

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



CASE NUMBER: SP-2020-0114D
REVISION #: 00
CASE MANAGER: Rosemary Avila

UPDATE: U1
PHONE #: 512-974-2784

PROJECT NAME: Encore Mechanical
LOCATION: 10340 SPRINGDALE RD

SUBMITTAL DATE: July 6, 2020
REPORT DUE DATE: July 20, 2020
FINAL REPORT DATE: July 23, 2020

3 DAYS HAVE 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 28, 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:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 4 copies of the plans and 5.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

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

Electric Review - Andrea Katz - 512-322-6957

Comments clear. Be advised, however that the electric facilities shown on this site plan are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.

Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

FYI: Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.

Release of this application does not constitute a verification of all data, information, and

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

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.

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.

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.

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

EV 1-2 Update 1 Erroneous comments removed.

Grading& Slopes

EV 3 Provide an exhibit showing:

- Cut from 4 to 8 feet;
- Cut in excess of 8 feet (specify maximum cut);
- Fill from 4 to 8 feet; and
- Fill in excess of 8 feet (specify maximum fill).

Exclude grading beneath buildings / parking garages and exclude grading beneath ROWs the exhibit. Additional grading review and comment may be pending. Be sure to clearly differentiate public ROWs from private driveways.

Update 1 Comment pending. Thank you for providing the grading exhibit. An administrative Environmental variance will be required. Please contact me at pamela.abee-taulli@austintexas.gov for the variance form. Please attach the grading exhibit when you return the

EV 4-10 Cleared

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

EV 10 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

Update 1 Comment pending.

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.

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

ADMINISTRATIVE

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

U1: 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: Comment pending.

SP2. Show correct street address on each sheet, 10340 Springdale Road.

U1: Comment cleared.

SP3. Show the limits of construction on the site plan sheet. Include the area necessary for the construction of access drives and all off-site utility work.

U1: Comment cleared.

SP4. Remove the approval blocks from each sheet except the cover sheet.

U1: Comment cleared.

SP5. Provide an overall site plan sheet showing the entire legal tract.

U1: Comment cleared.

SP6. Note all adjoining land uses and show all existing buildings on adjoining lots within 50 feet. If no buildings exist within 50 feet on adjoining lots, note this on the site plan sheet.

U1: Comment cleared.

SP7. Provide building coverage (in sq. ft. and percentage), impervious coverage (in sq. ft. and percentage), gross floor area, height, and FAR. This is not for comparison against maximum limitations (as the site is in the ETJ and there is no zoning); this is for informational purposes.

U1: Comment cleared.

Site Plan Plumbing - Cory Harmon - 512-974-2882
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APPROVED

The proposed site plan (SP-2020-0114D) is approved from a plumbing code perspective.

Transportation Planning - Martin Laws - 512-974-6351

- TR1. This site itself is outside the city limits; however, it is proposing access to right-of-way located within the city limits. Therefore, the site must comply with City sidewalk and driveway regulations.
U1: Comment cleared; Based on discussion with reviewer.
- TR2. FYI: 94 feet of right of way is required for Springfield Road in accordance to the Austin Strategic Mobility Plan.

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, P.E. - jennifer.back@austintexas.gov

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- WQ 1. Provide a geotechnical report that supports a full infiltration rain garden.
U1: Geotechnical report supports a full infiltration rain garden. Comment cleared.

NEW COMMENT:

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

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

The status of this project has been changed to "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