



Date: July 23, 2024

Gemsong N. Ryan, P.E.
Quiddity Engineering, Inc.
3100 Alvin Devane Boulevard, Suite 150
Austin, TX 78741
512-441-9493

RE: 3012 Bee Cave – Commercial Zoning and Drainage Review 3

The above-referenced report and plans were reviewed by the City for compliance with City Zoning and Drainage Ordinances. The plans are not in compliance with the City of Rollingwood Zoning and Drainage Code of Ordinances and are not approved. The plans are required to be revised per the following comments and resubmitted. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

Please provide a comment response letter with subsequent submittals

ZONING

General Requirements (Zoning)

Professional & Business Office District (C-1 & C-2)

1. Per Rollingwood City Ordinance Section 107-103(a), for a building within 300 feet of a residential district no portion of any building shall exceed 30 feet in height or two stories and no portion of any other building or structure shall exceed 35 in height or two stories (except as allowed in subsections 107-103(b)-(c)).

No portion of any building or structure may exceed 35 feet in height, per Rollingwood City Ordinance Section 107-71. Maximum Permissible Height. Please **provide reference datum elevation**. Building height, residential, means the vertical distance above a reference datum measured to the highest point of the building. The reference datum shall be selected by either of the following, whichever yields a greater height of the building:

- (1) The elevation of the highest adjoining original native ground surface to the exterior wall of the building when such original native ground surface is not more than ten feet above the lowest adjoining original native ground surface; or
- (2) An elevation of ten feet higher than the lowest adjoining original native ground surface when the highest adjoining original native ground surface described in subsection (1) of this section is more than ten feet above lowest adjoining original native ground surface.
- (3) The original native ground surface shall be determined as the existing grade on the lot prior to development of the residential building as may be shown on approved building plans or survey of the property.

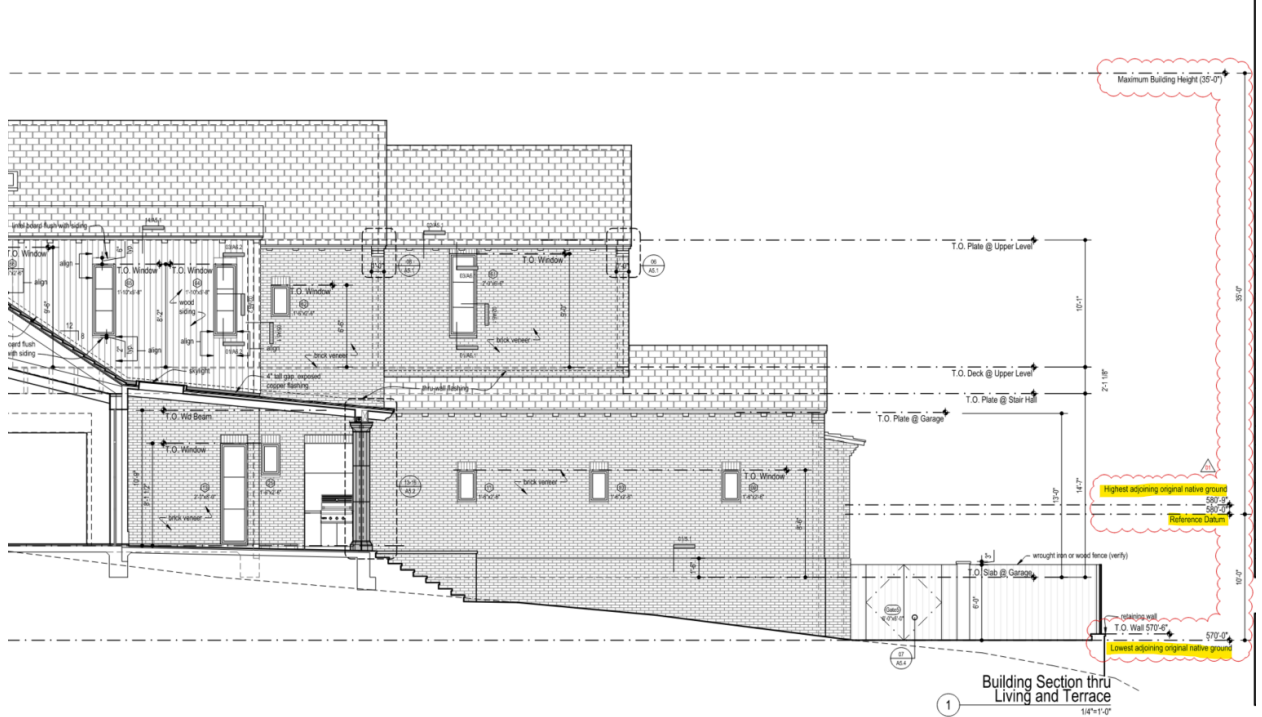
C1. Submit architectural renderings

C2. Show reference datum per below referenced code. (see example exhibit attached)

C3. Identify the 594.9 lowest NG on the exhibit so that the reference datum (640.9) is easily understood as to why that is the maximum height reference point (see example of previously

accepted reference datum option 2). Update sheet A4.1 to reflect the changes of pitched roof along with same reference datum point per sheet A5.1

Example:



DRAINAGE

K Friese + Associates, Inc. (KFA) has reviewed the permit submittal for the above referenced project for compliance with the City of Rollingwood Drainage Code of Ordinances.

The applicant has submitted information demonstrating compliance with the City Drainage Ordinances, in particular Article IV, Division 1, Stormwater Drainage Regulations.

All responsibility for the adequacy of the above referenced report and plans remains with the engineer of record. In recommending acceptance, KFA must rely upon the adequacy of the work of the engineer of record.

All submittals should be submitted to the City of Rollingwood and should include at a minimum of 1 pdf copy of the plans. A comment response letter shall be provided. Please contact Development Services at developmentservices@rollingwoodtx.gov if you have any further questions.

Regards,

K Friese + Associates, Inc.