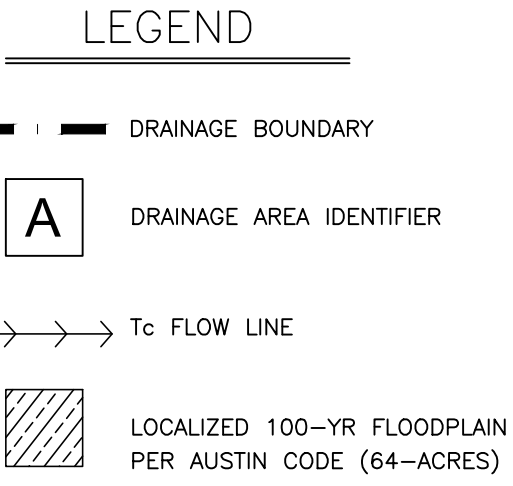
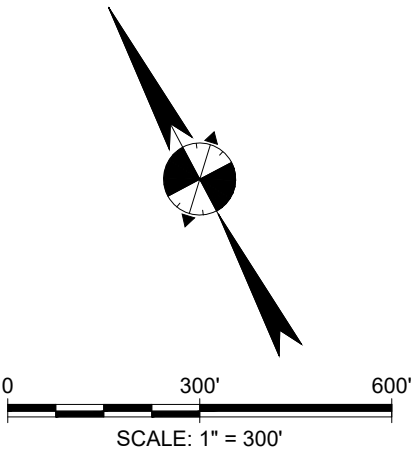
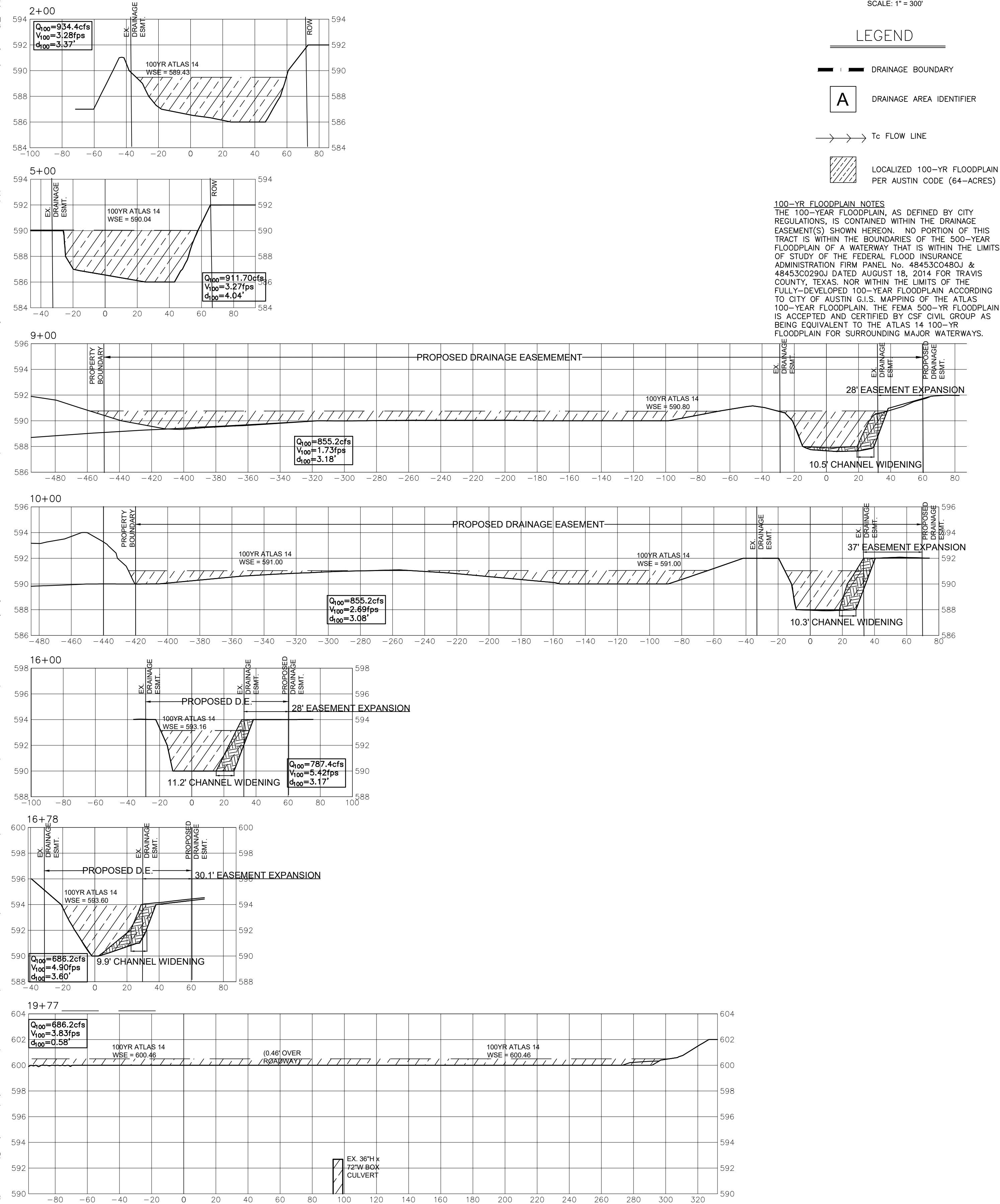
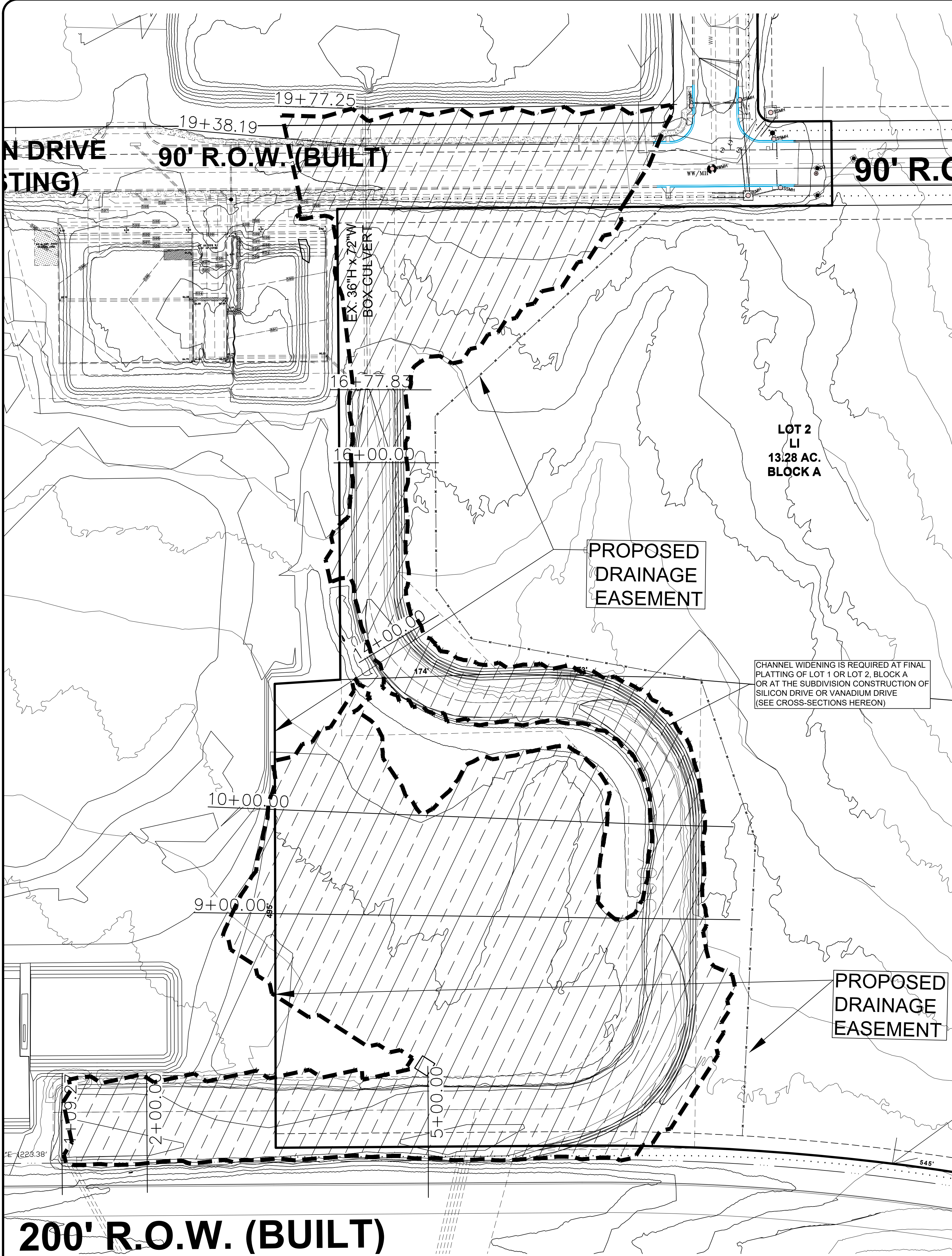




100-YR FLOODPLAIN NOTES
THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 500-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0480J & 48453C0280J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS. NOR WITHIN THE LIMITS OF THE FULLY-DEVELOPED 100-YEAR FLOODPLAIN ACCORDING TO CITY OF AUSTIN G.I.S. MAPPING OF THE ATLAS 100-YEAR FLOODPLAIN. THE FEMA 500-YR FLOODPLAIN IS ACCEPTED AND CERTIFIED BY CSF CIVIL GROUP AS BEING EQUIVALENT TO THE ATLAS 14 100-YR FLOODPLAIN FOR SURROUNDING MAJOR WATERWAYS.

Austin, Texas
Tel (512) 614.4466
www.csfcivilgroup.com
Texas Registered Firm No. F-12377

CSF
Civil Group
Cook ■ Steinhilber ■ Fleming
PLANNING, ENGINEERING & CONSTRUCTION SERVICES

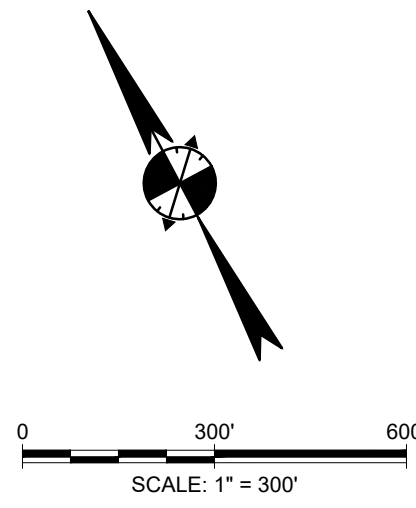


HARRIS BRANCH COMMERCE PARK
ONSITE FLOODPLAIN - SW CHANNEL

HARRIS BRANCH
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.:
10205.02
SHEET
F3

2 of 10



	WETLANDS PER 404 DETERMINATION AND E.R.I. BY HORIZON ENVIRONMENTAL SERVICES INC.	5.37 AC.
	EXISTING WETLAND SETBACK	35.09 AC.

APPLICABLE TO
THIS ASSIGNMENT:

WPD ERM ERI-CEF-01 Page 7 of 8

HARRIS BRANCH COMMERCE PARK EXISTING WETLANDS & SETBACKS

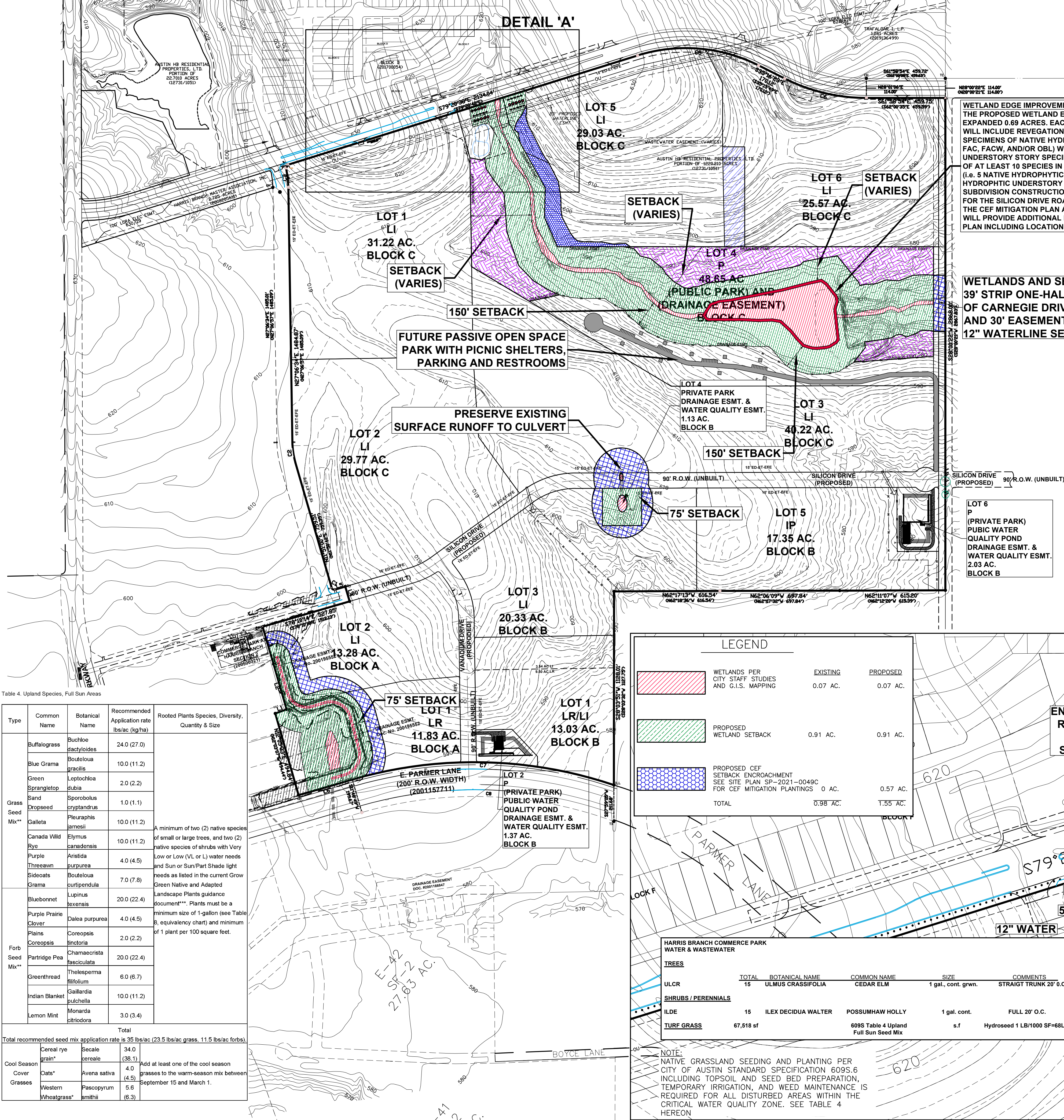
HARRISBRANCH
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.:
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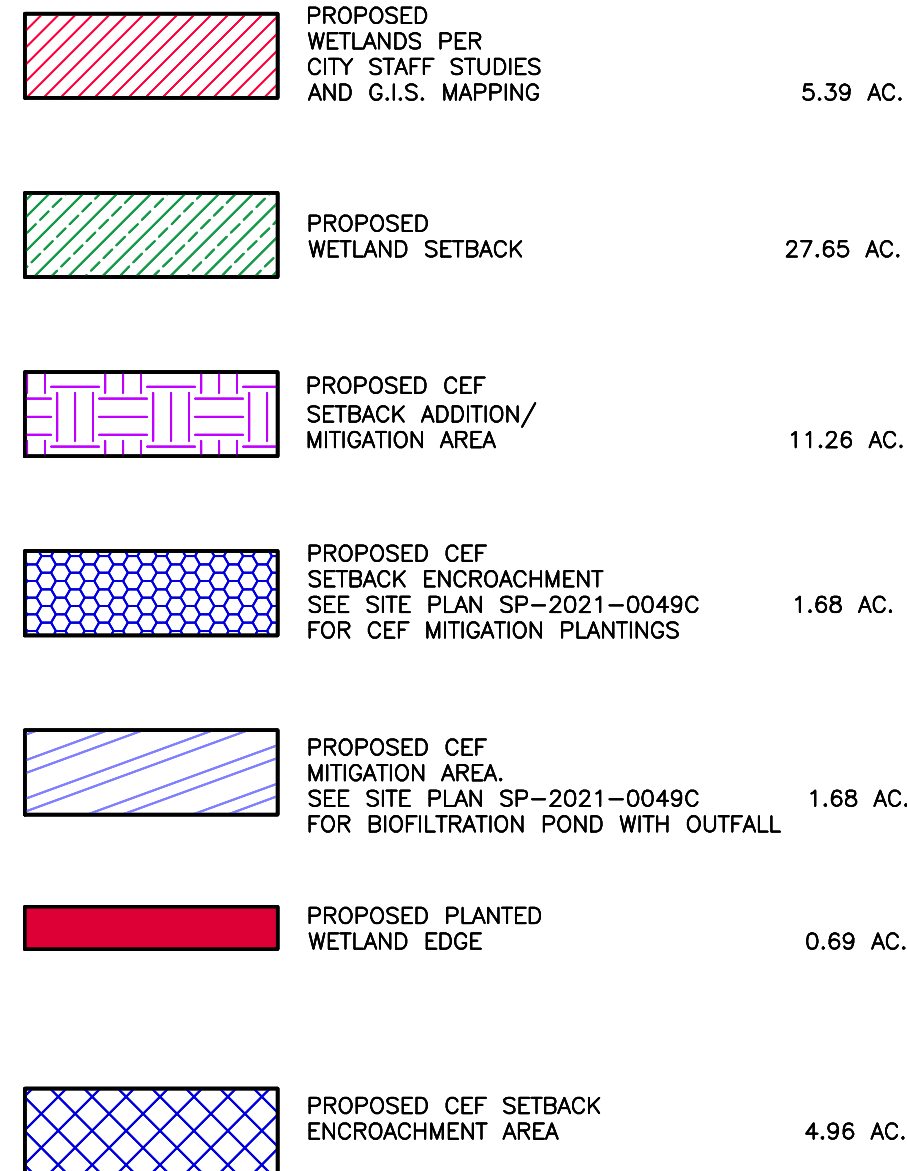
G

THING
3G LANE

PROPOSED WETLANDS & SETBACKS



LEGEND



TOTAL EXISTING WETLANDS = 5.37 AC.
TOTAL PROPOSED WETLANDS = 6.08 AC.

TOTAL EXISTING CEF SETBACK = 35.09 AC.
TOTAL PROPOSED CEF SETBACK = 38.91 AC.

Wetlands MITIGATION

- 1.) A CEF Mitigation plan is required for the Silicon Drive Roadway Improvements subdivision construction/permit processing. The details for the mitigation plan will be reviewed, approved, and executed during the subdivision construction/permit processing. The Silicon Drive Roadway Improvements and improvements to Lot 4 Block C needs to be completed and within the city acceptance process prior to the Issuance of building permits on Lot 1 & 2, Block A, or Lot 1,3 & 5 Block B, or Lot 3 Block C, and will be included as a plat note.

Parklands Notes

- 1) Public Access to the Public Park Lot 4, Block C, shall be initially provided via the 30' Access Easement adjacent to the eastern boundary of Lot 3, Block C, from Silicon Drive, along the eastern boundary of Lot 3, Block C;
- 2) Upon the construction of Carnegie Drive shown hereon, the City of Austin shall have the option to move the Lot 4, Block C driveway, to tie directly to said Carnegie Drive;
- 3) The public water quality/detention ponds shown hereon within Lot 2, and Lot 6, Block B, are proposed within private property zoned "P" Private Park, within a drainage easement dedicated to the City of Austin, and shall be designed and constructed as public subdivision infrastructure serving the adjacent Titanium Street and Silicon Drive. Said ponds shall include, along the street frontage of each pond, "Wetlands Educational Signage" with the language to be crafted by the Engineer and City Staff at the time of the infrastructure permit for each pond, based upon the final type of pond and the design of each pond;
- 4) The public parkland improvements shown upon Lot 4, Block C hereon are conceptual, and are shown hereon in order to demonstrate, within this Preliminary Plan, the access to and possible development of public park improvements upon the open portions of Lot 4, Block C. Lot 4, Block C shall be wholly dedicated to the City of Austin as real property in accordance with the Harris Branch P.U.D. The Harris Branch P.U.D. and subsequent agreements between the Developer herein and the City of Austin Parks and Recreation Department are the defining documents covering the obligations, timing, and funding of any public parks improvements within Harris Branch, and the Developer shall comply with the Harris Branch P.U.D. and any subsequent agreements between the Developer herein and the City of Austin Parks Recreation Department relative to those public parks improvements upon Lot 4, Block C.
- 5) In the event that gravel hiking trails are proposed within the wetlands setback areas, additional mitigation dedication may be required subject to city approval.

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HARRIS BRANCH COMMERCE PARK
PROPOSED WETLANDS & SETBACKS

HARRIS BRANCH
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.:
10205.02
SHEET

H

**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8-2022-0330
UPDATE: U0
CASE MANAGER: Juan Enriquez, Senior Planner juan.enriquez@austintexas.gov

PROJECT NAME: Harris Branch Commerce Park(W/R C8-2020-0186)
LOCATION: 6400 E PARMER LN

SUBMITTAL DATE: January 23, 2023
FINAL REPORT DATE: February 16, 2023

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. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of Monday, April 24, 2023. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 - Kennedy Higgins
 ATD Engineering Review – Daniil Kontsevoy
 Subdivision Review - Juan Enriquez
 Environmental Review - Mel Fuechec
 Flood Plain Review - Zach Kretsch
 AW Utility Development Services - Bradley Barron
 Wetlands Biologist Review - Leslie Lilly

Electric Review - Betty Nguyen - betty.nguyen@austinenergy.com

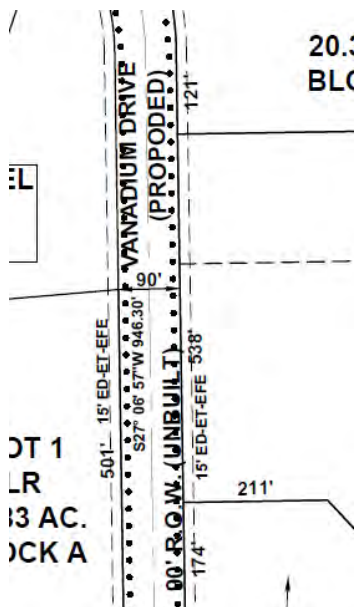
EL 1. Approved. Please note that there are LCRA transmission circuits located on this tract which do not impact Austin Energy. The owner/applicant is required to contact Jeff Mayronne at Jeff.Mayronne@lcra.org or 512-578-4587 with LCRA for review/approval.

911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTE: Addressing recommends to please place callout labels directly on the ROW and not on a parcel

NOTE: The word "Proposed" is misspelled and can be removed. The additional labels "proposed" and "existing" are used to distinguish built from unbuilt ROW's when both built and unbuilt sections are displayed on major roads



The standards applied to all new street names in Travis County can be found at this link:
http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

§25-4-155

ATD Engineering Review – Daniil Kontsevov – 512-978-1561

ATD 1. ATD is in communication with DSD intake group regarding the review fees.

ATD 2. The Street Impact Fee (SIF) ordinance will apply to buildings on this preliminary plan. A rate notification memo will be issued with the approval of the preliminary plan setting the rate applied to subsequent plats.

ATD 3. This submittal is subject to the amended ASMP (amended on June 9, 2022). The ASMP requires 116 feet of right-of-way for E HOWARD LN. Dedicate 58 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

U0 (W/R): Comment cleared.

ATD 4. Show a survey tie across all existing streets bordering or traversing this subdivision and show the entire right-of-way for TITANIUM ST (i.e. show the opposite right-of-way line) to verify right-of-way width. LDC 25-4-131.

U0 (W/R): Comment cleared.

ATD 5. Revise General Note #9 to read as follows: "All streets in this subdivision will be constructed to City of Austin standards and dedicated as public right-of-way with the final plat." LDC 25-6-171(a).

ATD 6. Remove General Note #12 (regarding the curb return radii). Driveway designs are reviewed during Site Plan.

ATD 7. Sidewalks are required on the subdivision side of Silicon Dr (along the northern border of the Lot 2). Identify the location of the sidewalks by a dotted line on the preliminary plan. LDC 25-6-351. TCM, 4.1.1.

U0 (W/R): Comment cleared.

ATD 8. New street intersections to state highways (Vanadium St - E. Parmer Ln) require approval of the Texas Department of Transportation. A written sign-off from TXDOT is required prior to clearance of Transportation Review comments.

U0 (W/R): Comment cleared.

ATD 9. The horizontal approach to an intersection shall be tangent for a minimum length of 100 ft. TCM, 3.6.4.3 A.

Dimension the tangent distance at Vanadium St for the intersection with Silicon Dr.

U0 (W/R): Comment cleared.

ATD 10. A waiver for block length distance for Silicon Dr (25-4-153(D)) will be granted upon dedication of half of the right-of-way for the Howard-Parmer connector road, as prescribed by the ASMP.

Waiver fee has been added and can be paid in Austin Build + Connect. Waiver approval memo will be issued as soon as the fee is paid.

U0 (W/R): Comment cleared.

ATD 11. Staff calculated the block length for TITANIUM ST to be approx. 2500 feet. A commercial block may be up to 2,000 feet in length if there is adequate traffic circulation and utility service. Block lengths may be varied by the Director if the proposed block length adequately meets the requirements of circulation, utility service, topography, and provisions of the master plan. LDC 25-4-153.

Recommendation: provide a Public Access Easement for a future pedestrian connection of TITANIUM ST with the public park.

U0 (W/R): Comment pending. Response noted. This is a new preliminary plan subject to current regulations. Please request a waiver for block length requirement.

Subdivision Review - Juan Enriquez – juan.enriquez@austintexas.gov

- SR 1. **This application was submitted on Monday, January 23, 2023. All comments must be cleared by Monday April 24, 2023, or the application will expire.** (25-1-83)
- SR 2. Add the Case # **C8-2022-0330** in the bottom right-hand corner of each sheet. Remove reference to ~~C8-2020-0186~~ as that application has expired. 25-1-83
- SR 3. Revise the "Sheet List Table" on the cover sheet to identify all the sheets 1-18. Currently, only sheets 1-6 are identified. 25-1-83
- SR 4. Section 25-4-34(B), of the Land Development Code, requires that an application for preliminary plan or final plat include all land constituting the original tract. It appears this application may not include the entirety of the original tract. To determine if a balance of tract issue exists, submit a deed that shows the property existed in its current configuration prior to the date it became subject to the City's jurisdiction over subdivision of land. If the tract is not in the same configuration, there are two options 1) include the balance of the tract in your subdivision plat, or 2) request a waiver, in accordance with Section 25-4-34 of the Land Development Code. **There is a fee if you choose the waiver.** Please contact our intake staff to pay the balance of tract fee with your next update. Staff will not be able to approve the preliminary plan (clear this comment) until this fee is paid.
- SR 5. Add the following plat note to the Preliminary Plan 25-4-211: "Parkland requirements for this development will be satisfied at final plat".
- SR 6. Provide a lot summary table on the cover sheet for easy identification. 25-1-83
- SR 7. Revise the City of Austin approval block in a 6"x4" area on each page of the preliminary plan: 25-1-83

"PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____.

FILE NUMBER _____ APPLICATION DATE _____

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LDC 25-4-62) _____

CASE MANAGER:

Juan Enriquez for:

Jose Roig, Interim Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date."

- SR7. Add the following note to the preliminary plan: 25-1-83, 30-1-113

"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 LDC §25-1-112 of the Land Development Code for the following subdivision improvements:

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

Fiscal security is not required for streets not listed in subsection (A).

(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: ...”

Environmental Review - Mel Fuechec - mel.fuechec@austintexas.gov

CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 25-8, Subchapter A]

- EV 1 Demonstrate compliance with 25-8-261(G) if floodplain modification is proposed with this permit application.

INTERBASIN DIVERSION [LDC 25-8, Subchapter A, Article 7; ECM 1.2.3]

- EV 2 Add the table below to the Drainage plan. Interbasin diversion must demonstrate compliance with applicable regulations and rules. [LDC 25-8, Subchapter A, Article 7; ECM 1.2.3]

Watershed Name	Existing Site Area Draining to Watershed (ac.)	Proposed Site Area Draining to Watershed (ac.)	Proposed Quantity (in ac. of drainage) of Diversion*

*Proposed diversion must be less than 20 percent of the gross site area or less than 1 acre, whichever is smaller.

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 2/7/2023

UPDATE # U0

General notes: This floodplain review is to clear the rest of the comments from the project assessment as well as conduct a floodplain review for the tributary that runs along the southwest end of the lot. The applicant has provided an engineering report and associated HMS and RAS modeling for the floodplains on site. See the comments below.

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions zach.kretsch@austintexas.gov.

- FP1: The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 2 “Determination of Storm Run Off.” Modeling must be in compliance with criteria prior to approval. HMS output values do not match flows in RAS. Provide an HMS/RAS correlation table for both tributaries in the engineering report. **U0: Comment cleared.**
- FP2: The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 6 “Open Channels.” Modeling must be in compliance with criteria prior to approval. HMS output values do not match flows in RAS. Provide an HMS/RAS correlation table for both tributaries in the engineering report. **U0: Comment cleared.**

Below comments pertain to Drainage code requirements outlined in FP1 and FP2.

- FP3: Confirm that no modifications are proposed at subdivision construction phase for either tributary on the lot. **U0: No modifications are proposed at construction stage, the engineer states that channel widening is proposed with a later site development permit. It is unclear if the modeling is showing existing or proposed geometry conditions. Engineer will be required to show existing conditions floodplain and contain the existing 100-year floodplain to a drainage easement. Based on the comment responses and how the plans are shown, it appears that proposed conditions are being modeled and delineated. If channel modifications are changed to be completed during the subdivision construction plans, show both the existing and proposed RAS models with their respective existing and proposed geometries. The same flow files should be used. Once the proposed floodplain is reviewed and approved to ensure no adverse impact, the proposed drainage easement may contain the proposed floodplain. At construction plan formal review, the floodplain reviewer will ensure that the channel modifications are proposed and are shown as the same as what was submitted for the preliminary plan.**
- FP4: Provide explanation for manning's n value of .04 for the entire channel within the floodplain report. This value is lower than typical channels for overbanks. **U0: Floodplain is mostly grassland. Comment cleared.**
- FP5: Provide explanation for ineffective flow for all cross sections within RAS in the report. **U0: ineffective flow areas are gone from the model; the engineer states that they have been addressed by expanding the channel cross section where appropriate. Comment cleared.**
- FP6: Provide a more concise hydraulic workmap for both tributaries. The workmap should include the 100-year ATLAS 14 floodplain, contours, contour values, drainage/proposed drainage easements, Cross sections, and WSEL's at each cross section within the floodplain report. **U0: Comment cleared.**
- FP7: Include a cross section just upstream of the culvert on the lot for the southern tributary with a contraction/expansion coefficient of .3/.5 respectively. Include the culvert in the RAS modeling as well. **U0: Culvert added at silicon drive, however there has been no culvert added at the downstream end of the site under Parmer Lane. The existing culvert under Parmer Lane for this tributary needs to be modeled, and a cross section just upstream and downstream of the culvert should be added as well with a contraction/expansion coefficient of .3/.5 respectively. See screenshot below of culverts that should be added. The private culverts can be seen in pink.**



- FP8: Bank stations should be at around the 2-year WSEL, or where the main channel changes to the overbanks. Update your bank stations in RAS. **U0: Bank stations not adjusted, however it does not appear the manning's n value with vary much in this area. Comment cleared.**

Reviewers notes: At the next submittal, ensure changes are made to the engineering report regarding updates to the modeling and comments above. Check that modeling comments are

cleared and check hydraulic workmap to ensure floodplain delineations are correct and proposed easements contain the floodplain. Check that the workmap matches the preliminary plan.

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Note 16 as provided is two separate required notes combined. **Provide language below as note 16:**

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

Create a separate note for language below:

EACH LOT IN 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.

Wetlands Biologist Review - Leslie Lilly - Leslie.lilly@austintexas.gov

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, emails, or meetings but must receive formal updates in order to confirm positive plan set changes. CEFs and their setbacks must be shown on all site plan sheets.

WB1. Update0. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

Additional information: {*This comment can be addressed by clearly show the boundary of the wetland CEFs and clearly label the features: "WETLAND CEF" on all plan sheets where they exist.*}

WB2. Update0. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

Additional information: {*This comment can be addressed by clearly showing and labeling "WETLAND CEF SETBACK" on all plan sheets where the CEFs and CEF setback are contained within the area shown. Use the CEF setbacks as they are proposed and shown on exhibit H.*}

End of Master Comment Report