

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2021-0048**PC DATE:** March 8, 2022**SUBDIVISION NAME:** Quad Park 3B-3a Preliminary Plan**AREA:** 26.67 acres**LOT(S):** 63**OWNER/APPLICANT:** Carma Easton , LLC  
(Matthew McCafferty)**AGENT:** Carlson, Brigrance, and Doering, Inc  
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** Apogee and Skytex**GRIDS:** K11**COUNTY:** Travis**WATERSHED:** N. Fork & S. Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**PROPOSED LAND USE:** Mixed Residential, greenbelt/open space/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 Quad Park 3B-3a Preliminary Plan. The plan is comprised of 63 lots on 26.67 acres, proposing 61 residential lots, and 2 greenbelt lots, and approximately 3,682 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.

Staff recommends approval of the preliminary plan, subject to the conditions listed in the attached comment report. After the conditions are met, the plan will comply with LDC 30-2-84. The conditions include remove or update notes, review street names, update engineer's report and provide information as required in the report. 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 again.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan, subject to the conditions listed in the comment report dated March 3, 2022 and attached as Exhibit C.

**CASE MANAGER:** Sue Welch, Travis County Single Office  
Email address: [Sue.Welch@traviscountytexas.gov](mailto:Sue.Welch@traviscountytexas.gov)

**PHONE:** 512-854-7637

Exhibit A: Quad Park 3B-3a Preliminary Plan, Exhibit B. Quad Park 3B-3a Location Map  
Exhibit C: Quad Park 3B-3a Preliminary Plan Comment Report



B-27

# Property Profile

## Quad Park Final Plat Location

2 of 11

### Legend

- Streets
- Street Labels
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- Recorded Subdivision
  - Jurisdiction
    - FULL PURPOSE
    - LIMITED PURPOSE
    - EXTRATERRITORIAL JURISDICTION
    - 2 MILE ETJ AGRICULTURAL AGR
    - OTHER CITY LIMITS
    - OTHER CITIES ETJ
- Subdivision Cases- IN REVIEW
- Watershed
  - Barton Creek
  - Bear Creek
  - Bear Creek West
  - Bee Creek
  - Blunn Creek
  - Boggy Creek
  - Bohls Hollow
  - Brushy Creek
  - Bull Creek
  - Buttercup Creek
  - Buttermilk Branch
  - Carson Creek
  - Cedar Creek
  - Cedar Hollow



1: 9,600



0.3 0 0.15 0.3 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

2-24-21

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

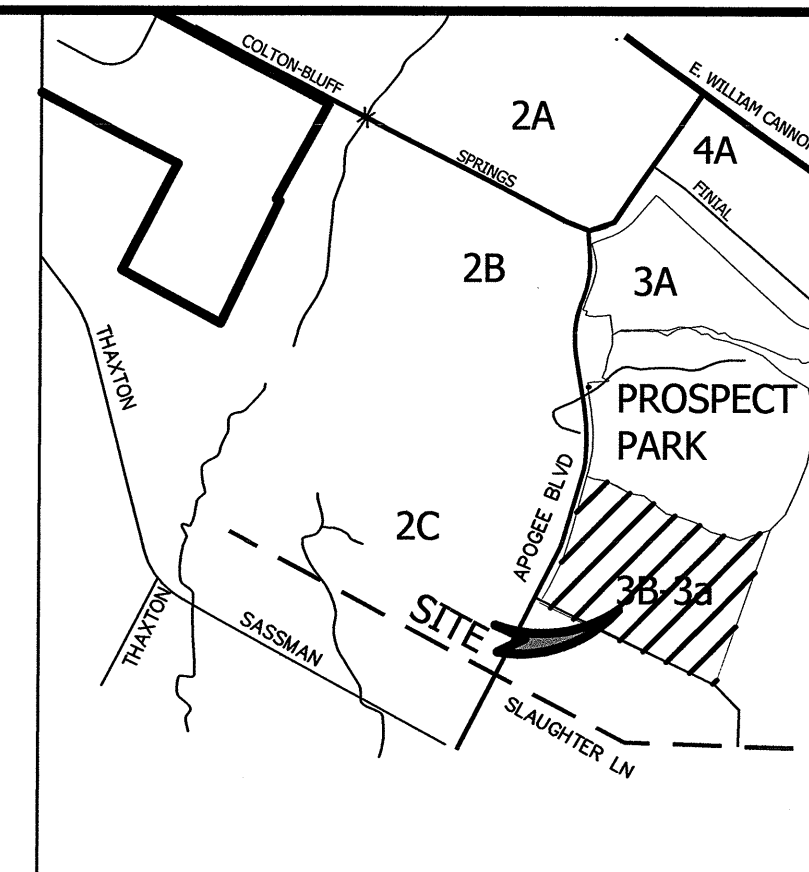
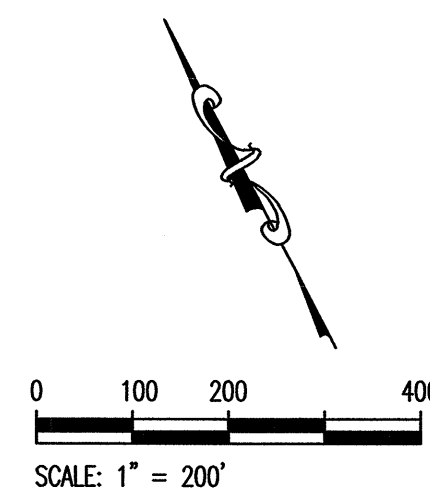
### Notes

QUAD PARK FINAL PLAT  
Site Location  
C8J-2021-0048.1A



# QUAD PARK 3B-3a

## PRELIMINARY PLAN



LOCATION MAP  
NOT TO SCALE

### SHEET INDEX

1. COVER SHEET/PRELIMINARY PLAN 200 SCALE
2. GENERAL NOTES
3. PRELIMINARY PLAN 100 SCALE

ORIGINAL SUBMITTAL DATE: JUNE 23, 2020  
TOTAL ACREAGE: 26.690 ACRES  
FEMA MAP NO: 4845300514K TRAVIS COUNTY, TEXAS DATED: JANUARY 22, 2020  
SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24

TOTAL NO. OF LOTS: 63 LOTS	
NO. OF BLOCKS: 2	
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 61	
NO. GREENBELT PARK LOTS: 2	
NO. OF L.S.E. & S.W.E. LOTS: 0	
NO. DRAINAGE EASEMENTS: 0	
NO. OF L.S.E.: 0	
TOTAL ROW:	
TOTAL LINEAR FOOTAGE OF STREETS: 3,682 LF (SEE SHEET NUMBER 2 FOR STREET LENGTHS)	
	TOTAL ACREAGE: 10.877 AC
	TOTAL ACREAGE: 10.873 AC
	TOTAL ACREAGE: 0.00 AC
	TOTAL ACREAGE: 0.00 AC
	TOTAL ACREAGE: 0.00 AC
	TOTAL ACREAGE: 4.92 AC
	TOTAL: 26.670 AC

### 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 AMENDED PHASING AGREEMENT APPROVED BY TRAVIS COUNTY COMMISSIONERS COURT, DOCUMENT NO. 2021173434.
5. THE MINIMUM FINISHED FLOOR ELEVATION ON LOTS 21-24 & 51-53 BLOCK A SHALL BE A MINIMUM OF TWO FEET ABOVE THE HIGHEST ADJACENT ESTABLISHED BASE FLOOD ELEVATION SHOWN HEREON (ATLAS 14)

<b>OWNER:</b>	<b>ENGINEER AND SURVEYOR:</b>
CARMA EASTON, LLC	CARLSON, BRIGANCE & DOERING, INC.
11501 ALTERRA PARKWAY	5501 WEST WILLIAM CANNON DR.
SUITE 100	AUSTIN, TEXAS 78749
AUSTIN, TEXAS 78758	PHONE: (512) 280-5160
PHONE: (512) 391-1330	FAX: (512) 280-5165

PER TRAVIS CENTRAL APPRAISAL DISTRICT  
ADJOINER OWNERS:

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

### LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN 26.670 ACRE TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 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.

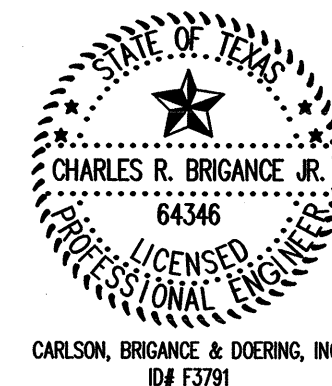
### ENGINEERS CERTIFICATION

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 TITLE 30 SUBDIVISION REQUIREMENTS.

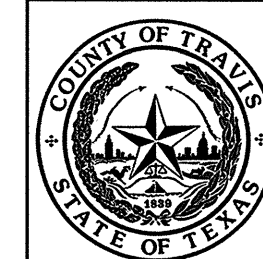
WITNESS MY HAND AND SEAL THIS 14th DAY OF November, 2021

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

DATE



CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791



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-2021-0048

SHEET COVER SHEET / PRELIMINARY PLAN (200 SCALE)

DESIGNED BY: CP

DRAFTED BY: CP

DATE MARCH 2021

QUAD PARK 3B-3a

PRELIMINARY PLAN

JOB NAME

JOB NUMBER

SHEET

1 OF 3

PROJECT



GENERAL NOTES:

1. 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.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
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 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.
5. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: SKYTREX STREET, DONGAN OAK COURT, CHALGRIN PLACE AND 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.
8. 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.
9. 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.
10. PARKLAND DEDICATION FOR 63 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 LOT 64/A. FISCAL SURETY FOR CONSTRUCTION OF TRAILS TO BE POSTED PRIOR TO THE APPROVAL OF FINAL PLATS IN THIS PRELIM.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
12. 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.
13. 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:

SKYTREX STREET  
DONGAN OAK COURT  
CHALGRIN PLACE  
CHRISLER BEND

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:

SKYTREX STREET  
DONGAN OAK COURT  
CHALGRIN PLACE  
CHRISLER BEND

14. 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)
15. TRAVIS COUNTY AND THE CITY OF AUSTIN DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
16. 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.
17. 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.
18. 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.
19. 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. 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.
20. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS, UNLESS NOTED OTHERWISE.
21. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
- WATER & WASTEWATER - CITY OF AUSTIN  
ELECTRIC - BLUEBONNET ELECTRIC CO-OP  
GAS - TEXAS GAS
22. STORM WATER RUNOFF PEAK FLOW RATES SHALL NOT BE INCREASED AT ANY POINT OF DISCHARGE FROM SITE FOR THE TWO (2), TEN (10), TWENTY FIVE (25) AND ONE HUNDRED (100) YEAR STORM FREQUENCY EVENTS.
23. LOT 64 BLOCK A IS TO BE OWNED AND MAINTAINED BY THE HOA OR MUD AS APPLICABLE.

STREET STANDARDS CHART

STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	DESIGN SPEED
SKYTREX STREET	2,019 L.F.	60'	40' FACE TO FACE	4.0'	RESIDENTIAL COLLECTOR	35 MPH
DONGAN OAK COURT	804 L.F.	56'	36' FACE TO FACE	4.0'	RESIDENTIAL	30 MPH
CHALGRIN PLACE	541 L.F.	56'	36' FACE TO FACE	4.0'	RESIDENTIAL	30 MPH
CHRISLER BEND	318 L.F.	56'	36' FACE TO FACE	4.0'	RESIDENTIAL	30 MPH

24. TOTAL LINEAR FOOTAGE OF STREETS 3,682 LF.
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 TWO (2) 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.

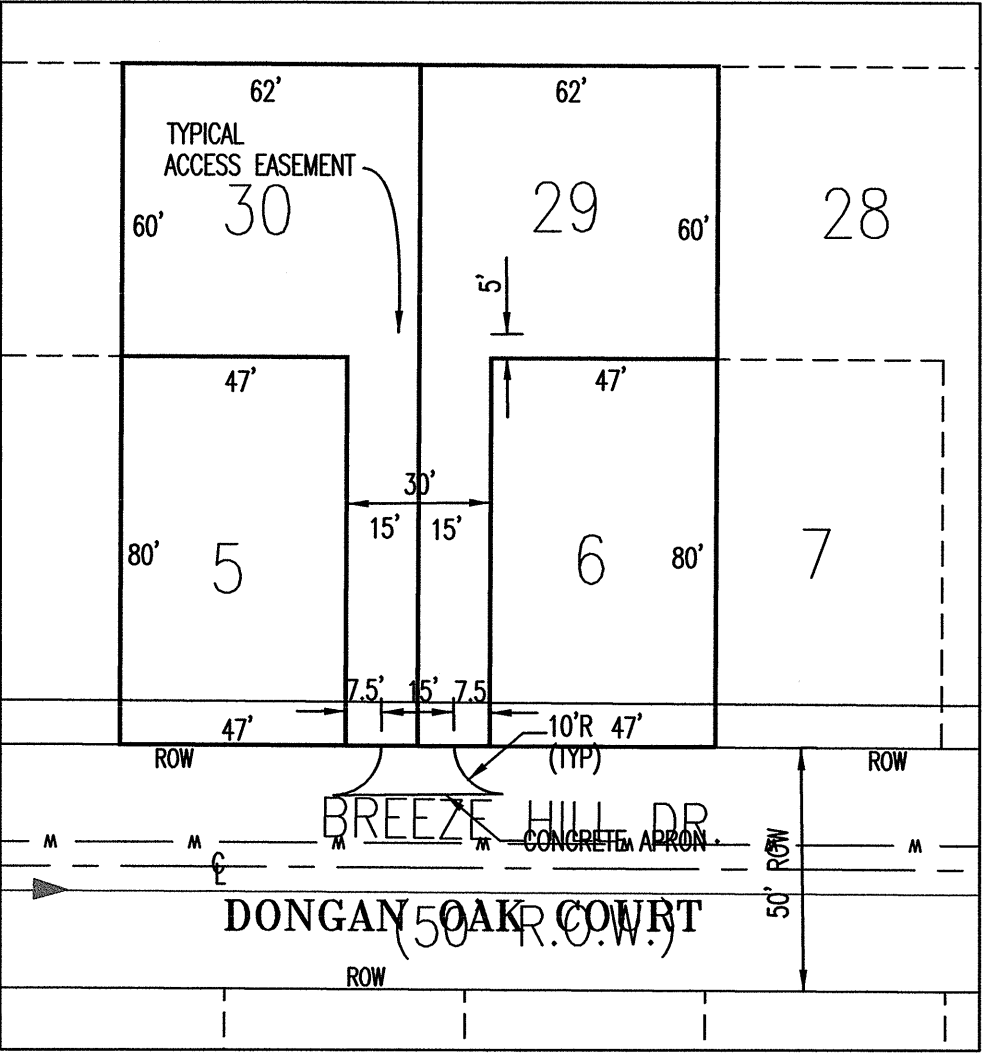
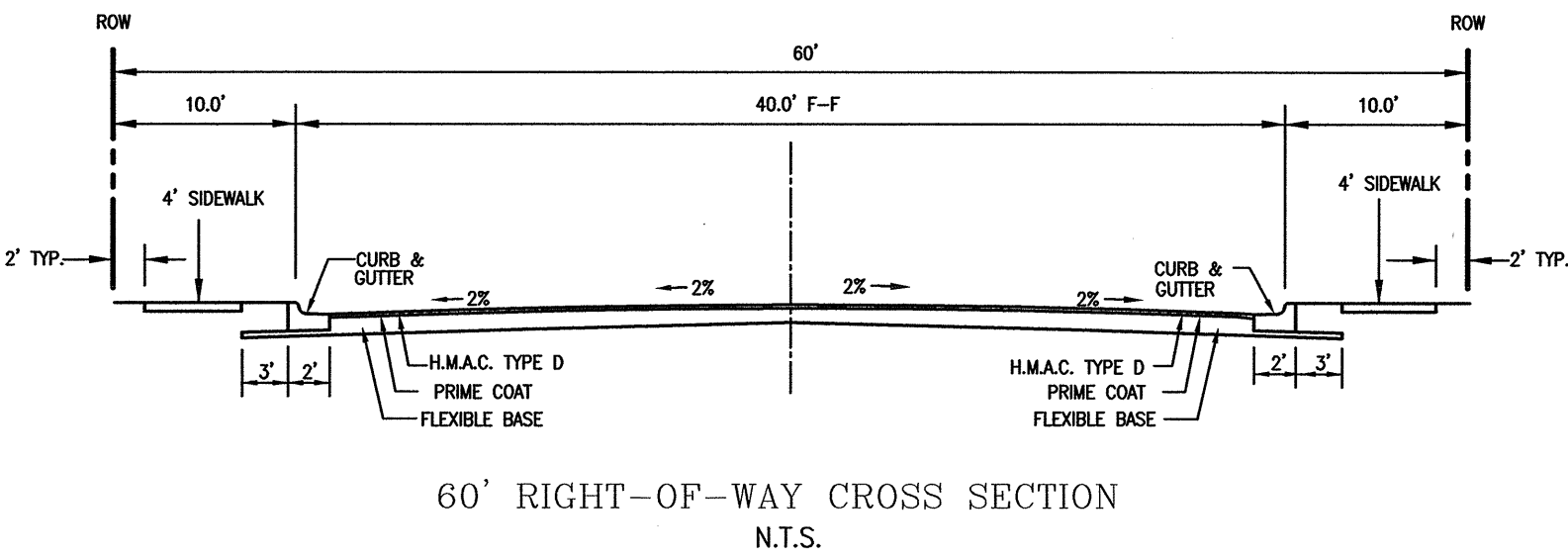
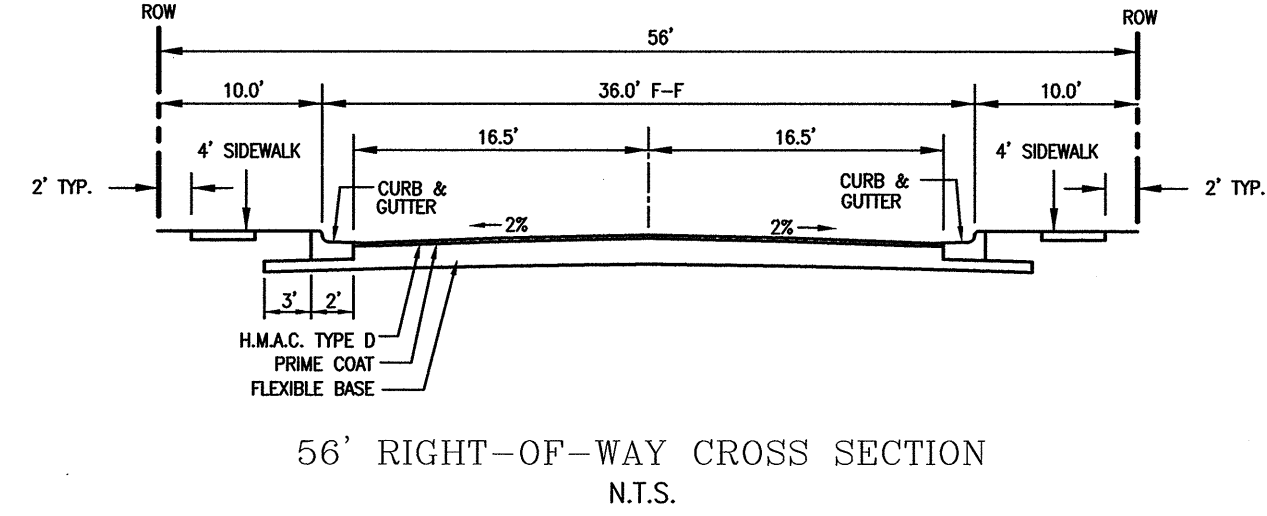
# QUAD PARK 3B-3a

## 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. PRIOR TO FINAL PLAT RECORDING, THE EXISTING DRAINAGE MAINTENANCE AGREEMENT REGARDING MAINTENANCE OF THE EXISTING WATER QUALITY AND DETENTION PONDS WILL BE UPDATED TO INCLUDE QUAD PARK 3B-3a SITE.
41. PROPOSED WATER AND WASTEWATER EASEMENTS SHOWN HEREON ARE SCHEMATIC. THE FINAL EASEMENTS WILL BE SUBMITTED TO AUSTIN WATER UTILITY FOR REVIEW WITH THE SUBDIVISION PLANS.

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) 4845300514K 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 (FHA). 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.



TYPICAL JOINT ACCESS EASEMENT DETAIL  
& TYPICAL QUAD DRIVEWAY  
SCALE: 1" = 40'

PARKLAND DEDICATION CREDITS TABLE	
UPLAND AREA (100%) CREDIT	5.20 AC
ATLAS 25-yr & 100-YR. FLOODPLAIN (50%) CREDIT	0.08 AC.
DRAINAGE EASEMENT (NO CREDIT)	5.71 AC
TOTAL PARKLAND DEDICATION CREDIT	5.28 AC.

NOTE:  
1. PARKLAND DEDICATION FOR 63 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 LOT 64/A. 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:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT FOR:

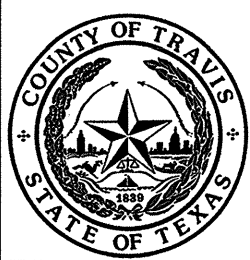
FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. \_\_\_\_\_

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.

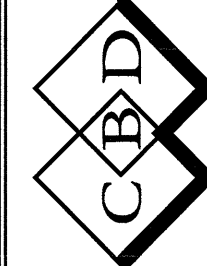


PRELIMINARY SUBDIVISION APPROVAL:  
SUBDIVISION NO. \_\_\_\_\_  
APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSIONERS COURT ON: \_\_\_\_\_  
PRELIMINARY PLAN EXPIRATION DATE: \_\_\_\_\_

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR DATE: \_\_\_\_\_

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



Civil Engineering  
5301 West William Cannon  
Austin, Texas 78748  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

GENERAL NOTES

SHEET

QUAD PARK 3B-3a

JOB NAME

PROJECT

JOB NUMBER

5326

SHEET

2 OF 3

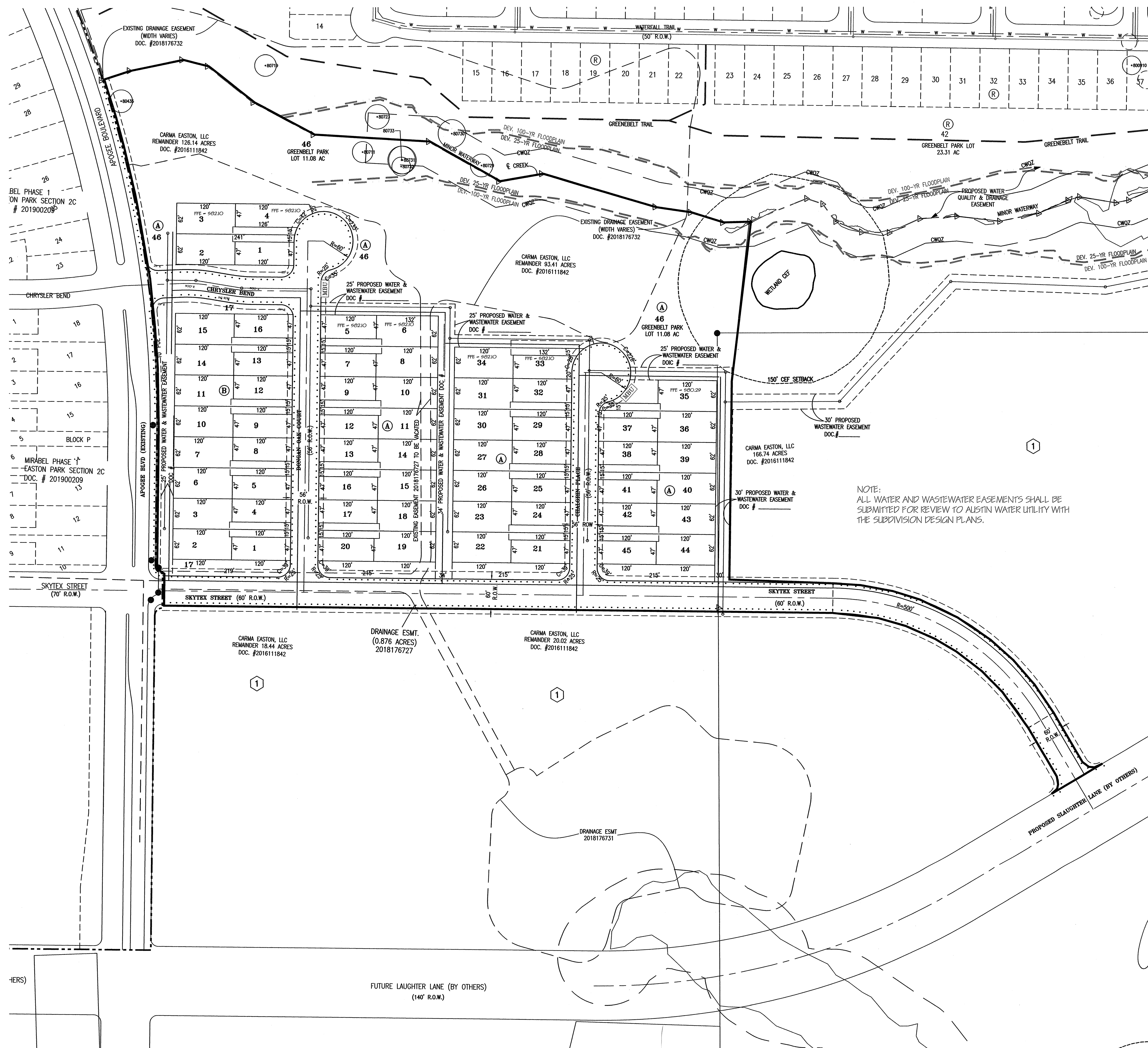
DATE

MARCH 2021



# QUAD PARK 3B-3a

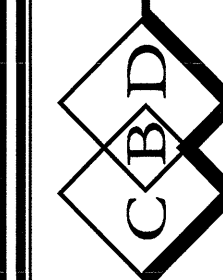
## PRELIMINARY PLAN



0 50 100 200  
SCALE: 1" = 100'

17	LOT NUMBER
①	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 FOUND
---	IRON ROD SET
---	WATER LINE EASEMENT
---	W.W.E.
---	WASTEWATER EASEMENT
---	ELEC.E.
---	P.U.E.
---	ELECTRIC UTILITY EASEMENT
---	L.S.E.
---	LANDSCAPE & SIGN EASEMENT
---	D.E.
---	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 PLAN
---	MBU
---	2'X8' CLUSTER MAIL BOX (2)

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



DATE  
MARCH 2021

SHEET  
PRELIMINARY PLAN (100 SCALE)

DESIGNED BY:  
CP

DRAFTED BY:  
CP

QUAD PARK 3B-3a

PRELIMINARY PLAN

JOB NAME  
PROJECT

JOB NUMBER  
5526

SHEET  
3 OF 3

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:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT FOR:

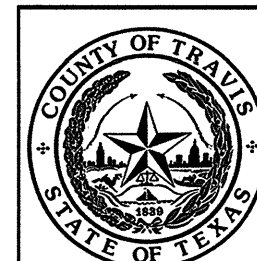
FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. \_\_\_\_\_

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-2021-0048



CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8J-2021-0048  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Quad Park Preliminary Plan  
LOCATION: 8408 APOGEE BLVD

SUBMITTAL DATE: February 7, 2022  
REPORT DUE DATE: February 28, 2022  
FINAL REPORT DATE:

**STAFF REPORT: 3 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE**

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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78704.

**UPDATE DEADLINE (LDC 25-4-56; 25-4-82):**

It is the responsibility of the applicant or his/her agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is May 12, 2022.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**UPDATE SUBMITTALS:**

**An informal update submittal is required. You must submit the distribution to the case manager.**

**Please submit 1.0 of the plans and 1.0 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

**Please note:** if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

**REVIEWERS:**

Planner 1 : Sophia Briones  
Travis Co. Subdivision : Sue Welch  
Flood Plain : Katina Bohrer  
PARD / Planning & Design : Robynne Heymans  
Subdivision : Juan Enriquez  
AW Utility Development Services : Derek Tucker  
Water Quality : Jay Baker  
Wetlands Biologist : Leslie Lilly  
Travis Co. Transportation : Christine Connor

**Subdivision Review - Juan Enriquez – [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)**

SR1. This property is located within the Limited Purpose Jurisdiction of the City of Austin and its Extra Territorial Jurisdiction (ETJ). It is also located within the Desired Development Zone (Suburban) and therefore Travis County is the lead agency on this application and the City of Austin is the zoning reviewer.

The property has a zoning designation of Pilot Knob PUD, Zoning Ordinance No. 20170302-014. All site development regulations will be subject to the standards under the PUD (Mixed Residential Area – Residential Detached, Yard House and Others). 30-1-113

SR2. Please revise the following administrative approval block: 30-1-113

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

\_\_\_\_\_  
*Juan Enriquez* for:

Denise Lucas, Director  
Development Services Department

SR3. SR5. Revise plat notes #1 to reference both PUD approval of Zoning Ordinance No. 20161110-032 & 20170302-014. 30-1-113

**Electric Review - Andrea Katz - 512-322-6957**

**No Review Required. Out of Austin Energy service area**, served by Bluebonnet Electric Cooperative, Inc.

**911 Addressing Review - Jorge Perdomo - 512-974-1620**

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTE1: DONGAN DR and CHALRGIN PL are reserved.

NOTE2: Court is not appropriate and Oak is on do not use list

§ 30-2-155

End of Comments

**Drainage Engineering Review - Jay Baker - 512-974-2636**

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

**DATE: 2/28/21**

**ORIGINAL COMMENTS:**

DE 1. No comments. Travis County is doing the drainage review.

**Signoff: 2/28/21**

<b>Flood Plain Review - Katina Bohrer - 512-974-3558</b>
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Reviewer notes: (aka C8-2021-0048) Site is located in the Easton Park area (just south of Prospect Park (C8J-2020-0148%). Applicant indicated in completeness check that they are using the Prospect Park modeling for this area which is why they were not doing a project assessment. Models turned in with CC1. Floodplain report is contained as an appendix within the Engineer's report.

In date: 3/29/2021

Update 0: reviewed on 2/28/2022

**Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions [Katina.Bohrer@austintexas.gov](mailto:Katina.Bohrer@austintexas.gov)**

- FP1. The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.
- a. 30-4-33 – Floodplain Maps, Delineation, and Depiction
  - b. 30-4-61 – Criteria for Approval of Development Applications
  - c. 30-4-152 – Dedication of Easements and Rights-of-Way
- FP2. The site, as shown on the plan provided, does not meet the requirements set in LDC 30-4-33 & LDC 30-4-152.
- Detailed information:
- a. I did not see any grading plans for this project area. This is not a problem from a floodplain standpoint as long as there isn't any grading within the floodplain area. Confirm that grading plans are not provided because there is no proposed grading within the Greenbelt Park lot.
  - b. It is unclear that the floodplain downstream of the existing pond is contained to a drainage easement. Floodplain must be contained to a drainage easement. If Lot 46 of Block A is dedicated as drainage easement in addition to Greenbelt Park lot, this will be addressed.
  - c. The floodplain note on page 2 states that portions of the lot ARE within the FEMA floodplain, but that is not the case for this lot. Correct as necessary.
- FP3. The site, as shown on the plan provided, does not meet the requirements set in LDC 30-4-61 and DCM Section 1
- Detailed information:
- a. No Adverse Impact regulations were not checked at this time since the modeling is not compliant with DCM standards. See comments about modeling below.
- FP4. The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 6 "Open Channels." Modeling must be in compliance with criteria prior to approval.



## Detailed Information

- a. The flow change locations in post project conditions do not match the flow change locations is the approved PA modeling for Prospect Park – please provide updated modeling with the flow change locations in the correct spot.
- b. The bank stations on post project conditions do not match the bank stations in the approved PA modeling for Prospect Park – please provide updated modeling with the bank stations in the correct spot
- c. The proposed grading on the post project conditions do not match the approved PA modeling for Prospect Park – please provide updated modeling with the appropriate grading
- d. The proposed downstream reach lengths in the post project conditions do not match the approved PA modeling for Prospect Park – please provide the updated model with the appropriate downstream reach lengths
- e. FYI: It appears that the model provided is one which was supplied at Update 2 for the Project assessment instead of the model that had been supplied at Update 4. The HMS model matches the approved PA HMS modeling and is approved for this case as well.
- f. FYI: Be aware that not all aspects of the model need to be updated for the entire Easton Park area at this time, but only those for this project area need to be addressed for this project.

<b>AW Utility Development Services - Derek Tucker - 512-972-0077</b>
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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. 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.

<b>Water Quality Review - Jay Baker - 512-974-2636</b>
--

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

**DATE: 2/28/21**

**ORIGINAL COMMENTS:  
FORMAL UPDATE REQUESTED**

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

**PLAN NOTES**

WQ 1. Revise the water quality note to read as follows: [LDC 25-8-211, 30-5-211]

"Water quality controls are required for all development pursuant to the Land Development Code"



**WATER QUALITY PLAN**

- WQ 2. Provide water quality plan for this subdivision.in accordance with the application packet page 17. The report indicates that controls are being provided by an existing pond. Include that information in the water quality plan to ensure that the controls are sufficiently sized with adequate conveyance from this subdivision to the existing facility. [LDC 25-8-211, 30-5-211]
- WQ 3. Ensure that the pond design is in compliance with the current Atlas 14 precipitation requirements. [LDC 25-8-211, 30-5-211]
- WQ 4. Ensure that the existing pond is in compliance with DCM 1.2.4.E or make modifications as needed. [LDC 25-8-211, 30-5-211]
- WQ 5. Ensure that water quality controls are provided for the street extension to the future Slaughter Lane extension. [LDC 25-8-211, 30-5-211]

**Wetlands Biologist Review - Leslie Lilly - [Leslie.lilly@austintexas.gov](mailto:Leslie.lilly@austintexas.gov)**

**WB1. Update0.** Please demonstrate compliance to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a). Additional information: { *This comment can be addressed by adding a note on all sheets stating that: "All activities within the CEF and CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."* }

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

1. Please clearly show boundaries of Lot 46 along Skytex in block A 30-1-113
2. Please correct the typo in the acreage on coversheet. 30-1-113
3. Current tax certificates showing all taxes have been paid for 2021. 30-1-113
4. Verify if this application needs to be signed by two officers of Carma Easton LLC 30-1-113
5. Clearly label the joint access easements on the preliminary and update the exhibit (some overlapping text). 30-2-113 FYI - JUE easements will need to be provided with the plat application.
6. Add a note that Lot 46 and 17 will be owned and maintained by the owner/HOA. FYI - Provide the draft CCR to be recorded with the plat 30-2-113
7. FYI – The Drainage Maintenance Agreement will need to be updated with the final plat.

**Land Development Engineering Review - Jennifer Back, P.E. - [jennifer.back@austintexas.gov](mailto:jennifer.back@austintexas.gov)**

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.



1. Provide preliminary roadway profiles and storm sewer layout.

**PARD / Planning & Design Review - Robynne Heymans - 512-974-9549**

2/22/2022

Update 0:

PR1: Please update note 10 with the correct lot number (lot 46 A instead of lot 64 A as noted)

PR 2: Prelim plan shows parkland lot as 'Greenbelt Park Lot 46 A 11.08 acres'. Table on coversheet has line item: "Greenbelt Park Lots: 2 Total Acres: 10.873". Please reconcile.

PR 3: Please show the proposed trail alignment on this prelim. Show how the trail connects to parkland in Prospect Park Phase I to the north.

PR 4: Please provide an updated master parkland tracking table including the units in this preliminary plan as well as the number of acres of parkland and open space owed.

**Travis Co. Drainage Engineering Review – Christine L. Connor**

- 1) Confirm that the existing pond meets the requirements of DCM 1.2.4 and provide a narrative on how the pond meets the requirements.
- 2) Confirm that the existing pond was designed using Atlas 14 rainfall.
- 3) Provide sheets from the plans in which the pond was designed/constructed showing that Quad Park was taken into consideration during the design. Also provide the HEC-HMS model for that project.
- 4) Indicate how the runoff from Skytex will be collected and transported to the pond in Prospect Park.
- 5) If the storm sewer line crossing the floodplain to carry runoff from this development to Prospect Park will be constructed with this project, please indicate that somewhere in the engineering report.
- 6) Indicate how the drainage easement that conflicts with this section will be vacated and why it will no longer be required.
- 7) On the existing detention map, show the sections of Easton Park that will be constructed prior to the construction of this section as existing.
- 8) Add flow arrows to the developed condition detention map.
- 9) Lot 46 needs to be noted as a drainage easement since it contains floodplain.
- 10) The engineering report provided needs to be updated and resubmitted. It references and onsite pond and other items that do not appear to be accurate.

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

- 1) Show the right-of-way width for Chrysler Bend.
- 2) Provide proof from the TIA that Skytex right-of-way is reduced between Apogee and Slaughter.

**END OF REPORT**