

EXHIBIT 4

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



CASE NUMBER: **SP-2013-0422C**
REVISION #: **00** UPDATE: **U0**
CASE MANAGER: **Donna Galati** PHONE #: **512-974-2733**

PROJECT NAME: **Westgate & Davis Lane**
LOCATION: **3015 DAVIS LN**

SUBMITTAL DATE: **November 27, 2013**
REPORT DUE DATE: **December 26, 2013**
FINAL REPORT DATE: **December 30, 2013**
4 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

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

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated 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 May 8, 2014.** 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 9 copies of the plans and 10 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 : Elsa Garza
Electric : David Lambert
Drainage Construction : Jay Baker
Heritage Tree Review : Keith Mars
Environmental : James Dymkowski
Fire For Site Plan : James Reeves
PAR / Planning & Design : Marilyn Shashoua
Parklands : Regina Ramos
Site Plan : Donna Galati
Transportation : Caleb Gutshall
Water Quality : Jay Baker
Austin Water Utility : Neil Kepple

Site Plan Review - Donna Galati - 512-974-2733

SUBCHAPTER E

SP 1. Include the following note on the site plan page: "All exterior lighting will be full cut-off or fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E." Also include Figure 42 from Section 2.5.

OPEN SPACE

SP 2. Because this site is over 2 acres, and has 10 or more units, compliance with Subchapter E section 2.7: Private Common Open Space and Pedestrian Amenities is required.

SP 3. 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,

SP 4. Area shall meet specified location and design criteria (Subchapter E, 2.7.D). Show the open space area and demonstrate on the site plan how it is an amenity for residents and guests. An area of non-development does not meet the requirement for a *designed* amenity.

ZONING

SP 5. For zoning compliance, show the total impervious cover for the site in square footage as well as percentage.

SP 6. Label the use in the Site Calculation Table as Condominium Residential.

SP 7. Show foundation type of each building on the site plan sheet.

SP 8. Show the height (in stories and feet) of all existing and proposed buildings. The maximum height shall not exceed 35 feet in a SF-6-CO zoning district. Refer to Sec. 25-1-21 (46) for measurement of height. Also show the maximum elevation of the building in feet above sea level.

- SP 9. Show the gross floor area 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.
- SP 10. Show the 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.

CONDO NOTES

- SP 11. For Condominiums, all buildings must have an address with unit number approved through addressing prior to Site Plan approval and release.
- SP 12. A Plan type for each unit must be shown, along with a dimensional plot plan, for each unit.
- SP 13. Please add a floor area data table, showing square footage breakdown (1st floor, 2nd floor, garage area, covered porch, patio, etc) for each unit.
- SP 14. Show the number of bedrooms per unit.

COMPATIBILITY

- SP 15. Show and/or provide landscaping or screening along the South and East property lines in accordance with the Screening Requirements (Section 25-2-1006 and ECM 2.9.1.)
- SP 16. For parking facilities of more than 10 spaces in a residential district adjoining or abutting property in another residential district, provide a wall or fence or landscape screen not less than six feet in height along the length of the common boundary of the parking facility which is adequate to screen the residential district from visibility of car lights and vehicular storage and movement [Section 25-6-563(B)].
- SP 17. Show on the site plan that yards, fences, vegetative screening or berms shall be provided to screen adjacent SF-5 or more restrictive residential districts from views of off-street parking areas, mechanical equipment, storage areas for refuse collection. [Section 25-2-1066].
- SP 18. Show building elevations, indicating architectural elements (i.e., windows, doors, exterior materials, building heights or other design elements) which will demonstrate that the proposed building(s) will be sympathetic to structures on adjoining properties. [Section 25-2-1065(A)].
- SP 19. Show site cross sections noting the height in relation to the property lines of the existing and proposed structures. Show the common property lines on the cross sections. (Section 25-2-1063).
- SP 20. The scale and clustering of the proposed > structures shall comply with compatibility standards to create a human scale appropriate to SF-5 or more restrictive land uses. (Section 25-2-1065).

ADMINISTRATIVE

- SP 21. After March 1, 2014, a new tax certificate will be required showing all taxes paid.

- SP 22. Include a contact phone number with the owner on the cover sheet.
- SP 23. Water, Fire, and Industrial Waste must sign the cover sheet prior to site plan approval.
- SP 24. The site plan name given with the application is Westgate & Davis Lane, but this does not match the name on the cover sheet and in the margin of each sheet (West Gate Homes). These must match. Either change the name on the application, or the name on the site plan pages.
- SP 25. Show the address on the site plan and in the margin of each sheet as 3015 Davis Lane, the address approved by the addressing dept.
- SP 26. Show the submittal date on the cover sheet as 11/05/13.
- SP 27. 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.
- SP 28. Please indicate the case number in the lower right margin of each sheet as SP-2013-0422C.
- SP 29. **FLASH DRIVE REQUIREMENT**
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.
- SP 30. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time.
- SP 31. Provide documentation that parkland fees were paid with the subdivision or contact this reviewer regarding payment of fees of \$650/unit. Contact the PARD reviewer for an estimate worksheet and approval; this must be paid through the Fiscal Surety Officer. Add a note showing parkland fees have been paid for <> units.

Water Quality Review - Jay Baker - 512-974-2636

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.

**ORIGINAL COMMENTS:
FORMAL UPDATE REQUESTED**

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

ENGINEERING REPORT

WQ 1. Enhance the report to be more specific about how water quality is to be provided for this site, and how the system will meet the BSZ standards.

IPM

WQ 2. The City of Austin now has an online process for IPM submittals. Please submit online at:

<http://www.ci.austin.tx.us/growgreen/ipmapp.cfm>

Once the IPM has been submitted online, a IPM restrictive covenant should be recorded to tie the document to the property. Please contact this reviewer for the standard restrictive covenant. If the standard document is used, it does not need to be reviewed by Legal staff. This comment will be cleared when the copy of the recorded restrictive covenant is provided.

LANDFILL

WQ 3. This site may be over landfill. Please provide compliance with § 25-1-83. 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 will be required to provide a:

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

Please go to the following link for more information and the form to complete for the landfill.

<http://www.austintexas.gov/department/development-over-closed-landfills>

WATER QUALITY PLANS

WQ 4. . Provide stenciled sign for all the storm sewer inlets as required by Section 1.6.9.1A of the Environmental Criteria Manual.

WQ 5. Provide IPM plan as required by Section 1.6.9F of the Environmental Criteria Manual.

WQ 6.. Provide Barton Spring Zone site plan approval block as required by Section 1.2.3.1A7 of the Environmental Criteria Manual.

WQ 7. Post fiscal Security for the water quality control as required by Section 1.2.3.1E of the Environmental Criteria Manual.

WQ 8. Provide a maintenance plan as required by Section 25-8-233B1 of the Land Development Code. The maintenance plan shall contain the following information. This document shall be written in a manner that even non-technical personnel shall be able to understand.

1. A narrative on how overall the water quality facility shall function. This shall include the flow path of the stormwater being processed through each component of the water quality control.
2. A listing of the material, which is likely to need to be replaced (if necessary). On the list, please also provide the necessary information to obtain replacement part for the material on the list. At the time of final acceptance, the maintenance plan must be updated to include the items as shown under Section 1.6.7D4 of the Environmental Criteria Manual.
3. A maintenance schedule for the water quality facility including maintenance schedule of the components of the system.

WQ 9.. Provide the following as required by Section 25-8-233B1 of the land Development Code.

- a) An Application for the Operating Permit to Mr. Craig Carson. An Operating Permit number will be assigned to this project. Please place such Operating Permit Number on the Barton Springs Zone sign-off block as required by 1.2.3.1A7 of the Environmental Criteria Manual.
- b) Three extra half-size copies of the approved site plan. (Submit at the time of permit issuing with the rest of the required copies).

WQ 10. Change the sequence of construction to resemble format below

Sequence of Construction:

1. Assign an environmental project manager who will be onsite greater than 90% of the time during construction activity and be responsible for the items listed under Section 1.2.3.3 of the Environmental Criteria Manual.
2. Install erosion controls and tree protection per approved plans.
3. The Environmental Project Manager must contact the Watershed Protection Department to schedule and hold pre-construction conference on site.
4. Erosion controls will be revised, if needed to comply with inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
5. Rough cut all required or necessary ponds. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of any embankment or excavation that leads to ponding conditions. The outlet system must consist of a low-level outlet and an emergency overflow meeting the requirements of the Drainage Criteria Manual (Section 8.3) and/or the Environmental Criteria Manual (Section 1.4.2.K) as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until final restoration is achieved.

6. Temporary control to be inspected and maintained weekly and prior to anticipated rainfall events and after rainfall events, as needed.
7. Environmental Project Manager will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall include the City inspector, Project Engineer, General Contractor and Environmental Project Manager. The anticipated completion date and final construction sequence and inspection schedule will be coordinated with the appropriate City Inspector. A mid construction conference is required for each phase, if phasing is proposed, with the Watershed Protection Department Staff, which will be coordinated based upon completion of buildings, drainage facilities, water quality controls and temporary erosion controls by phase.
8. ...(Insert site specific construction items here)
Last item. Complete and clean out permanent erosion control, filter media will be installed prior to /concurrently with re-vegetation of site. Re-vegetate disturbed areas including removal of temporary erosion /sedimentation controls and tree protection. Restore any areas disturbed during removal of erosion/sedimentation controls.

WQ 11. Provide education plan as required by Section 1.6.9.2F of the Environmental Criteria Manual. The program must address recycling of batteries, motor oil and proper vehicle maintenance techniques in addition to the implementation of the IPM plan.

WQ 12. Include a water quality pond drainage area in the plan set with impervious cover assumptions for confirmation with the R table.

WQ 13. The flow rate for the pumps should be designed for a draw down time of 30 hours if this is a single zone system.

WQ 14. Why is the irrigation area not located closer to the pond, to allow for recycling of water if the system has issues?

WQ 15. It is not clear how the splitter is conveying flows to the water quality pond. R table calculations cannot be confirmed until the splitter arrangement is confirmed.

WQ 16. A quick check of the R table calcs indicates that sufficient freeboard is not provided in the water quality pond. Please review and confirm.

WQ 17. Please contact me to schedule a meeting to go over the water quality plan and comments prior to submitting the next update.

Heritage Tree Review - Keith Mars - 512-974-2755

HT1 Indicate heritage trees with an "H" on the tree list.

HT2 Hatch the two heritage trees on the plan sheets.

HT3 Trenching for the irrigation field will impact the critical root zone of tree 83. The detail shows at least 18" of cover for the irrigation line. For critical root zone compliance, no impacts are allowed in the ¼ critical, cut/fill to 4" is allowed in the ½ critical, and 50% of the overall critical must be preserved.

HT4 Please consider replacing Pampass Grass with a non-invasive alternative. Pampass Grass is recognized as a non-native, invasive species.

http://www.texasinvasives.org/plant_database/detail.php?symbol=COSE4

Environmental Review - Jim Dymkowski - 512-974-2707

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.

- EV 1 Submit an environmental assessment performed and documented by a qualified environmental professional as per LDC 25-8-121. Please do not provide Phase 1 environmental assessments as they do not meet the requirements specified in the LDC. If the applicant would like an exemption from the Environmental Assessment requirement, please consult with Scott Hiers at 974-1916 (south of the river). Additional comments may be generated about the project's location over or not over the recharge zone after this has been received by Mr. Hiers.
- EV 2 This comment pending confirmation from Environmental Resource Management (ERM) that the Environmental Assessment is accurate and meets the requirements of the ECM and LDC. [LDC 25-8-121 through 124, ECM 1.3.0.]
- EV 3 Add the following note to the general notes sheet:
"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 4 It appears that there may be some cut greater than 4 feet within the proposed pond. Please confirm the max cut depth of the pond. Additional comments on a possible administrative variance for the pond cut may be generated.
- EV 5 Show the location of the concrete washout area on the ESC sheet.
- EV 6 Add a note to all ESC sheets stating:
"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 0 Provide inlet protection for inlets and clearly indicate it on the ESC plan. Also remember to update the ESC fiscal to include inlet protection and provide details for review. Accepted details need to be shown in plan set. Please note that COA detail 628S-2 is no longer accepted. [ECM 1.4.5.P]
- EV 7 Show all off-site utility lines and provide ESC. [ECM 1.4.2.B]
- EV 8 Revise the LOC to include all proposed construction including the sidewalk in the ROW and utility connections.
- EV 9 Please show all proposed utilities on the E&S tree protection sheet to go along with all other site construction i.e. proposed grades for review.
- EV 10 Show the location of all SOS re-irrigation lines to go along with the tree protection in the re-irrigation area on the E&S tree protection sheet.
- EV 11 Please revise the tree survey table to note the following: (1) heritage trees must be indicated with an 'H' on the tree survey list; (2) multi-trunk trees must be indicated with an 'M' on the tree survey list; (3) indicate on the tree survey list which trees are ROW trees; (4) indicate the date the tree survey was conducted on the ESC / tree protection sheet. [ECM 3.3.2.A, ECM 3.3.0]
- EV 12 Erosion / sedimentation control cannot be located within tree protection fence or the half critical root zone of preserve trees. Shift ESC so that it is located beyond the tree protection fence and the half critical root zone.
- EV 13 The proposed sidewalk along Davis Ln. appears to impact numerous trees. For those trees in the ROW the PARD reviewer will make comments. If the side walk is to impact any on-site trees then grading will need to be looked at as there should be no grade impacts within the half critical rot zone of on-site preserved trees. Based on your response additional comments may be generated.

- EV 14 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 25-7-65, ECM 1.2.1, ECM Appendix S-1]
- EV 15 Payment of the landscape inspection fee is required prior to permit/site plan approval. Payment of the fee is made through Intake. [To calculate the fee for this site, use the area that lies within the LOC.] Upon payment, please forward a copy of the receipt to the environmental reviewer. The fee for this site is \$650.
- EV 16 Please show all proposed work on the landscape plans as is shown on the civil site plans. Currently the ponds are not shown and it appears that some of the plantings and trails on the landscape plan may interfere with the site work. Additional comments may be generated.
- EV 17 Add the following notes to the landscape plan:
"If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompvar@austintexas.gov or call (512) 974-2199.
- EV 18 Please demonstrate compliance with Ordinance 20101216-097 (irrigation requirements for commercial landscapes). Some of the areas shown as areas to remain undisturbed have site work proposed in them that are not currently shown on the landscape plans. Please revise as needed to comply.
- EV 19 For all planting details, please be sure that the receiving holes are at least 3X the size of the root ball proposed as shown in ECM Figure 3-14.
- EV 20 Specify a minimum of 3 inches of organic mulch for the planting details and landscape notes. [ECM 2.4.5(A)]
- EV 21 Please provide a mitigation plan with tree mitigation provided (at minimum) at the following rates:
19 inches and greater, ECM Appendix F trees: 100%
8 to 18.9 inches, ECM Appendix F trees: 50%
19 inches and greater, all other trees: 50%
8 to 18.9 inches, all other trees: 25%
- EV 22 Only trees shown in ECM Appendix F can be used for mitigation purposes. [ECM Appendix F]
- EV 23 Seventy-five percent of the total caliper inches of replacement trees required must be represented by significant shade trees located in [Appendix F](#). The remaining 25% of total caliper inches may be represented by a mixture of [Appendix F](#) tree species. All trees selected must be suitable for the environment of the immediate planting site (see [Appendix F](#) for specific categorization such as tree, soil, site, or regulatory qualities). [ECM 3.5.4.A.4.]
- EV 24 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 tree inches removed;
 4. Total Invasive tree inches removed; and
 5. Total mitigation inches planted on site.
- [ECM 3.5.4]

EV 25 Streetyard trees must be provided for the Westgate side of the project. Please revise the landscape calculations as needed.

EV 26 Show on the plan graphic delineation of the streetyard area for all three side of the legal lot that are adjacent to public ROW. [LDC Section 25-2-1003, ECM 2.4.1]

EV 27 Water quality / detention ponds must be screened from the ROW. Please provide a buffer between the ponds and Kentish Drive. [LDC 25-2-1006]

EV 28 The proposed commercial / MF project must be screened from adjacent residential properties. [LDC 25-2-1006] *EV reviewer to work with site plan reviewer on this*

EV 29 Please revise the planting legend to assure all new trees to be planted shall be at least six feet height and 1 1/2 caliper inch. Graphically distinguish between required landscape trees and mitigation trees. [ECM 2.4.1(D)]

EV 30 Please revise the proposed landscaping to allow and berms or plantings to avoid the half critical root zone of preserved trees.

Fire For Site Plan Review - James Reeves - 512-974-0193

UPDATE 0
REJECTED

1. Access roadways must have a minimum of 25 feet unobstructed width. The fire lane may be reduced to less than 25 ft only in the areas where parking is provided.
2. Verify with a note on the site plan that buildings built less that 10 ft apart will have enhanced construction features in accordance with the International Residential Code, as amended.
3. Provide hydrant flow test to verify that adequate fire flow is available. Hydrant flow tests may be requested at 974-0197.

Flood Plain Review – David Marques – 512-974-3389

No comments

Industrial Waste Review - John McCulloch - 512-972-1060

Approved

IW1. This project is proposing only residential facilities. No source of industrial waste is present, not even a pool. No further review is required as long as no changes are made to the plan that would alter the residential quality of wastewater.

Mapping Review - Richard Sigmon - 512-974-2288

Cleared

PARD / Planning & Design Review - Marilyn Shashoua - 512-974-9372

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 for a PARD approved worksheet. In the email, provide final number of dwelling units and any affordable housing certification documents, if applicable.

Payment can be made by providing the approved worksheet (and any PARD or Affordable Housing agreement letters) and fee payment to the Fiscal Office at One Texas Center. Checks are payable to the City of Austin. The Fiscal Office walk-in hours are: Monday – Thursday 8:00 – 11:30 & 1:00 – 3:30; Friday 8:00 – 11:30.

PR2: Add the following note to the coversheet: A fee-in-lieu of parkland dedication has been paid for 36 dwelling units.

Transportation Review - Caleb Gutshall - 512-974-6420

SIDEWALKS:

- TR1. Show the location of 4 foot sidewalks according to City Standards along Kentish Drive . LDC, Sec. 25-6-352; TCM, 4.2.1.
- TR2. Per zoning case C14-2013-0023, compliance with Subchapter E will be required at Site Plan for Westgate Boulevard and Guidepost Trail. A 12-foot sidewalk consisting of a 7-foot planting zone adjacent to the curb followed by a 5-foot clear zone is required.
- TR3. Raised curbs on driveways must terminate at sidewalks. Indicate the termination of curbs and show the standard driveway detail. Do not show curb ramps at the driveway. TCM, 5.3.1.E; COA Std. No. 433-2.
- TR4. There is a current capital improvement project on Davis Lane. Provide the following note on the site plan: "Sidewalks along Davis Lane are required to be constructed by the City following or with the roadway improvement. The lack of these required sidewalks shall not limit the owner's ability to obtain building permits, utility connections, or Certificates of Occupancy." LDC, 25-6-352.

TR5. Show the standard sidewalk detail (COA Standard No. 432S-1, adopted 3/26/2008).

RIGHT-OF-WAY

TR6. Show the existing right-of-way and pavement width for Davis Lane.

TR7. The AMATP calls for a total of 74 feet of right-of-way along Davis Lane. Dedicate up to 37 feet of right-of-way from the existing centerline of Davis Lane in accordance with The Austin Metropolitan Area Transportation Plan. LDC, 25-6-55(a), (c). Provide a street deed showing right-of-way to be dedicated. Field notes must be verified before the deed is recorded.

DRIVEWAYS

TR8. Driveways on undivided arterial streets must be designed to align with opposing streets or driveways or be offset by a minimum of 120 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.

TR9. Driveway approaches must be separated by a minimum of 200 feet, measured from edge to edge at the property line. TCM, Table 5-2.

OTHER ISSUES

TR10. If City garbage pickup is proposed, provide a letter of verification from the Austin Resource Recovery Department. Please call Angela Baker at 974-4334 with the Solid Waste Division for information on City trash pickup. LDC, 25-2-1067(c).

TR11. The site plan is subject to a limitation of 2,000 trips by ordinance with zoning case C14-2013-0023. Add a note on the site plan (cover sheet and site plan sheet).

TR12. Vehicular access to Kentish Drive is prohibited by ordinance with zoning case C14-2013-0023. Please add a note on the site plan (cover sheet and site plan sheet).

TR13. Pedestrian access is required to Kentish Drive by ordinance with zoning case C14-2013-0023. Please provide pedestrian access and make a note on the site plan.

TR14. Show all physical obstructions (utility poles, trees, etc.) in the right-of-way which could affect sidewalk or driveway locations. For information: You may have to relocate utilities at your own expense if they interfere with sidewalk or driveway locations.

TR15. Additional comments may be provided when more complete information is obtained.

Austin Water Utility Review - Neil Kepple - 512-972-0077

WW1. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and approved SER 3295. 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.10th 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.

Drainage Construction Review - Jay Baker - 512-974-2636

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.

ORIGINAL COMMENTS: FORMAL UPDATE REQUESTED

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

GENERAL

- DC 1. Please provide a copy of the legal tract determination for review
- DC 2. Adjacent Davis Lane CIP project is under construction and coordination is required for the extension of wastewater service and other items as needed including sidewalks, driveways and other associated utilities.

ENGINEERING REPORT

- DC 3. Include in the report a discussion of the soil types, vegetation and other characteristics of this project that will be related to the hydrologic calculations for existing and proposed conditions. Also, include time of concentration flow path to go with the time of concentration calculations.
- DC 4. Include in the report an electronic copy of the PondPack modeling that is being used for this site.
- DC 5. The level vegetation on the site as seen in the aerial would not be indicative of poor conditions. What is the hydrologic soil group and the vegetation and type on the site.
- DC 6. Contact me to arrange a site visit to do visual observations to confirm the soil and vegetation conditions as well as other drainage characteristics to go into the hydrologic modeling.
- DC 7. Additional review of the hydrologic calculations will be deferred until the key assumptions are agreed and the updated modeling is received.

- DC 8. This site plan is proposing to tie into existing subdivision storm sewer infrastructure. Obtain a copy of the construction plans for the subdivision to confirm that sufficient capacity is available for the proposed discharges from this site.

FEES

- DC 9. Provide to the Site/Subdivision Inspection Division of Planning and Development Review Department a list of all drainage and water/wastewater infrastructure items located in rights of way or easements that will be maintained by the City, as well as two copies of the legal instruments that confirm the assignment to the property owner of maintenance of drainage infrastructure located in rights of way or easements. In addition, provide to SID for review and assessment of construction inspection fees the Engineer's Probable Cost of Construction estimate for those items to be maintained by the City. Upon payment of the fees, provide the fee receipt to the drainage engineering reviewer."

COVER SHEET

- DC 10. Remove the note about approval of other entities since this is in the Full Purpose jurisdiction and not ETJ.

GENERAL CONSTRUCTION NOTES

- DC 11. Provide General Construction Notes in accordance with the Application Packet, Exhibit III.

SITE PLAN

- DC 121. Why is the proposed water quality irrigation field not located closer to the water quality pond?

DRAINAGE PLAN(S)

Sheet 3:

- DC 13. Add flow arrows showing conveyance of runoff from the units, driveways, etc.. to the water quality and detention ponds.

- DC 14. Why is a diversion berm shown to the north of the detention pond?

Sheet 4:

- DC 15. The current proposal is to split flows from the detention pond to two separate discharge points, which is unusual. If the desire is to split the flows I am not sure how the modeling and controls would work to regulate the flows in the desired manner. We will need to discuss in more detail how this assumption will be modeled.

- DC 16. Concentrated overflow discharge is proposed from the pond. If a secondary discharge point is proposed, it will also need to be connected to the storm sewer system. There is an inlet about 120 feet to the east along Kentish that could be a connection point.

STORMWATER MANAGEMENT FACILITIES

Sheet 7:

- DC 17. Detailed review of the ponds will be deferred until the overall drainage proposal and modeling is agreed to and reviewed.
- DC 18. Provide manholes at the property line for all proposed tie ins to the storm sewer. Infrastructure in the ROW will need to comply with COA criteria and standards.
- DC 19. Incorporate construction details for the proposed structures into the plan set.

Electric Review - David Lambert - 512-322-6109

- EL 1. Contact Ernie Salinas at ph. 512-505-7667 or ernie.salinas@austinenergy.com to discuss electric service to this project.
Afterwards, show the proposed location of the transformer pads and underground electric cabling on the site, utility, drainage, and landscaping plans.
- EL 2. 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 3. 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 4. 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 5. The City's Environmental Criteria Manual (ECM) Sections 2.4.1.D and 2.4.2.C state, "In areas where utility lines are present or proposed only trees from the Utility Compatible Shade Trees list (see Appendix F) shall be planted with in: a) 10 lateral feet from any overhead distribution conductor; b) 30 to 40 lateral feet from any overhead transmission conductor, unless a more restrictive dedicated right-of-way has been established; c) 10 lateral feet from any underground electric facility"

No tree may be planted within 5 feet of a transformer pad or the underground electric cabling and only Utility Compatible trees may be within 10 feet. This shall be reviewed for once the proposed electric facilities are shown on the landscape plan.

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

APPROVED

The proposed site plan (SP-2013-0422C) is approved from a plumbing code perspective.

Parklands Review - Regina Ramos - 512-974-9546

PR 1. In reference to public trees, no impacts greater than 4" cut and/or fill are permitted within the 1.2 critical root zone and no impacts are permitted in the ¼ critical root zone. Additionally, the proposed sidewalk encroaches directly on several tree trunks. Demonstrate that trees to be preserved meet City tree protection requirements.

PR 2. Are any trees within the public right-of-way proposed for removal?

End of Report