

East Village Substation Improvements

SP-2022-1409D

Brandy Teague, P.E.,PMP, LEED AP
Austin Energy Project Manager

Greg Ulcak, P.E. (Civil Land Group, LLC)
Applicant



May 22, 2023

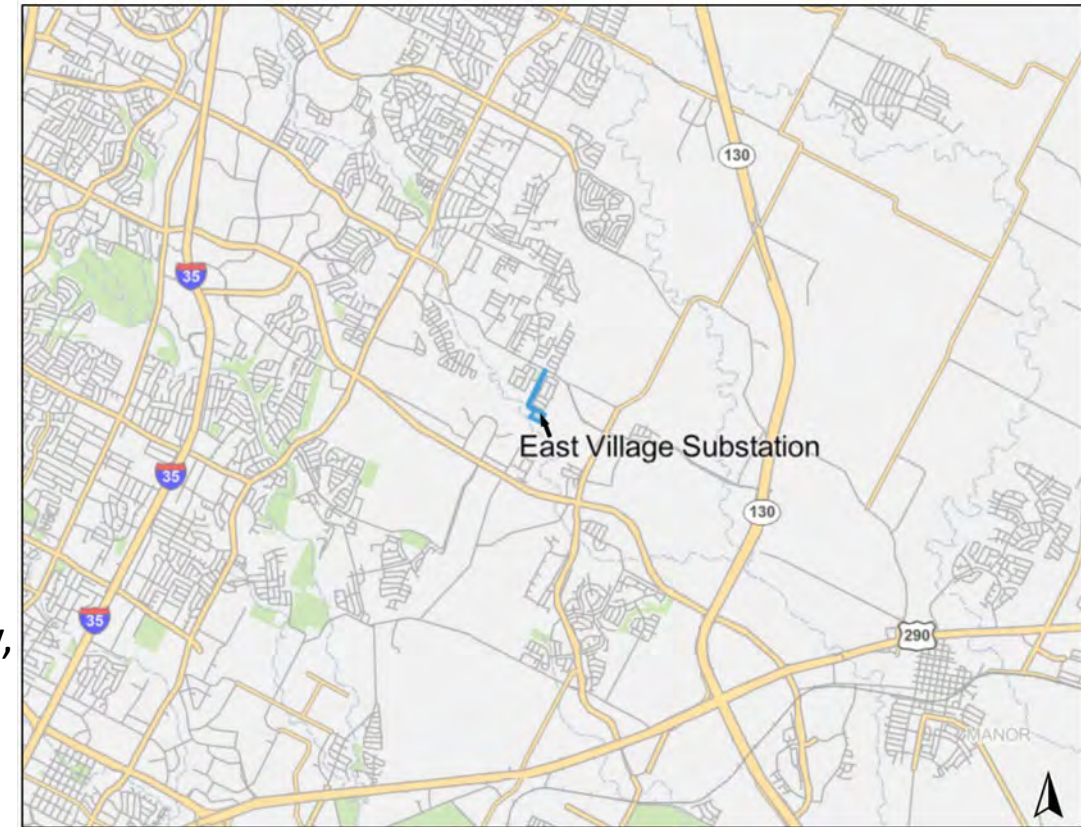
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East Village Substation- Site Information

Project Goal: This new substation will provide the capacity necessary to serve new developments and to strengthen the distribution system's reliability in this service area.

Site Information:

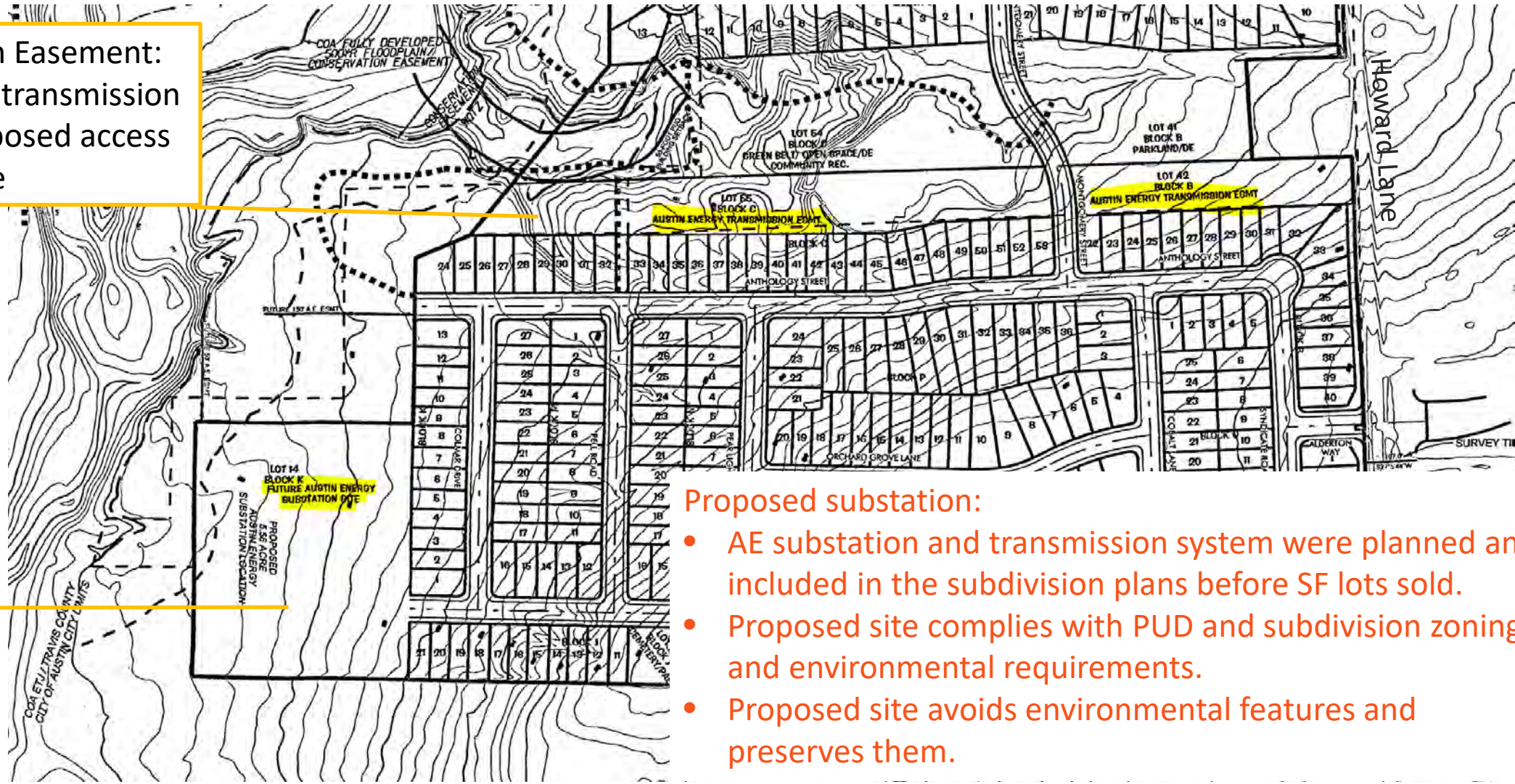
- This project is within the Pioneer Crossing North PUD at 4605-1/2 East HOWARD LN, Austin, TX 78653.
- This project is in compliance with the PUD zoning requirements and is shown on the East Village Single Family Preliminary Plan.
- There are no trees above 8" within the LOC.
- The LOC is 9.85 acres with 4.82 acres of proposed impervious cover primarily consisting of gravel based material.
- This electrical substation is specifically for access by Austin Energy, and is not open to the public for security and safety needs.
- City of Austin Full Purpose Jurisdiction



Proposed AE Infrastructure Shown on the East Village Single Family Preliminary Plan

AE Transmission Easement:
Includes existing transmission system and proposed access drive

Future AE Substation Site (Lot)

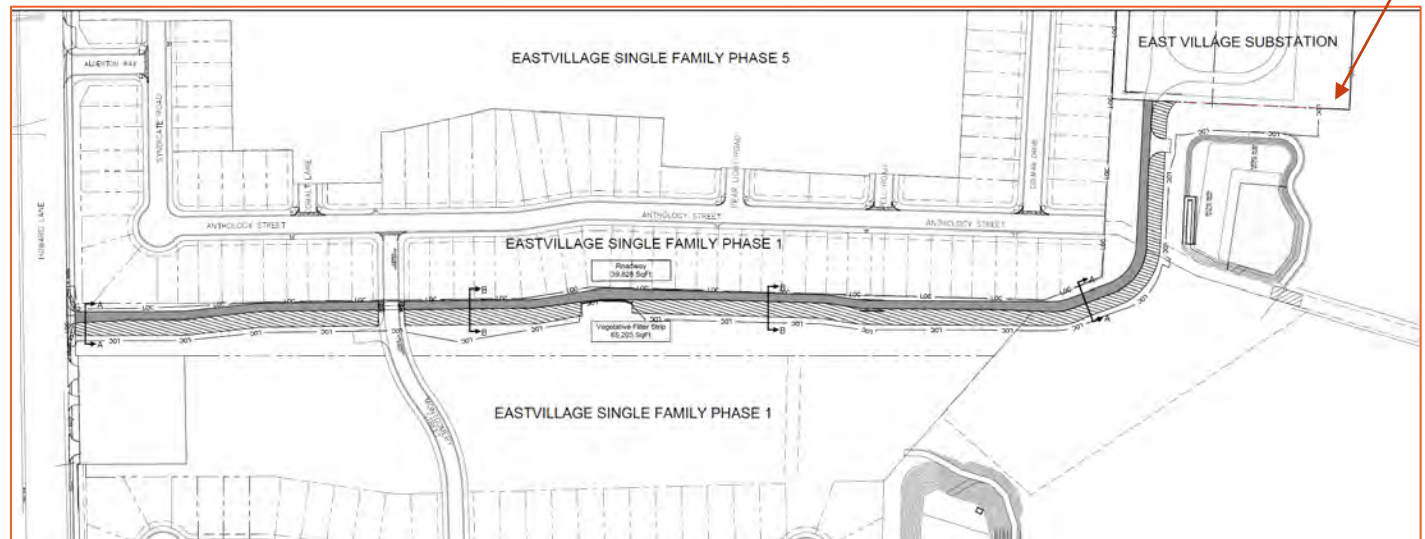
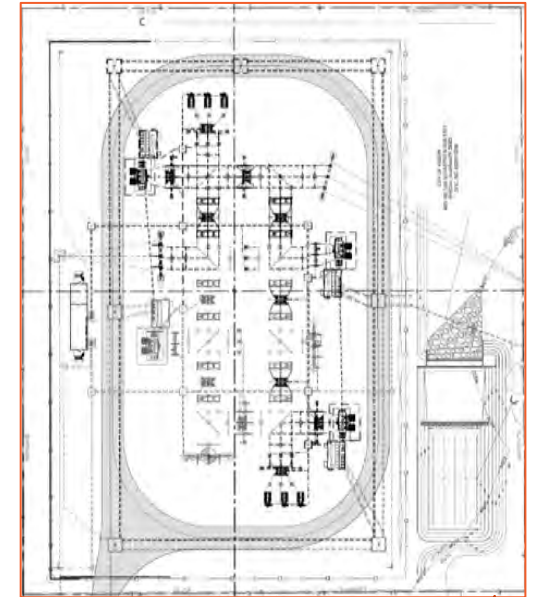


- Proposed substation:**
- AE substation and transmission system were planned and included in the subdivision plans before SF lots sold.
 - Proposed site complies with PUD and subdivision zoning and environmental requirements.
 - Proposed site avoids environmental features and preserves them.



Scope of Work

- Install a gated, gravel access drive (~2500 Liner Feet Long) that allows large equipment to be delivered to the site without traversing tight turning radiuses within the SF subdivision.
- Install water quality treatment for the project currently designed as vegetative filter strips and filtration pond.
- All work in existing AE easement and AE owned Lot.
- Install Electrical substation with reserved space for future expansion needs.
- No buildings proposed.
- Install decorative CMU wall.
- Detention provided by the subdivision.



Substation Site Plan

Wall

40' gate

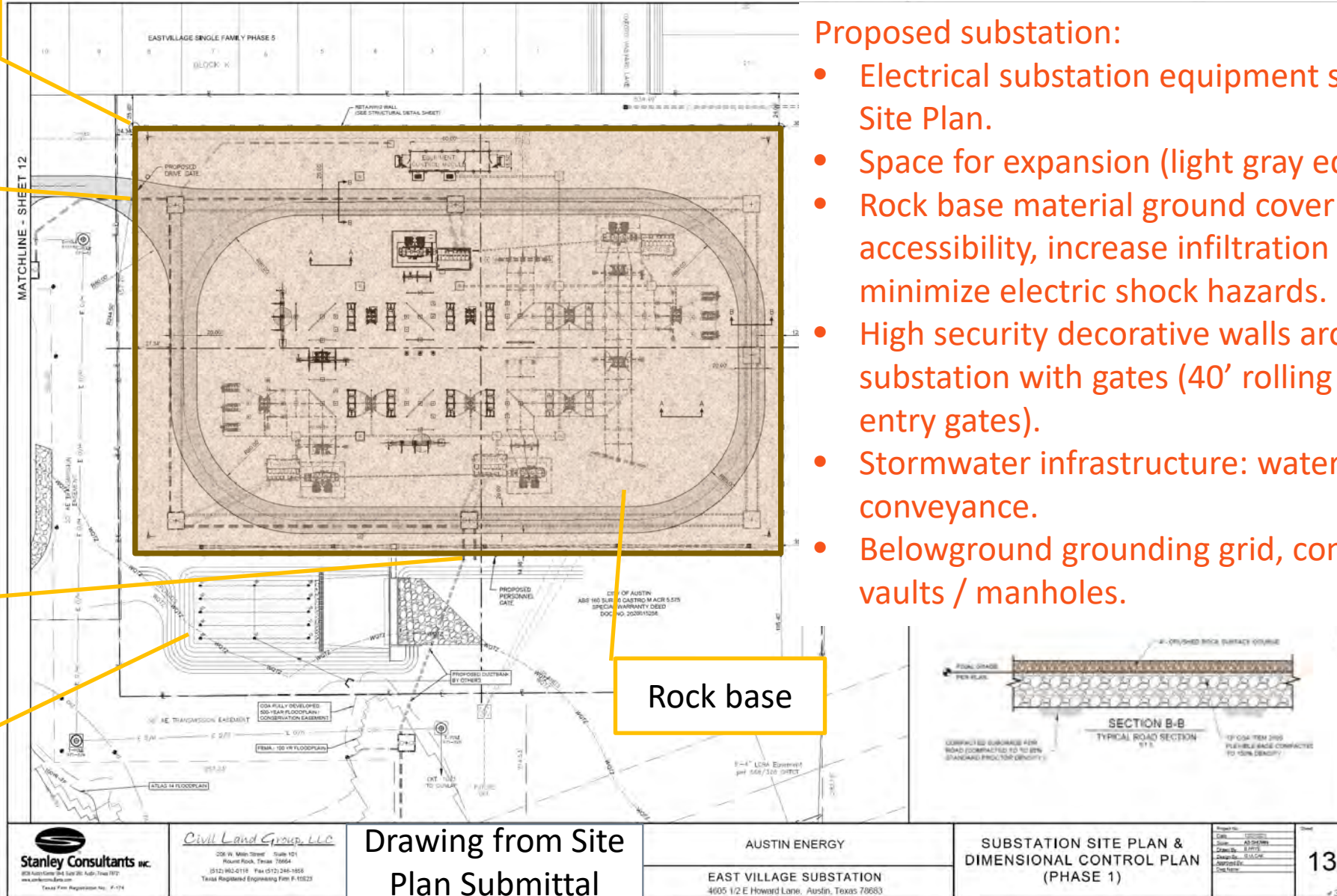
Entry gate

Water Quality

Rock base

Proposed substation:

- Electrical substation equipment shown in black on Site Plan.
- Space for expansion (light gray equipment - future)
- Rock base material ground cover to promote accessibility, increase infiltration of rainfall, and to minimize electric shock hazards.
- High security decorative walls around the substation with gates (40' rolling and a personnel entry gates).
- Stormwater infrastructure: water quality pond with conveyance.
- Belowground grounding grid, conduit and access vaults / manholes.



Drawing from Site Plan Submittal

AUSTIN ENERGY
EAST VILLAGE SUBSTATION
4605 1/2 E Howard Lane, Austin, Texas 78683

SUBSTATION SITE PLAN & DIMENSIONAL CONTROL PLAN (PHASE 1)

Project No.	13
Drawn By	ASHEW
Checked By	BLAKE
Approved By	BLAKE
Date	

Substation Access Drive

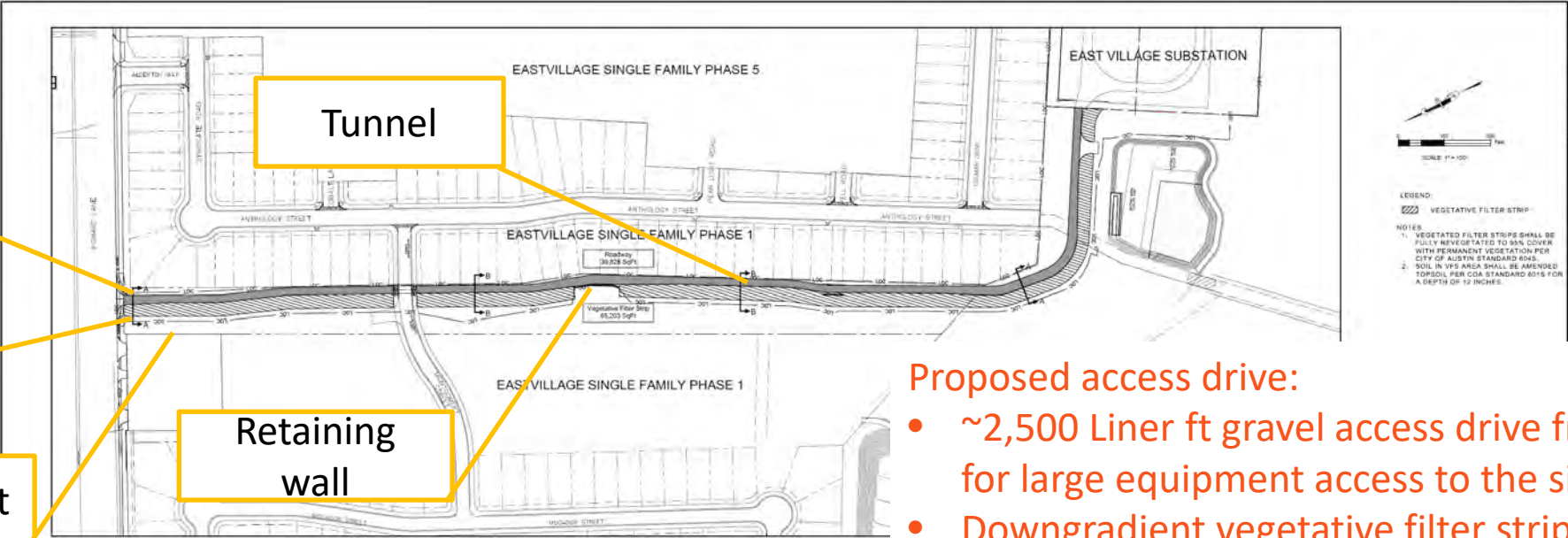
Drive

Filter Strip

AE Easement

Tunnel

Retaining wall



LEGEND:
 VEGETATIVE FILTER STRIP
 NOTES:
 1. VEGETATED FILTER STRIPS SHALL BE FULLY REVEGETATED TO 90% COVER WITH PERMANENT VEGETATION PER CITY OF AUSTIN STANDARD 804E.
 2. SOIL IN VFS AREA SHALL BE AMENDED TOPSOIL PER CCA STANDARD 6015 FOR A DEPTH OF 12 INCHES.

Proposed access drive:

- ~2,500 Liner ft gravel access drive from Howard Ln for large equipment access to the site.
- Downgradient vegetative filter strip with amended soils to enhance infiltration.
- Drive parallels existing AE transmission lines.
- Pedestrian tunnel to allow trail access under the access drive.
- Sheet pile retaining wall upgradient of the existing stock pond to stabilize the drive.
- Locked gates to restrict drive access.
- LOC revegetation with native vegetation.

APPENDIX K-9 VEGETATIVE FILTER STRIP CALCULATIONS FOR DEVELOPMENT PERMITS

Drainage Area and Water Quality Volume Data:

Drainage Area (DA)	0.91 ac	0.91 ac
Drainage Area Impervious Cover (IC)	0.00 ac	0.00 ac
Capture Depth (CD)	1.000 in	1.000 in
Total Site Received Water Quality Volume (WQV) = (DA - IC) * CD * 2.4	2.133 ft	2.133 ft

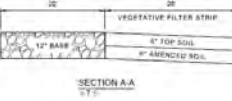
VEGETATIVE FILTER STRIP CALCULATIONS:

Drainage Area to Proposed Vegetative Filter Strip	0.91 ac	0.91 ac
Impervious cover of area treated by Vegetative Filter Strip (Percent IC)	0.00%	0.00%
Soil Type (Type A, B, C, Amended C, or Amended D)	Amended D	Amended D

Size of Vegetative Filter Strip per ECMA 3.6.7(R) - Table 9-1
 Width of Vegetative Filter Strip (VFSwidth) = 26 ft
 Hydraulic Loading Rate (HL) = (WQV / VFSwidth) = 0.082 ft³/ft

WATER QUALITY CREDIT:

Impervious Area Factor (IAF) = (DA - IC) / DA	Maximum I.C.	1.00
Percent Infiltration Provided by VFS (VFS%) per ECMA 3.6.7(B) - Table 8-2	Maximum I.C.	15.00%
SWP Design Factor (SWPDF) = (IAF * VFS%)	Maximum I.C.	1.00
For HL < 0.15 ft/ft: SWPDF = VFS% / 66	Maximum I.C.	0.8
For HL > 0.15 ft/ft: SWPDF = (VFS% / 66) * (0.05 / HL)	Maximum I.C.	1.0
Water Quality Credit (WQC) = (IAF * SWPDF)	Maximum I.C.	1.0
Water Quality Volume Reduction (WQVR) = WQV * WQC		2.133 ft



Drawing from Site Plan Submittal

AUSTIN ENERGY
 EAST VILLAGE SUBSTATION
 4605 1/2 E Howard Lane, Austin, Texas 78683

ACCESS ROAD WATER QUALITY PLAN

16

Questions?

Thank you!

Contact me:

Brandy Teague, P.E., PMP, LEED AP
Project Manager Sr

Email:

brandy.teague@austinenergy.com

Phone number:

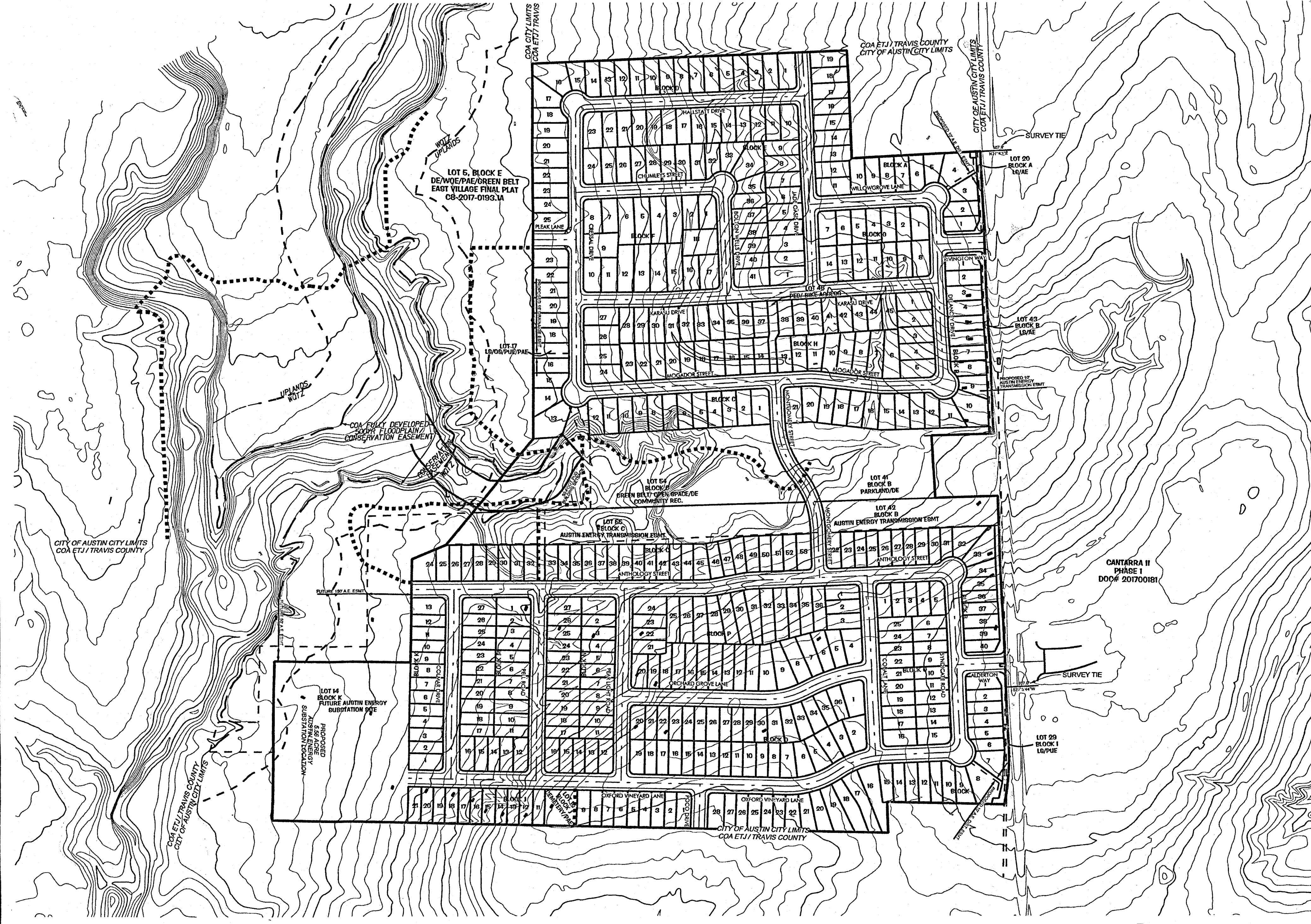
512.482.5415



**Customer Driven.
Community Focused.SM**



EASTVILLE SINGLE FAMILY PRELIMINARY PLAN



STREET NAME	CURB AND GUTTER	R.O.W. WIDTH (ft)	PAVEMENT WIDTH (ft)	STREET LENGTH (ft)	SIDEWALK	MAX DESIGN SPEED (mph)	STREET CLASS.	MIL. CL. RADIIUS (ft)
DELANEY DRIVE	YES	60	80	622	2 SIDES	30	LOCAL	600
CHUMLEY STREET	YES	60	80	494	2 SIDES	30	LOCAL	600
KARADU DRIVE	YES	60	80	1927	2 SIDES	30	LOCAL	600
MOCHADO STREET	YES	60	80	1259	2 SIDES	30	LOCAL	600
JADE OASIS DRIVE	YES	60	80	794	2 SIDES	30	LOCAL	600
HALLTATT DRIVE	YES	60	80	772	2 SIDES	30	LOCAL	600
CRENSHAW DRIVE	YES	60	80	965	2 SIDES	30	LOCAL	600
PLEAK LAKE	YES	60	80	145	2 SIDES	30	LOCAL	600
MONTEOMERY STREET	YES	60	80	696	2 SIDES	30	LOCAL	600
ALDERTON WAY	YES	60	80	163	2 SIDES	30	COLLECTOR	600
SYNDICATE ROAD	YES	60	80	601	2 SIDES	30	LOCAL	600
ANTHOLROY STREET	YES	60	80	1822	2 SIDES	30	LOCAL	600
PELL ROAD	YES	60	80	639	2 SIDES	30	LOCAL	600
PEAR LIGHT ROAD	YES	60	80	646	2 SIDES	30	LOCAL	600
ORCHARD GROVE LANE	YES	60	80	854	2 SIDES	30	LOCAL	600
COBALT LANE	YES	60	80	692	2 SIDES	30	LOCAL	600
OXFORD VINEYARD LANE	YES	60	80	1925	2 SIDES	30	LOCAL	600
COLMAR DRIVE	YES	60	80	692	2 SIDES	30	LOCAL	600
POOD DRIVE	YES	60	80	148	2 SIDES	30	LOCAL	600
WILLOWROVE LANE	YES	60	80	422	2 SIDES	30	LOCAL	600
BOLTON WELLS DRIVE	YES	60	80	954	2 SIDES	30	LOCAL	600

- THIS PROJECT IS LOCATED IN THE HARRIS BRANCH CREEK WATERSHED, A SUBURBAN WATERSHED. IT SHALL BE DEVELOPED PER THE PIONEER CROSSING PUD AND LAND DEVELOPMENT CODE CRITERIA IN EFFECT ON APRIL 21, 1997 FOR DEVELOPMENT IN A SUBURBAN WATERSHED.
- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS PER THE CITY OF AUSTIN AND UTILITY STANDARDS.
- PROPERTY OWNER OR HOMEOWNER SHALL PROVIDE FOUR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF MAINTENANCE OF MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- DETENTION POND: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHOD.
- CONTOUR DATA: 2003 AERIAL CITY OF AUSTIN DATUM - 2' INTERVAL.
- 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 CITY OF AUSTIN LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, DETENTION, WATER QUALITY, SIDEWALKS, FOR THE STREETS LISTED IN NOTE 1. FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBSECTION (A).
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION POND, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREA INCLUDING THE STREETS LISTED IN NOTE 1.
- BUILDING BACKLASH SHALL BE IN CONFORMANCE WITH PIONEER CROSSING PUD ORDINANCE REQUIREMENTS, (970410-1 AND 20050512-05B AS AMENDED).
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS AND SEPARATE WATER METERS. THE RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE LOCATED IN A MANNER THAT WILL NOT CROSS LINES.
- ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- ALL CURB RADIUS AT RIGHT-OF-WAY INTERSECTIONS ARE 15', UNLESS OTHERWISE NOTED.
- LANDSCAPE, DRAINAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
- NO PORTION OF THIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE USGS GROUND MAPS. THIS PROJECT WILL NOT REQUIRE APPROVAL OF A WMAP AND BCS BY THE USGS PRIOR TO CONSTRUCTION.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ANY ELECTRICAL UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- ANY AUSTIN ENERGY TRANSMISSION LINE RELOCATION SHALL BE AT THE OWNER'S SOLE EXPENSE.
- ALL FUTURE DEVELOPMENT SHALL ABIDE BY NEDS CLEARANCES.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RESTORATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNAGE, TRAILS AND OTHER HOMEOWNER ASSOCIATION FACILITIES. CONSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE NETWORKS IS LIMITED TO CONSTRUCTION ALLOWED BY THE LAND DEVELOPMENT CODE.
- PUBLIC PARKLAND SHALL BE DEDICATED WITH THE FINAL PLAT IN COMPLIANCE WITH THE PIONEER CROSSING PUD ORDINANCE, 970410-1 AND ITS AMENDMENTS. THE AREA TO BE DEDICATED IS SHOWN AS LOT 41 BLOCK B (PUD LAND USE PLAN TRACT RA-1). TRAIL AND PUBLIC ACCESS EASEMENTS SHALL BE DEDICATED ON LOT 49, BLOCK C; LOT 49, BLOCK C; LOT 19, BLOCK 1; AND LOT 17, BLOCK C.
- OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT: ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, DAMAGED, OR OFFICES; ANY STRUCTURE OF ANY KIND IN CLOSE PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRICAL SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED; ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE BINS, DRAINAGE, FILTRATION OR DETENTION POND WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
- THE PUD-REQUIRED HIKE AND BIKE TRAIL SYSTEM SHALL BE CONSTRUCTED WITH IMPROVEMENTS FOR EACH FINAL PLAT CONTAINING A PORTION OF THE TRAIL SYSTEM WITHIN THE SUBDIVISION CONSTRUCTION PLAN. MAINTENANCE OF TRAILS OUTSIDE THE PUBLIC ROW SHALL BE BY PIONEER CROSSING NORTH MASTER HOA. TRAIL IMPROVEMENTS DETAILS SHALL BE DESIGNED PER REQUIREMENTS SPECIFIED IN PUD ORDINANCE 970410-1 AND ITS AMENDMENTS.
- LOTS 4 AND 5 BLOCK D; LOTS 4, 15, 16, 17, 18, AND 19 BLOCK E; LOTS 9, 10, 11, 12, AND 13 BLOCK F; LOTS 9 AND 10 BLOCK G; LOTS 1, 2, 3, AND 5 BLOCK H; LOTS 6, 7, 22, 23, AND 24 BLOCK I; LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 BLOCK C; LOTS 8, 9, 12, 13, 14, AND 15 BLOCK D; LOTS 12 AND 13 BLOCK E; LOTS 17, 18, AND 19 BLOCK F; LOTS 6, 7, 8, 9, 10, 11, AND 12 BLOCK I HAVE SLOPES IN EXCESS OF 15%. CONSTRUCTION SHALL CONFORM TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- PROPOSED TREES IN AUSTIN ENERGY EASEMENTS MUST BE UTILITY COMPATIBLE.
- A 10-FOOT PUE SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. AT TIME OF FINAL PLAT.
- PURSUANT TO THE PIONEER CROSSING PUD, ALL LOTS MAY BE DEVELOPED PER 6F-4A IMPERVIOUS COVER STANDARDS REGARDLESS OF LOT AREA OR FRONTAGE.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: RIVINGTON WAY, DELANEY DRIVE, CHUMLEY STREET, KARADU DRIVE, MOCHADO STREET, JADE OASIS DRIVE, HALLTATT DRIVE, CRENSHAW DRIVE, PLEAK LAKE, MONTEOMERY STREET, ALDERTON WAY, SYNDICATE ROAD, ANTHOLROY STREET, PELL ROAD, PEAR LIGHT ROAD, ORCHARD GROVE LANE, COBALT LANE, OXFORD VINEYARD LANE, COLMAR DRIVE, POOD DRIVE, WILLOWROVE LANE, BOLTON WELLS DRIVE, AND E. HOWARD LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY BE CAUSE FOR WITHDRAWAL OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY COMPANY.
- TWO ENVIRONMENTAL VARIANCES HAVE BEEN GRANTED IN ACCORDANCE W/DC 25-8-42 AND PIONEER CROSSING PUD 20050512-05B TO ALLOW: CUT AND FILL TO 15 FEET IN THE DESIGN DEVELOPMENT ZONE.

EASTVILLE SINGLE FAMILY PRELIMINARY PLAN
200 SCALE PRELIMINARY PLAN

SHEET INDEX

PL0 - OVERALL PRELIMINARY PLAN
PL1 - PRELIMINARY PLAN LAYOUT
PL2 - PRELIMINARY PLAN LAYOUT

EXHIBITS

A- EROSION/SEDIMENTATION CONTROL PLAN
B- EROSION/SEDIMENTATION CONTROL PLAN
C- SLOPE MAP WITH Q1 & Q2 TABLES
D- SLOPE MAP WITH Q1 & Q2 TABLES
E- TREE SURVEY - PROTECTED TREES
F- EXISTING DRAINAGE AREA MAP
G- DEVELOPED DRAINAGE AREA MAP
H- INTERNAL DRAINAGE AREA MAP
I- INTERNAL DRAINAGE AREA CALCULATIONS
J- INTERNAL DRAINAGE AREA CALCULATIONS
K- OVERALL WATER QUALITY PLAN
L- OVERALL WATER QUALITY PLAN
M- EROSION HAZARD ZONE ANALYSIS
N- EROSION HAZARD ZONE ANALYSIS
O- EROSION HAZARD ZONE ANALYSIS
P- UTILITY LAYOUT

Owner: **RH PIONEER NORTH, LLC**
2730 TRANSIT ROAD
WEST SENECA, NY 14224
PHONE (716) 675-1200

ENGINEER: **LJA ENGINEERING**
3839 BEE CAVE RD.
SUITE 150
AUSTIN, TEXAS 78746
(512)-306-0228
(512)-306-0338 FAX

SURVEY BY: **LANDESIGN, INC**
1220 MCNEIL RD. #200
ROUND ROCK, TX 78681
(512)-238-7901
COUNTY: TRAVIS

SUBMITTAL DATE: AUGUST 2, 2018
PREPARATION DATE: JANUARY 9, 2019

FLOODPLAIN NOTE:
THE 100yr FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED IN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE LIMITS OF THE 100yr FLOODPLAIN OF HARRIS BRANCH CREEK WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0270J AND 48453C0290J BOTH DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

PRELIMINARY SUBDIVISION APPROVAL Sheet 1 of 3

FILE NUMBER: C8-2018-0122 APPLICATION DATE: AUGUST 3, 2018
APPROVED BY ZAP ON: NCU 19, 2019

EXPIRATION DATE: LDC 25-4-62 APRIL 21, 2024 CASE MANAGER: STEVE HOPKINS

STEVE HOPKINS FOR: Denise Lukas, Acting Director, Development Services Department

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

LJA Engineering, Inc.
3839 Bee Cave Road
Suite 150
Austin, Texas 78746
Phone 512.306.0228
Fax 512.306.0338
FRN-F-1386

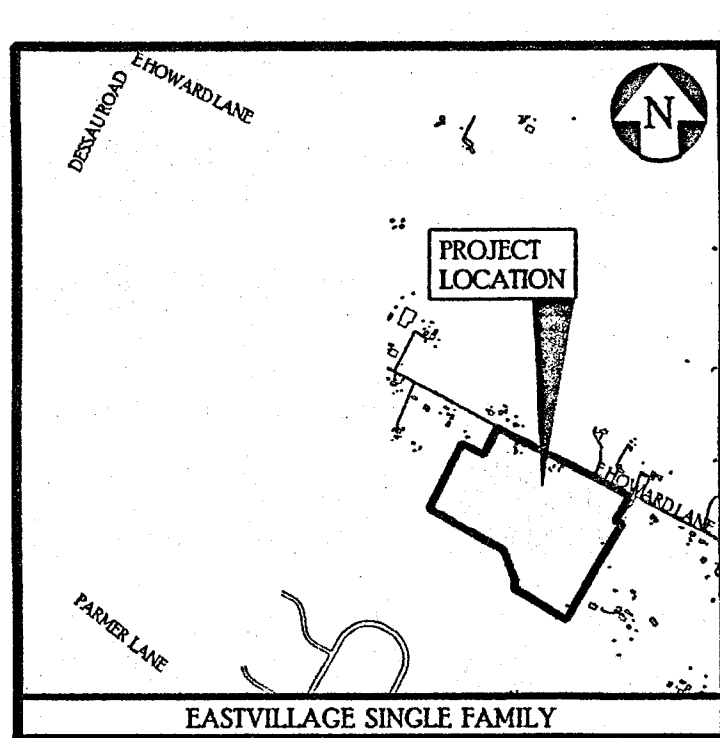
JOB NUMBER: A551-1001
SHEET NO. 1
OF # 3 SHEETS

I, TRAVIS TABOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT IT WAS PREPARED FOR AN ON THE GROUND SURVEY MADE UNDER SUPERVISION.

TRAVIS TABOR
RPLS #6428
LANDESIGN SERVICES, INC.
F-10001800

11/06/2019 DATE

STATE OF TEXAS
TRAVIS S. TABOR
6428
PROFESSIONAL LAND SURVEYOR



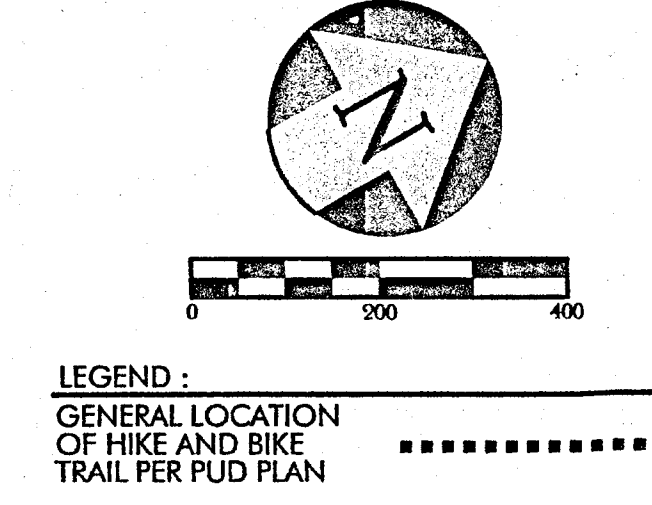
LAND USE SUMMARY

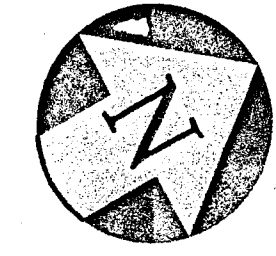
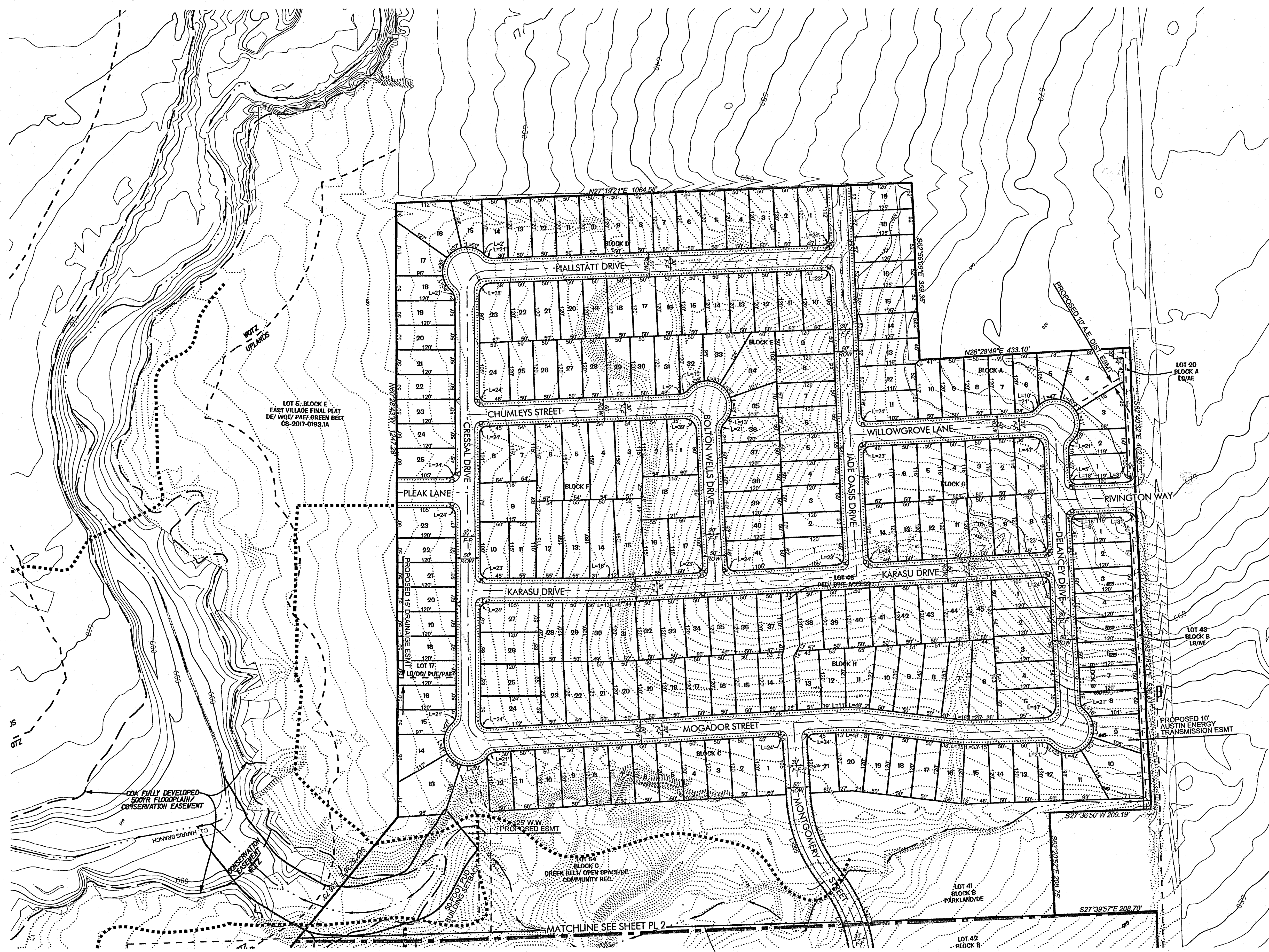
EASTVILLE SINGLE FAMILY PRELIMINARY PLAN

TOTAL ACREAGE	101.47 ACRES
RESIDENTIAL LOTS	466 UNITS
DENSITY	4.60 UNITS PER ACRE
NUMBER OF BLOCKS	17 BLOCKS

OTHER LOTS

CEMETERY	1 LOT (0.298 ACRES)
AUSTIN ENERGY SUBSTATION	1 LOT (4.99 ACRES)
AE TRANSMISSION EASEMENT	2 LOTS (4.22 ACRES)
GREENBELT/OPEN SPACE/DE/COMMUNITY REC	1 LOTS (8.76 ACRES)
PARKLAND DEDICATION/DE	1 LOTS (2.64 ACRES)
L8/AE	2 LOTS (0.37 ACRES)
L8/OB/PUE/PAE	3 LOTS (0.64 ACRES)
L8/PUE	1 LOTS (0.21 ACRES)



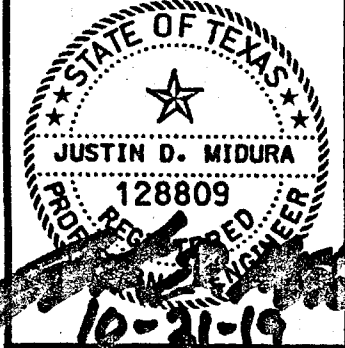


- LEGEND :**
- FULLY DEVELOPED 100 YEAR FLOODPLAIN
 - - - CRITICAL WATER QUALITY ZONE
 - . - . WATER QUALITY TRANSITION ZONE
 - - - - PROPOSED SIDEWALK
 - HIKE AND BIKE TRAIL NETWORK
 - ESMT PROPOSED EASEMENT
 - EXISTING AERIAL CONTOURS (COA 2012 AERIAL PHOTOGRAPHY)
 - METAL MONO TOWER ELEC. TRANS LINE
 - LCRA ELECTRIC TRANSMISSION POLES
 - A 25' R.O.W. RADIUS
 - B 35' R.O.W. RADIUS
 - C 20' R.O.W. RADIUS
 - D 15' R.O.W. RADIUS

NOTE:
 1. WHERE HIKE & BIKE TRAIL NETWORK FOLLOWS SIDEWALK IN PUBLIC R.O.W., SIDEWALK WILL BE USED IN PLACE OF TRAIL.
 2. HARRIS BRANCH AND HARRIS BRANCH TRIBUTARY #4 FLOODPLAIN DELINEATIONS ARE BASED ON CITY OF AUSTIN REGULATORY FLOODPLAIN MODELS OVERLAID ON THE BEST AVAILABLE TOPOGRAPHIC INFORMATION.

EASTVILLE SINGLE FAMILY PRELIMINARY PLAN PRELIMINARY PLAN LAYOUT

NO.	REVISIONS DESCRIPTION	DATE

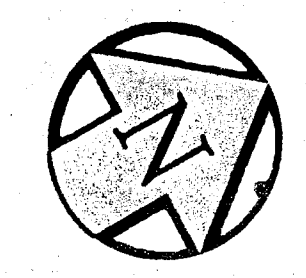


LJA Engineering, Inc.
 Phone 512.306.0223
 3839 Bee Cave Road
 Suite 150
 Austin, Texas 78746
 Fax 512.306.0338
 FRN-F-1386

PRELIMINARY SUBDIVISION APPROVAL Sheet 2 of 3
 FILE NUMBER: C8-2018-0122 APPLICATION DATE: AUGUST 3, 2018
 APPROVED BY ZAP ON: 10/19, 2019
 EXPIRATION DATE: LDC 25-4-62 APRIL 21, 2024 CASE MANAGER: STEVE HOPKINS

JOB NUMBER: A551-1001
 PL 1
 SHEET NO. 2
 OF # 3 SHEETS

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



- LEGEND :
- FULLY DEVELOPED 100 YEAR FLOODPLAIN
 - CRITICAL WATER QUALITY ZONE
 - WATER QUALITY TRANSITION ZONE
 - PROPOSED SIDEWALK
 - HIKE AND BIKE TRAIL NETWORK
 - PROPOSED EASEMENT
 - EXISTING AERIAL CONTOURS (COA 2012 AERIAL PHOTOGRAPHY)
 - METAL MONO TOWER ELEC. TRANS LINE
 - LCRA ELECTRIC TRANSMISSION POLES
 - A 25' R.O.W. RADIUS
 - B 35' R.O.W. RADIUS
 - C 20' R.O.W. RADIUS
 - D 15' R.O.W. RADIUS

NOTE:
 1. WHERE HIKE & BIKE TRAIL NETWORK FOLLOWS SIDEWALK IN PUBLIC R.O.W., SIDEWALK WILL BE USED IN PLACE OF TRAIL.
 2. HARRIS BRANCH AND HARRIS BRANCH TRIBUTARY #4 FLOODPLAIN DELINEATIONS ARE BASED ON CITY OF AUSTIN REGULATORY FLOODPLAIN MODELS OVERLAID ON THE BEST AVAILABLE TOPOGRAPHIC INFORMATION.



Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	DELTA
C1	206.69	900.48	S56°21'29"E	206.24	13°09'05"

PRELIMINARY SUBDIVISION APPROVAL Sheet 3 of 3

FILE NUMBER: CB-2018-0122 APPLICATION DATE: AUGUST 3, 2018
 APPROVED BY ZAP ON: NOV 19, 2019

EXPIRATION DATE: LDC 25-4-62 APRIL 21, 2024 CASE MANAGER: STEVE HOPKINS

Steve Hopkins
 STEVE HOPKINS FOR: *Donna Lukas*, Acting Director, Development Services Department

EASTVILLE SINGLE FAMILY PRELIMINARY PLAN PRELIMINARY PLAN LAYOUT

NO.	REVISIONS DESCRIPTION	DATE	BY

DATE: _____ DESIGNED BY: _____
 DRAWN BY: _____ CHECKED BY: _____
 DRAWING NAME: _____

STATE OF TEXAS
 JUSTIN D. MIDURA
 128809
 10-31-19

LJA Engineering, Inc.
 Phone 512.306.0223
 Fax 512.306.0338
 3839 Bee Cave Road
 Suite 150
 Austin, Texas 78746
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JOB NUMBER: A551-1001
 PL 2
 SHEET NO. 3 OF 3 SHEETS



City of Austin - Design Commission Project Review Application

The [Design Commission](#) provides advisory recommendations to the City Council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The Design Commission reviews three types of projects:

1. **City projects** (see page ii for process)

The Commission reviews all municipal buildings and associated site plans to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

2. **Destiny Bonus projects** (see page iv for process)

The Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of [LDC 25-2-586](#) for the Downtown Density Bonus Program.

3. **Advisory Recommendations for Private projects** (see page ii for process)

The Commission will consider Project Review Applications from private projects during its regularly scheduled monthly public meetings and may issue an advisory recommendation in the form of a Project Review Letter to the Applicant.

This Project Review Application must be submitted before your project can be presented to the Design Commission for their review. Design Commission requests project be presented in their Conceptual/Schematic Design phase. This application primarily addresses inhabited buildings and structures and their effect on the public realm; please refer to Appendix A for infrastructure type projects.

The Commission's review of projects is based on the planning/design principles in the Urban Design Guidelines for Austin. Ensure that all applicable principles are addressed in the application questions and in your presentation.

https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf

The Design Commission supports the vision and principles of [Imagine Austin Comprehensive Plan](#), especially those that affect the urban environment and fabric. All projects should consider this vision and principles, many of which are similar to the Urban Design Guidelines. Refer to Appendix C for the most pertinent sections of Imagine Austin.

The Design Commission expects the applicant's design team to present their project with those most knowledgeable and encourages the inclusion of sub-consultants at the presentation, when deemed necessary.

EXHIBITS TO PRESENT

- 1) Completed Project Review Application (p.1-6)
- 2) Existing zoning classification, adjacent zoning & uses, future land use map classification, topography
- 3) Vicinity plan, including public transportation and connectivity on-site and within quarter mile
- 4) Site plan and landscape plan
- 5) Ground level, basement plan, and typical floor plan
- 6) Elevations and/or 3d views
- 7) Any letters of support or findings by other commissions
- 8) Staff reports, if any
- 9) Records of public participation

PROJECT REVIEW PROCESS: CITY PROJECTS

The Design Commission reviews all municipal buildings and associated site development projects to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

1. Applicants are encouraged to meet with the Office of the City Architect prior to submitting a Project Review Application, especially if seeking Alternative Equivalent Compliance (AEC) under Subchapter E Design Standards. (See Staff Contacts on page iv.)
2. Applicant submits completed Project Review Application, including Exhibits, to Commission Liaisons a minimum of **(10) Business days** prior to the Design Commission meeting. (See and [Calendar of Regular Meetings](#) and "Exhibits to Present" on page i)
3. Commission Liaisons review Project Review Application for completeness. Once the Application is deemed complete, the project will be added to the agenda. (Agendas are posted online 72 hours prior to the meeting.)
4. Commission Liaisons post backup, including complete Project Review Application and letters/decisions from other Boards and Commissions, the Friday before the meeting. (See [Meeting Documents](#) website.)
5. Design Commission meets and hears a 15 minute presentation by the Owner/Applicant/Architect. The Commission asks questions and makes recommendations. At the end of the project review, the Design Commission may rely on the recommendations recorded in their meeting minutes or submit a Project Review Letter to City Staff in Development Services Department.
6. Design Commission may direct a Working Group to write the Project Review Letter. The Working Group will take comments from the full Design Commission meeting, add their comments, and coordinate with the Design Commission Chair to issue a Letter to applicable Development Services Department Staff. The Working Group shall meet prior to the next regularly-scheduled Design Commission to finalize comments on any project submittal. The goal is for this to happen in a one (1) month time frame.
7. Commission Liaisons will forward approved meeting minutes or Project Review Letters to applicable Development Services Staff.
8. Design Commission may request that an Owner/Applicant or City Staff submit an update report in the future so that the Commission can review progress as a project is further detailed.

PROJECT REVIEW PROCESS: DENSITY BONUS PROJECTS

The Design Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of LDC 25-2-586 for the Downtown Density Bonus Program.

1. **Six weeks prior to the target Design Commission meeting:** Applicant will contact Density Bonus Liaison with intent to schedule project on the next Design Commission agenda.
 - a. Density Bonus Liaison will provide application and submittal documentation to Applicant and notify Commission Liaisons.
2. **Five weeks prior to the target Design Commission meeting:** Density Bonus Liaison will contact Chair of Working Group to schedule a meeting, copying Commission Liaisons.
3. **By the end of the fourth week (24 calendar days) prior to the target Design Commission meeting:** The Applicant will submit all completed application requirements to Density Bonus Staff Liaison.
4. **By the end of the third week (17 calendar days) prior to the target Design Commission meeting:** Design Commission Working Group will meet to review Project Review Application and evaluate Applicant's presentation detailing substantial compliance with the Urban Design Guidelines for Austin.
 - a. Working Group will provide Applicant comments and suggestions on improving presentation and issue a recommendation to the Design Commission on achieving substantial compliance with the Urban Design Guidelines for Austin.
5. **By the end of the second week (10 calendar days) prior to the target Design Commission meeting:** Chair of the Working Group will send the Density Bonus and Commission Liaisons the Working Group's written recommendation to the Design Commission containing specific feedback given to the Applicant and, if lacking, detailing items to address to achieve substantial compliance with the Urban Design Guidelines for Austin.
6. **One week (7 calendar days) prior to the target Design Commission meeting:** Once the Density Bonus Liaison receives the revised project submittal from the Applicant and the Commission Liaison receive the written recommendation from the Working Group Chair, the Commission Liaison will place project on Design Commission agenda for discussion and possible action.
7. **Design Commission meeting:** At the meeting, Design Commission will review the project for substantial compliance with the Urban Design Guidelines for Austin based on Working Group recommendations and issue a final recommendation detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.
8. **Within one week after Design Commission meeting:** The Chair will issue a formal written recommendation based on the action taken by the by the Commission detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.

GENERAL CONSIDERATIONS

Incomplete Applications

Should Commission Liaisons determine that the Project Review Application is incomplete, the Application shall be returned to the Applicant and the project will not be posted on the agenda for consideration by the Commission.

Submissions without the required Adobe PDF electronic file shall be deemed incomplete.

Public Notice

Posting of public notices on the proposed project site or giving notice to adjacent property owners is not required by the enabling ordinance of the Design Commission. The posted agenda for the Design Commission meetings serves to inform the public of subjects considered by the Commission. The Applicant shall note that the concomitant regulatory procedures by other boards and commissions have legal public notice requirements. Actions taken by the Austin Design Commission shall be in respect of and in compliance with such local ordinances and project review procedures.

Limits on Resubmissions

Applicants are limited to two (2) resubmissions per design phase (as described herein) and shall notify Commission Staff of the intent and desire to resubmit project(s) for review within seven (7) days of the action vote by the Commission. The Commission shall consider such resubmissions prior to issuing the Project Review Letter.

Rebuttal of Project Review Letter

Since the Commission issues advisory recommendations only, there is no instance for appeals to the Commission. Rebuttals of such advisory recommendations may be made by the Applicant to the applicable city department, planning commission, or City Council in accordance with applicable standard processes and procedures.

STAFF CONTACTS

By appointment, City Staff is available for consultation on submittal requirements. To schedule a pre-submission conference or for information on any of the above submittal requirements, please contact:

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Commission Liaisons: jorge.rousselin@austintexas.gov, (512) 974-2975
Executive Liaison: aaron.jenkins@austintexas.gov, (512) 974-1243
Staff Liaison: art.zamorano@austintexas.gov, (512) 974-3583
Urban Design Division, Housing and Planning Department, Street Jones Building

City Architect: Janice.White@austintexas.gov, (512) 974-7997
Office of the City Architect, Public Works Department, 9th floor

Density Bonus Program Coordinator: aaron.jenkins@austintexas.gov, (512) 974-1243

A. PROJECT INFORMATION

Project Name

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer

1] Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

2] Describe the recommendation that you are requesting from the Design Commission.

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodetid=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the “Shared Values for Urban Areas” that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

7] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

8] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

9] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

10] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

14] List any project program and/or site constraints that should be considered.

D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

16] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

17] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

20] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.

APPENDIX A

INFRASTRUCTURE PROJECTS

APPENDIX B

DENSITY-BONUS PROJECTS

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

Design Commission - Project Review Application

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.