

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



CASE NUMBER: **SP-2016-0111DS**
REVISION #: **00** UPDATE: **U0**
CASE MANAGER: **Benny Ho** PHONE #: **512-974-3402**

PROJECT NAME: **1405 Rabb Rd - Water Quality Site Plan**
LOCATION: **1405 RABB RD**

SUBMITTAL DATE: **March 2, 2016**
REPORT DUE DATE: **March 11, 2016**
FINAL REPORT DATE: **March 10, 2016**

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 August 29, 2016.** 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. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates submitted after 12 noon may be processed the next business day.

Please submit 2 copies of the plans and 2 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
Heritage Tree Review : Patti Dodson
Environmental : Mike Mcdougal

Environmental Review - Mike McDougal - 512-974-6380

- EV 01 Please show and label the LOC on the plan set. This is necessary to review erosion / sedimentation control requirements.
- EV 02 Please show and label the full critical root zones on the plan set. In addition, indicate the date of the tree survey. The tree survey must be 5 years old or less.
- EV 03 Please add the following notes to the plan set:
"This project is located over the Edwards Aquifer Recharge Zone. This project is located in the Lady Bird Lake Watershed, classified as Barton Springs Zone, Drinking Water Protection Zone."
- EV 04 Please provide tree protection fence for all trees proposed to be preserved that are located within or immediately adjacent to the LOC. Tree preservation requirements apply to this project.
- EV 05 Please show trees proposed to be preserved with a solid line and show trees proposed to be removed with a dashed line.
- EV 06 Please provide erosion / sedimentation control.
- EV 07 Please add the following notes to the plan set:
- ECM Appendix P-1 notes; and
 - ECM Appendix P-4 sequence of construction notes.
- EV 08 In the comment response letter, please specify whether or not net grading over 4 feet is proposed. Additional review and comment may be pending. [LDC 25-8-341 and 342]
- EV 09 Please add a note to the cover sheet that states: "This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative."
- EV 10 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. 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]

Heritage Tree Review - Patti Dodson - 512-974-9371

- HT1 The proposed house encroaches into the ½ CRZ of the 33" heritage Live Oak. Please adjust building footprint to be outside the ½ CRZ.
- HT2 Please draw the full CRZ of trees as well so canopy impacts can be assessed. No more than 25% of a tree's canopy can be impacted.

Water Quality Review - Benny Ho - 512-974-3402

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 1405 Rabb Road in the Barton Spring Contributing Zone of the Town Lake k Watershed. This development has to comply with the Save Our Springs Ordinance.

WQ1. There is no outstanding water quality related issue.

All water quality comments are cleared.

Drainage Construction Review - Benny Ho - 512-974-3402

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This site is located at 1405 Rabb Road in the Barton Spring Contributing Zone of the Town Lake k Watershed. This development has to comply with the Save Our Springs Ordinance.

DC1. There is no outstanding drainage construction related issue.

All drainage construction comments are cleared.

Effective November 9th, Austin Water Utility's Utility Development Services which includes AWU Pipeline Engineering Review will be integrated into the formal AMANDA comment review process for all site development permit applications. AWU Pipeline Engineering staff will no longer be clearing site development permit comments via appointment at Waller Creek Center, plan changes to address AWU comments must be included with the formal update submittal. Effective November 9th applicants must include AWU's redline markups, clearly labeled for AWU distribution to the AWU Pipeline Engineering reviewer, with all formal updates on projects that contain outstanding AWU comments or the submittal will be considered incomplete and will not be accepted by intake staff.

End of Report