

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2021-0163

ZAP DATE: March 1, 2022

SUBDIVISION NAME: Easton Park Section 4B East Preliminary Plan

AREA: 21.067 acres

LOT(S): 3

OWNER/APPLICANT: Carma Easton , LLC
(Matthew McCafferty)

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, define easements, 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 February 24, 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-2021-0043
REVISION #: 00 UPDATE: U0
CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Easton Park 4B-East Preliminary
LOCATION: 8200 FINIAL DR



SUBMITTAL DATE: January 31, 2022
REPORT DUE DATE: February 24, 2022
FINAL REPORT DATE: February 24, 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 May 3, 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):

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
Site Plan Plumbing : Cory Harmon
Travis Co. Subdivision : Sue Welch
Travis Co. Drainage: Christine Connor
Environmental : Mel Fuechec
Flood Plain : Katina Bohrer
Land Development Engineering - Jennifer Back, P.E.
PARD / Planning & Design : Robynne Heymans
AW Utility Development Services : Derek Tucker
Water Quality : Don Heisch

Electric Review - Andrea Katz - 512-322-6957

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

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTES: Addressing recommends updating label for E William Cannon Dr without punctuation point. i.e. 'E.' to 'E'

§ 30-2-155

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

ADMINISTRATIVE VARIANCE [LDC 25-8, Article 1]

- EV 1 An Administrative Environmental Variance is required to vary the requirements of the following:
- Section 25-8-341 (Cut Requirements)
 - Section 25-8-342 (Fill Requirements)
- Complete the following to proceed with the variance:
- Contact this reviewer at mel.fuechec@austintexas.gov@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 to allow: Cut and Fill from 4 to 8 feet in the desired development zone. [LDC 25-8-342]"*
 - Pay the Administrative Environmental Variance fee and provide receipt of payment in order to clear this comment.
- [LDC 25-8, Article 1]

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: Culvert modeling initially reviewed and approved with PA for C8J-2020-0148% and C8J-2021-0043PA. At the PA stage, the proposed culverts (proposed to be built under different plans than this) resulted in adverse flood impacts which must be proven to be mitigated by the time the culvert is permitted to be built (i.e. subdivision construction). The applicant's engineer indicated that they would pursue easement acquisition to prove compliance with No Adverse Impact requirements at Sub Const. NOTE TO REVIEWER: Floodplain report, including pre, post, and FEMA FP maps is contained as an appendix to the Engineer's report (in AMANDA as 12/15/21 Eng Report). In Date: 10/7/2021

Notice to applicant: 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 Katina.Bohrer@austintexas.gov

FP1. 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.

30-4-5 – Determination of the 100-year floodplain

30-4-7 – Computation of Stormwater Runoff

30-4-31 – Single Office Authorized to Require Drainage Studies

30-4-33 – Floodplain Maps, Delineation, and Depiction

30-4-61 – Criteria for Approval of Development Applications

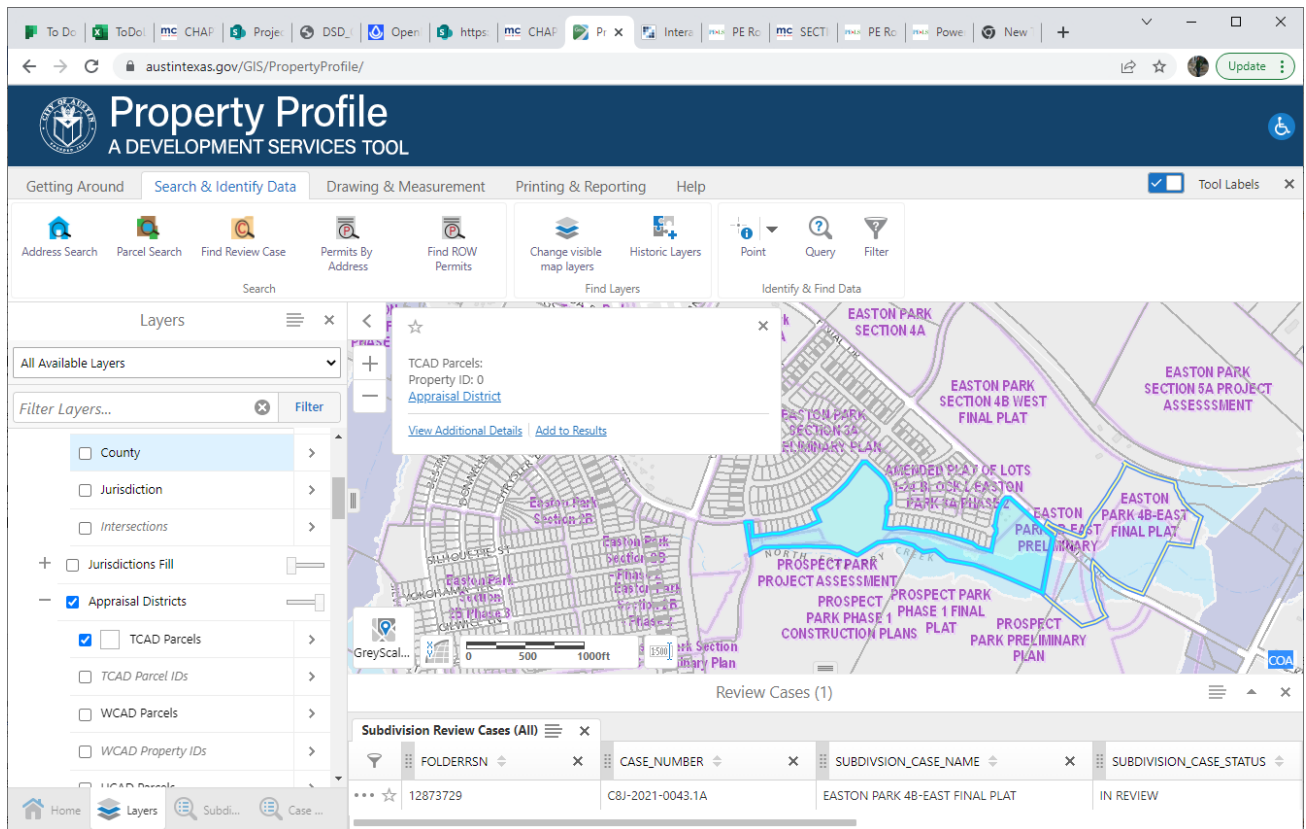
30-4-62 – Certificate of Professional Engineer Required for Certain Alterations and Improvements

30-4-64 – Design and Construction of Drainage Facilities and Improvements

30-4-152 – Dedication of Easements and Rights-of-Way

Detailed information:

- a. The associated HMS/RAS for floodplain was not included in the submittal. Please submit the associated modeling for a complete case file and concurrence it still matches the current submitted plan.
- b. Why is the entire subdivision construction plan for Prospect Park (adjacent lot) provided for this submittal? Was it to prove that the Prospect Park project is taking into account the Cota Vista crossing and the rises will be contained to drainage easement on that property?
- c. The previously reviewed and approved modeling for this project showed a rise in Water Surface Elevation upstream of the proposed Cota Vista Drive crossing. It appears that the lot just upstream of Cota Vista is a proposed DE/Open Space lot which is fine for this site; but it will need to be proven that the lots upstream of this site have adequate drainage easement to contain the post project floodplain. The easement will be necessary to get subdivision construction approval. (FYI: Prospect Park is to the south [C8J-2021-0148%] and an unknown Easton Park subdivision to the north [maybe it's Easton Park 3A [C8J-2018-0105%]? Per GIS, it appears that the lot to the north of the tributary is unplatted, but I suspect it's actually within one of the Easton Park submittals]) (highlighted lot below is the one I'm concerned about, it is directly to the west of the Easton Park 4B East Prelim, and on the north side of the tributary – it will need to be proven that the post project floodplain is contained to drainage easement in this area at Subdivision Construction)



FP2. The site, as shown on the plan provided, does not meet requirements set in the Drainage Criteria Manual Section 1 “Drainage Policy.” Please correct your application to be in compliance with Criteria.

Detailed information:

- The associated HMS/RAS for floodplain was not included in the submittal. Please submit the associated modeling for a complete case file and concurrence it still matches the current submitted plan.

FP3. The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 2 “Determination of Storm Run Off.” Modeling must be in compliance with criteria prior to approval.

Detailed Information:

- The associated HMS/RAS for floodplain was not included in the submittal. Please submit the associated modeling for a complete case file.

FP4. The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 6 “Open Channels.” Modeling must be in compliance with criteria prior to approval.

Detailed Information:

- The associated HMS/RAS for floodplain was not included in the submittal. Please submit the associated modeling for a complete case file and concurrence it still matches the current submitted plan.

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

WB No Review Required

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

1. Add "drainage" to the open space/greenbelt lots on the table on page 1. 30-1-113
2. FYI - The proposed abandonment of Final by Court will need to be coordinated with the final plat.
3. FYI - An Educational Impact Statement may be required. Refer to Exhibit IV of the application. It is the responsibility of the applicant to submit the EIS to the appropriate school district. 25-1-83 or 30-1-113

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

No comments.

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

- 1) Provide proof of the CLOMR approval with the plat submittal. The plat will not be accepted for formal review with that approval.
- 2) It is unclear why the Prospect Park plans were provided. Proof that a revision to change the pond has been submitted and approved will be required with the plat.
- 3) See COA Floodplain comments

Land Development Engineering - Jennifer Back, P.E. - jennifer.back@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.

1. It appears plans for Prospect Park construction plans were also submitted. Please clarify if there is a revision – additional comments will be made with that application C8J-2020-0148.1B

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

PR1: Please update note 10 to include lot 2 Block B (The area to be dedicated as parkland is shown on this preliminary plan as Lot 3 Block F and Lot 2 Block B)

PR 2: Please show the proposed trail alignment on this prelim. Show how the trail connects to parkland in Prospect Park Phase I to the north.

PR 3: Please provide an updated master parkland tracking table including the units in this preliminary plan as well as the number of acres of parkland and open space owed.

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

The case number in AMANDA is C8J-2021-0043 for a preliminary plan for a subdivision; however, the case number on the plans submitted is C8J-2020-0148.1B and the plans are construction plans. Please explain this discrepancy.

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

AW1. Provide document number for waterline easement.

AW2. Provide approval from Jason Inge concerning final abandonment discussed in memo sent by Brookfield Properties.

AW3. 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.

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.

- WQ 1. Demonstrate or discuss how all impervious cover will be treated as per LDC 30-5-211. Areas in question are areas of impervious cover that are located downstream of the water quality pond.
- WQ 2. Provide an erosion hazard zone analysis per LDC 30-5-261(H)(5) and DCM Appendix E. A portion of Lot 2 Block B appears to encroach the Erosion Hazard Zone Review Buffer.
- WQ 3. Design side slopes to comply with DCM 1.2.4.E.8.b. The proposed water quality pond has side slopes greater than 3:1.
- WQ 4. Further coordination is required to determine whether a pump is allowed for a City maintained pond per DCM 1.2.4.E.11.

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. 484530615J TRAVIS COUNTY, TEXAS
DATED: JANUARY 6, 2016

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/GREEN BELT LOTS: 2 (16.13 ACRES)
RIGHT-OF-WAY: (3.79 ACRES)

OWNERS:
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.
 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.

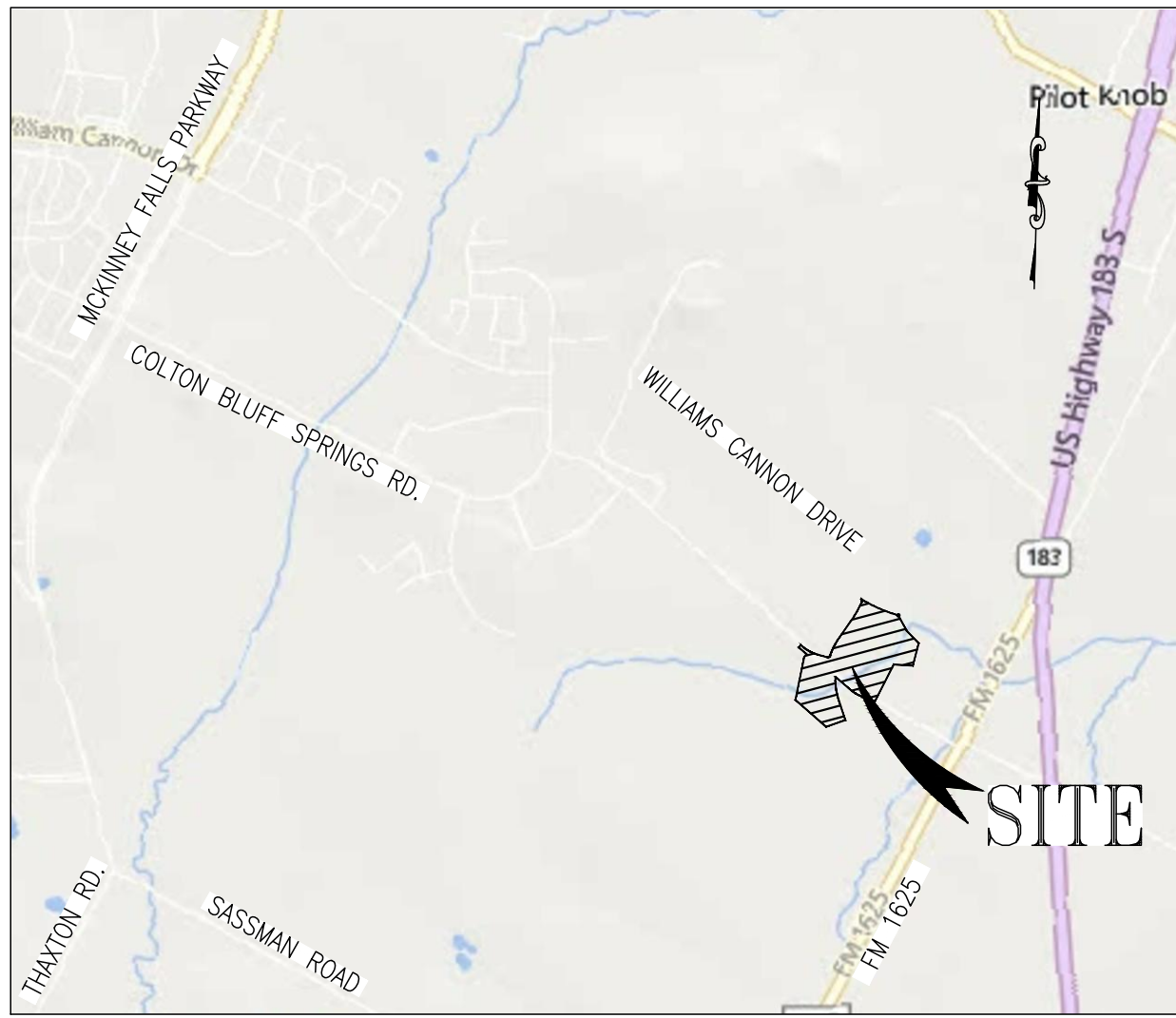
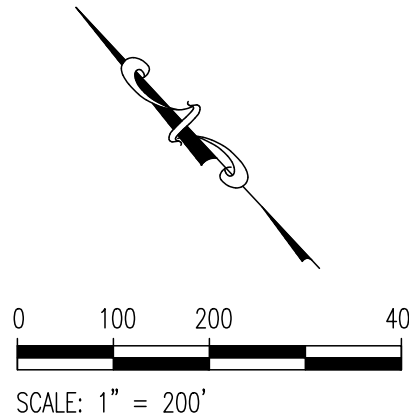
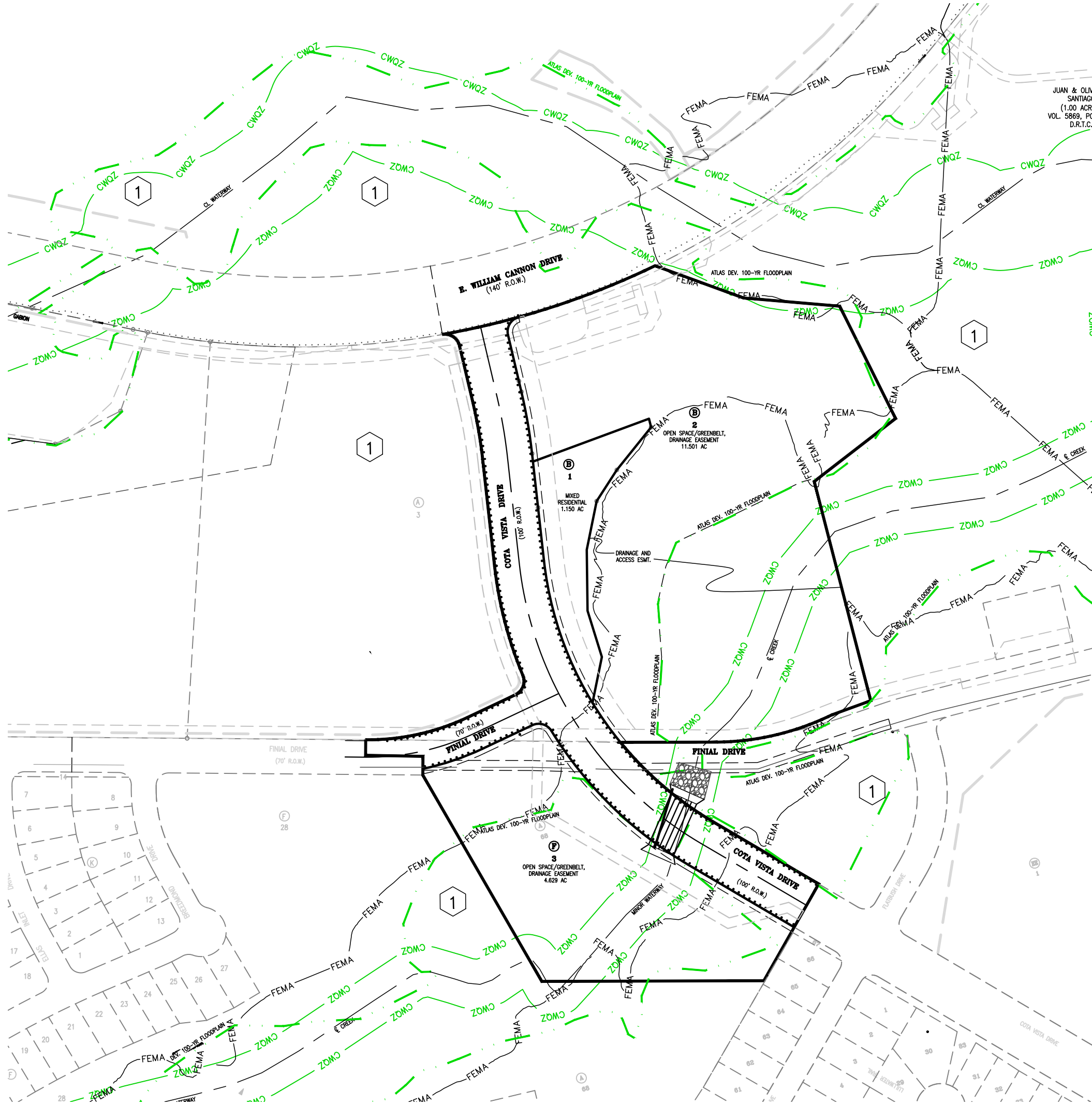
PER TRAVIS CENTRAL APPRAISAL DISTRICT

ADJOINER OWNERS:

1 CARMA EASTON, LLC
11501 ALTERRA 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'



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.
○	W.W.E.
○	ELEC.E.
○	P.U.E.
○	E.U.E.
○	L.S.E.
○	D.E.
○	A.E.
○	SW.E.
○	WATER LINE EASEMENT
○	WASTEWATER EASEMENT
○	ELECTRIC EASEMENT
○	PUBLIC UTILITY EASEMENT
○	ELECTRIC UTILITY EASEMENT
○	LANDSCAPE & SIGN EASEMENT
○	DRAINAGE EASEMENT
○	ACCESS EASEMENT
○	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.

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 17 DAY OF November, 2021

CHARLES R. BRIGANCE, JR.

P.E. NO. 64346

C8J-2021-0163

DESIGNED BY: CB	DRAFTED BY: CP
DATE	
REVISION	
Carlson, Brigance & Doering, Inc. Civil Engineering FIRM ID #F3791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78749 North Office: 12120 Westwood Dr., Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdeing.com	
PRELIMINARY PLAT COVER SHEET EASTON PARK SECTION 4B EAST PRELIMINARY PLAN	
SHEET NAME:	
JOB NAME:	
PROJECT:	
 CARLSON, BRIGANCE & DOERING, INC. 104 F3791 11/17/2021	
DATE:	NOV 2021
JOB NUMBER:	5307
SHEET	1 OF 3

GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY 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.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS BY PONDING OR OTHER APPROVED MEANS.
5. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING:
FINAL DRIVE AND COTA VISTA, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.
8. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
10. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20151217--080 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN IN THIS PRELIMINARY PLAN AS LOT 3 BLOCK F.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
12. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 8,000 SQ FT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. 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/LDC §30-1-132 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:
FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
FINAL DRIVE
COTA VISTA DRIVE
B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:
FINAL DRIVE
COTA VISTA DRIVE
14. THIS SUBDIVISION IS LIMITED PURPOSE IN THE CITY LIMITS OF THE CITY OF AUSTIN. LOTS WITHIN THE CITY LIMITS OF AUSTIN SHALL BE IN CONFORMANCE WITH THE PILOT KNOB PUD ZONING ORDINANCE REQUIREMENTS. (ORDINANCE # 20151217--080)
15. TRAVIS COUNTY AND THE CITY OF AUSTIN DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
16. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
17. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
18. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
19. 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.
20. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS, UNLESS NOTED OTHERWISE
21. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
WATER & WASTEWATER -- CITY OF AUSTIN
ELECTRIC -- BLUEBONNET ELECTRIC CO-OP
GAS -- TEXAS GAS
22. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
23. LOT 3 BLOCK F ARE TO BE OWNED AND MAINTAINED BY THE OWNER OR HIS ASSIGNEES.

STREET STANDARDS CHART

STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	DESIGN SPEED
COTA VISTA DRIVE	1,492 L.F.	100'	2'-30.5' F-F W/18" MEDIAN	6' BOTH SIDES	PRIMARY COLLECTOR	40 MPH
FINAL DRIVE	413 L.F.	70'	2'-20' F-F W/7" MEDIAN	5' BOTH SIDES	NEIGHBORHOOD COLLECTOR	40 MPH

24. TOTAL LINEAR FOOTAGE OF STREETS 1,905 LF.

25. AT THE TIME OF FINAL PLATTING AND SUBDIVISION PLAN REVIEW, A DAM SAFETY CERTIFICATION WILL BE REQUIRED ON THE COVER SHEET OF THE CONSTRUCTION PLANS FOR ANY PONDS WITH AN EMBANKMENT OF SIX FEET OR GREATER, IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF AUSTIN DRAINAGE CRITERIA MANUAL SECTION 8.3.4.

26. 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

27. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

28. A MINIMUM OF TWO (2) OFF STREET PARKING SPACES ARE REQUIRED FOR EACH RESIDENTIAL UNIT IN THIS SUBDIVISION.

29. THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.

30. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

31. THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (ECM) STATES THAT IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.

32. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED IN THE ELECTRIC EASEMENT CAUSED BY BLUEBONNET ELECTRIC CO-OP DURING MAINTENANCE AND REPAIRS.

33. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

34. EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO FINAL PLAT RECORDING AND SAID REMOVAL SHALL COMPLY WITH ALL NECESSARY PERMITTING REQUIREMENTS.

35. ALL BUILDING LINES WILL BE IN ACCORDANCE WITH PUD ZONING REQUIREMENTS.

36. THE HOMEOWNERS ASSOCIATION OR MUD IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

37. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

38. PRIOR TO THE RECORDATION OF THE EASTON PARK 4B EAST FINAL PLAT, FINAL DRIVE WILL NEED TO BE VACATED.

39. PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT ON EASTON PARK 4B WEST, LOT 3, BLOCK A, A DEVELOPMENT PERMIT FOR EASTON 4B EAST(C8J--2021--0163.1B) CONSTRUCTION PLANS MUST BE ISSUED OR ONSITE WATER QUALITY/DETENTION CONTROLS MUST BE PROVIDED.

FLOOD NOTES:

1. THE ATLAS 14 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARDOUS AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 4845303614K TRAVIS COUNTY, TEXAS DATED JANUARY 27, 2020.

2. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE ATLAS 14 100 YEAR FLOODPLAIN AS SHOWN HEREON: 548.00 M.S.L.

3. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARDOUS AREAS (FHAs). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

Line Table		
Line #	Length	Direction
L1	188.91	S28°16'16"E
L2	193.34	S44°11'32"E
L3	255.49	S15°15'00"W
L4	83.05	N68°20'28"W
L5	8.55	N73°34'34"W
L6	196.26	N48°05'00"W
L7	100.02	S71°10'44"W
L8	111.41	N73°38'04"W
L9	25.11	N42°07'43"E
L10	115.56	N47°18'03"W
L11	31.23	N42°07'43"E
L12	107.09	S73°38'04"E
L13	118.91	N28°24'38"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	451.38	1640.50	S66°15'04"E	449.95	227.12	15°45'53"
C2	230.35	538.69	N61°19'34"W	228.60	116.96	24°30'01"
C3	248.34	700.00	S07°39'32"E	247.04	125.49	20°19'33"
C4	211.34	470.00	S60°45'11"E	209.56	107.48	25°45'47"
C5	45.77	30.00	N62°39'48"E	41.46	28.67	87°24'09"
C6	228.37	800.00	N27°08'16"E	227.59	114.97	16°21'21"
C7	114.49	950.00	N31°51'48"E	114.42	57.32	6°54'19"
C8	45.44	30.00	N14°58'44"W	41.22	28.36	86°46'45"

PARKLAND DEDICATION CREDITS TABLE	
UPLAND AREA (100%) CREDIT	1.45 AC
ATLAS 25-YR & 100-YR. FLOODPLAIN (50%) CREDIT	50% of 0.56 AC. = 0.28 AC.
DRAINAGE EASEMENT (NO CREDIT)	11.46 AC
TOTAL PARKLAND DEDICATION CREDIT	1.73 AC.

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, Brigrance & Doering, Inc.

Civil Engineering

Surveying

FIRM ID #F3791

North Office

12120 West Loop East, Suite 600

Austin, Texas 78750

Phone No. (512) 280-5160

GENERAL NOTES

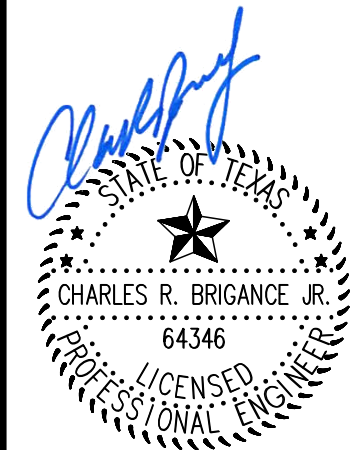
SHEET NAME:

JOB NAME:

PROJECT:

EASTON PARK SECTION 4B EAST

PRELIMINARY PLAN



CARLSON, BRIGRANCE & DOERING, INC.
08/13/91
11/17/2021

DATE

NOV 2021

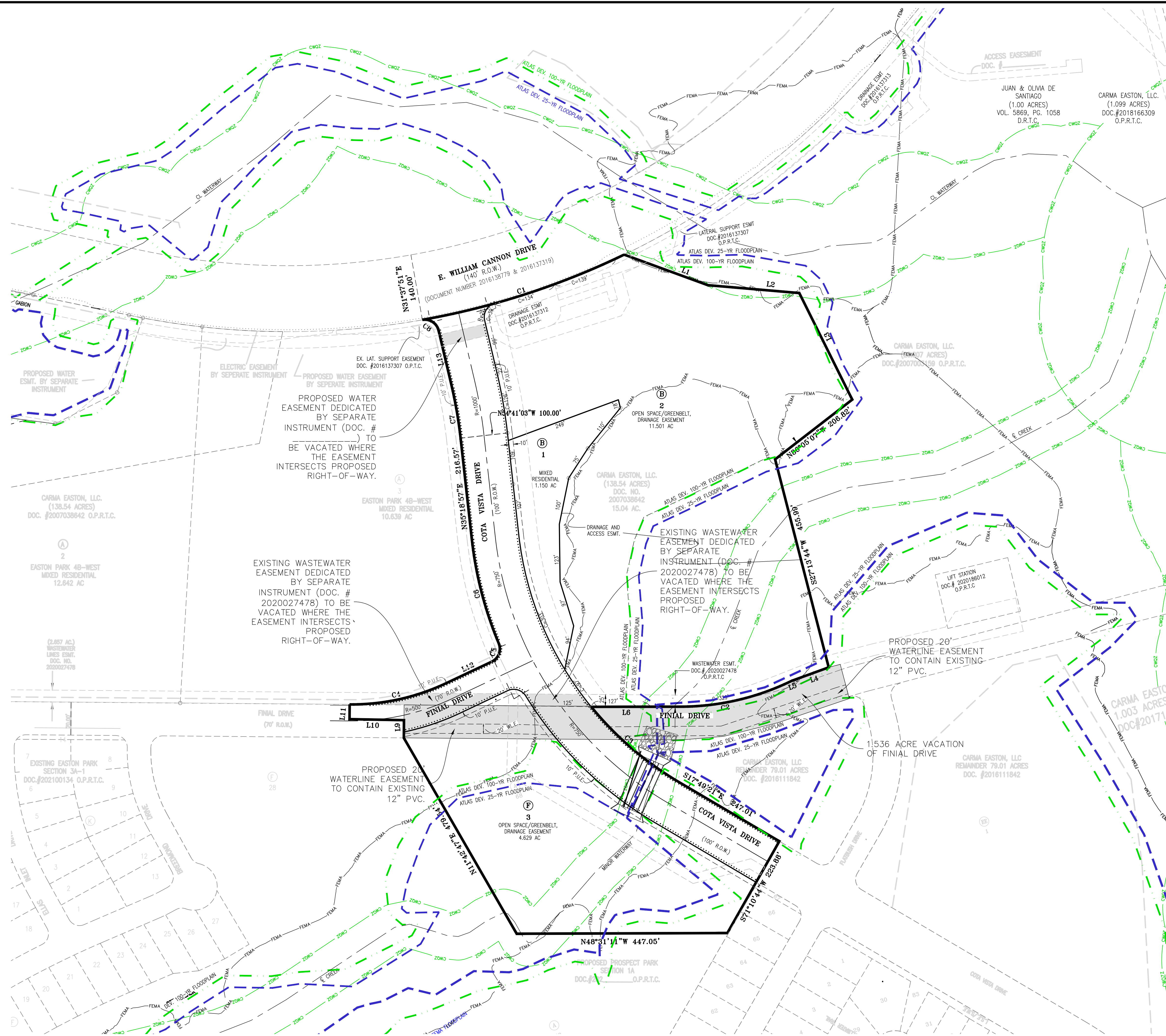
JOB NUMBER

5307

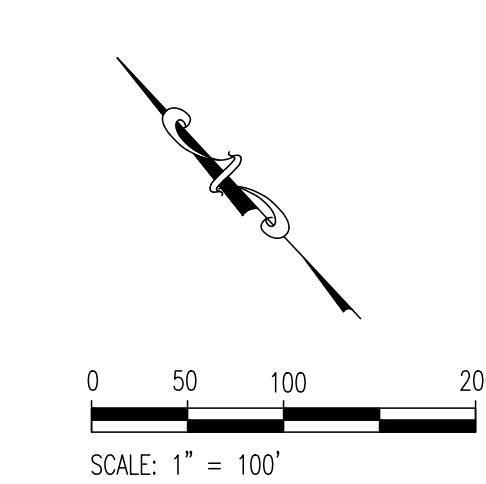
SHEET

2 OF 3

C8J-2021-0163



17A	LOT NUMBER	□	CONCRETE MONUMENT SET
(A)	BLOCK NUMBER	●	IRON PIPE FOUND
—————	SUBDIVISION BOUNDARY	●	IRON ROD FOUND
—————	PROPOSED LOT BOUNDARY	○	IRON ROD SET
- - - - -	ADJACENT LOT BOUNDARY	W.L.E.	WATER LINE EASEMENT
- - - - -	PROPOSED EASEMENT BY PLAT	W.W.E.	WASTEWATER EASEMENT
- - - - -	SEPARATE OR OFFSITE EASEMENT	ELEC.E.	ELECTRIC EASEMENT
— CWD — CWD —	CWQZ	P.U.E.	PUBLIC UTILITY EASEMENT
— — — — —	DEVELOP 25 YEAR ATLAS FLOODPLAIN	E.U.E.	ELECTRIC UTILITY EASEMENT
— — — — —	DEVELOP 100 YEAR ATLAS FLOODPLAIN	L.S.E.	LANDSCAPE & SIGN EASEMENT
— · · · · ·	CREEK CENTERLINE	D.E.	DRAINAGE EASEMENT
· · · · ·	EXISTING SIDEWALK LOCATION	A.E.	ACCESS EASEMENT
· · · · ·	PROPOSED SIDEWALK LOCATION	SW.E.	SIDEWALK EASEMENT
— FEMA —	FEMA 100 YEAR FLOODPLAIN		
—————	PROPOSED EASEMENT OR RIGHT-OF-WAY VACATION		



PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___.

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APPROVED BY LUC ON _____

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[illegible]



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