

July 15, 2020

Randall Rouda
City of Austin
Development Services Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

RE: 1303, 1311 & 1401 South Lamar (W/R SP-2018-0595C)
SP-2020-0169C Site Plan Update #1
LJA Project #A523-1013

Dear Randall:

Please find below our responses to Staff comments noted in the Master Comment Report dated June 29, 2020 for the above-referenced site plan application.

Drainage Engineering Review - Sona Singh - 512-974-7632
--

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 1. Place a cover note stating whether the pond is privately maintained or City maintained.

LJA RESPONSE: Note #11 on the cover sheet has been revised to state that the on-site water quality and detention facilities shall be privately maintained.

DE 2. The City updated the required General Construction Notes in the Consolidated Site Plan Application Instructions. These are available online at:

http://www.austintexas.gov/sites/default/files/files/Planning/Applications_Forms/ConsolidatedSitePlan_InstEx.pdf.

Please update the General Construction Notes on this project.

LJA RESPONSE: The General Construction Notes have been updated on the General Notes sheet 3 of 57 (GN1).

DE 3. Please provide an Engineer's Summary letter including, but not limited to, the following information:

- Description of the site and development
- Acreage to be developed
- Watershed and watershed classification in which project is located
- Type of development
- Explanation of any proposed project phasing

- Proposed methods for handling stormwater runoff and water quality – i.e., drainage easements, channels, curb inlets, storm sewers, detention, sedimentation and filtration ponds, water quality control methods, etc.
- Assumptions and methods used to determine stormwater runoff; summary of results of analysis
- Effect the proposed development will have on existing and future drainage systems in the area and on the natural and traditional character of the land and waterways
- Justification for exemption from the watershed protection regulations (if any)
- Dam safety provisions (if applicable)
- Landfill certification requirements
- Variance requests including a the applicable ordinance and section, a description of the variance, and justification for the variance

LJA RESPONSE: An updated Engineer's Summary letter is included as requested.

DE 4. Please remove previous SP number from the plan. Even though this is a withdraw/resubmit, the project will be treated as a new site plan. Legal documents will have to be resubmitted again under then new site plan. Looking at the old site plan, all the processes were either approved or informal. Is there a reason why this was submitted again as a new SP?

LJA RESPONSE: The previous site plan application was withdrawn to avoid expiring in order to address the remaining outstanding comments. The site plan case number has been updated on the plan set.

DE 5. The Drainage Criteria Manual has been updated to reflect the Atlas 14 changes which affects drainage calculations including pond design, storm sewer design, floodplains, etc. These changes went into effect on January 13, 2020. Please use the following link to review and apply the revised DCM regulations: <http://www.austintexas.gov/edims/document.cfm?id=333948>

LJA RESPONSE: The HEC-HMS model (v. 4.2.1) has been updated per the link above to reflect the DCM changes in ATLAS 14 rainfall runoff determination.

DE 6. Please provide a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed water quality/detention facility for the proposed site plan. The most recent version of the standard legal documents is available online at <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. Please submit the complete document with exhibits to this reviewer. Once received, this reviewer will coordinate with Legal staff for review and approval of the legal documents and the City survey for review of the exhibits. Please contact Annette Bogusch at (512) 974-6483 with specific questions regarding the legal documents.

LJA RESPONSE: The UDA was previously approved for the SP-2018-0595C case file. No changes have been made to the language of the UDA, however we are currently updating the drainage facilities survey exhibit in the UDA to include vertical caps, such that the pond is the only construction element in the metes and bounds. We will submit the updated UDA with the revised drainage survey exhibit and updated case information upon receipt of the revised survey.

DE 7. How is runoff being conveyed to the pond? MEP plans could not be found. Please show location of roof drains of the building and show how runoff is being conveyed to the pond. Thank you.

LJA RESPONSE: The roof downspouts are conveyed by internal MEP plumbing lines tying into the splitter box. The MEP plans are not typically included in the site development permit set. The MEP Piping Plan is attached as an exhibit to this response letter showing the roof drainage conveyance.

DE 8. Include water surface elevations for the 2 and 10 year storm events in the detention pond cross-sections.

LJA RESPONSE: The 2-year and 10-year storm events have been added to the detention pond cross-sections on sheet 24 of 57 (WQ2).

DE 9. Please show compliance with the following subsurface detention pond requirements.

- Minimum pond height of 6'
- Minimum 32" Manhole per COA Std. 503S-4S at splitter box
- Minimum access lid of a 4'x6' Double Leaf per SPL WW-614 (H2O Loading Required) with slam lock at the detention basin

LJA RESPONSE: The access hatch locations are called out on sheet 23 of 57 (WQ1) and the hatch details are included on sheet 24 of 57 (WQ2) which specify H2O loading requirements. The pond is approximately 8-feet tall.

DE 10. For the proposed underground detention pond, please provide the Subsurface Pond Maintenance (SPM) as described in ECM 1.6.2 (E) plan to this reviewer.

LJA RESPONSE: The SPM Plan RC for the initial application SP-2018-0595C was recorded as Document Number 2020013097 (attached). Along with a draft of the SPM Plan RC for SP-2020-0169C, we have attached a Termination of Restrictive Covenant for review/approval.

DE 11. A Restrictive Covenant (RC) to tie the SPM plan to the property is required. Please contact this reviewer to obtain a template for the RC. Submit the complete document, with exhibits to this reviewer who will coordinate review by Public Works and Legal before contacting the applicant to record the document.

LJA RESPONSE: The SPM Plan RC for the initial application SP-2018-0595C was recorded as Document Number 2020013097 (attached). Along with a draft of the SPM Plan RC for SP-2020-0169C, we have attached a Termination of Restrictive Covenant for review/approval.

DE 12. Emergency spillway requirement: DCM 8.3.3(A) states, "The spillway, embankment, and appurtenant structures shall be designed to safely pass the design storm hydrograph with the freeboard shown in the table below. All contributing drainage areas, including on-site and off-site areas, shall be assumed to be fully developed. Any orifice with a dimension smaller than or equal to 12 inches shall be assumed to be fully blocked and an emergency spillway must be provided". Please provide model run with blocked conditions.

LJA RESPONSE: We have revised the outlet structure to utilize orifice sizes of 16-inches or greater. Therefore, we do not need to model the pond with the orifices blocked per DCM 8.3.3(A).

DE 13. Please provide an electronic copy of the model used for hydrologic engineering and planning for the site.

LJA RESPONSE: The updated HEC-HMS model (v. 4.2.1) model is attached to this response submittal.

DE 14. FYI: Additional comments will be generated once the above comments are addressed.

LJA RESPONSE: Comment noted.

Environmental Review - Kristy Nguyen - 512-974-3035
--

ESC Requirements [LDC 25-7-61,65, 25-8-181,182,183,184]

EV 1 For clarity, provide a call out for SF where it overlaps with other graphic delineations.

LJA RESPONSE: We have added callouts to delineate start and end of silt fence and mulch sock on the Erosion Control Sheet 13 of 57 (EC1).

Landscape and Tree Replacement

EV 2 The area proposed as undisturbed area for IWM includes construction activities, including removal of trees. The proposed undisturbed natural area on the landscape sheet must be excluded from the LOC boundary to comply with the IWM requirement. Revise the LOC boundary on all applicable sheets to exclude the undisturbed natural area to comply with LDC 25-2-1008, ECM 2.4.9, or provide a different method of conveyance from impervious area to landscaped areas by one of the following other methods:

- o overland flow by ribbon or sawcut curbs;
- o storm drains;
- o downspouts;
- o rainwater harvesting; or,
- o retention-irrigation;

Hatch and show the square footage of the impervious drainage area (stormwater runoff source) and the pervious landscape area receiving stormwater runoff

LJA RESPONSE: As previously cleared during the SP-2018-0595C site plan review, the IWM requirements are being met with a combination of 5,000 SF of undisturbed natural area and 700 SF of landscape receiving stormwater runoff. See landscape plans and calculations on sheets 35 and 36 of 57 (LS1 and LS2) for IWM requirements.

EV 3 Table 1 summarizes this reviewer's assessment of the number and inches of trees required by landscape code. Table 2 shows the number of inches proposed to be planted. Table 3 shows the number of proposed inches that are available to be counted for replacement.

Table 1: Number & Inches of Trees Required by Landscape Code

	Number of Trees	Inches of Trees
Streetyard	8 trees @ 1.5"	12
Buffer	2 trees @ 1.5" proposed for buffer points	3
Parking lot	2 trees @ 1.5"	3
Sub-Table 1a: Number & Inches of Trees Required by Any Review Other Than Landscape or City Arborist		
	X trees @ Y"	N/A
Total tree inches required		A 18

Table 2: Inches Proposed to be Planted

Total inches proposed (per plant list)	B 110
--	--------------

Table 3: Inches Available to be Counted Toward Replacement

$B - A = C$	C 92
-------------	-------------

LJA RESPONSE: The landscape notes and calculations sheet 35 of 57 (LS1) has been updated to show 92 mitigations inches and the fee-in-lieu of mitigation has been updated. Once approved, the fee-in-lieu of mitigation will be provided prior to site plan approval.

EV 4 This comment is pending approval by City Arborist Review for tree preservation and mitigation.

LJA RESPONSE: Comment noted that approval is pending City Arborist Review.

Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234]

EV 5 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. To obtain invoice and get payment instructions, contact Intake at LURIntake@austintexas.gov or 512-974-1770. Provide a receipt of payment to the Environmental Reviewer to clear this comment.

LJA RESPONSE: Receipt for site plan environmental inspection fee will be provided prior to site plan approval.

EV 6 Payment of the landscape inspection fee is required prior to permit/site plan approval. To obtain invoice and get payment instructions, contact Intake at LURIntake@austintexas.gov or 512-974-1770. Provide a receipt of payment to the Environmental Reviewer to clear this comment.

LJA RESPONSE: Receipt for landscape inspection fee will be provided prior to site plan approval.

EV 7 Send a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to Kristy.Nguyen@austintexas.gov. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

LJA RESPONSE: See attached previously approved fiscal estimate with case number updated.

Fire For Site Plan Review - Marvin Lewis - 512-974-0219

F1. A new fire flow test 1 year old or less must be submitted with the new plans. Provide a new fire flow test and update plans accordingly.

LJA RESPONSE: A new hydrant flow test will be requested, and plans will be updated upon receipt of the test results.

F2. Fire lane along the plan south side of the building now shows to be brick pavers. Fire lanes of brick pavers for this length or not allowed.

LJA RESPONSE: The pavers shall be Belgard Concrete pavers over a concrete slab. These pavers are designed for HS20 loading and a supplemental Geotechnical Pavement Design letter will be sent to this reviewer subsequently. The paver callout on the Site Plan sheet 9 of 57 (SP1) has been revised from "brick" to "concrete" pavers and the Belgard details are included on sheet 10 of 57 (SP2).

F3. Is the fire lane along the plan south of the building still planned to allow car access to the garage? If not and this is to be a dedicated fire lane, then removable or collapsible bollards will be required to restrict access to all except the fire department.

LJA RESPONSE: Yes. The fire lane along the plan south of the building is still planned to allow car access into the garage.

F4. Please show the underground water lines that will supply water to the fire riser rooms (both) and on site hydrants on the utility plan. Fire lines cannot run under the buildings.

LJA RESPONSE: The fire lines which run under the ground floor structural slab in level P1 of the garage structure shall be designed by the Fire Sprinkler Contractor and the plans sent to AFD for review. These lines under the ground floor structural slab are not shown on the site plans but a callout has been added to the overall utility plan sheet 27 of 57 (UT0) referencing the Fire Sprinkler Contractor plans. We met with our fire reviewer on July 10, 2020 and confirmed that the fire lines running through the garage structure will be acceptable.

F5. Please provide a note on the site plan that the portion of Bldg. 1 at the plan NE corner of the building that overhangs the fire lane must maintain at least 14 feet clearance between the bottom of the overhang and the finished surface of the fire lane.

LJA RESPONSE: A note has been added to the site plan sheet 9 of 57 (SP1) regarding the minimum clearance of the fire lane under the NE corner of the building.

Industrial Waste Review - Rachel Reddig - 512-972-1074

IW1. Show all existing public and private water / wastewater plumbing to each building and specify disposition.

LJA RESPONSE: All existing public and private water / wastewater plumbing to each existing building is called out to be demolished on the Demolition Plan sheet 7 of 57 (DP1).

IW2. Clearly identify the existing grease interceptor(s) and specify disposition (abandonment in place or complete removal).

LJA RESPONSE: The Demolition Plan already contains a note that states "Remove and dispose of existing building and pavement including plumbing, piping and fixtures below grade." See note #2 on sheet 7 of 57 (DP1). However, we have added a specific call out on the Demolition Plan regarding the removal and disposal of the existing grease trap on the site.

IW3. WWB: For compliance with §15-10-226 of the Austin City Code, install a City of Austin approved large diameter cleanout per detail AW-SPECIAL-01 to act as a sampling and inspection port. Reference the detail in the call-out and include the detail in the utility detail sheets. Per UCM 2.9.4.G.6, the cleanout must be located in a non-traffic, non-parking area to be used as a sampling and inspection port.

LJA RESPONSE: We have revised the cleanout for the north service from a two-way cleanout to a large diameter cleanout per COA DTL 506S-14. The cleanout for the south service is already a large diameter cleanout on the property line. See wastewater service sheet 32 of 57 (WW1)

IW4. WWA: Please consider the potential undesirable effect of locating the Industrial Waste sampling port in the middle of the walkway between the building and the bus stop. If possible, it may be good to consider shifting the wastewater service piping slightly north or south to move it out of the center of the bus stop pedestrian area.

LJA RESPONSE: We have shifted the wastewater service south of the bus stop. The shifted large diameter cleanout is in a non-traffic area in the ROW.

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

UPDATE 0 (W/R)

PR 1: PARD has generally approved the trail concept with the original submittal as satisfying the parkland dedication requirements. Please resubmit cost estimates and concept plan this reviewer to include in fiscal surety letter, which will be issued at next update:
thomas.rowlinson@austintexas.gov

LJA RESPONSE: Cost estimates and concept plan were emailed to the reviewer on June 29, 2020.

PR 2: The parkland dedication fee is required per LDC 25-1-601, and must be paid prior to site plan approval per 25-1-605(A). (High density fee for a project greater than 12 DU per acre). PARD will accept a combination of trail and recreational easement, and fees. Fees to be paid will be issued in AMANDA at the next update. Please confirm the final unit count, and include the NHCD letter stating the number of affordable units.

LJA RESPONSE: The final total unit count is 309 units with 31 of the units reserved as affordable units. The [NHCD letter](#) dated April 18, 2019 is attached for reference.

PR 3: Please resend the public access and trail and recreation easements digitally to this reviewer for review with Law. Easements must be recorded prior to site plan approval.

LJA RESPONSE: The Permanent Access and Trail and Recreation Easements were emailed on June 29, 2020 to the City of Austin Legal Department as well as the reviewer (with the new site plan case number noted on the After Recording Page). We have added note #18 to the cover sheet regarding the process for vacating and relocating the permanent access easement if the site plan is redeveloped in the future.

Site Plan Review - Randall Rouda - 512-974-3338
--

Note: This project was originally reviewed as SP-2018-0595C. The following comments are the continuation of the original comments with the original numbering.

SITES WITH MULTIPLE LOTS

SP 23. For the proposed site plan, please record a Unified Development agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed Detention facility. Please submit this document to this reviewer. This reviewer will coordinate with the Legal Department for review and approval. For any legal document questions please contact Annette Bogusch – PDRD Legal Liaison (974-6483). Please be aware this process takes time and requires lien-holders information/consent.

Please resubmit the DRAFT UDA with updated case information. This reviewer will request the review by the Legal department.

LJA RESPONSE: The UDA was previously approved for the SP-2018-0595C case file. No changes have been made to the language of the UDA; however, we are currently updating the drainage facilities survey exhibit in the UDA to include vertical caps, such that the pond is the only construction element in the metes and bounds. We will submit the updated UDA with the revised drainage survey exhibit and updated case information upon receipt of the revised survey.

SP 24. (Modified) Upon recordation of the UDA, add the document number to the note on the cover sheet.

LJA RESPONSE: Document number for the recorded UDA will be noted on the cover sheet once it has been recorded.

ADMINISTRATIVE

SP 25. Obtain all required signatures on the cover sheet prior to site plan approval.

LJA RESPONSE: We will obtain all required signatures on the cover sheet once all remaining technical comments are cleared.

SP 26. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedicated by plat. Note: Sidewalk easement recordation information shown as Note 17 on the cover sheet.

LJA RESPONSE: All existing and future dedicated easements are depicted on the plans with recording information. Document number for the sidewalk easements has been added to Note 17 on the cover sheet.

SP 41. A new tax certificate will be required if the project is not approved by February 1, 2021.

LJA RESPONSE: A new tax certificate will be provided if the project is not approved by February 1, 2021.

NEW COMMENTS

SP 42. Update the plan set to reflect the resubmittal as follows:

- a. **Change the Case Number in the approval block and lower right of each sheet to: SP-2020-0169C.**
- b. **Change the submittal date on the cover sheet to April 17, 2020.**

LJA RESPONSE: The new case number and submittal date have been updated on the plan sheets.

AW Utility Development Services - Bradley Barron - 512-972-0078
--

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve the site with City of Austin water and wastewater utilities in accordance with approved SERs 4194 and 4195. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

FYI: For plan review status contact Larry Williams.

LJA RESPONSE: AW Pipeline Engineering comments are cleared.

Water Quality Review - Sona Singh - 512-974-7632

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 15. Please provide compliance with § 25-1-83 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

The applicant may find the Landfill Certification Form on the City of Austin website at http://www.ci.austin.tx.us/watershed/downloads/engineers_cert_form.pdf.

LJA RESPONSE: Landfill Certification Form is provided as requested.

DE 16. Please place a cover note stating whether the pond is privately or City maintained.

LJA RESPONSE: Note #11 on the cover sheet has been revised to state that the on-site water quality and detention facilities shall be privately maintained.

DE 17. The R-table for the water quality pond is showing an impervious cover of 95.4% while the proposed drainage area map shows 100% impervious cover. Please resolve discrepancy.

LJA RESPONSE: We have revised the drainage area map to more accurately calculate the impervious cover in each drainage area, see Proposed Drainage Area Map sheet 17 of 57 (DM2). The drainage areas that are captured and treated by the water quality pond are DA1, DA2, and DA3, which have a combined area of 3.51-acres and a combined impervious cover of 91.4%. This combined area and impervious cover has been updated in the R-table on Water Quality Plan sheet 23 of 57 (WQ1).

DE 18. Please show compliance for the following subsurface sedimentation/filtration pond requirements.

- Minimum pond height of 6'
- Minimum 32" Manhole per COA Std. 503S-4S at splitter box
- Minimum access lid of a 4'x6' Double Leaf per SPL WW-614 (H2O Loading Required) with slam lock at the sedimentation basin
- Minimum access lid of a 4'x6' Double Leaf per SPL WW-614 (H2O Loading Required) with slam lock at the filtration basin
- Full pond cleanout at the filtration basin
- A Subsurface Pond Maintenance plan (per ECM 1.6.2.E requirements)

- A Restrictive Covenant for the implementation and on-going maintenance of the SPM plan

LJA RESPONSE: See comment response for comment DE9. The SPM Plan RC for the initial application SP-2018-0595C was recorded as [Document Number 2020013097](#) (attached). Along with a draft of the [SPM Plan RC](#) for SP-2020-0169C, we have attached a [Termination of Restrictive Covenant](#) for review/approval.

DE 19. Include maintenance notes per ECM 1.6.3.

LJA RESPONSE: Maintenance notes per ECM 1.6.3. are provided on Sheet 24 of 57 (WQ2).

DE 20. FYI: Additional comments will be generated once the above comments are addressed.

LJA RESPONSE: Comment noted.

City Arborist Review - Jim Dymkowski - 512-974-2772
--

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

Transplanting a heritage tree:

CA1 Please coordinate and complete the posting of this fiscal with the fiscal office on the first floor of our building.

LJA RESPONSE: Receipt of fiscal posting will be provided prior to site plan approval.

Tree Preservation/ Mitigation

CA2 The total trees removed in the table on LS plans differs from the total removed on the tree list totals. Please clarify. The EV reviewer has looked into the replants proposed and has indicated that 92 inches out of the 110 proposed can count toward mitigation. Please revise the data on the LS plans to reflect this and adjust the totals and payment into the tree fund information for final review.

LJA RESPONSE: The landscape notes and calculations sheet 35 of 57 (LS1) has been updated to show 92 mitigations inches, per the EV review comments, and the fee-in-lieu of mitigation has been updated. Once approved, the fee-in-lieu of mitigation will be provided prior to site plan approval.

Please let us know if you have any questions or need additional information. Thank you.

Sincerely,
LJA ENGINEERING, INC.


Joseph Longaro, P.E.
Senior Vice President



JL/VG/ew

cc: Vincent Geracci, E.I.T., LJA Engineering, Inc.
Sona Singh, City of Austin (Drainage Engineering / Water Quality)
Jim Dymkowski, City of Austin (City Arborist)
Kristy Nguyen, City of Austin (Environmental)
Marvin Lewis, Austin Fire (Fire for Site Plan)
Rachel Reddig, City of Austin (Industrial Waste)
Thomas Rowlinson, Austin Parks (PARD / Planning & Design)
Cindy Edmond, City of Austin (Planner 1)
Randall Rouda, City of Austin (Site Plan)
Bradley Barron, Austin Water (AW Utility Development Services)

Attachments:

- 1) (DE3) Engineer's Summary Letter
- 2) (DE5 & DE13) Updated HEC-HMS Model (v. 4.2.1)
- 3) (DE7) Detention Pond MEP Piping Plan
- 4) (DE10 & DE 11) Recorded SPM RC (Doc#2020013097), Updated SPM RC, and Termination of RC
- 5) (EV7) Previously Approved Fiscal Surety Estimate w/ Updated Case Information
- 6) (PR2) Approved NHCD Affordability Letter
- 7) (DE15) Landfill Certification Form