

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



CASE NUMBER: SP-2020-0157D
REVISION #: 00
CASE MANAGER: Rosemary Avila
UPDATE: U2
PHONE #: 512-974-2784

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

SUBMITTAL DATE: November 23, 2020
REPORT DUE DATE: December 9, 2020
FINAL REPORT DATE: December 17, 2020
8 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 April 27, 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 6 copies of the plans and 7 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
Site Plan Plumbing : Cory Harmon
Drainage Engineering : David Marquez
Environmental : Jonathan Garner
Flood Plain : Karol Susan Menhard
Site Plan : Rosemary Avila
Transportation Planning : Martin Laws
AW Utility Development Services : Bradley Barron
Water Quality : David Marquez

Drainage Engineering Review - David Marquez - 512-974-3389

DE1 – 5 Comments cleared

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.

U2- Comment pending recordation of easement

DE7 Comment cleared and addressed with DE6

DE8-20 Comment cleared

Environmental Review - Jonathan Garner - 512-974-1665

EV 1 – 6 Comments cleared.

GRADING

EV 7 Comment cleared. The applicant has worked informally with this reviewer to adjust the grading to stay within the 8.0' limit allowed with an Administrative Environmental Variance. See comments EV 15 and EV 16.

EV 8 - 12 Comments 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 1-2 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.

Update 2 The ESC fiscal estimate is approved. Please contact the Fiscal Office at fiscalsurety@austintexas.gov for ESC fiscal posting instructions.

UPDATE 2 ADMINISTRATIVE ENVIRONMENTAL VARIANCE COMMENTS

EV 15 Per LDC 25-8-42(B)(6), an Administrative Environmental Variance is required for fill of not more than eight feet in the desired development zone. Complete the following to proceed with the Administrative Environmental Variance:

- Add a note to the plan set Cover Sheet stating: *"An Administrative Environmental Variance has been granted in accordance with LDC 25-8-42(B)(6), to allow fill of not more than eight feet in the desired development zone."*

EV 16 The applicant is requesting one (1) Administrative Environmental Variances. Pay the Administrative Environmental Variance fees at Intake and notify this reviewer of payment in order to clear this comment. For a copy of the variance fee invoice, contact LUR Intake at LURIntake@austintexas.gov.

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. U2. All floodplain comments cleared except for drainage easement recordation; informal update status.

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.

U2. Applicant acknowledges vegetative filter strips in the floodplain; states only grass plantings that will not impact the floodplain. Models submitted. Comment cleared.

- (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.

U2. Applicant acknowledges vegetative filter strips in the floodplain; states only grass plantings such that no impacts to the floodplain. Comment cleared.

FP3. U1. 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.

U2. 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.

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.

U2: Comment cleared.

SP2. - SP4. 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 – U2: 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.~~

U2: Comment to remain until time of permitting.

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

U2: Comment cleared.

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

U2: Comment cleared.

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

U2: Comment cleared.

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

U2: Comment cleared.

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.

U2: Comment cleared.

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.

U2: Comment cleared.

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

1. The plan sheets are out of order. Ensure that plan sheets are in order The Overall Utility Plan indicates that a swivel tee will be installed on the water line. A specification sheet for a swivel tee, however, a specification sheet was provided for a tapping saddle that did not indicate IAPMO approval. Provide a specification sheet for the swivel tee that demonstrates IAPMO approval. (second request)
2. The Wastewater plan shows the side inlet of a wye being used as the outlet of the wye. This fitting orientation is a plumbing code violation. Provide a wastewater fitting arrangement that is compliant with the plumbing code.
3. Why are there no septic tanks in the septic system?
4. Provide an exhibit of the complete septic design. (second request)

Transportation Planning - Martin Laws - 512-974-6351

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.

U2: Comment remains

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

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

Water Quality Review - David Marquez - 512-974-3389

WQ1 – 5 Comments cleared

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.

U2- Comment pending recordation of legal document

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.

U2- Comment pending putting in the document number.

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

This project, in its present configuration, is approved by Austin Water Pipeline Engineering. If anything changes in relationship to the utilities on or near the site, then further review by Austin Water Pipeline Engineering will be required.

Please make an appointment with Jason Inge at Jason.inge@austintexas.gov for signing of plan set originals.

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

Planner 1 Review - 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