

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0037**PC DATE:** Feb. 9, 2021**SUBDIVISION NAME:** Marshall Ranch Preliminary Plan**AREA:** 37.23 ac.**LOT(S):** 68**OWNER:** Eanes Marshall Ranch, LP (Linda K. Haines)**AGENT/APPLICANT:** Jonathan Fleming (KTCivil)**ADDRESS OF SUBDIVISION:** 1300 Lost Creek Blvd **COUNTY:** Travis**WATERSHED:** Eanes Creek & Barton Creek**EXISTING ZONING:** SF-2**PROPOSED LAND USE:** Single-family, and Open Space

DEPARTMENT COMMENTS: The request is for the approval of the Marshall Ranch Preliminary Plan, a development of a 37.23 acre tract containing 63 lots of single-family residential (16.36 ac), 1 lot private parkland (existing cemetery; 0.22 ac), 3 lots for drainage pedestrian access & PUE (15.62 ac) and 1 public lot (0.71 ac) with 4.32 acres dedicated for public ROW with associated water, wastewater, paving, drainage and water quality facilities.

STAFF RECOMMENDATION: Staff recommends disapproval with reasons based on the outstanding review comments in the attached, initial Master Comment Report.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov



0 250 500
Feet
SCALE: 1" = 500'

Drawing: L:\PROJECT\Milestone\MCB20001 - Marshall Tract\GIS\Exhibits\Marshall Tract - Site Location Map.mxd

KTCIVIL
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129


MILESTONE
COMMUNITY BUILDERS

SITE LOCATION MAP

MARSHALL RANCH SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

EXH

FLOODPLAIN NOTE

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GENERAL NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS SINGLE FAMILY (SF-2) IN ACCORDANCE WITH ORDINANCE NO. 20081218-032.
- WATER AND WASTEWATER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
- 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 CITY OF AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OF OTHER APPROVED METHODS.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
- ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 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 SECTION 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: NONE.
 - 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: EANES HOMESTEAD ROAD, MARSHALL RANCH ROAD AND WESTLAKE VIEW DRIVE.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNERS EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
- TOPOGRAPHY SOURCE: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC., 3530 MCCALL LANE, AUSTIN, TX 78744
- EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- THIS PROJECT IS LOCATED IN THE EANES AND BARTON CREEK WATERSHEDS, WHICH ARE CLASSIFIED AS WATER SUPPLY SUBURBAN AND BARTON SPRINGS ZONE RESPECTIVELY.
- THIS SITE IS OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION / SEDIMENTATION CONTROLS COMPLETED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
- INSPECTION FEES REQUIRED FOR CONSTRUCTION OF THIS SUBDIVISION OR SITE PLAN SHALL BE PAID TO THE APPROPRIATE AGENCY OR DEPARTMENT PRIOR TO THE RELEASE OF THE FINAL PHASE.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48453C04J3 TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JANUARY 22, 2005.
- THERE ARE NO KNOWN CEFS ON OR WITHIN 150 FEET OF THIS PROPERTY.
- THIS NOTE IS BEING PLACED ON THE PLAN SET IN ABSENCE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY RIGHT OF WAY MANAGEMENT DIVISION. STANDARD DETAILS ARE NOT A TRAFFIC CONTROL PLAN. THE OWNER / REPRESENTATIVE FURTHER RECOGNIZE THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:
 - PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
 - NO LONG TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
 - PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.
 - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM BE DETAILED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOTS IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- THE PONDS INCLUDED IN THIS SUBDIVISION ARE MAINTAINED BY THE CITY OF AUSTIN.
- THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED AREA IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR NATURAL RESTORATION SHALL NOT BE CONSIDERED LANDSCAPED AREA.
- SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK A, LOTS 6-8, 16-17, 21-25, 27-28, 30-38, 41-45, 47-51, 54-61, AND 65. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: [EANES HOMESTEAD ROAD, LOST CREEK BLVD., MARSHALL RANCH ROAD, AND WESTLAKE VIEW DRIVE]. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- CONSTRUCTION ON SLOPES
 - NO BUILDING OR PARKING AREAS SHALL BE CONSTRUCTED ON SLOPES IN EXCESS OF 15 PERCENT. PROVIDED, HOWEVER, THAT BUILDINGS AND PARKING STRUCTURES MAY BE LOCATED ON SLOPES OF 15 TO 25 PERCENT WHEN THE FOLLOWING CRITERIA ARE MET:
 - IMPERVIOUS COVER ON 15-25 PERCENT SLOPES SHALL NOT EXCEED TEN (10) PERCENT OF THE TOTAL AREA OF 15-25 PERCENT SLOPE.
 - STRUCTURES LOCATED DOWNGRADIENT OF SLOPES BETWEEN 15-25 PERCENT SHOULD BE TERRACED AND CONSOLIDATED INTO THE HILLSIDE. STRUCTURAL EXCAVATION SHALL NOT EXCEED A MAXIMUM OF EIGHT (8) FEET IN DEPTH, EXCEPT BY TERRACING. AREAS OF CUT NOT HIDDEN FROM VIEW SHALL BE EFFECTIVELY SCREENED BY ADDITIONAL LANDSCAPING.
 - HILLSIDE VEGETATION SHALL NOT BE DISTURBED OTHER THAN THAT NECESSARY TO LOCATE THE STRUCTURE. ALL DISTURBED AREAS SHALL BE RESTORED WITH NATIVE VEGETATION. ADAPTED VEGETATION MAY BE ALLOWED TO ACCOMMODATE UNIQUE SITE CONDITIONS IF APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - IF TERRACES ARE NOT PROVIDED, CUTS AND FILLS ARE TO BE RESTORED TO NO MORE THAN 3:1 SLOPES AND REVEGETATED.
 - IN ALL CASES, SLOPES GENERATED BY CUT AND FILL SHALL BE STABLE, GIVING FULL CONSIDERATION TO SOIL CHARACTERISTICS AND EROSION POTENTIAL. TECHNIQUES TO BE USED ARE TO BE SPECIFIED WITH THE FINAL PLAT, SLOPE EXCEEDING A 3:1 RATIO, OTHER THAN CUTS WHICH ARE DETERMINED TO BE STABLE, MUST BE STABILIZED BY PERMANENT STRUCTURAL MEANS (E.G., DRY STACK WALL, TERRACES, EXPOSED AGGREGATE CONCRETE WALLS, ETC.) AND APPROVED BY THE DIRECTOR.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

PRELIMINARY PLAN FOR MARSHALL RANCH SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SUBMITTAL DATE: OCTOBER 22, 2020



MAPSCO PAGE 583E & 583J - COA GRID# E23 & E24

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN 'A'
4	PRELIMINARY PLAN 'B'
5	PRELIMINARY PLAN 'C'
6	PRELIMINARY PLAN 'D'

APPENDIX Q-1 MARSHALL RANCH SUBDIVISION BARTON SPRINGS ZONE (BARTON CREEK) NET SITE AREA	
TOTAL GROSS SITE AREA =	20.6 ACRES
SITE DEDUCTIONS:	
CRITICAL WATER QUALITY ZONE (CWQZ) =	0.00 ACRES
WATER QUALITY TRANSITION ZONE (WQTZ) =	0.00 ACRES
WASTEWATER IRRIGATION AREAS =	0.00 ACRES
DEDUCTION SUBTOTAL =	0.00 ACRES
UPLANDS AREA (TOTAL SITE AREA MINUS TOTAL DEDUCTIONS) =	20.6 ACRES
NET SITE AREA CALCULATION:	
AREA OF UPLANDS WITH SLOPES 0-15% =	17.20 ACRES
AREA OF UPLANDS W/ SLOPES 15-25% =	2.60 ACRES
AREA OF UPLANDS W/ SLOPES 25-35% =	0.80 ACRES
AREA OF UPLANDS WITH SLOPES >35% =	0.00 ACRES
NET SITE AREA TOTAL =	18.40 ACRES

APPENDIX Q-1 MARSHALL TRACT SUBDIVISION WATERSUPPLY SUBURBAN (EANES CREEK) NET SITE AREA	
TOTAL GROSS SITE AREA =	16.7 ACRES
SITE DEDUCTIONS:	
CRITICAL WATER QUALITY ZONE (CWQZ) =	0.00 ACRES
WATER QUALITY TRANSITION ZONE (WQTZ) =	0.00 ACRES
WASTEWATER IRRIGATION AREAS =	0.00 ACRES
DEDUCTION SUBTOTAL =	0.00 ACRES
UPLANDS AREA (TOTAL SITE AREA MINUS TOTAL DEDUCTIONS) =	16.7 ACRES
NET SITE AREA CALCULATION:	
AREA OF UPLANDS WITH SLOPES 0-15% =	11.00 ACRES
AREA OF UPLANDS W/ SLOPES 15-25% =	3.70 ACRES
AREA OF UPLANDS W/ SLOPES 25-35% =	1.50 ACRES
AREA OF UPLANDS WITH SLOPES >35% =	0.50 ACRES
NET SITE AREA TOTAL =	12.78 ACRES

APPENDIX Q-2 MARSHALL RANCH SUBDIVISION BARTON SPRINGS ZONE (BARTON CREEK) ALLOWABLE IMPERVIOUS COVER	
TOTAL NET SITE AREA (NSA) =	18.40 ACRES
WATER QUALITY TRANSITION ZONE OUTSIDE OF 100-YEAR FLOODPLAIN (NON-FP WQTZ) =	0.00 ACRES
ALLOWABLE IMPERVIOUS COVER	
IMPERVIOUS COVER ALLOWED =	0.00 ACRES AT 18% % NON-FP WQTZ = 0.00 ACRES
IMPERVIOUS COVER ALLOWED =	18.40 ACRES AT 20% % NET SITE AREA = 3.68 ACRES
TOTAL IMPERVIOUS COVER ALLOWED =	3.68 ACRES
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY	
TOTAL ACREAGE 15-25% =	2.60 ACRES
PROPOSED TOTAL IMPERVIOUS COVER	
IMPERVIOUS COVER IN WQTZ =	0.00 ACRES = 0.00%
IMPERVIOUS COVER IN UPLANDS =	3.68 ACRES = 18.8%
TOTAL PROPOSED IMPERVIOUS COVER =	3.68 ACRES
PROPOSED IMPERVIOUS COVER ON SLOPES	
IMPERVIOUS COVER	
BUILDINGS / OTHER IMPERVIOUS COVER	DRIVEWAYS / ROADWAYS
SLOPE CATEGORY ACRES ACRES CATEGORY ACRES CATEGORY	
0-15% 17.20 2.279 15.25% 0.925 5.38%	
15-25% 2.60 0.120 4.62% 0.117 4.50%	
25-35% 0.80 0.000 0.00% 0.022 2.75%	
Over 35% 0.00 0.000 0.00% 0.001 0.00%	
Total Site Area	20.60

APPENDIX Q-2 MARSHALL TRACT SUBDIVISION WATERSUPPLY SUBURBAN (EANES CREEK) ALLOWABLE IMPERVIOUS COVER	
TOTAL NET SITE AREA (NSA) =	12.78 ACRES
WATER QUALITY TRANSITION ZONE OUTSIDE OF 100-YEAR FLOODPLAIN (NON-FP WQTZ) =	0.00 ACRES
ALLOWABLE IMPERVIOUS COVER	
IMPERVIOUS COVER ALLOWED =	0.00 ACRES AT 18% % NON-FP WQTZ = 0.00 ACRES
IMPERVIOUS COVER ALLOWED =	12.78 ACRES AT 30% % NET SITE AREA = 3.83 ACRES
TOTAL IMPERVIOUS COVER ALLOWED =	3.83 ACRES
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY	
TOTAL ACREAGE 15-25% =	3.40 ACRES
PROPOSED TOTAL IMPERVIOUS COVER	
IMPERVIOUS COVER IN WQTZ =	0.00 ACRES = 0.0%
IMPERVIOUS COVER IN UPLANDS =	3.83 ACRES = 30.0%
TOTAL PROPOSED IMPERVIOUS COVER =	3.83 ACRES
PROPOSED IMPERVIOUS COVER ON SLOPES	
IMPERVIOUS COVER	
BUILDINGS / OTHER IMPERVIOUS COVER	DRIVEWAYS / ROADWAYS
SLOPE CATEGORY ACRES ACRES CATEGORY ACRES CATEGORY	
0-15% 11.00 1.952 17.75% 1.535 13.95%	
15-25% 3.70 0.177 4.78% 0.141 3.61%	
25-35% 1.50 0.000 0.00% 0.022 1.47%	
Over 35% 0.50 0.000 0.00% 0.000 0.00%	
Total Site Area	35.70

NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY AGENCIES

MARSHALL RANCH
SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

AUSTIN ENERGY STANDARD NOTES

- 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.
- 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 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 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- 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.

LEGAL DESCRIPTION

TRACT 1: 37.235 ACRES, BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 39.75 ACRES, MORE OR LESS, SITUATED IN THE JOHN SWESLEY SURVEY NO. 406, ABSTRACT NO. 702, IN TRAVIS COUNTY, TEXAS, DESCRIBED IN THE CONTRIBUTION DEED TO EANES MARSHALL RANCH, LP, DATED JUNE 21ST, 2016, AND RECORDED IN DOCUMENT NUMBER 2016114549 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAVE AND EXCEPT THAT CERTAIN 2.50 ACRES CONVEYED IN VOLUME 6396, PAGE 891 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND SAVE AND EXCEPT THAT CERTAIN 30 FOOT BY 35 FOOT TRACT AS DESCRIBED IN VOLUME 517, PAGE 177 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: 0.024 ACRES, MORE OR LESS, IN THE JOHN SWESLEY SURVEY NO. 508, ABSTRACT NO. 702 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 30 X 35 FEET PARCEL DESCRIBED IN A DEED TO SHELBY ZEMPTER EANES DATED MARCH 18, 1935, AND RECORDED IN VOLUME 517, PAGE 177 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

ENGINEER: KT CIVIL
6805 N. CAPITAL OF TEXAS HWY, SUITE 315
AUSTIN, TEXAS 78731
PHONE: (512) 758-7474
CONTACT: JONATHAN P. FLEMING
EMAIL: jonathan.fleming@ktcivil.com

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3530 MCCALL LANE
AUSTIN, TX 78744
PHONE: (512) 443-1724
FAX: (512) 389-0943

OWNER: EANES MARSHALL MANAGEMENT, LLC
8127 MESA DRIVE, SUITE B206
AUSTIN, TEXAS 78759
PHONE: (512) 653-4311

DEVELOPER: MILESTONE COMMUNITY BUILDERS
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TEXAS 78759
PHONE: (512) 686-4386

LAND USE SUMMARY TABLE				
USE	ACREAGE	# OF LOTS	% OF PROJECT	
SINGLE-FAMILY RESIDENTIAL	16.36	AC	63	48.9%
RIGHT-OF-WAY	4.32	AC	-	11.8%
PRIVATE PARKLAND - CEMETERY LOT	0.22	AC	1	0.6%
DRAINAGE, PEDESTRIAN ACCESS & P.U.I.E.	15.62	AC	3	42.0%
PUBLIC LOT	0.71	AC	1	1.9%
TOTAL	37.23	AC	-	100.0%

STREET	RIGHT OF WAY	PAVEMENT (FOC/FOC)	CLASSIFICATION	LINEAR FEET
EANES HOMESTEAD ROAD	50'	28'	LOCAL ROAD	837
WESTLAKE VIEW DR.	50'	28'	LOCAL ROAD	1481
MARSHALL RANCH RD.	60'/50'	36'/28'	RESIDENTIAL COLLECTOR / LOCAL ROAD	768

PARKLAND REQUIRED				
DENSITY CLASSIFICATION	RESIDENTS IN EACH DWELLING UNIT	#AC PER 1000 RESIDENTS	# OF UNITS	PARKLAND REQUIRED
≤ 6 UNITS PER AC	2.8	9.4	62	1.63

PARKLAND PROVIDED				
CLASSIFICATION	ACREAGE	PERCENT CREDITED	PARKLAND CREDITED (AC)	PARKLAND PROVIDED
PRIVATE PARKLAND - CEMETERY LOT	0.22	50%	0.11	0.25
PUBLIC PARKLAND - TRAIL IN 15'	0.14	100%	0.14	

BARTON CREEK Proposed Impervious Cover	
>3 AC	0 Lots 10,000 SF I.C./Lot 0 SF I.C.
1 AC < x ≤ 3 AC	0 Lots 7,000 SF I.C./Lot 0 SF I.C.
15,000 SF < x ≤ 1 AC	0 Lots 5,000 SF I.C./Lot 0 SF I.C.
10,000 SF < x ≤ 15,000 SF	14.5 Lots 3,500 SF I.C./Lot 60,760 SF I.C.
≤ 10,000 SF	21.5 Lots 2,500 SF I.C./Lot 63,750 SF I.C.
Total I.C.	2.40 Acres
Total Area	1.07 Acres
% I.C.	100%
Total I.C.	1.07 Acres
Total I.C.	3.46 Acres

EANES CREEK Proposed Impervious Cover	
>3 AC	0 Lots 10,000 SF I.C./Lot 0 SF I.C.
1 AC < x ≤ 3 AC	0 Lots 7,000 SF I.C./Lot 0 SF I.C.
15,000 SF < x ≤ 1 AC	3 Lots 5,000 SF I.C./Lot 15,000 SF I.C.
10,000 SF < x ≤ 15,000 SF	12.5 Lots 3,500 SF I.C./Lot 43,750 SF I.C.
≤ 10,000 SF	10.5 LOTS 2,500 SF I.C./Lot 26,250 SF I.C.
Total I.C.	1.96 Acres
Total Area	1.70 Acres
% I.C.	100%
Total I.C.	1.70 Acres
Total I.C.	3.88 Acres

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.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 25, LAND DEVELOPMENT CODE.

SUBMITTED BY:

JONATHAN P. FLEMING, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 109872
KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HWY, SUITE 315
AUSTIN, TEXAS 78731
PHONE: (512) 758-7474



PRELIMINARY SUBDIVISION APPROVAL Sheet 1 OF 6
FILE NUMBER: XXX-XXXX-XXXX APPLICATION DATE: XXXXXX.XX.20XX
APPROVED BY (ZAP, PC) ON: _____
EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER JOEY DE LA GARZA

JOEY DE LA GARZA FOR: DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

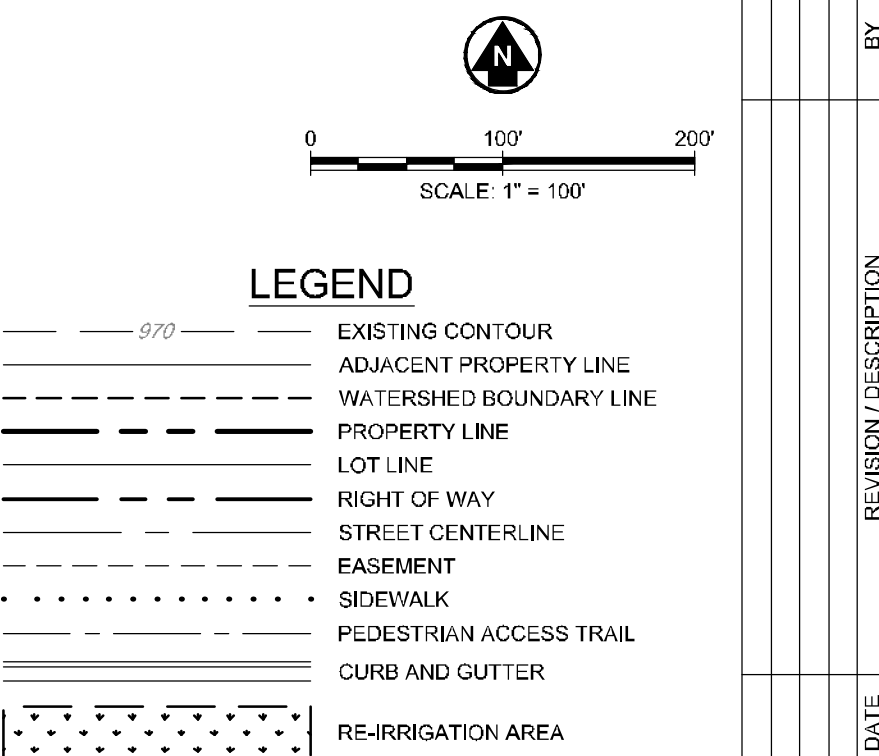
FINAL PLAT MUST BE RECORDED BY THE EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF PLING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TOT THE PROJECT EXPIRATION DATE.

SHEET

1

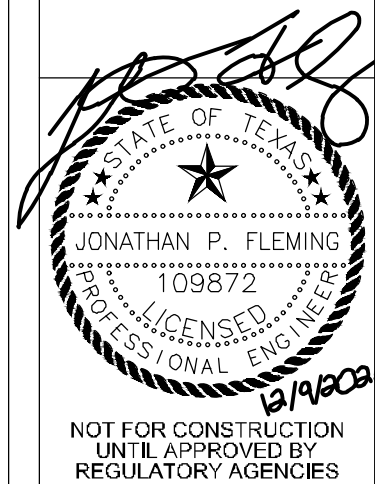
OF 6

CB-2020-0037



NOTE:

1. LANDSCAPE AREAS WITHIN RIGHT OF WAY TO BE USED FOR RE-IRRIGATION AREAS.



MARSHALL RANCH
SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

OVERALL PRELIMINARY PLAN

2
OF 6

MARSHALL RANCH SUBDIVISION - PRELIMINARY PLAN



SCALE: 1" = 6'

LOCAL ROADS: MARSHALL RANCH ROAD, WESTLAKE VIEW ROAD, EANES HOMESTEAD ROAD



SCALE: 1" = 6'

RESIDENTIAL COLLECTOR: MARSHALL RANCH ROAD



PRELIMINARY SUBDIVISION APPROVAL _____ Sheet: 1 OF 6

FILE NUMBER: XX-XXXX-XXXX APPLICATION DATE XXXXXX XX, 20XX

APPROVED BY (ZAP, PC) ON _____

EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER JOEY DE LA GARZA

JOEY DE LA GARZA FOR: DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

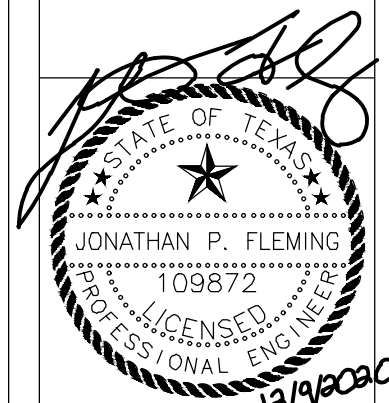




KTCIVIL
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TPBE FIRM NO. F-18129



MILESTONE
COMMUNITY BUILDERS



NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY AGENCIES

MARSHALL RANCH
SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

PRELIMINARY PLAN 'B'

SHEET

4

OF 6

C8-2020-0037

MARSHALL RANCH SUBDIVISION - PRELIMINARY PLAN

Last Saved by: Roberto
 Last Saved: 11/24/2020 12:20 PM
 Plot Date/Time: 12/24/2020 3:59 PM
 Drawing: C:\Users\Roberto\KTC\KTC\KTC ALL - Project\Milestone\MB20001 - Marshall Track\CAD\Sheets\Preliminary Plan\MB20001 - PP - CG-100



0 40' 80'

SCALE: 1" = 40'

LEGEND

EXISTING CONTOUR

ADJACENT PROPERTY LINE

WATERSHED BOUNDARY LINE

PROPERTY LINE

LOT LINE

RIGHT OF WAY

STREET CENTERLINE

EASEMENT

SIDEWALK

PEDESTRIAN ACCESS TRAIL

CURB AND GUTTER

RE-IRRIGATION AREA

NO.

DATE

REVISION / DESCRIPTION

BY

NOTE:
1. LANDSCAPE AREAS WITHIN RIGHT OF WAY TO BE USED FOR RE-IRRIGATION AREAS.

PRELIMINARY SUBDIVISION APPROVAL

Sheet 1 OF 6

FILE NUMBER: XX-XXXX-XXXX

APPLICATION DATE: XXXXX XX, 20XX

APPROVED BY (ZAP, PC) ON

EXPIRATION DATE (LDC 25-4-62)

CASE MANAGER JOEY DE LA GARZA

JOEY DE LA GARZA FOR: DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE:

ZONING:

Rev. 1

Correction 1

Rev. 2

Correction 2

Rev. 3

Correction 3

FINAL PLAT MUST BE RECORDED BY THE EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

KICIVIL

6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL (512) 755-7474
TBPE FIRM NO. F-18129

MILESTONE

COMMUNITY BUILDERS

NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY AGENCIES

MARSHALL RANCH
SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

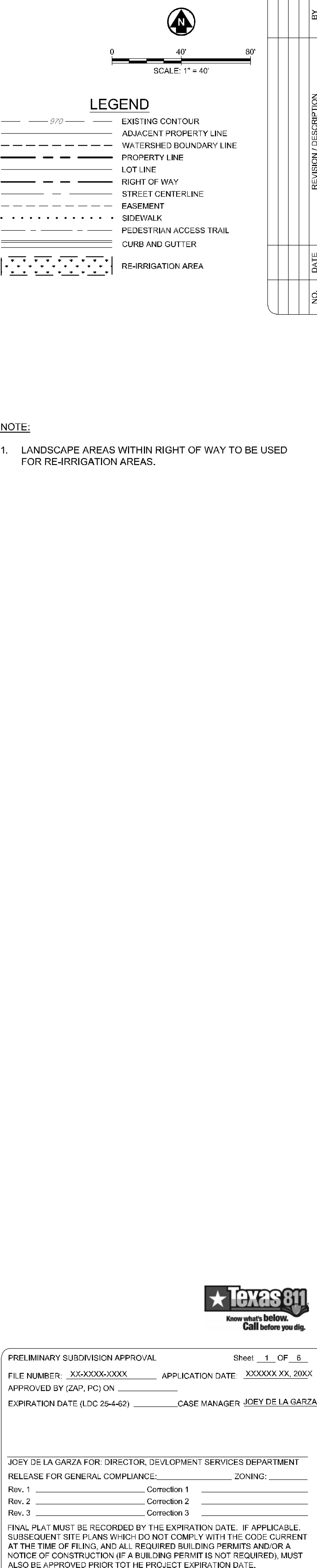
PRELIMINARY PLAN 'C'

SHEET

5

OF 6

CB-2020-0037



PRELIMINARY SUBDIVISION APPROVAL _____ Sheet 1 OF 8

FILE NUMBER: XX-XXXX-XXXX APPLICATION DATE XXXXXX XX, 20XX

APPROVED BY (ZAP, PC) ON _____

EXPIRATION DATE (LDC 254-62) _____ CASE MANAGER JOEY DE LA GARZA

JOEY DE LA GARZA FOR: DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE EXPIRATION DATE. IF APPLICABLE,
SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT
AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A
NOTICE OF CONSTRUCTION AT A BUILDING PERMIT IS NOT REQUIRED). MUST
ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.