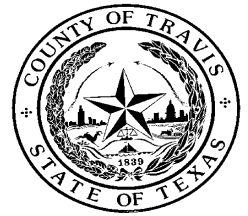


CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **C8J-2008-0082**
REVISION #: **00** UPDATE: **U2**
CASE MANAGER: **Don Perryman** PHONE #: **974-2786**

PROJECT NAME: **Webb Estates (Withdrawal & Resubmittal of C8J-07-0055)**
LOCATION: **CITY PARK RD**

SUBMITTAL DATE: **October 28, 2008**
REPORT DUE DATE: **November 12, 2008**
FINAL REPORT DATE: **November 14, 2008**

2 DAY HAS BEEN ADDED TO THE UPDATE DEADLINE



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 April 11, 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 6 copies of the plans and 6 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:

Planner 1 : Yolanda Parada
Drainage Construction : Ron Czajkowski
Environmental : James Dymkowski
Travis Co. Subdivision : Sarah Sumner
Mapping : Richard Sigmon
Subdivision : Don Perryman
Austin Water Utility : Howard Neil Kepple

Environmental Review - Jim Dymkowski - 974-2707

Update 2: 11-04-08

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

EV 5 **Comment cleared.**

UPDATE 1 ADDITIONAL COMMENTS:

EV 6-EV 7 **Comment cleared.**

EV 8 **A variance for cut and fill greater than four feet and for construction of a roadway/driveway on slopes greater than 15% must be obtained prior to plan approval.**

Update 2: Comment still pending variance approval.

EV 9 **Enhanced erosion controls still need to be fully worked out to ensure that erosion and sedimentation doesn't reach the un-disturbed areas or CEFs on this site.**

Update 2: Review of enhanced erosion control measures will take place at the time of submittal of the subdivision construction plan. Comment cleared.

Mapping Review - Richard Sigmon - 974-2288

*** SUCCESSFUL PRELIMINARY PLAT 'UPDATE' REVIEW ... 10/29/2008**
Change Case File # to: C8J-2008-0082

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

Subdivision Review - Don Perryman - 974-2786

SR 1. There appears to be a gap in the connection of City Park Road to the proposed Webb Mountain Drive, how do you plan to resolve this?

RESUBMITTAL: City and County staff are meeting on this issue on May 14th. I will advise you of the results of the meeting concerning this issue.

UPDATE #1: What is the status of the City/County process for converting this access into right-of-way?

UPDATE #2: Please be aware that this remains an outstanding issue.

SR 2. **NEW COMMENT:** 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.

SR 3 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.

Transportation Review - Amber Mitchell - 974-3428

TR 1. Comment addressed.

TR 2. Comment addressed.

TR 3. Comment addressed.

TR 4. Comment addressed.

TR 5. Comment addressed.

TR 6. Comment addressed.

TR 7. Comment addressed.

TR 8. Comment addressed.

Travis Co. Subdivision - 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 – comment stands until easement issue is resolved. The proposed road does not meet 30-2-158 (A) 1 as your proposed road connects to an easement over property you do not own and not to a road. **Update 1 and 2 – in progress with COA real estate, must be completed before preliminary plan can be scheduled for agenda.**
3. Please advise on the status of your water service contract and Fish and Wildlife permit. Update 1– water letter received; please provide copy of permit and final conservation plan (received draft from Jan. 07). Update 0 and 1 – comment stands, please provide copy of permit and final conservation plan for all acreage of project. **Update 2 – cleared**

4. Please remove Lot 1 from note 22 and restrict access to only via the joint use driveway. Update 0 and 1 – comment stands, Lot 1 has not been removed. **Update 2 – cleared**
5. Please remove the watershed block from PL1-3 and leave a 4"x6" space for the approval sticker. **Update 2 – comment stands, City approval sticker is clear, please remove watershed blocks from sheets PL1-3 and verify blank 4"x6" space for City sticker and PL 0 will need 4"x6" blank space for City sticker and 3"x5" space for County sticker.**

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

WW 1. 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 per City criteria. As of this date, the River Place MUD and landowner have not executed an out-of-district service agreement.

WW 2. The landowner intends to serve each lot with an onsite septic system. The preliminary plan must be approved for septic by Travis County.

Water Quality Review - Ron Czajkowski - 974-6307

ALL WQ COMMENTS CLEARED

Drainage Construction Review - Ron Czajkowski - 974-6307

DE 1. The drainage areas and flow paths for areas LA 1, LA 2, and LA 3 appear reasonable for existing conditions. For proposed conditions, the drainage area boundaries and flow paths still need to be adjusted in area LA 3 to account for interception and conveyance of flow by Eula Gardens Cove in LA 3.

Update 1: The channel flow length in the Tc calculations for area LA 2 is indicated as 2221 ft on Sheet 5. The actual length appears to be less than half this number. Please review the length and corresponding Tc calculations in the PondPack analyses and correct as necessary.

Update 2: There are errors in the Tc calculations in the PondPack analyses for revised developed areas LA-2 and LA-3. The drainage lengths and slopes do not agree with what is indicated on the plan (Sheet 5). Please review/correct.

DE 2. CLEARED

DE 3. CLEARED

NEW COMMENTS:

DE 4. The impervious cover levels have been reduced substantially from the previous submittal for the proposed areas LA-1 to LA-5 and the CN values reduced accordingly. The

impervious cover levels for these areas are much lower than allowed by zoning or what would be considered typical for lots of this size. The analyses should reflect the expected impervious cover levels or a plat note with significant impervious cover restrictions on lots in these areas will be required.

- DE 5. The storm flows indicated in the tables on Sheet 6 for existing conditions and some of the proposed conditions and on Sheets 4 and 5 do not agree with the flows indicated in the PondPack analyses. Many of the CN and Tc values in the table for proposed conditions do not agree with the values used in the PondPack analyses. Please review/correct.