

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2020-0057**ZAP Commission DATE:** 6.7.2022**SUBDIVISION NAME:** Slaughter Lane 90 Acre Tract (Small Lot Subdivision, Preliminary Plan)**AREA:** 90.349 acres**LOT(S):** 266 Lots**OWNER/APPLICANT:** M/I Homes of Austin, LLC (Royce Ripping)**AGENT:** LJA Engineering, Inc (John Clark)**ADDRESS OF SUBDIVISION:** Slaughter Lane and Thaxton Road**GRIDS:** N/A**COUNTY:** Travis**WATERSHED:** Onion Creek and Marble**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** N/A**ADMINISTRATIVE WAIVERS:**

None

VARIANCES:

None

SIDEWALKS: Are required on all boundary and internal streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan consisting of 275 total lots (266 single family and 9 open space, drainage, landscape, and water quality lots) on 90.349 acres. The proposed subdivision will take access from Slaughter Lane and Thaxton Road and is in the city's 2-Mile ETJ. Water and wastewater will be provided by City of Austin. The developer has entered into a mitigation agreement with Travis County for the purpose of addressing the transportation effects of the proposed development on adjacent existing roadways.

COUNTY COMMENTS

This property is in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county.

ISSUES:

Staff has not received any inquiries from anyone regarding the proposed plat vacation.

STAFF RECOMMENDATION: This plan is subject to HB3167. As this preliminary plan has been scheduled for June 7th, 2022, at Travis County Commissioners court this morning and it meets all Title 30 requirements; Staff recommends approval with conditions of proposed preliminary plan subject to the conditions listed in the case manager comment report that has been included with the backup.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 512-854-7562

SLAUGHTER LN 90 AC TRACT

PRELIMINARY PLAN

E. SLAUGHTER LANE AND THAXTON ROAD

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PRELIMINARY PLAN (1 OF 2)
4	PRELIMINARY PLAN (2 OF 2)

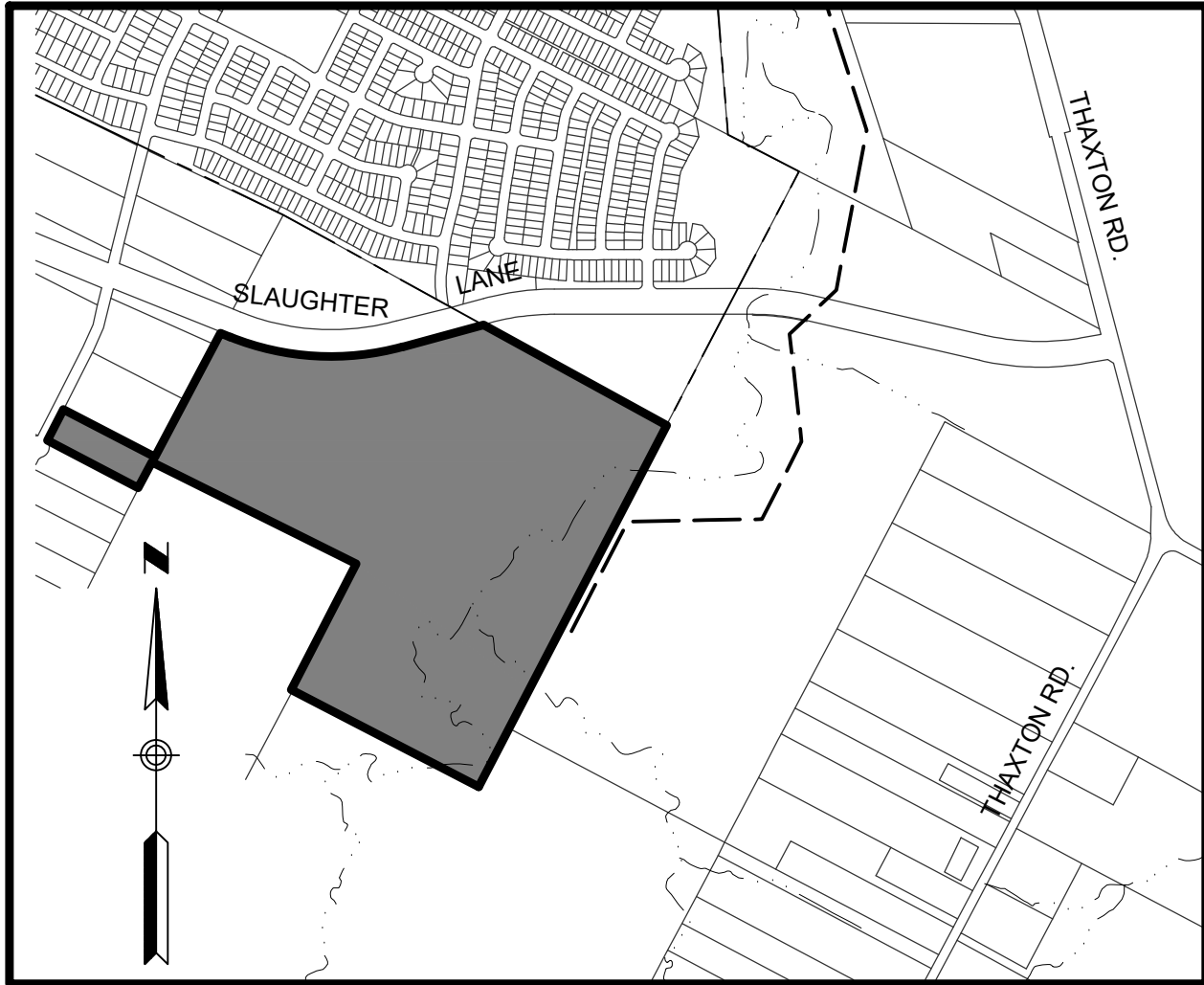
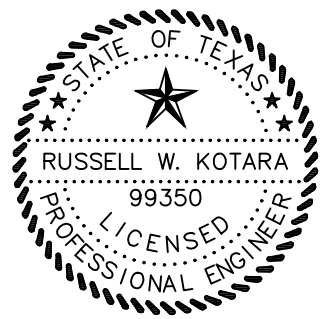
THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0613K TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

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.



LICENSED PROFESSIONAL ENGINEER

2/16/2022
DATE



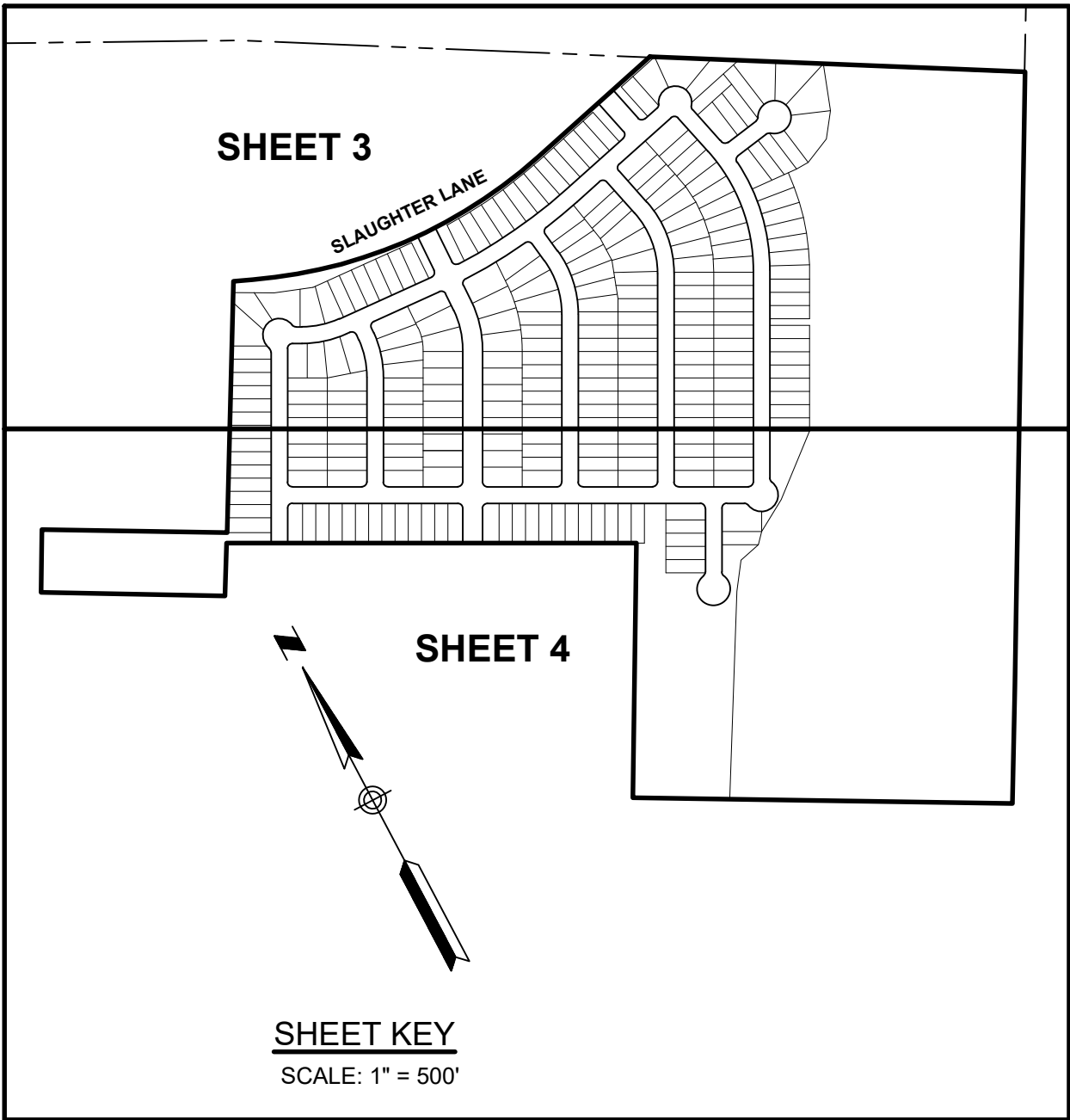
LOCATION MAP

N.T.S.
CITY OF AUSTIN GRID NO. J-11, J-12
MAPSCO PAGE NO. 705E, 705F, 705J, 705K

LEGAL DESCRIPTION:
90.349 ACRES OUT OF THE DELVALLE ABSTRACT NO. 24,
TRAVIS COUNTY TEXAS.

NOTES:

1. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
2. THIS PROJECT IS LOCATED WITHIN THE ONION CREEK WATERSHED AND THE MARBLE CREEK WATERSHED; SUBURBAN CLASSIFICATION.
3. THIS PROJECT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).



SUBMITTAL DATE: _____

REVISIONS / CORRECTIONS							
Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) %	Date Imaged	Travis County Approval Date

DEVELOPER:

M/I HOMES OF AUSTIN, L.L.C.
6801 N. CAPITAL OF TX. HWY.
LAKEWOOD II, STE. 100
AUSTIN, TEXAS 78731
CONTACT PERSON: ROYCE RIPPING
PHONE # (512) 770-8505

ENGINEER:

LJA ENGINEERING, INC.
7500 RIALTO BLVD, BLDG. II, SUITE 150
AUSTIN, TEXAS 78735
CONTACT PERSON: JOHN A CLARK, P.E.
PHONE # (512) 439-4700
FAX # (512) 439-4716

SURVEYOR:

CAPITAL SURVEYING CO., INC.
925 SOUTH CAPITAL OF TEXAS HWY., B-115
AUSTIN, TEXAS 78746
CONTACT PERSON: GREG WAY, R.P.L.S.
PHONE # (512) 327-4006

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

C8J-2020-0057

SHEET 1 OF 4

NOTES

LEGAL DESCRIPTION:

90.354 ACRES OUT OF THE DEL VALLE ABSTRACT NO. 24,
TRAVIS COUNTY TEXAS.

LAND USE SUMMARY			
USE:	ACREAGE	# OF LOTS	% OF PROJECT
SINGLE FAMILY:	33.897	266	37.52%
OPEN SPACE / ACCESS: BLOCK 'I', LOT 55	39.537	1	43.76%
OPEN SPACE/ DRAINAGE/ P.U.E.: BLOCK 'A', LOT 31	0.095	1	0.11%
OPEN SPACE/ DRAINAGE/ WATER QUALITY/ PUE: BLOCK 'J', LOT 4	1.251	1	1.38%
OPEN SPACE/ LANDSCAPE/ P.U.E.: BLOCK 'E', LOT 14 BLOCK 'I', LOT 57	0.823	2	0.91%
OPEN SPACE/ LANDSCAPE / SLOPE / P.U.E.: BLOCK 'A', LOT 29	0.692	1	0.77%
OPEN SPACE: BLOCK 'D', LOT 22 BLOCK 'F', LOT 28	0.513	2	0.57%
AMENITY: BLOCK 'I', LOT 56	2.934	1	3.25%
R.O.W.:	10.612	N/A	11.74%
TOTAL	90.354 AC	275	100%

APPENDIX Q-2
IMPERVIOUS COVER
(Suburban Watershed)

ALLOWABLE IMPERVIOUS COVER:
Impervious cover allowed at 55 % X Gross Site Area (90.354 ac) = 49.7 Acres

ALLOWABLE IMPERVIOUS COVER BY SLOPE CATEGORY:
TOTAL ACREAGE 15-25% = 1.85 Acres X 10% = 0.185 Acres

PROPOSED TOTAL IMPERVIOUS COVER:
Total proposed impervious cover = 22.37 Acres = 22.7%

IMPERVIOUS COVER

Slope Categories	Total Acres	Building & Other Imperviou s Cover Acreage	Driveways/Roadways Acres	Total Imperviou s Cover Acres	% of Categories
0-15%	86.92	15.7	6.37	22.07	25.4
15-25%	1.85	0.15	0	0.15	8.1
25-35%	0.72	0	0	0	0
Over 35%	0.78	0	0	0	0

Lot Size	Number of lots	Assumed IC per lot (SF)	Proposed IC (SF)
greater than 3 ac.	0	10,000	
greater than 1 ac. and no more than 3 ac.	0	7,000	
greater than 15,000 SF and no more than 1 ac.	3	5,000	15,000
greater than 10,000 SF and no more than 15,000 SF	5	3,500	17,500
10,000 SF or less in size	258	2,500	645,000
Total lots and proposed IC	266		677,500
ROW impervious cover			354,439
Other impervious cover, such as stormwater pond access drives			10,200
TOTAL			1,042,139

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
CHARIOT DR.	PUBLIC	64'	44' FOC-FOC*	4' - BOTH SIDES		NEIGHBORHOOD COLLECTOR
THRONE DR.	PUBLIC	60'	40' FOC-FOC*	4' - BOTH SIDES		RESIDENTIAL COLLECTOR
BUCKHEAD DR.	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET
LAMBEAU DR.	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET
SOLDIER DR.	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET
MAMMOTH LAKE DR.	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET
SKYWATCH DR.	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET
ROSECROWN DR.	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET
ROSECROWN DR.	PUBLIC	60'	40' FOC-FOC*	4' - BOTH SIDES		RESIDENTIAL COLLECTOR
SIZELOVE WAY	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET
GORMAN COVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES	40'R / 50'R	LOCAL STREET
WOODRUSH COVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES	40'R / 50'R	LOCAL STREET
TOTAL LOCAL STREET						TOTAL
JOINT USE ACCESS ESMT.	PRIVATE	20'	12' BOC-BOC*			JOINT USE ACCESS EASEMENT
JOINT USE ACCESS ESMT.	PRIVATE	20'	12' BOC-BOC*			JOINT USE ACCESS EASEMENT
JOINT USE ACCESS ESMT.	PRIVATE	20'	12' BOC-BOC*			JOINT USE ACCESS EASEMENT
JOINT USE ACCESS ESMT.	PRIVATE	20'	12' BOC-BOC*			JOINT USE ACCESS EASEMENT
JOINT USE ACCESS ESMT.	PRIVATE	20'	12' BOC-BOC*			JOINT USE ACCESS EASEMENT
ACCESS 'A'	PRIVATE	20'	25' BOC-BOC*			JOINT USE ACCESS EASEMENT
TOTAL						TOTAL
EXISTING ABUTTING STREET						
SLAUGHTER LANE	PUBLIC	140'	112' FOC-FOC	6' - ALONG DEVELOPMENT SIDE		ARTERIAL
THAXTON ROAD	PUBLIC	114'	25' EOP-EOP	4' - ALONG DEVELOPMENT SIDE		MAD 4
* FOC-FOC (FACE OF CURB TO FACE OF CURB) 6" 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 (ATLAS 14)" SHOWN ON SHEET 3 HAS BEEN DELINEATED USING ATLAS 14 HYDROLOGIC DATA.THE 500-YEAR FLOODPLAIN IS ALSO SHOWN FOR REFERENCE

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) #48453C0613K TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

10. PARK LAND DEDICATION REQUIREMENTS

PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO THE FINAL PLAT APPROVAL.

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 B, LOTS 37 AND 38, AND BLOCK C LOTS 77 AND 79.

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 ONION CREEK WATERSHED AND MARBLE 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, LOTS 1-25, TO TAKE ACCESS FROM ROSECROWN DRIVE.
BLOCK A, LOTS 26-28 TO TAKE ACCESS FROM ALLEY 'A'.
BLOCK B, LOTS 1-5, TO TAKE ACCESS FROM ROSECROWN DRIVE.
BLOCK B, LOTS 6-13, TO TAKE ACCESS FROM LAMBEAU DRIVE.
BLOCK B, LOTS 14-21, TO TAKE ACCESS FROM BUCKHEAD DRIVE.
BLOCK C, LOTS 1-13, TO TAKE ACCESS FROM SIZELOVE WAY.
BLOCK D, LOTS 1-10, TO TAKE ACCESS FROM ALLEY 'D'.
BLOCK D, LOTS 11-21, TO TAKE ACCESS FROM LAMBEAU DRIVE.
BLOCK E, LOTS 1-13, TO TAKE ACCESS FROM ALLEY 'B'.
BLOCK F, LOTS 1-15, TO TAKE ACCESS FROM SOLDIER DRIVE.
BLOCK F, LOTS 16-27, TO TAKE ACCESS FROM ALLEY 'E'.
BLOCK G, LOTS 1-20, TO TAKE ACCESS FROM MAMMOTH LAKE DRIVE.
BLOCK G, LOTS 21-38, TO TAKE ACCESS FROM SOLDIER DRIVE.
BLOCK H, LOTS 1-25, TO TAKE ACCESS FROM SKYWATCH DRIVE.
BLOCK H, LOTS 26-48, TO TAKE ACCESS FROM MAMMOTH LAKE DRIVE.
BLOCK I, LOTS 1-3, TO TAKE ACCESS FROM ALLEY 'C'.
BLOCK I, LOTS 4-5, TO TAKE ACCESS FROM ROSECROWN DRIVE.
BLOCK I, LOTS 6-16, TO TAKE ACCESS FROM GORMAN COVE.
BLOCK I, LOTS 17-35, TO TAKE ACCESS FROM SKYWATCH DRIVE.
BLOCK I, LOTS 36-42, TO TAKE ACCESS FROM WOODRUSH COVE.
BLOCK I, LOTS 43-54 TO TAKE ACCESS FROM SIZELOVE WAY.
LOT 1, BLOCK A ARE RESTRICTED FROM ACCESSING BUCKHEAD DRIVE.
LOT 25, BLOCK A ARE RESTRICTED FROM ACCESSING ALLEY 'A'.
LOT 1, BLOCK B ARE RESTRICTED FROM ACCESSING BUCKHEAD DRIVE.
LOT 5, BLOCK B ARE RESTRICTED FROM ACCESSING LAMBEAU DRIVE.
LOTS 13-14, BLOCK B; LOTS 10-11, BLOCK D; LOTS 15-16, BLOCK I; LOTS 20-21, BLOCK G; LOTS 25-26, BLOCK H; LOTS 36 AND 42, BLOCK I ARE RESTRICTED FROM ACCESSING SIZELOVE WAY.
LOT 13, BLOCK C ARE RESTRICTED FROM ACCESSING BUCKHEAD DRIVE.
LOT 1, BLOCK C AND LOT 54, BLOCK I ARE RESTRICTED FROM ACCESSING CHARIOT DRIVE.
LOTS 6 AND 16, BLOCK I ARE RESTRICTED FROM ACCESSING SKYWATCH DRIVE.
LOT 4, BLOCK I ARE RESTRICTED FROM ACCESSING ALLEY 'C'.
LOTS 1 AND 21, BLOCK D; LOTS 1 AND 27, BLOCK F; LOTS 1 AND 38, BLOCK G; LOTS 1 AND 48, BLOCK H; LOT 3, BLOCK I; LOTS 3 AND 11, BLOCK E; LOT 26, BLOCK A ARE RESTRICTED FROM ACCESSING SIZELOVE WAY.

30. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT.

31. 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.

32. A FIFTEEN-FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS REQUIRED ADJACENT TO THAXTON RD AND SLAUGHTER LN R.O.W.'S. A TEN-FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS REQUIRED ADJACENT TO REMAINING INTERIOR ROAD R.O.W.'S.

33. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:

A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: [LIST STREETS], AND/OR

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, 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: [LIST STREETS].

34. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

35. SLOPES IN EXCESS OF 15% EXIST ON BLOCK 'G'. LOT(S) 10, 11, 17, 28, 34, 35, AND 36 AND BLOCK 'H'. LOT(S) 40. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

36. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

37. ALL ACTIVITIES WITHIN THE C.E.F. 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.

38. INTERBASIN DIVERSION TABLE:

Watershed Name	Existing Site Area Draining to Watershed (ac.)	Proposed Site Area Draining to Watershed (ac.)	Proposed Quantity (in ac. of drainage of Diversion)*
Marble Creek	80.24	81.24	1.0
Onion Creek	10.11	9.11	-1.0

39. 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.

40. NO CEMETERIES ARE LOCATED WITHIN THE BOUNDARIES OF THE PRELIMINARY PLAN.

41. SHARED USE ACCESS EASEMENT SHALL BE MAINTAINED BY THE OWNER OR HIS ASSIGNS. SEE NOTE 29 FOR RESTRICTIONS REGARDING THE USE OF THIS EASEMENT.

42. A HOMEOWNERS ASSOCIATION IS REQUIRED PRIOR TO RECORDATION OF FINAL PLATS WITHIN THIS SUBDIVISION.

SLAUGHTER LN 90 AC TRACT
PRELIMINARY PLAN
GENERAL NOTES

REVISIONS		DATE	DESCRIPTION
NO.	BY	DATE	DESCRIPTION
1	JMC	February 16, 2022	
2	JDS		
3	RWK		
4	East Slaughter Lane Prelim.dwg		



Phone 512.439.4700
Fax 512.439.4716
FRN - F-1365

LJA Engineering, Inc.

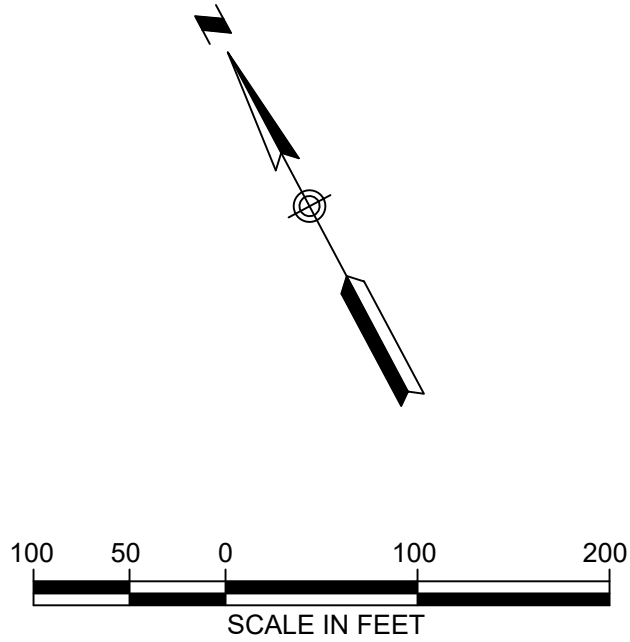
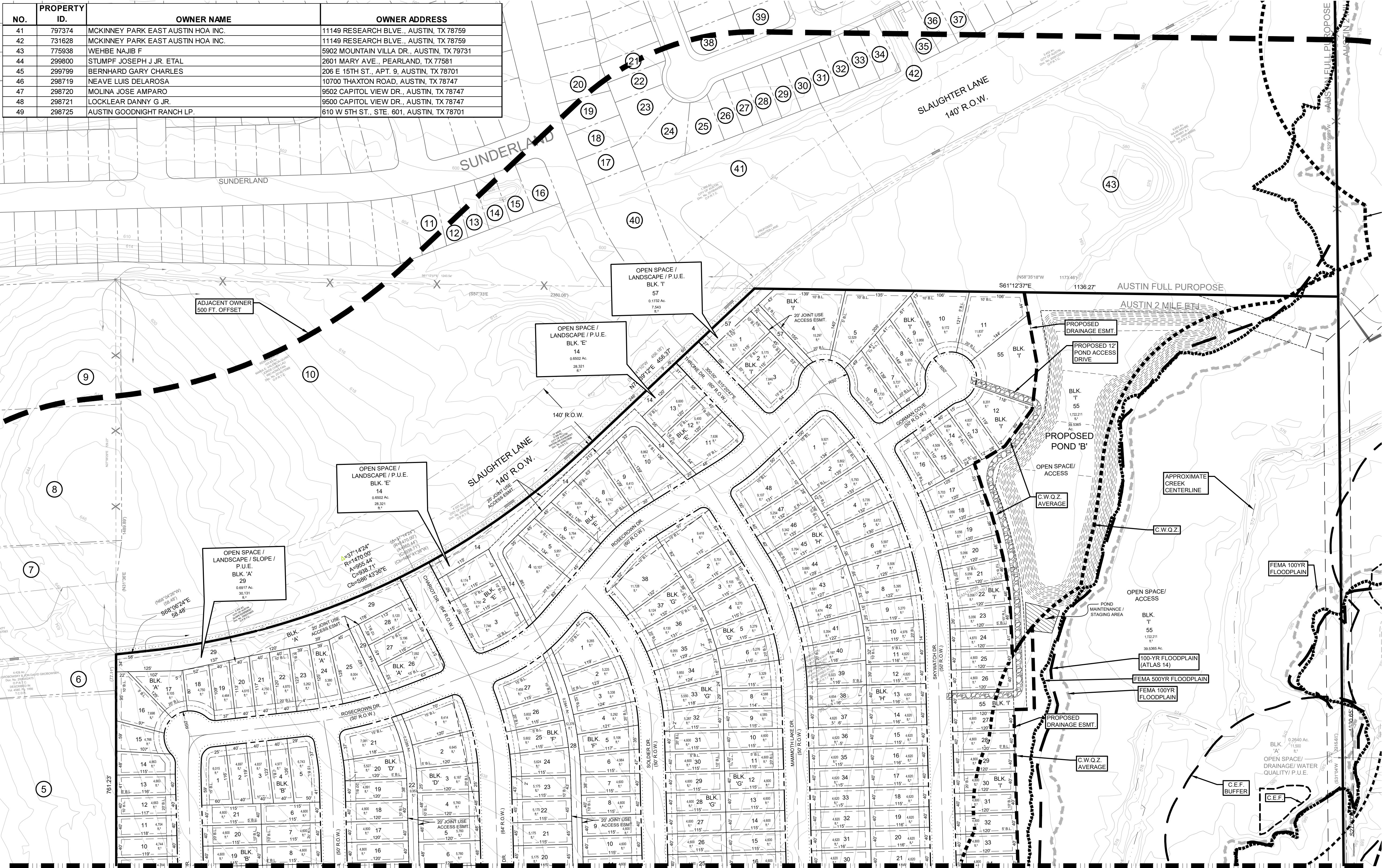
7500 Rietz Boulevard
Building II, Suite 101
Austin, Texas 78735

JOB NUMBER:
A276-0411

SHEET NO.

2

NO.	PROPERTY ID.	OWNER NAME	OWNER ADDRESS
41	797374	MCKINNEY PARK EAST AUSTIN HOA INC.	11149 RESEARCH BLVE., AUSTIN, TX 78759
42	731628	MCKINNEY PARK EAST AUSTIN HOA INC.	11149 RESEARCH BLVE., AUSTIN, TX 78759
43	775938	WEHBE NAJIB F	5902 MOUNTAIN VILLA DR., AUSTIN, TX 79731
44	299800	STUMPF JOSEPH J JR. ETAL	2601 MARY AVE., PEARLAND, TX 77581
45	299799	BERNHARD GARY CHARLES	206 E 15TH ST., APT. 9, AUSTIN, TX 78701
46	298719	NEAVE LUIS DELAROSA	10700 THAXTON ROAD, AUSTIN, TX 78747
47	298720	MOLINA JOSE AMPARO	9502 CAPITOL VIEW DR., AUSTIN, TX 78747
48	298721	LOCKLEAR DANNY G JR	9500 CAPITOL VIEW DR., AUSTIN, TX 78747
49	298725	AUSTIN GOODNIGHT RANCH LP.	610 W 5TH ST., STE. 801, AUSTIN, TX 78701



- LEGEND
- PROPERTY BOUNDARY
 - CREEK CENTERLINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED EASEMENT
 - PROPOSED PAVEMENT
 - FEMA 500YR FLOODPLAIN
 - C.O.A. 100YR FLOODPLAIN (ATLAS 14)
 - FEMA 100YR FLOODPLAIN
 - CRITICAL WATER QUALITY ZONE (C.W.Q.Z.)
 - C.W.Q.Z. - AVG
 - PROPOSED SIDEWALK
 - 10' P.U.E.
 - C.E.F. WETLANDS
 - C.E.F. 150' BUFFER

NOTE:
ALL ACTIVITIES WITHIN THE C.E.F. 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.

NO.	PROPERTY ID.	OWNER NAME	OWNER ADDRESS
1	298705	CIPRIANO GONZALEZ	9507 CAPITOL VIEW DR., AUSTIN, TX 78747
2	298704	TEMPLO DE ALABANZA DE IGLESIA	1156 LOTT AVE., AUSTIN, TX 78721
3	483847	LOWE JOHN PATRICK	2402 E. MAIN ST. UVALDE, TX 78801
4	298703	SAN ANTONIO LIEN HOA DAO TRANG	5043 EXCALIBUR, WINDCREST, TX 78218
5	298702	SCHMIDT DONALD F. ET AL	1311 WALTER ELLISON DR., LOCKHART, TX 78644
6	298701	JON DAVID & PAULA SCHNORBUS GROBOWSKY	629 VILLAWOOD LN., COPPELL, TX 75019
7	824827	JON DAVID & PAULA SCHNORBUS GROBOWSKY	629 VILLAWOOD LN., COPPELL, TX 75019
8	298700	MELLENBURCH FAMILY PARTNERSHIP LP	PO BOX 1199, BASTROP, TX 78602
9	298699	TAYLOR TOMMY L	PO BOX 1087, MONAHANS, TX 79756
10	798133	LAU JORGE CHEN & WEI HONG FAN & MARIA E VALENCIA QUANT	777 NW 72ND AVE., STE. 2080, MIAMI, FL 33126
11	808846	MARSHALL NORMAN B & ASHLEY S	6925 SUNDERLAND TRAIL, AUSTIN, TX 78747
12	808847	REYNOSO ADRIAN J & DENISE	7001 SUNDERLAND TRAIL, AUSTIN, TX 78747
13	808848	KOLTERMANN JAY E	7005 SUNDERLAND TRAIL, AUSTIN, TX 78747
14	808849	VIETTI ANDREW	7009 SUNDERLAND TRAIL, AUSTIN, TX 78747
15	808850	PLEITEZ JEREMIAH	7013 SUNDERLAND TRAIL, AUSTIN, TX 78747
16	808851	GARCIA INGRID LORENA & JAVIER ALCOCER	7017 SUNDERLAND TRAIL, AUSTIN, TX 78747
17	808873	SCARBOROUGH BRANDON	20745 N 62ND AVE., GLENDALE, AZ 85308
18	808874	AGADAKOS ATEMIS & FRANCES ALEXAKOS	701 STONEY BROOK, ROUND ROCK, TX 78681
19	808875	ARCHER ERICA	9113 WINTER HAVEN RD., AUSTIN, TX 78747
20	808876	GUERRECA-SOTO DAVID M & DIANA C	9109 WINTER HAVEN RD., AUSTIN, TX 78747
21	797360	RODRIGUEZ ANITA MARES	9016 EDMUNDSBURY DR., AUSTIN, TX 78747
22	797361	MAZUCA LYDIA	9020 EDMUNDSBURY DR., AUSTIN, TX 78747

MATCHLINE (SEE SHEET 4)

NO.	PROPERTY ID.	OWNER NAME	OWNER ADDRESS
23	797362	ROCHA ZAHIDA	9100 EDMUNDSBURY DR., AUSTIN, TX 78747
24	797363	RISERVATO JOSEPH E & NADINE M SCHAFFER	9104 EDMUNDSBURY DR., AUSTIN, TX 78747
25	797364	BARTEK DEBRA K	9108 EDMUNDSBURY DR., AUSTIN, TX 78747
26	797365	MILAM MARGARET BROOKS	9112 EDMUNDSBURY DR., AUSTIN, TX 78747
27	797366	COLE CASSIE	9116 EDMUNDSBURY DR., AUSTIN, TX 78747
28	797367	CLARK THOMAS R & JANET G	2318 ACADIANA LN., SEABROOK, TX 77586
29	797368	FARABAUGH KRISTIN RICHARD	PSC 851, BOX 950, FPO, AE 09834
30	797369	ARIAS-GALVAN MARTHA E	9128 EDMUNDSBURY DR., AUSTIN, TX 78747
31	797370	SHOTWELL ELIZABETH R	9132 EDMUNDSBURY DR., AUSTIN, TX 78747
32	797371	MEAD BRANDON S & AMANDA	9200 EDMUNDSBURY DR., AUSTIN, TX 78747
33	797372	CLERY SHERMA J	9204 EDMUNDSBURY DR., AUSTIN, TX 78747
34	797373	GUJARDO DORA A & JOEL E	9208 EDMUNDSBURY DR., AUSTIN, TX 78747
35	731629	LOGSDON TIFFANY	9216 EDMUNDSBURY DR., AUSTIN, TX 78747
36	731630	DURAN ASHLEY	9220 EDMUNDSBURY DR., AUSTIN, TX 78747
37	731631	TALBOTT ROBERT A	9224 EDMUNDSBURY DR., AUSTIN, TX 78747
38	797340	ROMERO ESMERALDA J & MILTON	9017 EDMUNDSBURY DR., AUSTIN, TX 78747
39	797339	VAN NUYS HELENA	2658 NW OAK GLEN ST., ALBANY, OR 97321
40	808872	MCKINNEY PARK EAST AUSTIN HOA INC.	11149 RESEARCH BLVE., AUSTIN, TX 78759

SLAUGHTER LN 90 AC TRACT
PRELIMINARY PLAN

SHEET 1 OF 2

REVISIONS	NO.	DATE	DESCRIPTION
DESIGNED BY:	JMC	February 16, 2022	
DRAWN BY:	JDS		
CHECKED BY:	RWK		
DRAWING NAME:	East Slaughter Lane Prelim.dwg		



2/16/2022
LJA Engineering, Inc.
Phone 512.439.7700
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Fax 512.439.7716
FRN - F-136

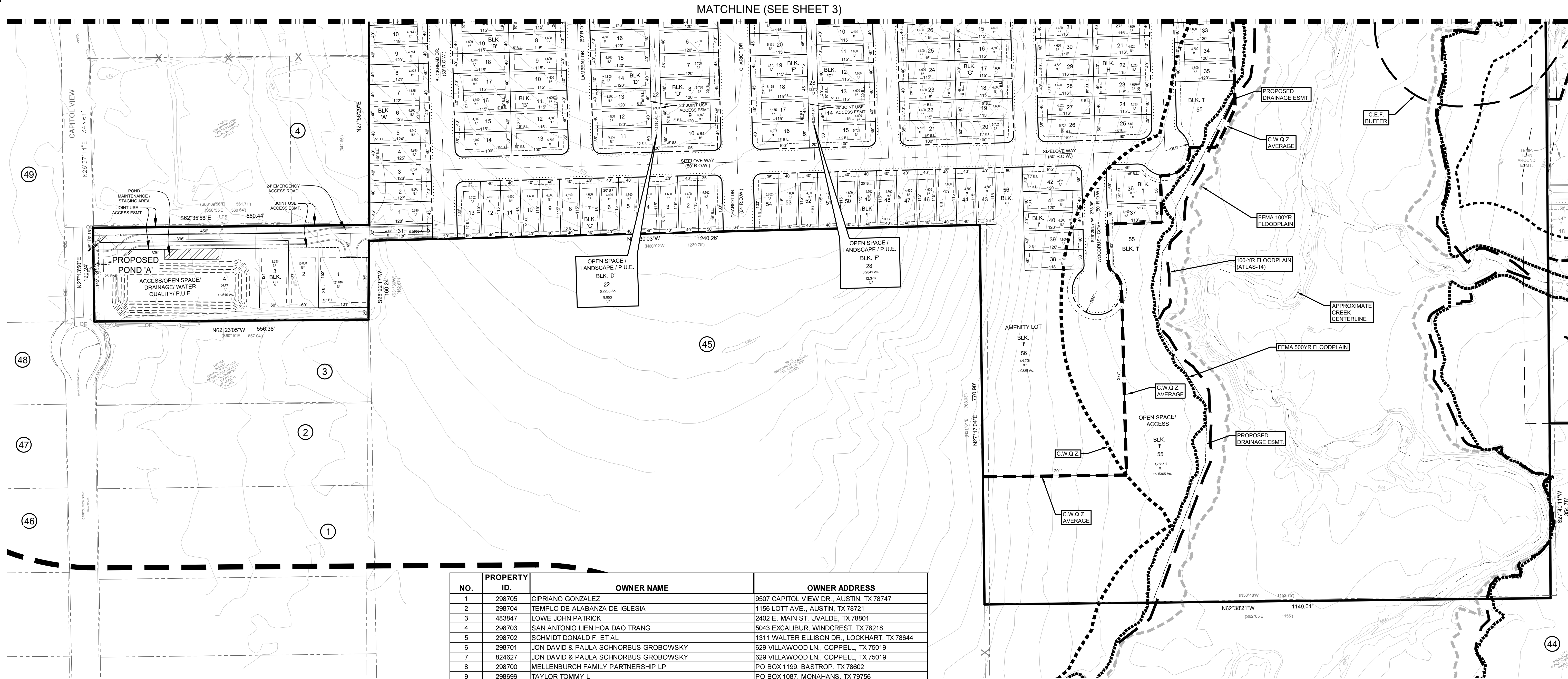
JJA Engineering, Inc.
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Austin, Texas 78735
Phone 512.439.7700
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JOB NUMBER:
A276-0411

SHEET NO.

3

I:\X270\A11 E Slaughter Lane Subdivision\309 Preliminary Plan\Submitted Drawings\Cost Slaughter Lane Prelim.dwg
User: jbroneck
Last Modified: Feb. 16, 22 - 10:01
Plot Date/Time: Feb. 16, 22 - 11:30:09



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1	298705	CIPRIANO GONZALEZ	9507 CAPITOL VIEW DR., AUSTIN, TX 78747
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49	298725	AUSTIN GOODNIGHT RANCH LP.	610 W 5TH ST., STE. 601, AUSTIN, TX 78701

- LEGEND
- PROPERTY BOUNDARY
 - CREEK CENTERLINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED EASEMENT
 - PROPOSED PAVEMENT
 - FEMA 500YR FLOODPLAIN
 - C.O.A. 100YR FLOODPLAIN (ATLAS 14)
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 - CRITICAL WATER QUALITY ZONE (C.W.Q.Z.)
 - C.W.Q.Z. - AVG
 - PROPOSED SIDEWALK
 - 10' P.U.E.
 - C.E.F. WETLANDS
 - C.E.F. 150' BUFFER

NOTE:

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SLAUGHTER LN 90 AC TRACT
PRELIMINARY PLAN

SHEET 2 OF 2

REVISIONS	NO.	DATE	DESCRIPTION
DESIGNED BY:	JMC		
DRAWN BY:	JDS		
CHECKED BY:	RWK		
DRAWING NAME:	East Slaughter Lane Prelim.dwg		



LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 101
Austin, Texas 78735
Phone 512.439.7700
Fax 512.439.7716
FRN - F-136

JOB NUMBER:
A276-0411

SHEET NO.

4

SHEETS

C8J-2020-0057

OF 4

**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2020-0057
UPDATE: U0
CASE MANAGER: Joe Arriaga PHONE #: 512-854-7562

PROJECT NAME: Slaughter Ln 90 Ac Tract Preliminary Plan
LOCATION: 0-826 E SLAUGHTER LN

SUBMITTAL DATE: May 9, 2022
REPORT DATE: June 6, 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 **August 7, 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: Chima Onyia
Site Plan Plumbing: Juan Beltran
AW Utility Development Services: Bradley Barron

Electric: Andrea Katz
Environmental: Mike McDougal
Wetlands Biologist: Hank Marley
ERM: Hank Marley

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen foot (15') electric distribution, electric telecommunications, and electric fiber easement is required adjacent to E Slaughter Ln and Capitol View Dr R.O.W. Show the easements on the face of the plat.

Environmental Review - Mike McDougal - 512-974-6380

Wednesday, May 25, 2022

EV 01 The total proposed impervious cover is 1,042,193 square feet (or 23.92 acres). However, the Q2 table indicates 22.37 acres of proposed impervious cover. Update the tables such that the impervious cover amounts are the same. (See the impervious cover quantities in the red boxes below). Additional review and comment are pending regarding compliance with impervious cover limits per LDC 30-5-392.

Lot Size	Number of lots	Assumed IC per lot (SF)	Proposed IC (SF)
greater than 3 ac.	0	10,000	
greater than 1 ac. and no more than 3 ac.	0	7,000	
greater than 15,000 SF and no more than 1 ac.	3	5,000	15,000
greater than 10,000 SF and no more than 15,000 SF	5	3,500	17,500
10,000 SF or less in size	258	2,500	645,000
Total lots and proposed IC	266		677,500
ROW impervious cover			354,439
Other impervious cover, such as stormwater pond access drives			10,200
TOTAL			1,042,139
			= 23.9242195 acres

APPENDIX Q-2 IMPERVIOUS COVER (Suburban Watershed)	
ALLOWABLE IMPERVIOUS COVER: Impervious cover allowed at 55 % X Gross Site Area (90.354 ac) = 49.7 Acres	
ALLOWABLE IMPERVIOUS COVER BY SLOPE CATEGORY: TOTAL ACREAGE 15-25% = 1.85 Acres X 10% = 0.185 Acres	
PROPOSED TOTAL IMPERVIOUS COVER: Total proposed impervious cover = 22.37 Acres = 22.7%	
IMPERVIOUS COVER	

EV 02 FYI – Note numbers 24 through 26 on sheet 2 should not appear as notes on the final plat. No update is necessary on the preliminary plan in response to this FYI comment.

EV 03 Provide an exhibit showing:

- Lot lines;
- ROW lines;
- Slopes from 15 to 25%; and
- Slopes over 25%.

Additional review and comment regarding construction on slopes per LDC 30-5-301 & 302 are pending.

EV 04 Provide an exhibit showing:

- Lot lines;
 - ROW lines;
 - Pond footprints;
 - The waterway centerline;
 - Grading from 4 to 8 feet; and
 - Grading over 8 feet (indicate the maximum proposed cut and fill amounts).
- Additional review and comment regarding grading per LDC 30-5-341 & 342 are pending.

EV 05 Indicate in the comment response letter if Pond B is a detention pond, a water quality pond, or both. Additional review and comment regarding construction in the Critical Water Quality Zone are pending per LDC 30-5-261.

EV 06 Note the following regarding Critical Water Quality Zone buffer averaging:

- Show both the existing Critical Water Quality Zone and the proposed buffer averaged Critical Water Quality Zone on the preliminary plan. Be sure to use different line types. Be sure to also show and label the waterway centerline. Additional review and comment regarding Critical Water Quality Zone buffer averaging are pending per LDC 30-5-92.
- Note that the pond access drive must be located in the uplands (i.e., not in the Critical Water Quality Zone) per LDC 30-5-261.
- Note that the pond maintenance / staging area must be located in the uplands (i.e., not in the Critical Water Quality Zone) per LDC 30-5-261.
- Be sure to propose a Critical Water Quality Zone buffer averaging configuration such that the pond maintenance / staging area and the pond access drive will NOT be in the Critical Water Quality Zone. [LDC 30-5-261]
- Provide a table showing the existing Critical Water Quality Zone area within the proposed subdivision and also the proposed (buffer averaged) Critical Water Quality Zone area within the proposed subdivision. Additional review and comment regarding Critical Water Quality Zone buffer averaging are pending per LDC 30-5-92.

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 5/24/2022
UPDATE # U0

General notes: The floodplain on the site has been reviewed and approved with the project assessment for this preliminary plan. A drainage easement is proposed to contain the floodplain and will be recorded with the final plat associated with this lot. No formal comments at this time.

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 11B with the following note:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

Update 0 5/31/2022

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on

phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes. CEFs and their buffers must be shown on all site plan sheets.

- WB1 FYI, additional wetland comments may be made at time of subdivision construction plan review in order to protect any wetlands downs stream of pond outfalls.
- WB2 Pursuant to LDC 25-8-281(C)(2)(a), please add a note to the cover sheet stating that: "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."

Travis Co. Subdivision Review - Joe Arriaga - 512-854-7562

5.18.2022

Subdivision comments have been cleared.

ERM Review - Hank Marley - hank.marley@austintexas.gov

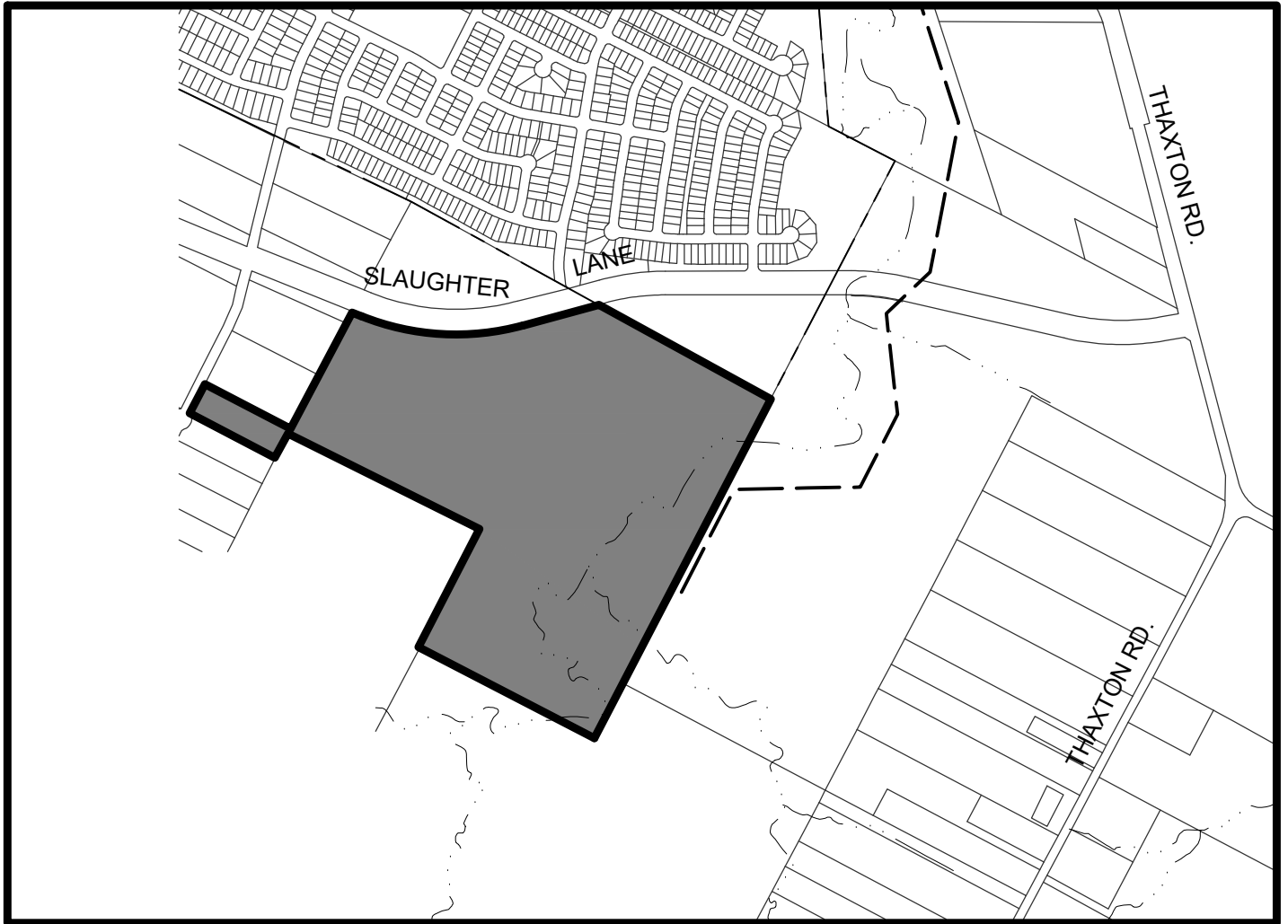
Update 0 5/31/2022

- ERM1 Delineate the 100 year fully developed floodplain as shown in City of Austin GIS. The plans seem to be the pre-atlas 14 - 100 year and the FEMA 500 year.
- ERM2 Revise plan to remove any grading activities from within the 100 year fully developed floodplain (mentioned in ERM 1 above) in accordance with LDC 25-8-364. Grading activities may be triggering a floodplain modification, which may require a Land Use Commission variance. If the plan isn't revised then a project assessment will be required, along with Functional Assessment for Floodplain Health. Variance will be determined at that time. [LDC 25-8-364; ECM 1.7.0]

Site Plan Plumbing - Juan Beltran - 512-972-2095 juan.beltran2@austintexas.gov

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer services lines shall be positioned or located in a manner that will not cross lot lines.**

End of Master Comment Report



LOCATION MAP

N.T.S.

CITY OF AUSTIN GRID NO. J-11, J-12
MAPSCO PAGE NO. 705E, 705F, 705J, 705K