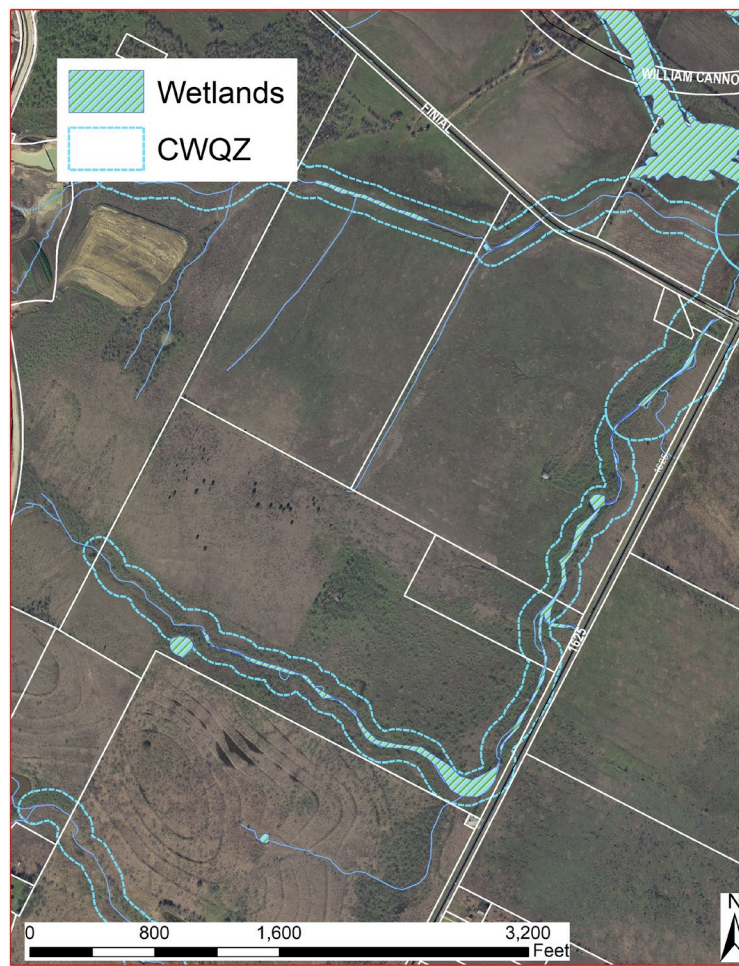
FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - David Marquez - 512-974-3389

- WQ1 Preliminary note 12 should be removed as per LDC 30-5-211.
- WQ2 Demonstrate or discuss how all impervious cover will be treated as per LDC 30-5-211. Areas in question are areas that drain away from the streets such as block M lot 35-44 or block a lots 1-10.
- WQ3 For the storm drain system that starts at Apogee, verify that there is enough cover and fall in the storm drain system to the point of the pond so that the system meet DCM section 5 standards. On Pallas for instance, inlets collect at approximately 590 to begin the storm drain. Water is in the pipe for over 3,000' and discharges into pond b that appears to discharge into a pond that is in the 540's elevation. This seems possible but the slopes are fairly low in that stretch and variances for minimum velocities would want to be avoided. Possible redesign to add ponds if flows cannot get to the pond may be needed if flows cannot reach the pond so it should be looked into now prior to locking in lot locations.
- WQ4 An erosion hazard zone analysis should be completed for the greenbelt trail if trails are to be added. Per DCM appendix E and LDC 30-5-261.

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

WETL 1. **Update 0** This project does not comply with Critical Environmental Feature protection



requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10] and compliance with PUD Ordinance 20161110-032 Part 12 Section G-9 cannot be established. Additional information: {*CEFs on site not shown*; see map below}

WETL 2. **Update 0** This project does not comply with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10] and compliance with PUD Ordinance 20161110-032 Part 12 Section G-9 cannot be established. Additional information: {*standard CEF buffers not shown, standard CEF buffer not shown on preliminary notes – please add*}.

WETL 3. **Update 0** This project does not comply with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10] and compliance with PUD Ordinance 20161110-032 Part 12 Section G-9 cannot be established. Additional information: {*if preliminary is proposing reduction in standard CEF buffers or destruction of CEFs on site, proposed CEF buffer transfer needs to be documented in exhibit M*}.

Zoning Land Development Review - Amy Combs - (512) 974-2786

ZR1. Please clarify what is meant by “single family lots” on the plan and application. Is it meant that the proposed lots would either be “Residential Detached (Yard House and Others)”, or “Zero Lot Line Detached (Yard House)” as described in Ordinance No. 20151217-080, Exhibit G?

ZR2. Please replace all of the dark grey hatching representing the access easements on all of the flag lots on the face of the plan with a lighter hatching as shown on Sheet 2 of the plan in the “typical joint use easement” detail - all lot lines (including flag lot lines) need to be **clearly** shown on the face of the plan and the eventual final plat. All easement lines (existing and proposed) must be broken and a lighter weight than the lot lines. (30-1-113)

ZR3. Please annotate each easement with the holder of the easement and recording information. (30-1-113)

ZR4. On Sheet 4 Block A -What is the intended use of Lot 67? Please label this lot with the intended use. (30-1-113)

ZR5. Please ensure that there is at least one public right of way or public access easement connecting neighborhoods to trails. The easement should be a minimum of 15 feet in width (Ordinance No. 20151217-080, Page D-5)

ZR6. Please ensure that the following requirement is met: “A residential block that is more than 900 feet in length must be transected by a sidewalk not less than 300 feet wide, comply with city standards, and be located within an easement or ROW that is not less than 15 feet wide” (Exhibit S, Page S-2, Ordinance No. 20151217-080)

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. Please verify that Addressing has reserved the street names for the final layout. Please check if they require this note: “Addresses for residential flag lots must be displayed at their closest point of access to a public street.” 25-4-175/30-2-113
2. Please contact this reviewer once all comments are cleared.

Travis Co. Transportation Review - Christine Connor - 512-854-7215

- 1) Modify the Typical Joint Access Easement Detail & Typical Quad Driveway to show a 56' right-of-way.

Travis Co. Drainage Construction Review - Christine Connor - 512-854-7215

Informational – The drainage for each individual section should operate independently. An in-depth review for each section will be conducted with the plat submittal.

END OF REPORT

PROSPECT PARK

PRELIMINARY PLAN

SHEET 3

SHEET 4

SHEET 5

SHEET 6

NOTE: LOTS 41-48, & LOT 62 BLOCK "N" WILL NOT BE FINAL PLATTED UNTIL THE EXISTING DRAINAGE EASEMENT, DOC # 2018176732 IS REMOVED FROM THE LOTS.

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN 234.524 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 108.302 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITIONS INC. IN DOCUMENT NUMBER 2006244772, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 67.339 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITIONS, INC. IN DOCUMENT NUMBER 2007204509, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 81.018 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITIONS, INC. IN DOCUMENT NUMBER 2006246454, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID JONA ACQUISITIONS INC., AND A PORTION OF A CALLED 103.415 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITIONS INC. IN DOCUMENT NUMBER 2006224021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID JONA ACQUISITIONS INC., NOW KNOWN AS CARMA EASTON LLC, IN DOCUMENT NUMBER 2016111842, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 234.524 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SHEET INDEX

1. COVER SHEET/PRELIMINARY PLAN 200 SCALE
2. GENERAL NOTES
3. PRELIMINARY PLAN 100 SCALE (1 OF 4)
4. PRELIMINARY PLAN 100 SCALE (2 OF 4)
5. PRELIMINARY PLAN 100 SCALE (3 OF 4)
6. PRELIMINARY PLAN 100 SCALE (4 OF 4)

ORIGINAL SUBMITTAL DATE: JUNE 23, 2020

TOTAL ACREAGE: 234.52 ACRES

FEMA MAP NO: 48453C0514K TRAVIS COUNTY, TEXAS DATED: JANUARY 22, 2020

SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24

TOTAL NO. OF LOTS: 806 LOTS

NO. OF BLOCKS: 31

NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 784

NO. OF GREENBELT PARK LOTS: 17

NO. OF L.S.E. & S.W.E. LOTS: 2

NO. OF DRAINAGE EASEMENTS: 1

NO. OF L.S.E.: 2

TOTAL ROW: 2

TOTAL LINEAR FOOTAGE OF STREETS: 37,436 LF
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)

NOTES:

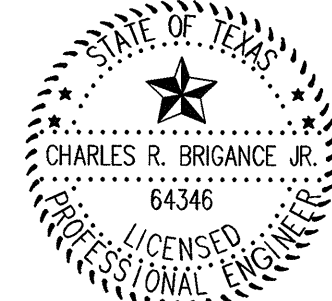
1. THIS PROJECT IS LOCATED IN THE NORTH FORK DRY CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
2. THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.
3. SEE GENERAL NOTES (SHEET 2) FOR BOUNDARY LINE AND CURVE TABLES.
4. THIS PROJECT IS SUBJECT TO THE TRAFFIC IMPACT ANALYSIS FOR EASTON PARK PHASES 3 AND 4 PREPARED BY HDR ENGINEERING APPROVED APRIL, 2020 AND THE SUBSEQUENT PHASING AGREEMENT APPROVED BY TRAVIS COUNTY COMMISSIONERS COURT.
5. THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE A MINIMUM OF TWO FEET ABOVE THE HIGHEST ADJACENT ESTABLISHED BASE FLOOD ELEVATION SHOWN HEREON (ATLAS 14). SEE SHEETS 3-6 FOR MIN FFE ELEVATIONS BASED ON MEAN SEA LEVEL (MSL) NAD83 DATUM.

OWNER:

CARMA EASTON, LLC
11501 ALTERRA PARKWAY
SUITE 100
AUSTIN, TEXAS 78758
PHONE: (512) 391-1330

ENGINEER AND SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

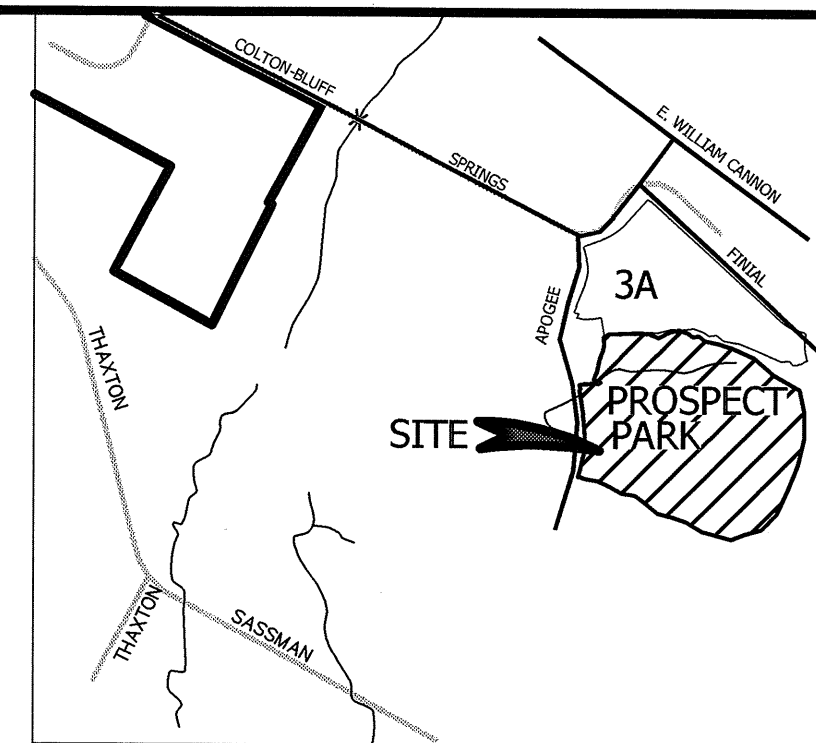
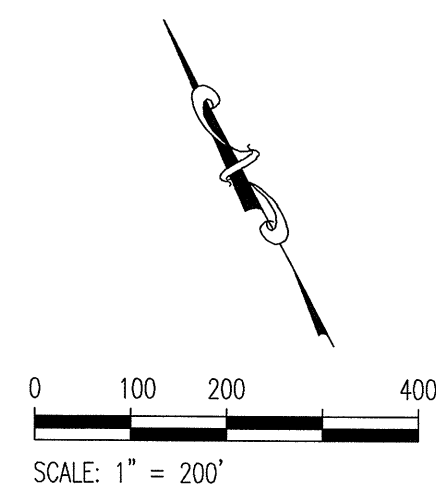
ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAVIS COUNTY. THESE PLANS COMPLY WITH THE 30 SUBDIVISION REQUIREMENTS.

WITNESS MY HAND AND SEAL THIS 7th DAY OF June 2021

CHARLES R. BRIGANCE, JR.
P.E.#64346

DATE



LOCATION MAP
NOT TO SCALE

17	LEGEND
(A)	LOT NUMBER
---	BLOCK NUMBER
---	PROPERTY LINE
---	CWQZ
---	FEMA 500 YR FLOODPLAIN
---	25 YEAR ATLAS FLOODPLAIN
---	100 YEAR ATLAS FLOODPLAIN
---	CREEK CENTERLINE
---	SIDEWALK LOCATION
---	GREENBELT TRAIL
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
○	IRON ROD SET
○	W.L.E.
○	W.W.E.
○	ELEC.E.
○	P.U.E.
○	E.U.E.
○	L.S.E.
○	D.E.
○	A.E.
○	S.W.E.
○	MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL
○	JOINT USE ACCESS EASEMENT BY SEPARATE INSTRUMENT AT THE TIME OF FINAL PLAT
○	2"x8" CLUSTER MAIL BOX (8)
○	ADJACENT PROPERTY OWNER

TOTAL ACREAGE: 120.28 AC
TOTAL ACREAGE: 58.83 AC
TOTAL ACREAGE: 0.17 AC
TOTAL ACREAGE: 7.97 AC
TOTAL ACREAGE: 0.30 AC
TOTAL ACREAGE: 46.97 AC
TOTAL: 234.52 AC

PER TRAVIS CENTRAL APPRAISAL DISTRICT

ADJOINER OWNERS:

1. CARMA EASTON, LLC
11501 ALTERRA PARKWAY
SUITE 100
AUSTIN, TEXAS 78758
PHONE: (512) 391-1330
2. DENISE GEHRMANN-JAMENEZ
PO BOX 700443
SAN ANTONIO, TEXAS 78270-0443
PHONE:

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___

FILE NUMBER _____ APPLICATION _____

DATE _____ 2021

APPROVED BY LUC ON _____

APPROVED BY COMMISSIONER'S COURT ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER:

_____ FOR:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

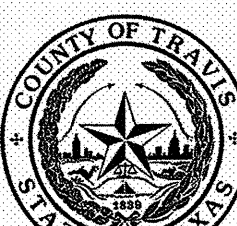
FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. _____

APPROVED ON _____

PRELIMINARY EXTENDED ON _____

UNTIL _____

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT CODE AT THE TIME OF FILING, AND REQUIRE NOTICE OF CONSTRUCTION, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



PRELIMINARY SUBDIVISION APPROVAL:

SUBDIVISION NO: _____

APPLICATION DATE: _____

APPROVED BY COMMISSIONER'S COURT ON: _____

PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA C. MCDONALD, COUNTY EXECUTIVE, TNR

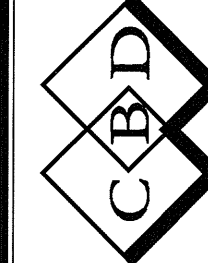
DATE:

All final plats must be recorded or have alternative fiscal approved before the preliminary plan expiration date. Revisions do not extend the expiration date. If the preliminary plan expires, unplatted land is subject to current regulations for development.

C8J-2020-0148

COVER SHEET / PRELIMINARY PLAN (200 SCALE)

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791



Civil Engineering
5501 West William Cannon
Austin, Texas 78748
Phone No. 512 280-5160
Fax No. 512 280-5165

DATE

JULY 2020

DESIGNED BY:

CP

DRAFTED BY:

CP

SHEET

PROSPECT PARK

PRELIMINARY PLAN

JOB NUMBER

5207

SHEET

1

OF

6

GENERAL NOTES:

- ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 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.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS BY PONDING OR OTHER APPROVED MEANS.
- DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING THE SUBDIVISION SIDE OF APOGEE BOULEVARD, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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 UTILITY COMPANY.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY 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 CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- PARKLAND DEDICATION FOR 784 RESIDENTIAL UNITS IS REQUIRED PER ORDINANCE NO. 20151217-080 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PRELIMINARY PLAN AS LOTS: LOT 68 BLOCK A; LOT 26 BLOCK G; LOT 19 BLOCK F; LOT 35 BLOCK G; LOT 33 BLOCK H; LOT 83 & 84 BLOCK J; LOT 11 BLOCK L; LOT 11 BLOCK M; LOT 63 BLOCK N; LOT 17 BLOCK O; LOT 25 BLOCK Q; LOT 25 BLOCK P; LOT 20 BLOCK Q; LOT 33 BLOCK V; LOT 45 BLOCK W; LOT 19 BLOCK X. FISCAL SURETY FOR CONSTRUCTION OF TRAILS TO BE POSTED PRIOR TO THE APPROVAL OF FINAL PLATS IN THIS PRELIM.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE GROSS SITE AREA OF EACH LOT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING AND SIDEWALKS, FOR THE FOLLOWING PUBLIC STREETS:

AUSBLICK AVENUE	CALVERT WAY	BINNENWATER WAY
FLATBUSH DRIVE	VAUX WAY	ARACARI COVE
BOATHOUSE DR.	BREEDLOVE BEND	MARMOSSET WAY
MIDWOOD TRAIL	ESDALE BRIDGE DR.	ALPACA PASS
THE RAVINE WAY	LULLWATER TRAIL	PALLAS CAT DR.
PICNIC HOUSE PATH	BREEZE HILL DR.	ENDALE ARCH DR.
HAMMORYS DR.	WATERFALL TRAIL	ZEBU PATH
FALLKILL DR.	PERISTYLE DR.	COTA VISTA DRIVE
LEFRAK DR.	AMBERGILL COURT	WILLINK WAY
OLMISTED WAY	GOLDEN LION DR.	PEDAL BOAT DRIVE

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:

AUSBLICK AVENUE	CALVERT WAY	BINNENWATER WAY
FLATBUSH DRIVE	VAUX WAY	ARACARI COVE
BOATHOUSE DR.	BREEDLOVE BEND	MARMOSSET WAY
MIDWOOD TRAIL	ESDALE BRIDGE DR.	ALPACA PASS
THE RAVINE WAY	LULLWATER TRAIL	PALLAS CAT DR.
PICNIC HOUSE PATH	BREEZE HILL DR.	ENDALE ARCH DR.
HAMMORYS DR.	WATERFALL TRAIL	ZEBU PATH
FALLKILL DR.	PERISTYLE DR.	COTA VISTA DRIVE
LEFRAK DR.	AMBERGILL COURT	WILLINK WAY
OLMISTED WAY	GOLDEN LION DR.	PEDAL BOAT DRIVE

- THIS SUBDIVISION IS LIMITED PURPOSE IN THE CITY LIMITS OF THE CITY OF AUSTIN. LOTS WITHIN THE CITY LIMITS OF AUSTIN SHALL BE IN CONFORMANCE WITH THE PILOT KNOB PUD ZONING ORDINANCE REQUIREMENTS. (ORDINANCE # 20151217-080)
- TRAVIS COUNTY AND THE CITY OF AUSTIN DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
- THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
- 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 PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY OF AUSTIN. 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.
- A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS, UNLESS NOTED OTHERWISE.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER	CITY OF AUSTIN
ELECTRIC	BLUEBONNET ELECTRIC CO-OP
GAS	TEXAS GAS

STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	DESIGN SPEED
COTA VISTA DRIVE	1,970 L.F.	100'	2-30.5' F-F W/18' MEDIAN	5.0'	PRIMARY COLLECTOR	40 MPH
AUSBLICK AVENUE	3,790 L.F.	70'	2-20' F-F W/8' MEDIAN	12'(N)/5'(S)	NEIGHBORHOOD COLLECTOR	35 MPH
FLATBUSH DRIVE	2,210 L.F.	60'/80'	30' FACE TO FACE	4.0'	LOCAL/RESIDENTIAL COLLECTOR	30 MPH
BOATHOUSE DR.	2,010 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
MIDWOOD TRAIL	1,861 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
THE RAVINE WAY	1,498 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
PICNIC HOUSE PATH	776 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
HAMMORYS DR.	2,201 L.F.	56'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
FALLKILL DR.	871 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
LEFRAK DR.	342 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
OLMISTED WAY	328 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
CALVERT WAY	580 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
VAUX WAY	645 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
BREEDLOVE BEND	518 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
ESDALE BRIDGE DR.	2,171 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
LULLWATER TRAIL	1,083 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
BREEZE HILL DR.	3,150 L.F.	56'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
WATERFALL TRAIL	2,031 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
PERISTYLE DR.	870 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
AMBERGILL COURT	817 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
GOLDEN LION DR.	2,248 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
BINNENWATER WAY	580 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
ARACARI COVE	758 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
MARMOSSET WAY	330 L.F.	56'	36' FACE TO FACE	4.0'	LOCAL	30 MPH
ALPACA PASS	581 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
PALLAS CAT DR.	748 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
ENDALE ARCH DR.	342 L.F.	56'	36' FACE TO FACE	4.0'	LOCAL	30 MPH
ZEBU PATH	326 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
WILLINK WAY	215 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH
PEDAL BOAT DRIVE	481 L.F.	50'	30' FACE TO FACE	4.0'	LOCAL	30 MPH

24. TOTAL LINEAR FOOTAGE OF STREETS 37,436 L.F.

25. AT THE TIME OF FINAL PLATTING AND SUBDIVISION PLAN REVIEW, A DAM SAFETY CERTIFICATION WILL BE REQUIRED ON THE COVER SHEET OF THE CONSTRUCTION PLANS FOR ANY PONDS WITH AN EMBANKMENT OF SIX FEET OR GREATER, IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, SECTION 8.3.4.

26. 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

27. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

28. A MINIMUM OF THREE (3) OFF STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.

29. THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.

30. THE OWNER OF THE 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 SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

PROSPECT PARK

PRELIMINARY PLAN

31. THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (ECM) STATES THAT 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: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.

32. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED IN THE ELECTRIC EASEMENT CAUSED BY BLUEBONNET ELECTRIC CO-OP DURING MAINTENANCE AND REPAIRS.

33. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

34. EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO FINAL PLAT RECORDING AND SAID REMOVAL SHALL COMPLY WITH ALL NECESSARY PERMITTING REQUIREMENTS.

35. ALL BUILDING LINES WILL BE IN ACCORDANCE WITH PUD ZONING REQUIREMENTS.

36. THE HOMEOWNERS ASSOCIATION OR MUD IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

37. 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.

38. ALL JOINT USE ACCESS EASEMENTS SHOWN HEREON ARE TO BE MAINTAINED AND/OR REPAIRED BY THE INDIVIDUAL HOMEOWNERS SHARING THE EASEMENT. THE COSTS ASSOCIATED WITH THE MAINTENANCE AND REPAIR OF THE JOINT USE ACCESS DRIVEWAY SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS USING THE ACCESS AND SHARED EQUALLY BETWEEN THE PARTIES. KEEP THE AREA FREE OF OBSTRUCTIONS, STRUCTURES, LANDSCAPING, FENCES OR ANY OTHER MATERIAL THAT MAY IMPAIR THE JOINT USE ACCESS EASEMENT FROM FUNCTIONAL AS DESIGNED.

39. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

40. THE INTERMEDIATE CRITICAL WATER QUALITY ZONE LOCATED EAST OF LOT 1/BLK EE. IS REQUIRED TO HAVE A RIPARIAN FUNCTIONAL ASSESSMENT PREPARED AND RIPARIAN RESTORATION PROVIDED AS REQUIRED BY THE PILOT KNOB PUD. RIPARIAN RESTORATION PLAN WILL BE REVIEWED, APPROVED, AND EXECUTED IN CONJUNCTION WITH THE SUBDIVISION CONSTRUCTION PLANS AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE RIPARIAN RESTORATION PLAN IS EXECUTED AND RELEASED BY ERM.

41. FINISHED FLOOR ELEVATIONS (FFE) ARE INDICATED ON THE PLAN ON LOTS ADJACENT TO THE FLOODPLAIN. THESE ARE MSL, NA083 DATUM, 2.0 FEET ABOVE ATLAS 14 100-YEAR FLOODPLAIN ELEVATION.

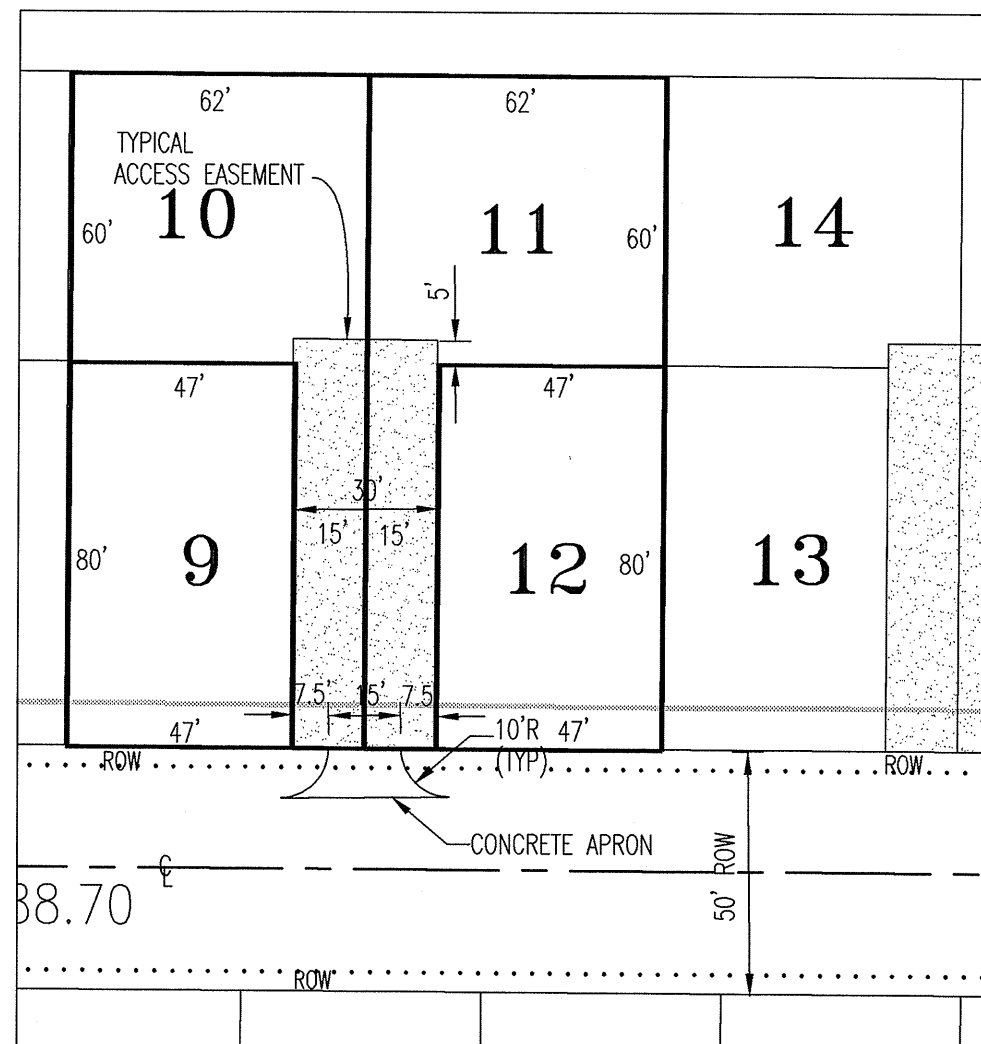
42. LOTS 41-48 & 62, BLOCK "N" WILL NOT BE FINAL PLATTED UNTIL EXISTING DRAINAGE EASEMENT DOC # 2018176732 IS REMOVED FROM THE LOTS.

FLOOD NOTE:
THE 100-YEAR FLOOD PLAIN, CALCULATED USING THE ATLAS 14 RAINFALL DATA, IS CONTAINED WITHIN THE DRAINAGE LOT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48453C0514K FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY #480624.

FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

Line #	Length	Direction	Line #	Length	Direction
L1	41.32	S86°33'02"W	L31	65.18	N86°21'47"W
L2	89.03	N72°11'57"W	L32	81.40	N73°58'32"W
L3	56.21	N63°20'20"W	L33	87.73	N55°43'42"W
L4	62.62	N43°31'48"W	L34	75.60	N66°19'25"W
L5	103.32	N23°27'38"W	L35	68.70	N86°50'24"W
L6	73.24	N50°19'50"W	L36	56.42	N61°14'19"W
L7	95.81	N66°49'25"W	L37	56.89	N40°29'16"W
L8	92.35	N80°00'39"W	L38	44.22	N09°01'12"W
L9	38.25	S60°23'24"W	L39	34.59	N44°15'22"W
L10	49.52	N73°58'12"W	L40	125.08	N88°24'14"W
L11	26.37	N59°23'10"W	L41	95.51	N64°26'36"W
L12	103.83	N50°55'34"W	L42	68.82	N45°06'44"W
L13	48.64	N45°11'01"W	L43	73.15	N53°39'41"W
L14	52.22	N11°42'25"E	L44	240.64	N46°29'48"W
L15	60.78	N29°23'40"W	L45	89.02	N72°08'18"W
L16	52.67	N73°50'55"W	L46	163.83	N33°19'37"W
L17	29.59	N54°26'57"W	L47	235.97	N59°01'35"W
L18	50.30	N35°01'41"W	L48	138.33	N34°38'37"W
L19	50.33	N73°09'29"W	L49	118.34	N24°13'41"W
L20	44.95	N57°56'12"W	L50	53.96	N80°49'16"W
L21	38.68	N49°50'10"W	L51	109.29	N74°05'15"W
L22	60.24	N60°45'15"W	L52	60.25	N80°58'07"W
L23	27.60	N47°48'19"W	L54	70.00	N09°06'16"W
L24	34.72	N27°51'09"W	L56	21.62	N09°29'19"E
L25	23.04	N56°10'50"W	L57	56.20	N70°04'50"W
L26	26.84	N77°46'07"W	L58	77.29	N19°55'10"E
L27	57.96	N85°17'19"W	L59	83.98	N28°21'28"E
L28	26.06	N74°41'45"W	L60	74.28	N01°39'54"E
L29	75.58	N53°21'26"W	L61	33.51	N08°04'04"W
L30	24.82	N79°04'09"W	L62	42.78	S72°33'02"W
			L63	52.97	S80°19'47"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	705.13	2168.00	N00°12'47"E	702.03	355.71	18°38'06"
C2	23.59	15.00	N39°53'02"E	21.23	15.02	90°03'46"
C3	166.39	635.00	N88°24'07"E	165.91	83.67	15°00'46"
C4	23.22	15.00	N53°48'03"E	20.97	14.66	88°41'37"
C5	160.32	425.00	N12°28'18"E	159.37	81.12	21°36'47"
C6	205.16	375.00	N07°36'19"E	202.61	105.22	31°20'46"
C7	685.56	849.99	S09°09'35"W	667.13	362.66	46°12'42"
C8	275.43	850.00	S18°58'57"W	274.23	125.83	18°33'57"
C9	262.83	850.00	S00°50'29"W	261.78	132.47	17°42'59"
C10	35.00	700.00	S06°35'05"E	34.99	17.50	2°51'53"
C11	215.49	275.00	N49°36'21"E	210.02	107.50	44°53'48"
C12	39.00	25.00	N18°34'28"W	35.80	17.50	91°27'49"
C13	39.00	25.00	S71°25'32"W	34.90	16.35	88°32'11"
C14	254.67	325.00	N49°36'21"E	248.20	112.25	44°53'48"
C15	39.00	25.00	S27°02'00"W	35.37	16.35	90°02'30"
C16	39.00	25.00	S62°58'00"E	35.34	16.35	89°57'30"



TYPICAL JOINT ACCESS EASEMENT DETAIL
& TYPICAL QUAD DRIVEWAY

SCALE: 1" = 40'

PARKLAND DEDICATION CREDITS TABLE	
UPLAND AREA (100%) CREDIT	27.53 AC
ATLAS 25-yr & 100-yr. FLOODPLAIN (50%) CREDIT	0.47 AC
DRAINAGE EASEMENT (NO CREDIT)	8.91 AC
TOTAL PARKLAND DEDICATION CREDIT	28.00 AC

NOTE:

1. PARKLAND DEDICATION FOR 784 RESIDENTIAL UNITS IS REQUIRED PER ORDINANCE NO. 20151217-080 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PRELIMINARY PLAN AS LOTS A08, C26, F19, G35, H33, J83-84, L11, M37, N63, O17, P25, V33, W45, X19 AND A063. FISCAL SURETY FOR CONSTRUCTION OF TRAILS TO BE POSTED PRIOR TO THE APPROVAL OF FINAL PLATS IN THIS PRELIM.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER _____ APPLICATION

DATE _____ 2021

APPROVED BY LUC ON _____

APPROVED BY COMMISSIONER'S COURT ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____

_____ FOR:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

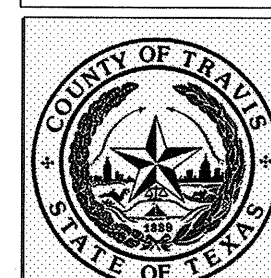
FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. _____

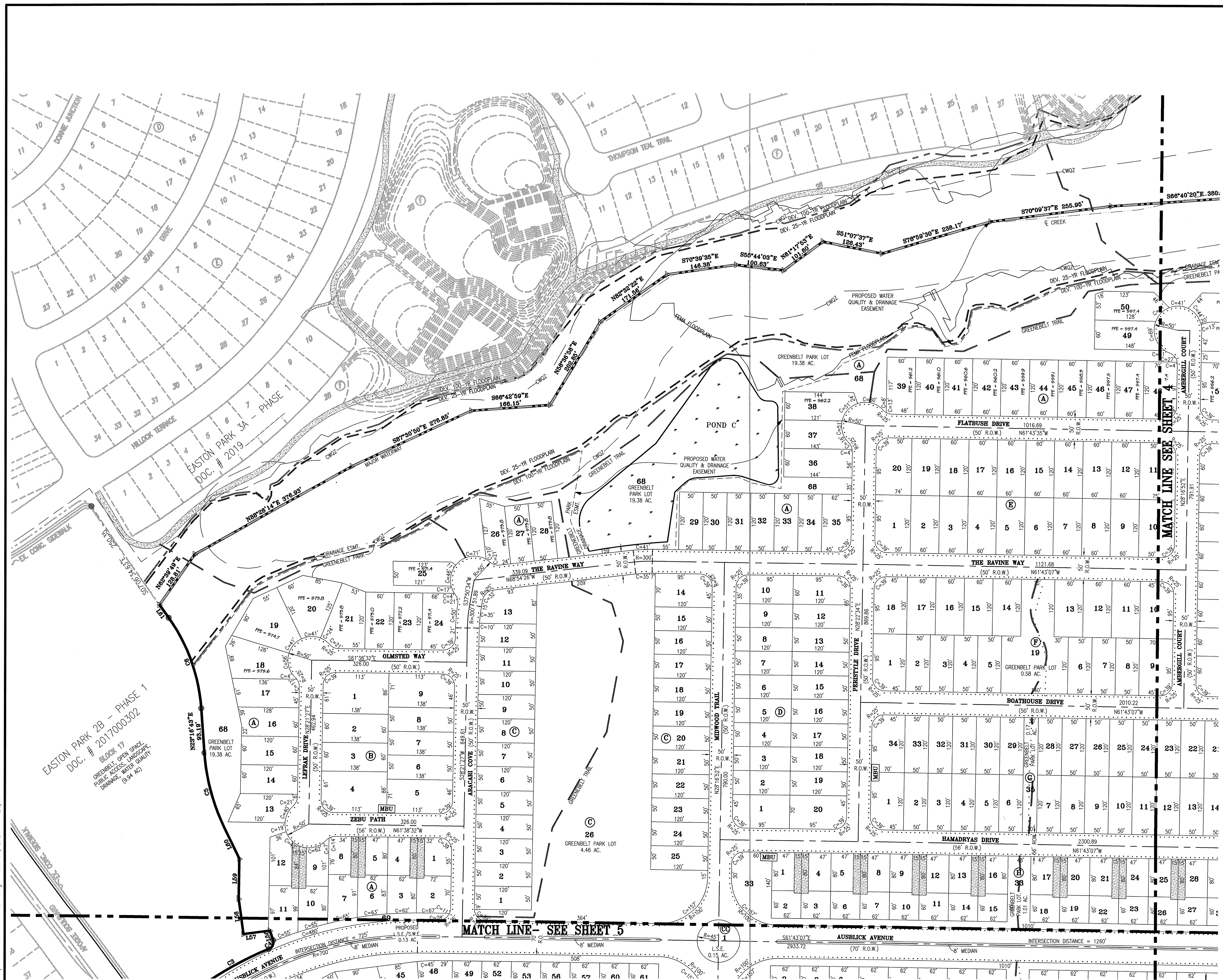
APPROVED ON _____

PRELIMINARY EXTENDED ON _____

UNTIL _____

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT CODE AT THE TIME OF FILING, AND REQUIRE NOTICE OF CONSTRUCTION, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.





NOTES:

- THIS PROJECT IS LOCATED IN THE NORTH FORK DRY CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.
- SEE GENERAL NOTES (SHEET 2) FOR BOUNDARY LINE AND CURVE TABLES.
- SEE TRAFFIC IMPACT ANALYSIS REPORT AND PHASING AGREEMENT FOR EASTON PARK 3 & 4.
- THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE A MINIMUM OF TWO FEET ABOVE THE HIGHEST ADJACENT ESTABLISHED BASE FLOOD ELEVATION SHOWN HEREON (ATLAS 14). SEE SHEETS 3-6 FOR MIN. FFE ELEVATIONS. ALL ELEVATIONS SHOWN ARE MSL BASED ON NAD83 DATUM.

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___

FILE NUMBER _____ APPLICATION _____

DATE _____ 2021

APPROVED BY LUC ON _____

APPROVED BY COMMISSIONER'S COURT ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____

_____ FOR:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

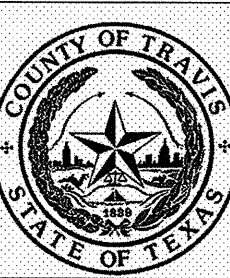
FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. _____

APPROVED ON _____

PRELIMINARY EXTENDED ON _____

UNTIL _____

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT CODE AT THE TIME OF FILING, AND REQUIRE NOTICE OF CONSTRUCTION, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



PRELIMINARY SUBDIVISION APPROVAL:

SUBDIVISION NO. _____

APPLICATION DATE: _____

APPROVED BY COMMISSIONER'S COURT ON: _____

PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA C. MCDONALD, COUNTY EXECUTIVE, TNR

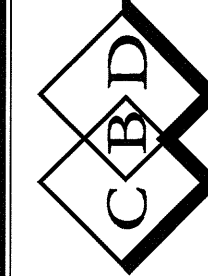
DATE: _____

All final plats must be recorded or have alternative fiscal approved before the preliminary plan expiration date. Revisions do not extend the expiration date. If the preliminary plan expires, unplatted land is subject to current regulations for development.

C8J-2020-0148

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791



DATE

JULY 2020

DESIGNED BY:

C8J

DRAWN BY:

CP

SHEET

PRELIMINARY PLAN

JOB NAME

PROSPECT PARK

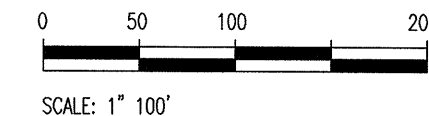
PRELIMINARY PLAN

JOB NUMBER

5207

SHEET

3 OF 6



- | LEGEND | |
|-----------------|--|
| 17 | LOT NUMBER |
| (A) | BLOCK NUMBER |
| ---- | PROPERTY LINE |
| CHW | CHW |
| ---- | FEMA 500 YR FLOODPLAIN |
| ---- | 25 YEAR ATLAS FLOODPLAIN |
| ---- | 100 YEAR ATLAS FLOODPLAIN |
| ---- | CREEK CENTERLINE |
| ---- | SIDEWALK LOCATION |
| ---- | GREENBELT TRAIL |
| □ | CONCRETE MONUMENT SET |
| ○ | IRON PIPE FOUND |
| ● | IRON ROD FOUND |
| ○ | IRON ROD SET |
| WLE | WATER LINE EASEMENT |
| WUE | WASTEWATER EASEMENT |
| EUE | ELECTRIC UTILITY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| EUE | ELECTRIC UTILITY EASEMENT |
| LSE | LANDSCAPE & SIRM EASEMENT |
| DE | DRAINAGE EASEMENT |
| A.E. | ACCESS EASEMENT |
| SW.E. | SIDEWALK EASEMENT |
| 4740 | MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL |
| SEPARATE INSTR. | JOINT USE ACCESS EASEMENT BY SEPARATE INSTRUMENT AT THE TIME OF FINAL PLAT |
| MBU | 2'X8' CLUSTER MAIL BOX (8) |

✓ RIPARIAN FUNCTIONAL ASSESSMENT IS REQUIRED FOR INTERMEDIATE WATERWAY AREA. RIPARIAN RESTORATION WILL BE PROVIDED PER THE PILOT KNOB PUD

RIPARIAN RESTORATION PLAN WILL BE REVIEWED, APPROVED, AND EXECUTED IN CONJUNCTION WITH THE SUBDIVISION CONSTRUCTION PLANS AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE RIPARIAN RESTORATION PLAN HAS BEEN EXECUTED AND RELEASED BY ERM. NOTES

1. THIS PROJECT IS LOCATED IN THE NORTH FORK DRY CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
2. THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.
3. SEE GENERAL NOTES (SHEET 2) FOR BOUNDARY LINE AND CURVE TABLES.
4. THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE A MINIMUM OF TWO FEET ABOVE THE HIGHEST ADJACENT ESTABLISHED BASE FLOOD ELEVATION SHOWN HEREON (ATLAS 14). SEE SHEETS 3-6 FOR MIN. FFE ELEVATIONS BASED ON MSL NAD83 DATUM.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____.

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EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____

_____ FOR:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT


FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. _____

APPROVED ON _____

PRELIMINARY EXTENDED ON _____

UNTIL _____

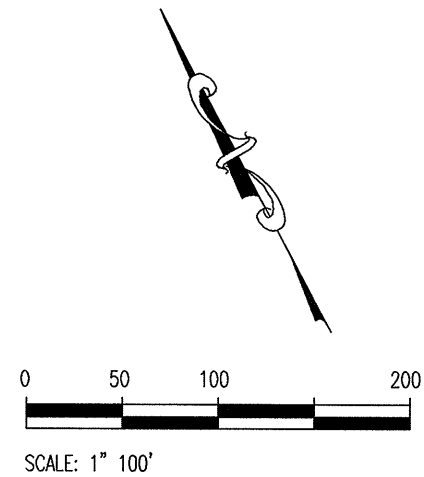
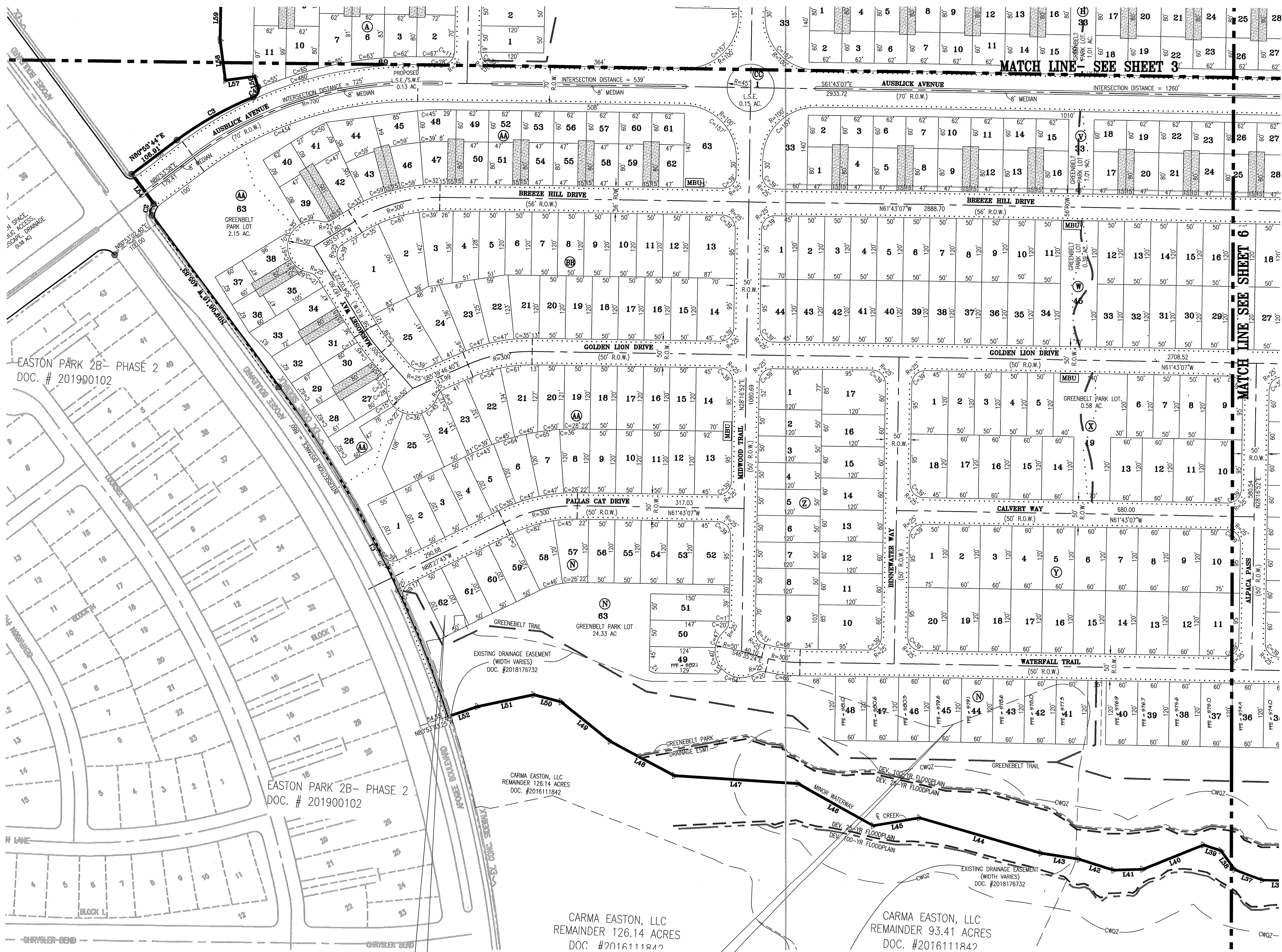
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT CODE AT THE TIME OF FILING, AND REQUIRE NOTICE OF CONSTRUCTION, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

 **PRELIMINARY SUBDIVISION APPROVAL:**
SUBDIVISION NO: _____
APPROVAL DATE: _____
APPROVED BY COMMISSIONERS COURT ON: _____
PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA H. MCDONALD, COUNTY EXECUTIVE, TNR

DATE:

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LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	FWF 500 YR FLOODPLAIN
---	25 YEAR ATLAS FLOODPLAIN
---	100 YEAR ATLAS FLOODPLAIN
---	CREEK CENTERLINE
---	SIDEWALK LOCATION
---	GREENBELT TRAIL
---	CONCRETE MONUMENT SET
---	IRON PIPE FOUND
---	IRON ROD FOUND
---	IRON ROD SET
---	WATER LINE EASEMENT
---	WASTEWATER EASEMENT
---	ELECTRIC EASEMENT
---	PUBLIC UTILITY EASEMENT
---	ELECTRIC UTILITY EASEMENT
---	LANDSCAPE & SIGN EASEMENT
---	DRAINAGE EASEMENT
---	ACCESS EASEMENT
---	SIDEWALK EASEMENT
---	MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL
---	JOINT USE ACCESS EASEMENT BY SEPARATE INSTRUMENT AT THE TIME OF FINAL PLAT
---	2'X8' CLUSTER MAIL BOX (8)

- NOTES:
1. THIS PROJECT IS LOCATED IN THE NORTH FORK DRY CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
 2. THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.
 3. SEE GENERAL NOTES (SHEET 2) FOR BOUNDARY LINE AND CURVE TABLES.
 4. THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE A MINIMUM OF TWO FEET ABOVE THE HIGHEST ADJACENT ESTABLISHED BASE FLOOD ELEVATION SHOWN HEREON (ATLAS 14). SEE SHEETS 3-6 FOR MIN FFE ELEVATIONS BASED ON MSL NAD83 ELEVATIONS.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER _____ APPLICATION _____

DATE _____ 2021

APPROVED BY LUC ON _____

APPROVED BY COMMISSIONER'S COURT ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____

FOR: _____

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. _____

APPROVED ON _____

PRELIMINARY EXTENDED ON _____

UNTIL _____

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PRELIMINARY SUBDIVISION APPROVAL:

SUBDIVISION NO: _____

APPLICATION DATE: _____

APPROVED BY COMMISSIONER'S COURT ON: _____

PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR _____ DATE: _____

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Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791

CD

Civil Engineering
Surveying
5501 West William Cannon
Austin, Texas 78748
Phone No. 612.260.5160
Fax No. 612.260.5165

SHEET

PRELIMINARY PLAN 100 SCALE (3 OF 4)

DATE

JULY 2020

DESIGNED BY:

CRB

DRAFTED BY:

CP

JOB NAME

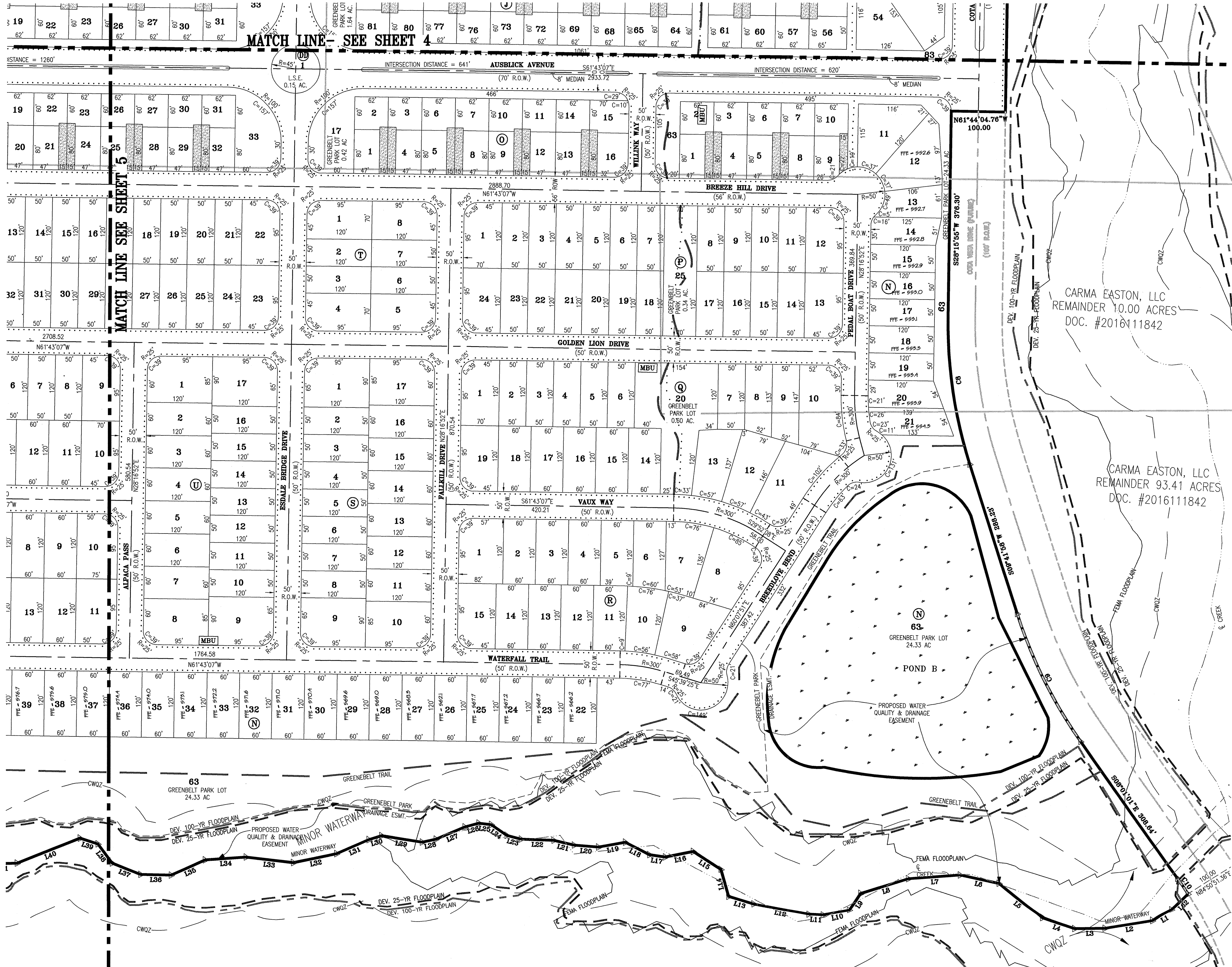
PROJECT

JOB NUMBER

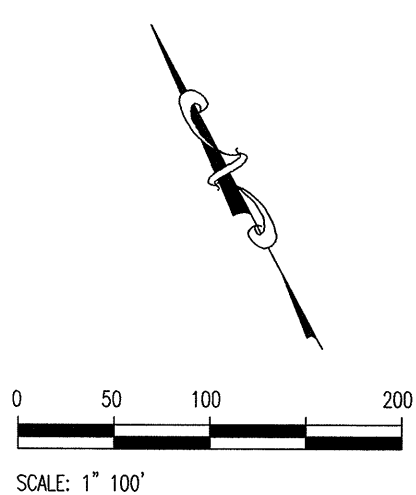
5207

SHEET

5 OF 6



LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	CWQZ
---	FEMA 500 YR FLOODPLAIN
---	25 YEAR ATLAS FLOODPLAIN
---	100 YEAR ATLAS FLOODPLAIN
---	CREEK CENTERLINE
---	SEWER LOCATION
---	GREENBELT TRAIL
---	CONCRETE MONUMENT SET
---	IRON PIPE FOUND
---	IRON ROD FOUND
---	IRON ROD SET
---	WATER LINE EASEMENT
---	W.W.E.
---	ELECTRIC EASEMENT
---	P.U.E.
---	ELECTRIC UTILITY EASEMENT
---	LANDSCAPE & SIGN EASEMENT
---	L.S.E.
---	DRAINAGE EASEMENT
---	ACCESS EASEMENT
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PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___

FILE NUMBER _____ APPLICATION _____

DATE _____ 2021

APPROVED BY LUC ON _____

APPROVED BY COMMISSIONER'S COURT ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____

FOR: DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

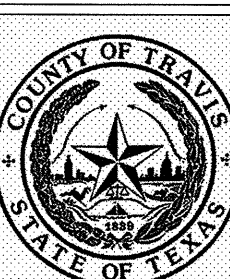
FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. _____

APPROVED ON _____

PRELIMINARY EXTENDED ON _____

UNTIL _____

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PRELIMINARY SUBDIVISION APPROVAL:
SUBDIVISION NO. _____
APPLICATION DATE: _____
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PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR DATE: _____

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Carlson, Brigrance & Doering, Inc.
FIRM ID #13791
Civil Engineering
5501 West Williams Canyon
Austin, Texas 78748
Phone No. (512) 280-5168 Fax No. (512) 280-5165

SHEET PRELIMINARY PLAN 100 SCALE (4 OF 4)
DESIGNED BY: CRB
DRAFTED BY: CP
DATE: JULY 2020

JOB NAME PROJECT
PRELIMINARY PLAN
JOB NUMBER 5207
SHEET 6 OF 6



B-10

Property Profile

Prospect Park Preliminary Plan Location Map

13 of 13

Legend

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

TCAD Parcels

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ



0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

7-12-21

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Notes

Prospect Park Preliminary Plan
Location Map