

**A. J. GHADDAR, P. E. & ASSOCIATES**

129 REDBUD TRAIL

AUSTIN, TEXAS 78746-3620

Phone (512) 327-8402 Fax (512) 327-4947

**ENGINEER'S COMMENT RESPONSE LETTER**

September 8, 2006

City of Austin  
Watershed Protection and Development Review Department  
505 Barton Springs Rd.  
Austin, TX 78704

Re: Balcones Woods Amenity Center  
11204 Alhambra Drive  
Austin, Texas 78759  
COA Case No. SP-06-0326C

To Betty Torres:

The purpose of this letter is to respond to the set of comments provided to us on August 18, 2006, for the above referenced project. Please find included a copy of these comments along with any additional information requested. The comments were addressed as follows:

**Addressing – KELLY DELISIO**

Informational: Address is 11204 Alhambra Drive

**Drainage Construction – MICHAEL DUVAL**

DC1. Informational.

DC2. A copy of the recorded plat is included as sheet 8 of the plans.

DC3. Informational: All required signatures will be provided on the cover sheet prior to site plan approval.

DC4. The drainage calculations have been revised using the standard accepted TR20 method. We are no longer requesting a waiver for the alternative method. Please find a revised engineer's report with his update.

**Electric – DAVID LAMBERT**

EL1. The contact person in the electric notes on sheet 5 has been changed to David Vasquez.

EL2. The owner of the property is not willing to pay for dedicating a 10 foot E/T easement as requested. There is an existing 100 foot LCRA power line easement along the southern property line covering the entire frontage along Alhambra Drive and Welland Circle.

EL3. Informational.

EL4. Informational.

**Environmental – TERESA ALVELO**

EV0. Informational.

EV1. A note indicating the erosion controls for demolition shall be the same as those shown on the erosion control plan has been added as note 2 under the demolition notes on sheets 3 and 4.

- EV2. The demolition step has been inserted in the sequence of construction after the preconstruction meeting is held.
- EV3. Three trees are proposed to be removed (122, 123 & 124). The tree list on sheet 4 has been revised to include “to be removed” next to these trees.
- EV4. Additional tree protection fencing has been added around tree 120 in conjunction with the proposed wood planking around the trunk for optimal protection. This tree consists of two 10 inch trunks and is located 7.6 feet from the proposed building. This tree is considered a 15 inch tree with a 15 foot radius CRZ. The area within the limits of construction is approximately 240 square feet out of the entire 707 square foot CRZ resulting in only 34% of the CRZ within the LOC.
- EV5. City standard details for silt fencing, tree protection fencing and stabilized construction entrance are shown on sheet 4.
- EV6. This note is included on sheet 4 above the silt fence detail.
- EV7. A copy of the E/S control fiscal estimate is included with this update for your review.

#### **Arborist/Tree Preservation**

- AR1. The tree remediation notes have been inserted into the sequence of construction as note 1A and the trees to receive remedial care have been identified graphically on sheet 4.
- AR2. These notes have been added on sheet 2 to the Standard Notes for Tree and Natural Area Protection as notes 20-22, and continued as notes 1-5 under Special Construction Techniques.

#### **Fire Review – RON BUYS**

- FR1. The Fire Department vertical clearance note has been revised from 13’6” to 14’ on sheet 2.
- FR2. A private fire line and hydrant have been added along the north side of the access drive to within 400 feet of the building. A second hydrant within 500 feet of the building is at the intersection of Balcones Woods Drive and Bilboa Drive to the northwest of the property.

#### **Industrial Waste – ANNE ZULKA**

- IW1. This site is currently served by existing water and wastewater connections and no water or wastewater utility improvements were proposed as part of the original submittal. We have since been required to comply with Fire Code for fire hydrant accessibility. We are now proposing to have two private fire hydrants on-site. The Site Layout plan has been revised to include fire line improvements.
- IW2. There are no existing or proposed discharges of industrial wastes to the sanitary sewer system. We feel no industrial waste discharge permit is required.
- IW3. There are no existing or proposed food or products preparation areas for this site.
- IW4. Since there will be no significant increase in wastewater discharge from the building improvements, we feel a control manhole would be suitable to be installed near the property line for sampling and inspection. Please see sheet 5 for location of control manhole off Welland Circle. The control manhole detail has been added to sheet 7.
- IW5. Informational. Plumbing plans for the building improvements will be submitted as part of the building permit application.

#### **Site Plan – BETTY TORRES**

- SP1. An application for approval from LCRA has been submitted as part of this update. LCRA approval will be provided prior to site plan release.

- SP2. Informational. Approval from Zoning and Platting Commission will be provided prior to site plan approval.
- SP3. Sheet 3 includes a demolition plan with a hatch indicating what areas are to be removed. Call outs have been added to the existing improvements plan on sheet 3 indicating what structures are to be removed and what is to remain.
- SP4. All existing easements with dedication information are shown on the plan and no future easements are proposed at this time. Please refer to sheets 3 and 5 for full layout of existing easements.
- SP5. All building setback lines per SF-2 zoning have been added to the plan and labeled. Ties from the property line to the building structure are shown on sheet 5.
- SP6. The dimensions of all existing structures are shown on sheet 3 and proposed structures on sheet 5.
- SP7. The case number has been added to the bottom right corner of each sheet. The submittal date has been added to the cover sheet. A building elevations sheet has been added to the plans as sheet 9 with dimensioning to property lines demonstrating compatibility.
- SP8. Call outs have been added to sheet 5 indicating areas where minimum vertical clearance must be maintained.
- SP9. All references to previous departments' names and old numbers have been corrected on the notes and release blocks.
- SP10. Existing building on adjoining lots within 50 feet have been added to the plans and are shown on sheet 3 and 5. Informational: existing building to be removed will require a separate demolition permit.
- SP11. The entire length of the northern and western boundaries is currently lined with an existing 6 foot wood privacy fence for screening. We feel this along with the existing dense trees north of the pool and recreation areas complies with current screening requirements.
- SP12. The building elevations plan, sheet 9, includes site cross sections noting height in relation to the property lines and structures.
- SP13. All amenities including the swimming pool, tennis courts, etc., are "existing non-compliant" with the 50 foot compatibility setback and have been existing prior to 1987. These amenities will remain as-is. We feel a Board of Adjustments Variance is not required for these items. The proposed building improvements are outside this 50 foot setback and therefore is in compliance.
- SP14. There are no existing or proposed ball fields that fall under this category to require a 300 foot setback.
- SP15. All fences are existing and none are proposed.
- SP16. All required approval signatures will be provided on the cover sheet prior to site plan release.

### **Transportation – AMBER MITCHELL**

**Please refer to included photographs for clarification on items TR7, TR9 & TR11.**

- TR1. The proposed accessible route is located on the north side of the parking stalls near the north property line and meets with the accessible spaces at the northwest corner of the parking area. This configuration does not require users to wheel or walk behind parked vehicles.
- TR2. All internal circulation aisles around the revised parking spaces are "one-way" and are a minimum 17 foot wide which is greater than the 10 foot minimum. An additional 2 foot is proposed to the existing access drive from Alhambra to have a 20 foot drive and an additional 3 foot accessible route.

- TR3. The proposed building improvement is the only building on the site therefore no additional internal accessible routes are proposed.
- TR4. The site legend on sheet 5 has been revised to include an accessible route.
- TR5. A sidewalk is now proposed along the frontage of Alhambra Drive to allow accessible route to nearby public transportation stops. Note that this sidewalk will create an unconnected segment on this side of the street. There are sidewalks across Alhambra Drive, but there is a 100 foot gap immediately across our property the width of the LCRA easement. We feel we might need approval from LCRA to install a sidewalk in their easement. An application for approval from LCRA has been submitted as part of this update. LCRA approval will be provided prior to site plan release.
- TR6. The drainage / grading plan on sheet 6 has been revised to include additional grading and spot elevations near the accessible parking spaces showing slopes less than 2%.
- TR7. All concrete accessible ramps in front of the pool next to the parking area are existing. We feel no improvements or modifications to the existing ramps are necessary.
- TR8. A sidewalk/accessible route note is included on sheet 5 outlining minimum design standards for accessible routes.
- TR9. Existing bicycle parking is located at the southwest corner of the parking area. There are XX spaces. We are not proposing to improve the bicycle parking area.
- TR10. Please see TR5 response.
- TR11. There are no existing or proposed curbing near the existing concrete accessible ramp.
- TR12. Sheet 5 has been revised to show the entire site all the way to the Alhambra Drive frontage.
- TR13. Sheet 5 has been revised to show square footages of the existing amenities to remain. In summary, there is a 12,275 sf tennis court (2 courts), 1352 sf sport court (Note: an existing 4281 sf volley ball court will be removed), 4020 sf main swimming pool and a 218 sf wading pool. The proposed building will have an office, storage area, 2 restrooms and an indoor recreation area (table games and toys). The gaming area will have a vaulted ceiling to a height greater than 20 feet, hence the exterior elevations on sheet 9 seem two story. The total square footage of the building is 2913 square feet. The parking table on sheet 5 will be corrected once the required parking is calculated.
- TR14. Informational

#### **Water Quality – MICHAEL DUVAL**

WQ1. Informational – No water quality requirement.

#### **WWW – PAUL URBANEK**

WW1. Per fire department comment, a 6 inch private fire line is now proposed. A copy of the plans will be submitted to AWU for review and will be approved prior to site plan release.

Please feel free to contact the Marco Castaneda at (512) 785-8446 or the undersigned at (512) 327-8402 with any questions or comments.