

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



CASE NUMBER: **SP-2014-0370C**  
REVISION #: **00**  
CASE MANAGER: **Rosemary Avila**

UPDATE: **U0**  
PHONE #: **512-974-2784**

PROJECT NAME: **The Circle at Nelms Multi-Family Developmental Site Plan**  
LOCATION: **6305 BLUFF SPRINGS RD W/BLDGS & UNITS**

SUBMITTAL DATE: **November 3, 2014**  
REPORT DUE DATE: **December 1, 2014**  
FINAL REPORT DATE: **December 11, 2014**  
**10 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 March 27, 2015.** 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 11 copies of the plans and 12 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 : Natalia Rodriguez  
Electric : Jenna Neal  
Drainage Construction : Benny Ho  
Heritage Tree Review : Keith Mars  
Environmental : Mike McDougal  
Fire For Site Plan : Sonny Pelayo  
Industrial Waste : Anthony Mueske  
Site Plan : Rosemary Avila  
Site Plan Plumbing : Cory Harmon  
Traffic Control : Daniel Hunter  
PDR Transportation : Bryan Golden  
Water Quality : Benny Ho  
PAR / Planning & Design : Marilyn Shashoua  
AWU-Utility Development Service : Neil Kepple

Site Plan Review - Rosemary Avila - 512-974-2784
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## ZONING SUMMARY

Site is zoned: MF-4, Zoning limits are 60 height, 60% BC, 70% IC, .75:1 FAR  
Setbacks for front, street, interior, and rear: 15, 15, 5, 10  
Compatibility does not apply

## COMMERCIAL DESIGN STANDARDS

1. Place the following note on the cover sheet: "This site plan is subject to Subchapter E of the Land Development Code (Commercial Design Standards).
2. **2.5.2.B Exterior Lighting:** Please include the figure #34 for the Exterior Lighting Note for Subchapter E 2.5.2.B.
3. **2.7 Private Common Open Space and Pedestrian Amenities:** All development subject to Section 2.7 of Subchapter E shall devote a minimum of 5% gross site area to one or more of the following types of private common open space or pedestrian amenities:  
1) Natural, undeveloped private common open space, for use of residents, employees, and visitors 2) Landscape area beyond minimum landscape requirements, meeting specified standards , 3) A plaza with outdoor seating areas, provided it has a minimum depth and width of 20 feet and minimum total area of 650 sq. ft, with pedestrian amenities as described in 2.7., 4) A play area with amenities or equipment suitable for children under 9 years of age, subject to details described in section 2.7; 5) Spaces that provide educational, historic, or cultural features, or sensory experiences as described in 2.7, 6) Swimming pools, wading pools, or splash pads, 7) Water quality and storm detention ponds designed as an amenity and approved by the Director, 8) A multi-use trail proposed in the COA Trails Master Plan, Austin Parks and Rec Long-Range Plan, Sidewalk Master Plan, or Bicycle Plan, 9) Basketball, tennis, volleyball, or other sport courts or play fields, 10) A combination of above

The following not counted for open space/pedestrian amenity: 1) Open space in a required street yard, 2) Public/private streets or ROW, 3) Off-street parking, loading, driveway, or service areas, 4) Water quality/stormwater detention ponds ,

Area shall meet specified location and design criteria (Subchapter E, 2.7.D)  
Area shall be maintained by owners of development (§ 2.7.3.E.)

## ZONING/ LAND USE

4. Be sure the following (proposed and allowed) is shown in a Site Building Table:
  - height (in stories and ft) of all proposed buildings and any existing and to remain buildings. Refer to Sec. 25-1-21 (46) for measurement of height. Also show the maximum elevation of the building in feet above sea level.
  - building coverage (in sq ft and %) for the site. In general, building coverage shall include the total horizontal area of all buildings and roofed or covered spaces on the site [LDC, 25-1-21(10)].
  - total impervious cover (in sq ft and %) for the gross site area. Refer to EV comments concerning impervious cover by LDC 25-8, which may be more restrictive than the zoning regulations.
  - gross floor area (GSA) of each building and the total square footage of all buildings on the site. Gross floor area is the total enclosed area of all floors in a building with a clear height of more than six feet. Parking facilities, driveways and airspace above the atria ground floor are excluded.

- floor-to-area ratio (F.A.R.) for the site plan. Floor-area ratio is the gross floor area of all buildings on the site divided by the gross site area. *Please show the F.A.R. to be in the form of a ratio.*
  - the number of residential use types (#units, type, square footage of each unit type) for each building on the site plan. Density shall not exceed \_\_\_\_ dwelling units per acre.
5. Label the MF-4 zoning tract and the MF-4-H-CO zoning tract on the site. GIS shows the two zonings on this property.
  6. Please verify that the ruins and the 25' buffer are not included in the LOC and will not be disturbed, please note on plans. If the area is disturbed, Historic Review will need to be added.
  7. Show/Label all building setback lines and tie all buildings to a property pin or monument in perpendicular directions.
  8. On the site plan sheet please define the proposed use as described in 25-2-3.

#### **SUBDIVISION/ LEGAL LOT**

9. The tract is not legal by subdivision, therefore a Land Status Determination is required to determine if it is a legal tract. In order to make this determination, contact the Development Assistance Center on the first floor (Section 25-1-61). Site plan review and approval cannot be finalized until the lot is legal by recorded plat or grandfathered by Land Status Determination (Section 25-1-61).

#### **ADMINISTRATIVE**

10. Number each sheet submitted and indicate the total number of sheets on each sheet (e.g. 2 of 4). Number the cover sheet as #1. Sheet numbers must be consecutive whole numbers with no letter or decimal suffixes such as A, B, C or .1, .2, .3.
11. A) Show the submittal date on the cover sheet as 9/18/14.  
B) Please add a legend/key to the site plan page.  
C) Show correct street address on each sheet, 6305 Bluff Springs Rd.  
D) Please indicate the case number in the lower right margin of each sheet.
12. Have all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc. been shown? 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.
13. Provide documentation that parkland fees were paid. Contact the PARD reviewer for an estimate worksheet and approval; this must be paid through the Fiscal Surety Officer. Add a note to the cover sheet showing parkland fees have been paid for 45 units.
14. Show the dimensions of all existing and proposed structures.

15. Remove the Compatibility Notes on page 2 and page 20, as this site is not subject to compatibility.
16. Obtain signatures on the cover sheet from AWU, Fire, and Industrial Waste prior to Site Plan approval.
17. Show the foundation type of each building on the site plan sheet.
18. 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.
19. Add the following note: "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 what additional approvals may be necessary."
20. Show all existing buildings on adjoining lots within 50 feet of the site. Remove the note #10 on the site plan page as aerials show buildings within 50'.

**FLASH DRIVE REQUIREMENT**

21. A) The flash drive (electronic submittal) was not submitted with Intake at time of Formal Submittal. Please submit your initial submittal flash drive with Intake (no appt needed).
- B) All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Dept by the applicant after site plan approval. For more information, contact the Intake Staff.

Water Quality Review - Benny Ho - 512-974-3402
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*Additional comments may be generated at a later review.*

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.

This site is located at 6305 Bluff Springs Road in the Williamson Creek Watershed, which is classified as a Suburban Watershed.

WQ1. Please show the proposed water quality pond and detention pond on the proposed drainage area map.

WQ2. Please demonstrate how the stormwater run-off from the impervious cover area enters the splitter box of the water quality pond.

WQ3. It appears that the proposed pond is overlapping the parking area. Please explain.

WQ4. It appears that a partial sedimentation filtration pond has been proposed not a full sedimentation filtration pond but in the engineer's report, it is stated that Genesis 1 Engineering Company proposes full on site water quality control. Please revise report.

WQ5. Please show the discharge outfall point for the water quality pond.

WQ6. With the splitter weir set at 98.25 ft., the required head to pass the 100-yr storm at 0.89 ft. and the required free board equals to 5% of the ponded depth  $(98.25 - 92.35) * 0.05 = 0.295$  ft, It appears that the minimum top of wall for the water quality pond is  $98.25 + 0.89 + 0.295 = 99.435$ , but it appears that the proposed top of wall is at 99 ft. Please explain.

WQ7. It appears that the sand bed profile provided is outdated. The current City of Austin sand bed profile does not use drainage matting. Please update the sand bed profile and remove any reference to drainage matting. Please provide geo-textile specification.

WQ8. Please call out the top elevation for the splitter weir on the plan view.

WQ9. Please specify that the gabion wall will be constructed to meet City of Austin standard specification 594S.

WQ10. Please provide a one foot wide rip rap area on the downstream side of the gabion wall to prevent erosion.

Environmental Review - Mike McDougal - 512-974-6380
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Monday, November 24, 2014

EV 01 Please add the approved final plat to the plan set.

EV 02 Please add ECM Appendix P-6 notes to the plan set.

EV 03 Please add the following notes to the plan set:

"Special Construction Techniques ECM 3.5.4(D)

Prior to excavation within tree driplines or the removal of trees adjacent to other trees that are to remain, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize root damage.

In critical root zone areas that cannot be protected during construction with fencing and where heavy vehicular traffic is anticipated, cover those areas with a minimum of 12 inches of organic mulch to minimize soil compaction. In areas with high soil plasticity Geotextile fabric, per standard specification 620S, should be placed under the mulch to prevent excessive mixing of the soil and mulch. Additionally, material such as plywood and metal sheets, could be required by the City Arborist to minimize root impacts from heavy equipment. Once the project is completed, all materials should be removed, and the mulch should be reduced to a depth of 3 inches.

Perform all grading within critical root zone areas by hand or with small equipment to minimize root damage.

Water all trees most heavily impacted by construction activities deeply once a week during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves.

When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.”

EV 04 Tree number 122 is listed to be removed but is graphically shown on multiple sheets to be preserved (with a solid line). Please reconcile this discrepancy.

EV 05 The allowable impervious cover for a multifamily use in this watershed is 60% rather than 80%. In addition, please confirm the accuracy of the gross site area for this property. Please revise the Q2 table as necessary. Additional impervious cover review and comment is pending.

EV 06 Please show silt fence going around (rather than through) tree protection fence for tree number 121.

EV 07 Please show the location of the concrete washout area, the stabilized construction entrance, and the staging and spoils area on the ESC sheet. In addition, provide a row of silt fence located immediately downslope of the staging and spoils area.

EV 08 Please add the following notes to the ESC sheet:

“If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp or revegetation matting. [ECM 1.4.4.B.3, Section 5, I.]

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 09 Add 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.]

EV 10 Where silt fence is shown to be installed parallel to contours, provide silt fence turnbacks at least every 200 feet. Add ECM Figure 1.4.5.G.3 to the plan set.

EV 11 Please the date of the tree survey on the ESC sheet. The tree survey must be 5 years old or less.

EV 12 The proposed sidewalk is located through tree protection fence of tree number 121. No construction activities are permitted within tree protection fence. Please shift the tree protection fence to avoid the proposed sidewalk construction while still protecting the half critical root zone of this tree.

EV 13 Please show both the existing and proposed grades on the grading plan. This information is necessary to determine proposed cut / fill amounts and to determine whether or not grading is proposed with half critical root zones of trees proposed to be preserved.

EV 14 In the comment response letter, please indicate how water quality / detention will be addressed. If water quality / detention is proposed on site, please show the location of these ponds on the grading and ESC sheets (as well as any other applicable sheets). Additional review and comment may be pending.

EV 15 Please clearly show all utility alignments on the utility sheets. This information is necessary to determine whether or not utilities are proposed within the half critical root zone of preserved trees.

EV 16 After all ESC comments have been cleared, please provide a 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 25-8-186, ECM 1.2.1, ECM Appendix S-1]

EV 17 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please forward a copy of the receipt to the environmental reviewer. The fee for this site is \$1016.08. [LDC 25-2-983] FYI: Landscape inspections that require re-inspection will be charged a fee of \$101.92.

EV 18 Tree mitigation review, streetyard buffer review, streetyard tree review, and parking lot tree review are pending resolution of the above tree comments.

EV 19 The streetyard parking lot island number appears to be incorrect. Please update this number and the innovative water management calculation also.

EV 20 FYI: Palm trees may not be used for tree mitigation. Only ECM Appendix F trees may apply toward mitigation.

EV 21 Please remove landscape plan note number 3. This conflicts with ECM Appendix P-1.

EV 22 Please remove landscape plan note number 12.

EV 23 For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:

1. Total Appendix F tree inches surveyed;
2. Total Appendix F tree inches removed;
3. Total Non-Appendix F and Invasive removed;
4. Total mitigation inches planted on site.

[ECM 3.5.4]



## Fire For Site Plan Review - Sonny Pelayo @ AFD - 512-974-0194

F1. Submit a paper copy of the fire hydrant flow test report for this development site.

F2. The coversheet indicates an area of 944 sq. ft. per building, which does not appear to be correct. These are three-story buildings. Is each individual dwelling unit 3-stories or are there separate apartments on each of the three floors? Type V-A buildings do not normally have a horizontal fire barrier between floors to subdivide a building, so I am unclear as to what is proposed for construction. Please clarify.

F3. The utility plan does not show the required fire hydrants, fire mains or fire sprinkler service mains. All residential buildings are required to have an automatic fire sprinkler system.

F4. Please clarify what the area labeled as "Ruin Area" at the center of the development is.

Update 0-  
12/9/2014

## Industrial Waste Review - Anthony Mueske - 512-972-1060

November 20, 2014  
Update #0  
Rejected

IW1. Not all water and wastewater yard lines have been shown on the plans. All of the existing and proposed wastewater lines on the property must be shown to within 5 feet of the building to determine compliance with city code.

IW2. (FYI) Pool backwash with a diatomaceous earth (DE) or sand filter system is not allowed to discharge to the sanitary sewer system. It may be discharged to a vegetated area on the property. The customer may also choose to install a cartridge filter system.

## PARD / Planning & Design Review - Marilyn Shashoua -

UPDATE 0:

PR1: The parkland dedication fee of \$650/dwelling unit is required [25-1-601] and must be paid prior to site plan approval [25-1-605(C)]. When ready to make payment, please contact this reviewer at [marilyn.shashoua@austintexas.gov](mailto:marilyn.shashoua@austintexas.gov) for a PARD approved worksheet. In the email, provide final number of dwelling units and any affordable housing certification documents, if applicable. The current unit count is 45.

PR2: Add the following note to the coversheet:



A fee-in-lieu of parkland dedication has been paid for 45 dwelling units

## Traffic Control Review - Daniel Hunter - 512-974-5672

December 10, 2014:

***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.***

This project has numerous deficiencies:

1. The Construction Entrance needs to be shown on the plan sheet. Construction Entrance Ahead Signs need to be added to both approaches for each Construction Entrance, aka Stabilized Construction Entrance (SCE). Distance of X, per 804S-1, 9 of 9
2. We need the Traffic Control that will be used during the Driveway construction ( most likely a Road Narrows scenario, or parking lane closure for Nelms Drive and Bluff Springs Road.
3. 804S-1, 4 of 9 needs to be used when the Sidewalks or pathways will be closed for Driveways etc, or any flatwork that affects that traffic.
4. The Wastewater Plan & Water Plan appear as non-existent. No connections to utilities in roadway. I need to see what Traffic Control will be used for each of those.
5. On the Traffic Control sheet, please label what work will be in each work zone, so that we can compare it to the plan set and ensure all is covered or applicable.
6. Red Lines at One Texas Center, OTC, 505 Barton Springs Road, 8<sup>th</sup> Floor, Suite 800.
7. Please include Barricading Summary Table and Right of Way Standard Notes to the plan set.
8. Email me: [Daniel.hunter@austintexas.gov](mailto:Daniel.hunter@austintexas.gov) for electronic copies pf each.
9. I'll also have a 3 Approach Flagging Operation Detail & a 4 Approach Flagging Operation that can be used. The scenario is too close to Intersections and we do not want those blocked, so Flaggers will need to be stationed prior to all the different approaches. Thank You.

That is all for now, I reject this plan set.

## PDR Transportation Review - Bryan Golden - 512-974-3124

### ACCESSIBILITY - NEW CONSTRUCTION

1. Identify any fully accessible units, adaptable units (Type A or Type B), any public accommodations and any public amenities on site or provide a note that there are none on the site. [IBC, 1104.2, 1107.6].

2. When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Show the accessible route on the site plan. [IBC1104.2]
3. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes in accordance with TAS standards.
4. Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. Provide spot elevations at accessible spaces and along accessible routes[ANSI 502.5]
5. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.
6. Accessible parking spaces must be at least 8 ft. wide and have an adjacent access aisle at least 5 ft. wide. Two accessible parking spaces may share a common access aisle. One van-accessible space (8 ft. wide with an 8 ft. access aisle) must be provided for every 6 accessible spaces or fraction thereof. [ANSI 502.2, IBC 1106.5]. Dimension accessible spaces.
7. Curb ramps must be provided wherever an accessible route crosses a curb. [ANSI 406.1]. Identify the location of all curb ramps on the site.
8. Curb ramps must be located so as to provide a continuous accessible path of travel. Show a curb ramp at southeastern accessible spaces. TCM, 4.3.0.G.
9. FYI - The minimum width of a curb ramp within public right-of-way is 4 ft., exclusive of flared sides. On existing sidewalks only, where 4 ft. is not feasible, a minimum width of 3 ft. exclusive of flared sides is allowed. [TCM Fig 4-1].
10. Perpendicular accessible ramps are required at the intersection of Nelms Drive and Bluff Springs. Diagonal or corner-type curb ramps are prohibited in new construction within public right-of-way. [TCM, 4.3.0; City of Austin Standard No. 432S-3 thru 432S-3F].
11. A curb ramp within public right-of-way must have a detectable warning texture consisting of raised truncated domes extending the full width of the ramp. Grooved detectable warnings are permissible only in areas zoned residential or industrial unless specifically disallowed by Standard 432S-2A. Show ramp detail. [City of Austin Standard No. 432S-2A, 432S-2B]

## **ACCESSIBILITY - APARTMENT BUILDINGS**

12. For apartments or condominiums, when the slope of the finished grade between accessible buildings and facilities exceeds 1:12, or when physical barriers prevent the

installation of an accessible route, a vehicular route with parking at each accessible building or facility may be provided in place of an accessible route. [IBC 1107.4(1)]

13. For apartment buildings or condominiums containing more than 20 dwelling units, 2 percent of the parking spaces shall be accessible. Where parking is provided within or beneath a building, accessible spaces shall also be provided within or beneath a building. Dwelling units with two or more stories in a non-elevator building need not be accessible. [IBC 1106.2, 1107.6]

#### **SIDEWALKS:**

14. Show the location of 4 foot sidewalks according to City Standards along Nelms Drive and Bluff Springs Road . LDC, Sec. 25-6-352; TCM, 4.2.1.
15. The standard location for a sidewalk is between the curb line and property line, 2 feet off the property line. Show this dimension on the site plan. Meandering sidewalks are encouraged in order to avoid trees or other natural features. Sidewalks adjacent to the curb are not allowed unless approved by the transportation reviewer. TCM, 4.2.1, 4.2.2.

#### **RIGHT-OF-WAY**

16. Show the existing right-of-way and pavement width for Nelms Drive and Bluff Springs Road.

#### **PARKING**

17. All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563; TCM, Table 9-1. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Parking spaces on the southern side of Building 2 appear to be compact spaces, not standard. Please revise.
18. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bike rack (City of Austin standard detail #710S-1 or S-2). The minimum requirement is 5% of the motor vehicle spaces, or 5 spaces whichever is greater, LDC, 25-6-476, Appendix A. TCM, 9.2.0, #11.
19. FYI - Bicycle parking spaces must be located as convenient to the entrances as the motor vehicle parking and may not interfere with pedestrian traffic. LDC, 25-6-477.
20. Provide raised curbing, wheel stops, fencing, or other restrictive barriers around the perimeter of all parking and circulation areas to assure safety, protect landscaping, and prevent encroachment onto adjoining property. TCM, 9.2.0 #8.
21. Include the following note on the site plan: Each compact parking space/aisle will be signed "small car only." LDC, 25-6-477.

#### **DRIVEWAYS**

22. Undivided two-way driveway approaches must be between 25 and 40 feet wide, measured at the property line. Show dimensions on the site plan. TCM, Table 5-2.

23. Dimension the driveway curb return radii on site plan. The curb return radii must be between 10 feet and 25 feet. TCM, Table 5-2.
24. Driveways on undivided collector streets must be designed to align with opposing streets or driveways or be offset by a minimum of 80 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of opposing driveways and dimension the offset, or indicate that there are none.

## OTHER ISSUES

25. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show the dumpster. LDC, 25-2-1067(c); TCM, 9.3.0.2.
26. Additional comments may be provided when more complete information is obtained.

## AWU-Utility Development Service Review - Neil Kepple -

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

FYI: For plan review status contact Pipeline Engineering at 972-0220. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Utility Waller Creek office located at 625 E.10<sup>th</sup> St., Austin, TX 78701. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office.

## Electric Review - Jenna R Neal - 512-322-6110

*Please replace the Electric notes with the notes defined below.*

EL 1. ADD THE 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. As an FYI, any **relocation** of electric facilities shall be at landowner's/developer's expense.

EL 6. **Contact Jim Rowin at 512-505-7665** to discuss permanent electric service to the proposed site prior to approval of plan.

EL 7. **Fifteen foot electric and telecommunications easement** requested along Bluff Springs

<b>Drainage Construction Review - Benny Ho - 512-974-3402</b>
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Rd and Nelms Dr to be dedicated by separate instrument. Email this reviewer to discuss. **Show easement on the site plan.** (jenna.neal@austinenergy.com)

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.

This site is located at 6305 Bluff Springs Road in the Williamson Creek Watershed, which is classified as a Suburban Watershed.

DC1. Please provide the detention study in electronic format for review.

DC2. It appears that there is no storm sewer line shown on the storm sewer plan, Sheet 10. Please explain.

DC3. Please provide document number on the plan for the downstream conveyance easement.

DC4. Based on the drainage arrow presented on Sheet 9, it appears that not all the storm water run off from drainage area A1 drains to the detention pond. Please explain.

DC5. Please provide closed landfill certification as required by Section 25-1-83 of the Land Development Code.

DC6. Identify the drainage areas that convey stormwater runoff from impervious areas to landscape areas as required under 25-2-1008 of the Land Development Code. The drainage area used to irrigate landscaping with stormwater must be calculated to provide sufficient water for the landscaped area. To achieve this standard, the minimum drainage area for landscaped areas receiving runoff (to receive credit) shall be a ratio of 1 square foot of drainage area to 2 square feet of landscaped area.

Heritage Tree Review - Keith Mars - 512-974-2755
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HT1 A heritage tree (28" Cedar Elm) is proposed to be removed. Please prepare a variance memo addressing LDC 25-8-642. Please prepare alternate layouts to demonstrate feasibility of preserving the tree. The variance request will initially be reviewed by staff.

Site Plan Plumbing Review - Cory Harmon - 512-974-2882
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Civil Engineer –

Revise the Water Plan and Wastewater Plan:

- No water or wastewater systems were contained in the Water and Wastewater Plans. Water and Wastewater Plans must contain water and wastewater systems. Provide water and wastewater systems.

**END OF REPORT**