

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



CASE NUMBER: SP-2020-0245D
REVISION #: 00
CASE MANAGER: Renee Johns
UPDATE: U0
PHONE #: (512)974-2711

PROJECT NAME: Barr Lane
LOCATION: 10805 CAMERON RD

SUBMITTAL DATE: February 4, 2021
REPORT DUE DATE: March 5, 2021
FINAL REPORT DATE: March 10, 2021
5 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.

CONFLICT RESOLUTION PROCESS PILOT:

We are piloting a new Conflict Resolution Process. Please complete this [form](#) if you have identified two or more comments in your Master Comment Report that are in conflict, meaning that you do not believe that both comments can be satisfied. Conflicts can only be submitted and resolved between review cycles; they cannot be submitted while the site plan is in review.

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 June 24, 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 9 copies of the plans and 10 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: Elsa Garza
AE Electric Transmission: Eben Kellogg
Electric: Andrea Katz
Drainage Engineering: Jennifer Back
Environmental: Jonathan Garner
Flood Plain: Shamir Dorsey

Site Plan: Renee Johns
Site Plan Plumbing: Cory Harmon
AW Utility Development Services: Bradley Barron
Water Quality: Jennifer Back
AW Pipeline Engineering: Jaron Hogenson
Transportation Planning: Adam Fiss

Transportation Planning - Adam Fiss - 512-974-1684

- TR1. A driveway permit must be obtained from Travis County to take access to a County-maintained road. Written approval from Travis County is needed prior to site plan release. Contact Travis County at 854-9383 for more information.

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

- AW1. No Austin Water review was performed as no utility plan was provided. Austin Water reserves the right to make additional comments and to establish other requirements with the site plan review.

This plan must include a complete utility plan showing all existing and proposed water and wastewater connections.

See Code citations below for utility requirements:

Section 422.4 UPC: Each building or structure shall be provided with toilet facilities for employees and customers.

Section 2902.3 IBC: Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization.

Section 403.3.1 IPC: The public shall have access to the required toilet facilities at all times the building is occupied.

Electric Review - Andrea Katz - 512-322-6957

- EL 1. How many lots is this property comprised of? Does Barr Ln separate lots? Is there a plat or land status determination tied to this property?
- EL 2. The overhead electric facilities that are running through and around the property are not being shown on sheet 5. Please include all existing and proposed electric facilities.
- EL 3. Fifteen (15') foot electric distribution, electric telecommunications, and electric fiber easement is requested adjacent to Barr Ln to be dedicated by separate instrument. Contact Christine Esparza at 512-322-6122 Christine.Esparza@austinenergy.com to discuss. Show the easement on the site plan with the appropriate recording information.
- EL 4. Single phase lines that run through property may be upgraded to three phase lines and moved to Barr Ln. Please discuss with AE designer Brian Van Dyke at Brian.VanDyke@austinenergy.com

Drainage Engineering 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.

- DE 1. Since the drainage area does not meet the minimum size, a wet pond cannot be used for water quality or detention. Please revise drainage plan to provide detention.

COVER SHEET NOTES

- EV 1 Add the following note to the plan set coversheet: *"If at any time during construction of this project an underground storage tank (UST) is found, construction in that area must stop until a City of Austin UST Construction Permit is applied for and approved. Any UST removal work must be conducted by a UST Contractor that is registered with the Texas Commission on Environmental Quality (TCEQ). Contact Elizabeth Simmons at elizabeth.simmons@austintexas.gov if you have any questions. [COA Title 6]"*

GRADING

- EV 2 In the plan set, describe methods for placing backfill material and show the existing and proposed (post-mining) contours. Note the following regarding backfill requirements:
- If the pit is to be backfilled, then only uncontaminated earthen material or quarried spoils material from the site may be used to backfill the quarry pit. All potential recharge features greater than one square foot or one foot diameter in area located on the quarry or mine floor must be sealed prior to the placement of backfill.
 - Fill material shall be compacted from the bottom of the excavation to within five (5) feet of final grade. Be sure to specify the method of compaction.
 - Pit sideslopes within competent rock may be stabilized as a vertical face. In an open pit that is partially backfilled, the slope of the backfilled area must be restored to a final slope of 3-horizontal to 1-vertical unit ratio (3 H:1 V) or as a series of benches with maximum height of 4 feet in order to prevent erosion and to disperse runoff back to sheet flow. (LDC 25-8-185 or ATCSR 30-5-185).
 - The final grade of backfilled areas may not exceed the pre-existing natural grade of the site prior to the initiation of extraction operations unless a variance is obtained from Land Use Commission. [ECM 1.3.4.5]

EROSION CONTROL REQUIREMENTS [LDC 25-7-61, 65, 25-8-181, 182, 183, 184]

- EV 3 Add a callout note to the perimeter earthen berm on the ESC sheet stating: *"The earthen berm will be installed, stabilized, and revegetated prior to any grading or construction activities."*
- EV 4 Provide a mulch sock along the exterior perimeter of the proposed berm. This is necessary to prevent sediment from washing off the berm and being transported offsite. Additionally, add a note stating: *"Mulch sock to remain in place until the berm is installed, stabilized, and revegetated."*
- EV 5 Add mulch log detail ECM Figure 1.4.5.F to the plan set. [LDC 25-8-181, LDC 25-8-604, ECM 3.5.2, ECM 1.4.1.1(C)]
- EV 6 In the plan set, show the location and approximate depth of the proposed resource extraction in plan and profile view. Plan view must include 2-ft contour (or less) interval topography at a scale no greater than 1 inch equals 400 feet. Include a general description of material and depth to be extracted on a cross-section profile. Provide notes on resource operation stormwater controls, procedures for accepting fill material and restoration methods. [ECM 1.3.4.4 and 1.3.4.5]
- EV 7 In the plan set, describe general reclamation methods such as contemporaneous phasing, regrading and establishing vegetation. Be sure to describe the measures that will be used; such as reseeding or placement of erosion blankets, temporary irrigation or other soil stabilization practices. Revegetation plans must include the establishment of topsoil from stockpiles or per COA Specification 609S.3C (native grassland seeding and planting for erosion control) and a seeding plan to establish native grasslands per COA Specification 604S.6 OR per the U.S. Department of Agriculture Natural Resources Conservation Service's Conservation Practice Standard entitled "Land Reconstruction, Abandoned Mined Land" and referenced as Code 543.

- EV 8 Temporary BMP structures are required adjacent to active excavation areas and materials handling areas if runoff is not discharged to a permanent BMP structure for quarries located in the Barton Springs Zone. This is based on the assumption that sediment generated during quarrying will infiltrate fractures, solution cavities and recharge features on the quarry floor and recharge to the Edwards Aquifer. Temporary BMPs must be designed and constructed to meet the criteria of the City of Austin LDC and ECM. [ECM 1.3.4.5]
- EV 9 Per ECM 1.3.4.3(A)(1)(a), indicate how dust suppression and vehicle washing / washout will occur. Address operations related to potential stormwater pollutants, such as particle washing, dust control, batch plant operation or building operation.

Pollution Attenuation Plan

- EV 10 A Pollution Attenuation Plan is required for resource extraction operations. Submit a Pollution Attenuation Plan providing water quality best management practices, resource extraction, and reclamation. Per ECM 1.3.4, the Pollution Attenuation Plan must include the following:
- A statement acknowledging right-of-entry by City of Austin employees for the purposes of inspection of the site for compliance with the Pollution Attenuation Plan. [ECM 1.3.4.8]
 - Describe the industrial activities occurring outdoors. If operations are to be phased over several years, then describe the areas of the site and anticipated activities during each phase.
 - Describe existing and proposed site and offsite drainage patterns and water quality Best Management Practices (BMPs). The drainage control plan shall describe stormwater controls over the course of site development and closure, particularly compliance with TPDES general permit discharge limits for the proposed industrial activity per SIC codes. Include all stormwater management practices such as dust suppression and vehicle washing or vehicle wash-out. A copy of the TPDES Stormwater Pollution Prevention Plan may be submitted in lieu of a description of the drainage control plan. Address operations related to potential stormwater pollutants, such as particle washing, dust control, batch plant operation or building operation. The plan must also address compliance with the following sections of the LDC (or ATCSR): Chapter 6-5, Water Quality; Chapter 25-7 (30-4), Drainage; Chapter 25-8 (30-5), Environment, Article 6, Water Quality Controls; and Section 1.7.0, Floodplain Modification Criteria, of the Environmental Criteria Manual.
 - Provide a topographic map depicting the drainage control plan that shows existing and proposed drainage patterns onsite and to adjacent offsite properties, stormwater discharge points, water quality control structures, and erosion and sedimentation controls. The scale of the map should not exceed 1 inch equals 400 feet. If the site is adjacent to the Colorado River, include all drainageways and all drainages located within 150 feet of a Critical Environmental Feature.
 - An aerial photograph or satellite image of the site that is not more than five years old and at a scale of no greater than 1 inch equals 400 feet.
 - A reclamation plan with the following information:
 - Describe how the area used for outdoor industrial activities will be stabilized or restored upon termination of proposed industrial activities. Describe land restoration measures such as building demolition, excavation or fill to alter topography, revegetation, and tree replacement. At a minimum; all unconsolidated material and/or unvegetated areas must be stabilized with vegetation or other soil stabilization controls in order to prevent erosion and runoff of sediment, per LDC 25-8-185 or ATCSR 30-5-185 and ECM Section 1.4.
 - Show the location of components of the proposed reclamation plan such as protected riparian corridor areas, restoration of disturbed areas, areas of revegetation, and redevelopment areas. Scale shall be no greater than 1 inch equals 400 feet.
 - Stabilization. Describe the measures that will be used; such as reseeding or placement of erosion blankets, temporary irrigation or other soil stabilization practices.
 - Backfill for pit closure. Describe methods for placing backfill material and for compaction of material. If a partial pit backfill is proposed, state the proposed use of the backfilled pit.
 - Backfill as constructed wetland and migratory fowl habitat: follow the criteria of the U.S. Army Corps of Engineers Regulatory Guidance Letter No. 02-2, December 24, 2002, "Guidance on Compensatory Mitigation Projects for Aquatic Resource Impacts Under the Corps Regulatory Program Pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and

Harbors Act of 1899" and describe the restoration methods and materials. The site may not be within the Controlled Compatible Land Use Area of the Austin-Bergstrom International Airport, as defined in LDC 25-13, Airport Hazard and Compatible Land Use Regulations.

- Revegetation plans including the establishment of topsoil from stockpiles or per COA Specification 609S.3C (native grassland seeding and planting for erosion control) and a seeding plan to establish native grasslands per COA Specification 604S.6 OR per the U.S. Department of Agriculture Natural Resources Conservation Service's Conservation Practice Standard entitled "Land Reconstruction, Abandoned Mined Land" and referenced as Code 543.
- If irrigation will be used to establish vegetation, describe the proposed irrigation.

FEES AND ESC FISCAL SURETY [LDC 25-1-82, 25-7-65, 25-8-234]

- EV 11 After all ESC comments are cleared, provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. 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]
- EV 12 In addition to standard fiscal for E&S controls, the ECM 1.3.4.7 requires fiscal surety for site reclamation. The amount posted shall be a minimum of \$500 per acre for the entire site; or \$500 per acre for the area within the limits of construction and \$2 per square yard for the area to be revegetated on a permanent perimeter erosion and sedimentation control berm. Fiscal may be posted for separate portions of the site in order to allow partial release of fiscal security. Additional comments regarding site reclamation fiscal surety are pending.

Fire For Site Plan Review - Constantino Mendoza - (512) 974-2574

- FR1. Site is located in the 2-Mile ETJ and must be submitted to the appropriate Emergency Services District (ESD). No Fire review required

Flood Plain Review - Shamir Dorsey - 512-974-6099

Engineer notes: floodplains are located on the west and south east of the site. The floodplain on the south east side is not a FEMA floodplain.

- FP1. Provide to this reviewer a copy of the floodplain study, including electronic copies of the hydrologic and hydraulic models used to determine the flows and water surface elevations in the CREEK/CHANNEL/AREA OF CONCENTRATED FLOW, hydraulic cross section layout sheets, and information used in the development of the study. This information should be contained within a report signed and sealed by a licensed engineer.
- FP2. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement. Comment to remain open until easement has been recorded.
- FP3. The applicant's engineer should reference the source of the floodplain study utilized to delineate the limits of the 100-year floodplain shown on the plans. If the City's regulatory model was utilized, copies of the regulatory H&H models should be included in the attached drainage or engineering report with an acknowledgement that the sealing engineer certifies the accuracy of the model in accordance with LDC 25-7-61 and/or LDC 30-4-61. Please include an updated report with the next update. Floodplain models may be obtained from www.atxfloodpro.com.

- FP4. City of Austin Regulatory floodplain delineations should be based on the best available data including site specific topographic data per DCM 1.2.6. The applicant's engineer should delineate water surface elevations generated by the regulatory model onto site gathered topo data.
- FP5. Additional comments may be added upon receipt of new update.

Industrial Waste Review - Jaime Cardenas - 512-972-1073

The requirements under Chapter 15-10 of the Austin City Code (Wastewater Regulations) do not apply to this project based on the plans submitted because this project does not propose to connect to the Austin Water collection system. If this site proposes future connections to Austin Water collections system, an Industrial Waste review and approval will be required.

FYI- Any site proposing a traditional wastewater/septic system or non-standard alternative system on private property including both residential and commercial applications shall contact the Utility Development Services (UDS) Division, On Site Sewage Facilities (OSSF) Program at (512) 972-0207 or see <http://www.austintexas.gov/ossf>

Site Plan Review - Renee Johns - (512)974-2711

SUBDIVISION

- SP1. The tract is not legal by subdivision, therefore a Land Status Determination is required to determine if it is a legal tract. In order to make this determination, contact the Development Assistance Center on the first floor (Section 25-1-61).

SITES WITH MULTIPLE LOTS

- SP2. For the proposed site plan, please record a Unified Development agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed Detention facility. Please submit this document to this reviewer. This reviewer will coordinate with the Legal Department for review and approval. For any legal document questions please contact Annette Bogusch – PDRD Legal Liaison (974-6483). Please be aware this process takes some time and now requires lien-holders information/consent.
- Note on the cover sheet and site plan sheet: The site is composed of >lots/tracts. It has been approved as one cohesive development. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.
- *Once recorded add the document number for the UDA to the note.

ADMINISTRATIVE

- SP3. Obtain all required signatures on the cover sheet prior to site plan approval.
- SP4. Please add a signature line for the Development Services Department on the cover sheet.
- SP5. A new tax certificate showing all taxes paid will be required after February 1, 201_ if the site plan is not approved by that time.
- SP6. Please rename sheet 16 to overall site plan and slope sheet. Please label the proposed office building on the west side of the property on this sheet. Additionally, in the site data table, list proposed use (can be a general use as this is located in ETJ).
- SP7. 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.

- SP8. Number each sheet submitted and indicate the total number of sheets on each sheet (e.g. 2 of 4). Number the cover sheet as #1. Sheet numbers must be consecutive whole numbers with no letter or decimal suffixes such as A, B, C or .1, .2, .3.
- SP9. Show the City limit line, when located in or near the site, on each sheet of the site plan.
- SP10. Show the submittal date on the cover sheet as 06/16/20.
- SP11. Show correct street address on each sheet, 10805 CAMERON RD.
- SP12. Provide a site location map that clearly indicates the location of the tract (4" x 4" minimum size) on the cover sheet. Current one is too large.
- SP13. Provide a 3 1/2" x 5" approval form in the lower right hand corner on cover sheet only. Note: No signature blocks should be within the approval space.
- SP14. Provide an existing conditions sheet.
- SP15. Show all proposed and existing structures to remain; indicate any demolition or relocation of structures by a dashed footprint. On site plan sheet anything that is dotted or dashes ----.
- SP16. Please indicate the case number (SP-2020-0245D) in the lower right margin of each sheet.
- SP17. Show the dimensions of all existing and proposed structures.
- SP18. Show any amenities, walls, fences, sidewalks, swimming pools and all other land improvements on each site plan sheet.
- SP19. The acreage of the site shown on the application does not match the site plan. Please correct the application. Additional review fees may be required.
- SP20. Show the location of all existing and proposed utility facilities on the site and adjacent right-of-way, including the exact locations and types of all utility lines, underground and overhead.
- SP21. Add the following note: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary."
- SP22. If the site is not on the City sewer system, delineate the septic drain field on all sheets. (If not city utilities)
- SP23. 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.

Site Plan Plumbing - Cory Harmon - 512-974-2882
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Civil Engineer –

- The proposed building is required to have plumbing fixtures. Provide a utility plan for the water and wastewater services for the required plumbing fixtures.

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 1. Per ECM 1.6.6B, the drainage areas for the proposed wet ponds is under 20 acres. Please revise the water quality plan to comply with code and criteria.

Wetlands Biologist Review - John Clement - 512-974-1475

No wetland Critical Environmental Features will be impacted by the proposed development.

AW Pipeline Engineering - Jaron Hogenson - (512) 972-0235

Austin water comments for sites and subdivisions for amanda rejection reviews

The major reasons for rejection of this submittal include, but not limited to non-compliance with city code sections:

- **§ 25-4-191 – Water Lines**

A subdivision within 100 feet of a public water system must be connected to the public water system. The director may waive this requirement.

If a subdivision is to be served by a public water system:

- *approval of the water system plans by the director of the Water and Wastewater Utility is required;*
- *installation of the water system must comply with the requirements of this title and the Utilities Criteria Manual; and*
- *water lines to serve each lot must be installed before a lot may be occupied.*

Source: Section 13-2-476; Ord. 990225-70; Ord. 031211-11.

- **§ 25-4-192 – Wastewater Lines**

A subdivision within 100 feet of a public wastewater system must be connected to the public wastewater system. In the extraterritorial jurisdiction, the director may waive this requirement. In the zoning jurisdiction, this requirement may be waived under Section 25-9-4 (Connection To Organized Wastewater System Required).

If a subdivision is to be served by a public wastewater system or community disposal system, wastewater lines to serve each lot must be installed before a lot may be occupied.

Source: Section 13-2-475; Ord. 990225-70; Ord. 031211-11.

- **§ 6-4-11(E) Mandatory Reclaimed Water Connection**

Except for municipal uses associated with law enforcement or public health and safety, all new commercial developments or redevelopments located within 250 feet of a reclaimed water distribution line are required to obtain and utilize permitted connections to reclaimed water for irrigation, cooling, and other significant non-potable water uses.

- **§ 15-9-9 – Criteria Manuals**

The Utilities Criteria Manual and the Water and Wastewater Design Criteria Manual apply to utility service provided under the Code.

Source: Ord. 040805-02.

- **§ 15-9-152 – Design and Installation Guidelines**

The directors of the Electric Utility and the Water Utility shall adopt design and installation guidelines related to a customer's installation and the City's service connection.

A person authorized to install a customer's installation or the City electric utility equipment or facilities shall comply with the City's "Utilities Criteria Manual."

A person authorized to install a customer's installation or the City's water utility equipment or facilities shall comply with the City's Utilities Criteria Manual, standards, and specifications.

Source: 2003 Code Sections 15-9-211(A) and (B); 1992 Code Sections 18-4-300(A) and (B); Ord. 040805-02; Ord. No. [20180524-006](#), Pt. 8, 6-4-18.

- **TCEQ Chapter §291.93. Adequacy of Water Utility Service.**

*Sufficiency of service. Each retail public utility which provides water service shall **plan**, furnish, **operate**, and **maintain** production, treatment, storage, transmission, and distribution facilities of sufficient size and capacity to provide a continuous and adequate supply of water for all reasonable consumer uses.*

- **TCEQ Chapter §291.94. Adequacy of Sewer Service.**

*Sufficiency of service. Each retail public utility shall **plan**, furnish, **operate**, and **maintain** collection, treatment, and disposal facilities to collect, treat and dispose of waterborne human waste and waste from domestic activities such as washing, bathing, and food preparation. These facilities must be of sufficient size to meet the minimum design criteria for wastewater facilities of the commission for all normal demands for service and provide a reasonable reserve for emergencies.*

In addition, this specific project does meet with the following Utility Criteria Manual sections 2.2.0 thru 2.9.

In accordance with section 15-9-276 of City Code, the project will need dedicated and recorded water/wastewater or reclaimed water easements.

- **§217.321. Safety Design of a Wastewater Treatment Facility.**

*(b) Occupational **safety and health hazards, and risks to workers and the public**, must be addressed in the design of collection system and wastewater treatment facility equipment and processes.*

- **§291.95. Standards of Construction.**

In determining standard practice, the commission will be guided by the provisions of the American Water Works Association, and such other codes and standards that are generally accepted by the industry, except as modified by this commission, or municipal regulations within their jurisdiction. Each system shall construct, install, operate, and maintain its plant, structures, equipment, and lines in accordance with these standards, and in such manner to best accommodate the public, and to prevent interference with service furnished by other retail public utilities insofar as practical.

A complete all-inclusive list of comments along with code citations is provided on the red lined plans located on the austin build + connect public search, please see link <https://abc.austintexas.gov/web/permit/public-search-other?reset=true>. if there are any issues with the retrieval, contact your pipeline engineering reviewer for a direct download link.

Responses to all of the red lined comments/questions must be made in a different color on the plan set with an explanation of how aw comments/questions have been addressed.

Please indicate if the project will be submitted to AULCC for review and if so, include row id# and UCC permit # on the utility plan sheet.

AE Electric Transmission - Eben Kellogg - 512-322-6050

ET 1. ADD THE FOLLOWING ELECTRIC TRANSMISSION NOTES TO THE COVERSHEET OR NOTE PAGE:

No trees shall be planted in a transmission easement. Outside of the easement, any trees planted within 50 feet of an existing or proposed transmission facility (structure, guy, conductor, etc.), must be a utility-compatible tree. A list of utility-compatible trees can be found in Appendix F of the Environmental Criteria Manual. Austin Energy will not be responsible for damage and/or removal of vegetation within the easement. Vehicular access for Austin Energy trucks and equipment is always to be maintained within the easement.

Do not dig or grade within 25 feet of the transmission structures, including down guy anchors. Grading near electric transmission facilities must be coordinated with Austin Energy prior to commencement of grading. Call Andrew Perez at 512-505-7153 to schedule a meeting.

A pre-construction safety meeting is required with Austin Energy 48 hours before commencement of construction. Call Andrew Perez at 512-505-7153 to schedule a tailgate safety meeting. Include Chuck Hendry (ph 505-7151) in the meeting, if cranes are being used during construction. OSHA requires a 20' clearance from energized transmission lines during construction.

Barricades must be erected 10 feet from electric transmission structures during construction. Any relocation of electric transmission facilities or outages caused by this project will be charged to the property owner and contractor.

Warning signs must be placed under the overhead electric transmission facilities as notification of the electrical hazard.

For safety reasons, aerial equipment, dumpsters, staging or spoils areas are not permitted within 20 feet of the transmission wire and/or structures and must be located outside the easement.

24-hour access to electric facilities shall be maintained.

Any temporary or permanent fence preventing access to the transmission facilities and/or easement shall be coordinated with Austin Energy staff. AE staff will install a lock on the gate for access.

Property owner and contractor are responsible for dust controls to minimize contamination of wire and insulators caused by dust from this project. Any subsequent cleaning or electrical outages caused by dust from this project will be charged to the property owner and contractor.

Property owner is responsible for any damages to curbing, landscaping, walls, paving placed around the electric transmission structures/poles/lines caused by Austin Energy during maintenance and repairs. All curbing within the electric transmission easement must be laydown curbing.

Roads/driveways/pavement/parking, bridges, subsurface infrastructure, walls, etc. installed within the easement must be designed to support a 46,000 lb tandem axle (5 foot spacing).

Austin Energy will not be responsible for damage done to facilities placed in the easement or to facilities placed outside the easement (such as walls) that are damaged a result of AE equipment traversing the easement.

Fire hydrants must be located out of the transmission easement and a minimum of 20 feet from any transmission structure.

Sprinklers are prohibited within 25 feet of transmission poles and structures

Do not dig or grade within 25 feet of the transmission structures, including down guy anchors)

Owner may not place, erect, construct or maintain the following within the electric transmission easement:

- any permanent structures, including, but not limited to habitable structures such as homes, mobile homes, garages, or offices,
- any structure of any kind in such proximity to the electric transmission or distribution lines, poles, structures, towers, or appurtenant facilities as would constitute a violation of the National Electric Safety Code in effect at the time the structure is erected, nor
- any structures, including but not limited to, fences, storage sheds, drainage, filtration or detention ponds which would impair Austin Energy's access to the transmission easements or its lines, poles, structures, towers or appurtenant facilities in the easements.
- Fire hydrants cannot be located inside the transmission easement and must be a minimum of 20 feet from any transmission structure.
- Septic Systems and Drain Field Systems are not allowed in electric transmission and substation easements.

ET 2. ADD THE FOLLOWING ELECTRIC SUBSTATION NOTES TO THE COVERSHEET OR NOTE PAGE:

Austin Energy has an electric substation adjacent to the property. Owner will be responsible for any outages at this substation caused by this project.

Metal fences must not connect directly to the substation fence, 10 feet of wooden fence should be the used as the connecting fence.

Site drainage must not negatively impact the substation property, either by draining onto the substation site or by preventing natural drainage away from the substation site.

Excavation near a substation that could cause a structural or stability issue for the substation should be limited.

Any proposed excavation greater than 1 foot in depth, within 25 feet of the substation property line must be reviewed and approved by Austin Energy.

Large vehicles and heavy equipment often move throughout the substation, and any wall, excavation, or subsurface installation must be designed to support these heavy loads.

Fences must be electrically isolated from substation fences. If a fence needs to connect to a substation fence, a 10-foot, non-conductive isolation panel must be installed between the two fences.

Austin Energy must maintain 24-hour access to the substation. Access for large vehicles and large

equipment is required. Any proposed development that would limit access to the substation is not permitted. Where required, Austin Energy may obtain an access easement to ensure access to the substation is maintained.

Property owners will be responsible for any outages or damage at Austin Energy substations caused by the development. This includes but is not limited to damage or outages caused by excavation, or from conductive objects that may fall or blow into the substation.

- ET 3.** FYI - Informational comment – Link to Austin Energy's Design Criteria Manual - see page 111 - Section 1.14.0 Transmission and Substation Requirements. – <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

Planner 1 Review - Elsa Garza – Elsa.Garza@austintexas.gov

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