

C11a/1

**ZONING AND PLATTING COMMISSION
HILL COUNTRY SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2011-0268C **COMMISSION DATE:** 08/07/2012

PROJECT NAME: Davenport West B

ADDRESS: 3700 and 3800 N. Capital of Texas Hwy.

WATERSHED: Lake Austin (Water Supply Rural)

AREA: 31.61 Acres

EXISTING ZONING: PUD

APPLICANT: Hill Partners
3600 Capital of Texas Hwy, B-250
Austin, Texas 78746
(512) 835-4455

AGENT: Hanrahan-Pritchard Engineering, Inc.
8333 Cross Park Dr.
Austin, TX 78754
(512) 459-4734

PROPOSED USE: This proposed development is to complete the final two 5-story office buildings (total 370,958 GSF), a 7-level parking garage, and associated improvements. There are 1505 total parking spaces proposed in this phase, with 1314 spaces proposed to be located in the garage. This site is located within 1000 feet of Loop 360, a Hill Country Roadway. There are 3 critical environmental features on the site that are protected by setbacks from any of the proposed construction. All elements of this plan were reviewed for compliance with the land use requirements established by the original PUD zoning plan approved in 1988.

NEIGHBORHOOD ORGANIZATION:

- 943- Save Our Springs Alliance
- 331- Bunny Run Neighborhood Association
- 161- Glenlake Neighborhood Association
- 855- Davenport Ranch NA
- 1200- Super Duper Neighborhood Objectors and Appealers Organization
- 920- The Island on Westlake Owners Association
- 153- Rob Roy Homeowners Association
- 348- Davenport Ranch Master Neighborhood Association
- 1037 - Homeless Neighborhood Association

AREA STUDY: n/a

APPLICABLE WATERSHED ORDINANCE: 1984 Lake Austin Watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Updated 1987 TIA

SUMMARY STAFF RECOMMENDATION FOR HCRO SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations as modified by the 1988 PUD. (C814-88-0001) All comments have been cleared.

CASE MANAGER: Lynda Courtney
E-MAIL: Lynda.courtney@austintexas.gov

PHONE: 974-2810

PROJECT INFORMATION:

LEGAL DESCRIPTION:

EXIST. ZONING: PUD

SITE AREA: 31.61 Acres (PUD), 8.39 Acres (LOC)

MAX. IMP. CVRG.: 11.9 Acres (by PUD)

PROP'D. IMPERV. CVRG. 11.3 Ac

MAX. BLDG. CVRG.: N/A%

PROPOSED BLDG. CVRG.: 25.5%

MAX. F.A.R.: not specified

PROP. F.A.R.: .86:1

MAX. BLDG. HT: 60'

PROP. BLDG. HT: 60'

EXIST. USE: Undeveloped

PROP. USE: General Office

MIN. REQ. HC NATURAL AREA: 40%

PROVIDED: 41%

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is the remaining undeveloped land in Davenport West B. This 31.61 acre tract is proposing office use with garage and surface parking, utilities, and other improvements. The site is located within 1000' of Loop 360 and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement. The PUD was approved on February 2, 1989 with conditions and limitations. This plan complies with the conditions which affect it. The PUD modified the HCRO vegetative buffer to allow a 50' (reduced from 100') setback in this portion of the PUD of the property.

Environmental: This site is located in the Lake Austin watershed. An Integrated Pest Management Plan for this site has been approved

Transportation: Access will be taken from Westlake Drive via Loop 360 . Additional sidewalks along Westlake and into the site are proposed. A TIA (Traffic Impact Analysis) was performed with the PUD in 1987; the conditions were reanalyzed in 2012 to incorporate present traffic considerations in order to complete the original development as designed. Currently proposed land uses will generate 96 fewer peak hour trips than what was previously approved.

SURROUNDING CONDITIONS:

Zoning/ Land Use

<u>North:</u>	PUD – commercial
<u>East:</u>	Capital of Texas Highway, then PUD, commercial
<u>South:</u>	PUD- commercial
<u>West:</u>	PUD – commercial, then multifamily and single family residential

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Westlake	70'	40'	Collector

[illegible]

C 11 a / 4

March 2, 2012

Ms. Sangeela Jain
Development Review and Inspection Department
City of Austin
505 Barton Springs Road, 4th Floor
Austin, TX 78704

*Final
Approved
Sangeela*

Subject: Davenport West B (SP-2011-0268C)

Dear Sangeela:

The following information is provided as a supplement to the letter report submitted on November 9, 2011 in response to your outstanding comments on the Davenport West B development:

After discussions Ron Pritchard (Hanranhan Pritchard Engineering Inc) and Ben Greider, it has been confirmed that Tract F of the original Davenport West B PUD Ordinance includes all of Section 5. This includes the existing single family, detached houses to the west of the commercial development, as shown in Figure 1. These single family tracts were not included in the previously submitted November 9, 2012 Trip Generation Letter. Additionally, the following changes were made:

- The total proposed ultimate general office land use size in the previously submitted letter was incorrect. That letter assumed an ultimate size of 806,713 square feet of general office. Based on discussions with the client, the actual proposed ultimate general office land use size is 778,026 square feet.
- The previously submitted letter also approximated the size of the existing Bank of America as 6,000 square feet. The actual size of this land use is 5,571 square feet.
- The 7,000 square foot building that was a Chili's at the time of the previously submitted letter has been expanded, re-leased, and is now a combination sports bar and restaurant. Thus, the new land use for this building is 10,162 square feet of high turnover (sit-down) restaurant.

Including the single family, detached housing tracts, and the three corrections above, the current Davenport West PUD land use plan consists of the following:

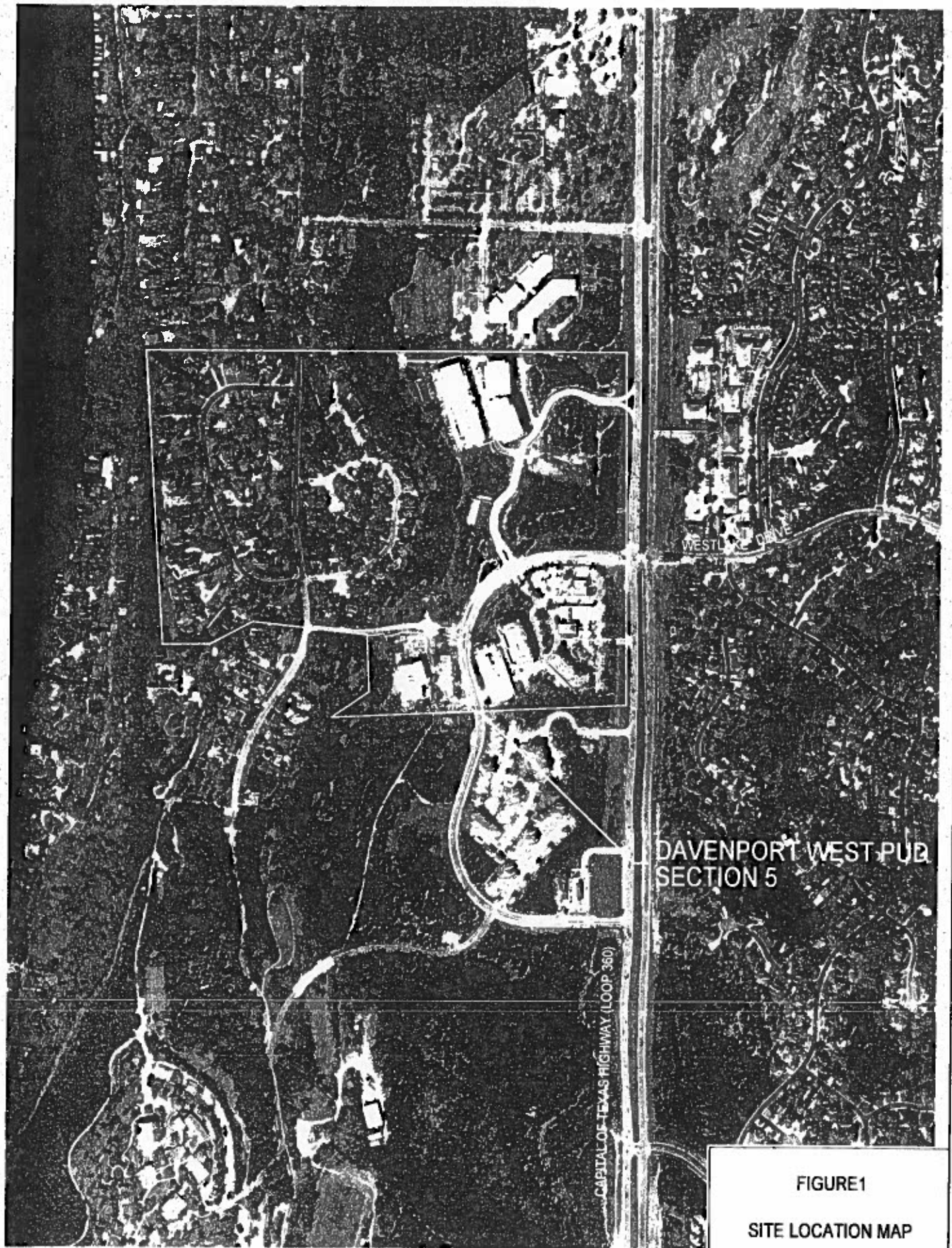


FIGURE1

SITE LOCATION MAP

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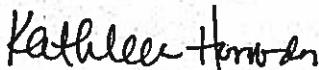
- 778,026 square feet of general office (398,090 already constructed)
- 16,000 square feet of specialty retail (already constructed)
- 10,162 square feet of high turnover (sit-down) restaurant (already constructed)
- 5,571 square feet of drive-in bank (already constructed – Bank of America)
- 76 dwelling units of single family, detached housing (already constructed)

Based on instructions provided in Table 3 of Exhibit C of the Second Amendment to the Covenant (attached to this letter for reference), the PHT's for the currently proposed land uses were determined in accordance with ITE's Trip Generation, Eighth Edition. The same adjustment factors used in the Second Amendment to account for pass-by and internal capture were assumed for the currently proposed land uses. A comparison of the PHT's from the year 2000 land uses versus the currently proposed land uses is attached to this letter. The currently proposed land uses will generate a total of 1,209 adjusted peak hour trips upon buildout. Comparison to the land uses in the 1996 site plan from the First Amendment to the Covenant indicates that there are 96 adjusted peak hour trips remaining for the development.

Since the current land use mix will generate less peak hour trips than the currently approved 1,305 PHT's recorded in the First Amendment to the Covenant, I am hereby requesting a waiver of the TIA requirement for this project.

Please feel free to contact me if you have any questions regarding the above information.

Sincerely,



Kathleen Hornaday, P.E., PTOE

Senior Project Manager

HDR Engineering, Inc.

TBPE Firm Registration No. F-754

Cc: Ben Greider, HPI Real Estate Management, Inc.

Ron Prichard, Hanranhan Pritchard Engineering Inc

Enclosures

DAVENPORT WEST P.U.D.

Trip Generation

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2000 Land Uses

Land Uses	Size	Unit	Peak Hour Reductions		Unadjusted Peak Hour Trips	Adjusted Peak Hour Trips
			Pass-by	Int. Capt.		
Block A, B						
Single Family	56	DU	0%	0%	64	64
Block B*						
General Office	126	1,000 SF	0%	5%	141	134
General Office	125.573	1,000 SF	0%	5%	219	209
General Office	125.573	1,000 SF	0%	5%	141	134
General Office	125.433	1,000 SF	0%	5%	141	134
General Office	125.433	1,000 SF	0%	5%	141	134
Combined	628.012	1,000 SF	0%	5%	783	744
Block D						
General Office**	39.220	1,000 SF	0%	5%	58	56
Block E						
Specialty Retail Center	15.935	1,000 SF	20%	5%	41	31
General Office**	15.935	1,000 SF	0%	5%	24	23
Drive-in Bank	4	Windows	45%	5%	253	132
High Turnover Restaurant	7	1,000 SF	40%	5%	76	43
General Office	120	1,000 SF	0%	5%	214	203
Total PHT						1,296
1996 PHT						1,305

*The office uses in this block were combined for trip generation purposes.

**Trips were generated based on rates, per recommendations in Trip Generation Manual

2011 Land Uses

Land Uses	Size	Unit	Peak Hour Reductions		Unadjusted Peak Hour Trips	Adjusted Peak Hour Trips
			Pass-by	Int. Capt.		
Previous Block A, B						
Single Family, Detached Housing	76	DU	0%	0%	82	82
Previous Block B*						
New Building 3700						
General Office	250.526	1,000 SF	0%	5%		
New Building 3800						
General Office	129.820	1,000 SF	0%	5%		
New Building 3900						
General Office	251.146	1,000 SF	0%	5%		
Combined	631.492	1,000 SF	0%	5%	786	747
Previous Block D						
New Building C						
General Office**	38.875	1,000 SF	0%	5%	58	55
Previous Block E						
New Building A						
General Office**	15.935	1,000 SF	0%	5%	24	23
Specialty Retail	15.935	1,000 SF	20%	5%	43	33
Drive-in Bank (existing Bank of Amer.)	5.571	1,000 SF	45%	5%	144	75
High Turnover Rest. (existing)	10.162	1,000 SF	40%	5%	113	64
New Building B						
General Office**	91.724	1,000 SF	0%	5%	137	130
Total PHT						1,209
Remaining						96

*The office uses in this block were combined for trip generation purposes.

**Trips were generated based on rates, per recommendations in Trip Generation Manual

DAVENPORT PHASE III **(TRACT F: DAVENPORT WEST)**

Summary of Adjusted Daily and Peak Hour Trip Generation (ITE 6th Ed.)

Block	Proposed Land Use	Size for PHT Calculation	BSF	24 Hour Two-way Volume	AM Peak Hour		PM Peak Hour		Total
					Enter	Exit	Enter	Exit	
E	Specialty Retail Center	15,935 SF	15,935 SF	492	0	0	14	18	32
E	General Office	15,935 SF	15,935 SF	166	21	9	4	19	23
E	Drive-In-Bank	4 Windows	6,424 SF	860	28	21	66	66	133
E	High Turnover Restaurant	7,000 SF	7,000 SF	520	19	18	26	17	43
B	General Office	126,000 SF	126,000 SF	817	110	15	23	111	134
E	General Office	120,000 SF	120,000 SF	1,451	181	25	34	168	202
B	General Office	125,573 SF	125,573 SF	1,502	187	26	35	174	209
B	General Office	125,573 SF	125,573 SF	1,055	138	19	23	110	133
B	General Office	125,433 SF	125,433 SF	933	124	16	23	111	134
B	General Office	125,433 SF	125,433 SF	863	116	16	23	111	134
D	General Office	39,220 SF	39,220 SF	410	51	7	10	47	56
A, B	Single Family	56 DU	-	608	12	37	41	23	64
TOTAL PROJECT			832,526 SF	9,877	987	202	321	976	1,297

TOTAL PHT'S FOR PROPOSED LAND USES 1,297

PHT LIMIT FROM P.U.D. DOCUMENT 1,305

PHT SURPLUS 8

EXHIBIT "C"
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WTRM Transportation Engineering Consultants, Inc.

2/23/00

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Development Review &
Inspection Department
P. O. Box 1088
Austin, TX 78767-8810
ATTEN: Hector Avila

2/23/00

TABLE 3
DAVENPORT PHASE III
(TRACT F: DAVENPORT WEST)
PM PEAK HOUR TRIP RATES (PHT'S)

LAND USE CATEGORY	UNITS	TRIP RATE	EQUATION
Single Family	Dwelling Unit	-	$\ln(T) = 0.901 \ln(x) + 0.527$
Office - General	1,000 sq. ft.	-	<div style="border: 1px solid black; padding: 5px;"> <p> $\ln(T) = 0.901 \ln(x) + 0.527$ $T = 1.121(x) + 79.295$ </p> </div>
Drive In Bank	1,000 sq. ft.	63.33	
Specialty Retail	1,000 sq. ft.	2.59	
High Turnover Sit Down Restaurant	1,000 sq. ft.	10.86	

T = PHT's, x = size

NOTES:

(a) Trip rates are based on information from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition

(b) PM PHT's are adjusted to reflect pass-by trips for specialty retail, restaurant, and drive-in bank land uses:

Specialty Retail	20 percent
Restaurant	40 percent
Drive-in Bank	45 percent

(c) PM PHT's are adjusted to reflect internal capture for office, restaurant, drive-in bank, and specialty retail land uses. Internal capture was also accounted for by combining adjacent office building sizes for trip generation calculations.

Office	5 percent
Specialty Retail	5 percent
Restaurant	5 percent
Drive-in Bank	5 percent

(d) Future trip rates for these and any other land use categories will be determined in accordance with the latest edition of the ITE Trip Generation Manual.

EXHIBIT "D"

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

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CASE NUMBER: SPC-2011-0268C
REVISION #: 00
CASE MANAGER: Lynda Courtney
UPDATE: U2
PHONE #: 974-2810



PROJECT NAME: Davenport West B
LOCATION: 3700 N CAPITAL OF TEXAS HWY

SUBMITTAL DATE: March 19, 2012
REPORT DUE DATE: April 2, 2012
FINAL REPORT DATE: May 3, 2012



31 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, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. The final update to clear all comments must be submitted by the update deadline, which is November 11, 2012. 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.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

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 that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.

REVIEWERS:

Planner 1 : Yolanda Parada
Drainage Construction : Beth Robinson
Fire For Site Plan : Yvonne Espinoza
R.O.W. : Gregory Pepper
Traffic Control : Javier Martinez
Water Quality : Beth Robinson
Environmental : Jeb Brown
Site Plan : Lynda Courtney
Transportation : Sangeeta Jain
Austin Water Utility : Bradley Barron

SCANNED

Drainage Construction Review - Beth Robinson - 974-6312

Update 2:

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DC1. A construction inspection fee for construction within easements and/or ROW shall be paid to the Planning and Development Review Department prior to site plan approval. Please contact the OSS Site/Subdivision Inspections Division at 974-6360 (Hilary Holey) or 974-7034 (Stephen Castleberry) for fee payment. Bring a copy of the receipt to the Case Manager and Engineering Reviewer. [LDC 25-1-111]

U2: Pending

DC2. An aerial walkway, culverts and wall are proposed within the existing 25" drainage easement; therefore, a license agreement shall be executed by the developer prior to issuance of the development permit. For any legal document questions please contact Andy Halm – Right of Way Management, Transportation Department (974-7185). Please be aware this process takes some time. [LDC 14-11]

U2: Pending approval of license agreement for aerial walkway; driveway/wall needs to be added or another LA will b needed.

- **Because the retaining walls for the driveway are located within the drainage easement, the City will need to review.**
- **Please submit structural drawings to Debbie Echezerria (974-7771) via email, Quality and Standards Management Division; please CC this reviewer, Steve Penshorn, and Chris Newton in the email.**
- **Construction details for the culvert/driveway/walls need to be included with the plan set.**

DC3. Offsite flows from Westlake Drive: Because offsite ROW flows are conveyed through site, an approved and recorded drainage easement document is required. Please submit drainage easement dedication instruments with exhibits to this reviewer. This reviewer will coordinate with the Legal Department for review and approval. List the Watershed Protection Development Review Department as the return address. For any legal document questions please contact Annette Bogusch – WPDRD Legal Liaison (974-6483). Please be aware this process takes some time and now requires lien-holders information/consent. [LDC 25-7-152, 151]

- a minimum of 15 feet in width for an enclosed drainage system.

U1: Please provide drainage easement dedication document (RC/easement)for review when obtained. Please email me if the standard document is needed.

Elizabeth.robinson@ci.austin.tx.us

U2: Repeat comment

Environmental Review - Jeb Brown - 974-2709

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.

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

EV 16 Provide a [phased] fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1, ECM Appendix S-1]

EV-U1: Comment Pending. Estimate approved, please provide this reviewer a copy of the paid receipt to clear this comment.

EV-U2: Comment Pending.

EV 17 Payment of the landscape inspection fee is required prior to permit/site plan approval. Payment of the fee is made through Intake. [You may use the area that lies within LOC to calculate the fee for this site.] Upon payment, please forward a copy of the receipt to the environmental reviewer. The fee for this site is >5 acres = \$500+40/acre. [LDC 25-2-983]

EV-U1: Comment Pending. Please provide this reviewer a copy of the paid receipt to clear this comment.

EV-U2: Comment Pending.

Fire For Site Plan Review - Yvonne Espinoza - 974-0185

FR 1. The type of construction and size of the parking garage make it the most demanding building for fire flow. The required fire flow without automatic sprinklers is 8000 gpm. There does not appear to be enough water available to the site to support this demand.

FR 2. Resolved

FR 3. Resolved

FR 4. Resolved

FR 5. Resolved

FR 6. AFD will review the fire flow calculations when the required fire flow is confirmed.

FR 7. Resolved

FR 8. Resolved

05/02/2012, Update "2" – NOT APPROVED

Site Plan Review - Lynda Courtney - 974-2810

SP 1. FYI comment; no action necessary.

SP 2. Add the recordation numbers for the water easements shown on the site plan, sheet # 7.

Update # 1,2. Pending recordation.

SP 3-4. Comments addressed.

SP 5. When all comments are cleared this case will be scheduled for Zoning and Platting Commission for approval of the Hill Country Roadway site plan. Prior to the ZAP hearing a renotification fee of \$193 will be required.

Update # 1,2. Pending scheduling and payment.

SP 6-10. Comments addressed.

R.O.W. Review - Gregory Pepper - 974-7282

Traffic Control Review required. Case Manager must add Javier Martinez, or Tim Vogt to review.

Process	Comments	Status	TO Start	TO End	Assigned	Entered	ID
Administrative							
After Hours Inspection and I		Open					
Review							
Early Notification		Closed	10/10/2011	10/24/2011	10/21/2011	10/21/2011	Debra Suste
Traffic Control Review		Rejected	3/19/2012	3/29/2012	3/27/2012	3/27/2012	Javier Marti
Case Manager Review		Rejected	10/10/2011	11/7/2011	11/30/2011	11/30/2011	Yolanda Pa
Drainage Construction Rev		Rejected	10/10/2011	10/31/2011	10/31/2011	10/31/2011	Beth Robins
Electric Review		Approved	10/10/2011	10/31/2011	10/31/2011	10/31/2011	David Lamb

Please refer to previous ROW document for FYI's.

Transportation Review - Sangeeta Jain - 974-2219TR2. **Comment cleared.**TR3. **Comment cleared.**

TR11. Show the location of 6-foot sidewalks according to City Standards along Loop 360. LDC, Sec. 25-6-352; TCM, 4.2.1. (Required per the plat)

Comment outstanding. Was the fiscal posted for deferral of sidewalk construction? If yes, please provide a copy of the receipt.

TR12. Sidewalks on State-maintained roadways must be approved by the Texas Department of Transportation. TCM, 4.2.5. A written sign-off from TXDOT is required prior to site plan release.

Comment outstanding based on fiscal posting.

TR17. **Comment cleared.**

TR20. Please provide a copy of the TIA and demonstrate compliance with the terms of the TIA. Also, per the zoning ordinance 20070322-059, Tract D-1A is subject to trip limitation of 2,137 trips. Demonstrate compliance and add a note to cover sheet.

Comment outstanding. Please add a note to the cover sheet "The site is subject to daily trip limitation per the zoning ordinance 20070322-059".

TR21. Additional comments may be provided when more complete information is obtained.

Austin Water Utility Review - Bradley Barron - 972-0078

WW1. The review comments will be satisfied once the Austin Water Utility/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 972-0252. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office, 625 E 10th St., 3rd floor.

Water Quality Review - Beth Robinson - 974-6312

Update 2:

WQ2. In order to demolish and take over maintenance responsibility for pond treating Westlake Drive with sites pond, approval from Roxanne Jackson is needed. Please call this reviewer to setup a meeting.

U1: Please call this reviewer to setup meeting

U2: Repeat comment

Traffic Control Review - Javier Martinez - 974-1584

03-27-2012

All comments received may not be all of the deficiencies in the plan set. It is not the responsibility of this reviewer to identify every individual deficiency. The sealing engineer is responsible for ensuring that not only my comments are addressed, but any and all issues of safety are addressed as well

- 1) You MUST show all traffic control devices on your proposed traffic control plans, calling out a detail are not sufficient.
- 2) Traffic control plans MUST be in a separate sheet along with the notes and work hour's table.
- 3) Show all lane configurations, sidewalk closures, and bike lanes if applicable on you TCP.

The tables provided below are supplied as an example of what is desired on the required "Streets & Notes" sheet of the traffic control plan. This sheet shall be place at the beginning of the traffic control plan and therefore will be the first sheet in the traffic control plan.

STREET TRAFFIC CONTROL & WORK HOURS

Protection	Street Name	from Street	to Street	Functional Classification	Work Zone Hours	Water & Wastewater Traffic Control Details	Work Zone Hours	Storm Sewer Traffic Control Details
RCI>7.0	40 th St	Rosedale.	Ramsey Ave	Col	9a.m.- 4p.m.Mon.- Fri.; 7a.m.- 7p.m. Weekends	804S-2, 6 of 8	9a.m.- 4p.m.Mon.- Fri.; 7a.m.- 7p.m. Weekends	804S-2, 6 of 8
*	40 th St.	Bailey Ln.	Lewis Ln.	Col	9a.m.- 4p.m.Mon.- Fri.; 7a.m.- 7p.m. Weekends	Plan Sheet xx	9a.m.- 4p.m.Mon.- Fri.; 7a.m.- 7p.m. Weekends	Plan Sheet xx
*	Lewis Ln.	42 nd St.	Bailey Ln.	Res	7a.m. - 7p.m. Daily Lane Closures	804S-1, 1 of 9	7a.m. - 7p.m. Daily Lane Closures	804S-1, 1 of 9

INTERSECTION TRAFFIC CONTROL & WORK HOURS

Protection	Street Name	Intersecting Street	Functional Classification	Work Zone Hours	Water & Wastewater Traffic Control Details	Work Zone Hours	Storm Sewer Traffic Control Details
	40 th St.	Ramsey Ave.	Res	7a.m. -7p.m. Daily Lane Closures	Plan Sheet yy	7a.m. -7p.m. Daily Lane Closures	Plan Sheet yy
7 year	Shoal Creek Blvd.	47 th St.	ART	9a.m.- 4p.m.Mon.- Fri.; 7a.m.- 7p.m. Weekends	Plan Sheet zz	9a.m.- 4p.m.Mon.- Fri.; 7a.m.- 7p.m. Weekends	Plan Sheet zz

STANDARD RIGHT-OF-WAY NOTES

1. For Right of Way violations including but not limited to working without a permit or an expired permit within the City of Austin ROW an investigation fee will be assessed for each offense, until the violation is corrected. Following is the investigation fee schedule for violations of public safety:

- | | | |
|--|---|---------------------------------|
| a. No or Expired Permit | - | Equal To The Cost of The Permit |
| b. Violation of permit conditions, restriction limits, times and locations on ROW Permit | - | \$250 |
| c. Improper Advance Warning Sign | - | \$250 |
| d. Improper Use of Device | - | \$250 |

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e. Failure to Correct Deficiency	-	\$500
f. Restricting Traffic During Peak Hours	-	Equal To The Cost of The Permit
g. Violation of Peak Hour Restrictions work	-	Up to a four day suspension of

2. Contractors and their subcontractors must be licensed by the City of Austin for conducting work within the streets right of way.
3. Contractor must obtain right of way excavation permits from Right of Way Management Division 512-974-1150, for each street right of way, prior to commencement of work.
4. At signalized intersections the Contractor must coordinate and gain approval from Traffic Signals group a minimum of 1 week prior to change of project location or phase. Please contact Traffic Management at 512-974-4076 or Jonathan Lammert at 512-974-4088.
5. Contractor shall have an approved Right-of-Way Permit on site at all times when working in COA ROW.
6. Notify City of Austin, Right of Way Management (6) days prior to starting work in the right of way.
7. Provide training certification of competent person that will be responsible for the traffic control placement, to Right of Way Management 512-974-1150, prior to start of work.
8. No Storage of Equipment or Material in COA ROW.
9. Roadway must be returned to full use at the end of daily approved work hours.
10. No more than one work zone location may be set at one time.
11. Work hours are 9am to 4pm Monday through Friday and 7am to 7pm Saturday and Sunday for site development projects, 9am to 4pm Monday through Friday and 7am to 6pm Saturday and Sunday for CIP projects.
12. Peak hours for arterial and collector streets are 6am to 9am and 4pm to 6pm Monday through Friday. No work activity, reductions in roadway capacity or pedestrian routes shall occur during these times
13. Any excavation which exceeds a transverse width of 5 feet, shall be backfilled. The Contractor may provide an engineered plating plan to the COA, Right of Way Management Division for review and approval prior to the start of work for excavations exceeding that width.
14. Existing sidewalks and beaten paths shall be maintained as ADA compliant, throughout the project duration with the exception of final flatwork and utility tie-ins. Any work overhead within 25 feet of existing pedestrian pathways will require pedestrian covered walkways. Sidewalk closures for major sidewalk improvements have a 14-day maximum period and shall be completed in phases as to not close more than one block at a time.
15. All utility work in the City right-of-way shall be completed before placement of pedestrian walkway. Walkway to be placed prior to building going 1 floor vertical.
16. Place "Road Work Ahead" and "Construction Entrance Ahead" signs at all approaches to Stabilized Construction Entrance. See the City of Austin standard details for sign spacing.

17. Road closure consisting of a K11-2 "ROAD CLOSED" sign and type-111 barricades, shall be located across any new section of roadway at its tie-in to the existing roadway section once the cross section of the new road is established and/or the existing curb and gutter are removed.

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18. Driveways and small sections of sidewalk work shall not be closed for more than three consecutive calendar days.

19. ADA compliance shall be maintained through stabilized construction entrance.

20. Barrier shall be placed within guidelines set forth by the TMUTCD crash testing requirements (NCHRP Report 350) for that particular barrier used. Any modifications to that testing application shall be approved by the Engineer of Record.

21. For overnight protection of work zones in COA ROW, refer to COA standard detail 804S-4, 1 through 4 of 9. If plating is needed, refer to standard 804S-4, 7 of 9.

22. All temporary paving shall conform to City Standard detail 1100S-4.

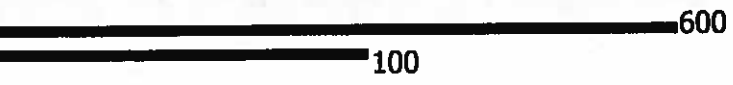
23. Initial and phase change traffic control changes shall be installed on weekends.

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Google earth

feet
meters



current status