

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

OWNER/APPLICANT: 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.

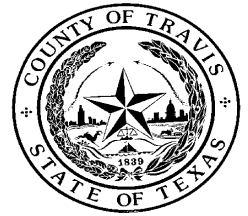
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

Email address: sarah.sumner@traviscountytexas.gov

PHONE: 512-854-7687

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



CASE NUMBER: C8J-2022-0273
REVISION #: 00
CASE MANAGER: Sarah Sumner
UPDATE: U0
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

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):

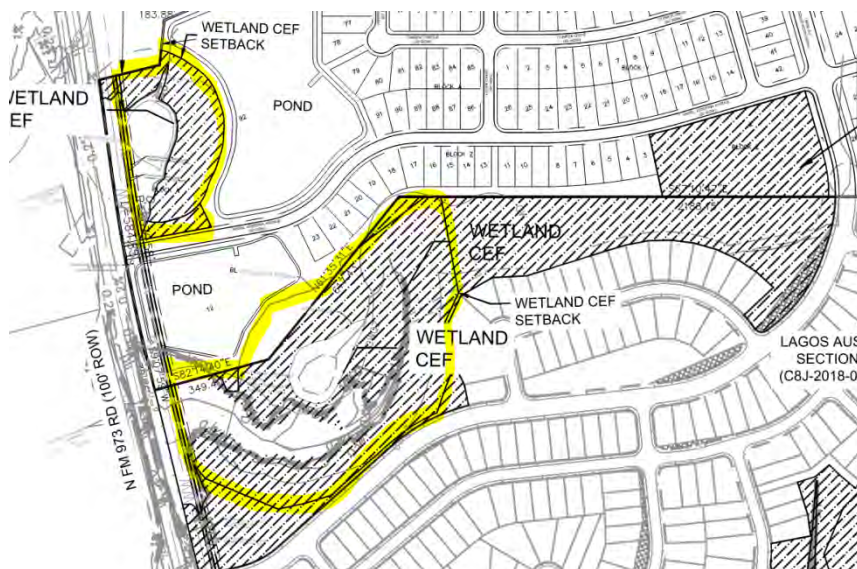
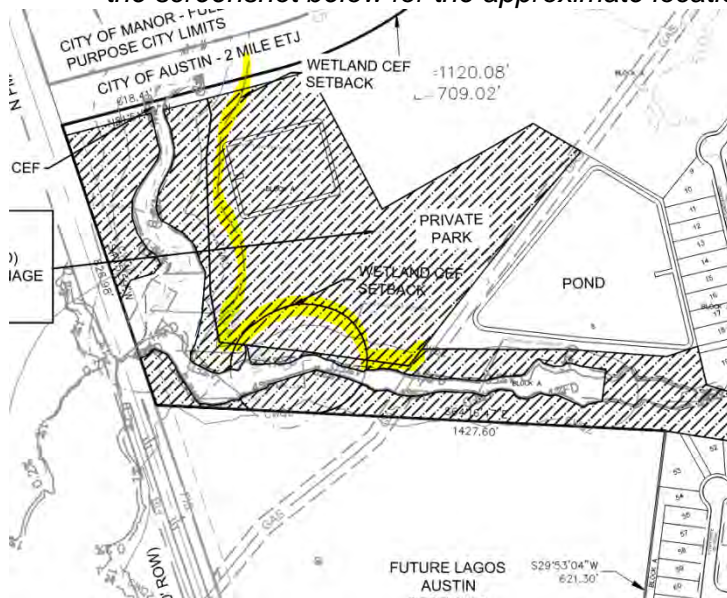


WB1. Update0. Submit an accurate and complete Environmental Resource Inventory; information submitted does not meet the LDC and ECM criteria. [LDC 25-8-121 or LDC 30-5-121; ECM 1.3.0 & 1.3.1]

Additional information: {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 - janny.phung@austintexas.gov

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.

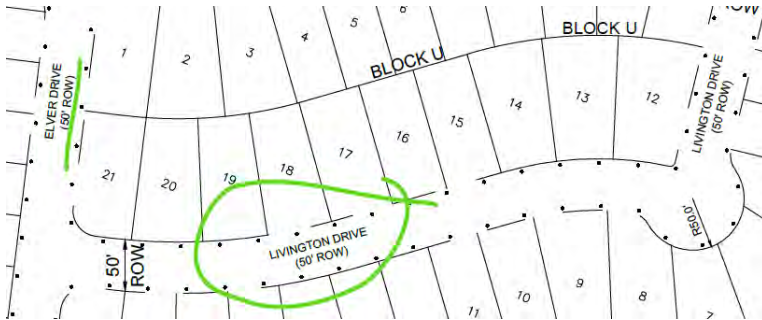
AD6: **VISTA HERMOSA DR** - VISTA is on the DO NOT USE LIST, please reserve a replacement

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].

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 l 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 pond access drives			
TOTAL			

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 DWCRPTIONHERE0"*
 - 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.

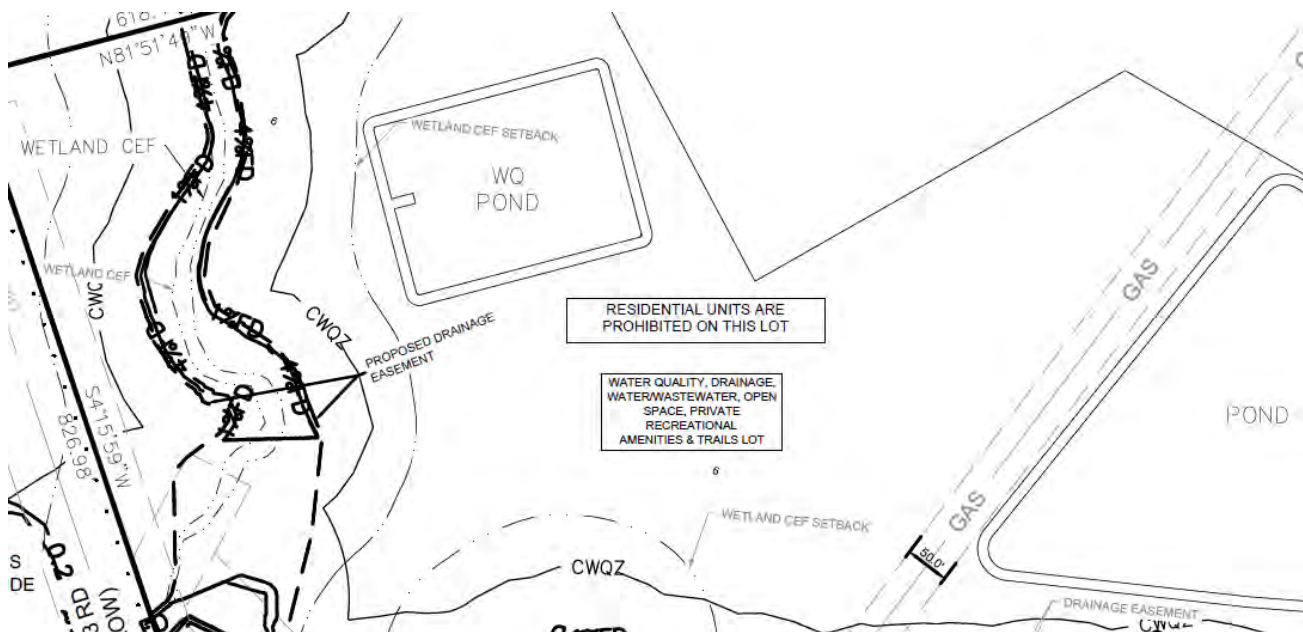
U0: Comment cleared.

Additional comments to address:

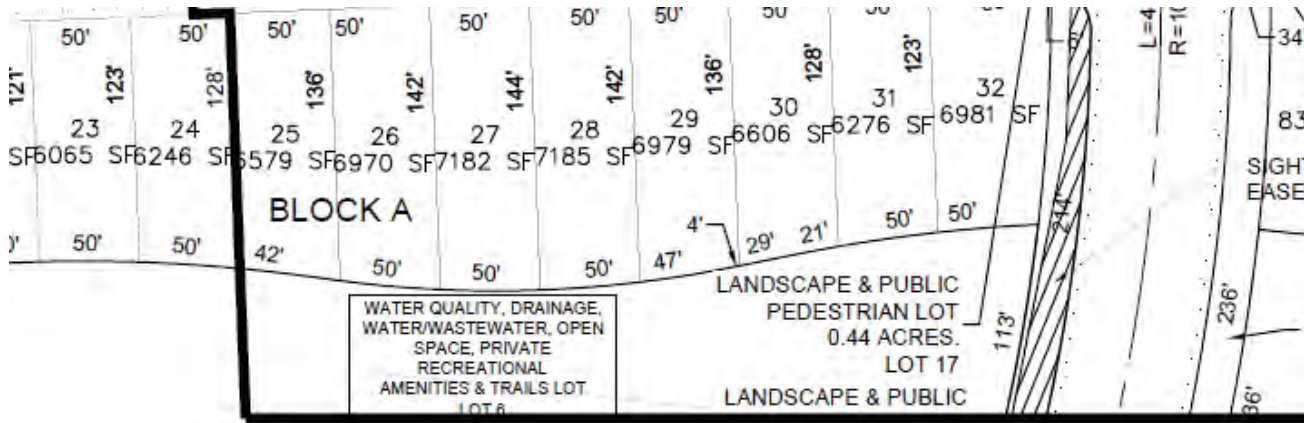
- FP4: There are multiple RAS plans within the RAS project submitted. Please confirm which RAS model is the most up to date. (ULT, ULTRev.1, ULTRev.2)
- FP5: The floodplain report WSEL's in table 3 & 4 do not match the WSEL's in your RAS ULTRev.2 model, which was assumed to be the most up to date model.
- 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:



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.marshall@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

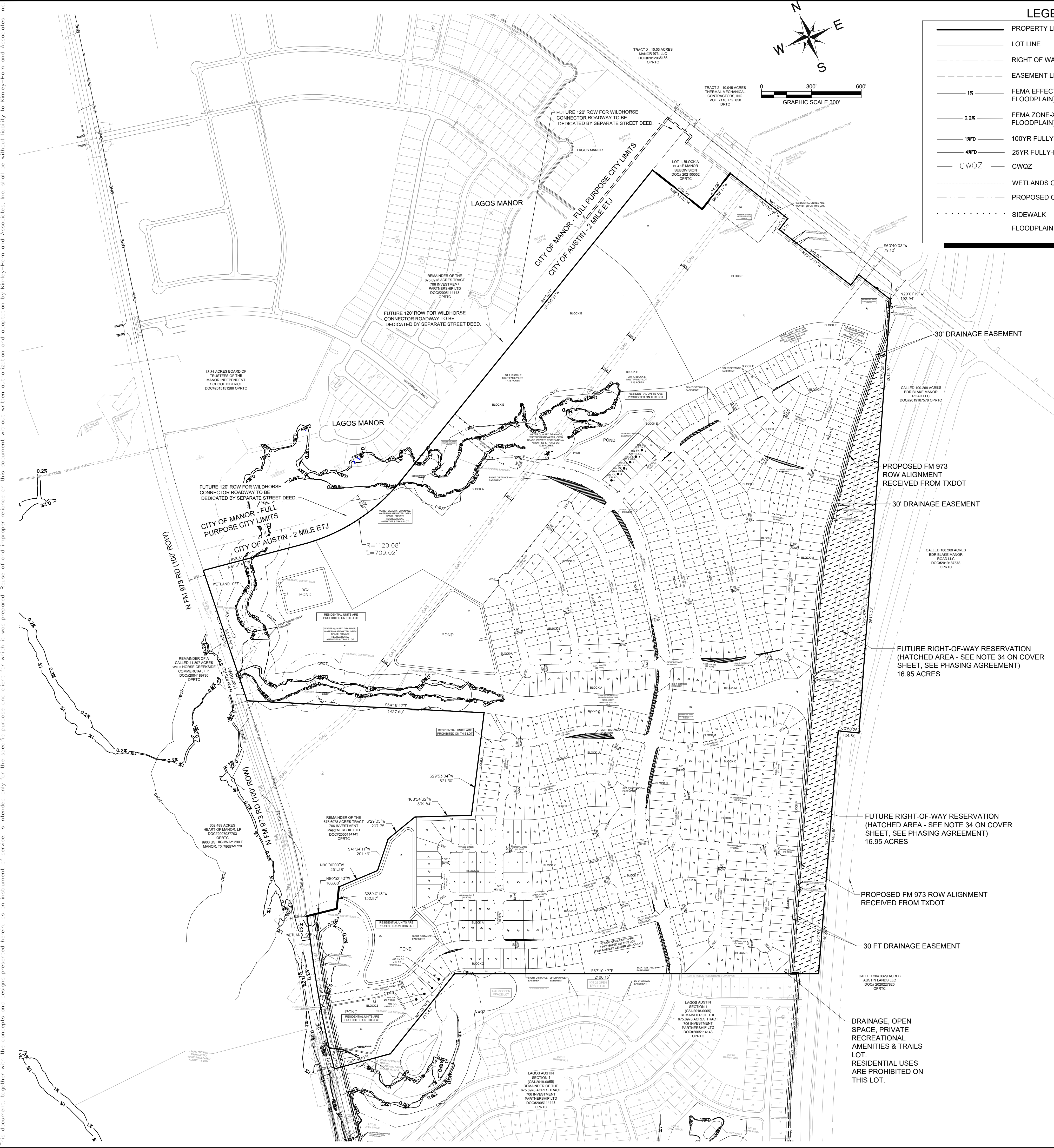
- DR 1. The Engineering and Drainage Report does not bear the seal of a Texas licensed engineer; please provide a signed and sealed Engineering and Drainage Report.
- DR 2. Please confirm if the FEMA effective floodplain boundary is proposed to be modified related to this preliminary plan, and the status 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."*

Plotted By:Rodrénches, Abel Date:November 14, 2022 11:36:04am File Path:K:\AUS-Civil\069244531-Lagos Austin\LAGOS AUSTIN - SECTION 2\Con\ Preliminary\PlanSheets\C-Prelim_Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



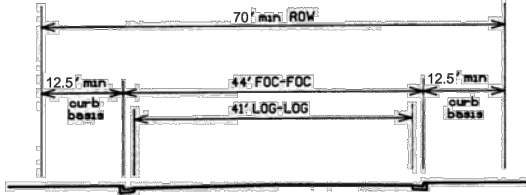
LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- 1% FEMA EFFECTED ZONE-A (1% CHANCE FLOODPLAIN)
- 0.2% FEMA ZONE-X AREA (0.2% CHANCE FLOODPLAIN)
- 100YR FULLY-DEVELOPED COA FLOODPLAIN
- 25YR FULLY-DEVELOPED COA FLOODPLAIN
- CWQZ
- WETLANDS CEF BOUNDARY
- PROPOSED CEF BUFFER
- SIDEWALK
- FLOODPLAIN DRAINAGE EASEMENT

NEIGHBORHOOD COLLECTOR STREET CROSS SECTION (EDITED FROM TCM FIGURE 1-28)

Typical ADT Range, from 2000 to 6000
Design Speed, 35 mph
General Length, 1.2 miles
Typical Spacing Between Intersections, 500'
Typical Spacing Between Neighborhood Collectors, 1/2 mile
Minimum Centerline Radius, See Page 1-8
Minimum Tangent Length Between Horizontal Curves, 50'
Minimum Curve Basis, 10'
Minimum Tangent Length Between Horizontal Curves, 100'
Minimum Curve Basis, 10'

TYPICAL CROSS-SECTION

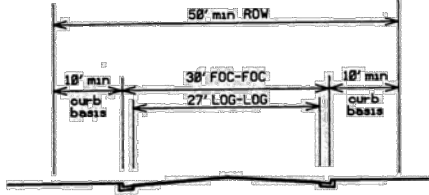


Source: City of Austin Transportation and Public Services Department

LOCAL STREET CROSS SECTION (TCM FIGURE 1-22)

Typical ADT Range, less than 1000
Design Speed, 25-30 mph
General Length, less than 1.0 mile
Minimum Centerline Radius, See Page 1-8
Minimum Tangent Length Between Horizontal Curves, 50'
Minimum Curve Basis, 10'
Zoning, SF-1 or SF-2 (for 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

BLOCK	LOT	ACCESS STREET	RESTRICTED ACCESS STREET 1	BLOCK	LOT	ACCESS STREET	RESTRICTED ACCESS STREET 1
A	1	SAYULA DRIVE	CANTERO LANE	P	1	TRASIMERO DRIVE	CINCO LAGOS STREET
A	63	VARANO CIRCLE	ELVER DRIVE	P	10	TRASIMERO DRIVE	NOVILLO LANE
A	83	VARANO CIRCLE	ELVER DRIVE	P	11	TAWAKONI LANE	NOVILLO LANE
A	84	ANGEL JOSEFINA AVENUE	ELVER DRIVE	P	20	TAWAKONI LANE	CINCO LAGOS STREET
B	10	BOB SANDLIN BEND	GAZO STREET	R	1	PALITO DRIVE	TAWAKONI LANE
B	12	BACURATO ROAD	GAZO STREET	R	10	PALITO DRIVE	ALBANO ROAD
C	1	BACURATO ROAD	BOB SANDLIN BEND	R	11	NOVILLO LANE	ALBANO ROAD
C	15	BACURATO ROAD	GAZO STREET	R	20	NOVILLO LANE	TAWAKONI LANE
C	16	SAYULA DRIVE	GAZO STREET	S	1	NOVILLO LANE	TAWAKONI LANE
C	32	SAYULA DRIVE	BOB SANDLIN BEND	S	22	ANGEL JOSEFINA AVENUE	PALITO DRIVE
D	1	SAYULA DRIVE	CANTERO LANE	T	1	LIVINGTON DRIVE	LAGO TORTUGA TRAIL
D	16	SAYULA DRIVE	GAZO STREET	T	18	LIVINGTON DRIVE	ELVER DRIVE
E	48	LAGO TEXCOCO DRIVE	LEWISVILLE STREET	T	19	CORBARA LANE	ELVER DRIVE
G	1	MELANO DRIVE	CANTERO LANE	T	42	LAGO LEON ROAD	ANGEL JOSEFINA AVENUE
G	20	MELANO DRIVE	GAZO STREET	U	1	LAGO TORTUGA TRAIL	ELVER DRIVE
H	1	MELANO DRIVE	CANTERO LANE	U	11	LAGO TORTUGA TRAIL	LIVINGTON DRIVE
H	22	MELANO DRIVE	GAZO STREET	U	21	LIVINGTON DRIVE	ELVER DRIVE
H	25	VISTA HERMOSA DRIVE	GAZO STREET	W	5	VARANO CIRCLE	ELVER DRIVE
H	47	VISTA HERMOSA DRIVE	CANTERO LANE	W	6	VARANO CIRCLE	ELVER DRIVE
I	1	VISTA HERMOSA DRIVE	CANTERO LANE	X	1	CORBARA LANE	ELVER DRIVE
I	10	VISTA HERMOSA DRIVE	SALSO ROAD	X	11	CORBARA LANE	LAGO LEON ROAD
I	16	SALSO ROAD	LAGO TEXCOCO DRIVE	X	12	CONROE DRIVE	LAGO LEON ROAD
I	17	LEWISVILLE STREET	LAGO TEXCOCO DRIVE	X	23	CONROE DRIVE	ELVER DRIVE
J	1	LEWISVILLE STREET	CANTERO LANE	Y	1	CONROE DRIVE	ELVER DRIVE
J	9	LEWISVILLE STREET	LAGO TEXCOCO DRIVE	Y	13	CONROE DRIVE	LAGO LEON ROAD
J	10	ROSAL LANE	LAGO TEXCOCO DRIVE	Y	14	ANGEL JOSEFINA AVENUE	LAGO LEON ROAD
J	16	ROSAL LANE	CANTERO LANE	Y	26	ANGEL JOSEFINA AVENUE	ELVER DRIVE
K	1	CANTERO LANE	LAGO TEXCOCO DRIVE				
K	5	ROSAL LANE	CANTERO LANE				
K	8	LAGO TEXCOCO DRIVE	ROSAL LANE				
L	1	VISTA HERMOSA DRIVE	SALSO ROAD				
L	14	GAZO STREET	VISTA HERMOSA DRIVE				
L	16	GAZO STREET	LAGO TEXCOCO DRIVE				
L	26	SALSO ROAD	LAGO TEXCOCO DRIVE				
M	1	LAGO TEXCOCO DRIVE	VICO STREET				
M	65	NOVILLO LANE	TAWAKONI LANE				
N	1	CINCO LAGOS STREET	LAGO TORTUGA TRAIL				
N	16	ANGEL JOSEFINA AVENUE	PALITO DRIVE				
N	20	PALITO DRIVE	TAWAKONI LANE				
O	1	TRASIMERO DRIVE	CINCO LAGOS STREET				
O	9	NOVILLO LANE	TRASIMERO DRIVE				
O	15	NOVILLO LANE	LAGO TORTUGA TRAIL				
O	23	LAGO TORTUGA TRAIL	CINCO LAGOS STREET				

GENERAL NOTES:

- 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-GEOD 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 MONUMENT ELEV.=481.34'

BM #19 "X" CUT SET ON TOP OF 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'

NO.	REVISIONS	DATE	BY

Kimley»Horn

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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

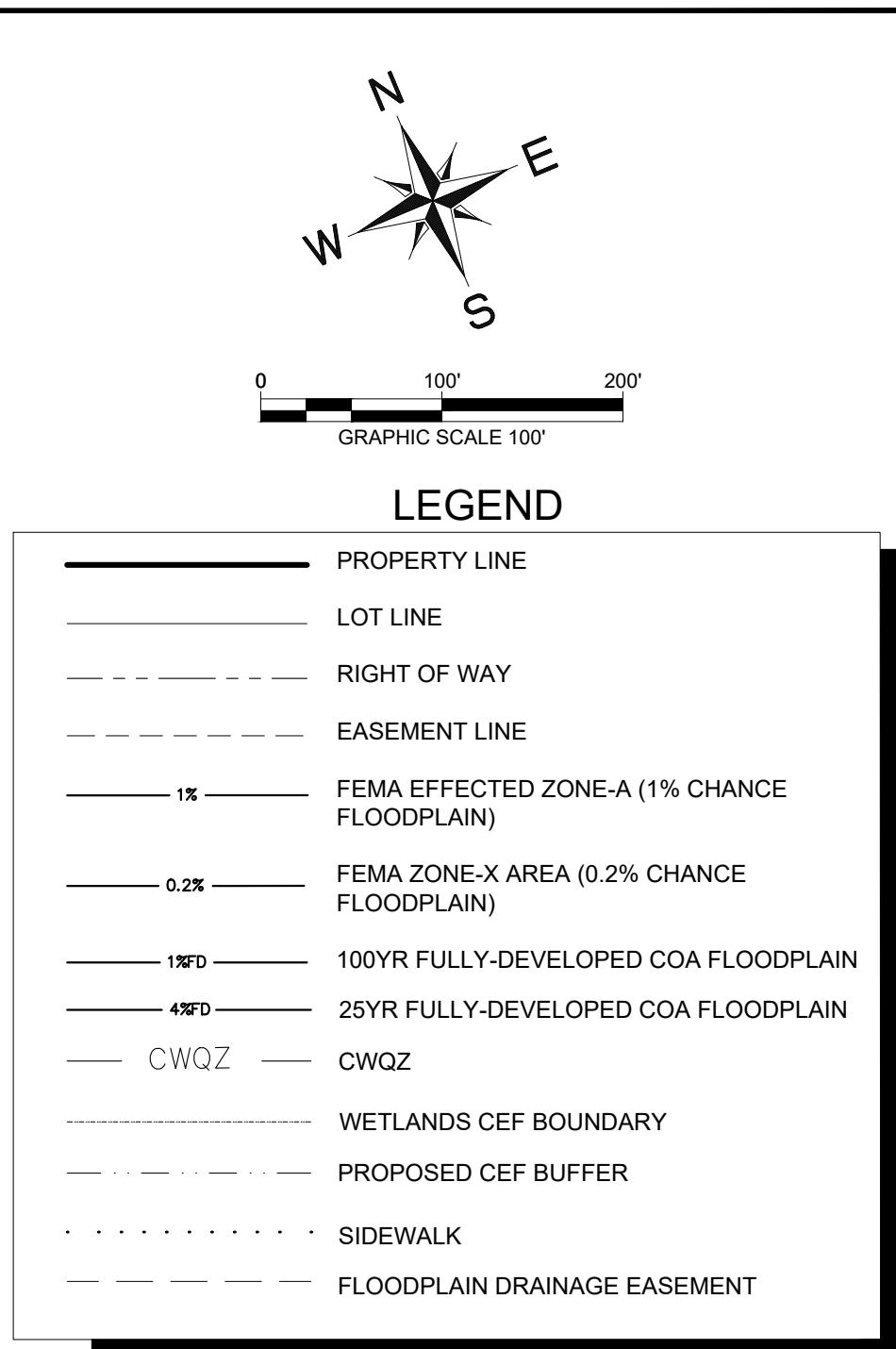


KHA PROJECT	069244532
DATE	NOVEMBER 2022
SCALE	AS SHOWN
DESIGNED BY:	AR
DRAWN BY:	MSM
CHECKED BY:	MOS

OVERALL PRELIM PLAN

LAGOS AUSTIN SECTION 2 CITY OF AUSTIN EIT TRAVIS COUNTY, TEXAS

SHEET NUMBER
2 OF 7



GENERAL NOTES:

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.

[illegible]

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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Matthew Strub



11/11/2022

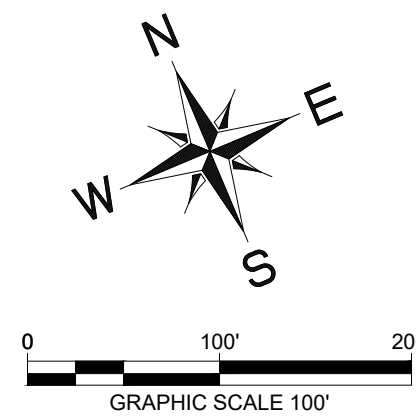
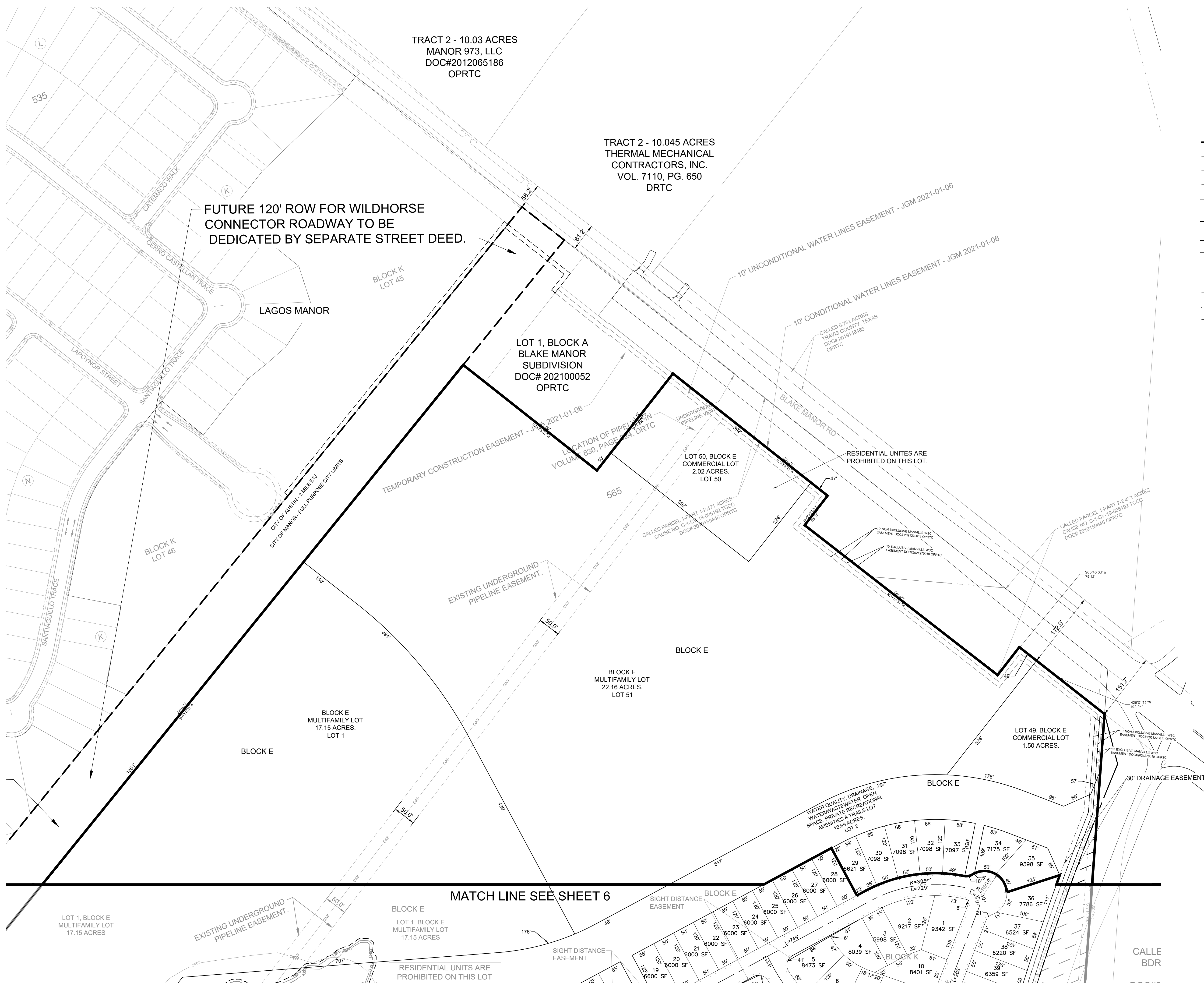
KHA PROJECT 069244532	DATE NOVEMBER 2022	SCALE: AS SHOWN	DESIGNED BY: AR	DRAWN BY: MSM	CHECKED BY: MGS
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PRELIMINARY PLAN - 1

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

SHEET NUMBER
3 OF 7

C8J-2022-0273



-
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- 1% FEMA EFFECTED ZONE-A (1% CHANCE FLOODPLAIN)
- 0.2% FEMA ZONE-X AREA (0.2% CHANCE FLOODPLAIN)
- 100YR FULLY-DEVELOPED COA FLOODPLAIN
- 25YR FULLY-DEVELOPED COA FLOODPLAIN
- CWQZ
- WETLANDS CEF BOUNDARY
- PROPOSED CEF BUFFER
- SIDEWALK
- FLOODPLAIN DRAINAGE EASEMENT

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  ' FROM THE EDGE OF
ASPHALT  ' 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  ' SW FROM THE CENTERLINE
OF FM 973 AND  ' SOUTH OF A GRAVEL DRIVEWAY
ON THE WEST SIDE OF FM 973
ELEV. =468.25'

[illegible]

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0814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
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TEXAS REGISTERED ENGINEERING FIRM F-928

Matthew Strub



A circular professional engineer seal for the State of Texas. The seal features a five-pointed star in the center. The text "STATE OF TEXAS" is at the top, "MATTHEW G. STRUB" is in the middle, and "143987" is below the name. The words "LICENSED PROFESSIONAL ENGINEER" are written around the bottom half of the seal. The seal is surrounded by a decorative wreath.

11/11/2022

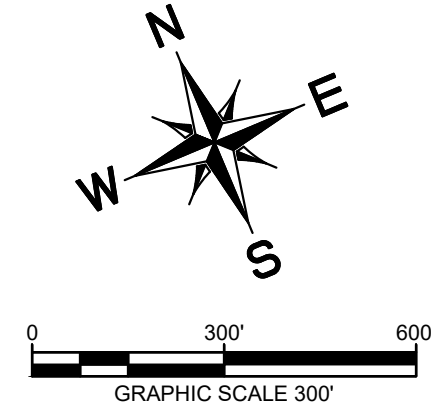
KHA PROJECT 069244532
DATE NOVEMBER 2022
SCALE: AS SHOWN
DESIGNED BY: AR
DRAWN BY: MSM
CHECKED BY: MGS

PRELIMINARY PLAN - 5

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

SHEET NUMBER
7 OF 7





UTILITY LEGEND

	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY
	EASEMENT LINE
	FEMA EFFECTED ZONE-A (1% CHANCE FLOODPLAIN)
	FEMA ZONE-X AREA (0.2% CHANCE FLOODPLAIN)
	100YR FULLY-DEVELOPED COA FLOODPLAIN
	25YR FULLY-DEVELOPED COA FLOODPLAIN
	CWQZ
	WETLANDS CEF BOUNDARY
	PROPOSED CEF BUFFER
	SIDEWALK
	FLOODPLAIN DRAINAGE EASEMENT
	PROPOSED WASTE WATER LINE
	PROPOSED WATER LINE
	PROPOSED WATER MAIN HOLE
	WASTE WATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTE WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE

GENERAL NOTES

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