

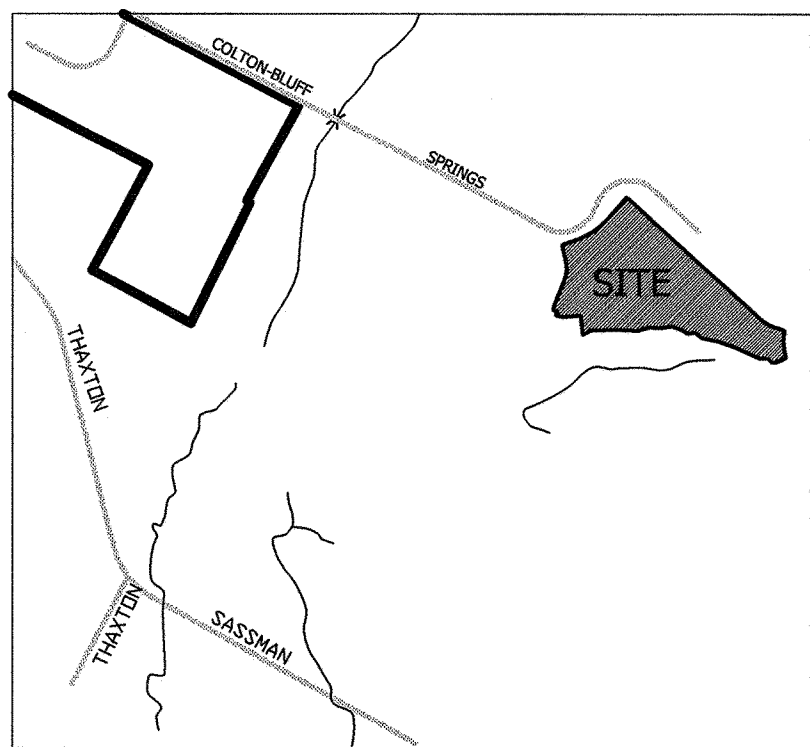
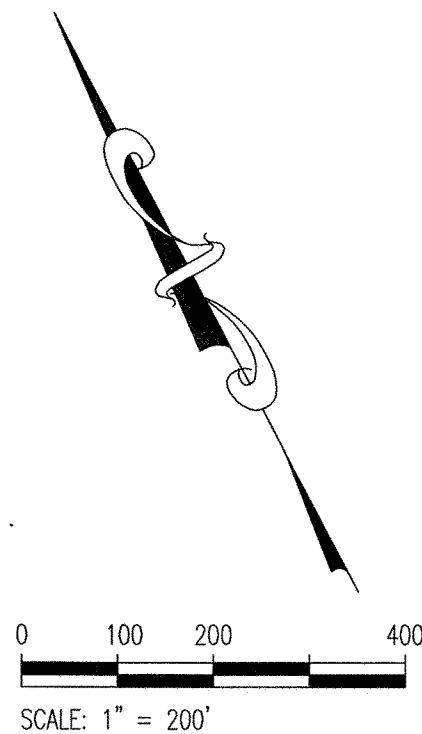
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0105**P.C. DATE:** May 26, 2020**SUBDIVISION NAME:** Easton Park Section 3A Preliminary Plan**AREA:** 84.76 acres**LOT(S):** 284**OWNER/APPLICANT:** Carma Easton , LLC
(Matthew McCafferty)**AGENT:** Carlson, Brigance, and Doering, Inc
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** Moonbeam and Finial**GRIDS:** K12**COUNTY:** Travis**WATERSHED:** North Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**PROPOSED LAND USE:** Residential- Single Family; park/greenbelt/open space/landscape/
drainage easement lots, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.**DEPARTMENT COMMENTS:** The request is for the approval of the Easton Park 3A Preliminary Plan. The plan is comprised of 284 lots on 84.76 acres, proposing 273 residential lots, 1 park lot and 10 other lots for greenbelt/open space/landscape/drainage easement, and approximately 14,649 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 RECOMMENDATION:** Staff recommends approval of the preliminary plan as it meets all applicable State, County and City of Austin LDC requirements.**CASE MANAGER:** Sue Welch, Travis County Single Office
Email address: Sue.Welch@traviscountytx.gov**PHONE:** 512-854-7637

EASTON PARK 3A

PRELIMINARY PLAN

SHEET INDEX

1. PRELIMINARY PLAN 200 SCALE
2. GENERAL NOTES
3. PRELIMINARY PLAN 100 SCALE (1 OF 2)
4. PRELIMINARY PLAN 100 SCALE (2 OF 2)



LOCATION MAP
NOT TO SCALE

ORIGINAL SUBMITTAL DATE: AUGUST 14, 2018
TOTAL ACREAGE: 84.759 ACRES
FEMA MAP NO: 48453C0615J TRAVIS COUNTY, TEXAS
DATED: JANUARY 6, 2016
SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24

TOTAL NO. OF LOTS: 284
NO. OF BLOCKS: 12
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 273
NO. OF HOA, OPEN SPACE, LANDSCAPE ESMT. AND S.W.E. LOTS: 6
NO. OF HOA, L.S.E. & S.W.E. LOTS: 3
NO. OF GREENBELT PARK/PUBLIC ACCESS AND DRAINAGE ESMT. LOTS: 1
NO. OF PARK LOTS: 1
TOTAL LINEAR FOOTAGE OF STREETS: 14,649 LF
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)

TOTAL ACREAGE: 59.072 AC
TOTAL ACREAGE: 1.634 AC
TOTAL ACREAGE: 0.254 AC
TOTAL ACREAGE: 19.781 AC
TOTAL ACREAGE: 1.509 AC
TOTAL ACREAGE: 2.509 AC
TOTAL 84.759 ACRES

LEGAL DESCRIPTION:

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF AN 86.535 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 232.233 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. IN DOCUMENT NO. 2009003190, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), A PORTION OF A CALLED 198.302 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. IN DOCUMENT NO. 2006244772, O.P.R.T.C.T., A PORTION OF A CALLED 67.339 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. DOCUMENT NO. 2007204509, O.P.R.T.C.T., AND A PORTION OF THAT CALLED 138.540 ACRE TRACT OF LAND CONVEYED TO JONA ACQUISITION, INC. IN DOCUMENT NO. 2007038642, O.P.R.T.C.T., AND ALL OF A CALLED 1.008 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC, IN DOCUMENT NUMBER 2019051422, DOCUMENT NUMBER 2019051420, DOCUMENT NUMBER 2019051418 AND DOCUMENT NUMBER 2019051416, O.P.R.T.C.T.

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

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


NOTES:

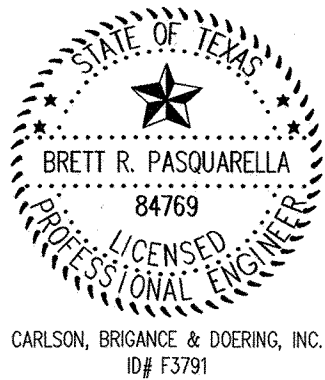
1. THIS PROJECT IS LOCATED IN THE NORTH FORK DRY CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
2. THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.

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 21ST DAY OF April, 2019


BRETT R. PASQUARELLA P.E. NO. 84769

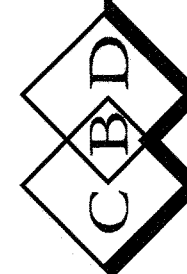


CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

LEGEND

- | | |
|-------|--|
| 17A | LOT NUMBER |
| (A) | BLOCK NUMBER |
| --- | PROPERTY LINE |
| --- | CWQZ |
| --- | FEMA 100 YEAR FLOODPLAIN |
| --- | DEVELOPED 100 YEAR FLOODPLAIN |
| --- | CREEK CENTERLINE |
| --- | SIDEWALK LOCATION |
| --- | TRAIL SYSTEM |
| (1) | ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2) |
| □ | CONCRETE MONUMENT SET |
| ● | IRON PIPE FOUND |
| ● | IRON ROD FOUND |
| ● | IRON ROD SET |
| ○ | WATER LINE EASEMENT |
| ○ | W.W.E. |
| ○ | ELEC.E. |
| ○ | P.U.E. |
| ○ | E.U.E. |
| ○ | L.S.E. |
| ○ | D.E. |
| ○ | A.E. |
| ○ | S.W.E. |
| ○ | VFS |
| 47100 | MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL |
| | JOINT USE ACCESS EASEMENT BY SEPARATE INSTRUMENT AT THE TIME OF FINAL PLAT |

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



Surveying
Civil Engineering
5501 West William Cannon
Austin, Texas 78748
Phone No. (512) 280-5100 Fax No. (512) 280-5165

DATE
JANUARY 2019

DRAWN BY:
JSL

DESIGNED BY:
BRP

EASTON PARK 3A

JOB NUMBER
4989

SHEET
1 OF 4

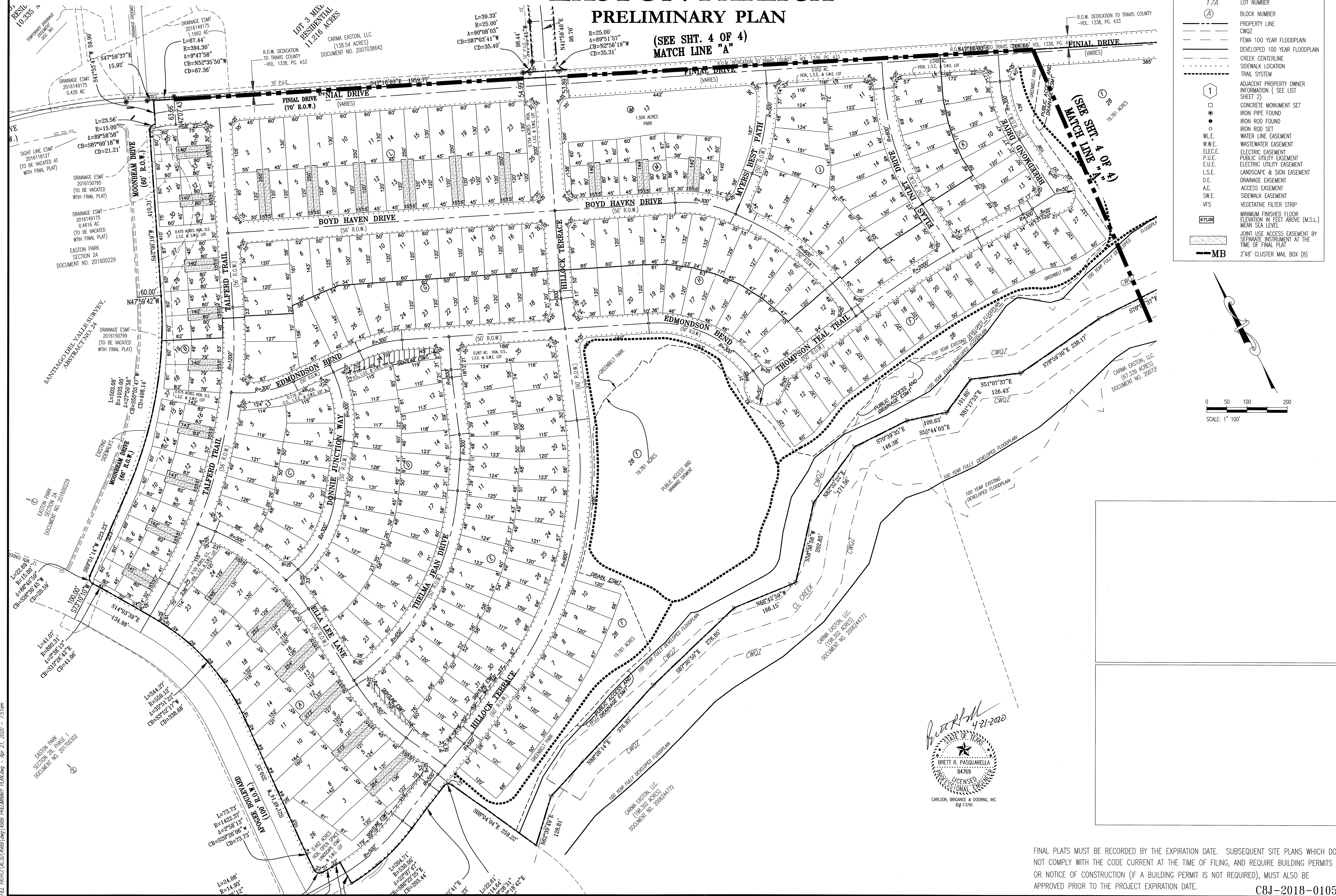
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8J-2018-0105

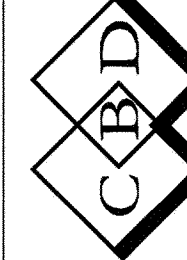
EASTON PARK 3A

PRELIMINARY PLAN

(SEE SHT. 4 OF 4)
MATCH LINE "A"



Carlson, Brangne & Doering, Inc.
FIRM ID #13791



PRELIMINARY PLAN 100 SCALE (1 OF 2)

DATE JANUARY 2019

DRAWN BY JSL

DESIGNED BY BRP

PROJECT PRELIMINARY PLAN

JOB NUMBER 4939

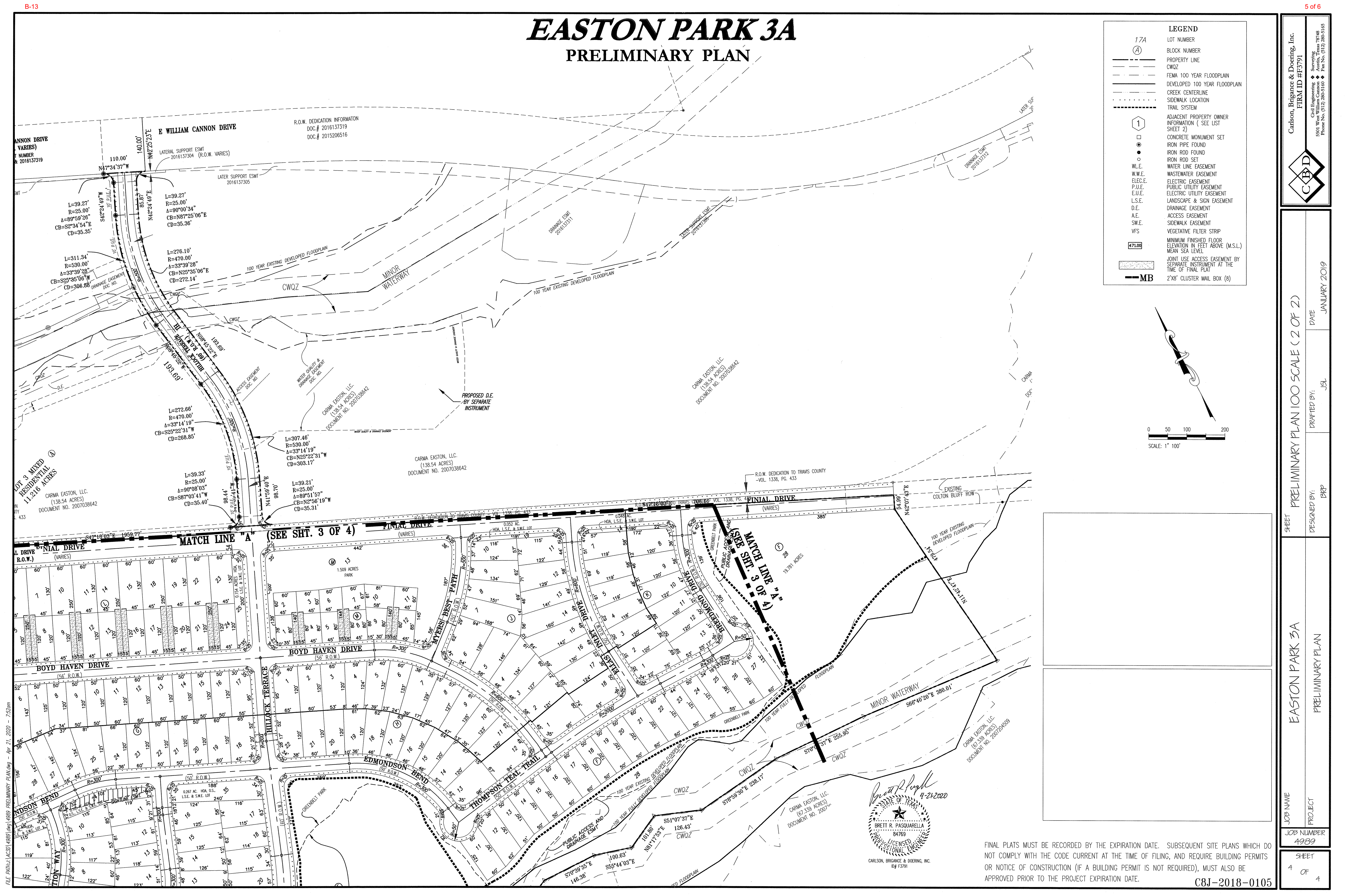
SHEET 3 OF 4

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8J-2018-0105

EASTON PARK 3A

PRELIMINARY PLAN



LEGEND

174
④

LOT NUMBER
BLOCK NUMBER
PROPERTY LINE
CWQZ
FEMA 100 YEAR FLOODPLAIN
DEVELOPED 100 YEAR FLOODPLAIN
CREEK CENTERLINE
SIDEWALK LOCATION
TRAIL SYSTEM

1
①

CONCRETE MONUMENT SET
IRON PIPE FOUND
IRON ROD FOUND
IRON ROD SET
WATER LINE EASEMENT
WASTEWATER EASEMENT
ELECTRIC EASEMENT
PUBLIC UTILITY EASEMENT
ELECTRIC UTILITY EASEMENT
LANDSCAPE & SIGN EASEMENT
DRAINAGE EASEMENT
ACCESS EASEMENT
SIDEWALK EASEMENT
VEGETATIVE FILTER STRIP

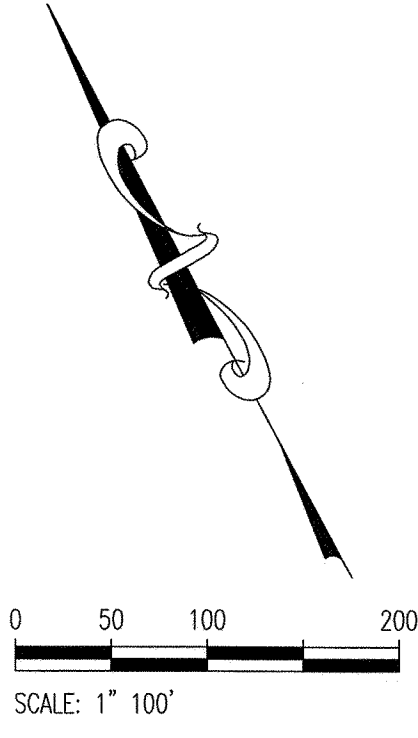
47108

MINIMUM FINISHED FLOOR
ELEVATION IN FEET ABOVE (M.S.L.)
MEAN SEA LEVEL

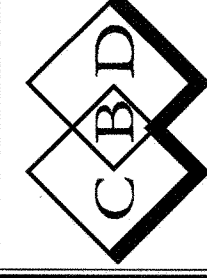
JOINT USE ACCESS EASEMENT BY
SEPARATE INSTRUMENT AT THE
TIME OF FINAL PLAT

2'X8' CLUSTER MAIL BOX (8)

MB



Carlson, Brigrance & Doering, Inc.
FIRM ID #13791



SHEET
PRELIMINARY PLAN 100 SCALE (2 OF 2)

DESIGNED BY:
BRP

DRAFTED BY:
JSL

DATE
JANUARY 2019

JOB NAME
EASTON PARK 3A

JOB NUMBER
4989

PROJECT
PRELIMINARY PLAN

SHEET
4 OF 4

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8J-2018-0105



B-13

Property Profile

Easton Park 3A Preliminary Plan

C8J-2018-0105

6 of 6

Legend

Jurisdiction

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

TCAD Parcels

Jurisdiction

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

Subdivision Review Cases (All



1: 9,600



0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

5-13-20

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Notes

Easton Park 3A Preliminary Plan
C8J-2018-01015