

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0271**Z.A.P. DATE:** 10-18-16**SUBDIVISION NAME:** Malone Tract Preliminary Plan (A Small Lot Subdivision)**AREA:** 40.483 acres**LOT(S):** 170**OWNER/APPLICANT:** David and Diane Malone**AGENT:** LJA Engineering
(John Clark)**ADDRESS OF SUBDIVISION:** 10109 Slaughter Creek Drive**GRIDS:** E-13**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Small Lot Subdivision: 161 single family lots; 9 lots for park, landscape, amenity, drainage, water quality, flood plain, and a critical environmental feature setback**ADMINISTRATIVE WAIVERS:** Applicant was granted the following administrative waivers per Code requirements: Balance of Tract (Section 30-2-34D), Block Length (Section 30-2-153A), and Cut/Fill (Section 30-5-341) and (Section 30-5-342): A total of 34,362 square feet of cut over 4 feet, and a total of 3,607 square feet of fill over 4 feet are proposed for the construction of water quality control and detention facilities.**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets. The sidewalk along Bilbrook Place immediately adjacent to the proposed development will be completed. Also, sidewalks immediately adjacent to the development along Slaughter Creek Drive will be built by the developer at such time that Slaughter Creek Drive is improved with curb and gutter.**DEPARTMENT COMMENTS:** The request is for approval of Malone Tract Preliminary Plan. The proposed, small lot subdivision is composed of 170 lots on 40.483 acres. Water and wastewater will be provided by the City of Austin. Additional information follows this summary.

STAFF RECOMMENDATION: The staff recommends approval of this preliminary plan. This plan meets all applicable State laws and Title 30, Austin/Travis County Subdivision Regulations.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jennifer Bennett-Reumuth **PHONE:** 512-854-1434
Email address: jennifer.bennettreumuth@traviscountytexas.gov



**CITY OF AUSTIN – TRAVIS COUNTY
SINGLE SUBDIVISION OFFICE
505 Barton Springs Road
Austin Texas 78704**



MEMORANDUM

October 13, 2016

TO: Zoning and Platting Commission

THROUGH: Anna Bowlin, Austin/Travis County Single Office
TNR, Division Director, Planning and Development Services

FROM: Jennifer Bennett-Reumuth, Case Manager
Travis County TNR Development Services

SUBJECT: Malone Tract Preliminary Plan (C8J-2015-0157)
Additional Background Information

The applicant for this preliminary plan has submitted for review and approval a Small Lot Subdivision comprised of 161 single family lots and 9 lots for park, landscape, amenity, drainage, water quality, flood plain, and a critical environmental feature setback on 40.483 acres. This type of subdivision is allowed under Title 30-2-232, Austin/Travis County Subdivision Regulations. The preliminary plan boundaries are located within the City of Austin 2-Mile Extra Territorial Jurisdiction (ETJ) at the time of writing this supplemental information. State law does not give the City of Austin and Travis County the ability to regulate land use, density, impervious cover, height and all other site development standards in the ETJ. **Full-purpose annexation will not impact the review under Title 30 moving forward, as the preliminary plan application is now grandfathered at the time it was formally submitted for review on January 21, 2016.**

During the review process, the applicant was required to submit five updates in order to clear all comments and comply with all requirements under Title 30. **Both the City of Austin and Travis County staff have reviewed this preliminary plan very carefully and deem it approvable; it complies with city, county and state requirements.**

Outreach

The Single-Office, which includes City and County staff, has conducted several meetings and conversations with the Texas Oaks South Neighborhood Association and various residents of the immediate area. Staff has also made site visits to the proposed project site and responded to numerous emails and phone calls. Finally, Commissioner Gomez and Commissioner Daugherty, as well as Judge Eckhardt's staff, have met with the Texas Oaks Neighborhood Association to discuss this preliminary plan on several occasions.

General information on concerns presented and staff responses are presented as follows:

City of Austin Full-Purpose Annexation

As part of the City of Austin Service Extension Request (SER) agreement for water and wastewater, the City intends to annex the boundaries of the Malone Tract Preliminary Plan into its full-purpose jurisdiction. On August 31, 2016, the City provided a Notification of Intent to Annex Territory for Full Purpose letter, which included, among other areas, the Malone Tract Preliminary Plan boundaries. Public hearings have been scheduled for October 6, 2016 and October 13, 2016. As of the writing of this Backup, there has been no opposition expressed regarding the proposed annexation. City staff estimates that the annexation would go into effect approximately mid December 2016.

Since the preliminary plan application was filed prior to the annexation request, it will be grandfathered and annexed as an interim small lot preliminary plan. This cannot be protested. The preliminary plan was reviewed under Title 30 of the City of Austin/Travis County Subdivision Regulations, as the plan was first filed in 2015 while the property was within the 2-mile ETJ of the City. All final plats will be reviewed and must match the approved preliminary plan layout.

Traffic and Safety

Citizens have expressed concerns regarding increased traffic and decreased safety conditions as a result of the proposed development.

At the request of the Single Office staff, the applicant voluntarily conducted a traffic impact analysis (a TIA is not technically required by Title 30) for the proposed development. The traffic study was conducted by a traffic engineer and analyzed traffic at 2020 build out at the following intersections: West Slaughter Lane at Bilbrook Place; Winnie Drive at Bilbrook Place; Winnie Drive at Slaughter Creek Drive; and, Brambleberry Drive at Slaughter Creek Drive. According to the TIA, all intersections, except for W Slaughter Lane at Bilbrook Place, projected acceptable levels of service (LOS) for the morning and evening peak periods. The models used in the TIA show that retiming the traffic signal at W Slaughter Lane and Bilbrook Place for morning and evening peak hours resulted in the intersection operating at an acceptable LOS at 2020 build out.

The effects of flooding at the low water crossing at Slaughter Creek and Slaughter Creek Drive were also studied to determine impacts to traffic distribution patterns and additional traffic volumes to specific

intersections. The TIA found that the proposed intersections for the development had an increase in delay but remained at an acceptable LOS with the additional traffic volume rerouted from Slaughter Creek Drive.

Overall, the TIA recommends the installation of stop signs at all exit points from the proposed development, as well as the retiming of the traffic signal at W Slaughter Lane and Bilbrook Place for both morning and evening peak periods. Single Office staff has reviewed the TIA and has agreed with its findings.

Citizens have also expressed concerns regarding the street connections from the new subdivision to the existing roadways, particularly whether there will be adequate sight distance. Staff engineers have reviewed the sight distances at all intersections and have deemed them acceptable. The proposed connection of Dumpling Drive at Bilbrook Place will be designed with a sight distance of 470 feet for a 35 mile per hour designed roadway. Additionally, the applicant has voluntarily posted fiscal to supplement the installation of traffic calming measures on Bilbrook Place. While this was not a requirement for staff or for the street connection to work, Billbrook Place will be further made safer with the addition of traffic calming.

Finally, concerns were expressed regarding the connection of Brambleberry at Slaughter Creek Drive. This intersection will be designed with a sight distance of 395 feet, where Slaughter Creek Drive curves sharply, and is posted for an advisory speed of 20 miles per hour.

Drainage/Water Quality

The preliminary plan for the proposed development contemplates detention and water quality ponds designed to meet water quality criteria and maintain storm water runoff peak flows at levels that do not exceed pre-development levels. With respect to the riparian environment of the tributary, the applicant would be prohibited from constructing improvements within the critical water quality zone along the tributary to Slaughter Creek.

Citizens are concerned with the possibility of increased flooding to surrounding neighborhoods due to the proposed development. At the preliminary plan stage, the applicant has shown that storm water discharges will be no different in quantity or type of discharge between existing and proposed conditions. Refined drainage calculations will be provided with the construction plans at the final plat stage. The final plat and construction plans will not be approved until this detailed documentation is provided.

Of particular concern is whether the proposed connection from Winnie Drive to Bilbrook Place via the existing La Cross Avenue right-of-way (ROW) will increase flooding by taking away a portion of a drainage culvert that is currently located in the ROW. The applicant's engineer proposes to divert most of the current drainage, which flows through the southeast of the property, through culverts and pipes to the proposed detention ponds located in the northern section of the property. Again, the engineer

will be required to provide refined drainage calculations at the final plat/construction plan phase to prove that the flows upstream and downstream of the culverts will not change after construction of the access onto Bilbrook Place.

Environment

The existing property that comprises the Malone Tract preliminary plan is immediately adjacent to the Slaughter Creek tributary. As such, citizens are concerned with the impact of the proposed development on the existing trees, wildlife, and overall environment in the area.

Staff has determined that the proposed plan meets the requirements of Title 30. As part of the approval, the owner is required to dedicate parkland. The applicant has agreed to donate parkland along the Slaughter Creek tributary to the City of Austin, which will help to provide an eventual trail connection to Mary Moore Searight Metropolitan Park. Additionally, the development will feature private park space for residents of the immediate development. In fact, roughly one-third of the land area of the preliminary plan features lots for park, landscape, amenity, drainage, water quality, flood plain, and a critical environmental feature setback.

The surrounding neighborhoods have also expressed concerns about several large trees that are located on the property and the intention of the applicant to remove those trees. As per the City and County Inter-local Agreement, the City of Austin's tree ordinance is not a part of a review under Title 30; therefore, the Single Office staff cannot impose any requirements on this issue. However, the applicant's preliminary plan does propose to save a number of trees, including the elimination of five lots that will now be used as open space to protect the largest trees.

MALONE TRACT

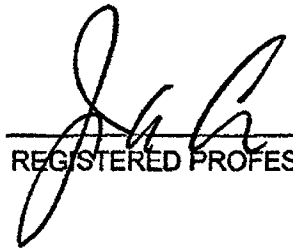
PRELIMINARY PLAN

(A SMALL LOT SUBDIVISION)

MALONE TRACT
PRELIMINARY PLAN
(A SMALL LOT SUBDIVISION)

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0590H TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THIS PLAN. ALL ENGINEERING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE ENGINEERING PORTIONS THEREOF. THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.


REGISTERED PROFESSIONAL ENGINEER

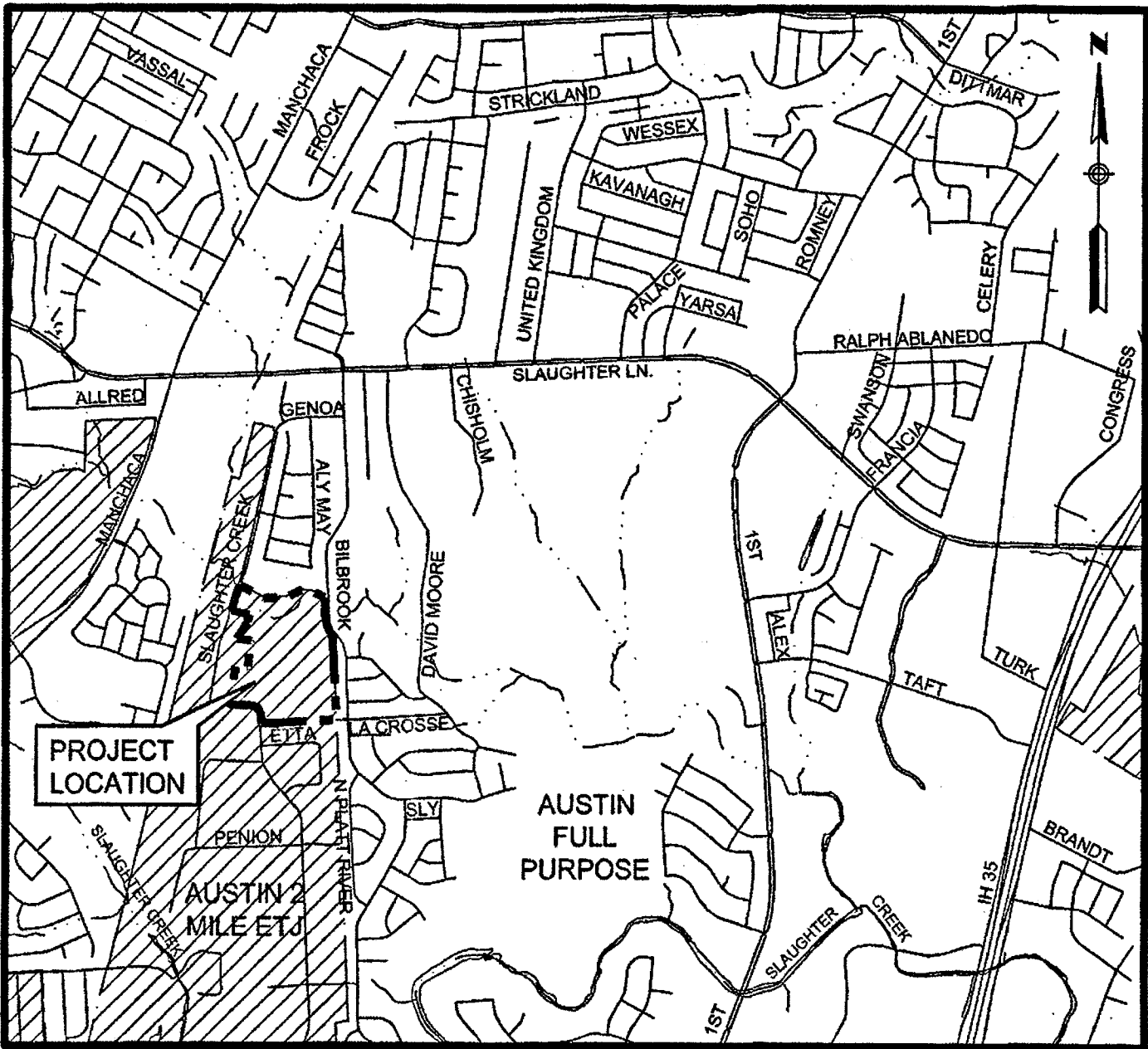
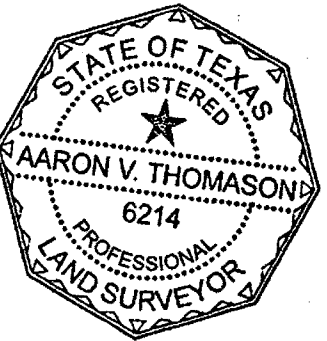
DATE 3-24-16



I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THIS PLAN. ALL SURVEYING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE SURVEYING PORTIONS THEREOF. THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.


REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 24 Mar 2016



LOCATION MAP
SCALE: 1" = 2,000'
CITY OF AUSTIN GRID NO. E-13
MAPSCO: 673

LEGAL DESCRIPTION:
40.48 ACRES OUT OF THE STEPHEN F. SLAUGHTER SURVEY
NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY TEXAS.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE PAGE
2	GENERAL NOTES
3	PRELIMINARY PLAN
4	ADJACENT OWNERS MAP

NOTE:

- THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232

ADMINISTRATIVE VARIANCE:

- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER 30-5-42(B)(6) OF THE LAND DEVELOPMENT CODE 30-5-341 AND 30-5-342 FOR CUT/FILL UP TO ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES. THIS PROJECT IS SUBJECT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, TITLE 30.


ADMINISTRATIVE WAIVERS:

- SECTION 30-2-34(B), ORIGINAL TRACT REQUIREMENT
- SECTION 30-21-153(A), BLOCK LENGTH

SUBMITTAL DATE: JANUARY 21, 2016

DEVELOPER:	STANDARD PACIFIC OF TEXAS, INC. 11001 LAKELINE BLVD. AUSTIN, TEXAS 78717 CONTACT PERSON: JAY BYLER PHONE # (512) 506-4037
OWNER:	DAVID AND DIANE MALONE 10501 SLAUGHTER CREEK DR. AUSTIN, TX 78748 PHONE # (512) 796-4099
ENGINEER:	LJA ENGINEERING, INC. 5316 HIGHWAY 290 WEST, SUITE 150 AUSTIN, TEXAS 78735 CONTACT PERSON: JOHN A. CLARK, P.E. PHONE # (512) 439-4700 FAX # (512) 439-4716
SURVEYOR:	CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON AUSTIN, TEXAS 78749 CONTACT PERSON: AARON V. THOMASON, R.P.L.S. PHONE # (512) 280-5160 FAX # (512) 280-5105

Number	Description	Revised (R) Add (A) Void (V) Sheet No.'s	Approval Date



LJA Engineering, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386
C8J-2015-0271

SHEET 1 OF 4

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User: jblack
Last Modified: 05/15/2015 09:21
Plot Date/Time: 05/15/2015 09:30:23

NOTES

LEGAL DESCRIPTION:

40.48 ACRES OUT OF THE STEPHEN F. SLAUGHTER SURVEY
NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY TEXAS.

LAND USE SUMMARY			
USE:	ACREAGE	# OF LOTS	% OF PROJECT
SINGLE FAMILY:	20.064	161	49.56%
PRIVATE PARK/ OPEN SPACE/ DRAINAGE/ PUE: BLOCK 'C', LOT 1	6.373	1	15.75%
PARK/ OPEN SPACE/ DRAINAGE/ PUE: BLOCK 'C', LOT 2	1.900	1	4.69%
PRIVATE PARK/ OPEN SPACE/ DRAINAGE/ WATER QUALITY/ PUE: BLOCK 'C', LOT 3	4.328	1	10.69%
OPEN SPACE/ LANDSCAPE: BLOCK 'B', LOT 1 BLOCK 'B', LOT 4 BLOCK 'C', LOT 53 BLOCK 'D', LOT 32	0.392	4	0.97%
OPEN SPACE/ LANDSCAPE/ MAIL KIOSK: BLOCK 'A' LOT 17	0.117	1	0.29%
AMENITY: BLOCK 'C', LOT 27	0.892	1	2.20%
R.O.W.:	6.417	N/A	15.85%
TOTAL	40.483 AC	170	100%

3. IMPERVIOUS COVER

IMPERVIOUS COVER FOR SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION IS
CALCULATED BASED ON THE FOLLOWING ASSUMPTIONS:

< 10,000 S.F. = 2,500 S.F. / LOT
10,001 - 15,000 S.F. = 3,500 S.F. / LOT
15,001 - 1 Ac. = 5,000 S.F. / LOT
1 - 3 Ac. = 7,000 S.F. / LOT
3 Ac. + = 10,000 S.F. / LOT

4. ROADWAY STANDARDS

STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE AS FOLLOWS.

STREET TABLE						
STREET NAME	ACCESS STATUS	RIGHT OF WAY	PAVEMENT & CURB TYPE	SIDEWALKS	CUL-DE-SAC/ROW	CLASSIFICATION
WINNIE DRIVE	PUBLIC	50'	28' FOC-FOC*	4'- BOTH SIDES		LOCAL STREET
ARTHUR DRIVE	PUBLIC	50'	28' FOC-FOC*	4'- BOTH SIDES		LOCAL STREET
BRAMBLE BERRY DRIVE	PUBLIC	50'	28' FOC-FOC*	4'- BOTH SIDES	50'R / 40'R	LOCAL STREET
WINIFRED DRIVE	PUBLIC	50'	28' FOC-FOC*	4'- BOTH SIDES	50'R / 40'R	LOCAL STREET
DUMPLING DRIVE	PUBLIC	50'	28' FOC-FOC*	4'- BOTH SIDES	50'R / 40'R	LOCAL STREET
DIGGY DRIVE	PUBLIC	50'	28' FOC-FOC*	4'- BOTH SIDES		LOCAL STREET
TREE DUCK DRIVE	PUBLIC	50'	28' FOC-FOC*	4'- BOTH SIDES	50'R / 40'R	LOCAL STREET
SKEETER COVE	PUBLIC	50'	28' FOC-FOC*	4'- BOTH SIDES	60'R / 50'R	LOCAL STREET
EXISTING ABUTTING STREET						
BILBROOK PLACE	PUBLIC	VARIES 470'-490'	44' FOC-FOC	4'- ALONG DEVELOPMENT SIDE		COLLECTOR
SLAUGHTER CREEK DRIVE	PUBLIC	60'	22' EOP-EOP	4'- ALONG DEVELOPMENT SIDE		COLLECTOR
* FOC-FOC (FACE OF CURB TO FACE OF CURB) B* STANDARD CURB						

5. SIDEWALKS

A. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE PROPOSED STREET LISTED IN NOTE 4. ABOVE.
SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALK MAY
RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY
OR UTILITY.

6. FISCAL REQUIREMENTS

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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

A. SIDEWALKS.

B. ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS,
RESTORATION, CHANNEL WORK, WATER QUALITY PONDS, ETC.) AS DETERMINED
PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS
INCLUDING THE FOLLOWING STREETS; (ALREADY LISTED IN PLAN NOTE #4 - ROADWAY STANDARDS).

7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT
COMPLY WITH SUCH CODES AND REQUIREMENTS.

8. DRAINAGE EASEMENTS

- A. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- B. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE
NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND/OR CITY OF AUSTIN FOR INSPECTION OR
MAINTENANCE OF SAID EASEMENT.
- C. DRAINAGE EASEMENTS 15 FEET IN WIDTH ARE FOR ENCLOSED STORM SEWER PIPES. EASEMENTS FOR OPEN CHANNELS
SHALL BE A MINIMUM OF 25 FEET WIDE.
- D. 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/OR CITY OF AUSTIN.
- E. SEEDING AROUND DETENTION AND WET POND SHALL MEET CITY OF AUSTIN NATIVE GRASS SPECIFICATIONS 604S.6.

9. 100 YEAR FLOOD PLAIN

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN
HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD
AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP (FIRM) #48453C0590H TRAVIS COUNTY, TEXAS, DATED
SEPTEMBER 26, 2008.

10. PARK LAND DEDICATION REQUIREMENTS

THE PARK LAND DEDICATION REQUIREMENTS FOR THIS SUBDIVISION ARE CALCULATED AS FOLLOWS;
REQUIRED AREA 5 X NO. OF SINGLE FAMILY LOTS X 2.8 / 1000
5 X 161 X 2.8 / 1000 = 2.25 ACRES

PARKLAND DEDICATION IS REQUIRED PER TITLE 30 PRIOR TO APPROVAL OF A FINAL PLAT
IN THIS SUBDIVISION. THE AREA TO BE DEDICATED WILL INCLUDE BLOCK C, LOT 2.

11. UTILITY SYSTEM

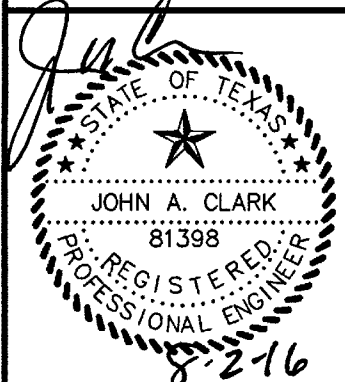
- A. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- B. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO
THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
- C. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN
ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER
UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE
WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY AND
THE LANDOWNER MUST PAY THE CITY INSPECTION FEE.
- D. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- E. 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 CHAPTER 25-8,
SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- F. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH
ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE
INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC
FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC
SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE
OUT OF COMPLIANCE WITH CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT
CODE.
- G. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION
CONTROL, REVEGETATION 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 CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES
DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE
AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- H. 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.
12. THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS
ASSOCIATION: BLOCK A, LOT 17, BLOCK B LOTS 1 AND 4, AND BLOCK C LOTS 1, 3, 27, AND 53,
BLOCK D, LOT 32.
13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE
SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO
THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY
OF AUSTIN, EXCEPT THAT THE RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE
REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR
OTHER APPROVED METHODS. DETENTION PONDS SHALL BE DESIGNED TO REDUCE
POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPMENT PEAK
RATES OF DISCHARGE FOR THE 2, 10, 25, AND 100 YEAR STORM EVENTS AT EACH POINT OF
DISCHARGE FROM THE PROJECT OR DEVELOPMENT SITE.
14. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO DEMONSTRATE THROUGH MAPS,
SCHEMATICS, CALCULATIONS AND SUPPORTING DATA THAT THE PROPOSED
INFRASTRUCTURE, R.O.W. AND DRAINAGE EASEMENTS ARE ADEQUATE TO CONVEY THE
DESIGN FLOWS IN ACCORDANCE WITH THE CITY OF AUSTIN'S DEVELOPMENT STANDARDS.
ADDITIONAL DEDICATION OF DRAINAGE EASEMENT(S) MAY BE REQUIRED AT THE TIME OF
FINAL PLATTING OR CONSTRUCTION.
15. THIS SUBDIVISION IS LOCATED WITHIN THE 2-MILE EXTRA-TERRITORIAL JURISDICTION OF
THE CITY OF AUSTIN.

16. ANY WATER QUALITY CONTROL FACILITY AS SHOWN ON THE APPROVED WATER QUALITY
CONTROL PLAN, THAT SERVES A PARTICULAR PHASE OF DEVELOPMENT, SHALL BE
COMPLETED AND FULLY OPERATIONAL PRIOR TO RELEASE OF THAT PHASE. ALL DISTURBED
AREAS WITHIN EACH PHASE OF THIS PROJECT SHALL BE REVEGETATED AND ALL
PERMANENT EROSION/ SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE
OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY E/S CONTROLS SHALL BE
ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE
DISTURBED AREAS ARE ADEQUATELY COVERED. ADDITIONALLY, ANY AREA WITHIN THE
LIMITS OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED
SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
17. 10' P.U.E. HEREBY DEDICATED ADJACENT TO ALL R.O.W.
18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING
COMPLIANCE PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC). THE
USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE LDC.
19. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO
CITY OF AUSTIN STANDARDS.
20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH
LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND
ENVIRONMENTAL CRITERIA MANUAL.
21. AERIAL TOPOGRAPHIC MAPPING FROM THE CITY OF AUSTIN, 2012.
22. ALL STREETS ARE PUBLIC.
23. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL NEW DEVELOPMENT.
24. PROJECT IS LOCATED WITHIN THE SLAUGHTER CREEK WATERSHED.
25. PROJECT IS NOT WITHIN THE CONTRIBUTING ZONE OR RECHARGE ZONE OF THE EDWARDS
AQUIFER.
26. THIS PROJECT IS IN THE DESIRED DEVELOPMENT ZONE WITHIN A SUBURBAN WATERSHED.
27. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND
DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE
MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER
DISPOSAL OR IRRIGATION IS PROHIBITED.
28. THE SINGLE OFFICE MAY NOT RECORD A PLAT OF A SMALL LOT SUBDIVISION UNLESS A
DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS OR SIMILAR DOCUMENT
HAS BEEN APPROVED BY THE CITY ATTORNEY, RECORDED, AND REFERENCED ON THE
PLAT.
29. BLOCK A, LOT 1, BLOCK B, LOTS 19 AND 30, AND BLOCK E, LOT 8 TO TAKE ACCESS FROM
WINNIE DRIVE. BLOCK B, LOT 18, BLOCK C, LOT 40 AND BLOCK D, LOT 17 AND BLOCK E, LOT
9 TO TAKE ACCESS FROM WINIFRED DRIVE. BLOCK D, LOT 1 TO TAKE ACCESS FROM TREE
DUCK DRIVE. BLOCK C, LOTS 15 AND 30, AND BLOCK D, LOT 16 TO TAKE ACCESS FROM
DIGGY DRIVE. BLOCK C, LOT 14 TO TAKE ACCESS FROM SKEETER COVE. BLOCK C, LOTS 4
AND 5, AND BLOCK E, LOTS 31, 32, 33, AND 34 TO TAKE ACCESS FROM DUMPLING DRIVE.
BLOCK C, LOT 41 TO TAKE ACCESS FROM BRAMBLE BERRY DRIVE. BLOCK C, LOT 27
(AMENITY LOT) TO TAKE ACCESS TO BOTH DIGGY DRIVE AND TREE DUCK DRIVE.
30. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT.

MALONE TRACT
PRELIMINARY PLAN
(A SMALL LOT SUBDIVISION)

GENERAL NOTES

NO.	REVISIONS DESCRIPTION	DATE		BY	
		11/19/15	11/19/15	DESIGNED BY:	DESIGNED BY:
		JAC	JAC	DRAWN BY:	DRAWN BY:
		JMC	JMC	CHECKED BY:	CHECKED BY:
		JAC	JAC	EXAMINING NAME:	EXAMINING NAME:
				malone-robbs.dwg	malone-robbs.dwg



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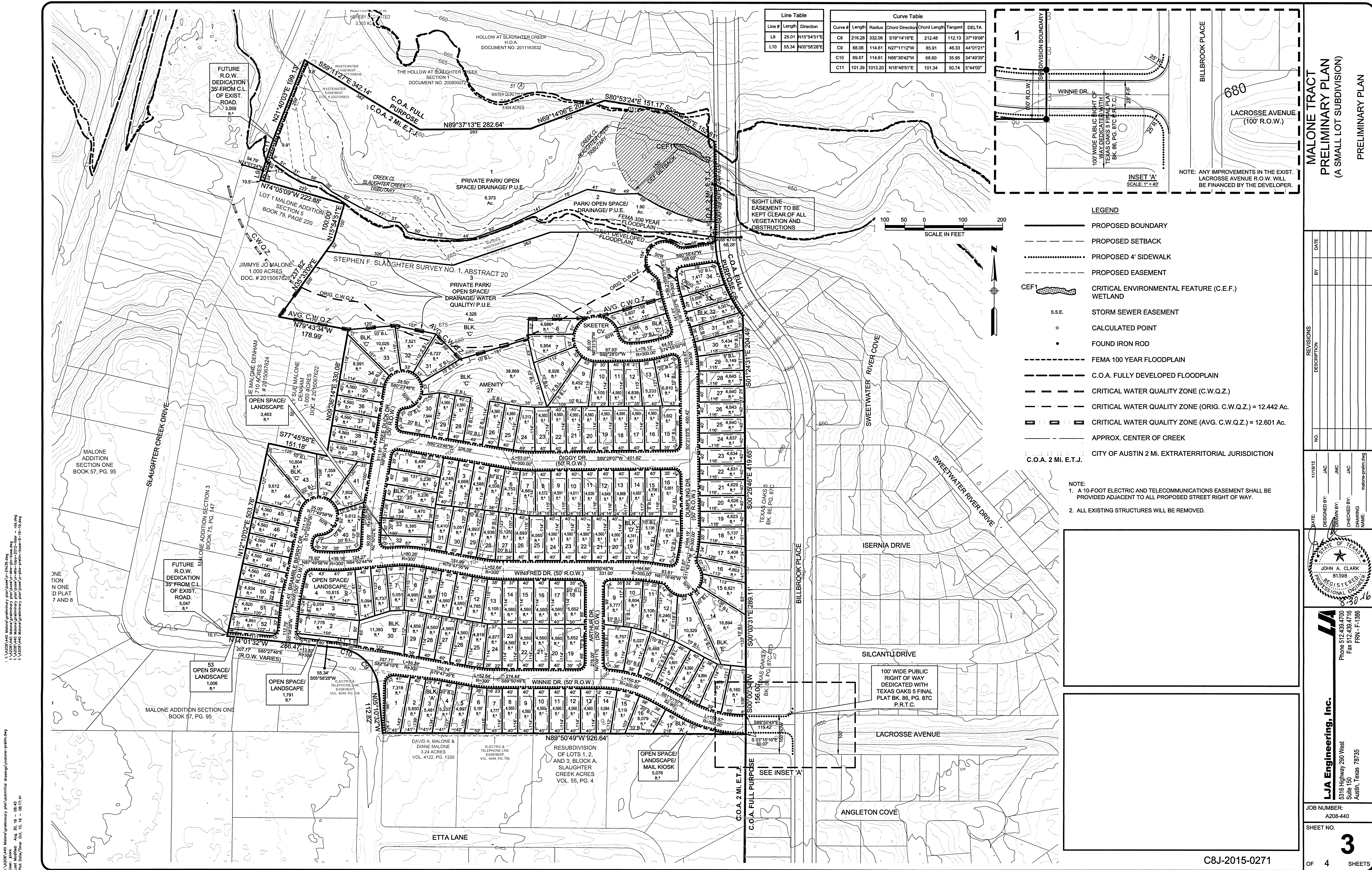
JOB NUMBER:
A208-440

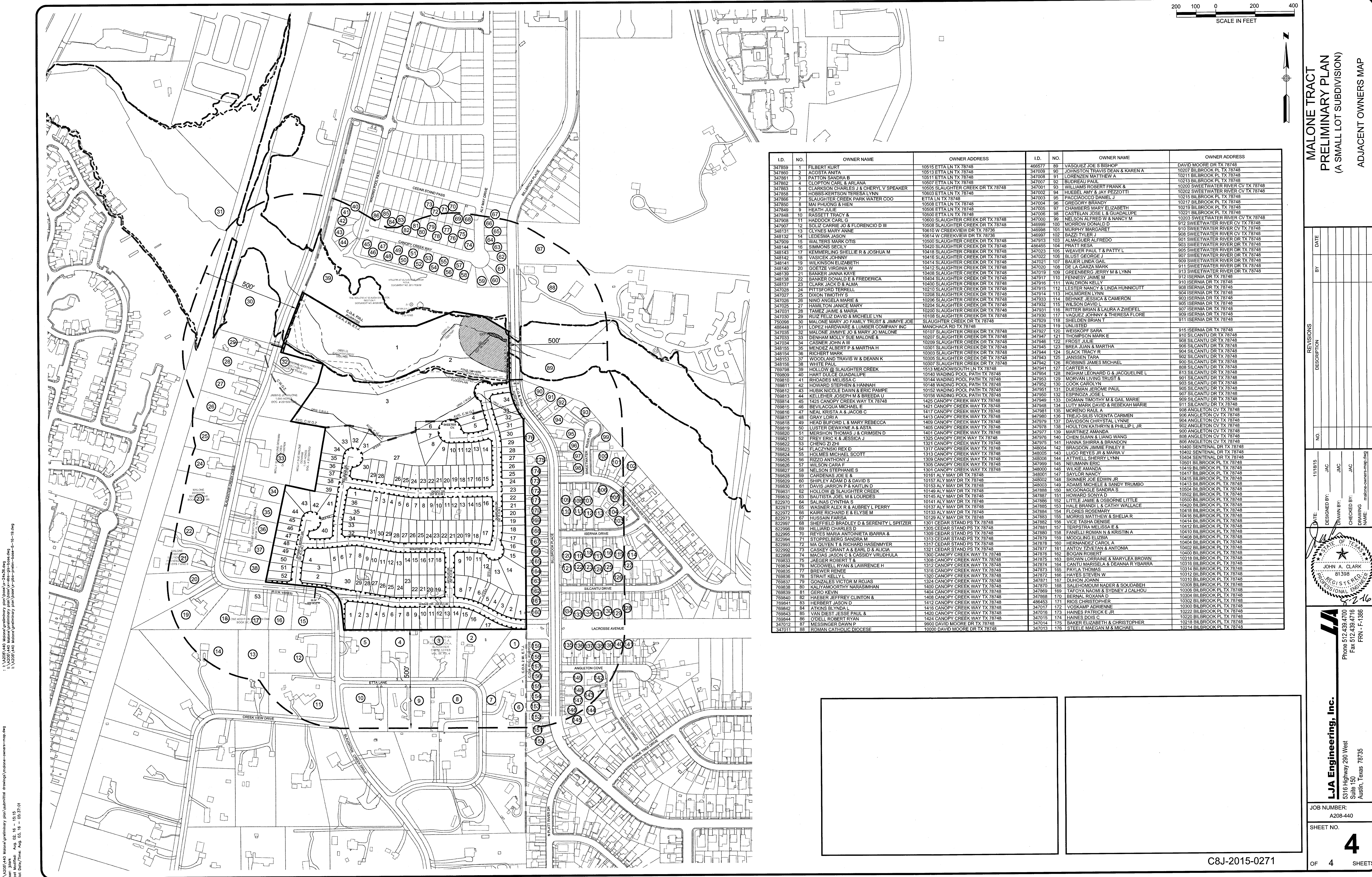
SHEET NO.

2

OF 4 SHEETS

C8J-2015-0271





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User: jclark
Last Modified: Aug 03, 16 - 15:15
Plot Date/Time: Aug 03, 16 - 05:37:01

I.D.	NO.	OWNER NAME	OWNER ADDRESS	I.D.	NO.	OWNER NAME	OWNER ADDRESS
347859	1	FILBERT KURT	10515 ETIA LN TX 78748	466577	85	VASQUEZ JOE S BISHOP	DAVID MOORE DR TX 78748
347860	2	ACOSTA ANITA	10513 ETIA LN TX 78748	347009	90	JOHNSTON TRAVIS DEAN & KAREN A	10207 BILBROOK PL TX 78748
347861	3	PATTON SANDRA B	10511 ETIA LN TX 78748	347008	91	LORENZEN MATTHEW A	10211 BILBROOK PL TX 78748
347862	4	CLOFTON CARL & ARLANA	10507 ETIA LN TX 78748	347007	92	BUDREAU PAUL	10213 BILBROOK PL TX 78748
347863	5	CLARKSON CHARLES J & CHERYL V SPEAKER	10505 SLAUGHTER CREEK DR TX 78748	347001	93	WILLIAMS ROBERT FRANK &	10202 SWEETWATER RIVER CV TX 78748
347858	6	HOBS-KERTSON TERESA LYNN	10603 ETIA LN TX 78748	347002	94	HUEBEL AMY & JAY PEZZOTTI	10202 SWEETWATER RIVER CV TX 78748
347866	7	SLAUGHTER CREEK PARK WATER COO	ETIA LN TX 78748	347003	95	PACCIOACCO DANIEL J	10215 BILBROOK PL TX 78748
347850	8	MAI PHUONG & HIEN	10508 ETIA LN TX 78748	347004	96	GREGORY BRANDY	10217 BILBROOK PL TX 78748
347849	9	HEATH JULIE	10509 ETIA LN TX 78748	347005	97	CHAMBERS MARY ELIZABETH	10219 BILBROOK PL TX 78748
347848	10	RASSETT TRACY &	10500 ETIA LN TX 78748	347006	98	CASTELAN JOSE L & GUADALUPE	10221 BILBROOK PL TX 78748
347908	11	HADDOCK CARL G	10600 SLAUGHTER CREEK DR TX 78748	347000	99	NELSON ALFRED W & NANCY M	10203 SWEETWATER RIVER CV TX 78748
347807	12	SOLIZ CARRIE O & FLORENCIO D III	10509 SLAUGHTER CREEK DR TX 78748	346999	100	MORROW DONALD D	910 SWEETWATER RIVER CV TX 78748
348131	13	CLYNES MURRY ANNIE	10610 W CREEKVIEW DR TX 78736	346998	101	MURPHY MARGARET	908 SWEETWATER RIVER CV TX 78748
348132	14	LEDESMA JASON	10614 W CREEKVIEW DR TX 78736	346997	102	BAZZI TYLER	905 SWEETWATER RIVER CV TX 78748
347909	15	WALTERS MARK OTIS	10500 SLAUGHTER CREEK DR TX 78748	347913	103	ALMAGUER ALFREDO	901 SWEETWATER RIVER DR TX 78748
348144	16	SIMMONS SCOTLY	10420 SLAUGHTER CREEK DR TX 78748	486455	104	FRATT REBA	905 SWEETWATER RIVER DR TX 78748
348143	17	KEMMERLING SHELLIE R & JOSHUA M	10418 SLAUGHTER CREEK DR TX 78748	347023	105	WEAVER PAUL T & PATTY L	905 SWEETWATER RIVER DR TX 78748
348142	18	VASICEK JOHNNY	10416 SLAUGHTER CREEK DR TX 78748	347022	106	BLUST GEORGE J	905 SWEETWATER RIVER DR TX 78748
348141	19	WILKINSON ELIZABETH	10414 SLAUGHTER CREEK DR TX 78748	347021	107	BAUER LINDA GAIL	911 SWEETWATER RIVER DR TX 78748
348140	20	GOETZ VIRGINIA W	10412 SLAUGHTER CREEK DR TX 78748	347020	108	DE LA GARZA MARK	913 SWEETWATER RIVER DR TX 78748
348139	21	BANKER JANNA KAYE	10408 SLAUGHTER CREEK DR TX 78748	347019	109	GREENBERG JERRY M & LYNN	912 ISERNIA DR TX 78748
348138	22	BANKER DONALD E & FREDERICA	10404 SLAUGHTER CREEK DR TX 78748	347917	110	FENNEYS JAMIE M	910 ISERNIA DR TX 78748
348137	23	BRIDGES JACK D & ALMA	10400 SLAUGHTER CREEK DR TX 78748	347916	111	VALADRON KELLY	908 ISERNIA DR TX 78748
347028	24	PITTSFORD TERRELL	10210 SLAUGHTER CREEK DR TX 78748	347915	112	LESTER NANCY & LINDA HUNNICUTT	904 ISERNIA DR TX 78748
347027	25	DIXON TIMOTHY S	10208 SLAUGHTER CREEK DR TX 78748	347914	113	HOLMGREN LYNN	903 ISERNIA DR TX 78748
347026	26	NINO ANGELA MARIE &	10206 SLAUGHTER CREEK DR TX 78748	347932	114	BEHNKE JESSICA & CAMERON	905 ISERNIA DR TX 78748
347025	27	HAMILTON JANICE MARY	10204 SLAUGHTER CREEK DR TX 78748	347932	115	WILSON DAVID L	905 ISERNIA DR TX 78748
347031	28	TAMEZ JAMIE & MARIA	10200 SLAUGHTER CREEK DR TX 78748	347931	116	RITTER BRIAN & LAURA A ZWEIFEL	907 ISERNIA DR TX 78748
347030	29	RUIZ FELIZ DAVID & MICHELE LYNN	10108 SLAUGHTER CREEK DR TX 78748	347930	117	VAGUEZ JOHNNY & THERESA FLORE	908 ISERNIA DR TX 78748
750098	30	MALONE JIMMY JO FAMILY TRUST & JIMMY JOE	SLAUGHTER CREEK DR TX 78748	347929	118	SHELDON BRIAN T	911 ISERNIA DR TX 78748
486448	31	LOPEZ HARDWARE & LUMBER COMPANY INC	MANCHACA RD TX 78748	347928	119	UNLISTED	915 ISERNIA DR TX 78748
347035	32	MALONE JIMMY JO & MARY JO MALONE	10107 SLAUGHTER CREEK DR TX 78748	347927	120	WEISKOPF SARA	910 SILCANTU DR TX 78748
347033	33	DENHAM MOLLY SUE MALONE &	10207 SLAUGHTER CREEK DR TX 78748	347947	121	THOMPSON MARK E	908 SILCANTU DR TX 78748
347034	34	CASNER JOHN III	10206 SLAUGHTER CREEK DR TX 78748	347946	122	FROST JULIE	905 SILCANTU DR TX 78748
348155	35	MENDEZ ALBERT P & MARTHA H	10301 SLAUGHTER CREEK DR TX 78748	347945	123	BREA JUAN & MARTHA	905 SILCANTU DR TX 78748
348154	36	RICHERT MARK	10303 SLAUGHTER CREEK DR TX 78748	347944	124	SLACK TRACY R	904 SILCANTU DR TX 78748
348153	37	WOODLAND TRAVIS W & DEANN K	10305 SLAUGHTER CREEK DR TX 78748	347943	125	JANSSEN TARA	902 SILCANTU DR TX 78748
348156	38	WHITE PAUL	10307 SLAUGHTER CREEK DR TX 78748	347942	126	ROBBINS JAMES MICHAEL	900 SILCANTU DR TX 78748
769798	39	HOLLOW @ SLAUGHTER CREEK	1513 MEADOWSOUTH LN TX 78748	347941	127	CARTER K L	808 SILCANTU DR TX 78748
769809	40	HART DULCE GUADALUPE	10140 WADING POOL PATH TX 78748	347954	128	INGHAM LEONARD G & JACQUELINE L	913 SILCANTU DR TX 78748
769810	41	RHOADES MELISSA C	10140 WADING POOL PATH TX 78748	347953	129	MORVAN LIVING TRUST &	901 SILCANTU DR TX 78748
769811	42	HOWARD STEPHEN & HANNAH	10148 WADING POOL PATH TX 78748	347952	130	COOK CAROLYN	903 SILCANTU DR TX 78748
769812	43	HUBER NICOLE DAWN & ERIC PAMPE	10152 WADING POOL PATH TX 78748	347951	131	DUESMAN JEROME PAUL	905 SILCANTU DR TX 78748
769813	44	KELLER JOSEPH M & BREEDA U	10156 WADING POOL PATH TX 78748	347950	132	ESPINOZA JOSE L	907 SILCANTU DR TX 78748
769814	45	1428 CANOPY CREEK WAY TX 78748	1428 CANOPY CREEK WAY TX 78748	347949	133	DIGMAN TIMOTHY M & GAIL MARIE	909 SILCANTU DR TX 78748
769815	46	BEVILACQUA MICHAEL E	1421 CANOPY CREEK WAY TX 78748	347948	134	LUTY MARK DAVID & REBEKAH MARIE	911 SILCANTU DR TX 78748
769816	47	NEAL KRISTIA A & JACOB C	1417 CANOPY CREEK WAY TX 78748	347981	135	MORENO RAUL A	908 ANGLETON CV TX 78748
769817	48	GRAY LORIA	1415 CANOPY CREEK WAY TX 78748	347980	136	TREJO SILVIA VICENTA CARMEN	905 ANGLETON CV TX 78748
769818	49	HEAD BUFORD T & MARY REBECCA	1408 CANOPY CREEK WAY TX 78748	347979	137	DAVIDSON CHRYSLEY LYNN	904 ANGLETON CV TX 78748
769819	50	LUSTER DEWAYNE A & ASTA	1405 CANOPY CREEK WAY TX 78748	347978	138	HOULTON KATHRYN & PHILLIP L JR	902 ANGLETON CV TX 78748
769820	51	MERSON THOMAS J & CRIMSEN D	1401 CANOPY CREEK WAY TX 78748	347977	139	MARTINEZ AMANDA	900 ANGLETON CV TX 78748
769821	52	FREY ERIC T & JESSICA J	1323 CANOPY CREEK WAY TX 78748	347976	140	CHEN SUJIAN & LUNG WANG	808 ANGLETON CV TX 78748
769822	53	CHENG ZI ZHI	1321 CANOPY CREEK WAY TX 78748	347975	141	HANNA SHIRRA & BRANDON	806 ANGLETON CV TX 78748
769823	54	FLACZYNSKI REX D	1317 CANOPY CREEK WAY TX 78748	348004	142	BRAGDON JIMMIE FINLEY II	10400 SENTINAL DR TX 78748
769824	55	HOLMES MICHAEL SCOTT	1313 CANOPY CREEK WAY TX 78748	348005	143	LUCCO REYES JR & MARIA V	10402 SENTINAL DR TX 78748
769825	56	RIZZO ANTHONY J	1309 CANOPY CREEK WAY TX 78748	348006	144	ATTWELL SHERRY LYNN	10404 SENTINAL DR TX 78748
769826	57	WILSON CARA F	1305 CANOPY CREEK WAY TX 78748	347999	145	NEUMANN ERIC	10501 BILBROOK PL TX 78748
769827	58	NELSON STEPHANIE S	1301 CANOPY CREEK WAY TX 78748	348000	146	WILKIE AMANDA	10419 BILBROOK PL TX 78748
769828	59	CARDENAS JOE E	10151 ALY MAY DR TX 78748	348001	147	SAVOR NANCY	10417 BILBROOK PL TX 78748
769829	60	SHIPLEY ADAM D & DAVID S	10157 ALY MAY DR TX 78748	348002	148	SKINNER JOE EDWIN JR	10415 BILBROOK PL TX 78748
769830	61	DAVIS JARRON P & KAITLIN D	10153 ALY MAY DR TX 78748	348003	149	ADAMS MICHELE & SANDY TRUMBO	10413 BILBROOK PL TX 78748
769831	62	HOLLOW @ SLAUGHTER CREEK	10149 ALY MAY DR TX 78748	347988	150	MCGONAGLE SANDRA S	10504 BILBROOK PL TX 78748
769832	63	BAUTISTA JOEL M & LOURDES	10145 ALY MAY DR TX 78748	347987	151	HOWARD SONYA D	10502 BILBROOK PL TX 78748
822970	64	SALINAS CYNTHIA S	10141 ALY MAY DR TX 78748	347986	152	LITTLE JAMIE & OSBORNE LITTLE	10500 BILBROOK PL TX 78748
822971	65	WASNER ALEX R & AUBREY L PERRY	10137 ALY MAY DR TX 78748	347985	153	HALE BRANDI L & CATHY WALLACE	10420 BILBROOK PL TX 78748
822972	66	KAIRE RICHARD E & ELYSE M	10133 ALY MAY DR TX 78748	347984	154	FLORES ROSEMARY	10418 BILBROOK PL TX 78748
822973	67	HUSSAIN FARISA	10129 ALY MAY DR TX 78748	347983	155	MORRIS MATTHEW & SHEILA R	10416 BILBROOK PL TX 78748
822997	68	SHEFFIELD BRADLEY D & SERENITY L SPITZER	1301 CEDAR STAND PS TX 78748	347982	156	VICE TASHA DENISE	10414 BILBROOK PL TX 78748
822998	69	HILLIARD CHARLES D	1305 CEDAR STAND PS TX 78748	347981	157	TERPSTRA MELISSA E &	10412 BILBROOK PL TX 78748
822999	70	REYES MARIA ANTONIETA IBARRA &	1309 CEDAR STAND PS TX 78748	347980	158	FANELLI ROMAN N & KRISTIN A	10410 BILBROOK PL TX 78748
822994	71	STOPPELBERG SANDRA M	1313 CEDAR STAND PS TX 78748	347979	159	MODGLING ELIZBIA	10408 BILBROOK PL TX 78748
822993	72	MA QUYEN T & RICHARD HASENMYER	1317 CEDAR STAND PS TX 78748	347978	160	HERNANDEZ CAROL A	10404 BILBROOK PL TX 78748
822992	73	CASKEY GRANT A & EARL D & ALICIA	1321 CEDAR STAND PS TX 78748	347977	161	ANTOV TZVIETAN & ANTONIA	10402 BILBROOK PL TX 78748
822998	74	MALAS JASON C & CASSIDY VRUDHULA	1309 CANOPY CREEK WAY TX 78748	347976	162	BOGAN ROBERT	10400 BILBROOK PL TX 78748
769833	75	JAEGER ROBERT T &	1308 CANOPY CREEK WAY TX 78748	347975	163	BROWN LORRAINE & MARYLEA BROWN	10318 BILBROOK PL TX 78748
769834	76	MCDOWELL RYAN & LAWRENCE H	1312 CANOPY CREEK WAY TX 78748	347974	164	KANTU MARISELA & DEANNA R YBARRA	10316 BILBROOK PL TX 78748
769835	77	BREWER RENEE	1310 CANOPY CREEK WAY TX 78748	347973	165	PAYLA THOMAS	10314 BILBROOK PL TX 78748
769836	78	STRAIT KELLY L	1320 CANOPY CREEK WAY TX 78748	347972	166	HAYES STEVEN W	10312 BILBROOK PL TX 78748
769837	79	GONZALES VICTOR M ROJAS	1324 CANOPY CREEK WAY TX 78748	347971	167	DUHON JOANN	10310 BILBROOK PL TX 78748
769838	80	KALYAMOORTHY NARASIMHAN	1400 CANOPY CREEK WAY TX 78748	347970	168	SALEHOMOUNI MADER & SOLIDABEH	10308 BILBROOK PL TX 78748
769839	81	CERO KEVIN	1404 CANOPY CREEK WAY TX 78748	347969	169	TAFAYA NAOMI & SYDNEY J CALHOU	10306 BILBROOK PL TX 78748
769840	82	HAEBER JEFFREY CLINTON &	1408 CANOPY CREEK WAY TX 78748	347968	170	BERNAL ROSANNA D	10304 BILBROOK PL TX 78748
769841	83	HERBERT JASON D	1412 CANOPY CREEK WAY TX 78748	486453	171	RIOS CHRISTOPHER	10302 BILBROOK PL TX 78748
769842	84	ATKINS BLYND L	1416 CANOPY CREEK WAY TX 78748	347017	172	VOSKAMP ADRIENNE	10300 BILBROOK PL TX 78748
769843	85	VAN DIEST JESSE PAUL &	1420 CANOPY CREEK WAY TX 78748	347016	173	HAINES PATRICK E JR	10222 BILBROOK PL TX 78748
769844	86	ODELL ROBERT RYAN	1424 CANOPY CREEK WAY TX 78748	347015	174	HAINES DOIS C	10220 BILBROOK PL TX 78748
347012	87	MESSINGER DAWN P	9900 DAVID MOORE DR TX 78748	347014	175	BAKER ELIZABETH & CHRISTOPHER	10218 BILBROOK PL TX 78748
347011	88	ROMAN CATHOLIC DIOCESE	10210 DAVID MOORE DR TX 78748	347013	176	STEELE MAEGAN M & MICHAEL	10214 BILBROOK PL TX 78748

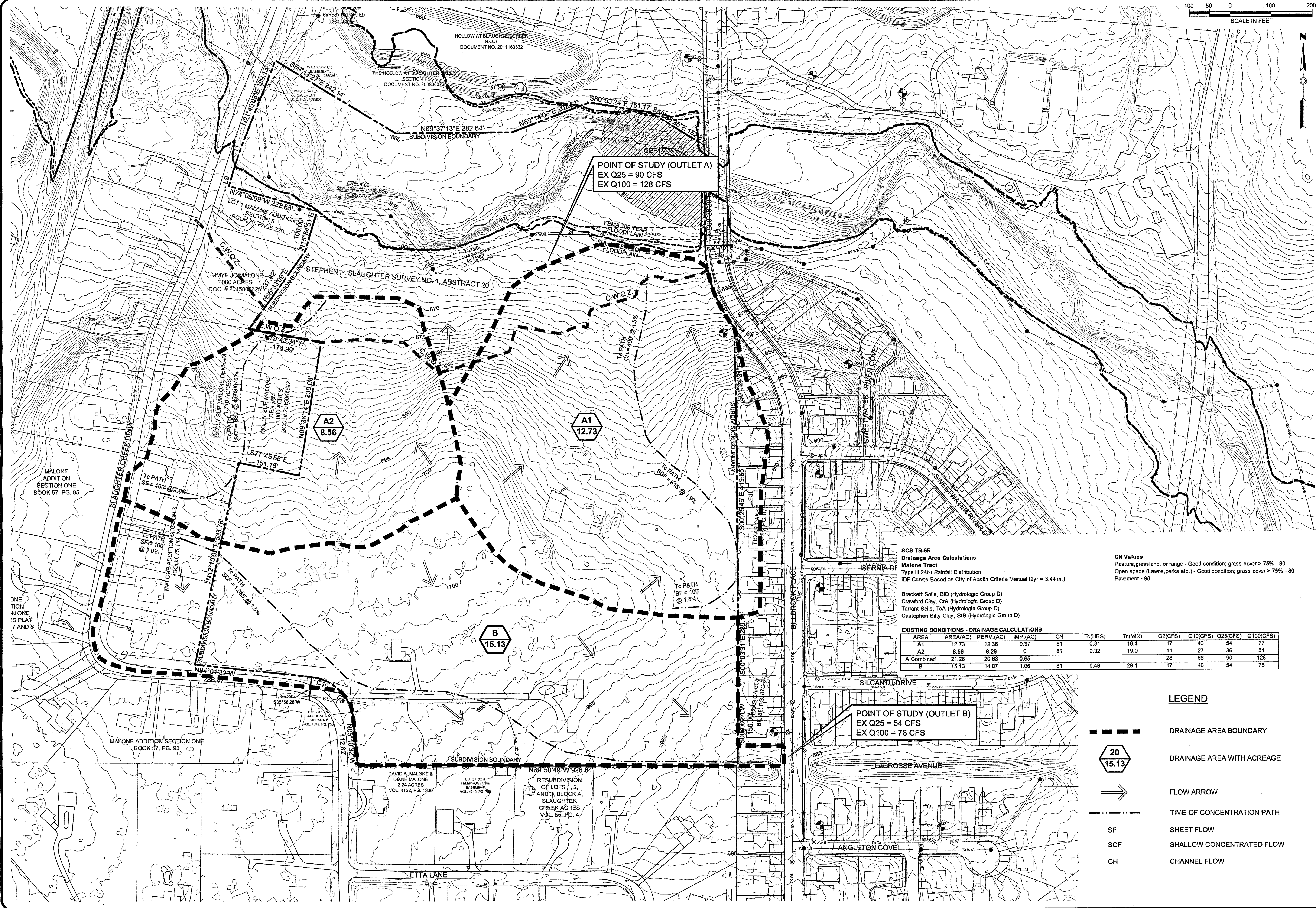
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JOB NUMBER:
A208-440
SHEET NO.

4

OF 4 SHEETS

C8J-2015-0271



SCS TR-55
Drainage Area Calculations
Malone Tract
Type III 24-Hr Rainfall Distribution
IDF Curves Based on City of Austin Criteria Manual (2yr = 3.44 in.)

Brackett Soils, BID (Hydrologic Group D)
Crawford Clay, CRA (Hydrologic Group D)
Tarrant Soils, TcA (Hydrologic Group D)
Castephen Silty Clay, StB (Hydrologic Group D)

EXISTING CONDITIONS - DRAINAGE CALCULATIONS									
AREA	AREA(AC)	PERV(AC)	IMP(AC)	CN	Tc(HRS)	Tc(MIN)	Q2(CFS)	Q10(CFS)	Q25(CFS)
A1	12.73	12.36	0.37	81	0.31	16.4	17	40	54
A2	8.56	8.28	0	81	0.32	19.0	11	27	36
A Combined	21.28	20.63	0.65				28	66	90
B	15.13	14.07	1.08	81	0.48	29.1	17	40	54

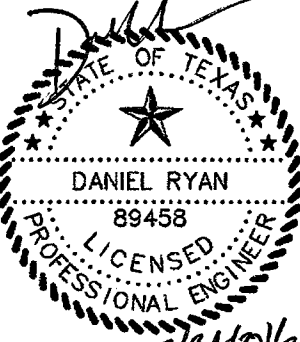
CN Values
Pasture, grassland, or range - Good condition; grass cover > 75% - 80
Open space (Lawns, parks etc.) - Good condition; grass cover > 75% - 80
Pavement - 98

LEGEND

- DRAINAGE AREA BOUNDARY
- 20 15.13 DRAINAGE AREA WITH ACREAGE
- FLOW ARROW
- TIME OF CONCENTRATION PATH
- SF SHEET FLOW
- SCF SHALLOW CONCENTRATED FLOW
- CH CHANNEL FLOW

MALONE TRACT
PRELIMINARY PLAN
EXISTING CONDITIONS DRAINAGE AREA MAP

REVISIONS		DATE	
NO.	DESCRIPTION	BY	DATE
1			12/1/2015
2			
3			
4			
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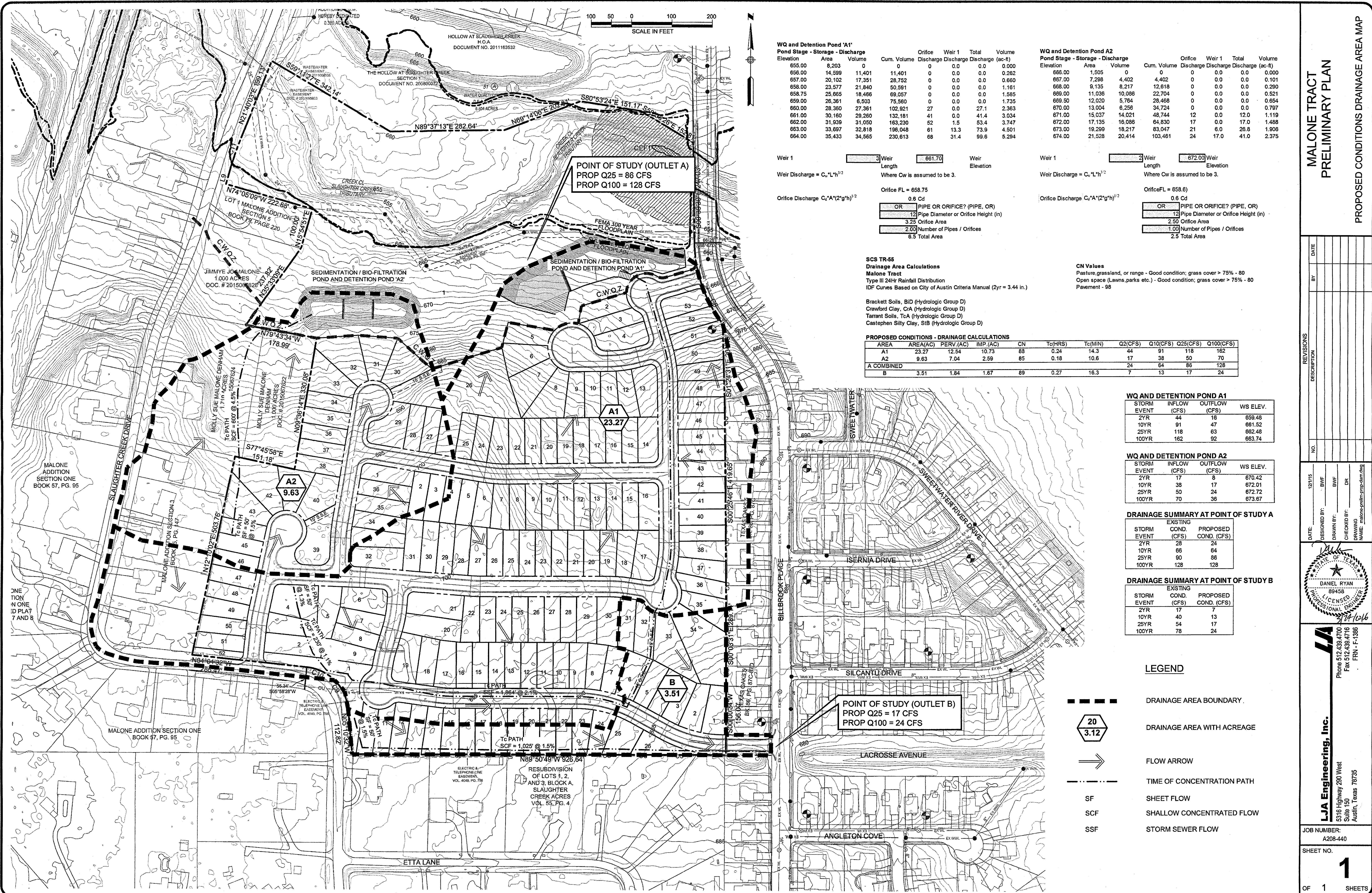


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JOB NUMBER:
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SHEET NO.
1
OF 1 SHEETS

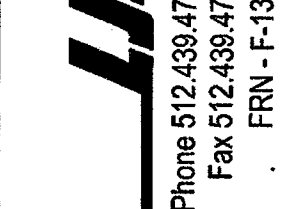


MALONE TRACT PRELIMINARY PLAN

PROPOSED CONDITIONS DRAINAGE AREA MAP

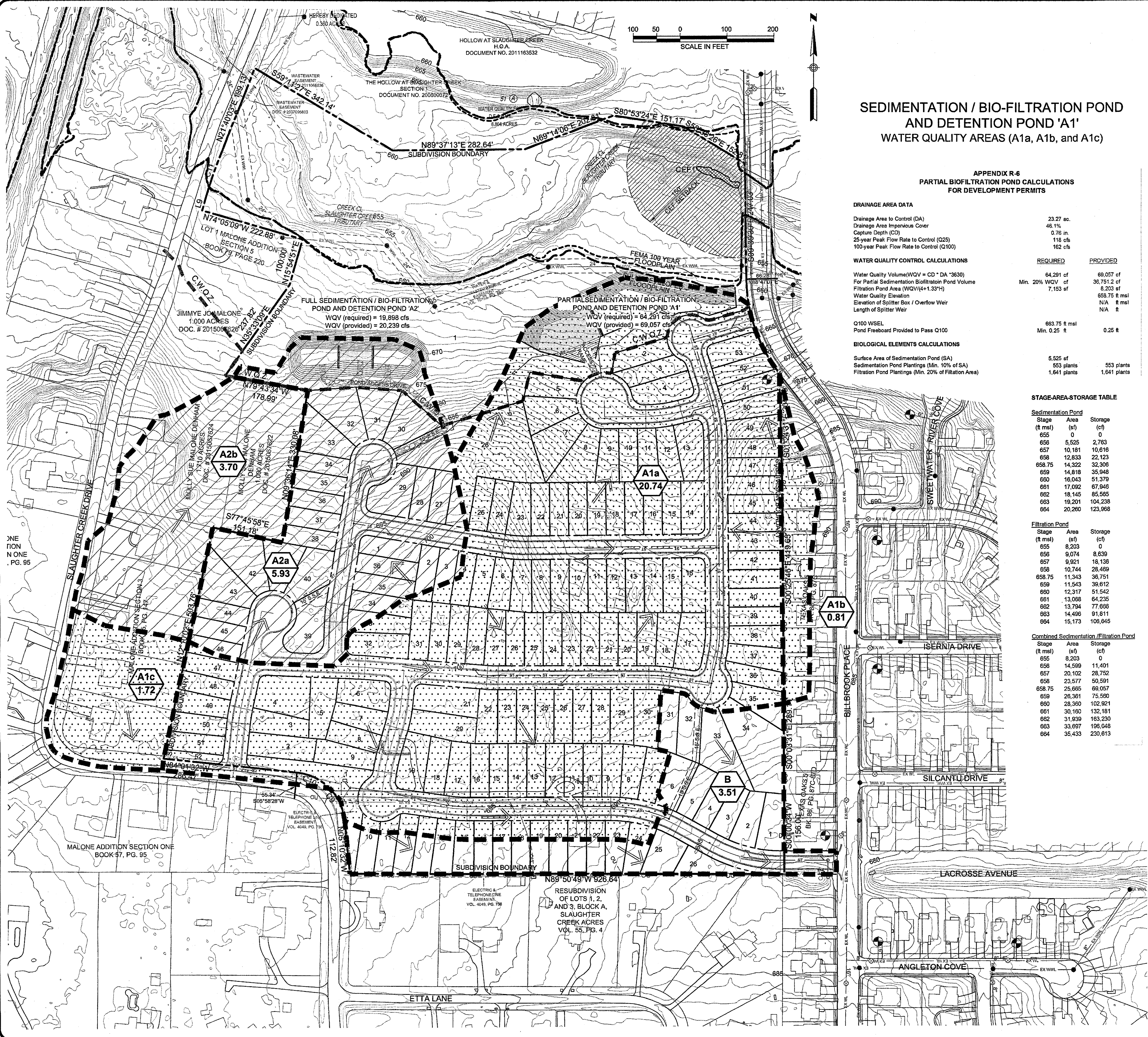
REVISIONS	DATE	BY	DESCRIPTION
NO.			

12/1/15	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DRAWING NAME:
	DATE:	DATE:	DATE:	malone-prelim-plan-dm.dwg



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SEDIMENTATION / BIO-FILTRATION POND AND DETENTION POND 'A1' WATER QUALITY AREAS (A1a, A1b, and A1c)

APPENDIX R-6
PARTIAL BIOFILTRATION POND CALCULATIONS
FOR DEVELOPMENT PERMITS

DRAINAGE AREA DATA		
Drainage Area to Control (DA)	23.27 ac.	
Drainage Area Impervious Cover	48.1%	
Capture Depth (CD)	0.76 in.	
25-year Peak Flow Rate to Control (Q25)	118 cfs	
100-year Peak Flow Rate to Control (Q100)	162 cfs	
WATER QUALITY CONTROL CALCULATIONS		
Water Quality Volume (WQV = CD * DA * 3630)	64,291 cf	69,057 cf
For Partial Sedimentation Biofiltration Pond Volume	Min. 20% WQV	36,751.2 cf
Filtration Pond Area (WQV/(4+1.33*H))	7,153 sf	8,203 sf
Water Quality Elevation		658.75 ft msl
Elevation of Splitter Box / Overflow Weir		N/A ft
Length of Splitter Weir		N/A ft
Q100 WSEL	663.75 ft msl	
Pond Freeboard Provided to Pass Q100	Min. 0.25 ft	0.25 ft
BIOLOGICAL ELEMENTS CALCULATIONS		
Surface Area of Sedimentation Pond (SA)	5,525 sf	
Sedimentation Pond Plantings (Min. 10% of SA)	553 plants	553 plants
Filtration Pond Plantings (Min. 20% of Filtration Area)	1,641 plants	1,641 plants

STAGE-AREA-STORAGE TABLE

Sedimentation Pond		
Stage (ft msl)	Area (sf)	Storage (cf)
655	0	0
656	5,525	2,763
657	10,181	10,616
658	12,833	22,123
658.75	14,322	32,306
659	14,818	35,948
660	16,043	51,379
661	17,092	67,946
662	18,145	85,585
663	19,201	104,238
664	20,260	123,968
Filtration Pond		
Stage (ft msl)	Area (sf)	Storage (cf)
655	8,203	0
656	9,074	8,639
657	9,921	18,136
658	10,744	28,469
658.75	11,343	36,751
659	11,543	39,612
660	12,317	51,542
661	13,068	64,235
662	13,794	77,698
663	14,498	91,811
664	15,173	106,645
Combined Sedimentation /Filtration Pond		
Stage (ft msl)	Area (sf)	Storage (cf)
655	8,203	0
656	14,599	11,401
657	20,102	28,752
658	23,577	50,591
658.75	25,665	69,057
659	26,361	75,580
660	28,360	102,921
661	30,180	132,161
662	31,939	163,230
663	33,697	196,048
664	35,433	230,613

SEDIMENTATION / BIO-FILTRATION POND AND DETENTION POND 'A2' WATER QUALITY AREAS (A2a and A2b)

APPENDIX R-6
FULL BIOFILTRATION POND CALCULATIONS
FOR DEVELOPMENT PERMITS

DRAINAGE AREA DATA		
Drainage Area to Control (DA)	9.93 ac.	
Drainage Area Impervious Cover	26.9%	
Capture Depth (CD)	0.57 in.	
25-year Peak Flow Rate to Control (Q25)	50 cfs	
100-year Peak Flow Rate to Control (Q100)	70 cfs	
WATER QUALITY CONTROL CALCULATIONS		
Water Quality Volume (WQV = CD * DA * 3630)	19,898 cf	20,239 cf
Full Sedimentation Biofiltration Pond Volume	Min. WQV	20,239 cf
Filtration Pond Area (WQV/(7+2.33*H))	1,313 sf	1,505 sf
Water Quality Elevation		669.50 ft msl
Elevation of Splitter Box / Overflow Weir		N/A ft
Length of Splitter Weir		N/A ft
Q100 WSEL	673.62 ft msl	
Pond Freeboard Provided to Pass Q100	Min. 0.25 ft	0.38 ft
BIOLOGICAL ELEMENTS CALCULATIONS		
Surface Area of Sedimentation Pond (SA)	5,310 sf	
Sedimentation Pond Plantings (Min. 10% of SA)	531 plants	531 plants
Filtration Pond Plantings (Min. 20% of Filtration Area)	301 plants	301 plants

STAGE-AREA-STORAGE TABLE

Sedimentation Pond		
Stage (ft msl)	Area (sf)	Storage (cf)
655	0	0
656	5,310	2,655
657	6,667	8,642
658	6,880	16,013
659	8,822	20,239
660	9,564	24,835
661	11,114	35,174
662	12,728	47,095
663	14,408	60,663
664	16,153	75,944
Filtration Pond		
Stage (ft msl)	Area (sf)	Storage (cf)
655	0	0
656	1,968	1,747
657	2,472	3,977
658	2,956	6,691
659	3,198	8,229
660	3,440	9,889
661	3,923	13,570
662	4,407	17,735
663	4,831	22,384
664	5,375	27,517
Combined Sedimentation /Filtration Pond		
Stage (ft msl)	Area (sf)	Storage (cf)
655	1,505	0
656	7,298	4,402
657	9,135	12,618
658	11,036	22,704
659	12,020	28,468
660	13,004	34,724
661	15,037	48,744
662	17,135	64,830
663	19,299	83,047
664	21,528	103,461

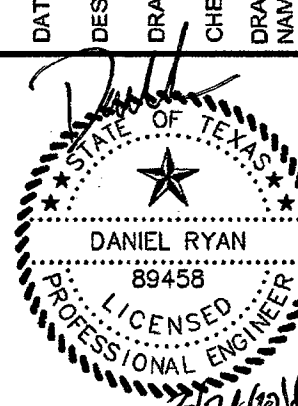
NOTE:
1. WATER QUALITY AREA B (3.51 AC.) IS RELEASED UNTREATED. OFFSITE AREAS A1b (0.81 AC.), A1c (1.72 AC.), A2b (3.70 AC.) ARE BEING CAPTURED BY THE WATER QUALITY PONDS TO COMPENSATE FOR UNTREATED WATER QUALITY AREA B.

LEGEND

- WATER QUALITY AREA BOUNDARY
- B 3.76 WATER QUALITY AREA WITH ACREAGE
- FLOW ARROW
- WATER QUALITY POND 'A1' DRAINAGE AREA
- /// WATER QUALITY POND 'A2' DRAINAGE AREA

MALONE TRACT
PRELIMINARY PLAN
ATTACHMENT 3
DRAINAGE AND WATER QUALITY PLAN

DATE	BY	REVISIONS
12/1/2015	BWF	DESIGN
	BWF	DRAWN
	DR	CHECKED
		DRAWING NAME

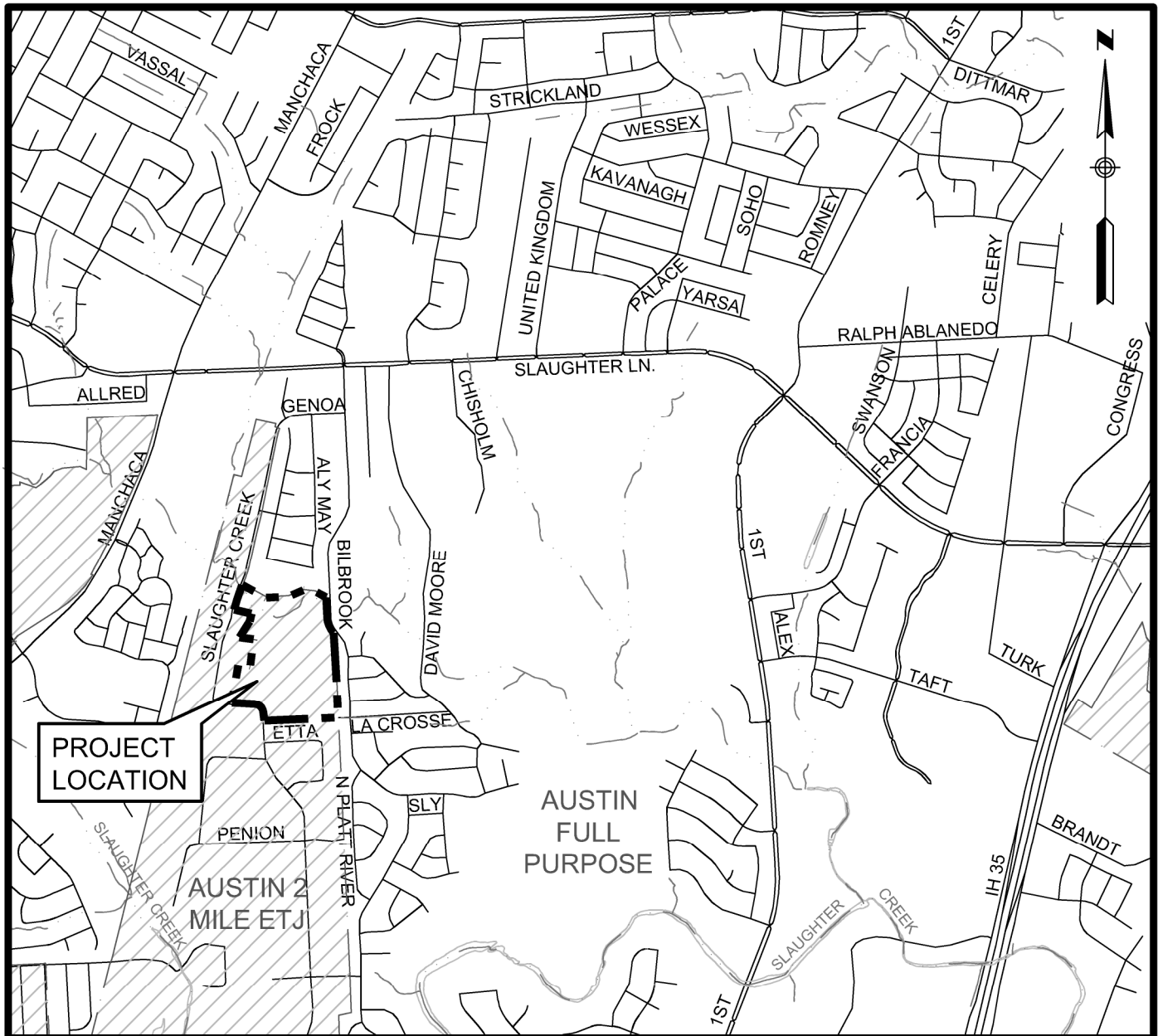


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JOB NUMBER:
A208-440
SHEET NO.
1
OF 1 SHEETS

MALONE TRACT

PRELIMINARY PLAN (A SMALL LOT SUBDIVISION)



LOCATION MAP

SCALE: 1" = 2,000'