CITY OF ROLLINGWOOD
403 NIXON DRIVE
ROLLINGWOOD, TEXAS 78746
512-327-1838

2/11/2019

Mr. Gabe Tobin, P.E.
Jones & Carter
3100 Alvia Devane Blvd, Ste 150
Austin, TX 78746

Re: Site Plan Submittal for 3012 Bee Cave Rd, Rollingwood, TX 78746

Dear Mr. Tobin:

The site plan submitted for the proposed commercial office building at 3012 Bee Cave Rd, Rollingwood, TX 78746 has been reviewed by the City Engineer and me. The submittal is deficient in numerous respects, and therefore, has been administratively denied. Please review the comments below and respond to them for further review.

1. On sheet 2, reference is made to a geotechnical report. No geotechnical report is include in the site plan submittal. Please provide a copy of the geotechnical report when it is available.
2. Please provide a landscape plan in conformance with the requirements of Chapter 14 of the City Code of Ordinances.
3. On the site plan show all natural features such as woodlots, water courses, springs, and ponds , if any , both before and after development
4. Show the location and dimensions of all easements and setbacks
5. Show all flood plains on the property.
6. Show location and dimensions of all existing and proposed walks, driveways, loading are=as and off street parking.
7. Provide verification of TX DOT approval of any driveways onto Bee Cave Rd.
8. Provide location and dimensions of all private sewage facilities located on the land, and their distances from floodplains, wells, creeks, faults, and water lines within 100 ft of the land.
9. Provide locations, of all utility lines to be utilized by the buildings, sizes and connections to any public utility lines to be utilized by the building.

10. Provide the bexisting and intended use of the land and all structures located on itProvide existing and proposed grades and drainage systems and structures with topographic contours at intervals not exceeding two (2) ft.
11. Provide site clearance excavation plans including data on total cuts and fills.
12. Provide the architectural design, shape, size, dimensions, and location of all buildings or other structures to be placed on the site.
13. Provide exterior lighting plans.
14. Show the location(s) of all trash receptacles, and air conditioning and heating units.
15. Provide a Traffic Impact Analysis.
16. Provide all other information required in the development plan called for in Section 14.02.275 for the C-1 and C-2 Zoning districts.
17. Provide accompanying information demonstrating that providing water or waste water services to the site will not materially impact water or centralized wastewater service to areas in the City that are zoned residential as of the date of the application, or existing or previously approved commercial businesses in the City, or undevelped areas in the City zoned for commercial use as of the date of the applications
18. Waterline notes must conform to the City of Austin Specifications (item 510 Pipe) and details
19. Remove waterline note 9 and provide COA standard Detail for trench (510S-3 or 510S-5) and othe applicable COA details.
20. Remove notes that do not apply.
21. ON sheet 2, indicate if aSWPPP has been prepared and submitted to TCEQ for review. (If so, please provide a copy.)
22. On sheet 2, note that wastewater construction notes must conform to COA Specifications and Details(Item 510 Pipe).
23. ON sheet 2 , note that Storm sewer construction notes must conform to COA Specifications and Details (Item 510 Pipe).
24. ON sheet 3 provide information for the triangular shaped easement located adjacent the north property line.
25. ON sheet 4 include the following notes:

1. The contractor shall be responsible for maintaining and inspecting, on a regular basis, all erosion control best management practices (BMP), including the silt fences, stabilized construction entrances, rock filter dams, etc. during construction/demolation and including the removal and proper disposal of an accumulated silt and debris.

2. The contractor shall not begin any work until tree protection and the erosion and sedimentation control BMP have been installed

3. The contractor shall be responsible for keeping the streets free of mud, dirt, debris, and material at all times, and shall sweep/ clean the streets on a regular basis and at the direction of the City.

4. Increased storm water peak flows during construction shall be mitigated with temporary BMP to prevent harm to neighboring properties.

26. ON sheet 6, if a traditional French Drain with a trench filled with gravel/stone is intended, other drainage features should be considered instead. Over time, sediment carried by runoff will tend to clog the French Drain, reducing capacity.
27. On sheet 6, the drainage plan does not comply with the requirements of Section 3.02.012(a) of the City Code of Ordiances (control of the increased peak rate of storm water runoff for the proposed condition is not demonstrated). Revise the drainage plan to conform to City requirments.

JONES | CARTER

3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

March 26, 2019

Mr. Michael Alexander, PE
City of Rollingwood Building Official
Professional Design Group
1705 S Capital of Texas Hwy.
Austin, Texas 78746

RE: Site Plan Submittal
3012 Bee Cave Rd
Rollingwood, Texas

Dear Mr. Alexander:

We are submitting one copy of the updated plans and one copy of the comment response letter to address the comments received from you on February 11th, 2019. Below is a response to each comment.

1 On sheet 2, reference is made to a geotechnical report. No geotechnical report is included in the site plan submittal. Please provide a copy of the geotechnical report when it is available.

Geologic Assessment is provided in Attachment A. Geotechnical report will be provided prior to building construction. At this time the site topography and foliage make obtaining the borings impossible.

2 Please provide a landscape plan in conformance with the requirements of Chapter 14 of the City Code of Ordinances.

Landscape Plan to be provided prior to permit issuance.

3 On the site plan show all-natural features such as woodlots, water courses, springs, and ponds, if any, both before and after development.

None of the items listed were discovered in the Geologic Assessment – Attachment A.

4 Show the location and dimensions of all easements and setbacks.

Please see Site Plan (Sheet 7) for all dimensions, easements, and setbacks.

5 Show all flood plains on the property.

This property is not in a flood plain.

6 Show location and dimensions of all existing and proposed walks, driveways, loading areas and off-street parking.

Sidewalks and driveways with dimensions are shown on Site Plan (Sheet 7).

7 Provide verification of TX DOT approval of any driveways onto Bee Cave Rd.

Currently under review by TxDOT. Driveway approval to be provided prior to permit issuance.

8 Provide location and dimensions of all private sewage facilities located on the land, and their distances from floodplains, wells, creeks, faults, and water lines within 100 ft of the land.

Please see Utilities (Sheet 8) for all sanitary sewer dimensions and locations. None of the natural water features listed exist on this property.

9 Provide locations, of all utility lines to be utilized by the buildings, sizes and connections to any public utility lines to be utilized by the building.

Please see Utilities (Sheet 8) for all water line dimensions, connections, and locations.

10 Provide the existing and intended use of the land and all structures located on it. Provide existing and proposed grades and drainage systems and structures with topographic contours at intervals not exceeding two (2) ft.

Existing and Intended Use Table have been added to the Site Plan (Sheet 7).

11 Provide site clearance excavation plans including data on total cuts and fills.

A site clearance excavation plan has been included – See Attachment B.

12 Provide the architectural design, shape, size, dimensions, and location of all buildings or other structures to be placed on the site.

Architectural Plans have been included as Attachment C.

13 Provide exterior lighting plans.

Exterior Lighting plans are included on page 25 of Attachment C.

14 Show the location(s) of all trash receptacles, and air conditioning and heating units.

Dumpster is located on the east side of the parking lot. Project is a dark shell project, so not AC/HVAC is shown here. Tenant units will be located on the roof.

15 Provide a Traffic Impact Analysis.

TxDOT has notified us that they will not be requiring a TIA because of the low trip generation anticipated at this small office.

16 Provide all other information required in the development plan called for in Section 14.02.275 for the C-l and C-2 Zoning districts.

All items referenced in Section 14.02.275 are included on the plans.

17 Provide accompanying information demonstrating that providing water or waste water services to the site will not materially impact water or centralized wastewater service to areas in the City that are zoned residential as of the date of the application, or existing or previously approved commercial businesses in the City, or undeveloped areas in the City zoned for commercial use as of the date of the applications.

As of the date of the applications the existing public water and wastewater lines are believed to be adequate to service the building.

18 Waterline notes must conform to the City of Austin Specifications (item 510 Pipe] and details.

Latest AWU Construction notes have been added – Sheet 2

19 Remove waterline note 9 and provide COA standard Detail for trench (510S-3 or 510S-5) and other applicable COA details.

Water notes have been updated with latest AWU notes. Trench Detail to be added to Sheet 15.

20 Remove notes that do not apply.

Non-applicable notes have been removed from the plans

21 ON sheet 2, indicate if a SWPPP has been prepared and submitted to TCEQ for review. (If so, please provide a copy.)

Water notes have been updated with latest AWU notes.

22 On sheet 2, note that wastewater construction notes must conform to COA Specifications and Details (Item 510 Pipe).

SWPPP will be provided to TCEQ prior to permit. Added to SWPPP notes on Sheet 2.

23 On sheet 2, note that Storm sewer construction notes must conform to COA Specifications and Details (Item 510 Pipe).

Storm Construction Notes have been updated.

24 On sheet 3 provide information for the triangular shaped easement located adjacent the north property line.

Neither our team or Mr. Alexander were able to locate any information on this apparent easement in the records. Does not appear to be part of our property according to the plat.

25 On sheet 4 include the following notes:

1. The contractor shall be responsible for maintaining and inspecting, on a regular basis, all erosion control best management practices (BMP), including the silt fences, stabilized

construction entrances, rock filter dams, etc. during construction/demolition and including the removal and proper disposal of an accumulated silt and debris.

2. The contractor shall not begin any work until tree protection and the erosion and sedimentation control BMP have been installed.
3. The contractor shall be responsible for keeping the streets free of mud, dirt, debris, and material at all times, and shall sweep/ clean the streets on a regular basis and at the direction of the City.
4. Increased storm water peak flows during construction shall be mitigated with temporary BMP to prevent harm to neighboring properties.

Notes have been added to sheet 4.

26 On sheet 6, if a traditional French Drain with a trench filled with gravel/stone is intended, other drainage features should be considered instead. Over time, sediment carried by runoff will tend to clog the French Drain, reducing capacity.

We've reached out to structural for drainage alternatives to French Drain. To be addressed prior to permit approval.

27 On sheet 6, the drainage plan does not comply with the requirements of Section 3.02.012(a) of the City Code of Ordinances (control of the increased peak rate of storm water runoff for the proposed condition is not demonstrated). Revise the drainage plan to conform to City requirements.

RSDP shall be provided prior to permit approval.

If you have any questions or require additional information, please call me at 512.685.5150.

Sincerely,

Gabe Tobin
Design Engineer

GWT/lmp
k:\15877\15877-0001-00 rollingwood office\project management\correspondence\rollingwood\review comments\update 1\jc response letter.docm

June 14, 2019

Comments on Response from Jones Carter Engineers re 3012 Bee Cave Rd Site Development Plan

Item	Comments on Response From Jones Carter
1	Response is adequate
2.	Response is adquate (subject to review of Landscape Plan)
3.	Response is adequate
4.	Response is adequate
5.	Response is adequate
6.	Response is adequate
7.	Response is adequate pending TX DOT final Determination
8.	Response is adequate
9.	Response is adequate
10.	Response is adequate
11.	Response is adequate
12.	Response is adequate
13.	Response I adequate
14.	Response is adequate
15.	Section 14.02.854 © of the Rollingwood City Code of Ordinances requires a Traffic Impact Analysis, independent of any action that TX DOT may take, so a TIAA will be required.
16.	Response is adequate
17.	Response is adequate
18.	Response is adequate
19.	Response is adequate
20.	Response is adequate

21. Response is adequate

22. Response is adequate

23. Response is adequate

24. Response is adequate

25. Response is adequate

26. Response is adequate, pending review of final structural design.

27. Response is adequate.

It appears that the applicant has been responsive to the City's review comments, and assuming that the responses prove out to be accurate, I would recommend approval. Of course, there may be political considerations of which I am unaware

Sincerely,

Michael Alexander, P.E.
Building Official
Rollingwood
(512)457-0344

PROJECT DETAILS

Project Name:	Austin Office	Type of Project:	
Project No:		City:	
Country:		Built-up Area(Sq.ft):	
Analyst Name:	Colby Wright	Clients Name:	
Date:	1/26/2019	ZIP/Postal Code:	
State/Province:		No. of Scenarios:	3
Analysis Region:			

SCENARIO SUMMARY

Scenarios	Name	No. of Land Uses	Phases of Development	Horizon Year	User Group	Estimated New Vehicle Trips		
						Entry	Exit	Total
Scenario - 1	Weekday	1	1	2019		35	35	70
Scenario - 2	AM Peak Hour	1	1	2019		28	4	32
Scenario - 3	PM Peak Hour	1	1	2019		1	7	8

Scenario - 1

Scenario Name: Weekday
User Group:
Dev. phase: 1
Horizon Year: 2019
Analyst Note:
Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method / Rate/Equation	Entry Split%	Exit Split%	Total
710 - General Office Building	General Urban/Suburban	1000 Sq. Ft. GFA	6	Weekday	Best Fit (LOG)	35	35	70
Data Source: Trip Generation Manual, 10th Ed					Ln(T) =0.97Ln(X) + 2.50	50%	50%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
710 - General Office Building	100	100	1.1	1.1	50	50

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
710 - General Office Building	38	38	0	0	38	38
	76		0		76	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
710 - General Office Building	35	35	70

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	35	35	70
External Vehicle Trips	35	35	70
New Vehicle Trips	35	35	70

Scenario - 2

Scenario Name: AM Peak Hour
Dev. phase: 1
Analyst Note:
Warning:

User Group:
Horizon Year: 2019

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
710 - General Office Building	General Urban/Suburban	1000 Sq. Ft. GFA	6	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	28	4	32
Data Source: Trip Generation Manual, 10th Ed					T = 0.94(X) + 26.49	86%	14%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
710 - General Office Building	100	100	1	1	86	14

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
710 - General Office Building	28	4	0	0	28	4
	32		0		32	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
710 - General Office Building	28	4	32

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	28	4	32
External Vehicle Trips	28	4	32
New Vehicle Trips	28	4	32

Scenario - 3

Scenario Name: PM Peak Hour
Dev. phase: 1
Analyst Note:
Warning:

User Group:
Horizon Year: 2019

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
710 - General Office Building	General Urban/Suburban	1000 Sq. Ft. GFA	6	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	1	7	8
Data Source: Trip Generation Manual, 10th Ed					Ln(T) =0.95Ln(X) + 0.36	16%	84%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
710 - General Office Building	100	100	1	1	16	84

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
710 - General Office Building	1	7	0	0	1	7
	8		0		8	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
710 - General Office Building	1	7	8

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	1	7	8
External Vehicle Trips	1	7	8
New Vehicle Trips	1	7	8

Gabe Tobin

From: Emily Moran
Sent: Friday, April 26, 2019 9:39 AM
To: Gabe Tobin
Subject: FW: question about traffic study

Gabe,

Below is Scott's response to our updated traffic numbers.

Thanks,
Emily F. Moran

From: Scott Cunningham [mailto:Scott.Cunningham@txdot.gov]
Sent: Friday, April 26, 2019 9:03 AM
To: Colby Wright <CWright@jonescarter.com>; Gemsong Ryan <GRyan@jonescarter.com>
Cc: Renee Valdez <Renee.Valdez@txdot.gov>; Reed Smith <Reed.Smith@txdot.gov>; Emily Moran <EMoran@jonescarter.com>
Subject: RE: question about traffic study

Thanks for looking into this. Interesting on the people trips as we have discussed in past with COA about more urban sites using people trips to account for transit and bike travel for sites so maybe we are now a big enough city to start using these more and more. I think using ITE 715 makes sense and again, my concern is having a model that models what we have so that it is clear that we didn't make false considerations during our review. The trips are not above the 50 trip threshold so no right hand deceleration turn lane is warranted.

I have approved the permit for the traffic office. Renee will have to discuss whether HYD and ENV have done their parts yet.

Scott R. Cunningham, P.E.
Traffic Engineer—Transportation Operations
TxDOT Austin District
P.O. Box 15426
Austin, TX 78753-5426
Scott.Cunningham@txdot.gov
512-832-7188 direct

From: Colby Wright [mailto:CWright@jonescarter.com]
Sent: Friday, April 26, 2019 8:50 AM
To: Scott Cunningham; Gemsong Ryan
Cc: Renee Valdez; Reed Smith; Emily Moran
Subject: RE: question about traffic study

Scott,
The numbers are provided from the ITE TripGen Web-based App with a data source of the ITE Trip Generation Manual, 10th Edition. Land use code 710-General office building. The ITE output now includes the number of person trips (by vehicle and by other modes) in addition to the number of vehicle trips. See attached screen shot with the data plot from the program for the PM.

After reviewing I agree with you that the PM vehicle trips generated by ITE appears to be low. Attached is the trip generation report for ITE land use 715-Single Tenant Office Building. Please let us know if this is acceptable. Thanks.

Colby W. Wright, P.E., PTOE
Division Manager, Traffic Engineering
cwright@jonescarter.com

JONES | CARTER
Telephone 713.777.5337
Direct 713.353.7236, Ext. 2256
Cell 832.607.4666

From: Scott Cunningham <Scott.Cunningham@txdot.gov>
Sent: Thursday, April 25, 2019 9:00 AM
To: Colby Wright <CWright@jonescarter.com>; Gemsong Ryan <GRyan@jonescarter.com>
Cc: Renee Valdez <Renee.Valdez@txdot.gov>; Reed Smith <Reed.Smith@txdot.gov>
Subject: question about traffic study

Colby,

I'm not following your calculations on the RM 2244 study for 3012 Bee Caves Rd. Attached is your traffic study for permit 19-40355.

I know you use a computer program but I don't understand use of person trips here instead of vehicle trips. Are employees entering via transit and bike and not cars?

The unadjusted trips are 70 with the 50/50 split between entering/exiting and with one driveway 100% enters and 100% leaves via the one driveway. This is pages 1-3 but 86% of 35 would be 28 and not 1 as shown on page 4. Seems like page 4 is off and I am suspicious given it shows 1 trip for a 7000 square foot building. Seems like we are ignoring the employees at the business and only looking at arriving customers. Are we using the right land use code if employees are using this driveway as well? (while this may be under 50 threshold, this discrepancy is the kind of thing that makes the public question reports and so I want it explained further so everyone can understand the reason.)

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)
710 - General Office Building	100	100	1	1	16

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Bas
	Entry	Exit	Entry	Exit	Entry
710 - General Office Building	1	7	0	0	1
	8		0		

NEW VEHICLE TRIPS

Land Use	New Vehicle Tr	
	Entry	Exit
710 - General Office Building	1	7

RESULTS

Site Totals	Entry	Exit
Vehicle Trips Before Reduction	1	7
External Vehicle Trips	1	7
New Vehicle Trips	1	7

Scott R. Cunningham, P.E.
Traffic Engineer—Transportation Operations
TxDOT Austin District
P.O. Box 15426
Austin, TX 78753-5426
Scott.Cunningham@txdot.gov
512-832-7188 direct