SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2022-0273 **ZAP DATE:** 12/20/2022

SUBDIVISION NAME: Lagos Austin Section 2 Preliminary Plan

AREA: 275.72 acres **LOT(S)**: 674

<u>OWNER/APPLICANT</u>: 706 Investment Partnership Ltd. (Danny Burnett), Ashton Austin Residential LLC. (Steven Pierce)

AGENT: Kimley Horn (Matthew Strub PE)

ADDRESS OF SUBDIVISION: 11215 North FM973

GRIDS: T-26, T-27 **COUNTY:** Travis

WATERSHED: Gilleland Creek **JURISDICTION:** 2-Mile

ETJ

EXISTING ZONING: N/A MUD: N/A

PROPOSED LAND USE: Single Family, Multi-Family, Commercial, Amenity,

Drainage

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: The request is for approval with conditions of the Lagos Austin Section 2 Preliminary Plan consisting of 674 lots on 275.72 acres. Water provided by Manville Water Supply Corp. and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include: 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.

ZONING AND PLATTING COMMISSION ACTION:

<u>CASE MANAGER</u>: Sarah Sumner Email address: <u>sarah.sumner@traviscountytx.gov</u>

PHONE: 512-854-7687

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

CASE NUMBER: C8J-2022-0273

REVISION #: 00 UPDATE: U0

CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Lagos Section 2 PP LOCATION: 11215 N FM 973 RD

SUBMITTAL DATE: November 21, 2022 REPORT DUE DATE: December 27, 2022 FINAL REPORT DATE: December 14, 2022

TOUNDED 1839

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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

Formal 11/21, CC/LUC 12/20/22, End of Formal Review 2/19/23, 90 days fiscal 5/20/23, 90 days recording 8/18/23.

UPDATE SUBMITTALS:

A formal update submittal is required. Please submit to intake on an update day with a response to all comments below.

REVIEWERS:

Planner 1: Chima Onyia

Wetlands Biologist Review - Miranda Reinhard - 512-978-1537

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.

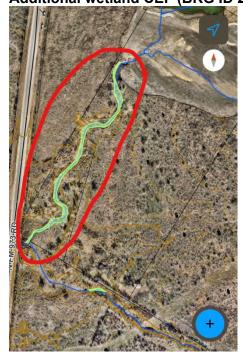
FYI A site visit was conducted by Miranda Reinhard and Hank Marley on February 2, 2022. Five wetland CEFs (BRG ID 205,750, BRG ID 205,749, BRG ID 205,752, BRG ID 205,751, and BRG ID 205, 753) were previously identified by WPD within 150 feet of the site. Two of the five previously identified wetland CEFs were identified in the ERI conducted by Intetek-PSI (dated 2018). One additional fringe wetland (circled in red BRG ID 207,938) was identified and observed in the field associated with the mapped creek centerline containing hydrophytic species including cattail (*Typha sp.*), rough cocklebur (*Xanthium strumarium*), spikerush (*Eleocharis sp.*), bushy bluestem (*Andropogon glomeratus*), and Roosevelt weed (*Baccharis neglecta*). Please the screenshots of the approximate location and boundaries of the wetland CEF on Property Profile

Tool. In addition, the Shapefiles for the wetland CEF is available on Property Profile to be downloaded.

Overall Wetland CEFs:



Additional wetland CEF (BRG ID 207,938):

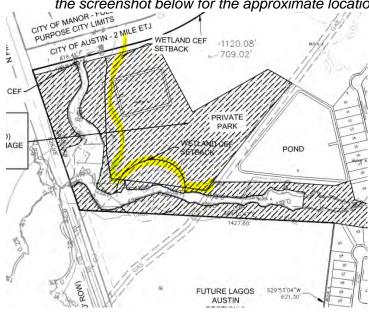


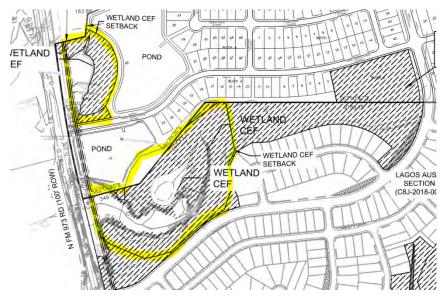
WB1. Update0. Submit an accurate and complete Environmental Resource Inventory; information submitted does not meet the LDC and ECM criteria. [LDC 25-8-121 or LDC 30-5-121; ECM 1.3.0 & 1.3.1]
Additional information: {FRI must identify all critical environmental features (CFFs) pursuant to

Additional information: {ERI must identify all critical environmental features (CEFs) pursuant to LDC 25-8-121. Please include the revised ERI submitted in the Project Assessment C8J-2021-0107PA with the next update.}

WB2. Update0. Demonstrate that this project complies with Critical Environmental Feature protection requirements and 1:1 mitigation for Critical Environmental Features. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10; ECM 1.10.4]

Additional information: {The current proposed limits of construction (LOC) encroaches within the standard 150-foot CEF setback. Provide an alternative protection/mitigation strategy compliant with and pursuant to ECM 1.10.4 for the setbacks. Alternative strategies must be appropriate and approved by this reviewer. Guidance can be found in ECM 1.10.4 The CEF setback must be modified and appropriate 1:1 mitigation must be established. This comment can be addressed by adding an additional note on EXH. I – CEF Mitigation Exhibit stating "To prevent mowing and future impacts to the CEF setback, split-rail fencing will be installed around the entire perimeter of the proposed CEF setbacks and associated signage indicating "CEF Setback: No Disturbance Allowed" will be installed." See the areas outlined in yellow in the screenshot below for the approximate locations to install the fencing.}





WB3. FYI This project must comply with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10]. The wetland CEFs and CEF setbacks are shown and clearly labeled appropriately. The appropriate notes: "1. Areas of the wetland CEF setback to be mitigated that overlap with 100yr floodplain and CWQZ shall be reseeded with native seeding and plantings as specified in City of Austin standard specification 609S. 2. CEF Mitigation will include native plantings within the wetland CEF setback, armored drop structures in several locations along the wetland CEF streambank downstream of the Wildhorse connector roadway crossing, and a natural bottom crossing of the wetland CEF at the Wildhorse crossing. CEF mitigation details to be reviewed and approved at subdivision construction plans stage. 3. All activities within the CEF and 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." have been included under the "Notes" on EXH. I – CEF Mitigation Exhibit.

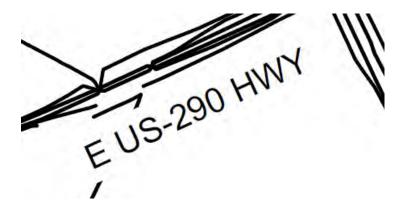
Electric Review - Andrea Katz - 512-322-6957

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

911 Addressing Review - Janny Phung - <u>janny.phung@austintexas.gov</u>

AD1: This plat review is Rejected.

AD2: Please remove all forms of punctuation after abbreviating street types or directional from the **vicinity map** and **all sheets**



AD3: Please provide more context to the "FUTURE FM 973 RD"

AD4: Please update label for LAGO LEON RD as **LAGO LEON ST** or clarify which street type is correct. LAGO LEON ST is reserved.

AD5: Please update label for SAYULA DR as **SAYULA RD** or clarify which street type is correct. **SAYULA RD** is reserved.

AD6: VISTA HERMOSA DR - VISTA is on the DO NOT USE LIST, please reserve a replacement

AD7: Street name review request should be submitted for an alternate in place of VICO ST

AD8: CINCO LAGOS ST includes a spelled-out number used, please reserve a replacement

AD9: VARANO CIR- Phonetic duplicate with active street name, please reserve a replacement

AD10: Please choose an additional street name. When a street makes a 90 degree turn, it will be considered a different street and require a separate street name.



To reserve a street name for your project, visit https://www.austintexas.gov/page/reserve-street-name

NOTE: Before adding new street names to the plat, you may verify that the names are not duplicates.

Street names that are already in use or Reserved for use can be found at: https://www.austintexas.gov/page/street-name-database

The standards applied to all new street names in Travis County can be found at this link: http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

Active streets and address points can be viewed on Property Profile. Please label to what is shown https://maps.austintexas.gov/GIS/PropertyProfile/

§30-2-155

End of Comments

Drainage Engineering Review - Kyle Virr - 512-974-2538

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.

- DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE2: Please show all drainage easements on the storm drainage plan. [LDC 25-7-152]
- DE3: Show drainage area maps and calculate fully developed condition flows for the offsite contributing areas passing through site. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].

Environmental Review - David Michael - david.michael@austintexas.gov

IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM

EV 01 The Q2 table provided in the plan set must demonstrate compliance with the allowable impervious cover regulations and rules for a project located in a Suburban watershed. [LDC 25-8, Subchapter A, Article 9; ECM Appendix Q-2] Note: The Total Proposed Impervious Cover must equal the sum of the Impervious Cover Assumptions [LDC 52-8-64]; the total amount of proposed ROW IC; and any other proposed IC, such as stormwater pond access drives.

EV 02 Provide the following information adjacent to the Q2 table [LDC 25-8-64 Impervious Cover Assumptions]:

| Lot size | Number o f I o t s | Assumed IC per lot (SF) | Proposed IC (SF) |
|--|--------------------------------------|----------------------------------|---------------------|
| greater than 3 ac. | | 10,000 | |
| greater than 1 ac. and no more than 3 ac. | | 7,000 | |
| greater than 15,000 SF and no more than 1 ac. | | 5,000 | |
| greater 10,000 SF and no more than 15,000 SF | | 3,500 | |
| 10,000 SF or less in size | | 2,500 | |
| Total lots and proposed IC | | | |
| ROW impervious cover | | | |
| Other impervious cover, such as stormwater pon | d access d | rives | |
| | | | |

CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 25-8, Subchapter A]

EV 03 Proposed street crossing in the CWQZ require a variance. The street crossings must be delineated to demonstrate compliance with rules and regulations for development in the CWQZ. [LDC 25-8, Subchapter A, Article 7; ECM 1.5.3]

SLOPES & GRADING [LDC 25-8, Article 7, Division 3, ECM 1.8.0, 1.11.0]

- EV 04 Clearing of vegetation is prohibited unless it "is in accordance with a released site plan or subdivision construction plan" [LDC 25-8-321(A)] "that demonstrates that the design will preserve the existing natural character of the landscape" [LDC 25-8-604(A)(2)] and minimizes the area of disturbance [ECM 1.4.4.B.1]. Revise LOC to exclude areas where no site work is proposed.
- EV 05 This subdivision plan proposes single-family residential lot(s) on a slope with a gradient in excess of 15%. Provide a note stating: "Slopes in excess of 15 percent exist.. Construction on slopes is limited per the Land Development Code and Environmental Criteria Manual."

 [LDC 25-8, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]
- EV 06 The proposed grading plan must demonstrate compliance with applicable regulations and rules. [LDC 25-8, Article 7; ECM 1.8.0]

ADMINISTRATIVE VARIANCE [LDC 25-8, Article 1]

EV 067An Administrative Environmental Variance is required to vary the requirements of the following:

- Section 25-8-261 (Critical Water Quality Zone Development)
- Subsection 25-8-262(B) (Critical Water Quality Zone Street Crossings)
- Section 25-8-281 (Critical Environmental Features)
- Section 25-8-341 (Cut Requirements)
- Section 25-8-342 (Fill Requirements)
 Complete the following to proceed with the variance:
- Contact this reviewer at david.michael@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 (INSERT ITEM HERE) to allow@ INSERT DWCRIPTIONHERE0
- Pay the Administrative Environmental Variance fee and provide receipt of payment in order to clear this comment.

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

DATE REVIEWED: 12/5/2022 UPDATE # U0

General notes: The comments below were taken directly from the Project assessment application.

RAS comments:

FP1: Add a cross section downstream of Tributary 1 and 2 just east of 973 with J1460_1500 flows added and use the correct culvert expansion and contraction coefficients for this cross section.

U1: A cross section has been added; however, it is not downstream of tributary 1 and 2 and is a part of tributary 2. The floodplain is not delineated properly because of this and gets cut off on the northwestern end of tributary 1. The cross section should be added downstream of tributary 1 and 2 and should be parallel to 973 using J1460_1500 flows.

U2: Comment will be addressed at preliminary plan review.

U0: The correct flows were added to cross section 76, however cross section 76 should have a contraction/expansion coefficient of .3/.5 respectively because of the existing culvert downstream.

General comments:

FP2: The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement. Comment to remain open until easement has been recorded.

U0: Proposed easements are shown, and easements will be dedicated during plat stage.

FP3: Check your left overbank and right overbank reach lengths. They should vary depending on the bend in the channel. Left and right overbank values should be measured from about where the 100-year flow is 2/3 contained. U2: Comment will be addressed during preliminary plan stage.

U0: Comment cleared.

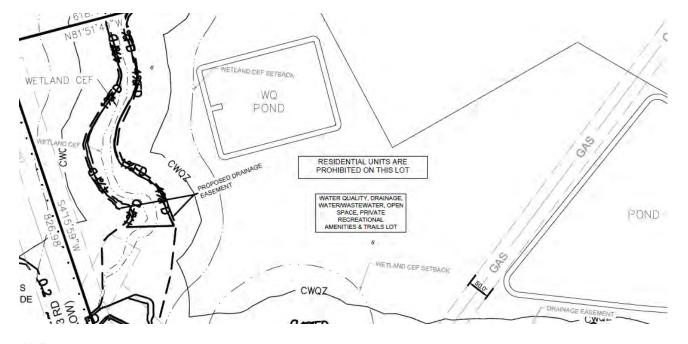
Additional comments to address:

- FP4: There are multiple RAS plans within the RAS project submitted. Please confirm which RAS model is the most up to date. (ULT, ULTRev.1, ULTRev.2)
- FP5: The floodplain report WSEL's in table 3 & 4 do not match the WSEL's in your RAS ULTRev.2 model, which was assumed to be the most up to date model.
- FP6: Provide a more detailed hydraulic workmap in your report to review the floodplain delineation. (1 or 2 ft contours with their values, and 100-year WSEL values at each cross section. I do not need the 25 year floodplain.)
- FYI: On the preliminary plan, Wildhorse connector boulevard and Murchison Street are shown as crossing the floodplain. Please address when these streets are being built (with what case) as it will need to prove no adverse impact to the floodplain anywhere off the site. U0: Floodplain modifications will need to be reviewed when the subdivision construction plans come in for review. There are proposed crossings that will need to be checked for no adverse impact.

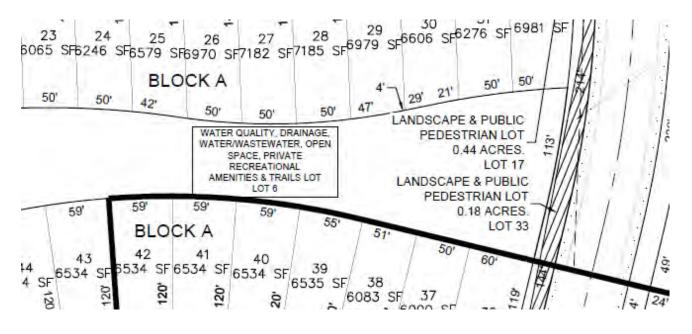
AW Utility Development Services - Bradley Barron - 512-972-0078

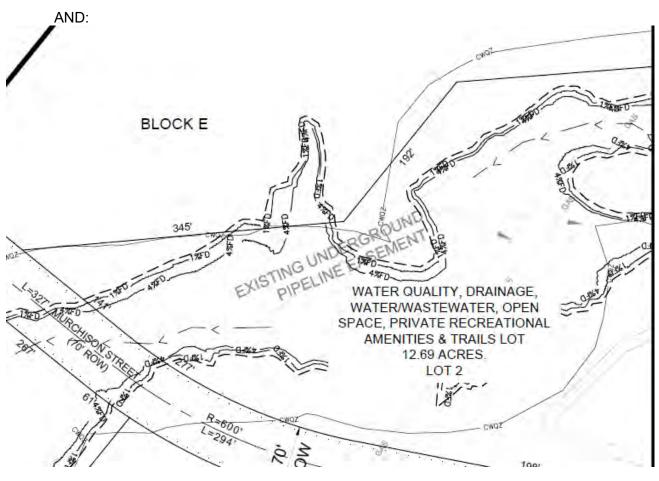
AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code:

Water and wastewater easements are not dedicated by preliminary plan, but rather by separate instrument through the site plan or construction plan process. Remove callout of water/wastewater from this lot callout, as well as throughout the preliminary plan on multiple sheets.

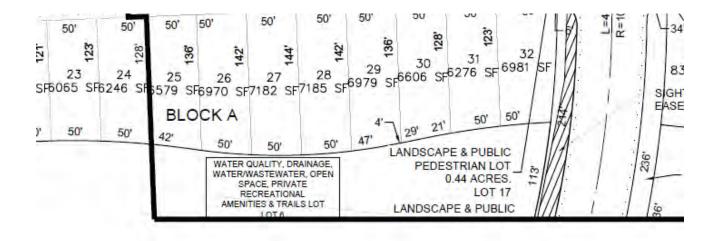


AND:





AND:



Water Quality Review - Kyle Virr - 512-974-2538

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.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: Ponds must comply with applicable portions of the Maintenance and Construction requirements of DCM 1.2.4 (E) (1-18). Please provide enough information to demonstrate compliance.

WQ3: Provide Appendix R-1 table.

WQ4: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ5: For stacked detention, the velocity of the flows entering the SCM for the developed 100 year peak flow must not exceed two feet per second.

WQ6: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

WQ7: Add the following note(s) to the preliminary plan:

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.

WQ8: The pond lot(s) is(are) up gradient of several lots at in the subdivision. Note that it is the responsibility of the applicant to provide water quality controls for all lots at the construction plan stage.

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

SUBDIVISION *Formal 11/21, CC/LUC 12/20/22, End of Formal Review 2/19/23*

- 1. Update the Lot Area Table that currently states 647 lots are 1000SF or less. It should be 10,000 not 1000. 30-1-113
- 2. Please add a note for Lot 51 Block E like notes 41 and 42. 30-1-113
- 3. Does Lot 66 Block M touch Lago Tortuga Trail between lots 49 and 50? 30-1-113
- 4. All subdivision applications in Travis County must be forwarded to the Travis County Fire Marshal's office rather than to the local ESD for review. The Fire Marshal's office will determine if the local ESD has review authority of subdivisions and site plans and, if so, will forward the plans to the local ESD for review and comments. Please contact (512) 854-4621 or (fire.marshal@traviscountytx.gov) as soon as possible to prevent delay of approval. Written documentation that the Travis County Fire Marshal's office or local ESD has reviewed and approved of the subdivision is required prior to the application being approved. 30-1-113
- 5. How do residents get access to the Parkland and Trails in Lot 6 Block A? What amenities will be in this Parkland? 30-1-113

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569

- TR 1. Provide a copy of the approved Phasing Agreement approved by Travis County Commissioners Court for this Preliminary Plan.
- TR 2. Provide documentation from TNR Public Works that an update to the TIA and the Phasing Agreement is not required for this Preliminary Plan; otherwise, please provide a status of the updated TIA for this Preliminary Plan.
- TR 2. As only 30 single family lots may be platted off of a single access connection, please clarify the phasing of this proposed development. Will a secondary access be provided to allow for additional single family lots to be platted, or will additional plat submittals be delayed until there are two acceptable access points available?
- TR 3. Confirm that the horizontal curve radii for streets proposed within the right of way shown on this preliminary plan will conform to a design speed of 30mph for streets within this subdivision.
- TR 4. Confirm that the k values for sag and crest vertical curves for streets proposed within the right of way shown on this preliminary plan will conform to criteria for a design speed of 30mpn for streets within this subdivision.
- TR 5. TCM Figure 1-22 is shown corresponding to local streets within SF-3 to SF-6 zoning; is this section proposed for use within this development? Please clarify and update the proposed street sections as necessary, and include proposed sections for each type of street proposed in this preliminary plan.
- TR 6. Please confirm when the 120 foot right of way for the future Wildhorse Connector will be dedicated, and the timing of the design, permitting, and construction of this proposed roadway.
- TR 7. Please confirm if all right of way required for the realigned FM 973 has been dedicated; or if any additional dedication is required and will be provided with this Preliminary Plan.

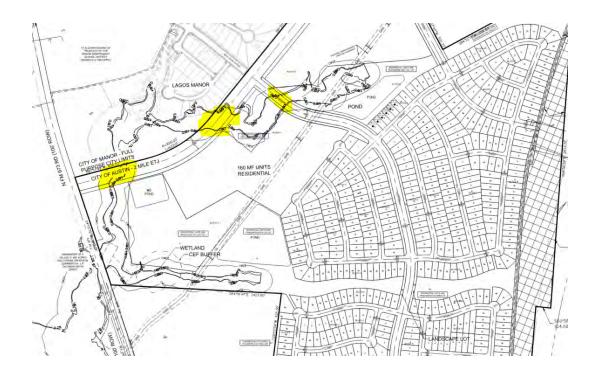
Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569

- DR 1. The Engineering and Drainage Report does not bear the seal of a Texas licensed engineer; please provide a signed and sealed Engineering and Drainage Report.
- DR 2. Please confirm if the FEMA effective floodplain boundary is proposed to be modified related to this preliminary plan, and the status of the related CLOMR application to FEMA. Please be advised that FEMA approval of a CLOMR will be required prior to approval of this preliminary plan.
- DR 3. Please confirm that Atlas 14 documentation has been utilized in all drainage analyses related to this development.
- DR 4. Include and label the boundaries of the Atlas 14 Fully Developed Conditions Floodplain for all waterways with a drainage area of 64 acres or greater. Show that these areas are fully contained within a drainage easement or drainage lot.
- DR 5. Please clarify the notation for all floodplain boundaries; in many cases, the notation is illegible.

ERM Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

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.

- ERM1. Update0. Please demonstrate that the proposed crossings are compliant with LDC 30-5-262, LDC 30-5-364, and ECM 1.7 and therefore does not qualify as floodplain modification. Additional information: {The proposed crossings (highlighted in yellow in the screenshot below) meet administrative variance to LDC-30-5-262-B3 and therefore does not require floodplain restoration ratios or mitigation ratios. 609s seeding and planting will be required to restore the areas disturbed within the City of Austin 100-year Fully Developed Floodplain. Please provide all details for planting and seeding meeting the minimum criteria of 609S (use the Table 5. Upland Species, Shade-Dappled Light Areas) to include the seed specification (species, total pounds, etc.) and the tree/shrub specifications (species, quantity, size, and location). Include a reference/call-out to the 609S planting and seeing for each of the three crossings highlighted above as well as the tables referenced.
- a) Add hatching/a call-out to 609S planting and seeding for Floodplain Modification for each of the three crossings highlighted above.
- b) Add a note stating "The proposed crossings meet administrative variance to LDC-30-5-262-B3 and therefore does not require floodplain restoration ratios or mitigation ratios. 609s seeding and planting will be required to restore the areas disturbed within the City of Austin 100-year Fully Developed Floodplain. All details for planting and seeding meeting the minimum criteria of 609S will be reviewed and approved at the subdivision construction plans stage."}



End of Master Comment Report

REVISIONS/CORRECTIONS REVISE (R) NO. NET CHANGE | TOTAL SITE VOID (V) CITY OF AUSTIN SHEETS | IMP. COVER | IMP. COVER DATE IMAGED DESCRIPTION (SQ. FT.) (SQ. FT.)/% IN PLAN SHEET NO.'S SET

- WASTEWATER SERVICE FOR THE LAGOS AUSTIN DEVELOPMENT WILL BE PROVIDED BY THE CITY OF AUSTIN
- WATER SERVICE FOR THE LAGOS AUSTIN DEVELOPMENT WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION
- THE WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND/ OR TRAVIS COUNTY(AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE
- 5. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT 6. ALL STREETS, DRIVEWAYS, SIDEWALKS, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS
- 8 NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS. FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE FASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN, OR TRAVIS COUNTY
- 9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 11. PUBLIC SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS IS REQUIRED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED
- 12. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 30-1-132 OF THE LAND DEVELOPMENT CODE FOR
- -ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, 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: ALL PROPOSED SINGLE-FAMILY STREETS
- 13. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY. 14. TOPOGRAPHY SOURCE: KIMLEY-HORN AND ASSOCIATES, INC. 601 NW LOOP 410, SUITE 350, SAN ANTONIO, TEXAS 78216
- 15. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC 30-5-181 AND THE ENVIRONMENTAL CRITERIA
- 17. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MANVILLE WATER SUPPLY CORPORATION WATER UTILITY SYSTEM AND THE CITY OF AUSTIN WASTEWATER UTILITY SYSTEM
- 18. THIS PROJECT IS LOCATED IN THE GILLELAND CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- 19. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 20. A DRIVEWAY PERMIT FROM TRAVIS COUNTY AND/OR TXDOT IS REQUIRED PRIOR TO THE CONSTRUCTION OF ANY DRIVEWAY

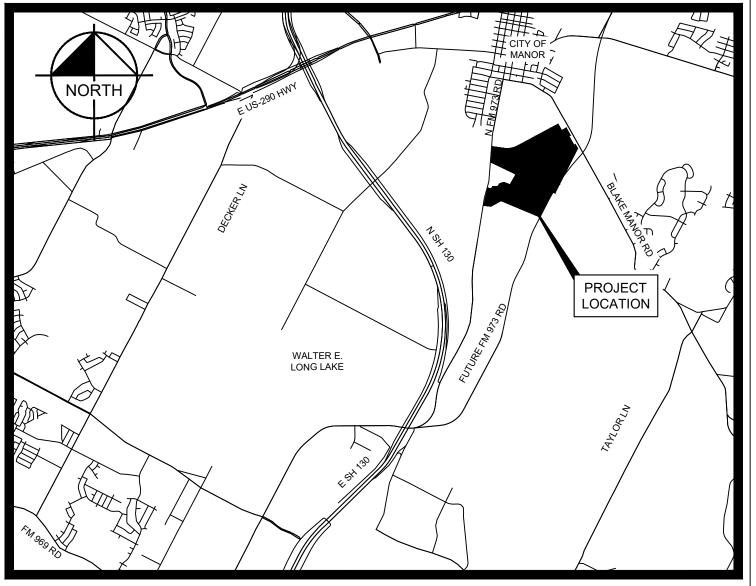
- EROSION AND SEDIMENT CONTROLS. FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE 24. ALL DRAINAGE LOTS/ EASEMENTS MUST COMPLY WITH THE COA DCM TO BE OF SUFFICIENT WIDTH TO PROVIDE CONTINUOUS ACCESS FOR THE OPERATION, MAINTENANCE, OR REPAIR OF A DRAINAGE FACILITY OR
- CONVEYANCE OF STORMWATER. A MINIMUM OF 25 FT IN WIDTH FOR AN OPEN DRAINAGE SYSTEM; OR A MINIMUM OF 15 FT IN WIDTH FOR AN ENCLOSED DRAINAGE SYSTEM 25. NO EQUIPMENT, MATERIALS, AND/OR SPOILS SHALL BE STORED OVERNIGHT WITHIN THE FEMA 100-YR & 500-YR (ATLAS 14) FLOODPLAINS. THE CREEK, AND THE CWQZ.
- 26. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 OF A
- 27. THE CORNER BUBBLE SHALL BE DESIGNED & CONSTRUCTED PER GEOMETRY CRITERIA IN COA-TCM FIGURE 1-26.
- 28. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT-OF-WAY.
- 29. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK 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. 30. PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
- 32. ACCESS TO ADJACENT ARTERIAL ROADWAYS FROM RESIDENTIAL LOTS THAT ARE DIRECTLY FRONTING ADJACENT TO ARTERIAL ROADWAYS IS PROHIBITED.
- 33. RESERVED RIGHT OF WAY SHALL BE RETAINED BY DEVELOPER UNTIL FUTURE COUNTY ACQUISITION, AND PAYMENT OF ADEQUATE COMPENSATION THEREFOR AND/OR IN EXCHANGE FOR TRAFFIC MITIGATION REDUCTION TIED TO THE TRAVIS COUNTY APPROVED LAGOS TRAFFIC IMPACT ANALYSIS USING CURRENT MARKET RATE LAND VALUES AT TIME OF DEDICATION.
- 34. PHASING AGREEMENT FOR THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2020105672 OPRTC AND AS AMENDED IN RECORDED DOCUMENT NO. 2021148505 OPRTC AND RECORDED DOCUMENT NO. 2021158022
- 35. EVERY PLATTED PHASE OF THIS PRELIMINARY PLAN WILL BE REQUIRED TO SUBMIT A COMMITMENT FROM MANVILLE WATER SUPPLY CORPORATION TO PROVIDE ADEQUATE WATER SERVICE CAPACITY FOR THE DOMESTIC AND FIRE FLOW DEMANDS FOR THE SPECIFIC NUMBER OF PLATTED LOTS WITHIN EACH PROPOSED PHASE.
- WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS
- 37. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42 TO ALLOW CUT AND FILL FROM 4 TO 8 FEET IN THE DESIRED DEVELOPMENT ZONE. (LDC 30-5-341/342) 38. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42 TO ALLOW A MINOR CRITICAL WATER QUALITY ZONE STREET CROSSING WITHIN 900 FEET OF ANOTHER CRITICAL WATER QUALITY
- 39. ALL ACTIVITIES WITHIN THE CEF AND 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 40. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT
- 41. LOT 5 BLOCK A WILL HAVE A MAXIMUM UNIT COUNT OF 160 UNITS

42. LOT 1 BLOCK E WILL HAVE A MAXIMUM UNIT COUNT OF 300 UNITS.

PRELIMINARY PLAN

LAGOS AUSTIN SECTION 2

11215 NORTH FM 973 AUSTIN, TEXAS



VICINITY MAP

COA GRID: T26, T27. MAPSCO: 559L, 559M, 559G, 559H, 559C, 559D

RESIDENTIAL COLLECTOR 4,186 35 MPH 4' BOTH SIDES

RIGHT OF WAY PAVEMENT (FOC-FOC) | CLASSIFICATION | LINEAR FEET | DESIGN SPEED | SIDEWALK

296.56 ACRE TRACT OF LAND SITUATED IN THE JAMES H. MANOR SURVEY NO. 39, ABSTRACT NO. 528, AND THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, TRAVIS COUNTY. INSTRUMENT TO D.E CHAMBERLAIN IN VOLUME 684, PAGE 29 (CONVEYED IN VOLUME 360, PAGE 45) OF THE DEED RECORDS 675.6978 ACRE TRACT DESCRIBED IN INSTRUMENT TO 706 INVESTMENT PARTNERSHIP, LTD IN DOCUMENT NO. 2005114143 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS

SURVEYOR'S CERTIFICATION:

I, JOHN G. MOSIER AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY

CERTIFIED TO THIS THE __ DAY OF ____, 20__, A.D.

JOHN G. MOSIER, R.P.L.S. NO. 6330 STATE OF TEXAS 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TX 78216 210-541-9166

ENGINEER'S CERTIFICATION:

I. MATTHEW G. STRUB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF TITLE 30 OF THE CITY OF AUSTIN CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE ATLAS 14 1% AND 0.2% FLOODPLAINS ARE CONTAINED TO THE FURTHEST EXTENT WITHIN THE DRAINAGE EASEMENT AS 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) #48453C0485J COMMUNITY #481026, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO(2) FOOT ABOVE THE ELEVATION OF ATLAS 14 1% AND 0.2% FLOODPLAINS AS SHOWN HEREON: XXX' M.S.L.

CERTIFIED TO THIS THE __ DAY OF ____, 20__, A.D.

MATTHEW G. STRUB, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 143987 STATE OF TEXAS 10814 JOLLYVILLE ROAD AVALLON IV, SUITE 200

SHEET INDEX

| SHEET NO. | DESCRIPTION |
|-----------|----------------------|
| 1 | COVER SHEET |
| 2 | OVERALL PRELIM PLAN |
| 3 | PRELIMINARY PLAN - 1 |
| 4 | PRELIMINARY PLAN - 2 |
| 5 | PRELIMINARY PLAN - 3 |
| 6 | PRELIMINARY PLAN - 4 |
| 7 | PRELIMINARY PLAN - 5 |

THE ATLAS 4% AND 1% FLOODPLAIN ARE CONTAINED TO THE FURTHEST EXTENT WITHIN WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0485J, COMMUNITY #481026, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE ATLAS 4% AND 1% FLOODPLAIN AS SHOWN

NOVEMBER 2022

APPENDIX Q-2 AUSTIN LAGOS SECTION 2 (CURRENT CODE) NOTE: Q1 TABLES ARE NOT REQUIRED FOR URBAN WATERSHEDS ALLOWABLE IMPERVIOUS COVER Commercial and Amenity Center Lots 4.14 ACRES 33.64 ACRES SF < 5750FT^2 IMPERVIOUS COVER ALLOWED AT 0.00 ACRES SF >5750FT^2 IMPERVIOUS COVER ALLOWED AT 50.97 ACRES Right of Way 21.74 ACRES 32.65 ACRES Drainage, PUE, Water Quality, Landscape, Pedestrian Access, Parkland, etc. TOTAL IMPERVIOUS COVER ALLOWED= 143.14 ACRES ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY TOTAL ACREAGE 15 - 25 % = 1.62 X 10% = PROPOSED TOTAL IMPERVIOUS COVER TOTAL PROPOSED IMPERVIOUS COVER = 122.11 ACRES

| PROPOSED IMPERVI | OUS COVE | R ON SLOPES | | |
|-------------------|----------|-------------|------------------------|-------------|
| | | | IMPERVIOUS COVE | <u>:R</u> |
| | | BUIL | DING / AND OTHER | DRIVEWAYS / |
| | | IM | PERVIOUS COVER | ROADWAYS |
| SLOPE | TOTAL | IMP. | % OF CATEGORY | ACDEC |
| CATEGORIES | ACRES | ACRES | % OF CATEGORY | ACRES |
| 0 - 15% | 293.61 | 121.95 | 41.5% | 0.00 |
| 15 - 25% | 1.62 | 0.16 | 10.0% | 0.00 |
| 25 - 35% | 0.71 | 0.00 | 0.0% | 0.00 |
| OVER 35% | 0.63 | 0.00 | 0.0% | 0.00 |
| | | | | |
| GROSS SITE AREA = | 296.56 | ACRES | | |

ENGINEER

10814 JOLLYVILLE ROAD **AVALLON IV, SUITE 200** AUSTIN, TEXAS 78759 PH. (512) 774-6190 CONTACT: MATTHEW G. STRUB, P.E STATE OF TEXAS **REGISTRATION NO. F-928**

SURVEYOR

601 NW LOOP 410 STE. 350 SAN ANTONIO, TX 78216

PHONE # (210) 541-9166 FIRM # 10193973

OWNER/DEVELOPER 706 INVESTMENT PARTNERSHIP LTD

9900 US HIGHWAY 290 EAST MANOR, TX 78653 TEL: 512-327-7415 CONTACT: DANNY BURNETT

ASHTON AUSTIN RESIDENTIAL L.L.C. 10721 RESEARCH BLVD. STE B210 **AUSTIN, TX 78759** TEL: 512-809-4413 **CONTACT: STEVEN PIERCE**

| | MONCHISON STREET | 70 | 40 | RESIDENTIAL COLLECTOR | 4,100 | 33 IVIP II | 4 BOTH SIDES |
|----------|-----------------------|---|-----|-----------------------|--------|------------|---------------|
| | ANGEL JOSEFINA AVENUE | 50' | 30' | LOCAL STREET | 2,527 | 30 MPH | 4' BOTH SIDES |
| | LAGO LEON STREET | 50' | 30' | LOCAL STREET | 569 | 30 MPH | 4' BOTH SIDES |
| | ELVER DRIVE | 50' | 30' | LOCAL STREET | 1,218 | 30 MPH | 4' BOTH SIDES |
| | CONROE DRIVE | 50' | 30' | LOCAL STREET | 724 | 30 MPH | 4' BOTH SIDES |
| | VARANO CIRCLE | 50' | 30' | LOCAL STREET | 904 | 30 MPH | 4' BOTH SIDES |
| | CORBARA LANE | 50' | 30' | LOCAL STREET | 641 | 30 MPH | 4' BOTH SIDES |
| | LIVINGTON DRIVE | 50' | 30' | LOCAL STREET | 923 | 30 MPH | 4' BOTH SIDES |
| | LAGO TORTUGA TRAIL | 50' | 30' | LOCAL STREET | 1,654 | 30 MPH | 4' BOTH SIDES |
| | NOVILLO LANE | 50' | 30' | LOCAL STREET | 1,265 | 30 MPH | 4' BOTH SIDES |
| | TRASIMERO DRIVE | 50' | 30' | LOCAL STREET | 580 | 30 MPH | 4' BOTH SIDE |
| | TAWAKONI LANE (WEST) | 50' | 30' | LOCAL STREET | 579 | 30 MPH | 4' BOTH SIDE |
| | TAWAKONI LANE (EAST) | 60' | 40' | RESIDENTIAL COLLECTOR | 185 | 30 MPH | 4' BOTH SIDE |
| | PALITO DRIVE | 50' | 30' | LOCAL STREET | 563 | 30 MPH | 4' BOTH SIDE |
| | ALBANO ROAD | D 50' 30' LOCAL S | | LOCAL STREET | 280 | 30 MPH | 4' BOTH SIDE |
| | GAZO STREET 50' | | 30' | LOCAL STREET | 1,556 | 30 MPH | 4' BOTH SIDE |
| | BOB SANDLIN BEND | 50' | 30' | LOCAL STREET | 1,093 | 30 MPH | 4' BOTH SIDE |
| | BACURATO ROAD | 50' | 30' | LOCAL STREET | 795 | 30 MPH | 4' BOTH SIDE |
| | SAYULA DRIVE | SAYULA DRIVE 50' | | LOCAL STREET | 1,037 | 30 MPH | 4' BOTH SIDE |
| | CANTERO LANE | 50' | 30' | LOCAL STREET | 1,653 | 30 MPH | 4' BOTH SIDE |
| | MELANO STREET | 50' | 30' | LOCAL STREET | 1,200 | 30 MPH | 4' BOTH SIDE |
|) | VISTA HERMOSA DRIVE | 50' | 30' | LOCAL STREET | 1,410 | 30 MPH | 4' BOTH SIDE |
| <u> </u> | LAGO TEXCOCO DRIVE | 50' | 30' | LOCAL STREET | 1,766 | 30 MPH | 4' BOTH SIDE |
| | SALSO ROAD | 50' | 30' | LOCAL STREET | 477 | 30 MPH | 4' BOTH SIDE |
| | LEWISVILLE STREET | 50' | 30' | LOCAL STREET | 670 | 30 MPH | 4' BOTH SIDE |
| | LEWISVILLE STREET | 60' | 40' | RESIDENTIAL COLLECTOR | 215 | 30 MPH | 4' BOTH SIDE |
| | ROSAL LANE | 50' | 30' | LOCAL STREET | 428 | 30 MPH | 4' BOTH SIDE |
| | CINCO LAGOS STREET | CINCO LAGOS STREET 50' 30' LOCAL STREET | | LOCAL STREET | 575 | 30 MPH | 4' BOTH SIDE |
| | | Total | | • | 29,673 | | |

| LAND USE SUMMARY | | | | | | |
|---|----------------|-----------|--------------|--|--|--|
| <u>USE</u> | <u>ACREAGE</u> | # OF LOTS | % OF PROJECT | | | |
| RESIDENTIAL SINGLE-FAMILY | 113.27 | 662 | 38.20% | | | |
| RESIDENTIAL MULTI-FAMILY | 56.07 | 3 | 18.91% | | | |
| COMMERCIAL/AMENITY CENTER | 6.37 | 3 | 2.15% | | | |
| RIGHT-OF-WAY | 31.30 | | 10.55% | | | |
| WQ/DETENTION, DRAINAGE & ACCESS EASEMENT/OPEN SPACE | 69.48 | 6 | 23.43% | | | |
| PEDESTRIAN, LANDSCAPE. | 3.07 | 12 | 1.04% | | | |
| RESERVED TXDOT R.O.W. | 17.00 | | 5.73% | | | |
| TOTAL | 296.56 | | 100.00% | | | |

| LAGOS SECTION 2 | | | | | | |
|--|---------------------------|---------------------------------|-----------------------|-----------------------|--|--|
| LOT AREA # OF LOTS IMPERVIOUS AREA PER LOT | | | IMPERVIOUS COVER (SF) | IMPERVIOUS COVER (AC) | | |
| >3 AC | 0 | 10,000 | 0 | 0 | | |
| 1-3 AC | 0 | 7,000 | 0 | 0 | | |
| 15,000 SF - 1 AC | 4 | 5,000 | 20,000 | 0 | | |
| 10,000-15,000 SF 13 3,500 | | | 45,500 | 1.04 | | |
| 1000 SF OR LESS | 1000 SF OR LESS 647 2,500 | | 1,617,500 | 37.13 | | |
| PROPOSED ROW IMPERVIOUS COVER | | | 1,363,428 | 31.30 | | |
| ASSUMED COMM | 1ERCIAL/AN | MENITY IMPERVIOUS COVER (@ 65%) | 180,360 | 4.14 | | |
| ASSUMED N | /IULTI-FAMI | LY IMPERVIOUS COVER (@60%) | 1,465,446 | 33.64 | | |
| ASSUMED DR | AINAGE, PL | JE, WATER QUALITY, LANDSCAPE, | 632.056 | 14.51 | | |
| PEDESTRIAN, C | PEN SPACE | , ETC IMPERVIOUS COVER (@20%) | 632,056 | 14.51 | | |
| | TOTAL IM | PERVIOUS COVER | 5,324,289 | 122.23 | | |

Call before you dig. **BENCHMARKS**

NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12A

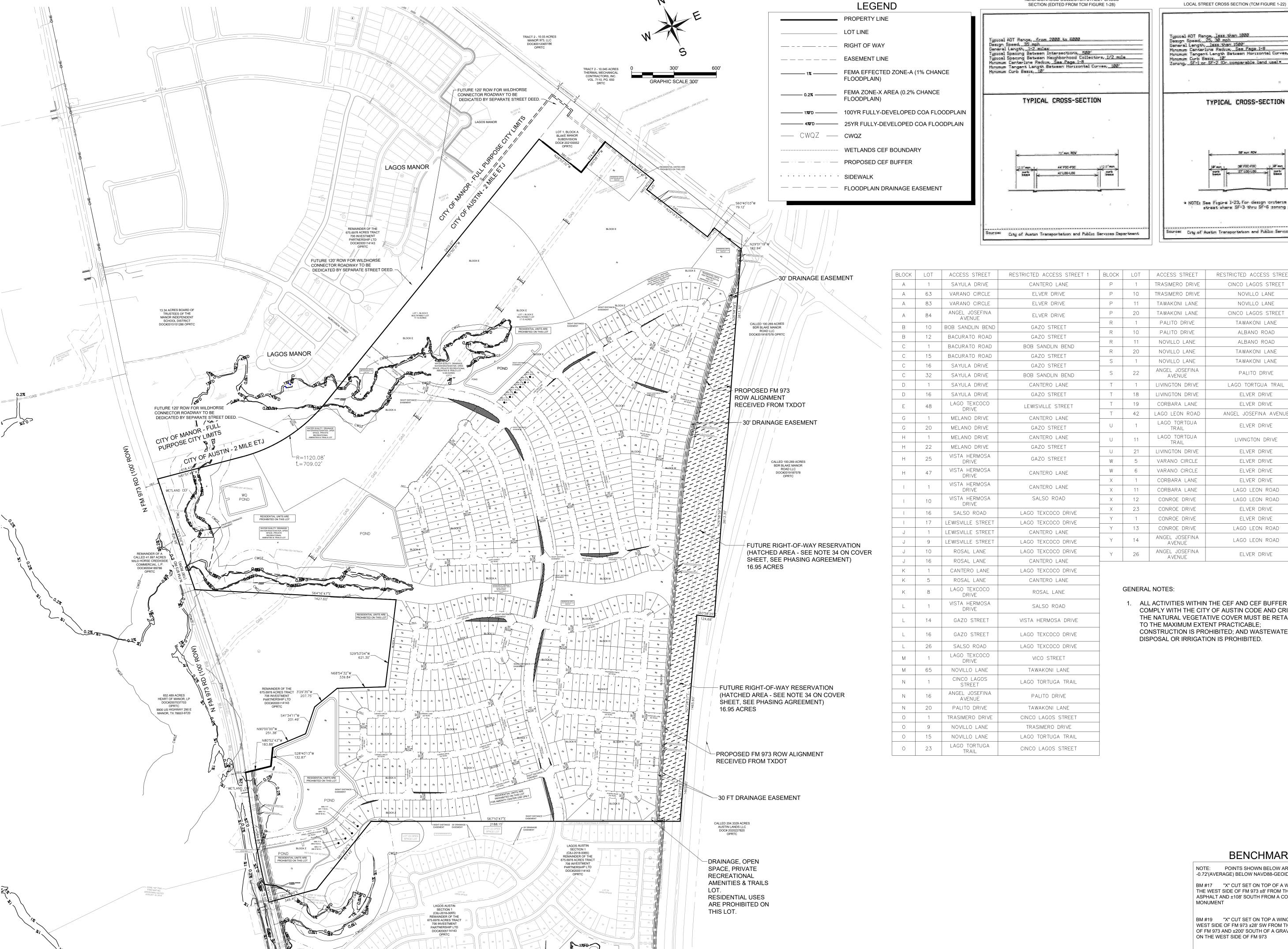
BM #17 "X" CUT SET ON TOP OF A WING WALL ON THE WEST SIDE OF FM 973 ±8' FROM THE EDGE OF ASPHALT AND ±108' SOUTH FROM A CONCRETE TXDOT

BM #19 "X" CUT SET ON TOP A WING WALL ON THE WEST SIDE OF FM 973 ±28' SW FROM THE CENTERLINE OF FM 973 AND ±200' SOUTH OF A GRAVEL DRIVEWAY ON THE WEST SIDE OF FM 973

ELEV.=468.25

SHEET NUMBER

C8J-2022-0273



Typical ADT Range, less than 1000

Design Speed, 25, 30 mph

General Length, less than 1500'

Minimum Centerline Radius, See Page 1-8

Minimum Tangent Length Between Horizontal Curves, 50'

Minimum Curb Basis, 10'

Zoning, SF-1 or SF-2 (Or comparable land use).

TYPICAL CROSS-SECTION

NOTE: See Figure 1-23, for design criteria for local street where SF-3 thru SF-6 zoning is proposed.

Source: City of Austin Transportation and Public Services Department

RESTRICTED ACCESS STREET 1

| Α | 1 | SAYULA DRIVE | CANTERO LANE | Р | 1 | TRASIMERO DRIVE | CINCO LAGOS STREET |
|----------|-----|--------------------------|--------------------|----|--------------------------|--------------------------|-----------------------|
| А | 63 | VARANO CIRCLE | ELVER DRIVE | Р | 10 | TRASIMERO DRIVE | NOVILLO LANE |
| А | 83 | VARANO CIRCLE | ELVER DRIVE | Р | 11 | TAWAKONI LANE | NOVILLO LANE |
| А | 84 | ANGEL JOSEFINA AVENUE | ELVER DRIVE | Р | 20 | TAWAKONI LANE | CINCO LAGOS STREET |
| В | 10 | BOB SANDLIN BEND | GAZO STREET | R | 1 | PALITO DRIVE | TAWAKONI LANE |
| | | | | R | 10 | PALITO DRIVE | ALBANO ROAD |
| В | 12 | BACURATO ROAD | GAZO STREET | R | 11 | NOVILLO LANE | ALBANO ROAD |
| С | 1 | BACURATO ROAD | BOB SANDLIN BEND | R | 20 | NOVILLO LANE | TAWAKONI LANE |
| С | 15 | BACURATO ROAD | GAZO STREET | S | 1 | NOVILLO LANE | TAWAKONI LANE |
| С | 16 | SAYULA DRIVE | GAZO STREET | | | ANGEL JOSEFINA | |
| С | 32 | SAYULA DRIVE | BOB SANDLIN BEND | S | 22 | AVENUE | PALITO DRIVE |
| D | 1 | SAYULA DRIVE | CANTERO LANE | Т | 1 | LIVINGTON DRIVE | LAGO TORTGUA TRAIL |
| D | 16 | SAYULA DRIVE | GAZO STREET | Т | 18 | LIVINGTON DRIVE | ELVER DRIVE |
| E | 48 | LAGO TEXCOCO DRIVE | LEWISVILLE STREET | Т | 19 | CORBARA LANE | ELVER DRIVE |
| G | 1 | MELANO DRIVE | CANTERO LANE | Т | 42 | LAGO LEON ROAD | ANGEL JOSEFINA AVENUE |
| G | 20 | MELANO DRIVE | GAZO STREET | U | 1 | LAGO TORTGUA TRAIL | ELVER DRIVE |
| Н | 1 | MELANO DRIVE | CANTERO LANE | | 4.4 | LAGO TORTGUA | LIMINOTONI BBINT |
| Н | 22 | MELANO DRIVE | GAZO STREET | U | 11 | TRAIL | LIVINGTON DRIVE |
| | | VISTA HERMOSA | | UU | 21 | LIVINGTON DRIVE | ELVER DRIVE |
| Н | 25 | DRIVE | GAZO STREET | W | 5 | VARANO CIRCLE | ELVER DRIVE |
| Н | 47 | VISTA HERMOSA DRIVE | CANTERO LANE | W | 6 | VARANO CIRCLE | ELVER DRIVE |
| | | VISTA HERMOSA | | × | 1 | CORBARA LANE | ELVER DRIVE |
| (| 1 | DRIVE | CANTERO LANE | X | 11 | CORBARA LANE | LAGO LEON ROAD |
| 1 | 10 | VISTA HERMOSA DRIVE | SALSO ROAD | X | 12 | CONROE DRIVE | LAGO LEON ROAD |
| 1 | 16 | SALSO ROAD | LAGO TEXCOCO DRIVE | X | 23 | CONROE DRIVE | ELVER DRIVE |
| <u>'</u> | 17 | LEWISVILLE STREET | LAGO TEXCOCO DRIVE | Y | 1 | CONROE DRIVE | ELVER DRIVE |
| J | 1 | LEWISVILLE STREET | CANTERO LANE | Y | 13 | CONROE DRIVE | LAGO LEON ROAD |
| J | 9 | LEWISVILLE STREET | LAGO TEXCOCO DRIVE | Y | 14 | ANGEL JOSEFINA AVENUE | LAGO LEON ROAD |
| J | 10 | ROSAL LANE | LAGO TEXCOCO DRIVE | | | ANGEL JOSEFINA | |
| J | 16 | | | Y | 26 ANGEL JUSEFINA AVENUE | ELVER DRIVE | |
| | | ROSAL LANE | CANTERO LANE | | | | |
| K | 1 1 | l cantero lane l | LAGO TEXCOCO DRIVE | | | | |

NEIGHBORHOOD COLLECTOR STREET CROSS

1. ALL ACTIVITIES WITHIN THE CEF AND 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.

BENCHMARKS

NOTE: POINTS SHOWN BELOW ARE

-0.72'(AVERAGE) BELOW NAVD88-GEOID 12A

ON THE WEST SIDE OF FM 973

BM #17 "X" CUT SET ON TOP OF A WING WALL ON THE WEST SIDE OF FM 973 ±8' FROM THE EDGE OF ASPHALT AND ±108' SOUTH FROM A CONCRETE TXDOT MONUMENT ELEV.=481.34

BM #19 "X" CUT SET ON TOP A WING WALL ON THE WEST SIDE OF FM 973 ±28' SW FROM THE CENTERLINE OF FM 973 AND ±200' SOUTH OF A GRAVEL DRIVEWAY

ELEV.=468.2

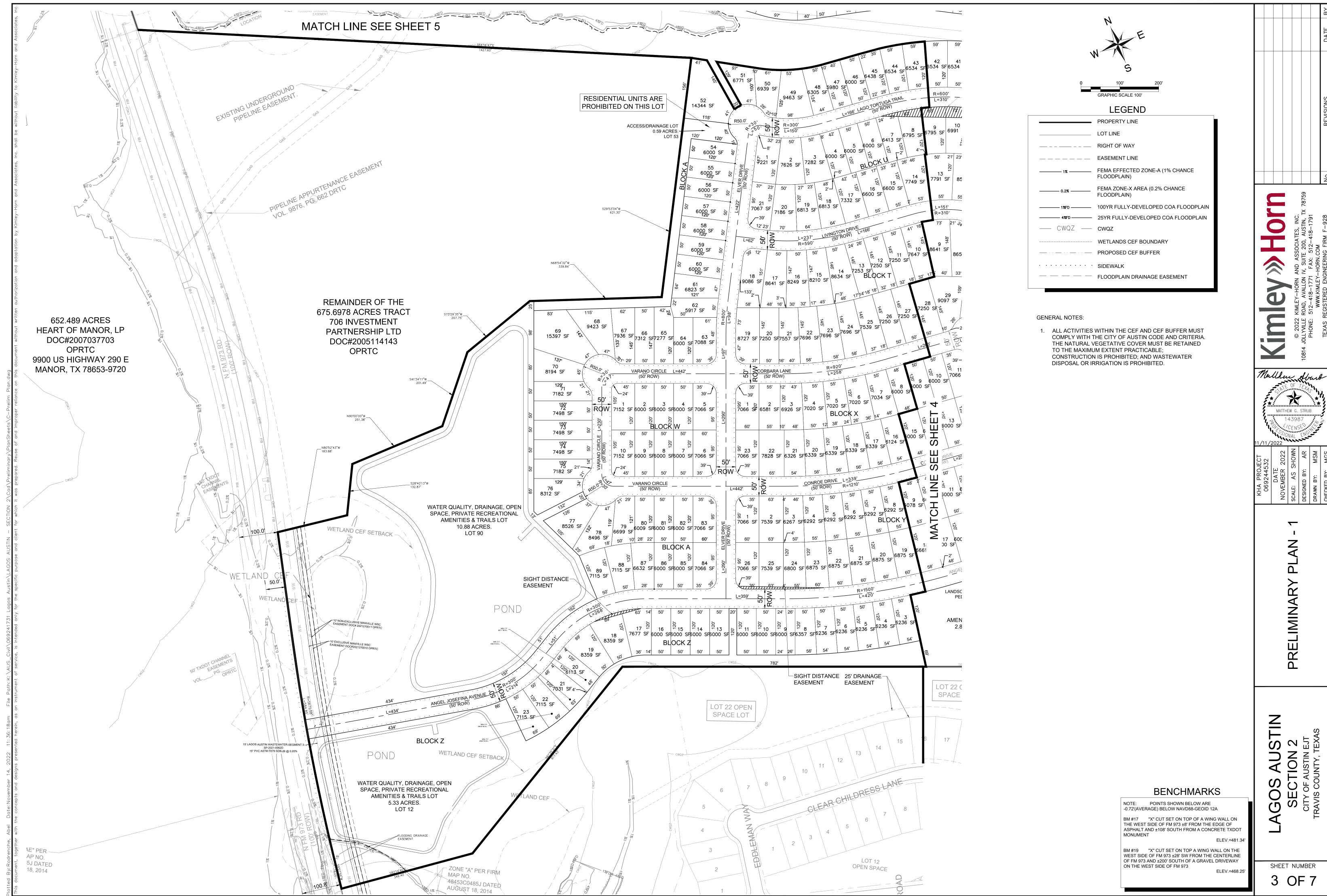
SHEET NUMBER 2 OF 7

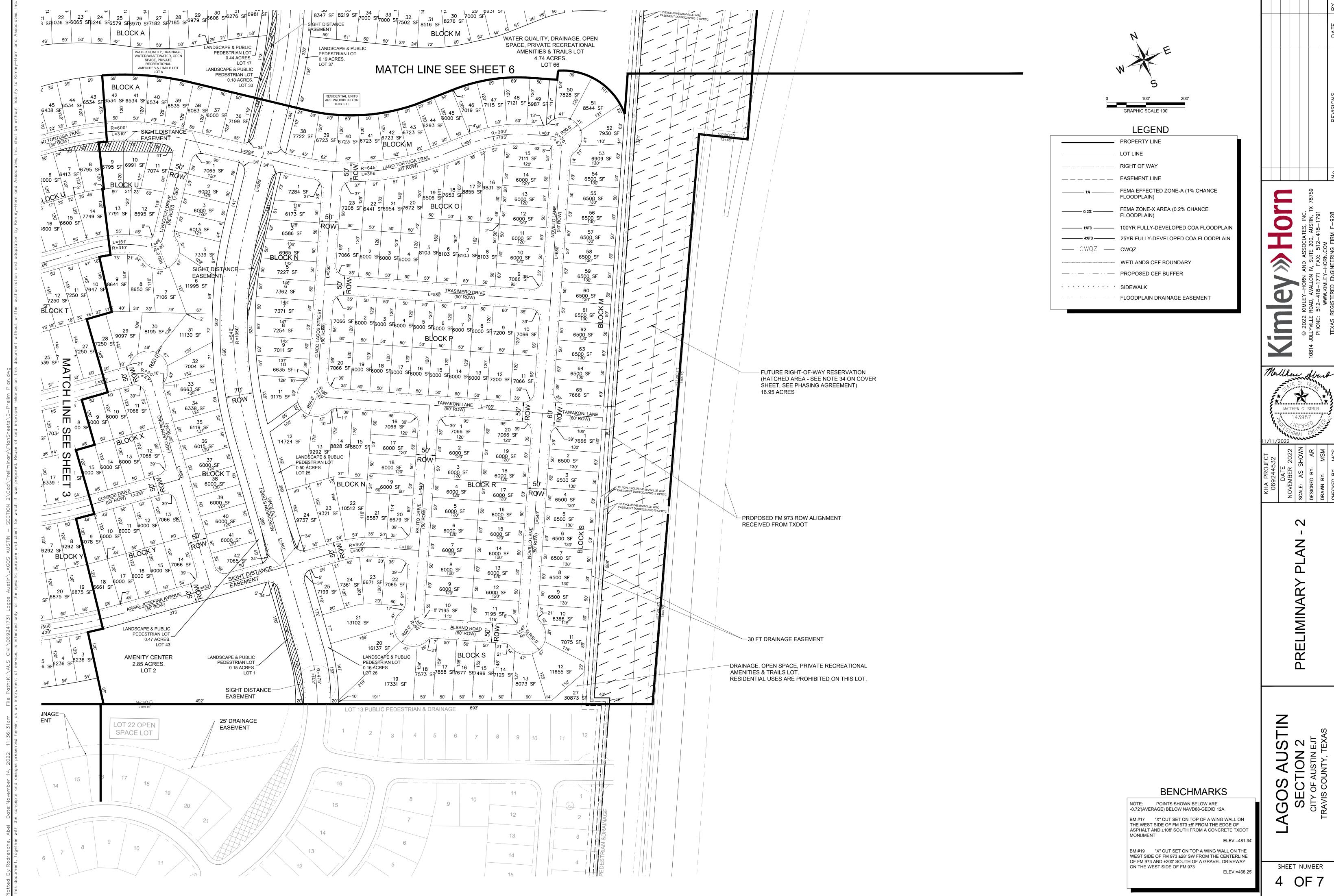
Mallhon Stoub

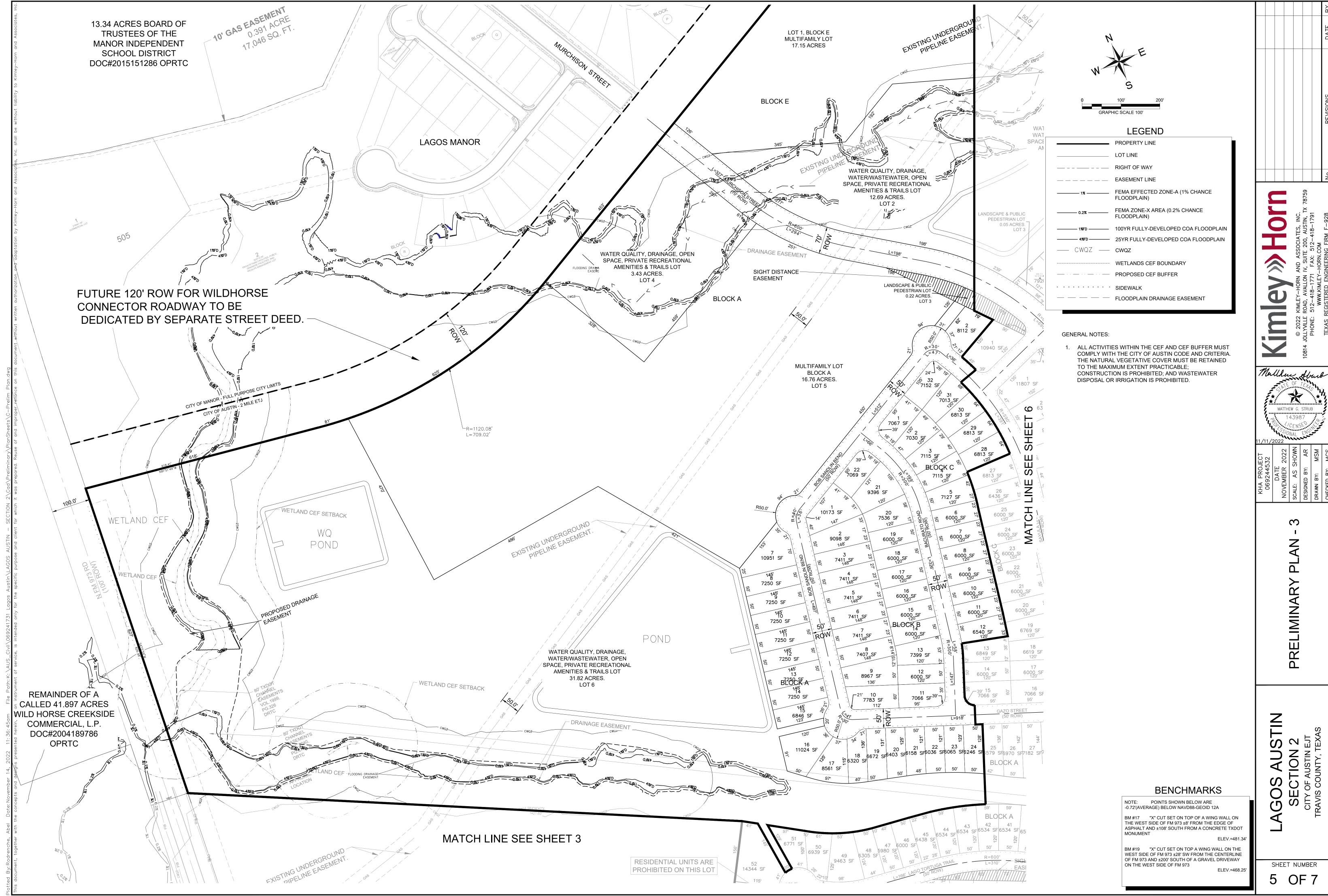
MATTHEW G. STRUB

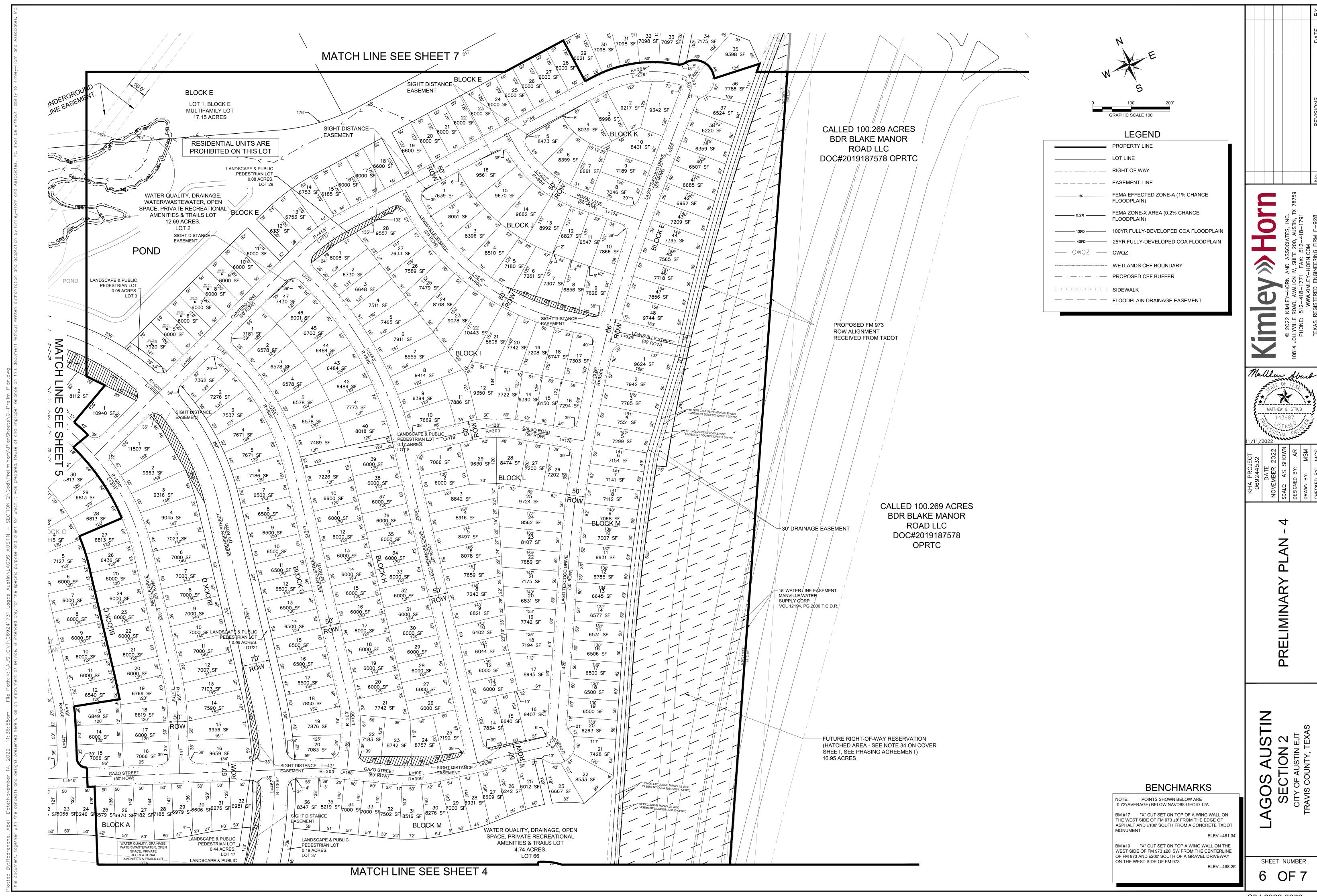
PRELIM

OVERALL

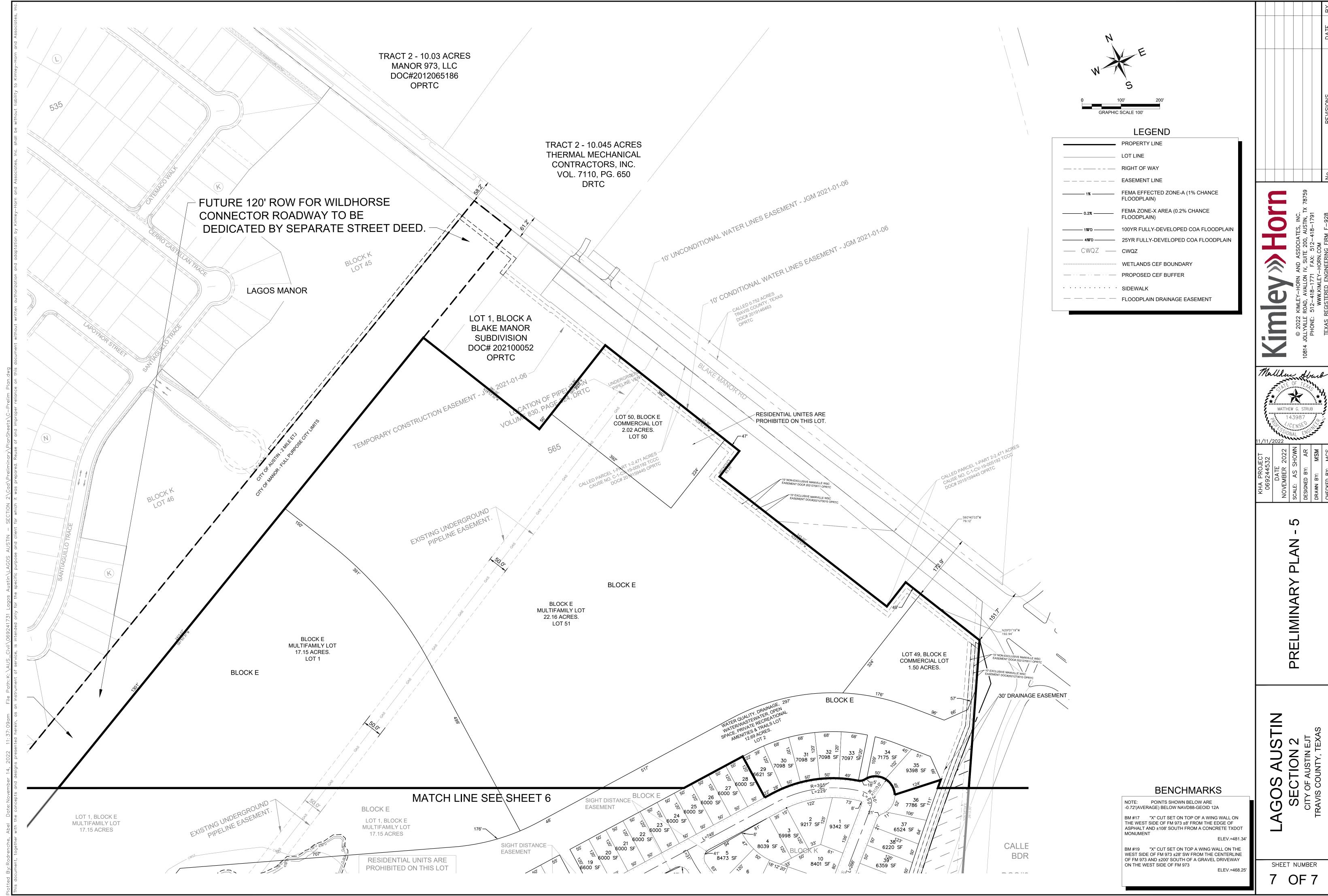








C8J-2022-0273





C8J-2022-0273



© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, T PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928

MATTHEW G. STRUB

143987

143987

11/11/2022

NWOWAL ENGLY

MCS VOWAL ENGL

SCALE: AS SHOWN
DESIGNED BY: AR
DRAWN BY: MSM
CHECKED BY: MGS

EXHIBIT B - WATER & WASTEWATER PLAN

AGOS AUSTIN
SECTION 2
CITY OF AUSTIN EJT
TRAVIS COUNTY, TEXAS

SHEET NUMBER

EXH. B