

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2022-0177

PC DATE: August 9, 2022

SUBDIVISION NAME: Easton Park Section 4B East Preliminary Plan

AREA: 21.067 acres

LOT(S): 3

OWNER/APPLICANT: Carma Easton, LLC
(AJ Zorn)

AGENT: Carlson, Brigrance, and Doering, Inc
(Charles Brigrance)

ADDRESS OF SUBDIVISION: William Cannon and Finial

GRIDS: L12

COUNTY: Travis

WATERSHED: North 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 Easton Park 4B East Preliminary Plan. The plan is comprised of 3 lots on 21.067 acres, proposing 1 mixed residential lot, and 2 other lots for greenbelt/open space/drainage easement, and approximately 1,905 linear feet of right-of-way/streets. The property connects to William Cannon Road to the north and will realign a portion of Finial Drive (formerly named Colton Bluff Springs Road). The applicant also proposes to abandon a portion of Finial Drive for the realignment. The owners have submitted an application for this process with Travis County, and has received pre-approval from utility providers and other parties to the street abandonment area. Staff will be coordinating the abandonment application with the final plat application (out of this preliminary plan) to Court for final approval. 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, update engineer's report and drainage information, 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 again.

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

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

Exhibit A: Easton Park 4B East Preliminary Plan

Exhibit B: Easton Park 4B Location Map

Exhibit C: Easton Park 4B East Preliminary Plan Comment Report

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



CASE NUMBER: C8J-2022-0177
REVISION #: 00 UPDATE: U0
CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Easton Park 4B East Preliminary Plan
LOCATION: 7508 FM 1625 RD



SUBMITTAL DATE: July 11, 2022
REPORT DUE DATE: August 9, 2022
FINAL REPORT DATE: August 3, 2022

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 (90 days from submittal) which is October 10, 2022. 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):

A formal update submittal is required.

1. Applicants must contact Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

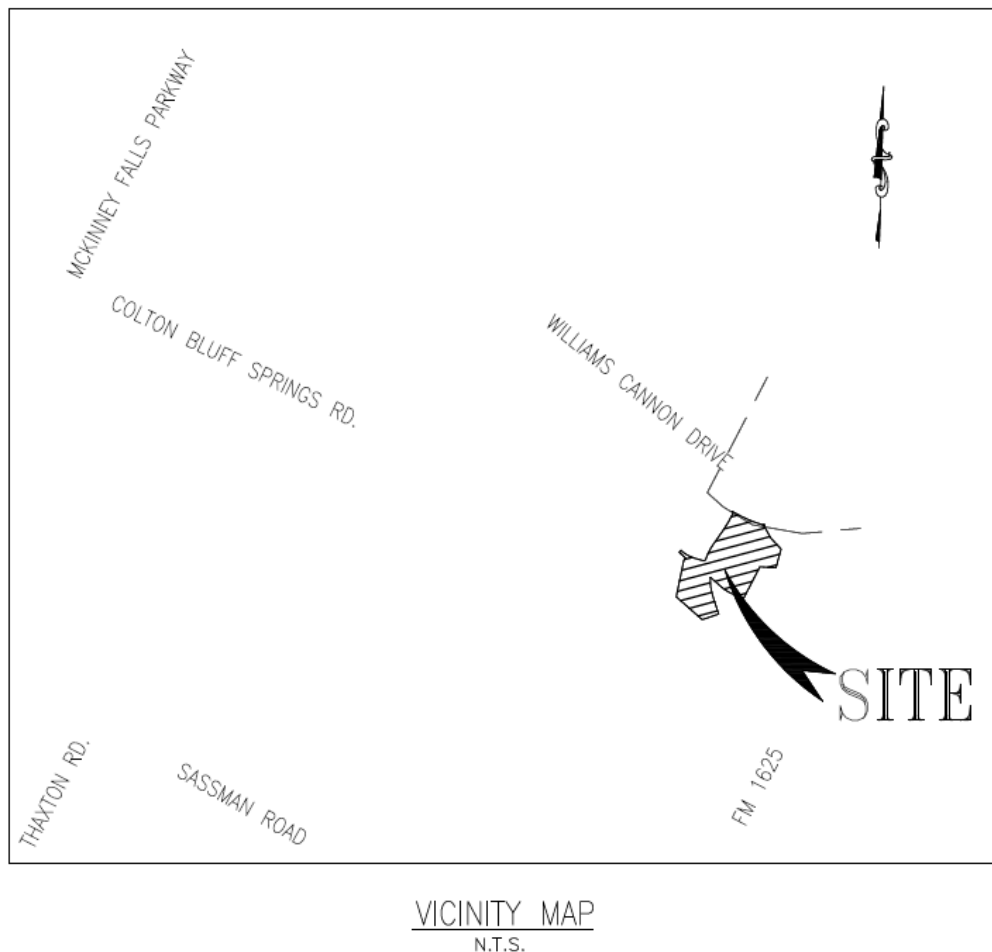
Planner 1 : Sophia Briones
Addressing: Janny Phung
AW Utility Development Services: Derek Tucker
Environmental Review: Mel Fuechec
Floodplain: Kena Pierce
PARD: Robynne Heymans
Travis Co. Subdivision: Sue Welch

AD1: This plat review is rejected for the following:

AD2: Please remove the punctuation marks from the following:

1. **COLTON BLUFF SPRINGS RD** in the vicinity map
2. **THAXTON RD** in the vicinity map

AD3: Please label streets in the ROW. The vicinity map does not show where the ROW segments are, only the labels



AD4: Please update labels for the following:

1. **MC KINNEY FALLS PKWY** is the correct street name for this project
2. **E WILLIAM CANNON DR** the directional E must be included
3. **FM 1625 RD** street type must be included

AD5: Please update **COTA VISTA DR (Proposed)** as it reads here for the unbuilt section. Please update **COTA VISTA DR (Existing)** for the built section.

AD6: Vacation of the approximately 1000 ft of **FINIAL DR** west of FLATBUSH DR breaks street name continuity. If you are going to proceed, then a new name will be needed for the 1,060 ft of FINIAL DR

between FLATBUSH DR and FM 1625 RD. Since the street is already dedicated as FINIAL DR, then one of actions below need to be performed:

1. Submit a [street name change](#) process with the City of Austin for the portion of FINIAL DR between FLATBUSH DR and FM 1625 RD
2. Replat the Right-of-Way portion of FINIAL DR between FLATBUSH DR and FM 1625 RD with a new name which has been reviewed, approved, and reserved

NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: MC KINNEY FALLS PKWY is incorrectly labeled as MCKINNEY FALLS PKWY on all sheets.

NOTE: Proposed ROW's must be labeled to distinguish built from unbuilt ROW's

The standards applied to all new street names in Travis County can be found at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

Active streets and address points can be viewed on Property Profile

<https://maps.austintexas.gov/GIS/PropertyProfile/>

NOTE: After this plat has been Recorded, please submit your request for addresses by using the link below.

<https://subdivisionaddressrequest.azurewebsites.net/>

Addressing Management Services has up to 15 working days to complete the assignment of addresses for a recorded plat.

§30-2-155

End of Comment

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

08/03/2022

Update - per Ordinance No. 20151217-080

PR 1: Please clarify if lot 2, block B is intended to be part of the greenbelt. If it part of the system please amend the label to 'open space/greenbelt park' and amend note 10 on to the plans:

Parkland dedication 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 2, Block B and Lot 3 Block F.

PR 2: Please provide a trails exhibit to show how the trail will connect to sections east and west of the plans.

PR 3: Please amend the label on Lot 3 F to read 'open space/ greenbelt park'.

PR 4: Define the boundaries of the drainage easement and water quality easement on the greenbelt park/open space blocks. Defining the easements areas is required so that park areas are not at risk of being lost by "blanket" easements. Also credited park acres needs to be determined to include Lot 2 Block B

PR5: Provide a table on sheet 2 similar to previous preliminary plans (this table shows credited park acres). Be sure to include the 11+ acres from Lot 2, Block B

Parkland dedication credits	
Uplands	# acres
100 yr flood plain	# acres
25 yr flood plain	# acres
Drainage/ WQ easement	# acres

PR 6: Please show on an updated tracking table for the whole PUD that you are up XX acres of parkland for the number of units on preliminary plans so far. This is separate from the open space tables submitted with this updated, those need to be updated as well to include acres from Lot 2, Block B.(Acres determined after step in PR 4).

PR 7: Contact a PARD reviewer or engineer's of prior prelims to obtain the format for tracking tables for this prelim. Referenced as a Pilot Knob PUD Open Space Summary Table.

Robynne.heyman@austintexas.gov

Flood Plain Review - Kena Pierce - 512-978-1832

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 at kena.pierce@austintexas.gov

Reviewer's Notes: Previously reviewed under C8J-2021-0043 cases. For some reason all of those show up as expired (Looks like AWU rejected the Prelim and the subsequent ones died in CC). Modeling has been previously reviewed for this site. Information pertaining to the floodplain study part of the project is contained within the appendices of the engineer's report. Only Detention Pond model is included in the DSD files. FP on plans in report is specifically called out as A14. RAS/HMS models provided to Intake at U0. Case previously reviewed – it is resubmitted because the last application expired. Currently the plan is to leave Finial/Colton Bluff Road in place albeit it will be abandoned. HMS model matches model provided with SP-2021-0235 and SP-2021-0360. RAS PostProject matches the same above-listed cases; the Pre project is different (when using a diffing program to initially see where any differences are proposed).

- FP 1. 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 25-7-8/30-4-7 – Computation of Storm Runoff.
- Please submit **the latest approved modeling to intake**.
 - RAS: In Pre project plan – XS 1250 should have blocked obstruction for the pond/low area on the right overbank. Also confirm downstream reach lengths as they are different between Pre and Post conditions but the cross sections are in the same location & orientation and are not changing.
- FP 2. 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 25-7-33/30-4-33 – Floodplain Maps, Delineation, and Depiction.

- a. Please confirm or update the regulatory floodplain delineated by the **latest approved modeling**.
- b. Applicant must provide grading exhibit from the subdivision plans upstream of, and adjacent to, Cota Vista to prove that rises in WSEL are contained to existing drainage easement. If the rises are not contained to drainage easement, easement will need to be obtained prior to Subdivision Construction of this plan. The reason this is asked for now is to be able to easily carry forward a comment so we don't have to re-review the models at subdivision construction unless there are changes to the grading that aren't shown in the models here.

The following are FYI comments from the model review.

FYI: Geometries on Trib 1 are significantly different – though in most cases it looks like the part that is changing is outside the FP area or in the fringe and may be accurate per proposed grading for the development on either side, it still makes it hard to visually compare both geometries against each other. As such, review is limited to the area around the changing crossings instead.

FYI: post project does not account for area 5A (this isn't an issue for this case, just a statement for tracking purposes)

FYI: RAS: Pre project conditions has different flows for Trib 1 than post project conditions. Confirm this is accurate (based on recent conversations, the applicant is using fully developed post project modeling HMS for both pre and post conditions to get an apples-to-apples comparison for water surface impacts while it is the drainage reviewer's job to ensure that flows leaving the site are less than or equal to pre project conditions). Be aware that if it IS accurate that more flow is leaving the site in post project conditions than in pre project conditions, this project is considered non-compliant with code and cannot be administratively approved.

- Per updated modeling provided at 1030 am on 7/28/2022, this issue has been addressed and the flows match in both versions and match HMS modeling. Modeling needs to be submitted at next update through DSD Intake so that there is a cohesive and complete case file.

FYI: RAS Trib 2 – XS 837 should have the proposed detention pond in the right overbank, but since the proposed pond is outside the floodplain, there would be no change to the model results if they pond is entered.

FYI: Correcting for the flows issue and the blocked obstruction issue listed above reduces the rises in water surface elevation to only occur upstream of Cota Vista and on Easton Park property. Applicant must confirm that rises in WSEL will be contained to drainage easement (I'm mostly concerned about the rises immediately upstream of Cota Vista on the right side as the floodplain is coincident with single family residential lots. Not correcting the flows/blocked obstruction/DS reach length results in larger rises in WSEL between pre and post.)

AW Utility Development Services - Derek Tucker - 512-972-0077
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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.

AW2. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9: Provide document numbers for the proposed water and wastewater easements shown on the preliminary plan.

AW3. Per Utility Criteria Manual Section 2, §25-4:

Add the following note to the plat:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

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 - Don Heisch – (512) 978-1736 - Don.Heisch@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.

No Comments

Wetlands Biologist Review - Leslie Lilly - Leslie.lilly@austintexas.gov

No Wetland Biologist review comments at this time.

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

1. Provide a current tax certificate showing all taxes have been paid for 2021. 30-1-113
2. Add the case number in the lower right-hand corner of each page. Please contact this reviewer about information in the approval block. 30-1-113
3. It is this reviewer understand the owner wants to phase the preliminary plan into two plats. Please contact this reviewer – a phasing agreement or alternative fiscal agreement may be required with Travis County. Update note #38 to state “a portion of Final will be vacate prior to final plat as depicted on this plan.” 30-1-113
4. Please upload the most current status of the requirements in the TNR TIA mitigation agreement with Travis County recorded in 20211173434, specifically the mitigation required under section 4b for applications submitted after 9/21/21

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

No comments

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

No comments

Site Plan Plumbing - Cory Harmon - 512-974-2882

APPROVED

The proposed preliminary plan (C8J-2022-0177) is approved from a plumbing code perspective.

Electric Review - Andrea Katz - 512-322-6957

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

Drainage Engineering Review - Don Heisch – (512) 978-1736 - Don.Heisch@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.

No Comments

Environmental Review - Mel Fuechec - mel.fuechec@austintexas.gov

ADMINISTRATIVE VARIANCE [LDC 25-8, Article 1 / 30-5]

EV 1 An Administrative Environmental Variance is required to vary the requirements of the following:

- Section 25-8-341/30-5-341 (Cut Requirements)
- Section 25-8-342/30-5-342 (Fill Requirements)

Complete the following to proceed with the variance:

- Contact this reviewer at mel.fuechec@austintexas.gov for a copy of the administrative variance request form;
- Complete the form and identify the scope / extent of the Administrative Environmental Variances request;
- Return the form to this reviewer;
- Add a note to the cover sheet stating: *"An administrative variance has been granted in accordance with LDC 25-8-42/ 30-5-42 to allow: CUT AND FILL FROM 4 TO 8 FEET IN DDZ [LDC 25-8-342/30-5-342]"*
- Pay the Administrative Environmental Variance fee at Intake. For questions regarding fee amount, call 512-974-1770 or email LURIntake@austintexas.gov;
- Provide receipt of payment in order to clear this comment.

[LDC 25-8, Article 1 /30-5]

END OF REPORT

PRELIMINARY PLAT
FOR
EASTON PARK SECTION 4B-EAST
TRAVIS COUNTY AND THE CITY OF AUSTIN LIMITED PURPOSE JURISDICTION (LTD), TEXAS
SEPTEMBER 2021

SHEET INDEX

1. PRELIMINARY PLAT COVER SHEET
2. GENERAL NOTES
3. PRELIMINARY PLAT 100 SCALE

TOTAL ACREAGE: 21.067 ACRES
SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24
F.E.M.A. MAP NO. 4845300614K TRAVIS COUNTY, TEXAS
DATED: JANUARY 622, 2020

TOTAL NO. OF BLOCKS: 2
TOTAL NO. OF LOTS : 3 (21.07 ACRES)
NO. OF MIXED RESIDENTIAL LOTS: 1 (1.15 ACRES)
NO. OF OPEN SPACE/GREENBELT, DRAINAGE EASEMENT: 2 (16.13 ACRES)
RIGHT-OF-WAY: (3.79 ACRES)

OWNERS:
CARMA EASTON, LLC
11501 ALTRERA 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

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 PLAN IS SUBJECT TO THE TRAFFIC ANALYSIS AND PHASING AGREEMENT WITH TRAVIS COUNTY DOCUMENT NUMBER 2020178523.
5. EXISTING FLATBUSH DRIVE EAST OF COTA VISTA DRIVE IS PROPOSED TO BE ABANDONED AFTER THE EXTENSION OF COTA VISTA DRIVE NORTHWARD TO WILLIAM CANNON DRIVE IS COMPLETED.

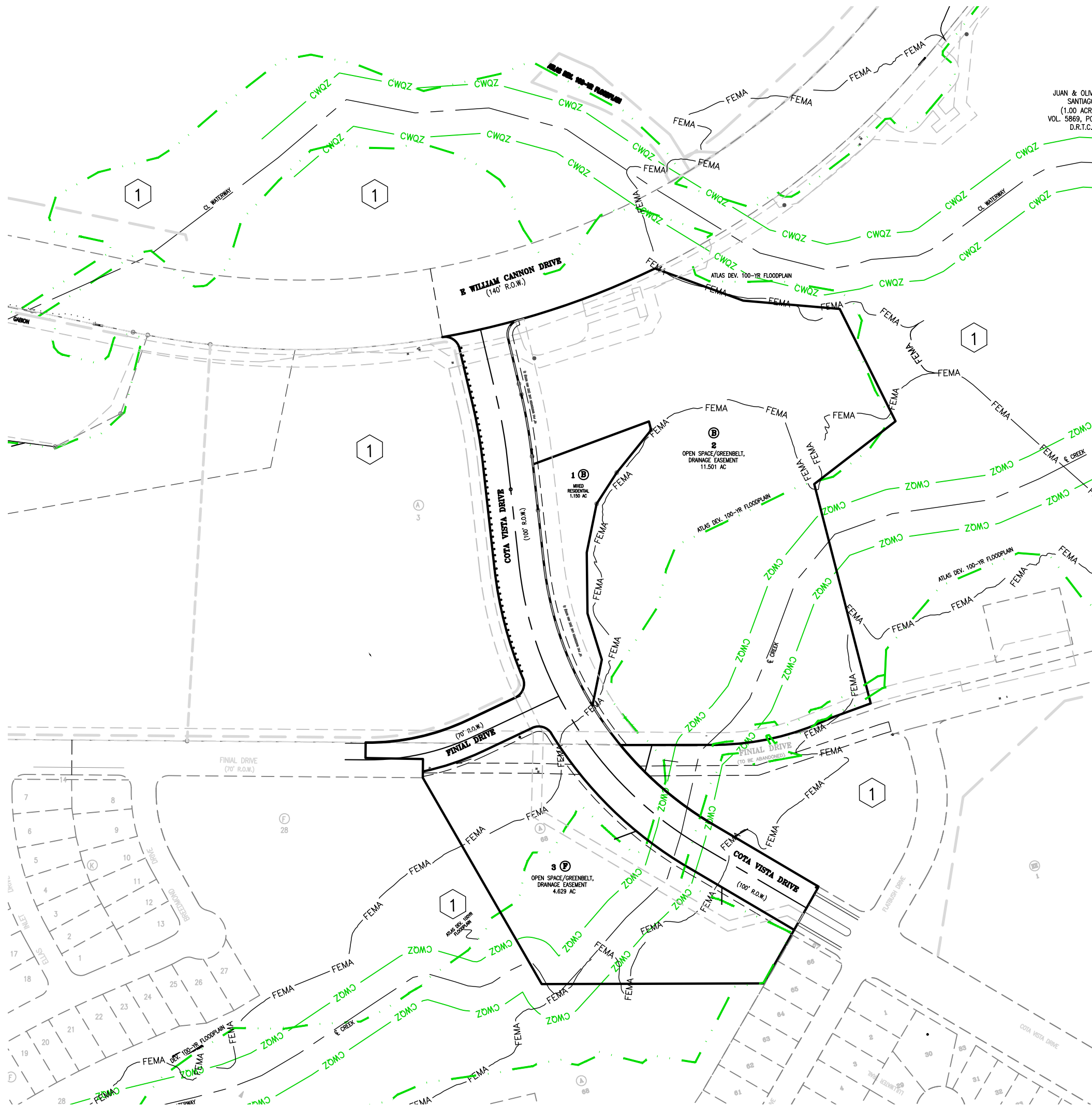
PER TRAVIS CENTRAL APPRAISAL DISTRICT

ADJOINER OWNERS:

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

TBM 1:
MAGNETIC NAIL WITH SHINER FOUND IN CONCRETE IN THE SOUTHWEST RIGHT OF WAY LINE OF COLTON BLUFF ROAD, +\- 3600 FEET SOUTHEAST OF THE INTERSECTION OF MCKINNEY FALLS PARKWAY AND COLTON BLUFF ROAD, SAME BEING N18°48'00"W, A DISTANCE OF 1099.5 FEET FROM THE CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 18, BLOCK 9, OF EASTON PARK, SECTION 2B, PHASE 2, HAVING GRID COORDINATES OF N = 10029427.18, E = 3123005.56, ELEVATION = 602.61'

TBM 2:
MAGNETIC NAIL WITH SHINER SET IN THE TOP OF THE EAST END OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF SASSMAN ROAD, BEING 77 FEET WEST OF A DRIVEWAY TO THE NORTH, BEING APPROX. 2600 FEET EAST OF THE INTERSECTION OF SASSMAN ROAD AND THAXTON ROAD, HAVING GRID COORDINATES OF N = 10,023,838.51, E = 3,121,948.38, ELEVATION = 614.69'



LEGAL DESCRIPTION:

A 21.067 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 COMPRISED OF A PORTION OF A CALLED 138.54 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2007038642, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 81.018 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2006246454, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 20.807 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2007003159, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 67.339 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2007204509, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THE APPARENT RIGHT-OF-WAY OF FINAL DRIVE (R.O.W. VARIES), A PORTION OF A CALLED 0.852 ACRE RIGHT-OF-WAY DEDICATION TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 1338, PAGE 433, DEED RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 0.425 ACRE RIGHT-OF-WAY DEDICATION TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 1338, PAGE 427, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PORTION OF A CALLED 0.332 ACRE RIGHT-OF-WAY DEDICATION TO TRAVIS COUNTY, TEXAS IN VOLUME 1338, PAGE 425, DEED RECORDS OF TRAVIS COUNTY, TEXAS

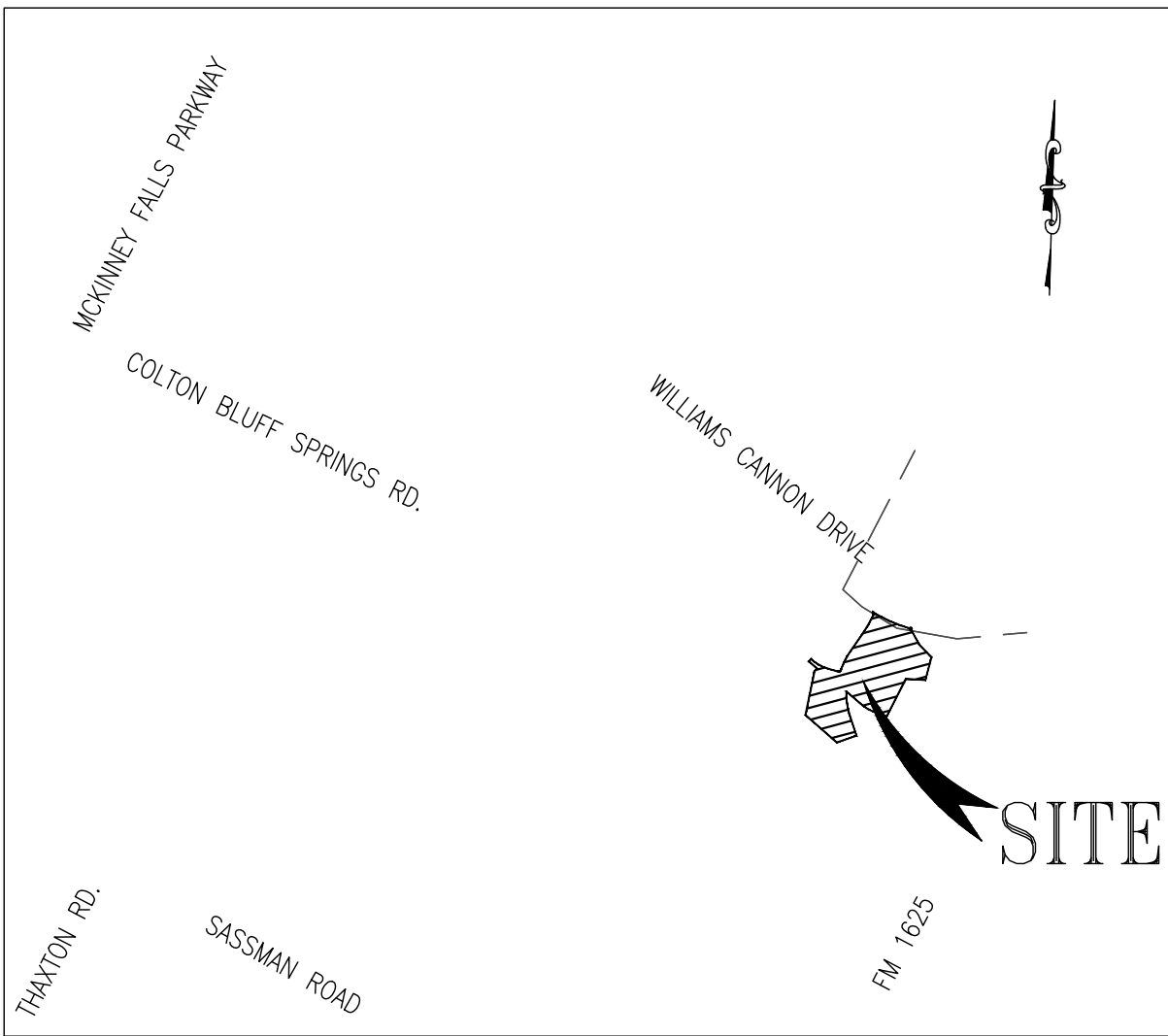
ENGINEERS CERTIFICATION

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 THIS 1st DAY OF July, 2022

Brett R. Pasquarella, P.E.

P.E. 84769



VICINITY MAP
N.T.S.

LEGEND	
17A	LOT NUMBER
(A)	BLOCK NUMBER
---	SUBDIVISION BOUNDARY
---	CWQZ
---	DEVELOP 100 YEAR ATLAS FLOODPLAIN
---	CREEK CENTERLINE
---	SIDEWALK LOCATION
△	CALCULATED POINT
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
ELEC.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
E.U.E.	ELECTRIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SIGN EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
SW.E.	SIDEWALK EASEMENT

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 COMMISSIONERS 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.

DESIGNED BY: CB

DRAFTED BY: CP

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #F3791

North Office
12120 Williams Dr.
Austin, Texas 78750
Phone No. (512) 280-5160
www.cbdeing.com

PRELIMINARY PLAT COVER SHEET

EASTON PARK 4B EAST PLAT

PRELIMINARY PLAN

SHEET NAME:

JOB NAME:

PROJECT:



DATE:

JULY 2022

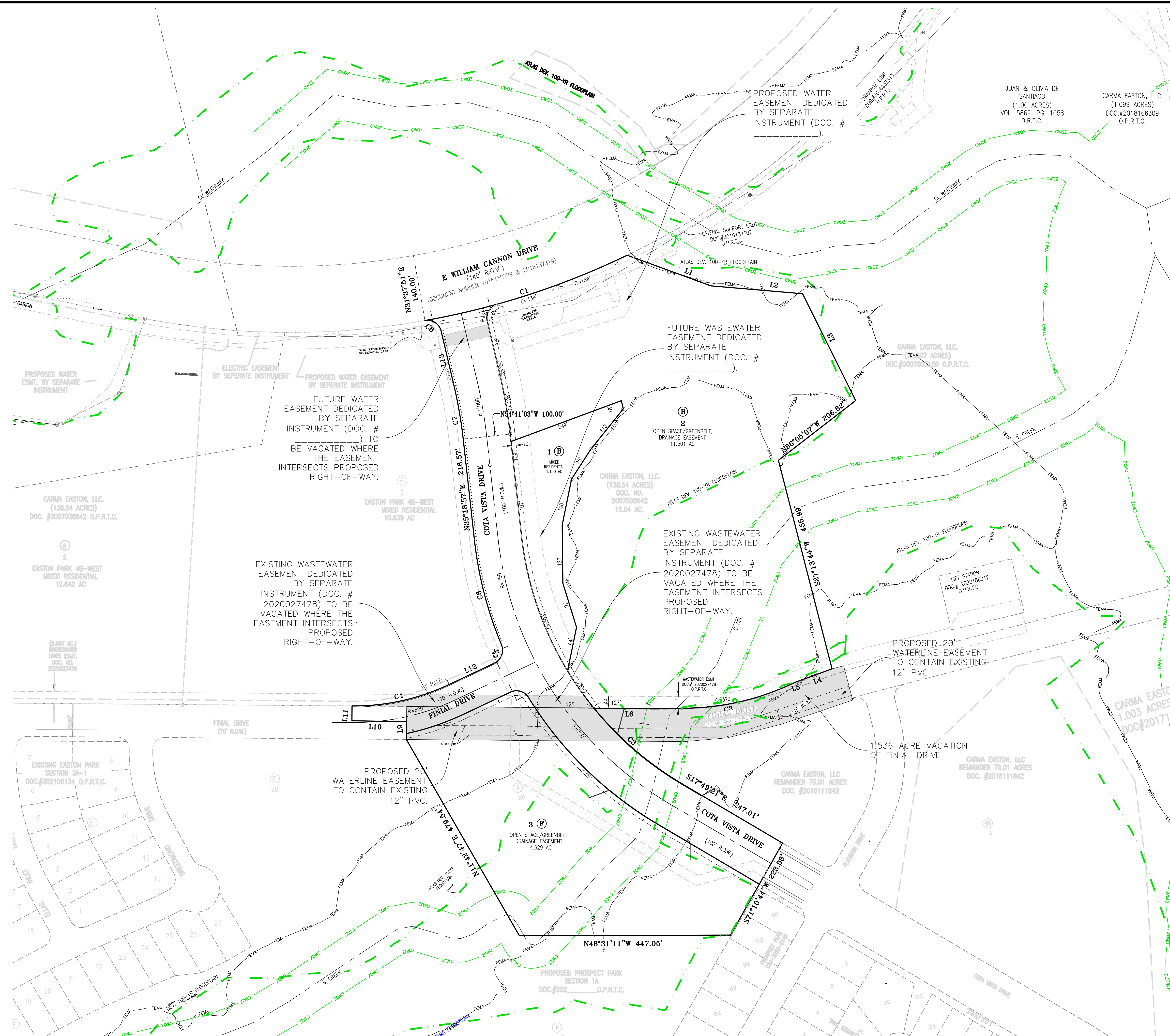
JOB NUMBER

5307

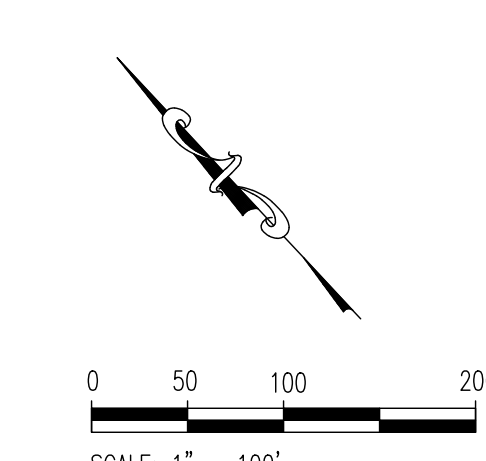
SHEET

1 OF 3

2 OF 3



LEGEND	
17A	LOT NUMBER
(A)	BLOCK NUMBER
—————	SUBDIVISION BOUNDARY
—————	PROPOSED LOT BOUNDARY
- - - - -	ADJACENT LOT BOUNDARY
- - - - -	PROPOSED EASEMENT BY PLAT
- - - - -	SEPARATE OR OFFSITE EASEMENT
—CWAQ—CWAQ—	CWAQ
— — — — —	DEVELOP 100 YEAR ATLAS FLOODPLAIN
— · · · · ·	CREEK CENTERLINE
· · · · ·	EXISTING SIDEWALK LOCATION
· · · · ·	PROPOSED SIDEWALK LOCATION
————FEMA—	FEMA 100 YEAR FLOODPLAIN
—————	PROPOSED EASEMENT OR RIGHT-OF-WAY VACATION
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
ELEC.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
E.U.E.	ELECTRIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SIGN EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
SW.E.	SIDEWALK EASEMENT



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 _____	
FINANCIAL 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 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.

						DESIGNED BY: CB		DRAFTED BY: CP	
								DATE	
								REVISION	
<div style="float: right;">Carlson, Brigrance & Doering, Inc.</div>									
							Civil Engineering ♦ Surveying FIRM ID #F3791	North Office Main Office 5901 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-3160 www.cbdenig.com	
SHEET NAME:									
PRELIMINARY PLAT - 100 SCALE									
JOB NAME:									
EASTON PARK 4B EAST PLAT									
PROJECT:									
PRELIMINARY PLAN									
<div style="text-align: right;">1/2022</div> <p>BRETT R. PASQUARELLA 84769 LICENSED PROFESSIONAL ENGINEER</p> <p>CARLSON, BRIGRANCE & DOERING, INC. ID# F3791</p>									
DATE									
JULY 2022									
JOB NUMBER									
5307									
SHEET OF									



Property Profile

Easton Park 4B East Location Map



1: 9,600



0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

2-2-21

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.

Legend

- County
- 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
- Zoning Text

Notes

Easton Park 4B Location