

02/10/2023

Travis County TNR  
Mailing Address: P.O. Box 1748; Austin, TX 78701-1748  
Physical Address: 700 Lavaca Street; Austin, TX 78701

**Re: Project: APP-Sub 450 #2  
Shadowglen Ph 3 Sec 1 & 2**

Dear Travis County TNR,

Please accept this Comment Response Letter in reply to the Traffic Engineering Division review, dated January 24<sup>th</sup>, 2023, regarding the above-referenced project. Original comments have been included below for reference. All Kimley-Horn's responses are listed in **Blue**

**ENV REVIEWER(s): David Peyton - (512) 854-7686 -  
[David.Peyton@traviscountytx.gov](mailto:David.Peyton@traviscountytx.gov)**

## **PERMANENT WATER QUALITY BMPs**

COMMENT NO.	SHEET NO.	COMMENTS
1.	-	<ul style="list-style-type: none"><li>- Clearly mark and label the location and dimensions of any easement for placement of a permanent water quality control.</li><li>- A Protective Easement document must be submitted to <a href="mailto:postinspection@traviscountytx.gov">postinspection@traviscountytx.gov</a> for review and approval prior to notarizing it.</li><li>- Once the easement document receives review approval, the document will be returned to be legally recorded with the County Clerk's Office. A digital recorded copy must be provided.</li></ul>

## **NEW COMMENT 01/23/2023**

Response acknowledged. Will await your resubmittal.

**Response: Acknowledged.**

## Completeness Check Engineering Review Comments

**REVIEWER:** Teresa Calkins, P.E.

**Comment 10:** A traffic impact analysis is required for this development. Coordinate with Travis County Traffic Division on the scope of the analysis. A phasing agreement will need to be prepared addressing the transportation improvements that will be required from the developer to mitigate the impacts of this development to the surrounding street network.

Response 10: TIA has been submitted and is in final review/approval stages.

*Update comment 1/23/23: Pending. Provide a status of the review. Please be advised that the TIA review will need to be complete, and a Mitigation Agreement (if required) approved by Commissioners Court prior to approval of the Preliminary Plan. A Preliminary Plan may be determined to be complete for the purposes of beginning technical review when no more than five non-substantive TIA review comments are still outstanding.*

**Response: Acknowledged, the TIA review is complete.**

**Comment 11:** Sheets 3 and 4 – Provide additional right-of-way on Rector Loop necessary to provide a total right-of-way width of 70 feet. Due to the amount of traffic generated by the development, Rector Loop will be classified as a collector. 5/23/19 – Show the additional right-of-way area on the preliminary plan and label area to be dedicated by future plats.

Response 11:  $\pm 4.1$  feet of additional ROW to be dedicated per final plat has been added and called out on plan set.

Update comment 1/23/23: Cleared for completeness check.

**Response: Acknowledged.**

**Comment 12:** Sheets 3 and 4 – Label radii for all cul-de-sacs, knuckles and curb returns. Please recall that any cul-de-sac with a throat length of greater than 150 feet requires a 60 foot radius. 5/23/19 – Revise curb return and knuckle radii to meet requirements of the Transportation Criteria manual. Local with Local intersections require 15 foot radii and locals at collectors require 20 feet. Elbow radii are 40 feet to FOC with a 25 foot inside radius.

Response 12: Noted. Radii have been checked and adjusted as needed.

Update comment 1/23/23: Cleared for completeness check.

**Response: Acknowledged.**

**Comment 13:** Sheets 3 and 4 – Provide sight line easements at the following intersections: Street C at Street D; Street E at Street D; Street F at Street D; Street A at Street E; Street H at Street F; Street G at Street H and; Street J at Street I. Provide exhibits demonstrating the easements will provide minimum intersection sight distances complying with requirements of the City of Austin Transportation Criteria Manual. 5/23/19 – Per the Transportation Criteria Manual, the point of observation used to determine intersection sight distance is located 18 feet from the edge of the pavement of the intersected street; a few of the intersections provided in the exhibits do not meet this criteria. Revise the exhibits to demonstrate that the sight line easements provided at each intersection will protect the line of sight based on the observation point requirement. Also, please dimension the observation point for each intersection.

Response 13: Point of observation has been adjusted to 18 feet and dimensions have been added.

Update comment 1/23/23: Cleared for purpose of completeness check; however sight line easement exhibits require an engineers signature and seal; please provide an engineer's signature and seal on these documents. Include also sufficient data to allow confirmation of the location of the easement boundary. Provide updated information with submittal for formal review.

**Response: Acknowledged. Engineer's seal and signature have been added to the exhibit.**

**Comment 14:** Sheets 3 and 4 – Revise name of all "Open Space/Drainage" lots to "Open Space/Drainage Easement Lot". 5/23/19 – If drainage easements are to be provided separately in these areas, they need to be shown graphically and labeled on the preliminary plan with the lots designated as Open Space. Otherwise, revise lot designations as requested. In addition, Lot 35 on Sheet 4 requires a drainage easement for the proposed drainage channel and the Lot designation will need to be revised appropriately.

Response 14: Noted. Lot name will be changed and easement added. Lot 35 on sheet 4 is not intended to contain drainage channel and falls

within an electrical easement.

Update comment 1/23/23: Cleared for completeness check; however lot names and easement designations will be checked under technical review.

**Response: Acknowledged.**

**Comment 15:** Provide documentation demonstrating LCRA has no objection to the roadways and drainage improvements proposed within their electric easement. 5/23/19 – Pending LCRA concurrence.

Response 15: Noted. LCRA concurrence has been received and is included in submission.

Update comment 1/23/23: Cleared for completeness check

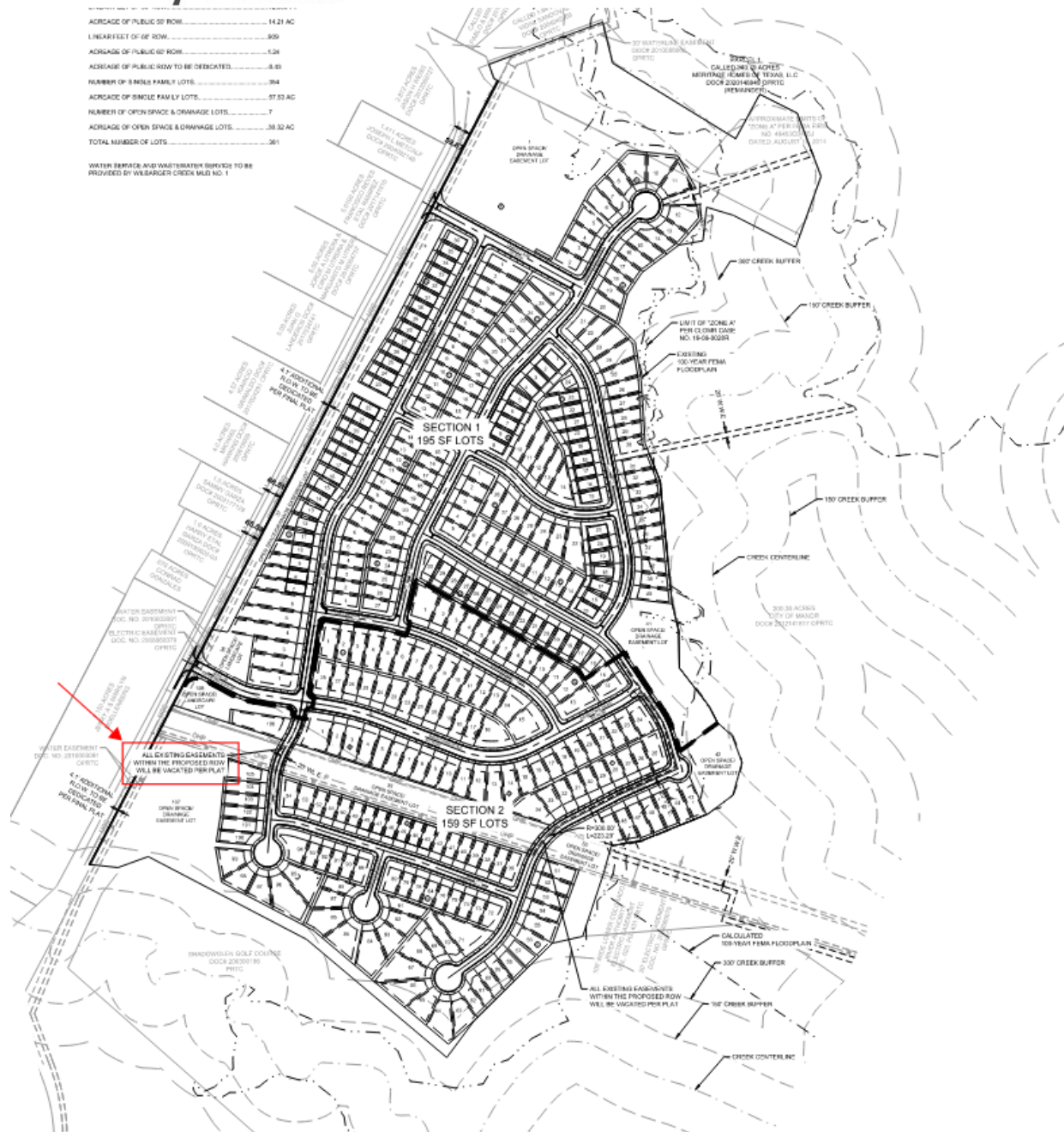
**Response: Acknowledged.**

**Comment 16:** Designate any existing easement crossing a proposed right-of-way as to be vacated on the plan. Rights-of-way must be clear of any encumbrances or entitlements in order to be accepted by Travis County for maintenance. 5/23/19 – Revise preliminary plan as requested.

Response 16: Vacation note has been added to the preliminary plan.

Update comment 1/23/23: Please confirm the location of the note; I did not find it on the Preliminary Plan.

**Response: Acknowledged. The vacation note is shown below on the overall preliminary plan.**



**Comment 17:** Update engineering report to include information supporting Curve Number (Cn) used for calculating the weighted curve numbers listed on Ex A sheet. Also include input data and routing diagrams from the drainage model used to calculate the existing and proposed runoff listed in tables on Ex A and Ex B sheets. 5/23/19 – Please update the engineering report and provide electronic copy of drainage models. Please clarify on plans and in the report the Cn value that was used for impervious cover to calculate your weighted Cn value.

Response 17: Noted. Curve number information will be added to the report and table in the plan set. Electronic copy of drainage models will be provided.

Update comment 1/23/23: Please provide an updated report and the electronic drainage files.

**Response: Acknowledged. Report and electronic drainage files have been attached with this submittal.**

**Comment 18:**

Sheet Ex B – The Proposed Condition Table indicates that stormwater runoff will be increased over existing conditions at Points of Analyses A, B and D. Revise proposed drainage improvements to ensure that runoff is not increased from the development at any analysis point and provide an updated drainage analysis. The summation of flows provided in the table proposed to demonstrate no increase in runoff is not appropriate. 5/23/19 – Revise improvements to reduce post development flows to pre-development levels as requested. If you increase flows across the boundaries as currently proposed, you will need to model the creek (HEC-RAS or equivalent) to demonstrate that there are no adverse impacts to the floodplain.

Response 18: Understood – the drainage areas have been adjusted to prevent an increase in runoff at each Point of Analysis.

Update comment 1/23/23: Cleared for completeness check.

**Response: Acknowledged.**

**Comment 19:**

Sheet EX D – Provide drainage analysis demonstrating the water surface for the 100 year storm event will be contained within the open space/drainage lot 123. 5/23/19 – Provide drainage analysis as requested. The applicant needs to demonstrate the lot size is adequate.

Response 19: Pond D analysis table has been added to sheet EX B with other pond analysis. Maximum pond water surface elevation for the 100-year storm event is below top of bank and falls within the current lot line layout.

Update comment 1/23/23: Please provide an updated report and the electronic drainage files.

**Response: Acknowledged. Report and electronic drainage files have been attached with this submittal.**

**Comment 20:**

5/23/19 - NOTICE: Chapter 482 of the Travis County code has been



revised to require that floodplain boundaries and base flood elevations be based on the NOAA Atlas 14 rainfall intensity data. All residential and commercial development applications submitted after May 1, 2019 must comply with the new requirements. Although this subdivision construction permit application was submitted prior to May 1st, review staff recommends the applicant voluntarily revise this preliminary plans to comply with the new requirements, noting that future plats will be required to comply with the new code.

Response 20: Storm calculations have been updated with the current Atlas 14 rainfall data.

Update comment 1/23/23: Please provide an updated report and the electronic drainage files (see Comment 17).

**Response: Acknowledged. Report and electronic drainage files have been attached with this submittal.**

**Comment 21:** 5/23/19 – EX A and EX B – The notes under the drainage tables indicate that a minimum time of concentration of 6 minutes has been used; however, the Drainage Criteria Manual specifies a minimum Tc of 5 minutes. Revise drainage calculations and tables accordingly using the appropriate minimum Tc. Response 21: The minimum Tc has been updated to 5 minutes for all calculations.

Update comment 1/23/23: Please provide an updated report and the electronic drainage files (see Comment 17).

**Response: Acknowledged. Report and electronic drainage files have been attached with this submittal.**

## Subdivision Review

**Reviewer: Sarah Sumner      512-854-7687**

1. Please confirm you have 354 single family lots and no mention of any amenity. Dog park? Pickleball?  
**Response: Correct, there will be 354 and no amenity included in this phase. A clubhouse was proposed in phase I of this development.**

2. Sheet 3, Block A and Block C are missing some lot numbers, Block F – lots 16 and 17 are hidden under a SDE label.  
**Response: Acknowledged. Lot numbers have been added.**

3. Sheet 4, Block B missing several lot numbers  
**Response: Acknowledged. Lot numbers have been added.**

4. Sheet 5 – empty columns??

**Response: Acknowledged. Columns have been filled in.**

5. All subdivision applications in Travis County must be forwarded to the Travis County Fire Marshal's office rather than to the local ESD for review. The Fire Marshal's office will determine if the local ESD has review authority of subdivisions and site plans and, if so, will forward the plans to the local ESD for review and comments. Please contact (512) 854-4621 or ([fire.marshall@traviscountytexas.gov](mailto:fire.marshall@traviscountytexas.gov)) as soon as possible to prevent delay of approval. Written documentation that the Travis County Fire Marshal's office or local ESD has reviewed and approved of the subdivision is required prior to scheduling the application for approval.

**Response: Acknowledged. Coordination with the fire marshal has been started to conform if the local ESD has review authority.**

6. Please submit a variance request per section 482.202 (e) (4) and have supporting documentation from the local fire department.

**Response: Acknowledged.**

7. Please provide a current letter of availability by the utilities (electric, water and wastewater) to provide service.

**Response: Acknowledged. Current letters of availability have been attached with this submittal.**

8. Information: This subdivision is in the City of Manor municipal jurisdiction/ extra territorial jurisdiction. You will also need to submit an application and preliminary plan to the City of Manor and get approval before Travis County will approve this preliminary plan.

**Response: Acknowledged. The preliminary plan submittal process has been started with the city of Manor.**

9. Travis County regulates to the 500-year floodplain as a surrogate for the Atlas 14 100-year floodplain per Chapters 464 and 482 of the Travis County code as of May 1, 2019. Any final plats out of this preliminary plan will be held to the 500 year floodplain. We recommend compliance with this preliminary plan. All FFE must be 2 feet above the 500 year flood plain. Update note 11.

**Response: Acknowledged. Note 11 has been updated to reflect compliance with Atlas 14.**

10. Please remove the foc from the proposed streets and have the sidewalks in the ROW.

**Response: Acknowledged. FOC has been removed and all sidewalks are within ROW.**

11. Please show financial obligations of the phasing agreement have been met.

**Response:**

#### I. DEVELOPER'S OBLIGATIONS

A. The Developer agrees to pay the County \$704,561.06. for the impacts of Phase 3-1, as the term is defined below, on the Roadway Improvement Project ("Phase 3-1 Payment"). The Phase 3-1 Payment is due at the time this Agreement is executed and submitted to the County by the Developer. The Developer further agrees to pay the County \$991,216.94 for the impacts of Phase 3-2, as the term is defined below, on the Roadway Improvement Project ("Phase 2 Payment"). The Phase 3-2 Payment is due prior to approval of Subdivision Construction Plans for any section of Phase 3-2.

12. Please note the location of clustered mailboxes if applicable for Section 2.

**Response: Acknowledged. Mailboxes for section 2 have been added near the South entrance**



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**NOTICE REGARDING RENEWAL FEES:** The Travis County Commissioners Court has adopted the following plat application renewal fee schedule. Ten percent (10%) of the original review fee will be assessed for an application renewal where there has been no application activity for 60 days. One hundred percent (100%) of the original review fee will be assessed for an application renewal where there has been no application activity for 180 days or more. For the purpose of the fee schedule, "application activity" means providing a written update and other requested information in response to a comments letter from the Travis County Transportation and Natural Resources Department ("TNR") Plat Application Intake Office and does not include e-mails, telephone calls, partial or incomplete submissions of information, or meetings with County officers or employees.

60 days from TNR requested information is 01-31-19.

180 days from TNR requested information is 05-23-19.

### **End of Report**

Please contact me at (512) 418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jacob Kondo, P.E.  
Project Manager