

MASTER REVIEW REPORT

CASE NUMBER: C8J-07-0055
CASE MANAGER: Don Perryman

PHONE #: 974-2786

REVISION #: 0
PROJECT NAME: WEBB ESTATES

UPDATE: U0

SUBMITTAL DATE: March 20, 2007
REPORT DUE DATE: April 9, 2007
FINAL REPORT DATE: April 17, 2007
REPORT LATE: 8 DAYS

LOCATION: CITY PARK RD

STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: 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 (referenced above) at the CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW, P.O. BOX 1088, AUSTIN, TX.

REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

UPDATE DEADLINE:

- It is the responsibility of the applicant or his/her agent to update this site plan application. All updates must be submitted by August 29, 2007 which is 180 days from the date your application was filed [Sec. 25-5-113]. 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.

8 late days added to expiration date

EXTENSION:

- An extension to the 180 day deadline may be requested by submitting a written justification to your case manager on or before August 29, 2007. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.
- Extensions may be granted only when there are extenuating circumstances that could not have been reasonably anticipated when the application was submitted. Requests for extensions must clearly document why the additional time is needed.

Environmental Review - Betty Lambright 974-2696

EV 0 *Please be advised that additional comments may be generated as update information is reviewed.*

EV 01. For plat notes, please refer to Title 30 (30-5), rather than Title 25 (25-8).

EV 02. Please provide off-site drainage acreage so that any exceptions to the establishment of critical water quality zones may be determined. City of Austin GIS indicates CWQZ/WQTZ areas on the southern portion of the tract.

EV 03. Please provide the following plat note: *No construction or placement of structures including buildings, sheds, pools, landscaping or gardens is allowed within a Critical Environmental Feature buffer zone per Section 30-5-281 of the City of Austin's Land Development Code.* In addition, you will need to relocate your detention pond if ERM approves the proposed setback for F30.

EV 04. Please correct the watershed names to correctly identify Turkey Creek and Coldwater Creek.

EV 05. This comment pending staff site visits (including ERM) to address CEF and related setbacks.

EV 06. Provide a slope map that is more legible.

EV 07. Demonstrate how the 0 value for roadway impervious cover was calculated in the Q-2 table by providing the actual calculations on the plans. Complete the Q2 tables in regard to impervious cover breakdown on slopes.

EV 08. The Q3 table was incomplete. In addition, please note that 30-5-455 provides 1 single-family residence for each acre set aside. You are proposing at least 43 lots, but only 11 acres of CEF setback exist. At this point, you will also need a variance to 30-5-454, unless numerous lots have over 2 acres net site area.

EV 09. Note #19 is a restriction for the Barton Springs Zone, but not these watersheds. Do you want to apply this restriction?

EV 10. Delete Note #33 and contact me for a site visit after your tree survey is completed. Tree preservation is dealt with at this stage, in order to allow the flexibility to move lot lines that would allow enhanced tree protection.

EV 11. Notes 37 and 38 request administrative variances for construction on slopes and cut/fill. These variances are not allowed to be processed administratively. Please provide variance request letters addressing the findings-of-fact listed in LDC 30-5-41 (A), *Land Commission Variances* and in Appendix U of the Environmental Criteria

Manual. An appearance date before the Environmental Board will be set upon substantial completion of this review process. Please pay variance fees.

EV 12. FYI—Erosion/sedimentation controls are not reviewed at the preliminary plan stage.

Mapping Review - Richard Sigmon - 974-2288

***UNSUCCESSFUL PRELIMINARY PLAT 'INITIAL' REVIEW ... 03/27/2007**
Boundary Data for Lots 1, 2, 63, 73, and 74 is Unclear. Please provide Closure Check
Or Resubmit with Corrections.

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

Transportation Review - Amy Link - 974-2628

TR 1. Show a survey tie across all existing streets bordering or traversing this subdivision to verify right-of-way width (or provide a copy of the street deed). LDC, 25-4-131. This applies to City Park Road.

TR 2. Residential blocks may not exceed 1200 feet in length unless such blocks are parallel to and adjacent to an arterial street, in which case they may not exceed 1500 feet in length. LDC, 25-4-153. A waiver request has been received and comments will be provided in a separate memo.

TR 3. Cul-de-sac and single-outlet streets with lengths exceeding 2,000 feet require approval by the Land Use Commission. LDC, 25-4-152 TCM, 1.3.2.E. A variance request has been received and comments will be provided in a separate memo. Please provide this reviewer with a copy of the variance fee receipt.

TR 4. Maximum length of cul-de-sac or single-outlet street between turnaround bubbles is 1000 ft. (700 ft. desirable). TCM, Fig. 1-40. Please provide turn around bubbles along Webb Mountain Drive and Eula Mountains Trail.

TR 5. A variance to Section 25-4-171 of the LDC must be granted by the Land Use Commission in order to allow private streets in a new subdivision. A note has been provided on the plan regarding private streets. If private streets are proposed, please request a variance and provide this reviewer with a copy of the variance fee receipt. FYI: A variance to allow private streets will not be recommended unless a homeowners association is created to assume responsibility for maintenance and taxation provisions. Draft copies of the following documents must be submitted during review of

a preliminary plan, and approved copies must be recorded with the final plat:
*Covenants, Conditions, and Restrictions (outlining ownership, maintenance, fee assessment, association dues, and any other requested restrictions). *Association Bylaws (outlining membership, voting rights, and similar items). In addition, the following note must be placed on the preliminary plan: "All private streets shown hereon [list street names] and any security gates or devices controlling access to such streets will be owned and maintained by the established homeowners association of this subdivision." [TCM, 1.4.3.E.]

TR 5. A private street must be identified on the subdivision as a separate lot, and any easements needed must be dedicated with the final plat. TCM, 1.4.3.E. Please designate all streets as lots if private streets are proposed.

FYI: If security gates are proposed for a private street, their location must be shown on the construction plans; a minimum storage space of 40 feet must be provided between the gates and the nearest street right-of-way; and the design of the gates must be approved the City, County, and emergency service provided. [TCM, 1.4.3.E., and Uniform Fire Code, Sec. 10.302.]

TR 6. New subdivisions must have at least two access streets, and each must connect to a different external street, unless otherwise approved by the Director. LDC, 25-4-157(B). Please demonstrate compliance or request a waiver addressing the following:

- A new subdivision may have only one access street if it:
 - does not cross an area with a high wildland fire protection rating;
 - is not inundated by more than nine inches of water by a 100-year flood;
 - has a paved width of at least 36 feet from its intersection with an external street for a distance of 100 feet, or 50 feet if it has curb and gutter; and
 - is not more than 2,000 feet in length and provides access to no more than 30 single-family residential dwellings, or
 - is an arterial or collector street, and its intersection with the external street will function at a level of service of "C" or better during construction and after build-out of the subdivision, as determined by an approved intersection analysis.LDC, 25-4-157(C)(1)
- A new subdivision may have only one access street if the Director determines that providing more than one access street is undesirable, unnecessary, or impractical after considering:
 - traffic circulation
 - traffic safety
 - flood and fire safety
 - topography
 - density of the subdivision and surrounding developed property
 - whether later development of adjacent property is anticipated to provide additional access
 - whether traffic through the subdivision should be limited

- the environmental effect of a cut or fill, waterway crossing, or other surface disturbance necessary to provide more than one access street
- whether the access street is a divided street
- whether adverse effects from permitting one access street are mitigated, including whether secondary pedestrian access is provided, and
- whether the subdivider owns adjacent property through which access can be provided; has the right to provide a second access across another person's property; or is able to develop the subdivision if more than one access street is required.

TR 7. A joint use driveway may be utilized to access up to 8 residential units as an alternative to direct access to an abutting public or private street. The use of joint use driveways does not eliminate the requirements of adequate road frontage for each lot. The developer must include a plat note and provide dedication documents indicating that maintenance of the joint use driveway shall be the responsibility of the lot owners served by the joint use driveway.

If more than 3 residences are served by a single joint use driveway, the following requirements shall apply: (this applies to the joint access easement provided to Lots 4, 5, 6, and 7)

-The developer must post fiscal surety for the construction of the driveway prior to plat approval and must construct the driveway during construction of the streets within the subdivision, or within the term of the fiscal instrument if no streets are constructed within the subdivision.

-The developer must construct a driveway, designed by a professional engineer, to have an all-weather surface and a pavement structure meeting at least private street standards. The driveway must be designed to have no more than 9 inches of water overtopping the driveway during the 100-year storm event.

-The developer must construct a turnaround meeting City of Austin Fire Criteria at the end of the driveway, or no further than 200 feet from the end of the driveway, and must obtain a written signature from the area fire service providers acknowledging their approval of the joint use driveway.

-The joint access easement must be dedicated as a public utility easement and may be required to be dedicated as a drainage easement. The access agreement must include a clause indicating that the driveway may be use by public service personnel and equipment for servicing public utilities.

-If the developer does not use a restrictive covenant to require homeowners to park all vehicles off the joint use driveway surface, then the joint use driveway surface must be at least 24 feet wide. Otherwise, the driveway surface may be no less than 20 feet wide.

-The developer must erect signs indicating "private driveway" at the driveway entrance.

LDC, 25-6-451; TCM, 5.3.1.H

Austin Water Utility Review - Paul Urbanek - 974-3017

WW 1. The landowner intends to serve each lot with an onsite septic system. The County must review the subdivision plat and must approve it and each lot with an onsite septic system.

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 the River Place MUD will provide water utility service to each lot. The landowner's engineer must provide a construction cost estimate that includes the necessary water utility system improvements. The landowner must post fiscal for the necessary water utility system improvements or must provide written evidence that the River Place MUD is not requiring fiscal posting.

With the subdivision final plat, the landowner must pay the Subdivision Engineering Review Fee.

The water utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water utility plan must be reviewed and approved by the Austin Water Utility. All water utility system construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

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. The Tc calculations in the PondPack analyses for area SOS1/existing conditions assumed a slope of 0.04 for the initial 150 feet of flow path. Based on the contours (Sheet 6) the actual slope over this length appears to be no more than 0.02. Please review/correct.

DE 2. The drainage analyses assumed curve numbers (CN) decreasing after development based on improvement in water absorption associated with cultivation (i.e. lawns) versus existing sparsely vegetated rock outcroppings. Post-development

improvements in absorption characteristics cannot be assumed in the drainage analyses, since (1) there is no assurance that the sparsely vegetated portions of lots will be cultivated, and (2) there is no assurance that the lots will be developed at all in a timely fashion. Please revise the drainage analyses to account for an increase in CN values associated with the increase in impervious cover.

For the same reasons, it should also not be assumed that the "n" value used to determine Tc will increase after development. Please review the Tc calculations and correct as necessary.

DE 3. Indicate drainage area LA1A on Sheet 7.

DE 4. The CN value for urban areas with less than 50% ground cover (given as 82 on the table on Sheet 8 for developed conditions) should be 86 for Type C soils (see DCM Table 2-8).

DE 5. Revise General Note 7 on the cover sheet as follows (LDC 25-1-112):

"Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided . . . for the following improvements:

A. Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection for the following streets: [list streets].

B. 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: [list streets]."

Subdivision Review - Don Perryman - 974-2786

SR 1. Please provide acreage on all lots, or, provide a lot/acreage table.

SR 2. Add the following note: Parkland dedication requirements will be satisfied at time of final plat.

SR 3. Please add the Case # in the bottom right hand corner of each sheet on original mylar.

SR 4. Zoning change and ordinance passage by City Council required prior to this preliminary plan/final plat approval. Please provide this reviewer with a copy the the signed zoning ordinance.

SR 5. Plat should indicate acreage or square footage (if less than 1 acre) of overall subdivision, and the total number of lots of each land use (single-family, open

space/greenbelt, water quality, etc.) as well as the total number of lots in the subdivision near the legend.

SR 6. Section 30-2-34, of the Land Development Code, requires that an application for preliminary plan or final plat approval include all land constituting the original tract. It appears that this application does not include the entirety of the original tract. Therefore the balance of the tract should be included in your subdivision plat, or a waiver should be requested in writing to the Case Manager to exclude the balance, in accordance with Section 30-2-34 of the Land Development Code. Requirements related to this issue usually take a minimum of 20 days to resolve. It is imperative that this requirement be resolved as soon as possible so that this issue does not affect your approval date. Contact this reviewer for additional information.

SR 7. FYI: DO NOT GIVE THE MYLARS TO THE CASE MANAGER...After all Departments have signed off please contact Richard Sigmon at 974-2288 to set an appointment to drop off your mylar(s) for final closure check (prior to the Zoning and Platting Commission or Planning Commission meeting). Once the mylar(s) are approved, they will be transferred to the Case Manager. It is the applicant(s) responsibility to allow enough time to ensure that the mylar(s) can be checked (and corrections made if necessary) prior to the public hearing. Failure to do so may cause a delay in obtaining required Commission signatures on the mylar and subsequent recordation of the plat

SR 8. 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 County Planning Review - Sarah Cairney - 854-7687

Travis County:

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 add "not to scale" to the Site Location Map.
3. Block ID should be a letter and be visible on the plat and in the legend and land use summary table.
4. Please add the Legal Description of the property by survey name and owners deeds.

5. Private streets will need lot numbers and need to be added to the land use summary.
6. The land use table should have each land use and number of lots, total lot number, total acreage and total amount of linear footage of proposed street(s). Please add the street information from note 1 with a total linear feet line and explain the difference between the two listings of conservation lots.
7. Please make the subdivision boundary one solid, bold line and add a legend for all lines and symbols on the plan.
8. Please identify the rectangle adjacent to Westminster Glen Lot 57-A with owner and document number/ volume and page and acreage.
9. Please provide the preliminary plan sheets without topo so that the lot lines, street boundaries and neighboring properties can be clearly seen.
10. Please include a tax map with the names and addresses of all adjacent property owners for notification.
11. Please note the location of any existing or proposed utilities or easements within subdivision boundary.
12. Please note the location of clustered mailboxes if applicable.
13. Please list the acreage of each lot on the lot.
14. Please list the land use on each lot that is not single family.
15. Please remove private drive A and B and replace with joint use access easement.
16. Please remove watershed development and review block from first page.
17. Please add the following plat note: Parkland fees will be satisfied prior to final plat approval.
18. Add the following note: This subdivision plat is located within the _____ of the City of Austin on this the _____ day of _____ 20__.
19. Please add survey ties across City Park Road near where intersections would be to verify ROW and please show clearly both sides of the road.
20. Please verify ownership of entrance from City Park Road to Webb Mountain Drive. A subdivision cannot take access through an access easement.

21. Information – if there will be gates for the private streets there needs to be ROW and design for a turn around at the entrance.
22. Please make sure all relevant notes and certifications reference Title 30, not 25.
23. Please advise on the status of your water service contract and Fish and Wildlife permit.
24. Please contact the local emergency services provider for approval of the street grade and layout of the preliminary plan.
25. Please make sure the legend on each sheet defines the lines and symbols used on that sheet.
26. The match line is required to be at lot lines or right-of-way lines. The County will not record plats with match lines that split lots.
27. Please verify all residential lots have space for septic fields not on 30-degree slopes and contact Robert Morriss, P.E. Acting Division Manager at Travis County (512) 854-7581 for an appointment to review the on site septic system layout and notes.
28. Please verify if all cef's have to be in separate lots.
29. Please leave a blank 4"x6" space on the cover sheet for the approval sticker.
30. Please add the following note: All non single family lots, including private streets, drainage and conservation lots, will be maintained by the owners of this subdivision as per an HOA to be recorded with the final plat.

911 Addressing Review - Marna Clements -

AD 1: The following street names have been approved:

WEBB MOUNTAIN DRIVE
WEBB ROCK COVE
EULA GARDENS (pending new street type)

AD 2: This plat was rejected for the following reasons:

AD 3: The street labeled EULA GARDENS TRAIL is a cul-de-sac and should use the street type/suffix of COURT, COVE, or PLACE. Please update and resubmit.

AD 4: Final mylar must be cleared by this office prior to placing on the Planning Commission agenda.

Electric Review - David Lambert - 322-6109

EL 1. Ten foot electric and telecommunications easement required adjacent to all street R.O.W. on the interior of this site. Show on the face of the plat.

A fifteen foot electric and telecomm. easement is required along City Park Road.

EL 2. A fifteen foot electric and telecomm. easement is required along the property line which abuts River Place Section 8 to cover the existing 3 phase overhead electric line along that property line.

EL 3. A fifteen foot electric and telecomm. easement is required along the western lot lines of Lots 73-65 (adjacent to Westminster Glen Ph 1 and Phase 1-C0 to cover the existing overhead electric line.

EL 4. FYI: An overhead electric line is being planned to serve the lots in the Diamond Sky subdivision that this project surrounds.

Ray Miller at 505-7222 is the designer on that job.

EL 5. FYI: Any relocation of electric facilities shall be at landowner's/developer's expense.

EL 6. FYI: David Vasquez at 505-7247 is the Austin Energy contact person regarding electric service design for this project.

Water Quality 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.

WQ 1. The southwest portion of the site is within the Turkey Creek Watershed (not the Lake Austin Watershed). Correct the plans wherever it appears.

WQ 2. Additional comments may be generated based on verification of impervious cover by the EV reviewer.

CASE MANAGER – DON PERRYMAN 974-2786

A formal update is required. Please submit 9 copies of the plans and 1 copy of a response memo to INTAKE for distribution to the reviewers listed below.
PLEASE CLEARLY LABEL ALL PACKETS WITH THE REVIEWER'S NAME.

NOTE-> you must make an appointment with the Intake Staff (974-2681 or 974-2689) to submit the update. PLEASE BRING ALL COPIES OF THIS REPORT WITH YOU UPON SUBMITTAL TO INTAKE. THE EXPIRATION DATE IS Aug 29, 2007.

Additional comments may be generated as requested information is provided. Please include a comment response letter indicating how comments have been addressed. Please address all fiscal/fee requirements as needed and provide copies of the receipts to the Case Manager.

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 city engineers review the application for code compliance.

Reviewers:

Addressing: Marna Clement

Case Manager / Subdivision: Don Perryman

Drainage Construction / Water Quality: Ron Czajkowski

Electric: David Lambert

Environmental: Betty Lambright

Mapping: Richard Sigmon

Transportation: Amy Link

Travis County: Sara Carney

Water and Wastewater: Paul Urbanek

Planner: Cindy Casillas (No Distribution)