



CITY OF AUSTIN Development SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

Site Plan Exemption Request Form

Site Address: 3218 Gonzales Street

DA-2016-0909

Project Name: The Guthrie - Wastewater Tap Plan

Legal Description: Work is within public right-of-way.

Zoning: N/A (within R.O.W.) Watershed: Boggy Creek Flood Plain? Yes No

Existing Land Use(s): Lumber Yard

Proposed Land Use(s): Multifamily

Brief/General Description of the Development being sought:

This tap plan is for an upsize of wastewater service to ensure that this line ties into the existing 12-inch line prior to construction of the proposed 18-inch line. This has been discussed with both Cory Harmon and Jeff Betts. AWU has approved the Wastewater Tap Plan +

Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to:

- existing trees
- buildings
- parking areas
- roadways/streets
- all areas of impervious cover (existing & proposed)
- erosion controls (i.e., silt fencing, tree protection)
- limits of construction
- type of construction
- location of construction
- accessible parking
- access route
- on-site sewage (septic) systems

I, Cliff Kendall, do hereby certify that I am the (Print Name)

owner owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the City of Austin Land Development Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on site and protected from the elements at all times.

(Signature of Requester)

Date: 09/29/2016

Address: 2021 E. 5th Street, Suite 110

Phone: (512) 669-5560

SAVE Form

Departmental Use Only

Project Name: <u>THE GARDEN</u>		Case Number: <u>DA-2016-0909</u>	Applicant Name: <u>CLIFF KENDALL</u>
<input checked="" type="checkbox"/> If Required	Reviewer	Date	Comments

<input type="checkbox"/> Site Plan			
------------------------------------	--	--	--

<input type="checkbox"/> Transport			
------------------------------------	--	--	--

<input type="checkbox"/> Eng			
------------------------------	--	--	--

<input type="checkbox"/> Environ			
----------------------------------	--	--	--

<input type="checkbox"/> AFD			
------------------------------	--	--	--

<input checked="" type="checkbox"/> AWU	<u>TSS</u>	<u>10/28/12</u>	
---	------------	-----------------	--

CLEAR

<input type="checkbox"/> Plumbing			
-----------------------------------	--	--	--

<input type="checkbox"/> AE			
-----------------------------	--	--	--

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Determined to be a <input type="radio"/> Revision <input type="radio"/> New Project
--	---------------------------------	--

Building permit required? Yes No N/A

Smart Housing Project? Yes No

Changes in Impervious Cover? Yes No

Qualifies for exemption per Section 25-5-2(____)

Check all that apply:

- Review Fee(s) Not Required
- Site Plan Correction/ Exemption Review Fee
- Change of Use Review Fee
- Phasing Review: _____ phases
- Landscape Inspection: _____ acres
- Shared Parking Review



Site Plan Exemption Request Process and Form

NOTE:

A Site Plan Exemption Request is reviewed the next business day after submittal. If the request involves further research, the review will require additional time. The applicant will be informed of the results by email.

Approved exemptions must be picked up within **ten (10) business days** from the approval date.

Denied requests are available for customer pick-up in the Development Assistance Center (DAC) at One Texas Center, 505 Barton Springs Road.

Step 1

Provide all information requested on the attached **Site Plan Exemption Request Form**. An incomplete request form will not be accepted. Specific or additional information regarding the exemption may be attached as a memorandum or letter.

Step 2

Provide a site plat or survey plan as your "exhibit" that shows the existing site conditions and the proposed development activity to be reviewed. Your exhibit should be at a 10 to 30 engineering scale or a 1/8" to 1/2" architectural scale. It should indicate, but is not limited to:

- existing trees
- buildings
- parking areas
- roadways/streets
- all areas of impervious cover (existing & proposed)
- erosion controls (i.e.: silt fencing, tree protection)
- limits of construction
- type of construction
- location of construction
- accessible parking
- access route
- on-site sewage (septic) system

Step 3

Attach the completed request form to your exhibit along with any other supporting materials and submit to the DAC Monday through Friday.

If you have any questions regarding the Site Plan Exemption request process, please contact the DAC staff at (512) 978-4000, Monday through Friday.

Email Address: cliff.kendall@bigreddog.com



396.001

September 29, 2016

Development Services Department
Development Assistance Center
505 Barton Springs Road
Austin, Texas 78701

RE: The Guthrie – Wastewater Tap Plan
3218 Gonzales Street
Site Plan Exemption – Wastewater Tap Plan

Dear Reviewers:

BIG RED DOG is representing CRP/Argyle Guthrie Owner, L.P. as their civil engineer for the site located at 3218 Gonzales Street in Austin, Texas. The site is currently zoned as CS-MU-CO-NP, with an overall site acreage of 6.998 acres. This will be for the installation of a 12-inch wastewater service line that will connect to the existing 12-inch line. The majority of the work will be performed within the existing Right-of-Way. Per the wastewater SER that is included as part of this, this is the option our client is moving forward with. This will be installed prior to the construction of the 18-inch wastewater line construction by others under a separate permit already approved by AWU. The limits of construction is 860 square feet. We have obtained signatures from Jeff Betts with Austin Water Utility.

We are applying for this Site Plan Exemption in order to make our connection to the existing 12-inch wastewater line minor modifications through the site plan exemption process. We have provided a breakdown of the construction that will take place and the limits of construction in which it will be constructed.

- Wastewater line, including manhole from the existing 12-inch line to the property line. Installing a large diameter cleanout at the property line and capping the line on the private side of the large diameter cleanout.
 - Construction of wastewater manhole and approximately 20-linear feet of 12-inch wastewater line.

Also included with this letter are the attached site plan exemption plans and the exemption application. Please contact our office if you have any questions about this submittal, and we look forward to working with you and your staff to complete this review.

Sincerely,

BIG RED DOG Engineering | Consulting
Texas Firm Reg. # F-15964

A handwritten signature in blue ink, appearing to read "Cliff Kendall", is written over a light blue circular stamp.

Cliff Kendall
Principal | Project Manager

**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: The Guthrie Service Requested: Wastewater

SER-3838 Hansen Service Request Number 601104 Date Received: 05/05/2016

Location: 3300 GONZALES ST AUSTIN TX 78702- THE GUTHRIE

Acres: 6.85

Land Use: APARTMENTS

Alt. Utility Service or S.E.R. Number: City of Austin Water SER-3837

Quad(s): L21

Reclaimed Pressure Zone: N/A

DDZ: YES

Drainage Basin: COLORADO RIVER

Pressure Zone: CENTRAL NORTH

DWPZ: NO

Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 114 GPM


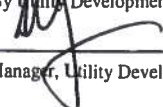
% Within City Limits: 100

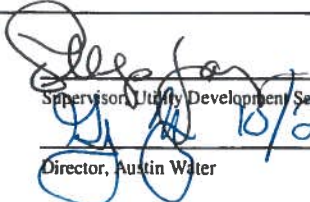
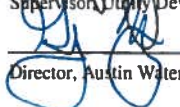
Cost Participation: \$0.00

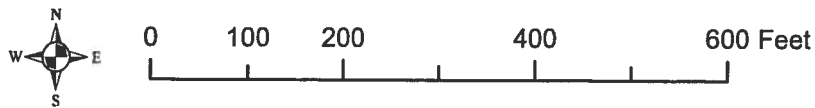
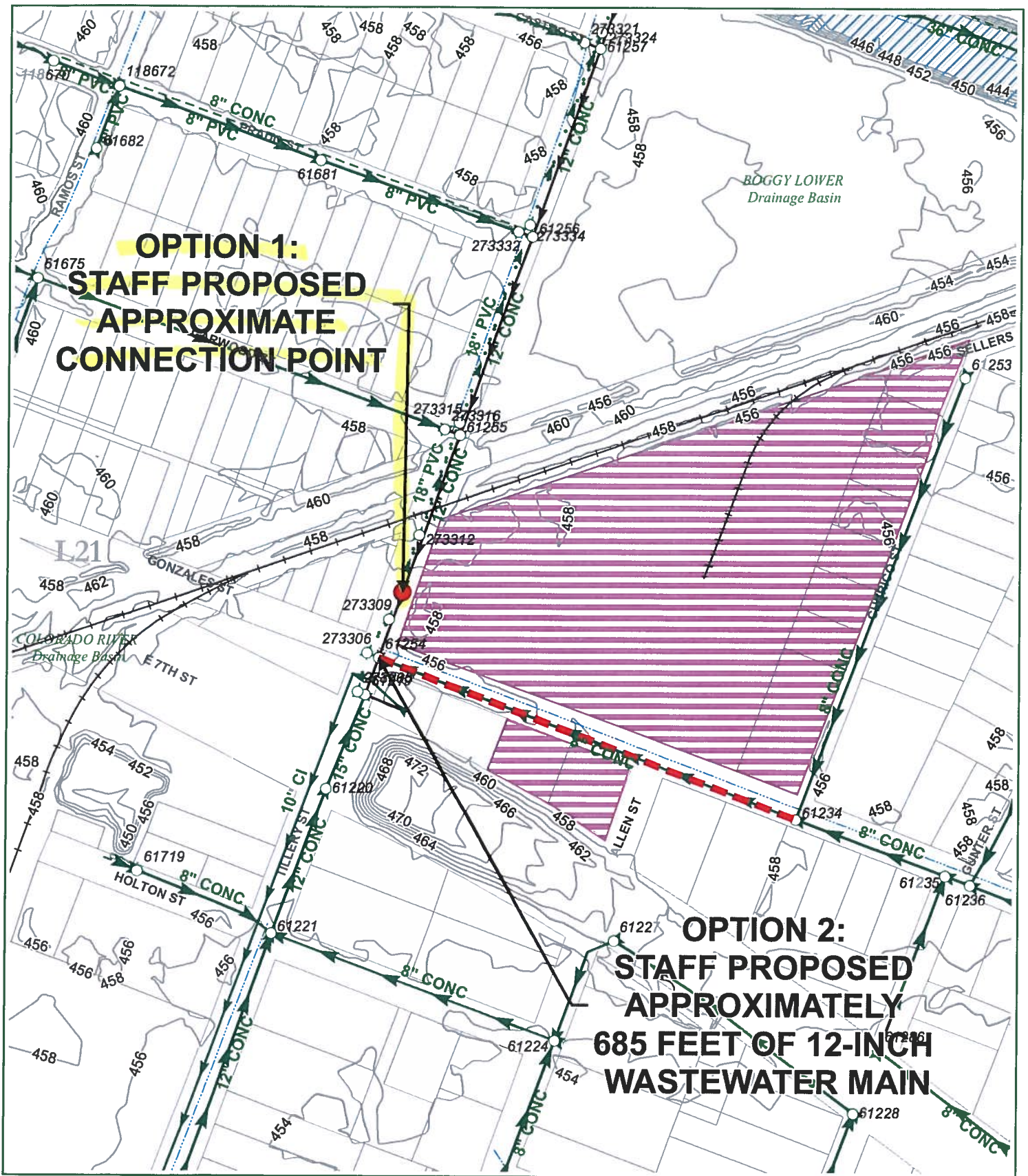
% Within Limited Purpose: 0

Description of Improvements:
 Option 1: Applicant shall make an appropriately sized connection to the existing 12-inch wastewater main in TILLERY ST as shown on the attached map.
 Option 2: Applicant shall construct approximately 685 feet of 12-inch gravity wastewater main from the existing 8-inch gravity wastewater main (MH ID No. 61254) located in TILLERY ST at GONZALES ST, east along GONZALES ST to the existing 8-inch gravity wastewater main (MH ID No. 61234) located in GONZALES ST at CHERICO ST as shown on the attached map. The proposed 12-inch wastewater main shall replace the existing 8-inch wastewater main located along this path and all existing services shall be reconnected to the proposed 12-inch gravity wastewater main.
 NOTE: Wastewater flow based on engineering calculations provided by Michael V. Reyes, P.E., received on 5/5/2016. 2) Option 1 can only be utilized if the proposed connection to the existing 12-inch wastewater main is constructed and accepted prior to the construction of the proposed "Gonzales Lift Station Abandonment" improvements (Project No. 2016-0020) including the abandonment of the existing 12-inch wastewater main in Tillery St. No connections to the 18-inch wastewater main (Project No. 2016-0020) will be allowed after the "Gonzales Lift Station Abandonment" project has been constructed and accepted. 3) Option 2 will supersede Option 1 if construction has begun on the "Gonzales Lift Station Abandonment" project (Project No. 20016-0020) prior to the construction and acceptance of the proposed connection to the existing 12-inch wastewater main.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
 3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
 4) The level of service approved by this document does not imply commitment for land use.
 5) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.
 6) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
 7) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Utility Engineering Review and must be in place prior to construction plan approval.
 8) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

 10/21/16
 Prepared By Utility Development Services Date
 10/24/16
 Division Manager, Utility Development Services Date

 10-24-16
 Supervisor, Utility Development Services Date
 10/25/16
 Director, Austin Water Date



- Subject Tract
- 100-yr FEMA Floodplain

W.W. S.E.R. Name: The Guthrie

W.W. S.E.R. Number: 3838

Utility Development Services Plotted 07/21/2016

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin
Development Services Department
Development Assistance Center
 One Texas Center, 505 Barton Springs Road
 P.O. Box 1088, Austin, Texas 78767
 Telephone: (512) 974-6370 Fax: (512) 974-2423

Determination of a Site Plan Determination/Exemption Request

Date: Tuesday, October 11, 2016

Number of pages including cover: 1

From: Sallie Correa

To: Cliff Kendall Big Red Dog - Austin, LLC

Telephone: (512) 669-5560 FAX: (512) -

Project Name: DA-2016-0909 The Guthrie – Wastewater Tap Plan

Address: 3218 GONZALES ST

Staff Contact:

Telephone:

Review Results	
Your request has been Rejected .	
Fees Due	
	Cost
Site Plan Correction Review	
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
TOTAL COST:	

Based on the following your request has been Denied (*see comments*):

S.E.R. must be approved

A.R. (AWU)

** REF. APPROVED SER .
ATTACHED.*

Comments: