

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



CASE NUMBER: SP-2020-0157D
REVISION #: 00
CASE MANAGER: Rosemary Avila
UPDATE: U1
PHONE #: 512-974-2784

PROJECT NAME: The Lodge at Fossil Ridge
LOCATION: 3306 FERGUSON LN

SUBMITTAL DATE: September 9, 2020
REPORT DUE DATE: September 23, 2020
FINAL REPORT DATE: September 28, 2020
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.

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 April 17, 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 7 copies of the plans and 8 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
Drainage Engineering: Laura Arthur
Environmental: Jonathan Garner
Flood Plain: Karol Susan Menhard
Site Plan: Rosemary Avila
Site Plan Plumbing: Cory Harmon
Water Quality: Laura Arthur
AW Pipeline Engineering: Jason Inge
Transportation Planning: Jonathan Davila
AW Utility Development Services: Bradley Barron

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.

Drainage Engineering Review - Laura Arthur - 512-974-3402

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.

- DE1 The interstitial space in the media is not permitted to be used for detention. Provide an appropriate spillway for the raingardens that does not include the use of the underdrains and an update HEC-HMS model to reflect this. Subsequent comments will result upon receipt of updated information.
U1. Provide an updated HMS model that reflects the updates to the plan.
- DE2 It is unclear where the spillways/orifices for the raingardens are located. Call these out with elevations and lengths/diameters. Ensure that the pipe coming from the spillway is not the bottleneck for outflow.
U1. It is unclear where the spillways/orifices for the raingardens are located. Call these out with elevations and lengths/diameters. Comment stands.
- DE3 Show how the P2a drainage area gets to raingarden A.
U1. Comment stands.
- DE4 Provide detention pond details. Please show the elevations for the 2, 10, 25, and 100-year storm events in the detention pond and outlet structure details.
U1. Comment cleared.
- DE5 Show the location and details for the inlets to the raingardens. Show that the 100-year flow will enter in at less than 2 fps to achieve quiescent conditions.
U1. If flow will not be stacked show that the 25-year enters the raingarden at 2 fps or less by providing calculations.
- DE6 The 100-year floodplain must be contained within a drainage easement. Please provide the information necessary to verify the adequacy of the easement and dedicate the drainage easement once approved.
U1. Comment stands.
- DE7 It appears that there are concentrated flows and/or floodplain through the property. [LDC 25-7-152] A drainage easement is required to the limits of the 100 year fully developed flow elevation. A drainage easement will be required. Please submit the easement with exhibits to this reviewer for processing. The drainage easement may be found through the following link:
<http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>
U1. Comment stands.

DE8 Dam Safety Certification Statement: Please place the following Dam Safety Certification Statement on the cover sheet per DCM 8.3.3(B):

"I [name of professional engineer] Texas license number [number] certify that the design of the dam in this set of plans can safely pass 75-percent of the Probable Maximum Flood based on the hydrologic, hydraulic, structural and geotechnical analysis using standard accepted engineering practices." The certification statement may be divided into the four disciplines of hydrology, hydraulics, structural and geotechnical and independently certified.

U1. The ponds still appear to exceed 6 feet in height. Comment stands.

DE9 Provide a dam safety analysis per DCM 8.3.3(B).

U1. The ponds still appear to exceed 6 feet in height. Comment stands.

DE10 Emergency spillway requirement: DCM 8.3.4(A) states, "The spillway, embankment, and appurtenant structures shall be designed to safely pass the design storm hydrograph with the freeboard shown in the table below. All contributing drainage areas, including on-site and off-site areas, shall be assumed to be fully developed. Any orifice with a dimension smaller than or equal to 12 inches shall be assumed to be fully blocked and an emergency spillway must be provided".

U1. Comment stands.

DE11 Stage-discharge Table: DCM 8.3.4(G) states, "Detailed hydraulic design calculations shall be provided for all SWM ponds. Stage-discharge rating data shall be presented in tabular form with all discharge components, such as orifice, weir, and outlet conduit flows, clearly indicated. Stage-storage table shall also be provided. In all cases the effects of tailwater or other outlet control considerations should be included in the rating table calculations". Please provide this table.

U1. Comment cleared.

DE12 Submit a signed and sealed engineering report for the detention pond. Include the following:

1. inflow hydrograph for existing and proposed conditions including all runoff factors.
2. pond routing with elevation-discharge and elevation-storage curves.
3. outflow hydrograph.

U1. This could not be found in the report provided. This needs to be in a separate signed and sealed engineering report. Comment stands.

DE13 Per DCM 1.2.4 (5) requires a six (6) foot high fence when: A portion of the SCM basin has an interior slope or wall steeper than three (3) feet horizontal to one (1) foot vertical with a height exceeding one (1) foot, or an exterior slope or wall steeper than three (3) feet horizontal to one (1) foot vertical with a height exceeding three (3) feet above adjacent ground. Fencing is allowed on top of vertical walls to achieve the six (6) foot minimum requirement. The total combined height of the wall and fence must be a minimum of six (6) feet above the exterior finished grade, or if the fence is not placed on top of the vertical walls, the fence shall be located no less than twenty (20) feet past the toe of the embankment or to the edge of the property line. Allowable fence materials include, but are not limited to, chain link, solid wood, masonry, stone or wrought iron. Metal components of the fence shall be corrosion resistant and wood components of the fence shall be weather resistant. Any fence posts used shall be galvanized steel with a concrete footing of at least twelve (12) inches in diameter and at least eighteen (18) inches in depth (see Standard Specification No. 701). SCMs with a total ponding depth less than or equal to three (3) feet and that require fencing may provide a pedestrian handrail in lieu of the six (6) foot high fence. The design must meet the requirements in Standard Details 707S-1 or 707S-2 (Pedestrian Handrail). Provide this fence detail and call out the fence location on the plans.

U1. Placement of the fence could not be found in the pond design sheets. Comment stands.

- DE14 DCM 1.2.4 Discharge from storm sewer outfalls shall not cause channel, bluff, or stream bank erosion. If the storm drain discharges to an open drainage facility (as determined by the City), the applicant must show acceptable nonerosive conveyance to that drainage facility, appropriate energy dissipation at the outfall and a stable headwall.

U1. Unclear how velocity and flow depth were determined. Provide more information about how this was determined.

- DE15 ECM 1.6.3(B)(6) Retaining walls within SCMs require water-tightness. Water-tightness in retaining walls is essential to the function of the structure. Waterstops shall be provided during construction of expansion joints in retaining walls per Standard Specification 414S, Concrete Retaining Walls.

U1. Provide the water stop details in the plans.

- DE16 Show details for the proposed culvert along the road and ensure that it complies with DCM 7. This should include but is not limited to showing the 25 and 100-year HGLs, velocity, Q and depth.

U1. Comment cleared.

- DE17. Provide a landscaping plan for the raingardens and provide calculations to show the number of plants on the R-tables.

U1. Provide that amount of plants in the R-tables.

- DE18 Per DCM 1.2.4(7), Discharge from storm drain outfalls shall not cause channel, bluff, or stream bank erosion. If the storm drains discharge to an open channel system, creeks, channels, or ditches that convey stormwater (as determined by the City), the applicant shall show:

- a. Acceptable nonerosive conveyance from the SCM per section 5.8.0.
- b. That the angle of intersection between the outfall flow path and the channel flow path is not greater than 45-degrees.
- c. That storm drains that discharge into open channels conform to the design guidelines in Standards 508S-13 or 508S-16 through 508S-20, as appropriate for site specific conditions, and
- d. Appropriately designed outfalls including adequate energy dissipation, which may include stream stabilization.

Please provide details and calculations for the outfalls that show compliance.

U1. Comment stands.

- DE19 Per DCM 1.2.4(6), All fences shall have at least one gate, which shall open fully inward and outward and shall be at least twelve (12) feet in width. Access to the outfall structures is required for inspection and maintenance. If the fencing prohibits access to the outfall structure, then a second gate shall be provided allowing access to the outfall structure. Provide callouts and details for the gates to the fences.

U1. Comment stands.

- DE20 Per DCM 1.2.4(1)(f), Commercial developments shall provide a maintenance access ramp into at least one basin of the SCM. Maintenance access ramps shall meet the following requirements:

- i. Have a longitudinal slope no steeper than 4:1, and
- ii. Have a clear distance of fifteen (15) feet from the bottom of the ramp to any interior slope.

Provide details and callouts to show compliance.

U1. Comment stands.

COVER SHEET NOTES

EV 1 Comment cleared.

GENERAL NOTES SHEET

EV 2 – EV 4 Comments cleared.

DEMOLITION SHEET

EV 5 Comment cleared.

Wastewater Spray Irrigation

EV 6 Comment cleared.

GRADING

EV 7 Revise the grading plan so that no cut or fill exceeds a depth of four feet. Per LDC 25-8-341/342, cut or fill on a tract of land may not exceed four feet of depth. Additional grading review and comment may be pending, including the requirement of an Administrative Environmental Variance to allow cut and fill of not more than eight feet in the desired development zone.

Update 1 Comment pending. A portion of the depth of fill exceeding eight feet is not located underneath a foundation with sides perpendicular to the ground, therefore, a Land Use Commission variance will be required to proceed with the design as proposed [LDC 25-8-342(A)]. The proposed amount of cut exceeding four feet but less than eight feet meets compliance with an Administrative Environmental Variance. Please contact this reviewer for copies of both the Land Use Commission variance application and the Administrative Environmental Variance application.

EV 8 Comment cleared.

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

EV 9 – EV 11 Comments cleared.

LANDSCAPE REQUIREMENTS

EV 12 Comment cleared.

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

EV 13 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice by contacting COA Intake at LURIntake@austintexas.gov. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

Update 1 Comment pending.

EV 14 After all ESC comments are cleared, send a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to Jonathan.Garner@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 ESC fiscal estimate submitted also requires a line item for hydromulch seeding. The clean-up fee provided is for remedy of erosion damage that results from development, and is separate and apart from the hydromulch seeding cost item. Please revise the ESC fiscal estimate and resubmit with the next plan update.

Fire For Site Plan Review - Marvin Lewis - 512-974-0219

This project is in the Austin 2 mile ETJ and is not under the jurisdiction of the Austin Fire Department. All previous comments are void. Please refer to the Travis County Fire Marshal for all fire related issues.

Flood Plain Review - Karol Susan Menhard - 512-974-3373

Reviewer notes: Redevelopment of previous sited farmland, plat dating back to 1951. Property redeveloped into event venue. Site address is 3306 Ferguson Ln located in Walnut Creek

watershed within COA 2-mile ETJ. HEC-RAS WLN main stem cross sections on property 49769, 49206, and 48793.

- FP1. During the completeness check process the applicant was informed of the floodplain requirements for this case:
"FYI The following will be needed prior to approval of the plan and will be requested if not provided at formal submittal:"
- Confirmation statement that the best available data was used to delineate the COA floodplain (DCM 1.2.6)
U0. It appears the delineations do not follow contours. If no specific contours available, download COA contour data and revise delineation accordingly.
U1. Applicant updated plans to best fit site contour data. Comment cleared.
 - (if utilizing COA/FEMA models) Signed and sealed statement certifying the accuracy of the models for the site (LDC 25-7-61/LDC 30-4-61)
U0. No certification letter received though it was noticed that a septic drain field is being proposed in the floodplain which seems to nullify this bulleted item.
U1. Applicant submitted a certification letter. This comment related to FP2 comment. Pending clarification/confirmation of floodplain activities.
 - (if altering or creating a new model) Digital copy of the floodplain model and all associated backup data within a signed & sealed report (LDC 25-7-33 & 61/LDC 30-4-33 & 61; DCM 1.2.6)
U0. Since the septic drain field is being proposed in the floodplain, the grading activities associated with that shall be demonstrated not have an adverse impact on the floodplain. Applicant to 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 Walnut Creek, 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. Please contact this reviewer if further clarification and assistance is needed.
U1. U1 plans updated such that the septic drain field removed from the floodplain. Comment cleared.
- o NOTE: if the information is contained within the Drainage & Engineering report, a 4th copy needs to be provided for Floodplain Reviewer.
- FP2. If modifications to the floodplain are proposed, the applicant must show that there are no adverse impacts to the floodplain as a result of the modification. Adverse impacts include a loss of floodplain storage volume and rises in flood elevations on adjacent properties. Applicant may have to provide supporting documentation, including modeling to show no adverse impacts as a result of the proposed development.
U1. The plans have been updated for the U1 submittal. The applicant states no work in the floodplain though there are callouts for vegetative filter strips (by others) in the floodplain. Applicant to explain why work is being proposed in the floodplain and beyond the indicated LOC. Comment pending.
- FP3. Please delineate and clearly label the following items on applicable site plan sheets:
- Location of previously dedicated drainage easement.
 - Location of additional proposed drainage easement.
- U1. Proposed drainage easement delineated on the plans; no previous drainage easement. Comment cleared.**
- FP4. The limits of the 100-year floodplain should be contained within a drainage easement. Per LDC 30-4-152. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement. Please provide documentation demonstrating this or provide requisite easement.
U1. Comment pending receipt of recorded drainage easement.
- FP5. FYI: Please note that the current floodplain regulations require that the FFE of the proposed buildings adjacent to the 100-year floodplain must be 1' greater than the 100-year WSEL. City of

Austin staff has proposed changes to the floodplain regulations to require FFE's be 2' above the current FEMA 500-year floodplain or Atlas 14 100-yr floodplain. FFE requirements will be based on current code at time of application.

- FP6. FYI: You appear to be placing fill in the floodplain without a compensatory cut, which may be considered an adverse drainage impact.
- FP7. FYI: You may have to prove that the proposed fill does not have a negative hydraulic impact on adjacent property owners.

Hydro Geologist Review - Michael Markowski - 512-974-1977

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.

- HG1. Update 0. A site visit by City of Austin staff determined that a spring is present on the east bank of Walnut Creek (see image below). Pursuant to LDC 25-8-121, please provide an updated Environmental Resource Inventory Report (ERI) that identifies all CEFs (including this spring), proposes protection, and is compliant with ECM 1.3.0.
- HG1. Update 1. Comments cleared.**
- HG2. Update 0. Clearly show the boundaries of all Critical Environmental Features and clearly label the feature(s): "CRITICAL ENVIRONMENTAL FEATURE."
- Clearly show the boundaries of all Critical Environmental Features (CEF) buffers as a shaded or hatched area and clearly label the buffers: "CRITICAL ENVIRONMENTAL FEATURE BUFFER."
- HG2. Update 1. Comments cleared.**
- HG3. Update 0. Pursuant to LDC 25-8-281(C)(2)(a), please add a note to the cover sheet stating that: "All activities within the Critical Environmental Features (CEF) buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."
- HG3. Update 1. Comments cleared.**
- HG4. Update 0. "Pursuant to LDC 25-8-281(C)(5) and ECM 1.10.5, please add a note to the cover sheet that states: "The Critical Environmental Feature (CEF) buffers must be maintained per City of Austin code and criteria. Existing drainage and native vegetation shall remain undisturbed to allow the water quality function of the buffer. Inspection and maintenance of buffer shall occur semiannually in accordance to City of Austin code and criteria."
- HG4. Update 1. Comments cleared.**

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

The City of Austin Parks and Recreation Department is interested in acquiring the portion of the development that is in the floodplain along Walnut Creek. It would be used as parkland for trail connectivity along the creek. Please contact this reviewer to discuss the request:

thomas.rowlinson@austintexas.gov

U1: Cleared.

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

- SP1. Revise coversheet as follows:
- show application date as April 7, 2020 – **U1: This item hasn't been updated**
 - ~~show owner as developer/owner~~

- ~~add C81-2019-0264 as Related Case~~
- ~~add the following note to coversheet: "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 if additional approvals are necessary."~~
U1: Comment pending, see note above.

SP2. Remove approval blocks from lower right corner all sheets except coversheet.
U1: Comment cleared.

SP3. Ensure case number SP-2020-0157D is shown in lower right corner of all sheets.
U1: Comment cleared.

SP4. Ensure and confirm that all existing and proposed utility facilities (underground and overhead) on-site and in adjacent right-of-way are shown.
U1: Comment cleared.

SP5. Confirm that all easements (existing and proposed) including joint access, drainage, conservation, utility and communications are shown (with record reference) on the plans.
U1: Comment pending.

NEW COMMENTS

SP6. Obtain all required signatures on the cover sheet prior to site plan approval. Add a CoA Development Services Dept signature line to the cover sheet.

SP7. Provide a current tax certificate showing all 2019 taxes are paid in full.

SP8. Remove the Site Development Summary from the cover sheet.

SP9. Provide an overall site plan sheet showing the entire tract (entire land status determination area).

SP10. If the site is not on the City sewer system, delineate the septic drainfield on all sheets.

SP11. 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.

SP12. 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.

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

Civil Engineer –

1. The Overall Utility Plan indicates that a swivel tee will be installed on the water line. Provide a specification sheet for the swivel tee that demonstrates IAPMO approval.
2. Why are the septic tanks and the septic field not connected?
3. Provide an exhibit of the complete septic design.

Transportation Planning - Jonathan Davila - 512-974-2414

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.

U1 – Comment pending approval from Travis County.

AW1. **AW Utility Development Services - Bradley Barron - 512-972-0078**

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 - Laura Arthur - 512-974-3402

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.

- WQ1 A vegetated filter strip is not appropriate for this site and is difficult to install. Provide plans for another form of water quality control that is appropriate for this site. Subsequent comments will result upon receipt of this information.
U1. Comment stands.
- WQ2 How will IC from the driveway be treated?
U1. Comment stands.
- WQ3 Please add the appropriate maintenance notes based on the water quality control type from ECM 1.6.3.
U1. Comment cleared.
- WQ4 ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.
U1. Comment pending receipt of HMS model.
- WQ5 Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf
U1. Comment stands.
- WQ6 An Integrated Pest Management (IPM) plan is required for this project. Please submit an IPM plan online at:
<http://www.ci.austin.tx.us/growgreen/ipmapp.cfm>
U1. Comment cleared.
- WQ7 Once the IPM has been submitted online and approved, an IPM restrictive covenant should be recorded to tie the document to the property.
U1 Comment pending an IPM Restrictive covenant is received.
- WQ8 Please place the following note on the cover sheet:
For Integrated Pest Management Plan, see agreement filed in document No. _____, Official Public Records, Travis County, Texas.
U1. Comment pending recordation number being placed on this note on the coversheet.

Wetlands Biologist Review - Staryn J Wagner - 512-974-2956

Please be advised that additional comments may be generated as update information is

reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes. CEFs and their setbacks must be shown on all site plan sheets.

Site visit completed by Staryn Wagner. No wetlands were identified but a spring was found on the left-hand bank of Walnut Creek. This information will be sent to a hydrogeologist.

WB1. Update 0. Submit a compliant Environmental Resource Inventory [LDC 25-8-121; LDC 30-5-121; ECM 1.3.0 & 1.3.1] (Please put the spring in the image below into the ERI.)

Update 1. Comment cleared.

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

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.

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