

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0091**P.C. DATE:** March 9, 2021**SUBDIVISION NAME:** Broadmoor Preliminary Plan**AREA:** 60.07 acres**LOT(S):** 13**OWNER/APPLICANT:** Broadmoor Austin
Associates (Leon Shadowen)**AGENT:** Kimley-Horn.
(Josh Miksch)**ADDRESS OF SUBDIVISION:** 11501 Burnet Rd.**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** NBG-TOD-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** North Burnet**PROPOSED LAND USE:** Commercial**VARIANCES:** none

DEPARTMENT COMMENTS: The request is for the approval of the Broadmoor Preliminary Plan composed of 13 lots on 60.07 acres. The applicant proposes a 13 lot preliminary plan for commercial uses on 60.07 acres.

STAFF RECOMMENDATION: Staff recommends approval of the case, the plan meets applicable State and City of Austin LDC requirements.

CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404Email address: cesar.zavala@austintexas.gov**ATTACHMENTS:**

Exhibit A: Location map

Exhibit B: Preliminary plan



B-10

Property Profile

EXHIBIT A

2 of 4

Legend

Street Labels

Jurisdiction

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

Jurisdiction

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



1: 18,746



0.6 0 0.30 0.6 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

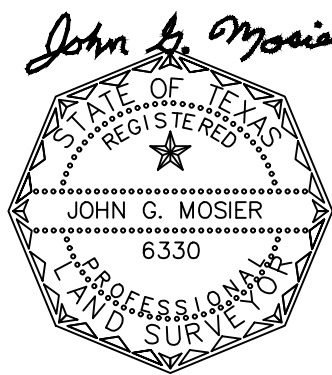
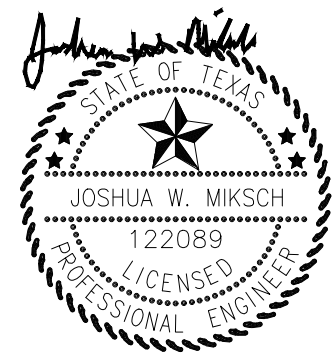
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Notes

Plotted By: Strub, Matthew Date: January 12, 2021 07:44:01pm File Path: K:\AUS-Civil\069273000 - Broadmoor\Broadmoor Master Infrastructure\Cad\Preliminary\PlanSheets\C - Cover Sheet.dwg
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GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION.
- WATER AND WASTEWATER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: AZUL KING, UPTOWN BOULEVARD, ALRIGHT LANE, ROSALIND WAY, SOLARIS STREET, SKYRISE AVENUE, AND GAULT LANE. THESE SIDEWALKS SHALL BE IN PLACE ON THE SIDE OF THE STREET ADJACENT TO THE LOT BEING DEVELOPED AND PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF THE CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BURNET ROAD/FM 1325 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG BURNET ROAD/FM 1325 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ANY REQUIRED EASEMENTS WILL BE PROVIDED AT THE TIME OF FINAL PLAT(S) OR SITE PLAN(S) APPROVAL AND WILL BE DEDICATED BY SEPARATE INSTRUMENT OR FINAL PLAT.
- PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
- ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
- THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. INSPECTION FEES REQUIRED FOR CONSTRUCTION OF THE FUTURE SITE PLAN SHALL BE PAID TO THE APPROPRIATE AGENCY OR DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF AUSTIN.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FEMA FLOODPLAIN PER FEMA FIRM MAP NO. 48453C0265K TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JANUARY 6TH, 2016.
- 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.
- THE 65.465 ACRE BROADMOOR PROPERTY IN ITS ENTIRETY WILL BE CONSIDERED ONE SITE. DEVELOPMENT REGULATIONS WILL BE REVIEWED AND TRACKED ACROSS THE ENTIRE 65.465 ACRE SITE.
- THE CEF BUFFERS MUST BE MAINTAINED PER CITY OF AUSTIN CODE AND CRITERIA. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE OF BUFFER SHALL OCCUR SEMIANNUALLY IN ACCORDANCE WITH CITY OF AUSTIN CODE AND CRITERIA.
- THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- A RIMROCK CEF AND WETLAND CEF ARE PRESENT WITHIN LOT 1 BLOCK L. CITY OF AUSTIN LAND DEVELOPMENT CODE RESTRICTIONS APPLY THAT MAY LIMIT OR PROHIBIT THE EXTENT OF DEVELOPMENT NEAR THESE FEATURES.
- STREETS (EXCLUDING PRIVATE DRIVES) WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITION OR LOCATED IN A MANNER THAT WILL NOT CROSS THE LOT LINES.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC §25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: AZUL KING AND UPTOWN BOULEVARD.
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND(S), ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: AZUL KING, UPTOWN BOULEVARD, ALRIGHT LANE, ROSALIND WAY, SOLARIS STREET, SKYRISE AVENUE, AND GAULT LANE.
- AN ADMINISTRATIVE VARIANCE WAS GRANTED TO REDUCE THE CANYON RIMROCK CEF BUFFER TO LESS THAN 150 FEET.
- PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH A PREVIOUS CASE (WLN-0000-182-R, "STORMWATER MANAGEMENT AGREEMENT" RECORDED UNDER VOLUME 11185, PAGE 0253 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY) WAS GRANTED FOR THIS PRELIMINARY PLAN ON JUNE 20, 2020 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSPM CASE NUMBER FOR THIS PROJECT IS WLN-RS-2020-00370. RELATED RSPM CASE NUMBERS SITE PLANS: WLN-RS-2020-00050, WLN-RS-2020-00070. SUBDIVISIONS: WLN-RS-2020-00210.
- IF THE AREAS LISTED BELOW AND SHOWN ON THIS PRELIMINARY PLAN ARE DEDICATED TO THE CITY, THEN THOSE AREAS WILL BE CREDITED TOWARDS SATISFYING THE TOTAL AMOUNT OF PARKLAND DEDICATION REQUIREMENTS FOR ALL APPLICABLE RESIDENTIAL DEVELOPMENT WITHIN THIS PRELIMINARY PLAN. IF (A) THE AMOUNT OF PARKLAND CREDITED IS LESS THAN THE AMOUNT REQUIRED FOR THE NUMBER OF PROPOSED RESIDENTIAL UNITS ON A SITE PLAN WITHIN THIS 60.07-ACRE PRELIMINARY PLAN, OR (B) THERE IS A SUBSEQUENT INCREASE IN NUMBER OF RESIDENTIAL UNITS FROM THE NUMBER PROPOSED IN THE APPROVED TRAFFIC IMPACT ANALYSIS MEMO DATED JUNE 19, 2018 (THE "APPROVED TIA"), ADDITIONAL DEDICATION OF PARKLAND MAY BE REQUIRED, WHICH MAY BE SATISFIED THROUGH PAYMENT OF FEE IN LIEU OF DEDICATION IF APPROVED BY THE DIRECTOR. THE AREAS THAT MAY BE DEDICATED AND THE AMOUNT OF PARKLAND DEDICATION EACH AREA SHALL RECEIVE IF AND ONCE DEDICATED, ARE LISTED BELOW:
 - TRIANGLE NORTHWEST LOCATED ON BLOCK F WILL BE CREDITED 0.15 ACRES.
 - TRIANGLE NORTHEAST LOCATED ON BLOCK H WILL BE CREDITED 0.16 ACRES.
 - GROVE PARK LOCATED ON BLOCK D WILL BE CREDITED 1.03 ACRES.
 - TRIANGLE SOUTHEAST LOCATED ON BLOCK G WILL BE CREDITED 0.71 ACRES.
 - PEDESTRIAN ACCESS LOCATED ON BLOCKS C, D, AND E WILL BE CREDITED 0.26 ACRES.
 - LAKE PARK LOCATED ON BLOCK L WILL BE CREDITED 4.33 ACRES.
 - TECH PLAZA LOCATED ON BLOCK L WILL BE CREDITED 0.35 ACRES.
 - BLOCK L PUBLIC TERRACE LOCATED ON BLOCK L WILL BE CREDITED 0.73 ACRES.
 - RECREATION PARK LOCATED ON BLOCK L WILL BE CREDITED 1.17 ACRES.
 - SOUTHERN TRIANGLE LOCATED ON BLOCK L WILL BE CREDITED 0.19 ACRES.
 - REDLINE TRAIL LOCATED ON BLOCK L WILL BE CREDITED 0.26 ACRES.
- THE REFERENCE TO APPROVED TIA IN NOTE 30 IS ONLY FOR THE PURPOSE OF DETERMINING REQUIRED PARKLAND DEDICATION AND NOT INTENDED TO BE A LIMITATION ON DENSITY.



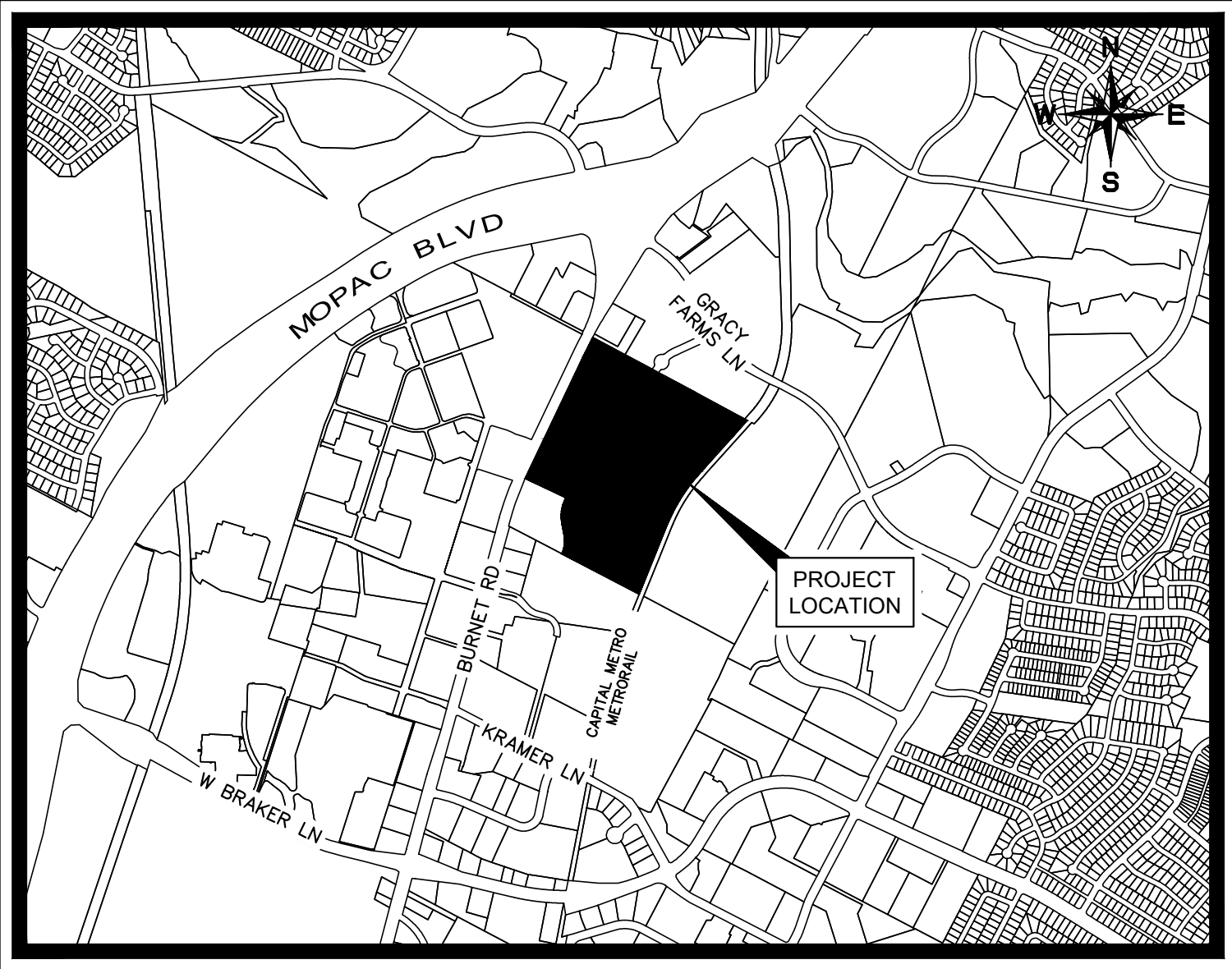
OWNER/DEVELOPER

BROADMOOR AUSTIN ASSOCIATES
111 CONGRESS AVENUE, SUITE 3000
AUSTIN, TEXAS
PH: (512) 872-7183
CONTACT: LEON SHADOWEN

ENGINEER

Kimley»Horn
10814 JOLLYVILLE ROAD STATE OF TEXAS
AVALLON IV, SUITE 200 REGISTRATION NO. F-928
AUSTIN, TEXAS 78759
PH: (512) 418-1771
CONTACT: JOSHUA W. MIKSCH, P.E.

PRELIMINARY PLAN FOR BROADMOOR CITY OF AUSTIN, TRAVIS COUNTY, TEXAS C8-2019-0091



VICINITY MAP

COA GRID: K33, K34
MAPSCO: 46S2, 49S2

JUNE 2019

INITIAL SUBMITTAL DATE: JUNE 4, 2019

I, JOSHUA W. MIKSCH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, JOHN G. MOSIER, 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 TITLE 25/TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARE FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

EXHIBIT B

APPENDIX Q-2				
SECTION 1 IMPERVIOUS COVER				
ALLOWABLE IMPERVIOUS COVER				
*IMPERVIOUS COVER ALLOWED AT		80 %	X GROSS SITE AREA =	48.06 ACRES
TOTAL IMPERVIOUS COVER ALLOWED =				48.06 ACRES
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
TOTAL ACREAGE 15 - 25 % =		0.6472	X 10% =	0.06 ACRES
PROPOSED TOTAL IMPERVIOUS COVER				
TOTAL PROPOSED IMPERVIOUS COVER =				48.06 ACRES
PROPOSED IMPERVIOUS COVER ON SLOPES				
<u>IMPERVIOUS COVER</u>				
		BUILDING / AND OTHER IMPERVIOUS COVER	DRIVEWAYS / ROADWAYS	
SLOPE CATEGORIES*	ACRES	ACRES	% OF CATEGORY	ACRES
0 - 15%	58.99	41.80	70.9%	6.26
15 - 25%	0.65	0.00	0.0%	0.00
25 - 35%	0.22	0.00	0.0%	0.00
OVER 35%	0.22	0.00	0.0%	0.00
TOTAL SITE AREA	60.07			

Sheet List Table	
Sheet Title	Sheet Number
COVER SHEET	1
PRELIMINARY PLAN	2
ROADWAY CROSS-SECTIONS	3

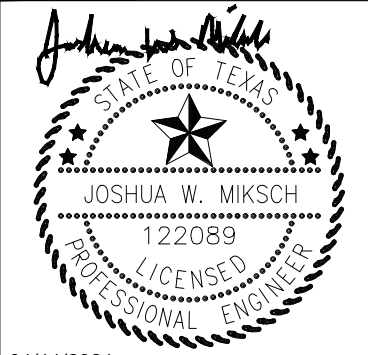
LEGAL DESCRIPTION
60.070 AC OF LOT 2A IBM SUBD EAST
AMENDED PLAT OF LOTS 1&2 BLK A

STREET	RIGHT OF WAY / ACCESS EASEMENT	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET	DESIGN SPEED (MPH)	ROADWAY NAME REFERENCE PER BROADMOOR TIA MEMO (RELATED TO ZONING APPLICATION C14-2016-0136) DATED JUNE 19, 2018
AZUL KING	80'	34' TO 46'	COLLECTOR	2062'	30	ROADWAY D
UPTOWN BOULEVARD (WEST)	120'	66' TO 68'	COLLECTOR	471'	30	PALM WAY
UPTOWN BOULEVARD (EAST)	103'	51'	COLLECTOR	652'	30	PALM WAY
JOHN S CHASE TRAIL	67'	41'	PRIVATE DRIVE	1106'	30	ROADWAY A
ROSALIND WAY	67'	41'	PRIVATE DRIVE	543'	30	ROADWAY B
SOLARIS STREET	80'	51'	PRIVATE DRIVE	385'	30	IBM ROADWAY
SKYRISE AVENUE	59.5' to 72'	33' TO 41'	PRIVATE DRIVE	1959'	30	PARKWAY ROAD
GAULT LANE	80'	50'	PRIVATE DRIVE	1108'	30	GAULT LANE

PRELIMINARY SUBDIVISION APPROVAL FILE NUMBER C8-2019-0091 APPROVED BY ZAP ON EXPIRATION DATE (25-462.LDC) 6/04/2024	SHEET 1 OF 3 APPLICATION DATE 06/04/2019 CASE MANAGER STEVE HOPKINS
STEVE HOPKINS, FOR: DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT	
<i>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.</i>	

BENCHMARKS	
TRM 57: PK NAIL SET AT END OF ASPHALT MEDIAN, ±120' NORTHEASTERLY OF THE NORTHEASTERLY CORNER OF BUILDING NO. 908, ±17' EAST OF LIGHT POLE, ±16' WEST OF ELECTRIC MANHOLE. ELEVATION=735.11'	TRM 77: PK NAIL SET IN BACK OF CURB, ±153' SOUTHEASTERLY OF SOUTH PARKING GARAGE, ±49' SOUTH OF LIGHT POLE, ±79' NORTHEASTERLY OF MANHOLE. ELEVATION=754.19'
TRM 76: PK NAIL SET IN BACK OF CURB NEAR SOUTHWESTERLY ENTRANCE TO TRACT ALONG BURNET ROAD, ±14' EAST OF INLET, ±58' SOUTH OF TREE. TAGGED NO. 999. ELEVATION=758.62'	TRM 82: PK NAIL SET IN ASPHALT PAVEMENT IN PARKING LOT, ±172' WEST OF THE SOUTHWESTERLY CORNER OF BUILDING NO. 906, ±16' SOUTHEASTERLY OF STORM MANHOLE, ±17' SOUTH OF TREE TAGGED NO. 1105. ELEVATION=748.17'

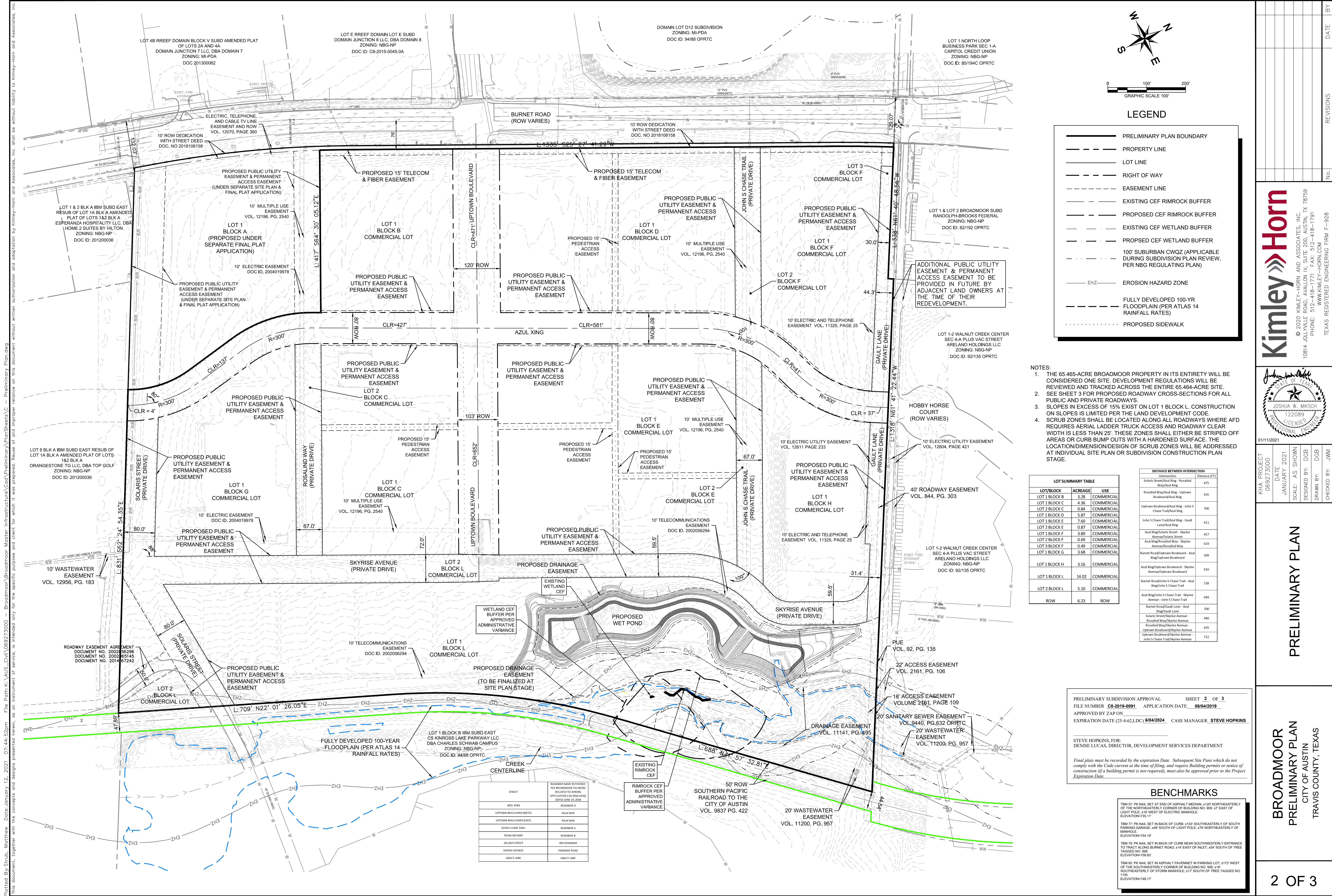
Kimley»Horn
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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT 069273000	DATE JANUARY 2021	SCALE: AS SHOWN	DESIGNED BY: DOB	DRAWN BY: DOB	CHECKED BY: JWM
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COVER SHEET

BROADMOOR
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



Plotted By: Strub, Matthew Date: January 12, 2021 07:44:52pm File Path: K:\AUS-Civil\069273000 - Broadmoor\Broadmoor Master Infrastructure\069273000 - Preliminary\Plan.dwg

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY PLAN

BROADMOOR
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

2 OF 3

C8-2019-0091