

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



CASE NUMBER: SP-2020-0148D
REVISION #: 00 UPDATE: U0

PROJECT NAME: Evergreen Drainage Improvements
LOCATION: 1800 EVERGREEN AVE

SUBMITTAL DATE: April 16, 2020
REPORT DUE DATE: May 14, 2020
FINAL REPORT DATE: June 1, 2020
18 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

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

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

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

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is April 18, 2021.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

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Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 7 copies of the plans and 8.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for Planner 1 and only the letter is required for Austin Water Utility Development Services.**

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Elsa Garza
Electric : Andrea Katz
Drainage Engineering : Sona Singh
City Arborist : Suzannah DesRoches
Environmental : Jonathan Garner
Flood Plain : Kristi Weston
Site Plan : Ramon Rezvanipour
AW Utility Development Services : Bradley Barron
R.O.W. : Isaiah Lewallen

- EL 1. ADD 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. ADD THE FOLLOWING NOTE:
Any **relocation** of electric facilities shall be at landowner's/developer's expense.
- EL 6. The overhead electrical facilities along Evergreen Av are shown incorrectly. AE GIS Services can provide you with information for surveyor to correctly tie it down. AEGISServices@austinenergy.com
- EL 7. The stabilized construction entrance conflicts with existing utility pole with street light. Clearly show utility line and poles and move construction entrance if necessary.

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- DE 1 Please place or revise the following note on the cover sheet of the plans: Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.
- DE 2 City updated required General Construction Notes in Consolidated Site Plan Application Instructions. These are available online at: http://www.austintexas.gov/sites/default/files/files/Planning/Applications_Forms/ConsolidatedSitePlan_InstEx.pdf. Please update the General Construction Notes on this project.
- DE 3 The plans indicate floodplain flow through the property. A drainage easement is required to the limits of the 100-year fully developed flow elevation. Please submit the easement document with exhibits to this reviewer for processing. The drainage easement templates are online at: <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. [LDC 25-7-152]

- DE 4 Clearly show and label all existing and proposed drainage easements on drainage layout sheet as per final plat or by separate instrument. [Application packet]
- DE 5 Please provide a plan and profile of the proposed channel located in the right-of-way or drainage easement. The profile requirements are:
- Show Q, HGL, head losses (H), V for each segment of channel for 25 and 100 year on the channel profile. Please provide this data for all of the proposed channels.
 - Clearly identify beginning & end of construction & show stations for channels on storm drainage profile.
 - Begin stationing at the outlet and mark upwards to the beginning of construction for channels or storm sewer lines.
 - Show beginning, end stations, for permanent erosion control material used for channels on the storm drainage plan. Label type of material to be used, i.e. dry stacked or mortared rock, etc.
 - Show bottom width, side slopes, concrete trickle or pilot channel, height of channel lining if used, maximum and minimum depth of channel, Manning's "n" value used, and station-to-station section of typical channels/swale section on the storm drainage plan.
 - Indicate existing ground at proposed channel locations on the storm drainage profile.
 - Show top of bank left and right, and fill areas for channels on the storm drainage profile.
- DE 6 DCM 6.4.1(A) states, "The maximum permissible velocity for the one hundred (100) year storm is six (6) feet per second and includes all transitions to or from channels and waterways with similar or different materials. In all cases, the velocity for the one hundred (100) year storm must be non-erosive. The minimum permissible velocity for the two (2) year storm is two (2) feet per second." Please provide the data necessary to verify compliance.
- DE 7 FYI – Consider designing small meandering natural channel in ditch in order to give low flows direction.
- DE 8 FYI – Proposed improvement encroach on the Erosion Hazard Zone Buffer established by the Watershed Protection Department. Consider providing an analysis for future development on site.

City Arborist Review - Suzannah DesRoches - Suzannah.desroches@austintexas.gov

Instructions: Please e-mail your reviewer if you have any questions, concerns, or require additional information about these comments. *Please also e-mail your reviewer if you would like to schedule a phone or virtual meeting to discuss the review comments.* Updates cannot be reviewed outside of the Plan Review cycle. If you have questions about DSD's response to COVID-19 please go to <https://www.austintexas.gov/page/dsd-covid-19>.

- CA 1 This project proposes to remove 7 Protected trees (one named dead) and 2 Heritage trees for drainage improvements. Please consider shifting the drainage ditch to spare more trees, removing smaller site trees instead.
- CA 2 Trees proposed to be removed must be shown with a dashed circle.
- CA 3 Trees proposed to be preserved must be shown with a continuous circle.
- CA 4 Please provide photo documentation of any trees listed as Dead on the tree survey to this reviewer to verify the condition.
- CA 5 As per LDC 25-8-642, an administrative variance may be granted for a Heritage tree to be removed only after determining by the City Arborist that the tree is dead, diseased, or an imminent hazard (DDI). If not dead, diseased or an imminent hazard, clearly show that the tree prevents reasonable use or access of the property and that all design options have been exhausted. Please consider the use of retaining walls to preserve Heritage trees adjacent to the proposed impacts. Trees proposed to be preserved must meet the following criteria:

- (1) a minimum of 50% of critical root zone must be preserved at natural grade, with natural ground cover;
 - (2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
 - (3) no cut or fill is permitted within the 1/4 critical root zone.
- [ECM 3.5.2, ECM Appendix V Figure 3-6]
- CA 6 Please assess canopy pruning needed at Heritage Pecan #268. Please consider height clearance needed for the Stabilized Construction Entrance.
- CA 7 Tree fencing for all preserved trees in the LOC is needed. Show tree fencing extending to the full critical root zone except where not possible due to construction. Where fencing cannot be extended to the full CRZ, apply 8" of hardwood mulch through the
- CA 8 Remove silt fence from the critical root zone of preserved trees and replace with mulch sock or triangular filter dike. Silt fence requires 6" of cut for installation.
- CA 9 Provide a call out at Heritage tree #268 stating the following:
Cover Full Critical Root Zone with 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, apply plywood or construction mats on top of mulch 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.
- CA 10 Please provide mitigation calculations at the following rates:
- Heritage trees: 300%
 - 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% [ECM 3.5.4]
 - Note: No mitigation is required for the removal of non-native invasive species. *Any tree named as Dead, Diseased, or an Imminent Hazard, or in Poor condition, must be verified by your reviewer for reduced mitigation to be considered. Provide documentation of specific tree defects and photographs of each defect named.*
- CA 11 For consideration of the proposed alternative method of tree mitigation, please see the following and email this reviewer for list of approved species. Spacing and accounting of specific quantities of saplings will be reviewed.
- *Tree seedlings shall be planted in the riparian area, creek buffer, CWQZ and/or wetland CEF buffer, except within the ½ CRZ of existing trees proposed to be preserved (unless holes are dug with air spade). Seedlings must be spaced 3' from each other, with one large growing species followed by two small growing species (email reviewer for table). **The number of seedlings needed to be planted to mitigate for tree removal follows this formula: # seedlings = inches required X 40***
 - *Seedlings shall be planted in the period between November and February. A diverse species mix is required, with no species representing more than 20% within the size category.*
 - *A 10% survival is assumed and seedlings are assumed to reach 1/4" in DBH in five years.*
- CA 12 For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:
- *Total Appendix F tree inches surveyed;*
 - *Total Appendix F tree inches removed;*
 - *Total Non-Appendix F and Invasive removed;*
 - *Total mitigation inches planted on site;*
 - *Total dead inches removed; and*
 - *Total non-mitigation inches planted on site.*
- [ECM 3.5.4]

General Notes Sheet

- EV 1 Provide the current ECM Appendix P-1 Erosion Control Notes, found here:
https://www.municode.com/library/tx/austin/codes/environmental_criteria_manual?nodeId=APXP-1ERCONO.

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

- EV 2 Add the following notes 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 3 Show and label a staging area and temporary spoils area and provide a row of erosion controls located immediately downslope of the spoils area. [ECM 1.4.4.B.3]

Tree Mitigation Planting (ECM Section 3.5.0)

- EV 4 Provide a summary of the proposed plan for tree mitigation. The plan must be approved by the City Arborist. This comment is pending approval of approved plan and review of all required tree plantings.

Land Use Commission Environmental Variance Comments

- EV 5 This application proposes floodplain modification within a Critical Water Quality Zone that is not necessary for development allowed in the critical water quality zone under LDC 25-8-261. Therefore, a Land Use Commission variance will be required to proceed with the proposed work. Additional review and comments are pending from the ERM Reviewer assigned to this case.

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

- EV 6 Provide payment of the landscape inspection fee prior to permit/site plan approval. Obtain the invoice by contacting COA Intake at LURIntake@austintexas.gov. This comment will clear by providing a receipt of payment to the Environmental Reviewer.
- EV 7 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice by contacting COA Intake at LURIntake@austintexas.gov. This comment will clear by providing a receipt of payment to the Environmental Reviewer.
- EV 8 After all ESC comments are cleared, send a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to Jonathan.Garner@austintexas.gov. 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]

Reviewer notes: WBO open channel between Lamar and Evergreen. Atlas 14 precipitation required.

- FP 1. Please provide an offsite drainage area map showing the contributing drainage to the channel that runs through your site.

- FP 2. From topographic inspection it appears that the channel has a contributing drainage area of at least 64 acres. As such, provisions in Austin's Drainage Criteria Manual (DCM) Section 1.2.6 require you to perform a floodplain study to determine the limits of the fully-developed 100-year floodplain using methods outlined in the criteria manual. If your offsite drainage area map indeed shows that the channel has a contributing drainage area of at least 64 acres, please do the following:
- Provide to this reviewer a copy of the floodplain study, including electronic copies of the hydrologic and hydraulic models used to determine the flows and water surface elevations in the channel, hydraulic cross section layout sheets, and information used in the development of the study. This information should be contained within a report signed and sealed by a licensed engineer.
 - On applicable site plan sheets, please delineate and clearly label the limits of the of the determined pre-development 100-year floodplain.
 - If modifications to the floodplain are proposed, the applicant must show that there are no adverse impacts to the floodplain as a result of the modification. Adverse impacts include a loss of floodplain storage volume and rises in flood elevations on adjacent properties. Applicant may have to provide supporting documentation, including modeling to show no adverse impacts as a result of the proposed development.
- FP 3. Please delineate and clearly label the following items on applicable plan sheets as outlined in LDC 25-7-33, LDC 30-4-33, 25-12 Appendix G sec 301.2 (25-yr):
- Location of the existing site conditions Fully Developed 100-year Floodplain.
 - Location of the proposed site conditions Fully Developed 100-year Floodplain.
 - Location of previously dedicated drainage easement.
 - Location of additional proposed drainage easement.
 - Applicant may obtain electronic copies of City's regulatory models by visiting www.ATXFloodPro.com.
- FP 4. The applicant is required to contain the limits of the City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement.
- FP 5. The applicant's engineer should reference the source of the floodplain study utilized to delineate the limits of the 100-year floodplain shown on the plans. If the City's regulatory model was utilized, copies of the regulatory H&H models should be included in the attached drainage or engineering report with an acknowledgement that the sealing engineer certifies the accuracy of the model in accordance with LDC 25-7-61 and/or LDC 30-4-61. Please include an updated report with the next update. Floodplain models may be obtained from www.atxfloodpro.com.
- FP 6. City of Austin Regulatory floodplain delineations should be based on the best available data including site specific topographic data per DCM 1.2.6. The applicant's engineer should delineate water surface elevations generated by the regulatory model onto site gathered topo data.
- FP 7. It appears from the plans that channel modifications are located in the 100-year floodplain. Applicant will need to demonstrate that the proposed development activities do not cause adverse floodplain impacts per LDC 25-7-61 and/or LDC 30-4-61 including the following tasks:
- Determine the impacts of the proposed grading on the 25- and 100-year water surface elevations. The applicant's engineer should reflect the proposed grading in the hydraulic model to determine impacts. Increases in 25- and 100-year water surface elevations on other properties are prohibited.
 - Show that the floodplain storage volume is conserved. The applicant should quantify the loss of floodplain storage volume resulting from the placement of fill within the floodplain and compensate for this loss with a compensatory cut or other method. Be aware that "fill" includes proposed buildings and piers which would diminish floodplain storage volume.
- FP 8. The applicant's engineer should certify that all site development activities located within the 100-year floodplain are designed and will be constructed with methods, practices and materials that minimize flood damage and that are in accordance with ASCE 24-14 Flood Resistant Design and Construction (please reference LDC 25-7-61A, LDC 25-12-3 section 1612.4, and LDC 25-12 appendix G). This certification may be letter signed and sealed by the applicant's engineer.

ADMINISTRATIVE

- SP 1. Obtain all required signatures on the cover sheet prior to site plan approval.
- SP 2. A new tax certificate showing all taxes paid will be required after February 1, 2021 if the site plan is not approved by that time.
- SP 3. Subdivision must be approved and recorded prior to site plan approval (25-1-61). Update coversheet legal description accordingly once approved.
- SP 4. Provide a list of all waivers and variances requested / granted with this application
- SP 5. Show the submittal date on the cover sheet as March 31, 2020.
- SP 6. Show the street address (1800 Evergreen Avenue) below the project title on the cover sheet.
- SP 7. Remove site plan approval block from all sheets except for cover sheet and replace with a blank 3 ½" x 5" approval space in the lower right hand corner. Note: No signature blocks should be within the approval space.
- SP 8. Please indicate the case number (SP-2020-0148D) in the lower right margin of each sheet.
- SP 9. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedicated by plat.
- SP 10. Show any amenities, walls, fences, sidewalks, swimming pools and all other land improvements on each site plan sheet.
- SP 11. Show dimensions of vertical clearance, including tree limbs, for all driveways and internal circulation areas on site where overhead clearance is restricted. Where Fire Department access is required, minimum clearance is 14'. Indicate available clearance with a note.
- SP 12. 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.
- SP 13. 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."*
- SP 14. Show the following site plan release notes on the site plan:
- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Services Department.
 - All signs must comply with requirements of the Land Development Code (Chapter 25-10).
 - Additional electric easements may be required at a later date.
 - Water and wastewater service will be provided by the City of Austin *[or identify the service provider if other than the City of Austin]*.
 - A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
 - For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
 - For construction within the right-of-way, a ROW excavation permit is required.

SP 15. Show the boundary of all Zoning Districts on or near the site, note all adjoining land uses, and show all existing buildings on adjoining lots within 50 feet. If no buildings exist within 50 feet on adjoining lots, note this on the site plan sheet.

FYI - 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 at 974-7185. Please begin this process as soon as possible, as it can take some time.

FYI - This site is located in the Zilker Neighborhood Plan. Please see the City's website <http://www.austintexas.gov/departments/neighborhood-planning> for the recommended design guidelines.

R.O.W. Review - Isaiah Lewallen - 512-974-1479

Please provide evidence of coordination with Corridor Program Office.

Traffic Control Review - Shawn Jackson - 512-974-7832

Case Report Note

The Owner/ Representative has elected to defer the temporary traffic control plan review until after the completion of the developmental review process and fully understands that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. The owner/ representative further recognize that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

Based upon this option, this will be a No Review Required, at this time, and a Engineered TCP will be submitted to ROW for Review a minimum 6 weeks prior to beginning work. No Approved TCP, No Permits.

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

AW 1. Per Utility Criteria Manual Section 2: The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the plan for any clearance and adjustment issues. For plan review status contact your assigned Pipeline Engineering reviewer.

AW Pipeline Engineering - Larry Williams - 512-972-0340

THE MAJOR REASONS FOR REJECTION OF THIS SUBMITTAL INCLUDE, BUT NOT LIMITED TO NON-COMPLIANCE WITH CITY CODE SECTIONS:

- **§ 25-4-191 – Water Lines**

A subdivision within 100 feet of a public water system must be connected to the public water system. The director may waive this requirement. If a subdivision is to be served by a public water system:

- *approval of the water system plans by the director of the Water and Wastewater Utility is required;*
- *installation of the water system must comply with the requirements of this title and the Utilities Criteria Manual; and*
- *water lines to serve each lot must be installed before a lot may be occupied.*

Source: Section 13-2-476; Ord. 990225-70; Ord. 031211-11.

- **§ 25-4-192 – Wastewater Lines**

A subdivision within 100 feet of a public wastewater system must be connected to the public wastewater system. In the extraterritorial jurisdiction, the director may waive this requirement. In the zoning jurisdiction, this requirement may be waived under Section 25-9-4 (Connection To Organized

Wastewater System Required). If a subdivision is to be served by a public wastewater system or community disposal system, wastewater lines to serve each lot must be installed before a lot may be occupied. Source: Section 13-2-475; Ord. 990225-70; Ord. 031211-11.

- **§ 6-4-11(E) Mandatory Reclaimed Water Connection**

Except for municipal uses associated with law enforcement or public health and safety, all new commercial developments or redevelopments located within 250 feet of a reclaimed water distribution line are required to obtain and utilize permitted connections to reclaimed water for irrigation, cooling, and other significant non-potable water uses.

- **§ 15-9-9 – Criteria Manuals**

The Utilities Criteria Manual and the Water and Wastewater Design Criteria Manual apply to utility service provided under the Code. Source: Ord. 040805-02.

- **§ 15-9-152 – Design and Installation Guidelines**

The directors of the Electric Utility and the Water Utility shall adopt design and installation guidelines related to a customer's installation and the City's service connection.

A person authorized to install a customer's installation or the City electric utility equipment or facilities shall comply with the City's "Utilities Criteria Manual."

A person authorized to install a customer's installation or the City's water utility equipment or facilities shall comply with the City's Utilities Criteria Manual, standards, and specifications.

Source: 2003 Code Sections 15-9-211(A) and (B); 1992 Code Sections 18-4-300(A) and (B); Ord. 040805-02; Ord. No. [20180524-006](#), Pt. 8, 6-4-18.

- **TCEQ Chapter §291.93. Adequacy of Water Utility Service.**

Sufficiency of service. Each retail public utility which provides water service shall **plan**, furnish, **operate**, and **maintain** production, treatment, storage, transmission, and distribution facilities of sufficient size and capacity to provide a continuous and adequate supply of water for all reasonable consumer uses.

- **TCEQ Chapter §291.94. Adequacy of Sewer Service.**

Sufficiency of service. Each retail public utility shall **plan**, furnish, **operate**, and **maintain** collection, treatment, and disposal facilities to collect, treat and dispose of waterborne human waste and waste from domestic activities such as washing, bathing, and food preparation. These facilities must be of sufficient size to meet the minimum design criteria for wastewater facilities of the commission for all normal demands for service and provide a reasonable reserve for emergencies.

In addition, this specific project does meet with following Utility Criteria Manual sections 2.2.0 thru 2.9.

In accordance with section 15-9-276 of City Code, the project will need dedicated and recorded water/wastewater or reclaimed water easements.

- **§217.321. Safety Design of a Wastewater Treatment Facility.**

- (b) Occupational **safety and health hazards, and risks to workers and the public**, must be addressed in the design of collection system and wastewater treatment facility equipment and processes.

- **§291.95. Standards of Construction.**

In determining standard practice, the commission will be guided by the provisions of the American Water Works Association, and such other codes and standards that are generally accepted by the industry, except as modified by this commission, or municipal regulations within their jurisdiction. Each system shall construct, install, operate, and maintain its plant, structures, equipment, and lines in accordance with these standards, and in such manner to best accommodate the public, and to prevent interference with service furnished by other retail public utilities insofar as practical.

A COMPLETE ALL-INCLUSIVE LIST OF COMMENTS ALONG WITH CODE CITATIONS IS PROVIDED ON THE RED LINED PLANS LOCATED ON THE AUSTIN BUILD + CONNECT PUBLIC SEARCH, PLEASE SEE LINK <https://abc.austintexas.gov/web/permit/public-search-other?reset=true>. IF THERE ARE ANY ISSUES WITH THE RETRIEVAL, CONTACT YOUR PIPELINE ENGINEERING REVIEWER FOR A DIRECT DOWNLOAD LINK.

RESPONSES TO ALL OF THE RED LINED COMMENTS/QUESTIONS MUST BE MADE IN A DIFFERENT COLOR ON THE PLAN SET WITH AN EXPLANATION OF HOW AW COMMENTS/QUESTIONS HAVE BEEN ADDRESSED.

PLEASE INDICATE IF THE PROJECT WILL BE SUBMITTED TO AULCC FOR REVIEW AND IF SO, INCLUDE ROW ID# and UCC PERMIT # ON THE UTILITY PLAN SHEET.

Planner 1 Review - Elsa Garza

ELECTRONIC SUBMITTAL REQUIREMENT

- P 1. All Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plan applications require the additional items listed in the Electronic Submittal Exhibit of the application packet (formerly known as flash drive materials). Submit the final electronic submittal with the final PDFs of the plan set at approval and permitting.

END OF REPORT