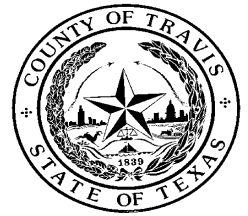


CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **C8J-2009-0044**
REVISION #: **00** UPDATE: **U0**
CASE MANAGER: **Don Perryman** PHONE #: **974-2786**

PROJECT NAME: **Webb Estates (Withdrawal & Resubmittal of C8J-2008-0082)**
LOCATION:



SUBMITTAL DATE: **April 21, 2009**
REPORT DUE DATE: **May 19, 2009**
FINAL REPORT DATE: **May 15, 2009**

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, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

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

It is the responsibility of the applicant or his/her agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is October 5, 2009.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 7 copies of the plans and 7 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

REVIEWERS:

Drainage Engineering : Ron Czajkowski
Environmental : James Dymkowski
Planner 1 : Michelle Casillas
Travis Co. Subdivision : Sarah Sumner
Mapping : Richard Sigmon
Subdivision : Don Perryman
Transportation : Amber Mitchell
Austin Water Utility : Howard Neil Kepple

Transportation Review - Amber Mitchell - 974-3428

TR1. The submittal is missing sheet 3 of 4 of the preliminary plan. Please update the set.

Drainage Engineering Review - Ron Czajkowski - 974-6307

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.

- DE 1. There are discrepancies in the Tc flow path lengths between the PondPack analyses and the paths shown on Sheets 4 and 5 for areas LA 2, LA 3, LA 4, and LA 5 (existing and proposed conditions). There are also discrepancies in the Tc values between the PondPack analyses and the summary tables on Sheet 6 for these areas. Please review/correct.
- DE 2. There are discrepancies in the reported flow values between the PondPack analyses and the summary tables on Sheet 6 for LA 2 to LA 5, DP 2, and DP 3. Please review/correct.
- DE 3. As previously indicated, the impervious cover levels assumed for areas LA 1 to LA 5 are much lower than allowed by zoning or what would be considered typical for lots of this size. Plat notes with significant impervious cover restrictions on lots in these areas will be required if the analyses do not reflect the expected impervious cover levels.

Environmental Review - Jim Dymkowski - 974-2707

EV 0 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, e-mails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

EV 1 Please provide plan sheet 3 of 4.

EV 2 Revise note #37 on plat sheet 1 to include the date of variance approval.

EV 3 This comment pending possible Environmental Resource Management (ERM) input. Please include ERM on the next submittal as they were not copied on this review.

Mapping Review - Richard Sigmon - 974-2288

SUCCESSFUL 'INITIAL' PRELIMINARY PLAT REVIEW ... 04/24/2009

DISTRIBUTION TO MAPPING OF COPIES FOR ALL UPDATES OR CORRECTIONS IS REQUIRED

Austin Water Utility Review - Howard Neil Kepple - 974-3003

The previous comments are still pending. As such, the preliminary plan should not be approved.

WW1. The landowner intends to serve each lot with a connection to the River Place Municipal Utility District water utility system. The landowner must provide written evidence that River Place MUD will provide out-of-district water utility service to each lot. As of this date, the River Place MUD and landowner has not executed an out-of-district agreement.

WW2. The landowner intends to serve each lot with an onsite septic system. The landowner must provide written evidence that the County approves the preliminary plan and each lot with an onsite septic system.

Subdivision Review - Don Perryman - 974-2786

SR1. Please change/update the Case # in the bottom right hand corner of each sheet on original mylar.

SR2. Fill in the dates that the waivers and variances were granted, (notes 35-38).

SR3. Please add the following note to the plan:

A driveway, street, street right-of-way, cul-de-sac, or cul-de-sac right-of-way shall be setback a minimum of fifteen feet from a residential lot from the adjacent Westminister Glen and Riverplace subdivisions. A vegetative buffer of native species shall be planted within the setback, if a vegetative buffer does not exist already.

Note: This comment is carrying over from the previous review.

SR4 FYI: After all Departments have signed off and the case is placed on a ZAP agenda, I will need 12 half size paper copies of the preliminary plan and one 8 ½" x 11" paper copy of the plan as well as the mylar(s) for ZAP back-up.

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

Travis County Subdivision:

1. This subdivision is in the limited purpose/extraterritorial jurisdiction of the City of Austin. Consequently, it is subject to Title 30, Austin/Travis County Subdivision Regulations, which requires approval by the City of Austin Zoning and Platting Commission and the Travis County Commissioners Court. All Single Office review comments must be cleared prior to requesting action by the Commission and Court.
2. Please verify ownership of entrance from City Park Road to Webb Mountain Drive. A subdivision cannot take access through an access easement. **Update 0 – cleared, roadway easement as dedicated is acceptable for subdivision entrance.**

3. Please remove the watershed block from PL1-3 and leave a 4"x6" space for the approval sticker. **Update 0 – comment stands, City approval sticker is clear, please remove watershed blocks from sheets 2-4 and verify blank 4"x6" space for City sticker and Sheet 1 will need 4"x6" blank space for City sticker and 3"x5" space for County sticker.**
4. Please verify pages, received 2 pages of sheet 4 and no sheet 3.
5. Please add Travis County to note 14 for drainage plan review.
6. Please update the date in the engineer's certification to reflect Title 30 as approved in 2002 and amended.
7. New FEMA flood plain maps were effective September 26, 2008, please update the flood plain note with the new panels and date.
8. Please update septic note 8 on sheet 4, last sentence, for lots 71-78 and conservation lot 79.
9. Please send updated water service letter, last communication on file was from 2006.
10. Please send approval from River Place MUD for emergency access across their lot to China Garden Dr.