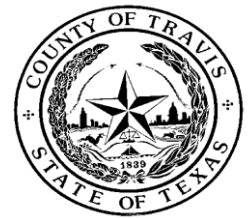


CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2018-0091.2A  
REVISION #: 00 UPDATE: U1  
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Turners Crossing North - Phase 2  
LOCATION: 13023 N TURNERSVILLE RD

SUBMITTAL DATE: January 25, 2021  
REPORT DUE DATE: February 8, 2021  
FINAL REPORT DATE: February 3, 2021



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):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is March 15, 2021.** 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.

UPDATE SUBMITTALS:

**An update submittal is required. Please submit 1.0 of the plans and 1.0 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.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

**Please note:** if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Site Plan Plumbing : Cory Harmon  
Drainage Engineering : Kyle Virr  
Water Quality : Kyle Virr

Electric Review - Andrea Katz - 512-322-6957

Comments cleared.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD 1 This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review. § 30-2-155

Environmental Review - Jonathan Garner - 512-974-1665

**ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]**

EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

**Update 1 The ESC fiscal estimate is approved. Please contact the Fiscal Office at [fiscalsurety@austintexas.gov](mailto:fiscalsurety@austintexas.gov) for ESC fiscal posting instructions. Fiscal Surety must be posted within 90 calendar days after the approval of plat review. [LDC 25-4-84(D)]**

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.

WQ 1 to WQ 4: CLEARED

WQ 5 Proposed improvements encroach on the Erosion Hazard Zone Buffer established by the Watershed Protection Department. Conduct and provide an analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria for Establishing an Erosion Hazard Zone. (LDC 25-7-32, DCM Appendix E)

U1: Information not found.

Site Plan Plumbing - Cory Harmon - 512-974-2882

**INFORMAL UPDATE REQUIRED**

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.** (second request)

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

1. Please revise the Chapter 482 Travis County Subdivision Construction Agreement for new Judge Andy Brown. **Update 1 - cleared**
2. What is the status of the pipeline in Lot 61 Block H? **Update 1 - cleared**
3. The 55.226 acres noted in owner's statement do not match the 126 ac of this plat. **Update 1 - cleared**
4. Remove notes 40-42 as they are duplicates. **Update 1 - cleared**

END OF REPORT