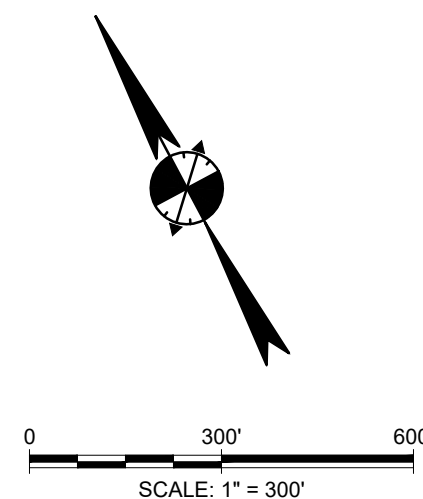


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	WETLANDS PER 404 DETERMINATION AND E.R.I. BY HORIZON ENVIRONMENTAL SERVICES INC.	5.37 AC.
	EXISTING WETLAND SETBACK	35.09 AC.

Case No: _____

Environmental Resource Inventory *Abundant No.*

For the City of *LA*
Revised to CEC 25-6-71 CEC 30-7-21 CEC 31-8-15 10-15

CR 21-1-16
2020/11/11

The *IR* is required for projects that meet one or more of the criteria listed in CEC 25-6-71, CEC 30-7-21, CEC 31-8-15, and CEC 32-10-16.

1. SITE/PROJECT: _____ Harris Branch Community Park

2. COUNTY APFRAID DISTRICT PROPERTY (If *YES*): _____ 417493 and 426234

3. ADDRESS/OCCUPATION OF PROPERTY: _____ East Hinkley Lane and Tatum Drive

4. WATERSHED: _____ Harris Branch and Oldland Creek Watersheds

5. THIS SITE IS WITHIN THE *OW* (check all that apply): _____

YES ☐ Edwards Aquifer Recharge Zone (check all that apply): _____ *YES* ☐ *Chico* ☐
YES ☐ Edwards Aquifer Contributing Zone *YES* ☐ *Chico* ☐
YES ☐ Edwards Aquifer 1500 ft Verification Zone *YES* ☐ *Chico* ☐
YES ☐ "Other" _____ *YES* ☐ *Chico* ☐
Yes defined by CEC 15-4-21 or CEC 15-4-21 or CEC 30-7-21

Note: If the project is near the Edwards Aquifer Recharge zone, the Hydrologic Survey Report and land use assessment must be signed by a Professional Geologist with a license in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATIONS? _____ *YES* ☐ *NO* ☐

If *YES*, then check all that apply:

(1) If flood floodplain modifications are necessary to protect the public health and safety

(2) If flood floodplain modifications are necessary to 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) If flood floodplain modifications are necessary for development adjacent to the critical water quality zone under CEC 25-6-21 or 25-6-32, City Code 30-6-21 and 30-6-32.

If the floodplain modifications are outside of the Critical Water Quality Zone, an area determined to be in poor or fair condition by a functional assessment of floodplain health

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

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

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

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YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

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YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES* ☐ *NO* ☐

YES ☐ *NO* ☐ *YES* ☐ *NO* ☐ *YES*

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 or the Edwards Aquifer.

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

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

Name	Telephone
Signature	Charlie@CSFCivilGroup.com
Civil Group, LLC	Email Address
Name of Company	6-1-22
	Date

As 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 ECM 2.3(A).

APPLICABLE TO
THIS ADDENDUM



WPD ERM ER1-2014-

Page 6 of 6

[illegible]

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:

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

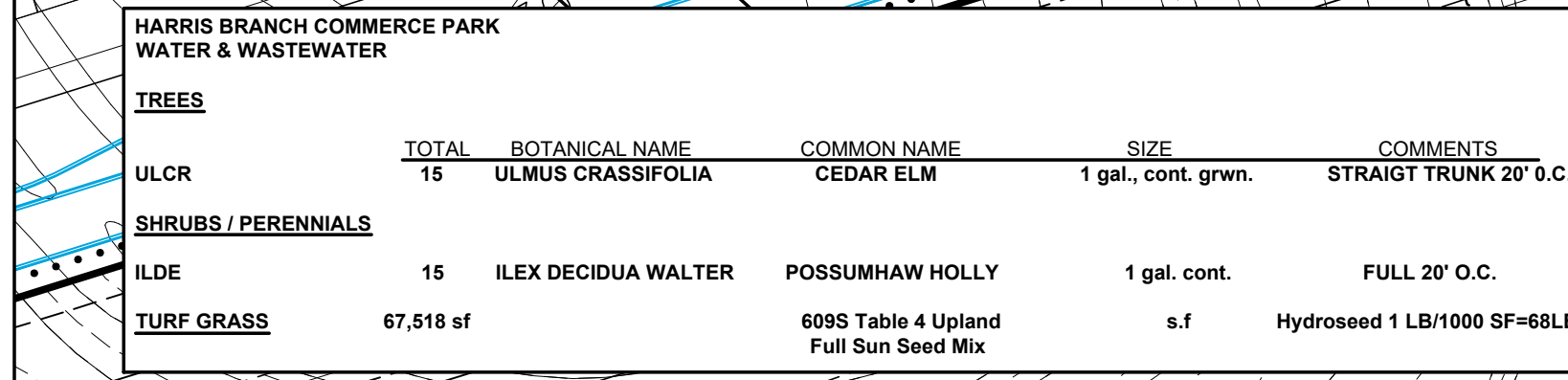
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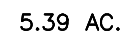
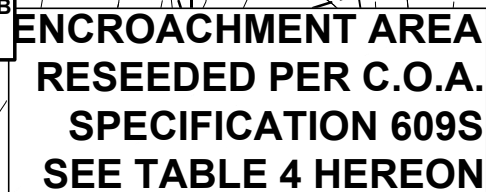
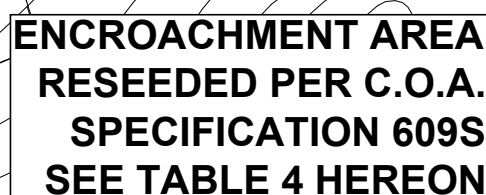


Total recommended seed mix application rate is 35 lbs/ac (23.5 lbs/ac grass, 11.5 lbs/ac forbs)

	Cereal rye grain*	Secale cereale	34.0 (38.1)	Add at least one of the cool season grasses to the warm-season mix between September 15 and March 1.
Cool Season Cover Grasses	Oats*	Avena sativa	4.0 (4.5)	
	Western Wheatgrass*	Pascopyrum smithii	5.6 (6.3)	



NOTE:
NATIVE GRASSLAND SEEDING AND PLANTING PER
CITY OF AUSTIN STANDARD SPECIFICATION 609S.6
INCLUDING TOPSOIL AND SEED BED PREPARATION,
TEMPORARY IRRIGATION, AND WEED MAINTENANCE IS
REQUIRED FOR ALL DISTURBED AREAS WITHIN THE
CRITICAL WATER QUALITY ZONE. SEE TABLE 4
HEREON



Wetlands MIGITATION

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 herein, the City of Austin shall have the option to move the Lot 4, Block C driveway, to the 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 zone "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 herein 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 park 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 park 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.

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
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.
10205.02
SHEET

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



CASE NUMBER: C8-2022-0330
UPDATE: U3
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: April 17, 2023
FINAL REPORT DATE: April 19, 2023

STAFF REPORT:

This Preliminary Plan has cleared all comments. The application has been scheduled to go before the Planning Commission on Tuesday April 25, 2023, with a recommendation of approval. Once the plan gets approval, please reach out to the case manager to receive instructions on the next steps.

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 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

DATE REVIEWED: 4/17/2023
UPDATE # U3

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. U2: There is a rise of .01 feet shown at cross section 1156. This does not meet the requirements under 25-7-61. Comment stands. **U3: Comment cleared. Model does not show a rise in proposed conditions.**
- 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.**

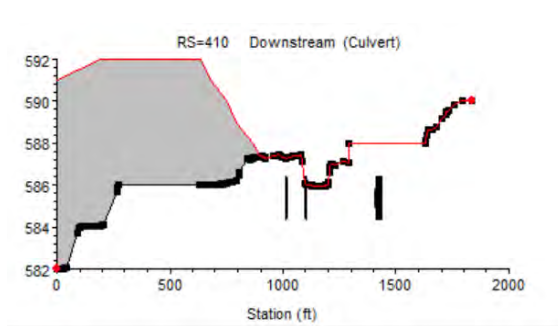
Reviewers notes: At the next submittal, ensure changes are made to the engineering report regarding updates to the modeling and comments above. Check that modeling comments are cleared and check hydraulic workmap to ensure floodplain delineations are correct and proposed easements contain the floodplain.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

3/7/2023 FYI comments:

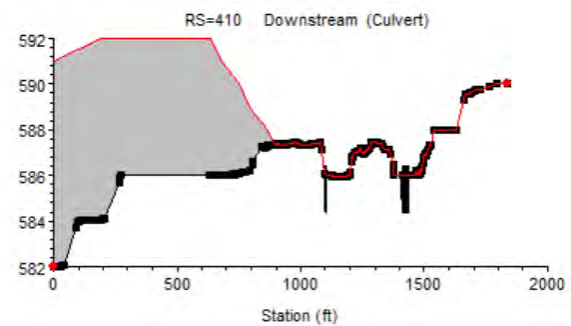
FYI: Please provide a separate onsite floodplain and drainage area map for both existing and proposed conditions for the southern tributary. Each map should show the respective existing and proposed contours, with contour values. This is for the reviewer to ensure that the floodplain delineations are accurate in existing and proposed delineations. **U2: Comment cleared.**

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. **U2: Comment cleared.**

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. **U2: Comment cleared.**



(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.

U2: Pending floodplain model approval.

U3: **Comment cleared.**

End of Master Comment Report