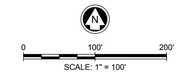
E.3-6
CUT/FILL EXHIBITS



LEGEND

- EXISTING RIGHT OF WAY
- 500 EXISTING CONTOUR
- ADJACENT BOUNDARY
- COTTONMOUTH CREEK CENTERLINE
- CRITICAL WATER QUALITY ZONE
- 1/2 CRITICAL WATER QUALITY ZONE
- 100 YR CLOMR FLOODPLAIN
- 100 YR COA ULTIMATE FLOODPLAIN
- 100 YR FEMA EFFECTIVE FLOODPLAIN
- WATERS OF THE U.S.
- 500 PROPOSED CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY BOUNDARY

Elevations Table			
Number	Min. Feet of Fill	Max. Feet of Fill	Color
1	-8'	-6'	
2	-6'	-4'	
3	4'	6'	
4	6'	8'	

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FRN NO 12207

EASTON PARK SECTION 2B PRELIMINARY PLAN

PRELIMINARY PLAN
CUT/FILL EXHIBIT - 4FT TO 8FT
EASTON PARK SECTION 2B PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / RC / ER / FG
EIT/PROJECT MANAGER: OT
SR. PROJECT MANAGER: PC
PROJECT #: BRP15007-02

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OF 07
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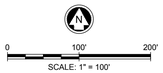

LEGEND

- EXISTING RIGHT OF WAY
- 500 EXISTING CONTOUR
- ADJACENT BOUNDARY
- COTTONMOUTH CREEK CENTERLINE
- CWQZ CRITICAL WATER QUALITY ZONE
- 1/2CWQZ 1/2 CRITICAL WATER QUALITY ZONE
- 100 YR CLOMR FLOODPLAIN
- 100YR FP 100 YR COA ULTIMATE FLOODPLAIN
- 100 YR FEMA EFFECTIVE FLOODPLAIN
- WATERS OF THE U.S.
- 500 PROPOSED CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY BOUNDARY

Elevations Table			
Number	Min. Feet of Fill	Max. Feet of Fill	Color
1	-12'	-10'	
2	-10'	-8'	
3	8'	10'	
4	10'	12'	
5	12'	14'	
6	14'	15'	

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FRN NO 12207

EASTON PARK SECTION 2B PRELIMINARY PLAN

PRELIMINARY PLAN
CUT/FILL EXHIBIT - EXCEEDING 8'
EASTON PARK SECTION 2B PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / RC / ER / FG
EIT/PROJECT MANAGER: OT
SR. PROJECT MANAGER: PC
PROJECT #: BRP15007-02

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OF 07
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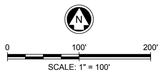

LEGEND

- EXISTING RIGHT OF WAY
- EXISTING CONTOUR
- ADJACENT BOUNDARY
- COTTONMOUTH CREEK CENTERLINE
- CRITICAL WATER QUALITY ZONE
- 1/2 CRITICAL WATER QUALITY ZONE
- 100 YR CLOMR FLOODPLAIN
- 100 YR COA ULTIMATE FLOODPLAIN
- 100 YR FEMA EFFECTIVE FLOODPLAIN
- WATERS OF THE U.S.
- PROPOSED CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY BOUNDARY

Elevations Table			
Number	Min. Feet of Fill	Max. Feet of Fill	Color
1	-12'	-8'	
2	-8'	-4'	
3	4'	8'	
4	8'	15'	

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FRN NO 12207

EASTON PARK SECTION 2B PRELIMINARY PLAN

PRELIMINARY PLAN
CUT/FILL EXHIBIT - MINUS R.O.W
EASTON PARK SECTION 2B PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / RC / ER / FG
EIT/PROJECT MANAGER: OT
SR. PROJECT MANAGER: PC
PROJECT #: BRP15007-02

SHEET
OF 07
C8J-2015-0255.SH

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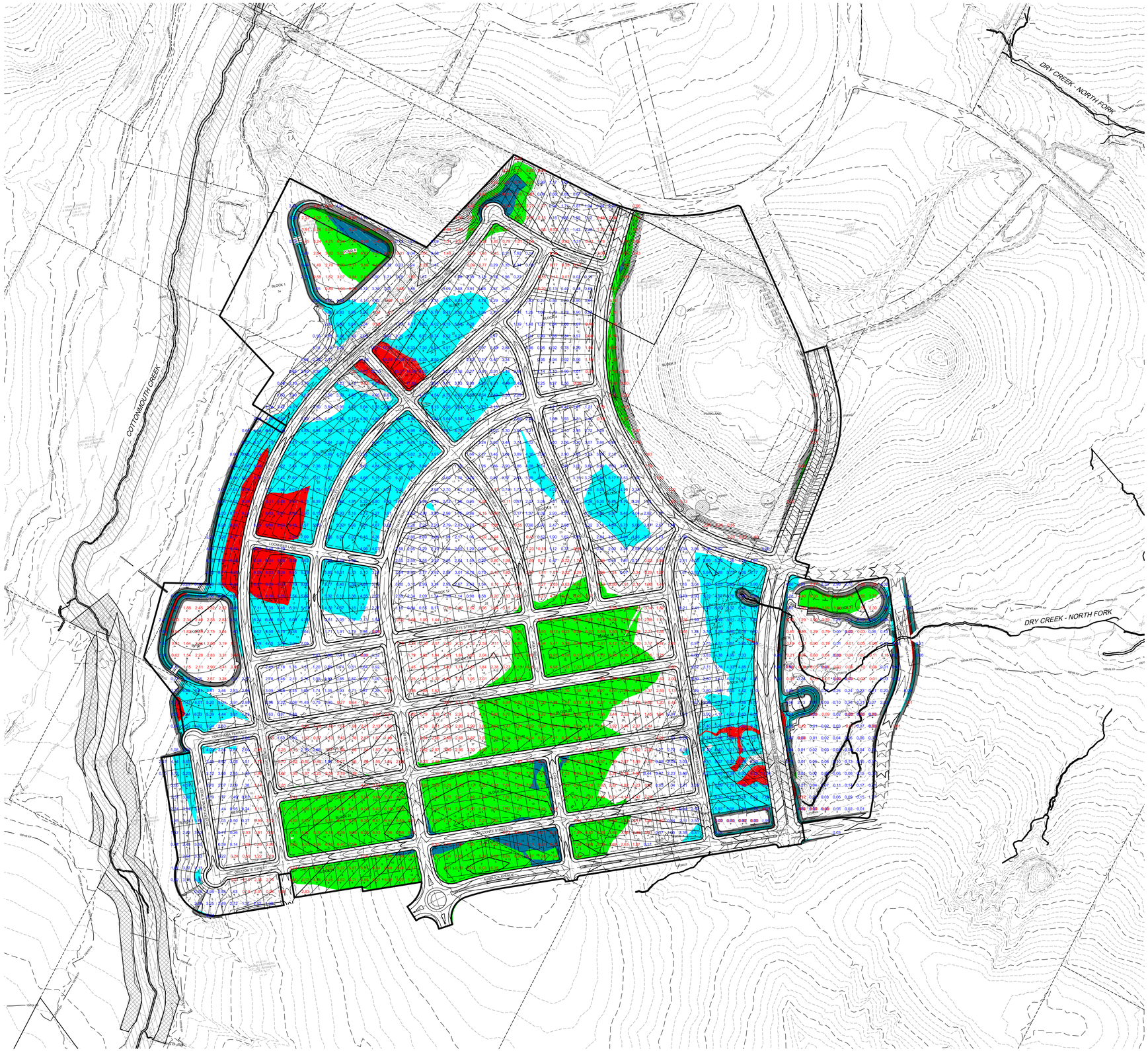
COTTONMOUTH CREEK
DRY CREEK - NORTH FORK
DRY CREEK - NORTH FORK
PARKLAND
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
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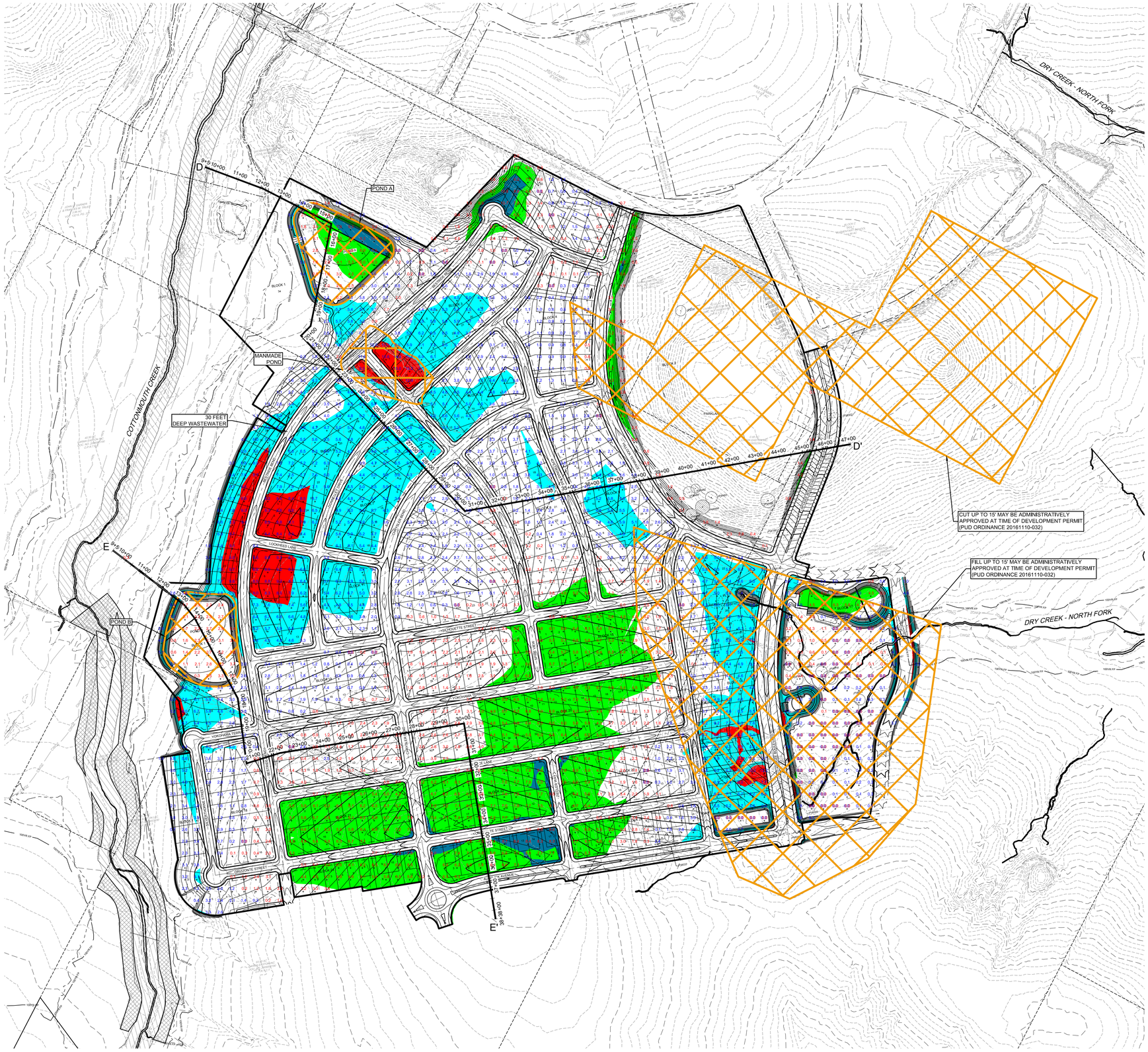
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK



0 200' 400'
SCALE: 1" = 200'

LEGEND

- EXISTING RIGHT OF WAY
- 500 EXISTING CONTOUR
- ADJACENT BOUNDARY
- COTTONMOUTH CREEK CENTERLINE
- CWQZ CRITICAL WATER QUALITY ZONE
- 1/2 CRITICAL WATER QUALITY ZONE
- 100 YR CLOMR FLOODPLAIN
- 100 YR COA ULTIMATE FLOODPLAIN
- 100 YR FEMA EFFECTIVE FLOODPLAIN
- WATERS OF THE U.S.
- 500 PROPOSED CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY BOUNDARY
- PUD, PONDS & MANMADE POND

11.00'	EXCAVATION VALUE
15.00'	EMBANKMENT VALUE

NOTE:
VALUES ARE SHOWN ON 50' GRID

Elevations Table

Number	Min. Feet of Fill	Max. Feet of Fill	Color
1	-12'	-8'	
2	-8'	-4'	
3	4'	8'	
4	8'	15'	

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FIRM NO 12207

EASTON PARK SECTION 2B PRELIMINARY PLAN

CUT/FILL EXHIBIT - MINUS R.O.W

EASTON PARK SECTION 2B PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / RC / ER / FG
EIT/PROJECT MANAGER: OT
SR. PROJECT MANAGER: PC
PROJECT #: BRP15007-02

SHEET
EXH 1

C8J-2015-0255.SH

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45

PROFILE SCALE
1" = 100' HORIZ.
1" = 10' VERT.

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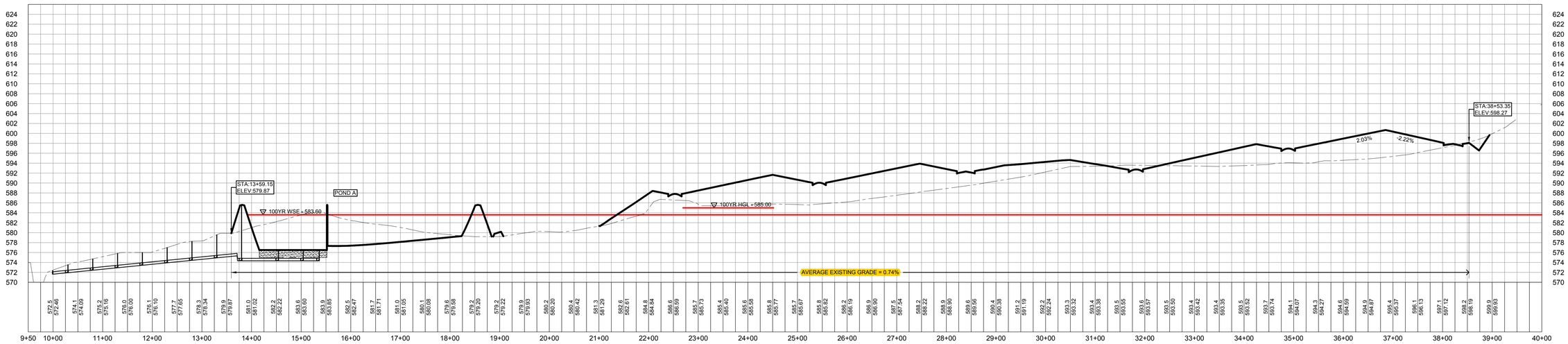

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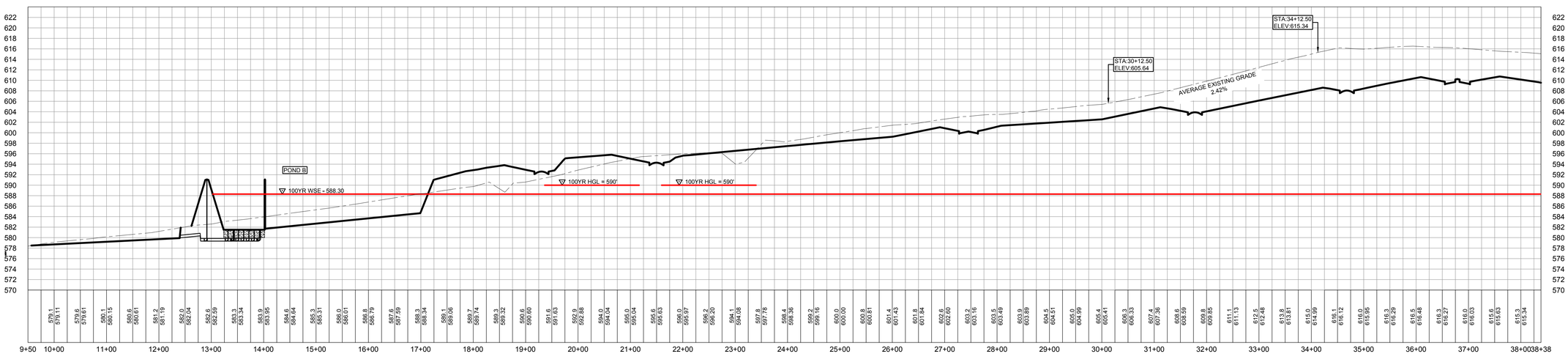

NO.	DATE	REVISION	APPROVAL

7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FIRM NO 12207

PELOTON LAND SOLUTIONS

EASTON PARK SECTION 2B PRELIMINARY PLAN

CROSS SECTIONS

EASTON PARK SECTION 2B PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / RC / ER / FG
EIT/PROJECT MANAGER: OT
SR. PROJECT MANAGER: PC
PROJECT #: BRP-15007-02

SHEET
EXH 2

C8J-2015-0255.SH

Drawing: L:\JOB\Brookfield - Easton\BRP-15007-02 - Section 2B Prelim Plan\CAD\Exhibits\FG - CUT-FILL EXHIBIT- MINUS ROW - W SPOT LABELS - 1-6-2017
Layout: EXH 2 - Profile
Last Saved: 1/23/2017 5:02 PM
Plot Date/Time: 1/23/2017 5:05 PM
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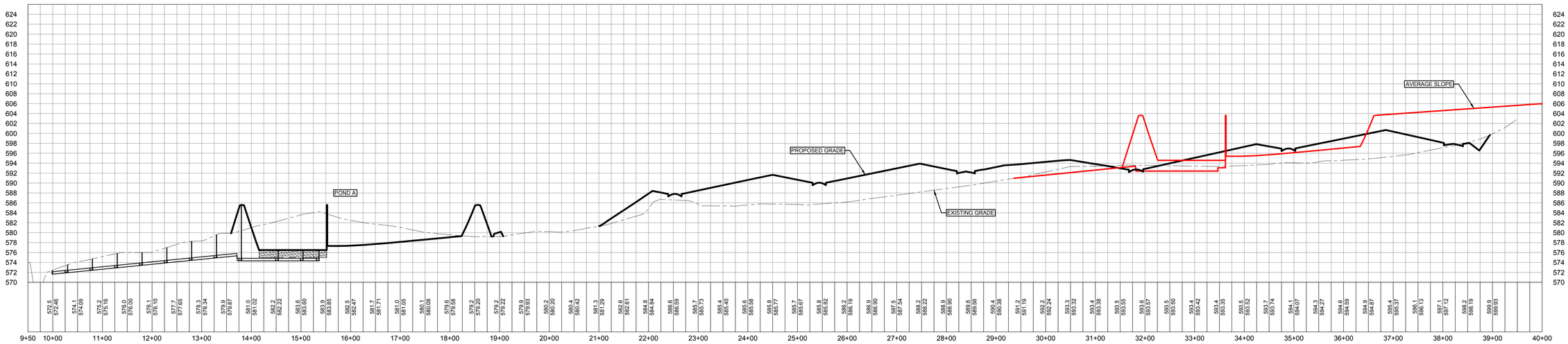
PROFILE SCALE
1" = 100' HORIZ.
1" = 10' VERT.

CF-ALIGNMENT D



NO.	DATE	REVISION	APPROVAL

7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FIRM NO 12207
PELOTON LAND SOLUTIONS

EASTON PARK SECTION 2B PRELIMINARY PLAN

ALTERNATE DESIGN

EASTON PARK SECTION 2B PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / RC / ER / FG
EIT/PROJECT MANAGER: OT
SR. PROJECT MANAGER: PC
PROJECT #: BRP15007-02

SHEET
EXH 3

C8J-2015-0255.SH

Drawing: L:\JOB\Brookfield - Easton\BRP15007-02 - Section 2B Prelim Plan\CAD\Exhibits\FG - CUT FILL EXHIBIT- MINUS ROW - W SPOT LABELS - 1-6-2017
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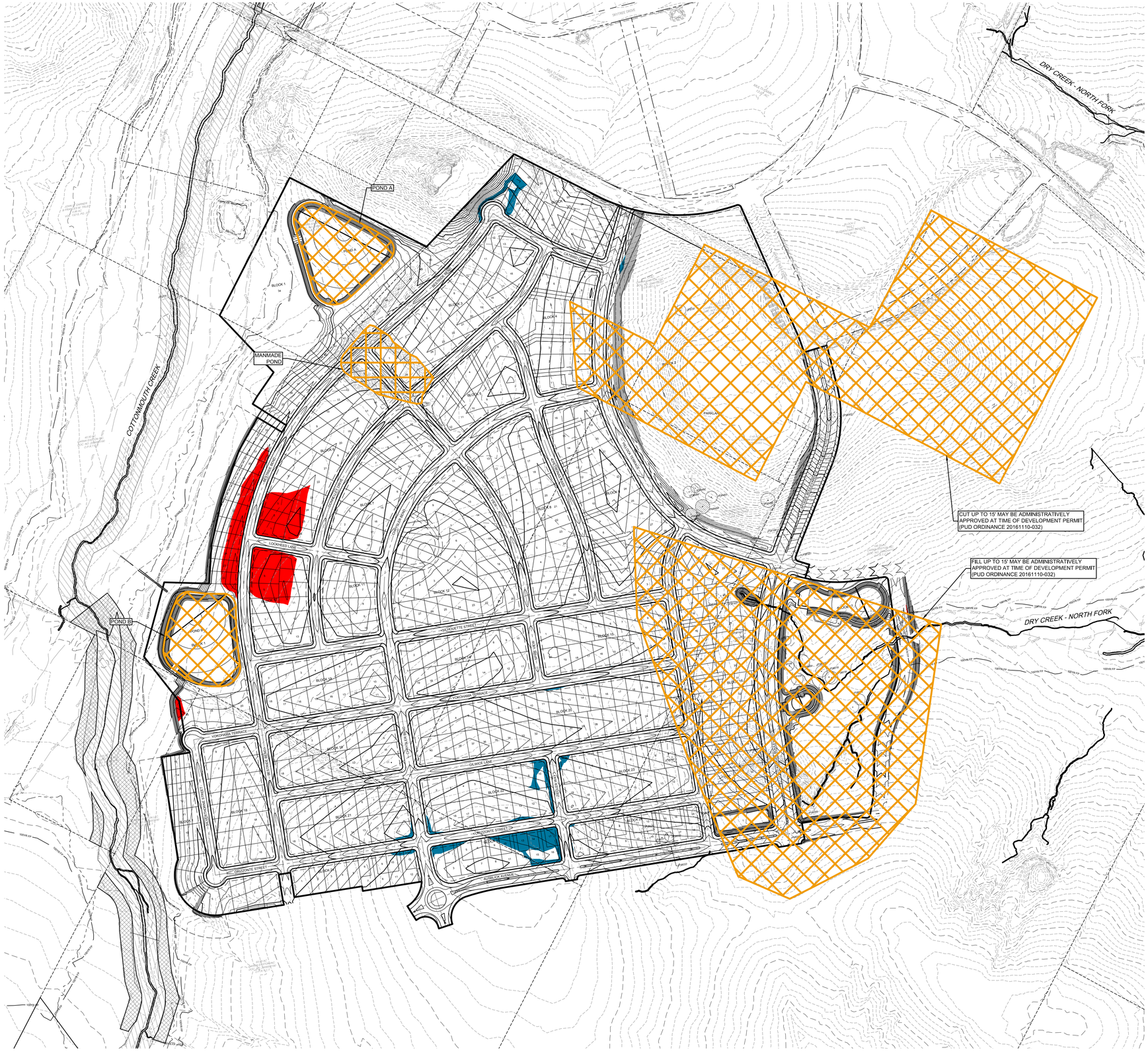

0 200' 400'
SCALE: 1" = 200'

LEGEND

- EXISTING RIGHT OF WAY
- 500 EXISTING CONTOUR
- ADJACENT BOUNDARY
- COTTONMOUTH CREEK CENTERLINE
- CRITICAL WATER QUALITY ZONE
- 1/2 CRITICAL WATER QUALITY ZONE
- 100 YR CLOMR FLOODPLAIN
- 100 YR COA ULTIMATE FLOODPLAIN
- 100 YR FEMA EFFECTIVE FLOODPLAIN
- WATERS OF THE U.S.
- 500 PROPOSED CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY BOUNDARY
- PUD, PONDS & MANMADE POND

Elevations Table			
Number	Min. Feet of Fill	Max. Feet of Fill	Color
1	-10'	-8'	
2	8'	10'	

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FIRM NO 12207

EASTON PARK SECTION 2B PRELIMINARY PLAN

CUT/FILL EXHIBIT IN EXCESS OF 8 FEET

EASTON PARK SECTION 2B PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / RC / ER / FG
EIT/PROJECT MANAGER: OT
SR. PROJECT MANAGER: PC
PROJECT #: BRP15007-02

SHEET
EXH 4

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48

MLA Geotechnical "put us to the test"

A Division of MLA Labs, Inc.

January 24, 2017

Brookfield Residential
9737 Great Hills Trail, Suite 260
Austin, Texas 78759
Attn.: Mr. Logan Kimble

Re: Geotechnical Investigation – Site Earthwork
Easton Park Section 2B
Austin, Texas
Engineer's Job No.: 15101132.009

Dear Mr. Kimble:

Per your request, we have developed the following discussion regarding the geotechnical aspects of the site earthwork at Easton Park Section 2B. The subsurface conditions at this site consist of highly expansive clay soils. On a site possessing these subsurface conditions MLA Labs begins our recommendations with the end in mind. These recommendations are driven by the future performance of the end products of the subdivision, mainly the foundations and streets. Proper performance of both foundations and streets is paramount in that it protects the public and provides the end users with a reliable product. Along those lines, our experience studying the performance of foundations and pavements in expansive clay indicates that there are several key components to performance. Those that can be effected by the site earthwork are the site slopes and the subsurface variability. We have spent many years developing specific site earthwork recommendations to properly address these issues:

1. Site Slopes – We strongly recommend that site slopes be limited to 2%, mainly to allow for proper foundation performance on expansive clays. This is often difficult to achieve, requiring significant cutting and filling of the site.
2. Subsurface Variability – To minimize subsurface variability (which can lead to significant foundation performance issues) we recommend using on site soils for any fills made. This often requires the civil engineer to "balance the site" such that the amount of cut equals the amount of fill.

At Easton Park Section 2B, it is our understanding that a detention pond is required and that construction of the pond requires significant filling of the portion of the site nearest the creek. This filling is required due to the flat topography present. While the fill areas are driven by the topography, the cut areas are driven by the need to achieve proper foundation and pavement performance at the site. The cut areas are necessary so that subsurface variability is minimized (by using on site soils in the fill areas) and site slopes are minimized. This will allow for proper foundation and pavement performance to be achieved.

If you have any questions or comments, please contact our office at the number below.

Sincerely,

MLA LABS, INC. TBPE Firm # F-2684

Timothy R. Weston, P.E.
Vice President 1/24/17

STATE OF TEXAS
TIMOTHY R. WESTON
87938
LICENSED
PROFESSIONAL ENGINEER