

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SP-2020-0114D
REVISION #: 00
CASE MANAGER: Rosemary Avila
UPDATE: U2
PHONE #: 512-974-2784

PROJECT NAME: Encore Mechanical
LOCATION: 10340 SPRINGDALE RD

SUBMITTAL DATE: August 12, 2020
REPORT DUE DATE: August 26, 2020
FINAL REPORT DATE: August 27, 2020
1 DAY HAS BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan 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 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is March 30, 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 informal update submittal is required. You must submit the distribution directly to each remaining reviewer listed below.

REVIEWERS:

Planner 1 : Cindy Edmond
Environmental : Pamela Abee-Taulli
Site Plan : Rosemary Avila
AW Utility Development Services : Bradley Barron
AW Pipeline Engineering : Jason Inge

Drainage Engineering Review - Jennifer Back - jennifer.back@austintexas.gov

DE 1. The path chosen for Tc does not go over any of the proposed developments. Justify this approach.

UPDATE 1: Comment not addressed. DCM 2.5.3 states "Times of concentration should be representative of the overall drainage area, not simply based on the longest (in either distance or time) flow path." Reevaluate the Tc and revise since the proposed path is not representative of the overall drainage area.

UPDATE 2: Comment cleared per email on 8/26/20. Please update sheets on the next submittal.

DE 2. Provide a summary table showing the drainage calculations for the 2, 10, 25 and 100-yr storm events.

UPDATE 1: Update table based on DE 1.

UPDATE 2: Comment cleared per email on 8/26/20. Please update sheets on the next submittal.

Environmental Review - Pamela Abee-Taulli - 512-974-1879

EV 1-10 Cleared

Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234]

EV 11 Send a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to alex.butler@austintexas.gov. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

Update 1 Comment pending. The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. Increase the revegetation line item quantity.

Update 2 **Comment pending.** Fiscal has been approved. Provide receipt for payment to clear this comment.

Site Plan Review - Rosemary Avila - 512-974-2784

ADMINISTRATIVE

SP1. Obtain all required signatures on the cover sheet prior to site plan approval.

U1 – U2: Comment to remain until time of permitting.

SP1. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedicated by plat.

U1 – U2: Comment pending.

SP2. – SP8. Cleared.

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

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Jason Inge at 512-972-2042.

Water Quality Review - Jennifer Back - jennifer.back@austintexas.gov

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 2. Update rain garden calculations based on updated drainage calculations.

UPDATE 2: Comment cleared per email dated 8/26/20. Please update all sheets on the next submittal.

AW Pipeline Engineering - Jason Inge - 512-972-2042

The status of this project remains "Informal" in Amanda. The applicant understands that the change in status does not imply an approval. Any comments on the plans will need to be addressed in a timely manner to obtain sign off on plans. If anything changes in relationship to the utilities on or near the site, then further review by Austin Water Pipeline Engineering will be required.

When comments are addressed and this project meets Austin Water compliance, contact Jason Inge for plan set signature and stamps. Status of the project will be changed to "Approved" when the plans have been signed. See reviewed plan set for comments.

Jason Inge at Jason.inge@austintexas.gov or 512-972-2042

****AW Pipeline Engineering now accommodates electronic approval / signatures for the final plan set - this is the preferred method for completing our process. Contact reviewer when the plan set is ready for signatures.**

Planner 1 Review - Cindy Edmond

ELECTRONIC SUBMITTAL REQUIREMENT

All Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plan applications require the additional items listed in the Electronic Submittal Exhibit of the application packet (formerly known as flash drive materials). Submit the final electronic submittal with the final PDFs of the plan set at approval and permitting.

End of report