



Date: December 8, 2023

Tomas Rodriguez
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512-453-0767

RE: Western Hills Athletic Club Addition (4801 Rollingwood Drive) – Zoning & Drainage Review 1

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 ***

Z O N I N G

Buffers

1. Per Rollingwood City Ordinance Section 107-242, each lot in a park district which abuts a lot in a residential district shall be developed in compliance with the following requirements:
 - (1) A 30-foot greenbelt zone, shall be provided between the line of the residential zone and the impervious cover, including parking and buildings, on the lot located in the park district. The 30-foot green belt shall be left in its undisturbed natural state or shall be landscaped as required by the city council. ***BOA Variance approval for new replacement court locations 1.11.2023; comment cleared.***
 - (2) In areas where terrain and other features do not provide a visual screen between a lot in a park district and an abutting lot in a residential district, screening shall be provided by a cedar or redwood privacy fence at least eight feet in height, with its smooth side facing the residential lot. If the building official determines that the privacy afforded by such fencing does not meet the minimum reasonable expectations of a typical residential occupant, they may then require, in addition to the privacy fencing, that landscaping be planted and maintained in accordance with specifications prescribed by the city council. ***Add height of fence to note on plan.***
 - (3) No fences or landscaping required under this section shall be installed without prior approval of the plans by the city council, and the installation shall be in compliance with such approval and with all other applicable requirements of the city.
 - (4) Any lighting to illuminate parking lots, buildings or other structures shall not exceed the height of such buildings, and shall be installed in a manner which directs or shields the light away from nearby dwellings.

Tennis Courts

2. Per Rollingwood City Ordinance Section 107-35(f), overhead lighting in tennis court areas is prohibited.

Notes

3. Please note the following:
 - a. Per Rollingwood City Ordinance Section 107-341(d), All required tree plantings shall be installed prior to the occupancy or use of property. Where compliance is not practicable due to the season of the year, the building official shall grant an appropriate delay. Any certificate of occupancy may be revoked, after 30 days' written notice to the occupant and the owner of the affected property, if tree plantings are not undertaken or maintained as required under this article.

DRAINAGE

General Requirements

4. The project is located within the Edwards Aquifer Recharge Zone. TCEQ regulations may apply. Provide a copy of TCEQ permit approval prior to permit issuance or show an exemption per 30 TAC 213.5(h). Any changes required per TCEQ must be resubmitted to the City of Rollingwood for acceptance. TCEQ permit, and proof of permit, is not required if proposed rainwater harvesting system captures enough impervious area to be reduce the effective impervious cover to 20% or less of the lot.
5. Per Rollingwood City Ordinance Section 101-92(b), provide impervious cover totals for the lot.

Drainage Plan

6. Per Rollingwood City Ordinance Section 103-236(2)(a), provide time of concentration (TC) lines demonstrating flow pattern transition points for sheet flow, shallow concentrated, and channel/ditch/pipe. There are pipe systems throughout with no channel flow calculations.
7. COA drainage manual calls for the 24-hr frequency storm distribution rather than the SCS type III. Please use rainfall values from COA drainage manual.
8. Please provide justification for the time of concentration increases from existing to proposed. An example is in DA-1 where shallow concentrated length is increased. Please show the P value used for time of concentration calculations.
9. Per Rollingwood City Ordinance Section 103-236(2)(a), discharge points identified for each watershed boundary.
10. Please clarify what the velocity callout is pointing to on sheet 8 to the northeast and whether it's some sort of channel, pipe or neither. Please provide exit velocities at outlet headwall.
11. Per Rollingwood City Ordinance Section 103-236(2)(a), provide a table of impervious cover with detailed categories for the impervious cover type demonstrating pre- and post-development impervious cover (in sqft) as a percent of the total area of the lot and the net increase of impervious cover with post-development conditions.

Detention

12. Please verify runoff Coefficient, "C" value are in accordance with City of Austin Drainage Criteria Manual Table 2-3 if they are being used for storm sewer design. Please do provide hydraulic calculations/information for storm sewer inlets, drains, and pipes.
13. Per Rollingwood City Ordinance Section 103-228(b), please provide an operations and maintenance plan and schedule for all drainage and water quality facilities.
14. Please provide details for the manholes/inlets and pipe tie-ins.

Sediment and Soil Erosion Control Plan

15. Per Rollingwood City Ordinance Section 103-226(2)(b), please provide a sequence of construction. **(only if over 250 sqft of IC added)**
- (1) Per Rollingwood City Ordinance Section 103-232(b), the permanent stormwater detention pond or an equivalent detention pond, shall be provided for the construction phase and rough cut prior to rough grading of site.
 - (2) Per Rollingwood City Ordinance Section 103-234(b), no rough cutting or site clearing shall be permitted without an approved temporary and permanent sediment and soil erosion control plan as part of the building process.
 - (3) Per Rollingwood City Ordinance Section 103-235(2), no rough cutting or site clearing shall be permitted until the construction of temporary erosion and sedimentation controls and tree protection are in place.
 - (4) Per Rollingwood City Ordinance Section 103-235(12), all construction shall require the contractor to take special care when grading in the vicinity of critical root zones.

Please add notes 1-4 to plans.

Site Disturbance

16. Per Rollingwood City Ordinance Section 103-235(2), Grading inside a ten-foot setback shall be a maximum of 4:1 slope unless it is impracticable or such limitation on slope would not improve drainage conditions, and a deviation is approved by city engineer for construction of allowable drainage facility.
17. Per Rollingwood City Ordinance Section 103-235(8), outside of the ten-foot setback, maximum slopes for cut and fill shall be 2:1 slopes, provided that adequate slope stabilization is provided as need to prevent movement of loose earth.
18. Per Rollingwood City Ordinance Section 103-235(11), slope stability shall be required for areas of cut or fill with steep slopes as needed to resist and prevent movement of loose earth.

Water Quality

19. Per Rollingwood City Ordinance Section 103-228(c), water quality facilities required by TCEQ, and drainage facilities required by the City shall be separate facilities unless approved by the City Engineer.
20. Per Rollingwood City Ordinance Section 103-236(2)(c), indicate if a BMP is planned with the site improvements and provide a description of the method including the stormwater runoff capture area and BMP method.
21. Per Rollingwood City Ordinance Section 103-236(2)(c), If a rainwater harvest (RWH) system is the BMP chosen for compliance with TCEQ chapter 213 requirements, provide the following to the City Engineer:
- (1) Indicate the amount of area to be captured by the rainwater harvesting system to decrease the effective IC, as required, to account for the net increase associated with the new construction.
 - (2) Indicate the size of the tank required and its location.
 - (3) Show the route and the discharge location for the overflow of the rainwater harvesting tanks. If the RWH overflow is to be directed to a detention facility, provide grading detail and any pipes, channels, etc. necessary to convey overflow.
 - (4) Provide a construction detail for the RWH system including the location, mounting and support of the tanks, overflow, pumps (if applicable), etc. with plan view and cross section shown.

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.