

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



CASE NUMBER: SP-2020-0343D
REVISION #: 00
CASE MANAGER: Ann DeSanctis
UPDATE: U0
PHONE #: 512-974-3102

PROJECT NAME: Blue Goose Materials
LOCATION: 5505 BLUE GOOSE RD

SUBMITTAL DATE: November 4, 2020
REPORT DUE DATE: December 7, 2020
FINAL REPORT DATE: December 10, 2020
3 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

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 September 25, 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 6 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 : Addison Ptomey
Drainage Engineering : Sona Singh
Environmental : Hank Marley
Water Quality : Sona Singh
AE Electric Transmission : Eben Kellogg
PARD / Planning & Design : Scott Grantham
Site Plan : Ann DeSanctis
Transportation Planning : Martin Laws

Note: OSHA working clearance of 10' radius around conductor must be kept at all times.

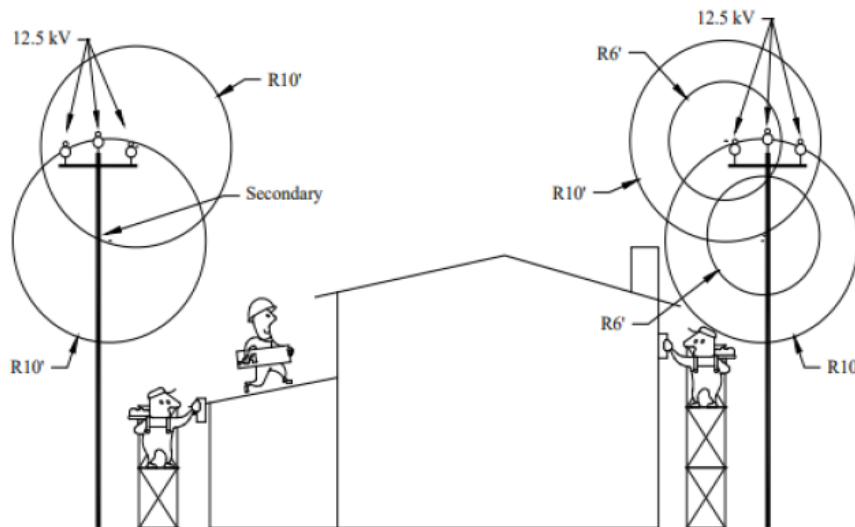
Figure 1-36 OSHA/Texas Safety Code Overhead Working Clearances

1-36	OSHA/TEXAS SAFETY CODE	
SHEET 1 OF 1	OVERHEAD WORKING CLEARANCES	
11/05/03	FROM OVERHEAD LINES FOR UNQUALIFIED PERSONS	
		REV. 05/25/12

OSHA/Texas Safety Code Working Clearances From Overhead Lines For Unqualified Persons

OSHA 1910.333(c)(3)(i)(A/A1), 1910.333(c)(3)(i)(B)
When an unqualified person is working in an elevated position near overhead lines (or on the ground in the vicinity of overhead lines), the location shall be such that the person and the longest conductive object he or she may contact cannot come closer to any unguarded, energized overhead line than 10ft.

Texas State Health & Safety Code 752.004.
RESTRICTION ON ACTIVITIES NEAR LINES.
(a) Unless a person, firm, corporation, or association effectively guards against danger by contact with the line as prescribed by Section 752.003, the person, firm, corporation, or association, either individually or through an agent or employee, may not perform a function or activity on land, a building, a highway, or other premises if at any time it is possible that the person performing the function or activity may: (1) move or be placed within six feet of a high voltage overhead line while performing the function or activity; or (2) bring any part of a tool, equipment, machine, or material within ten feet of a high voltage overhead line while performing the function or activity.



NOTE:
The workers, scaffolding, and anything in the workers hands must stay out of the appropriate working clearance circles (10' radial clearance from any energized wire).

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. Place a cover note stating whether the pond is privately maintained or City maintained.

- DE 2. Please provide a copy of the recorded final plat or legal lot determination prior to issuance of a Development permit.
- DE 3. The City updated the required General Construction Notes in the Consolidated Site Plan Application Instructions. These are available online at http://www.austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Consolidated_SitePlan_InstEx.pdf. Please update the General Construction Notes on this project.
- DE 4. Is there any future development intended for the project site?
- DE 5. Please turn on the contour labels for the drainage area maps.
- DE 6. There appears to be offsite area. Please clarify and update engineering report if needed. Offsite areas should be calculated using fully developed Q100 conditions. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].
- DE 7. Please provide more information about the access road on site. Is the road permitted? If so, please provide plan number to show that detention is being provided or does not need to be provided.
- DE 8. Drainage area maps should be site specific per the site plan application and include the overall site. Please provide that information and update drainage calculations to also include intensity values and CN.

Environmental Review - Hank Marley - 512-974-2067

Cover Sheet Notes

- EV 1 Add a note to the cover sheet stating:
"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 or bruce.calder@austintexas.gov if you have any questions. [COA Title 6]"

General Notes Sheet

- EV 2 Provide the current ECM Appendix P-4: Sequence of Construction Notes in the plan set. The notes can be found at:
https://library.municode.com/tx/austin/codes/environmental_criteria_manual?nodeId=APXP-4STSECO

Grading and Slopes

- EV 3 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.

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

- EV 4 Extend silt fence to include all areas with expected construction activities.
- EV 5 Provide silt fence along the entire upslope LOC boundary to prevent surface water from draining into the LOC. [ECM 1.4.4.B.2]
- EV 6 On the ESC sheet, show and use j-hooks where silt fence cannot be installed parallel to the existing contours. Spacing distances will vary according to the slope but are not to exceed 100 feet. The up-gradient silt fence and j-hook shall be one continuous line, with the down-gradient silt fence line started as close as possible to the up-gradient j-hook. The purpose of the j-hook is

to provide a temporary runoff impoundment area that will allow settling of sediment, so the j-hook must be wide enough to create this condition. In addition, add ECM Figure 1.4.5.G.4 to the plan set. [ECM 1.4.5.G.]

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

- EV 7 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. To obtain invoice and get payment instructions, contact Intake at LURIntake@austintexas.gov or 512-974-1770. Provide a receipt of payment to the Environmental Reviewer to clear this comment.
- EV 8 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. 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]

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

- PR1. As approved by City Council (Ordinance 20190910-002), a review fee is charged for all reviews conducted by the Parks and Recreation Department, to be paid prior to plan approval. The fee is added with this update, and comment will be cleared when fee is paid.
- PR2. Site plan does not include residential units or a hotel use; it is not adjacent to or impacting parkland. Therefore, there are no additional parkland requirements.

Site Plan Review - Ann DeSanctis - 512-974-3102

- SP1. Provide a "Project Description" as a response in the next submittal, noting the type of development, the number of stories and square footage of the building(s), total site size, and proposed impervious cover. Note that this project description will appear on the site development permit for this case.

EXAMPLE: "This project consists of the construction of two (2) three-story multifamily residential buildings with 175 units totaling 80,517 sq. ft. (GSF) on a 2.45-acre site with associated parking, water quality and utility improvements. The total impervious cover is 60%".

ADMINISTRATIVE

- SP2. Obtain all required signatures on the cover sheet prior to site plan approval.
- SP3. A new tax certificate showing all taxes paid will be required after February 1, 2021 if the site plan is not approved by that time.
- SP4. In the interest of clarification, please provide the Land Status Determination case number as a related case on the cover sheet.
- SP5. Have you shown all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc.? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement. Please indicate if there are any easements proposed with this development.
- SP6. Number each sheet submitted and indicate the total number of sheets on each sheet (e.g. 2 of 4). The sheet total shows 14 sheets yet there are only 13.

- SP7. Show the City limit line, when located in or near the site, on each sheet of the site plan.
- SP8. Show the submittal date on the cover sheet as September 22, 2020.
- SP9. Show street address on each sheet, 5505 Blue Goose Rd.
- SP10. Please indicate the case number (SP-2020-0343D) in the lower right margin of each sheet.
- SP11. Provide a blank 3 1/2" x 5" approval form in the lower right hand corner on cover sheet only.
- SP12. Show all proposed and existing structures to remain; indicate any demolition or relocation of structures by a dashed footprint. Please clarify, is any demolition or relocation proposed?
- SP13. The owner's name on the coversheet (*Austex Aggregates, LLC*) does not match the tax certificate (*America Telecommunications Group I*). Please correct the coversheet to match the tax information or provide a warranty deed to prove ownership.
- SP14. Show any amenities, walls, fences, sidewalks, swimming pools and all other land improvements on each site plan sheet.
- SP15. 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.
- SP16. If the site is not on the City sewer system, delineate the septic drainfield on all sheets.
- SP17. 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.
- SP18. Show the following site plan release notes on the site plan:
- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Services Department.
 - Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
 - Additional electric easements may be required at a later date.
 - Water and wastewater service will be provided by the City of Austin [or identify the service provider if other than the City of Austin].
 - No certificate of occupancy may be issued for the proposed residential condominium project until the owner or owners of the property have complied with Chapter 81 and 82 of the Property Code of the State of Texas or any other statutes enacted by the State concerning condominiums.
 - For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
 - For construction within the right-of-way, a ROW excavation permit is required.

Transportation Planning - Martin Laws - 512-974-6351

- TR1. This site is located outside the City's zoning jurisdiction and is subject only to transportation requirements of the subdivision ordinance. Please provide a copy of the final approved and recorded plat, or a land status determination.

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

- AW1. No public water and wastewater improvements are proposed, as such no AW review is required.

WQ 1. Please provide compliance with § 25-1-83 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

The applicant may find the Landfill Certification Form on the City of Austin website at http://www.ci.austin.tx.us/watershed/downloads/engineers_cert_form.pdf.

WQ 2. Please place a cover note stating whether the ponds are privately or City maintained.

WQ 3. It does not appear that all new and redeveloped IC is being treated for. Please confirm. The driveway is not being treated for WQ. Please provide more information on the access road on site. Is it permitted IC or considered base IC. If not, WQ will need to be provided.

WQ 4. Include maintenance notes per ECM 1.6.3. The current maintenance notes include IPM information when the ponds do not require an IPM.

WQ 5. 3:1 requirement: All side slopes for earthen embankments shall not exceed three to one (3H:IV). Rock slopes may exceed these limits if a geotechnical report warrants a deviation. [ECM 1.6.3(B) (4)]

WQ 6. Please provide spot elevations around the ponds to show how flow is entering the pond. It does not appear that all the flow will be going into the sedimentation chambers and some is directly going into to the filtration area.

WQ 7. Please show compliance with ECM 1.6.2.D. The flow does not seem to be spreading uniformly.

WQ 8. Please note that the detention outlet structure cannot be located in the filtration area of the WQ pond due it disrupting the media. Please relocate.

WQ 9. ECM 1.6.5(A) (3) requires, "The water quality volume should be discharged uniformly and at low velocity into the sedimentation basin in order to maintain near quiescent conditions which are necessary for effective treatment." Provide flow spreading and energy dissipation at the sedimentation basin inlet to comply with this requirement.

WQ 10. If energy dissipation is not provided at the inlet to the sedimentation basin, it must be demonstrated that the inlet velocities are less than two (2) feet per second. [ECM 1.6.5(A)(3)] A flow spreader design as shown in Figure 1-48 of the ECM is recommended.

WQ 11. ECM 1.6.5(B)(3) states, "For Partial Sedimentation/Filtration systems only, install a removable PVC cap with an appropriately sized orifice at the end of the underdrain pipe in order to provide a forty-eight (48) hour drawdown time, to account for significant uncertainties to the actual filtration media hydraulic conductivity over the life of the system." Please provide and show in the plan view of the pond.

WQ 12. Provide a splash pad on the outflow side of the gabion wall to prevent gouging of the sand bed, ECM 1.6.5(B) (2).

WQ 13. ECM 1.6.5(A) (4) states, "The maximum spacing for the laterals should be ten (10) feet between laterals and five (5) feet from a wall or side." Provide details of the filtration pond to verify compliance and ensure proper construction.

WQ 14. ECM 1.6.5 (A) (4) states, "at least one lateral must be accessible for cleaning when the pond is full." The proposed pond-full cleanout would not be accessible when the pond is full and not draining. Please extend the pond-full cleanout outside the pond wall, such that it will be accessible if the pond becomes clogged and full.

WQ 15. For partial sedimentation/filtration systems, the combined volume of the sediment chamber and filtration basin exclusive of the gabion volume must be equal to the water quality volume. [ECM 1.6.5(B) (1)]

WQ 16. Please provide 48 hour drawdown calculations showing how the diameter was determined.

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

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

AW Pipeline Engineering - AWU-Pipeline Engineering - 512-972-0000

AW1. No public water and wastewater improvements are proposed, as such no AW review is required.

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

ET 1. There is an existing electric transmission line located adjacent to your proposed entrance on Blue Goose Road from this project, if cranes are being used during construction, please contact Chuck Hendry (ph 505-7151) to discuss safety requirements.

ET 2. 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.

Planner 1 Review - Addison Ptomey – Addison.Ptomey@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