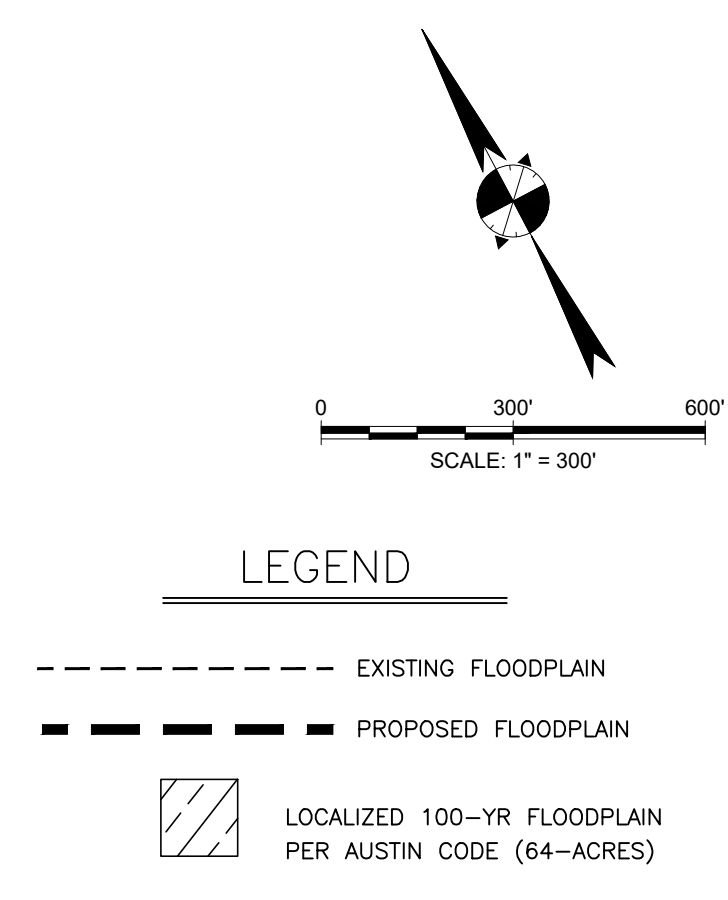
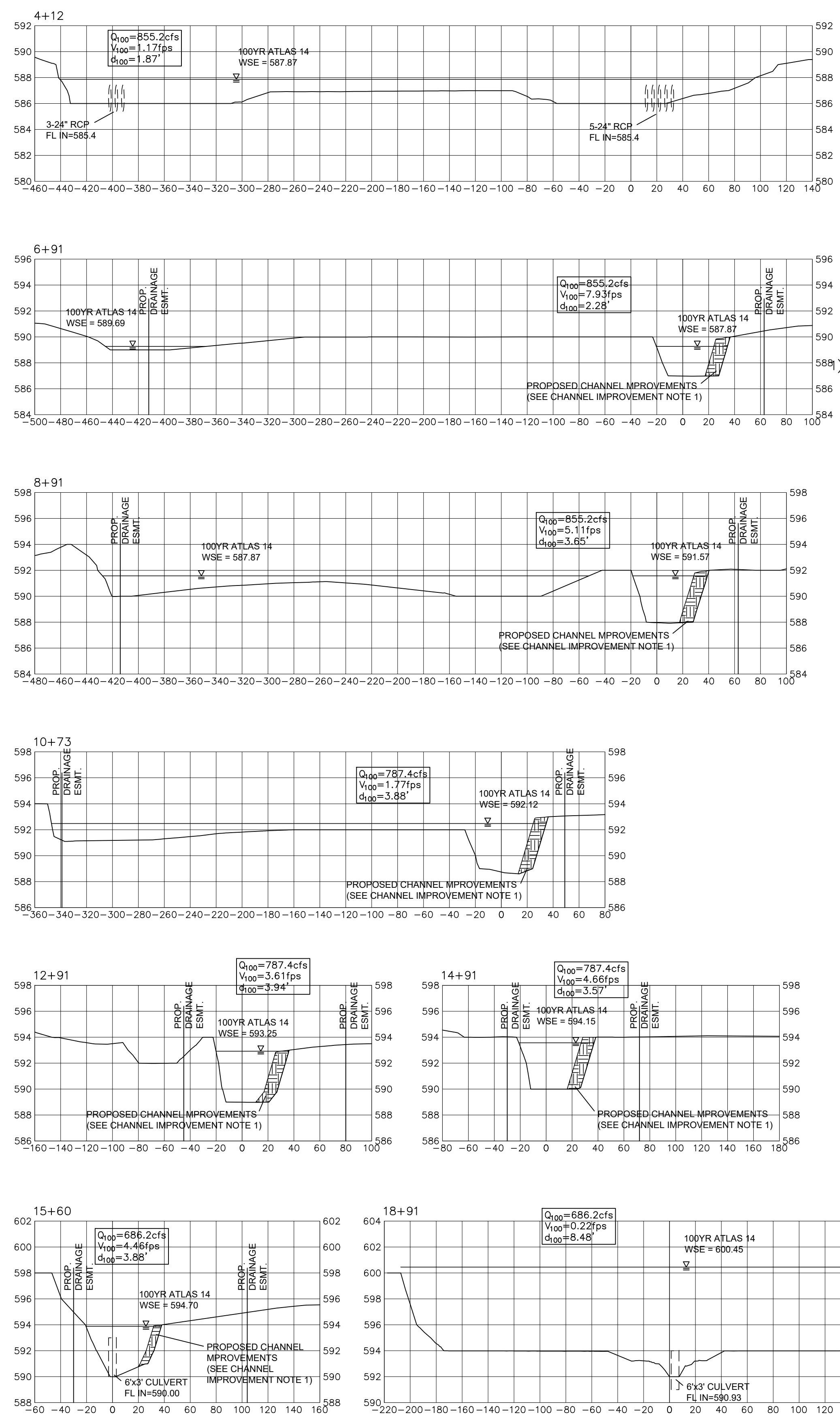
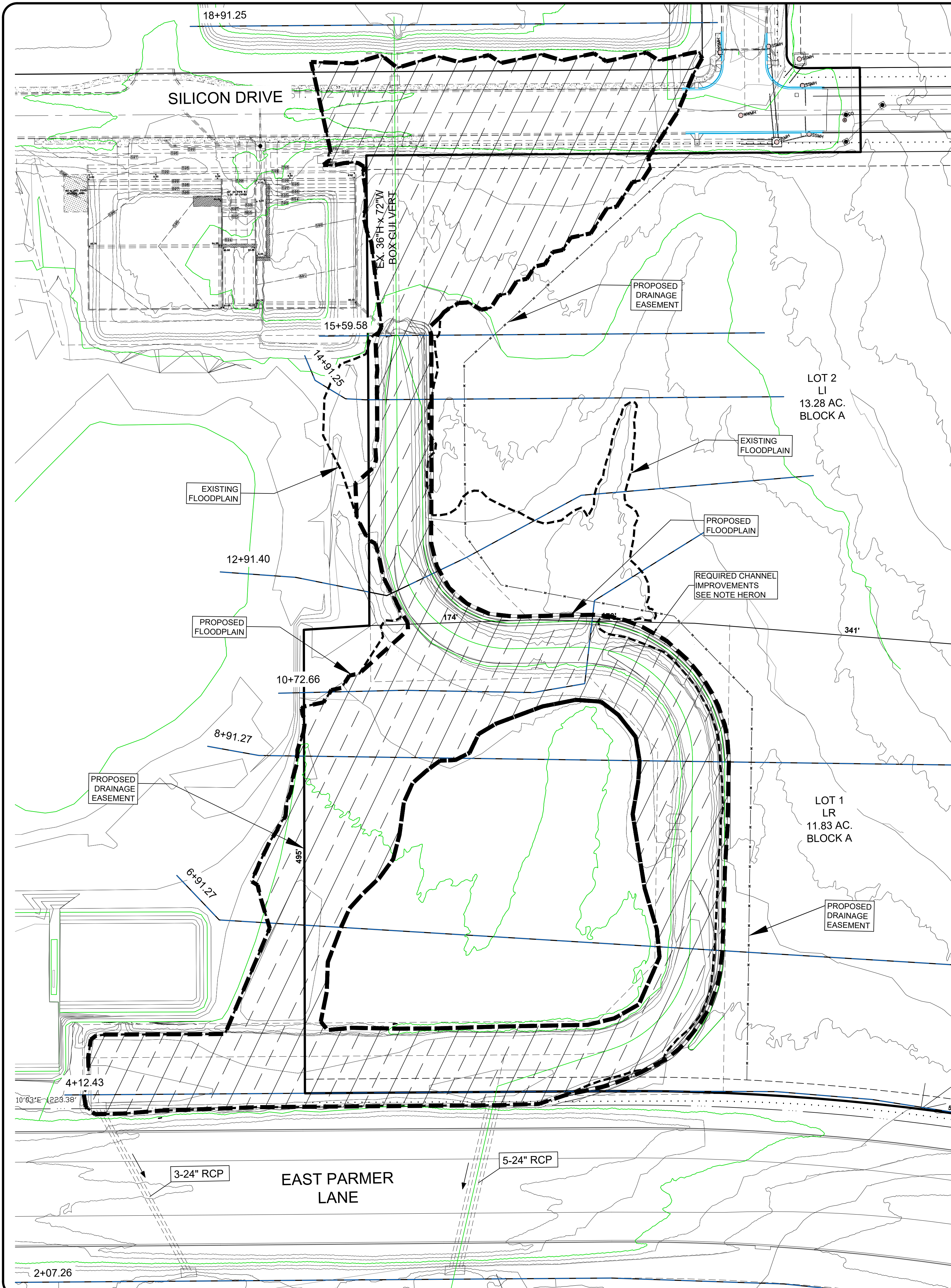




100-YEAR FLOODPLAIN NOTE

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 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0480J & 48453C0290J. 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.

CHANNEL IMPROVEMENT NOTE:

1.) THE CHANNEL IMPROVEMENTS REQUIRED ON LOT 1 AND LOT 2, BLOCK A, SHALL BE PERFORMED AS A COMPONENT OF ANY OF THE FOLLOWING EVENTS: A) THE FINAL LATTING OF LOT 1 AND/OR LOT 2, BLOCK A; AND/OR B) THE FINAL PLATTING OF THE EXTENSION OF SILICON DRIVE SHOWN HEREON. THE CHANNEL IMPROVEMENTS SHALL BE TREATED AS NECESSARY INFRASTRUCTURE IMPROVEMENTS, AND SHALL EITHER BE CONSTRUCTED PRIOR TO PLAT APPROVAL, OR A PERFORMANCE GUARANTEE SHALL BE POSTED WITH THE CITY OF AUSTIN PER THE NORMAL CITY PROCEDURES FOR AN INFRASTRUCTURE FISCAL GUARANTEE SUPPORTING THE APPROVAL OF A FINAL PLAT, IN SUCH CASE THE CHANNEL IMPROVEMENTS SHALL THEN BE PROCESSED, PERMITTED, AND CONSTRUCTED WITH THE SITE DEVELOPMENT PERMIT FOR LOT 1, OR FOR LOT 2, BLOCK A, AND/OR WITH THE SITE DEVELOPMENT PERMIT FOR THE SILICON DRIVE IMPROVEMENTS SHOWN HEREON, WHICHEVER OCCURS FIRST.

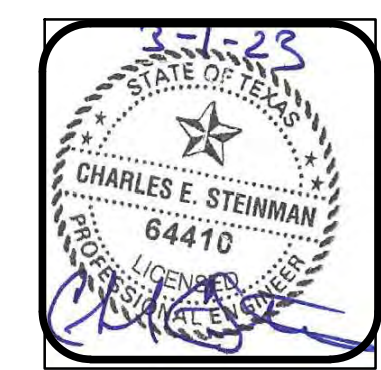
WETLANDS & CEF NOTE

1) SEE EXHIBIT 'G' FOR EXISTING WETLANDS, AND EXHIBIT 'H' FOR PROPOSED WETLAND SETBACKS AND MITIGATION.

PROFILE SCALE:
1"= 60' HORIZONTAL
1"= 6' VERTICAL

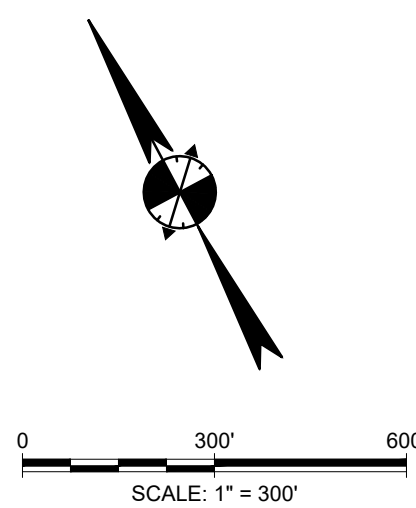
PRELIMINARY SUBDIVISION APPROVAL SHEET _____ OF _____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

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.



THNG
3G LANE

EXISTING WETLANDS & SETBACKS



LEGEND

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

150' WETLANDS
CEF SETBACK
PER CITY G.I.S.

T-1 (PER CITY STAFF)
1.37 AC.

LOT 1
LI
31.22 AC.
BLOCK C

LOT 5
LI
29.03 AC.
BLOCK C

LOT 6
LI
25.57 AC.
BLOCK C

150' WETLANDS
CEF SETBACK
PER CITY G.I.S.

LOT 4
P
48.65 AC.
(PUBLIC PARK) AND
(DRAINAGE EASEMENT)
BLOCK C

150' WETLANDS
CEF SETBACK
PER CITY G.I.S.

P-1
PER CITY STAFF
3.27 AC.

LOT 2
LI
29.77 AC.
BLOCK C

P-3 PER CITY G.I.S.
0.02 AC.

LOT 4
PRIVATE PARK
DRAINAGE ESMT. &
WATER QUALITY ESMT.
1.13 AC.
BLOCK B

LOT 5
LI
40.22 AC.
BLOCK C

150' WETLANDS
CEF SETBACK
PER CITY G.I.S.

T-1 (PER CITY STAFF)
1.37 AC.

150' WETLANDS
CEF SETBACK
P-2 PER CITY G.I.S.: K B
0.10 AC.

LOT 6
P
(PRIVATE PARK)
PUBIC WATER
QUALITY POND
DRAINAGE ESMT. &
WATER QUALITY ESMT.
2.03 AC.
BLOCK B

LOT 3
LI
20.33 AC.
BLOCK B

LOT 2
LI
13.28 AC.
BLOCK A

150' WETLANDS
CEF SETBACK

LOT 1
LR/LI
13.03 AC.
BLOCK B

P-4 PER CITY G.I.S.
0.32 AC.

LOT 2
P
(PRIVATE PARK)
PUBLIC WATER
QUALITY POND
DRAINAGE ESMT. &
WATER QUALITY ESMT.
1.37 AC.
BLOCK B

11.83 AC.
BLOCK A

E-PARMER LANE
(200' R.O.W. WIDTH)
(200'1157711)

PARMER LANE

BOYCE LANE

Case No.: 79 ORIGINAL

Environmental Resource Inventory

For the City of Austin
Related to: LDC 25-8-121, City Code 30-5-121, ERM 1.3.0 6.1 13.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A), and ERM 1.3.0 6.1 13.0.

1. SITE/PROJECT NAME: Harris Branch Commerce Park

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (P.I.): 247545 and 426234

3. ADDRESS/LOCATION OF PROJECT: East Howard Lane and Titanium Drive

4. WATERSHED: Harris Branch and Gillespie Creek Watersheds

5. THIS SITE IS WITHIN THE (check all that apply):
Edwards Aquifer Recharge Zone? ☐ YES ☒ NO
Edwards Aquifer Contributing Zone? ☐ YES ☒ NO
Edwards Aquifer 1500 ft Verification Zone? ☐ YES ☒ NO
Barton Spring Zone? ☐ YES ☒ NO

Note: If the property is over the Edwards Aquifer Recharge Zone, the Hydrogeologic Report and land surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION? ☐ YES ☒ NO
If yes, then check all that apply:
☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual (ECM); or
☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water quality zone under LDC 35-8-201 or 25-8-202, City Code 30-5-201 or 30-5-202.
☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a functional assessment of floodplain health.

** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ☐ YES ☒ NO

** If yes, then riparian restoration is required by LDC 35-4-201(E) or City Code 30-4-201(E) and a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance).

8. There is a total of 6 Critical Environmental Features (CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed DESCRIPTION of the CEF(s), color PHOTOGRAPHS, the CEF WORKSHEET and provide DESCRIPTIONS of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEF on or within 150 feet of the site (Please provide the number of CEFs):

Is the project site over the Edwards Aquifer?
☐ YES ☒ NO (check one)

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses in the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: Approximately 11-15-21 By City of Austin Staff

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Charles E. Steinman, P.E. 512-917-1122

Signature: Charles E. Steinman, P.E. Telephone: 512-917-1122

CSF Civil Group, LLC Email Address: Charles@CSFCivilGroup.com

Name of Company: CSF Civil Group, LLC Date: 6-1-22

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ERM 1.12.3(A).

APPLICABLE TO
THIS ASSESSMENT:



WPD ERM ERI-2014-01

Page 6 of 6

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name	Harris Branch Commerce Park	5	Primary Contact Name	Charles Steinman, P.E.
2	Project Address	East Howard Lane and Titanium Drive	6	Phone Number	512-917-1122
3	Site Visit Date	Nov. 15, 2021 By City of Austin Staff	7	Prepared By	Charles Steinman, P.E.
4	Environmental Resource Inventory Date	1-22	8	Email Address	Charles@CSFCivilGroup.com

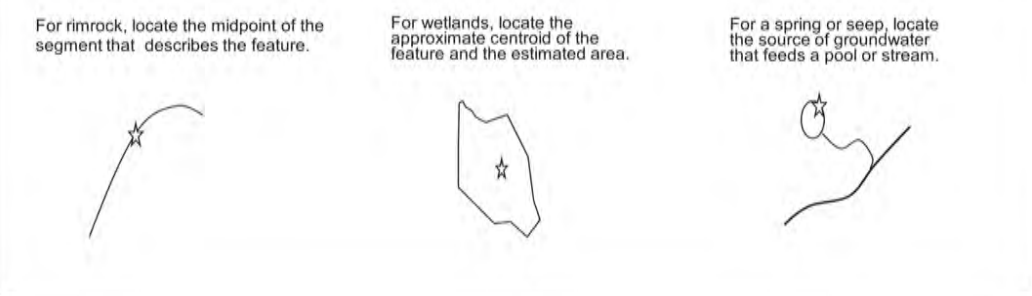
9	FEATURE TYPE (Wetland, Riparian, Buffer, Recharge Feature, Spring)	FEATURE ID (eg. S-1)	FEATURE LONGITUDE (WGS 1984 in Meters) coordinate easting	FEATURE LATITUDE (WGS 1984 in Meters) coordinate northing	WETLAND DIMENSIONS (ft) X Y Length Avg Height	RIPOARIAN/BUFFERS DIMENSIONS (ft) X Y Z Length Avg Height	RECHARGE FEATURE DIMENSIONS X Y Z Trend	Spring Ext. Discharge cfs
	Wetland	P-1	-97.587612°	30.370980°	600 180			
	Wetland	P-2	-97.602129°	30.369050°	60 55			
	Wetland	P-3	-97.602189°	30.369835°	40 22			
	Wetland	T-1	-97.600535°	30.373189°	2900 20			
	Wetland	T-2	-97.600548°	30.368728°	1300 10			
	Wetland	P-4	-97.600286°	30.368412°	220 64			
	See Attached Sheet C.009							
	"Existing Wetlands"							
	for mapping of Staff's Field Observations							

City of Austin Use Only
CASE NUMBER:

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method Accuracy
GPS sub-meter
Surveyed meter
Other > 1 meter

Professional Geologists apply seal below



WPD ERM ERI-CEF-01

Page 7 of 8

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.

CITY OF AUSTIN CASE NO. C8-2022-0330

HARRIS BRANCH COMMERCE PARK
EXISTING WETLANDS & SETBACKS

AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.: 10205.02
SHEET

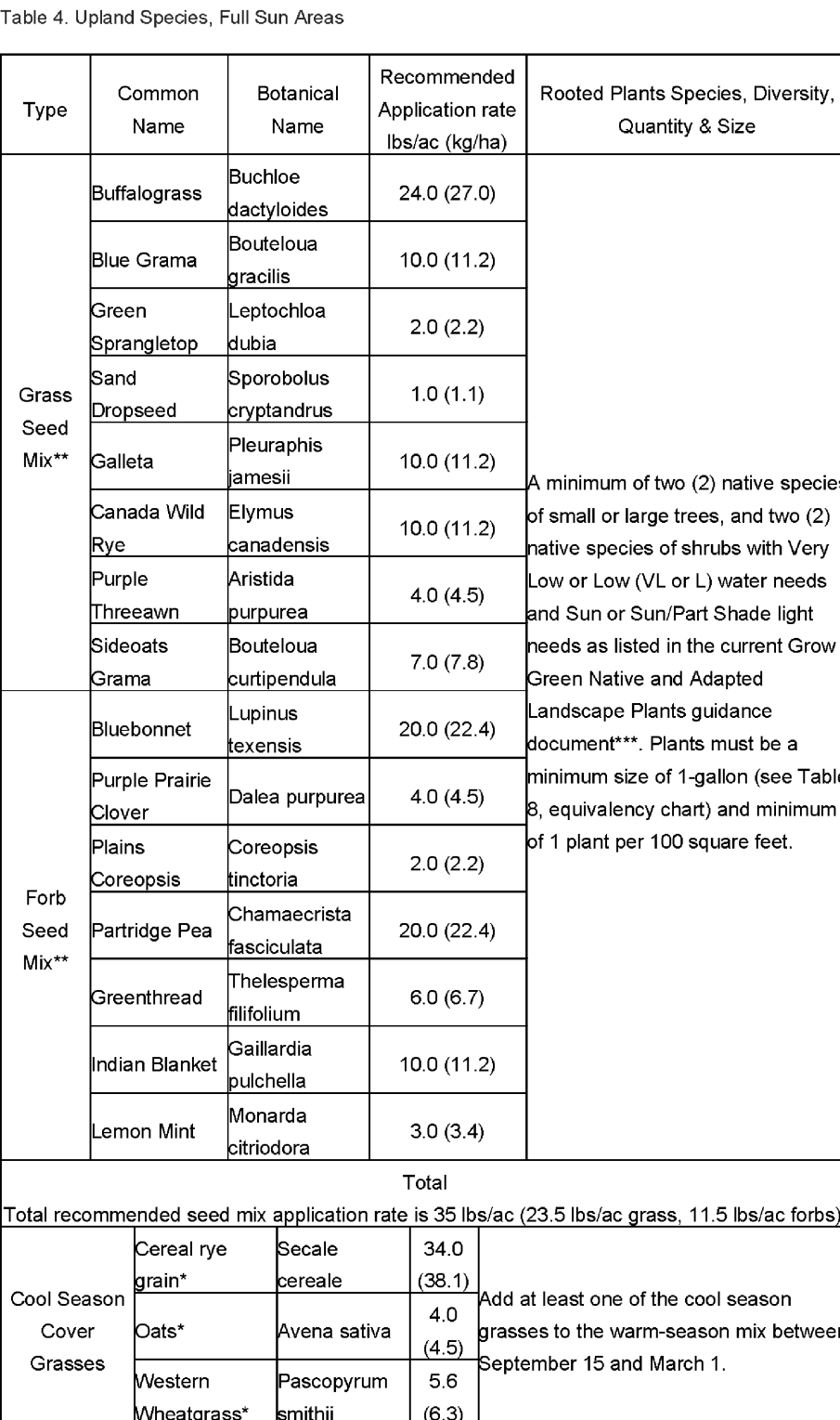
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Austin, Texas
Tel (512) 514-4466
www.csfcivilgroup.com
Texas Registered Firm No. F-12377

CSF Civil Group
Cook Steinmann Fleming
PLANNING, ENGINEERING & CONSTRUCTION SERVICES



STING — —
GG LANE



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.

- 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 herein, 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 herein 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;

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.

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.

CITY OF AUSTIN CASE NO. C8-2022-0330

HARRIS BRANCH COMMERCE PARK
PROPOSED WETLANDS & SETBACKS

HARRISBRANCH

Project No	10205.02
SHE	

H

Exhibit C

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



CASE NUMBER: C8-2022-0330
UPDATE: U1
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: March 6, 2023
FINAL REPORT DATE: March 15, 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 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 submit an update through the intake submittal webform: <https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
 1. The revised plat/plan in pdf format
 2. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 - Kennedy Higgins
Flood Plain Review - Zach Kretsch
Subdivision Review - Juan Enriquez
AW Utility Development Services - Bradley Barron

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

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

U1: Comment cleared.

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.

U1: Comment cleared.

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).

U1: Comment cleared.

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

U1: Comment cleared.

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.

U1: Comment cleared.

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

DATE REVIEWED: 3/7/2023

UPDATE # U1

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.

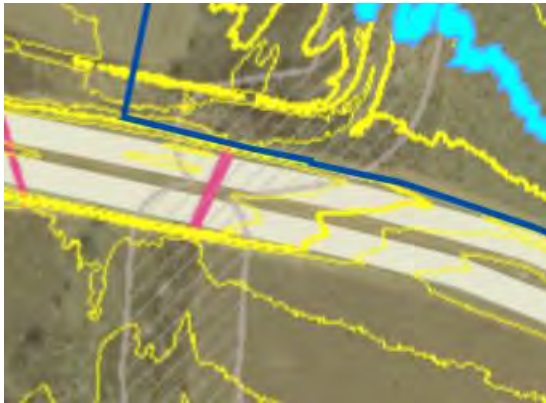
Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments 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. **U1: There is an adverse impact shown at XS 1072.66 in the proposed conditions which shows an increase of .36 feet, and the floodplain leads offsite before the rise is at or below existing conditions. Rises in WSEL offsite are prohibited. See FYI comments at the bottom of the document for more information.**

- 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. **U1: Comment cleared. Culvert is shown.**



- 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.**

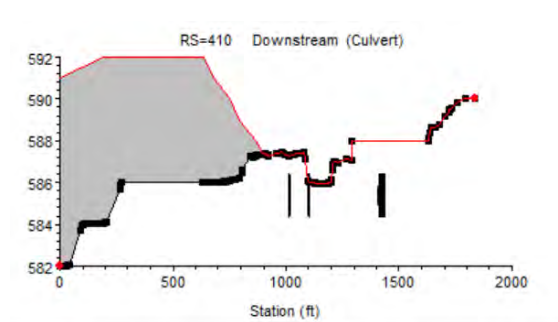
Reviewers notes: At the next submittal, ensure changes are made to the engineering report regarding updates to the modeling and comments above. Check that modeling comments are cleared and check hydraulic workmap to ensure floodplain delineations are correct and proposed easements contain the floodplain. Check that the workmap matches the preliminary plan.

3/7/2023 FYI comments:

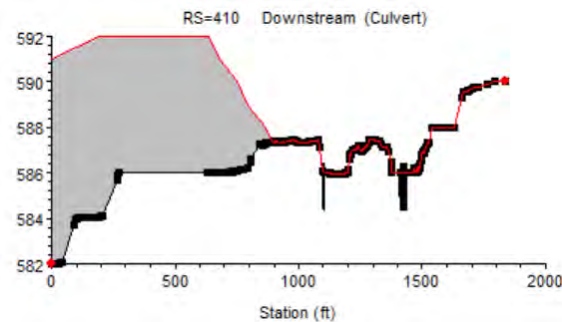
FYI: Please provide a separate onsite floodplain and drainage area map for both existing and proposed conditions for the southern tributary. Each map should show the respective existing and proposed contours, with contour values. This is for the reviewer to ensure that the floodplain delineations are accurate in existing and proposed delineations.

FYI: Provide explanation for the ineffective flow in proposed conditions at cross sections 891 and 691. It appears that the flow will still overtop the proposed channel shown at XS 1072.66. The floodplain map also shows that the floodplain overtops the proposed channel and diverts down south at the point where there is a bend in the channel going east which does not match the proposed model showing ineffective flow at those cross sections.

FYI: The downstream culvert geometry at RS 410 in proposed conditions looks different than existing conditions. Unless there are modifications of the culvert the culverts should have the same geometry in existing and proposed conditions. See the screenshots below for reference.



(Proposed)^



(Existing)^

FYI: Please make sure that the final proposed floodplain elevations once the model is corrected are used to delineate the floodplain within the preliminary plan and are the correct values in the profiles.

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

SR 1. *Thank you. I see the balance of tract letter request. However, the fee has not been paid.* 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 (512 974-1770) 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.**

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

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

Replace note 16 as provided with the following note:

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

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

WB1. 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.*}

UPDATE 1. All wetland CEFs are still only visible on sheets G and H. Add and label wetland CEFs on all plan sheets where they exist. Comment pending.

WB2. 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.}*
UPDATE 1. All wetland CEF setbacks are still only visible on sheets G and H. Add and label proposed wetland CEF setbacks on all plan sheets where they exist. Comment pending.

End of Master Comment Report