

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



CASE NUMBER: SP-2020-0157C
REVISION #:
CASE MANAGER: Jeremy Siltala
UPDATE: U0
PHONE #: (512) 974-2945

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

SUBMITTAL DATE: May 21, 2020
REPORT DUE DATE: June 19, 2020
FINAL REPORT DATE: June 23, 2020 (4 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 due to design changes or information provided in updates.

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 11, 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.

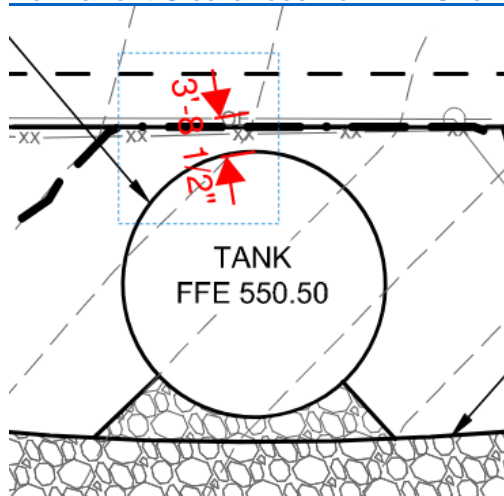
Please submit 12 copies of the plans and 13 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for Planner 1 and only the letter is required 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
Electric : Andrea Katz
Drainage Engineering : Laura Arthur
Environmental : Jonathan Garner
Fire For Site Plan : Marvin Lewis
Flood Plain : Karol Susan Menhard
Hydro Geologist : Michael Markowski
Site Plan : Jeremy Siltala
Site Plan Plumbing : Cory Harmon
AW Utility Development Services : Bradley Barron
Water Quality : Laura Arthur
Wetlands Biologist : Staryn J Wagner
AW Pipeline Engineering : Jason Inge
PARC / Planning & Design : Thomas Rowlinson
Transportation Planning : Adam Fiss

- EL 1. ADD FOLLOWING NOTE: Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code
- EL 2. ADD THE FOLLOWING NOTE: **The owner/developer of this subdivision/lot shall provide** Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
- EL 3. ADD THE FOLLOWING NOTE: **The owner shall be responsible** for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- EL 4. ADD THE FOLLOWING NOTE: The owner of the property is responsible for maintaining **clearances** required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- EL 5. ADD THE FOLLOWING NOTE:
Any **relocation** of electric facilities shall be at landowner's/developer's expense.
- EL 6. **1.3.16 - Truck Access to AE Construction and Existing Facility Sites** - Truck access to the site as required by the specific project shall be provided by the Customer with a **minimum horizontal width of 12 feet** and a minimum vertical clearance of 16 feet (or as required by AE Design). Where access to the construction site is by a paved road or another prepared surface, the surface shall be capable of supporting, without damage to the road or surface, a total vehicle weight as designated by AE Design. **Set-up area in front of equipment shall be a minimum space of 20 feet x 35 feet and a minimum vertical clearance of 20 feet** (or as required by AE Design). See [Section 1.10.0](#) for clearance requirements above and around equipment. 10 foot wide drive is not wide enough for truck access.
- EL 7. There is a potential issue with clearance between the overhead electric line and proposed water tank. Permanent clearance of at least 7'6" from outside conductor must be maintained. [UCM § 1.10.3 - Permanent Clearances from AE Overhead Lines and Facilities](#)



- EL 8. The plans need to show a **preliminary design**. Show the location of the transformer pad(s) and routing the underground electric cabling, meter locations (within 150 ft. line of sight of the transformer) and any additional required electric facilities. Please show these improvements on **all plans, wet utilities plans, and the landscape plans**.
- [Site Plan Preliminary Design Requirements](#)
 - UCM § 1.10.4 - [Clearances from AE Padmount Equipment and Distribution Vaults](#)
- EL 9. **Show the location of the transformer pad(s)** and underground electric cabling necessary to serve this development on site plan, wet utilities plans, and landscape plan. Must be approved by design group.
- EL 10. **Desired point of electric service** must be shown on the site plan and approved by the design group.
- EL 11. **Meter Locations** must meet current Austin Energy Criteria, including being within line of sight of AE transformer, and must be approved by AE Metering Group. [UCM § 1.9.3 Installation of Metering Equipment](#)
- EL 12. Include landscape plan for review. Include existing and proposed facilities on landscape plan.
- EL 13. **Brian Van Dyke** at brian.vandyke@austinenergy.com is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- **Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed Electric Service Planning Application (ESPA) form.**
 - [ESPA form here](#)
- EL 14. Please submit a [Design Intake Form](#) and [Electric Service Planning Application \(ESPA\)](#) online. By providing your request through electronic submission, Austin Energy will be able to manage requests based on submission date and project complexity and Austin Energy personnel will be able to respond to customer requests for information more rapidly. When you submit an intake form to the Austin Energy Electric Service Design Department, you can expect a confirmation of submittal via email.
- EL 15. Will this site require electrical service only or electrical service and gas service?
- EL 16. Provide the electric service date. Requested by Austin Energy's distribution system planning. This is the service to supply the completed units. You can provide an estimated timeline of when construction is anticipated to be completed. It doesn't have to be an exact date. An approximate completion timeline can be provided in the form of **MONTH/YEAR** or **season** (like September 2019 or Spring 2020, etc.)

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

- DE 1 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.
- DE 2 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.
- DE 3 Show how the P2a drainage area gets to raingarden A.
- DE 4 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.

- DE 5 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.
- DE 6 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.
- DE 7 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>
- DE 8 *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.
- DE 9 Provide a dam safety analysis per DCM 8.3.3(B).
- 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".
- 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.
- 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.
- 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.

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

Environmental Review - Jonathan Garner - 512-974-1665
--

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 Bruce Calder at (512) 974-2922 if you have any questions. [COA Title 6]"*

GENERAL NOTES SHEET

- EV 2 Add the ECM Appendix P-1 Erosion Control Notes to the General Notes Sheet.
- EV 3 Add the Developer Information to the ECM Appendix P-1 Erosion Control Notes (note #10).
- EV 4 Add the ECM Appendix P-4 Sequence of Construction notes to the General Notes sheet.

DEMOLITION SHEET

- EV 5 Add a note to the demolition plan stating:
"A preconstruction meeting with the Environmental Inspector is required prior to any site disturbance."

Wastewater Spray Irrigation

- EV 6 Revise the location of the wastewater irrigation lines to meet compliance with LDC 25-8-361. Land application of treated wastewater effluent is prohibited in a 100-year floodplain. Additional review and comments are pending.

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.
- EV 8 Provide a grading exhibit with clear, differentiating hatches or colors for the following categories:
- Grading 0 to 4.00 feet (white, or no hatch)
 - Cut -4.00 to -8.00 feet
 - Cut greater than -8.00 feet
 - Fill 4.00 to 8.00 feet
 - Fill greater than 8.00 feet
- [LDC 25-8, Article 7; ECM 1.8.0] Exclude grading beneath buildings, parking garages, and public ROWs. Additional grading review and comment may be pending.

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

- EV 9 Show and label a staging area and temporary spoils area and provide a row of erosion controls located immediately downslope of the spoils area.
[ECM 1.4.4.B.3]
- EV 10 Add the following notes to all ESC sheets stating:
"Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. [LDC 25-8-183]

Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector.

The contractor will clean up spoils that migrate onto the roads a minimum of once daily. [ECM 1.4.4.D.4]"

- EV 11 This comment is pending revision of the wastewater irrigation area and the potential need to revise the delineation of the LOC, as well as adjustments to the proposed grading that may alter the proposed drainage patterns. Erosion and sedimentation controls may be subject to a revised layout.

LANDSCAPE REQUIREMENTS

- EV 12 Provide a planting plan for the rain garden in accordance with ECM 1.6.7(C)(5). Additional review and comments may be pending.

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.
- 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]

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 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.
 - (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.
 - (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.
- 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 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 proposed development.
- 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.
- 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.
- FP5. FYI: Please note the current floodplain regulations require that FFE of the proposed buildings adjacent to the 100-year floodplain must be 1' greater than 100-year WSEL. City of Austin staff has proposed changes to the floodplain regulations to require FFE's be 2' above 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.

HG 1. 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.



HG 2. 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."

HG 3. 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."

HG 4. 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."

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

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.)



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

- F1. Fire flow test is too old. All fire flow tests must be 1 year old or less at the time of the submission of the site plan.
- F2. Standard fire department notes were not included on the notes page. Please add the standard FD note. Notes can be found in the AFD Fire Criteria Manual.
- F3. These building are in excess of 1500 feet off the road/fire department access. The entry drive to the buildings must be provided as a fire lane. All standard fire lane dimensions shall apply. 25 foot clear width, 25 foot inside and 50 foot outside radii on fire lanes and 14 foot clear height for the full length of the fire lane. All fire lanes must provide access to within 150 feet of all points of all buildings.
- F4. Water supply to the property does not meet the requirements of the 2015 Fife Code Section 507. Adequate water supply fire hydrants are a tank capable of supplying the required fire flow for 2 hours

must be provided. If hydrants are supplied, you need at least 2 hydrants within 400 feet of all points of all buildings.

- F5. Please provide a better breakdown of what the building will be used for. Provide the amount of event space, storage space and office space in each building.
- F6. Provide the standard fire lane marking and signage details on the details page.
- F7. Fire Department access roads must be constructed of asphalt or concrete with maximum grades of 13% for asphalt and 15% for concrete. IFC 503.2.3(surface) & 503.2.7(grade)

Other surfaces may be approved based on submittal of engineering documentation proving they can withstand the HS-20 loading of 32,000 lb per axle and 80,000 lb gross truck weight.

The use of engineered grass pavers is acceptable as long as the edges of the surface can be adequately indicated.

Site Plan Review - Jeremy Siltala - (512) 974-2945

NOTE: It appears the incorrect application was filled out and submitted. It should be a non-consolidated (D plan) as it is in the ETJ. Contact Intake staff at LURintake@austintexas.gov

- SP1. Revise coversheet as follows:
- show application date as April 7, 2020
 - show owner as developer/owner
 - add C8I-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."
- SP2. Remove approval blocks from lower right corner all sheets except coversheet.
- SP3. Ensure case number SP-2020-0157D is shown in lower right corner of all sheets.
- SP4. Ensure and confirm that all existing and proposed utility facilities (underground and overhead) on-site and in adjacent right-of-way are shown.
- SP5. Confirm that all easements (existing and proposed) including joint access, drainage, conservation, utility and communications are shown (with record reference) on the plans.

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

Revise the Overall Utility Plan:

1. Illustrate and callout the location of the water well.
2. Due to the presence of the water well, this site is considered an auxiliary water site. Auxiliary water sites are required to have a high hazard containment backflow preventer (RPZ) immediately downstream of the domestic water meter. Revise plans to comply with this requirement.
3. Provide a fire line backflow preventer on the supply to the water storage tank, illustrate its location, and indicate its size and type.
4. Indicate the slope and material of the wastewater piping from the buildings to the septic tank.
5. Indicate the material of the $\frac{3}{4}$ " domestic water piping.

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.

FYI – 120 feet of right of way is required for Ferguson Ln in accordance with the Austin Strategic Mobility Plan. LDC 25-6-55.

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

- PR 1 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

Water Quality Review - Laura Arthur - 512-974-3402

- WQ 1 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.
- WQ2 How will IC from the driveway be treated?
- WQ3 Please add the appropriate maintenance notes based on the water quality control type from ECM 1.6.3.
- 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.
- 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
- 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>
- WQ7 Once the IPM has been submitted online and approved, an IPM restrictive covenant should be recorded to tie the document to the property.
- 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.*
- WQ9 There needs to be cleanouts every 50 feet and at lateral bends and junctions. Also, provide an accessible cleanout outside of the raingardens.
- WQ10 The sand bed is too deep to allow for adequate maintenance. Provide a sand bed that is shallower in depth.

Industrial Waste Review - Rachel Reddig - 512-972-1074

The requirements under Chapter 15-10 of the Austin City Code (Wastewater Regulations) do not apply to this project based on the plans submitted.

Please remove the Industrial Waste signature line from the cover sheet.

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

AW1. Per Utility Criteria Manual Section 2: The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water utility plan for compliance with current criteria. Travis County must approve the plan for fire protection and for an On-Site Sewage Facility.

For plan review status contact your assigned Pipeline Engineering reviewer.

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

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.

Planner 1 Review - Ramon Rezvanipour

P 1. Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbers**
- File number: **SP-2020-0157C**
- Application date: **04/07/2020**
- Under Section **112** of Chapter **25-5** of the City of Austin Code
- Case Manager: **Jeremy Siltala**
- Zoning: **Please add zoning**

P 2. **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