



# CIVILITUDE

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September 3, 2020

Clarissa E. Davis  
City of Austin Development Services Department  
505 Barton Springs Road,  
Austin, Texas 78704

Re: **Response to Comment U0**  
**Zilker Studios (SP-2020-0246CSH)**  
1508 S Lamar Blvd, Austin, TX 78704

Dear Clarissa:

As part of the formal update for the above referenced site plan application, we have included this letter to address the comments below.

## **Electric Review – Andrea Katz - 512-322-6957**

EL 1. *Add the following note to Electric Utility Notes on sheet 3:*

*Any **relocation** of electric facilities shall be at landowner's/developer's expense.*

The note has been added as Note 6 under Electric Utility Notes on Sheet 3: General Notes

EL 2. *James Rowin at [James.Rowin@austinenergy.com](mailto:James.Rowin@austinenergy.com) is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by James must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.*

*Submit to James a point-of-service for your project, as well as the projected load required for service, with completed Electric Service Planning Application (ESPA) form.*

The project ESPA package was submitted to the AE portal on 3/18/20. Confirmation email from AE will be emailed to the reviewer.

EL 3. *Desired point of electric service must be shown on the site plan and approved by the design group.*

Site Plan has been revised to show the point of electric service. Electrical Site Plan with a preliminary print of Austin Energy's proposed design for the site will be emailed to the reviewer. The project is currently in the final approval stage with AE and is expected to be release for construction soon.

EL 4. *Meter Locations must meet current Austin Energy Criteria, including being within line of sight of AE transformer, and must be approved by AE Metering Group. [UCM § 1.9.3 Installation of Metering Equipment](#)*

Plan is to provide a site master meter pad mounted adjacent to the transformer. Proposed electrical site plan and one-line diagram identifying the meter location will be emailed to the reviewer.

EL 5. *Show transformer, cabling, meter locations, and desired point of electric service on landscape plan in addition to site plan and wet utility plan.*

The above information has been shown on landscape, site and utility plans.

EL 6. *Show transformer and retaining wall on building elevation.*

Transformer and retaining wall is added and labeled on building elevations.

EL 7. *Please submit a [Design Intake Form](#) and [Electric Service Planning Application \(ESPA\)](#) online. By providing your request through*

*an electronic submission, Austin Energy will be able to manage requests based on submission date and project complexity and Austin Energy personnel will be able to respond to customer requests for information more rapidly. When you submit an intake form to the Austin Energy Electric Service Design Department, you can expect a confirmation of submittal via email.*

The project ESPA package was submitted to the AE portal on 3/18/20. Confirmation email from AE will be emailed to the reviewer.

EL 8. *Will this site require electrical service only or electrical service and gas service?*

Current design includes both a new electrical and gas service.

EL 9. *Provide the electric service date. Requested by Austin Energy's distribution system planning.*

*This is the service to supply the completed units. You can provide an estimated timeline of when construction is anticipated to be completed. It doesn't have to be an exact date. An approximate completion timeline can be provided in the form of MONTH/YEAR or season (like September 2019 or Spring 2020, etc.)*

Fall 2021

#### **ATD Engineering Review – Amber Mitchell – 512-974-5646**

ATD 1. *This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (South Lamar Blvd). The sidewalk and bicycle facilities shall comply with the required cross-section for S Lamar at the time of the site plan application. ATD PM will contact Corridor Planning Office for proposed improvements for the site plan application. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>. Any proposed curb relocations on S Lamar Blvd requires coordination with the Corridor Planning Office and Bicycle Program.*

We are coordinating with ATD and CPO on any curb relocation.

ATD 2. *According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a protected bike lane is required for S Lamar Blvd. Staff is in communication with the Bicycle Program to determine if right-of-way dedication and/or bicycle facility construction is required in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information. Staff will provide comments to the applicant separately.*

We are coordinating with ATD and CPO on bicycle plan.

ATD 3. *The ASMP (adopted 04/11/2019) requires 100' of right-of-way for South Lamar Blvd. Dedicate 50 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55). Provide a street deed showing right-of-way to be dedicated to the DSD transportation reviewer for processing through City legal.*

Additional 5' R.O.W dedication/easement has been provided as part of the 100' R.O.W requirement. Document will be provided to reviewer via email.

ATD 4. *Public right-of-way shall not be used for maneuvering. All maneuvering must be contained on-site. TCM, 9.3.0 #3.*

We are working with ATD staff for solution and waiver.

ATD 5. *Driveways on undivided arterial streets must be designed to align with opposing streets or driveways or be offset by a minimum of 120 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of opposing driveways and dimension the offset or indicate that there are none.*

A waiver has been submitted to ATD regarding the driveway alignment. Due to the small site area and building location constraints, the proposed driveway may not be directly aligned to the opposite driveway.

ATD 6. *Undivided two-way driveway approaches must be between 30 and 45 feet wide, measured at the property line. Show dimensions on the site plan at the property line. TCM, Table 5-2.*

Due to the site constraints and the building placement, the proposed driveway approach may not have a width of more than 25 ft. A waiver has been requested for this requirement.

ATD 7. *Driveway approaches must be separated by a minimum of 200 feet, measured from edge to edge at the property line. TCM, Table 5-2. Show the adjacent driveways and dimension the separation.*

Due to the site constraints – location with respect to the adjacent properties and the size of the property, the proposed development may not be at a min. of 200 ft from the adjacent driveways. A waiver has been requested for this requirement.

- ATD 8. FYI – Per discussion with application waiver fees for ATD 3 – 7 have already been added to this application in AMANDA; please pay at your convenience through Austin  
Fees will be paid prior to Site Plan approval

### Drainage Engineering Review – Kena Pierce – 512-974-7273

- DE 1. If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on \_\_\_\_\_(date) by the City of Austin Watershed Protection Department, Office of the Director.

If RSMP participation is not approved, detention will be required in order to meet DCM 1.2.2.D.

The case is still in RSMP review. The note has been added to the cover sheet in 'General Notes' and Note 11. We will loop the reviewer in on the approval of RSMP once an approval letter is received.

- DE 2. Please show roof drains, down spouts and any inlets. How is stormwater being collected from the building and parking lot in order to be conveyed to the storm sewer line in S Lamar Blvd?

Roof drains, downspouts and inlets are shown on the Sheet 7: Grading Plan. The downspouts are connected to a storm line that is connected further to the storm sewer line in S Lamar Blvd.

- DE 3. Could you please provide more information as to what the 18" storm sewer is connecting to in the ROW. This reviewer does not see the 54" storm sewer line in COA Property Profile or AMANDA GIS. Is it new? Thank you for the information.

Yes, the storm improvements are part of the 'Austin S Lamar Apartments' project at 1515 S Lamar Blvd. The case number is SP-2018-0296C. The proposed 18" storm sewer lines connects to the junction box on S Lamar Blvd., as shown, that further conveys the flow to a 5x5 box culvert.

- DE 4. Per DCM 2.5.2 "When calculating fully developed peak runoff rates it is recommended that the undeveloped curve number and the maximum allowable impervious cover be used as input parameters." Please update the electronic model.

The plans and model have been revised to use the undeveloped curve number and the max. ic for the site.

### Environmental Review – Pamela Abbe-Taulli – 512-974-1879

#### Cover Sheet Notes

- EV 1 Add a note to the cover sheet stating:

"If at any time during construction of this project an underground storage tank (UST) is found, construction in that area must stop until a City of Austin UST Construction Permit is applied for and approved. Any UST removal work must be conducted by a UST Contractor that is registered with the Texas Commission on Environmental Quality (TCEQ). Contact Bruce Calder at (512) 974-2922 or [bruce.calder@austintexas.gov](mailto:bruce.calder@austintexas.gov) if you have any questions. [COA Title 6]"

The note has been added to the Cover Sheet as Note 7 to Construction Notes.

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

- EV 2 Clarify whether there will be a large excavation area. If yes, provide a note on the ESC sheet that states:

"Contractor shall provide and maintain a dewatering system to ensure it meets compliance with Title 6, Article V of the Austin City Code. The dewatering plan must be approved by the environmental inspector during the pre-construction conference. If the performance of the dewatering system is not in compliance, the contractor must immediately make the necessary modifications, following the environmental inspector's direction, to ensure adequate system performance."

The note has been added to the ESC Sheet as Note 6 under 'Notes' section.

- EV 3 Provide silt fence (on soil), triangular filter dike (on pavement), or mulch log (in critical root zone of preserved trees) as appropriate for the perimeter of the site to prevent surface water from draining onto or off of the site. [ECM 1.4.0]

Provided the erosion controls per the requirements

- EV 4 Add the following detail(s) to the plan set:

- Stabilized construction entrance (641S-1)

- *Triangular filter dike (628S)*

The details have been added to Sheet 14: Details (2 of 2)

### **Landscape and Tree Replacement**

EV 5 *Add the following notes to the landscape plan:*

*"If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at [waterusecompvar@austintexas.gov](mailto:waterusecompvar@austintexas.gov) or call (512) 974-2199.*

*The Owner will continuously maintain the required landscaping in accordance with LDC 25-2-984.*

*All landscaped areas are to be protected by 6-inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7."*

*[LDC 25-2-1004(A), ECM 2.4.7(A)]*

This note has been provided as part of 'General Notes' on Sheet 19.

EV 6 *Demonstrate compliance with the Innovative Water Management (IWM) requirement*

*1. Show on Drainage, Grading, and Landscape Plans: irrigation by stormwater runoff conveyed from impervious surfaces by one of the following:*

- *overland flow;*
- *storm drains;*
- *downspouts;*
- *rainwater harvesting; or,*
- *retention-irrigation;*

- *Show on Landscape plan: Hatch and show the square footage of the impervious drainage area (stormwater runoff source) and the pervious landscape area receiving stormwater runoff [LDC 25-2-1008, ECM 2.4.9].*

See sheet 17 for the plan including this information and sheet 19 for calculations.

EV 7 *This comment is pending approval by City Arborist Review for tree preservation and mitigation.*

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

EV 8 *Payment of the landscape inspection fee is required prior to permit/site plan approval. To obtain the invoice, receive the SMART Housing waiver for all or part of the landscape inspection fee, and get payment instructions, contact Intake at [LURIntake@austintexas.gov](mailto:LURIntake@austintexas.gov) or by calling 512-974-1770. Notify Environmental Reviewer to clear this comment.*

Landscape inspection fee will be paid prior to Site Plan approval.

EV 9 *Payment of the environmental inspection fee is required prior to permit/site plan approval. To obtain the invoice, receive the SMART Housing waiver for all or part of the landscape inspection fee, and get payment instructions, contact Intake at [LURIntake@austintexas.gov](mailto:LURIntake@austintexas.gov) or by calling 512-974-1770. Notify Environmental Reviewer to clear this comment.*

Environmental inspection fee will be paid prior to Site Plan approval.

EV 10 *Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. 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]*

Erosion controls fiscal estimate will be sent to the reviewer and the fee will be paid prior to Site Plan approval.

### **Fire For Site Plan Review – Constantino Medoza – 512-974-2574**

FR1 *Complete the fire department table on coversheet with the correct project information.*

The fire department table is verified.

FR2 *Fire Department access roads must be provided within 150 ft of all points of a building. IFC 503.1.1*

An exhibit has been sent to the reviewer as part of this update.

FR3 *Is this building classified as a high rise building? Provide an elevation view of the building. If this a high rise building, then additional comments will be given.*

This building is not a high rise. Level 7 is the highest occupied floor and is 70' above the lowest level of fire apparatus access i.e., Lamar Blvd.

FR4 *Show the exterior door to the fire riser room*

Exterior door to the fire riser room is shown on all the plans and called out on site plan sheet.

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

- IW1 *Reference detail AW-SPECIAL-01 in the callout for the large diameter cleanout and include the detail in the utility detail sheets.*  
**The large diameter cleanout is added to the Sheet 16: Details (3 of 3).**

## Regional Stormwater Management Review – Emily Booth/Kevin Autry – RSMP@austintexas.gov

- RS1 *A complete RSMP application package with all relevant attachments and supporting documentation as discussed in the feasibility meeting must be submitted for review. Application packages must be submitted electronically via email to [RSMP@austintexas.gov](mailto:RSMP@austintexas.gov) or through the formal Intake submittal process with modeling files also sent to [RSMP@austintexas.gov](mailto:RSMP@austintexas.gov). Reviews will not be completed out of cycle.*

**An RSMP application package with all relevant materials has been submitted on August 4, 2020, and will be resubmitted as part of this update.**

- RS2 *There must be a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property occur as a result of the proposed improvements [DCM 8.2.2.B] included with the engineering analysis (either in the Engineer's Report or in the Letter of Request to Participate).*

**A statement stating so has been added to the engineering report submitted to RSMP.**

- RS3 *Provide StormCAD modeling as discussed at the feasibility meeting to show downstream capacity and no adverse impact. Models that require technical assistance from WED's Local Flood group will be reviewed for completeness and matched to submitted plans. Models that do not match the plans provided will be returned with comments requesting an updated version of plans and models that match. Upon receipt and review of matching plans and models, the information will be sent for Technical Assistance for compliance with the Drainage Criteria Manual. This review typically takes 2 weeks from the time it is received by the Local Flood group.*

**StormCAD model for proposed conditions will be submitted to the reviewer as part of this update.**

- RS4 *Regardless of whether participation in the RSMP is approved, site must meet LDC 25-7-61 requirements (including provision of on-site detention for 2-year flows for erosion control) – all the drains will be connected to the 18" stm, no erosion (check the LDC section)*

**The site is about half an acre and all the drains and downspouts are connected to the 18" storm pipe to capture all the runoff, with no overland flow which avoids erosion.**

- RS5 *As part of the RSMP application package, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property. [LDC 25-7-151]*

**A drainage study has been submitted with supporting information on August 4. It will be re-submitted with this update.**

- RS *FYI. Stormwater runoff should be computed based on a fully developed contributing drainage area or watershed as determined under the Drainage Criteria Manual [LDC 25-7-8] CS – 95% IC, GR – 90%.*

**Comment noted.**

- RS6 *To request the City's existing StormCAD and/or HEC-HMS models please visit [www.austintexas.gov/floodpro](http://www.austintexas.gov/floodpro). [DCM 1.2.5]*

**We have received the City's existing StormCAD model.**

- RS7 *If modeling is completed in software other than standard, a waiver will be required. Models provided should match the plan and profile sheets (inverts, lengths, locations of manholes, etc.), drainage areas, and hydrologic components. [DCM 1.2.5]*

**Comment noted.**

- RS8 *If the Watershed Protection Department approves participation in the program, please submit a copy of the approval*

letter and payment receipt to the drainage reviewer. In addition, please place the following note on the cover sheet: "Participation in the Regional Stormwater Management Program through payment was granted for this site plan on \_\_\_\_\_(date) by the City of Austin Watershed Protection Department, Office of The Director. The RSMP case number for this project is \_\_\_\_\_."

Comment noted.

## Site Plan Review – Clarissa E. Davis – 512-974-1423

### ZONING

SP1. Because GR and CS have different zoning regulations, divide the site data table to show the calculations for each zoning.

The site data table has been broken down per zoning.

SP2. Show where the zoning changes on the site.

Zone delineation has been shown on the plans.

### SUBCHAPTER E

SP3. Provide Figure 34 from 2.5 Exterior Lighting to the plan set.

The figure has been added to the Site Plan.

SP4. Verify compliance with screening requirements of Subchapter E, section 2.6.2 by a) Screening from view of person standing on property line on far side of adjacent public street: solid waste collection areas and mechanical equipment and rooftop equipment, not including solar panels (§ 2.6.2.A); b) Incorporate loading docks, truck parking, storage, trash collection/compaction, etc., into building/landscape design. And c) add the following note: Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

Screened elements, such as transformer and rooftop mechanical units, have been called out on the building elevations. Trash/recycling is stored inside the building and is taken out only during pickup.

SP5. A use on the ground floor must be different from a use on an upper floor. The second floor may be designed to have the same use as the ground floor so long as there is at least one more floor above the second floor that has a different use from the first two floors. [4.3.3.B.]

The use of this project is congregate living. The ground level is parking, the second level is common amenity area and the upper 5 levels are residential dwelling units.

SP6. To take advantage of VMU standards Ten percent of the residential units in the VMU building shall be reserved as affordable, for a minimum of 40 years following the issuance of the certificate of occupancy, for rental by households earning no more than 80 percent of the Annual Median Family Income. Please revise SMART Housing letter. [4.3.3.F.2.a].

The revised SMART housing letter will be provided to the reviewer via email.

### ADMINISTRATIVE

SP7. Label the room with the proposed transformer pad.

It has been labelled on the Site Plan.

SP8. Add case number to all pages of the plan set.

Case number has been added to all the pages of the plan set.

SP9. Show all structures within 50 ft. of the subject property.

All structures within 50' of the property are shown on Site & Grading plan sheet#7.

SP10. Show the land use of all adjacent properties.

Land use of all adjacent properties is shown on the Site Plan and Site & Grading Plan.

SP11. Add approval block to all pages.

Approval block is added to all the sheets.

SP12. All signatures must be on the cover sheet prior to site plan approval.

Comment Noted.



### Site Plan Plumbing - Cory Harmon - 512-974-2882

1. The Austin Water general info sheet indicates that there will be a 2" domestic water meter and a 5/8" irrigation water meter; however, the Utility Plan indicates that there will be a 2" domestic water meter and a 5/8" domestic water meter. Please explain this discrepancy.

Plans have been revised; it is a 2" domestic and 5/8<sup>th</sup> irrigation water meters.

2. Revise the Utility Plan:

- Indicate the material of the private domestic water piping.
- Indicate the slope and material of the private wastewater piping.
- Provide the drainage fixture unit loading generated by the building. The drainage fixture units must be calculated according to the 2015 Uniform Plumbing Code. A note has been added to the Cover Sheet.
- Ensure that the private wastewater piping is sized and sloped in accordance with Chapter 7 of the 2015 Uniform Plumbing Code.

Material, slope of the water and wastewater piping, as required above, has been added to the Utility Plan.

SANITARY SEWER CALCULATION			
UNIT TYPE	PRIVATE		
	QUANTITY	DFU / UNIT TYPE *	TOTAL DFU
UNIT A	80	7.0	560.0
UNIT A-ADA	10	7.0	70.0
UNIT B	10	7.0	70.0
UNIT C	10	7.0	70.0
TOTAL UNIT COUNT	90		630.0
FIXTURE DESCRIPTION	PUBLIC		
	QUANTITY	DFU / FIXTURE	TOTAL DFU
WATER CLOSET - PUBLIC (FLUSH TANK)	3	4.0	12.0
LAVATORY - PUBLIC	3	1.0	3.0
MOP SINK	1	3.0	3.0
KITCHEN SINK - PRIVATE	4	2.0	8.0
DISHWASHER	1	2.0	2.0
WASHING MACHINE	5	3.0	15.0
FLOOR SINK	3	8.0	24.0
FLOOR DRAIN	2	2.0	4.0
DRINKING FOUNTAIN	1	0.5	0.5
GRAND TOTAL BUILDING DRAINAGE FIXTURE UNIT COUNT			701.5
PIPE SIZE AT BUILDING EXIT			8"
CALCULATION BASED ON UNIFORM PLUMBING CODE 2015.			
DFU = DRAINAGE FIXTURE UNITS			

### R.O.W. Review – Isiah Lewallen– 512-974-1479

RW1 Utility Coordination review required. Please apply for a Utility Coordination case here <https://www.austintexas.gov/page/austin-build-connect-abc>.

Noted. The project will be submitted to AULCC with this submittal.

### Transportation Planning - Martin Laws - 512-974-6351

TR 1. Provide the following notes:

- Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.
- Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]
- Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]
- Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]

- *The maximum slope of a ramp in new construction is 1:12. The maximum rise for any ramp run is 30 in. The maximum horizontal projection is 30 feet for a ramp with a slope between 1:12 and 1:15, and 40 feet for a ramp with a slope between 1:16 and 1:20. [ANSI 405.2 - 405.6]*

Notes have been added on Sheet 6: Site Plan as note 6-9.

TR 2. *Provide the following note on the site plan: "Existing sidewalks to remain have been verified to comply with the applicable version of the Texas Accessibility Standards, federal ADA requirements, and City of Austin standards."*

Notes are added to Sheet 6: Site Plan to 'General Notes' as Note 11.

TR 3. *Identify any fully accessible units and adaptable units (Type A or Type B), any public accommodations and any public amenities on site or provide a note that there are none on the site. [IBC, 1104.2, 1107.6].*

An exhibit will be provided to the reviewer.

TR 4. *The minimum vertical clearance of an accessible route shall be 80 inches. [ANSI 307.4]. Provide the minimum vertical clearance.*

Minimum vertical clearance is provided as required. See sheet 20: Building Elevations.

TR 5. *Accessible routes shall be located so that users are not required to wheel or walk behind parked vehicles (except the one they operate or in which they are a passenger) or in traffic lanes. [IBC 1104.1, 1106.6]*

Comment noted.

TR 6. *Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.*

A note stating the accessible space sign requirements is added to the Sheet 6: Site Plan as note 10 of 'General Notes'.

TR 7. *For apartments or condominiums, when the slope of the finished grade between accessible buildings and facilities exceeds 1:12, or when physical barriers prevent the installation of an accessible route, a vehicular route with parking at each accessible building or facility may be provided in place of an accessible route. [IBC 1107.4(1)]*

An accessible sidewalk is provided and labeled on the Site Plan.

TR 8. *For apartment buildings or condominiums containing more than 20 dwelling units, 2 percent of the parking spaces shall be accessible. Where parking is provided within or beneath a building, accessible spaces shall also be provided within or beneath a building.*

The parking requirements for the case are waiver per Affordability Unlocked Development Bonus Program. However, the accessible parking spaces are provided in line with the TAS requirement.

TR 9. *Provide the following note on the site plan with signature block for the engineer: "Existing sidewalks to remain have been verified to comply with the applicable version of the Texas Accessibility Standards, federal ADA requirements, and City of Austin standards."*

The note has been added to Sheet 6: Site Plan as Note no. 11 of 'General Notes'

TR 10. *Grades of driveway approaches may not exceed the limits in City Standard No. 433S-2. For a street with a curb basis of 10 feet, the driveway may not slope more than 8.5 inches from the property line to the lip of gutter. Provide spot elevations at the property line and the lip of gutter to demonstrate that the grade complies with City standards.*

Noted. Spot elevations are provided at the property line and gutter.

TR 11. *Submit a detailed floor plan of the parking structure showing turning radii, structural supports, internal circulation, and ramp grades. LDC 25-6-561; TCM, Table 9-1.*

There is only parking level that showing on the Site Plans sheet.

TR 12. *Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show>Relocate the dumpster. LDC 25-2-1067(c); TCM, 9.3.0.2.*

Trash dumpster has been relocated to have adequate access and maneuverability.

TR 13. *Callout the mail kiosk.*



Mail kiosk has been called out on the Site Plan.

#### **AW Utility Development Services – Bradley Barron – 512-972-0078**

AW1. §25-9:

*Service Extension Requests 4707 is currently in review and must be approved prior to plat approval. For status, contact Katie Frazier. Additionally, the plan set does not include required offsite improvements required by the SER. Please address.*

The improvements per 4707 has been proposed and approved.

AW2. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

*Once AW1 is resolved, the landowner intends to serve the site with City of Austin water and wastewater utilities. 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.*

Comment noted.

#### **Water Quality Review – Kena Pierce – 512-974-7273**

WQ 1. *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](http://www.ci.austin.tx.us/watershed/downloads/engineers_cert_form.pdf).*

City of Austin Certification of Compliance Form has been provided as part of the update.

WQ 2. *Please update the engineering report (and resubmit it with the next update) with justifications for Fee-in-lieu using requirements from ECM 1.6.4.*

The engineering report has been updated on the WQ fee-in-lieu approach and has been submitted as part of the update.

WQ 3. *Provide an updated Appendix T with an updated adjustment factor which is located at the following website. <http://www.austintexas.gov/department/stormwater-management>*

An updated Appendix T is provided to the reviewer.

WQ 4. *If Fee-in-Lieu request is not approved, a water quality control plan will be required per LDC-25-8-211.*

Comment Noted.

WQ 5. *Participation in the RSMP does not waive the requirement for ECM 1.6.8 and LDC 25-7- 61(B)(3). The difference between the existing and proposed flow for the 2 year storm exceeds the amount deemed controlled in 1.6.8. Please provide detention for the 2 year storm.*

The site is about half an acre and all the drains and downspouts are connected to the 18" storm pipe to capture all the runoff, with no overland flow which avoids erosion. This comment will be addressed with WPD.

#### **AW Pipeline Engineering – Larry Williams – 512-972-0340**

Red Lines

<https://studio.bluebeam.com/share/qxov9m>

Plans have been revised per red lines and responses have been added to the redline markup.

#### PARD / Planning & Design Review – Scott Grantham – 512-974-9

PR1. *No park fees will be charged for certified affordable units. For any market rate units, the parkland dedication and park development fee will be required (City Code 25-1-601) and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). Currently, the proposed unit count is 110 including 110 affordable units.*

**Parkland dedication fee will be paid prior to the Site Plan approval.**

PR2. *Add the following note to the coversheet, and update if unit count changes:  
An exemption to the Parkland Dedication Ordinance has been granted for 110 certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.*

**The note has been added to the Cover Sheet as Note 12 in General Notes.**

#### City Arborist Review – Dillon Olsen – 512-974-2515

CA1 *Please update the tree survey list to include the date of the survey. The date of the tree survey must be within five years of date of project application, as tree surveys are only accurate for five years due to changes in tree health and trunk growth. [ECM 3.3.2]*

**The survey was completed on 10/15/2019. The date of the survey is shown on the tree list.**

CA2 *Please add the Environmental Standards detail 610S-4 to the Erosion & Sedimentation Controls sheet. [Standards Manual Series 600]. The detail can be found here:*

[https://library.municode.com/tx/austin/codes/standards\\_manual?nodeId=CITY\\_AUSTIN\\_Texas\\_SERIES\\_600EN](https://library.municode.com/tx/austin/codes/standards_manual?nodeId=CITY_AUSTIN_Texas_SERIES_600EN).

**The detail has been added to Sheet 11: Details (1 of 1)**

CA3 *Show all regulated trees (8" in diameter or greater) on the Erosion & Sedimentation Control Plan.*

**All regulated trees are shown on the Erosion & Sedimentation Plan.**

CA4 *Trees proposed to be preserved must meet the following criteria:*

- (a) *A minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;*
- (b) *Cut or fill is limited to 4 inches from the ½ critical root zone to the ¼ critical root zone; and*
- (c) *No cut or fill is permitted within the ¼ critical root zone.*

**Comment noted. The design has been revised to meet the above criteria.**

CA5 *Demonstrate how the construction of the proposed building, including the installation of scaffolding, does not require removal of more than 25% of the canopy of the preserved trees, specifically Heritage Trees #5001 and #5008. [ECM 3.4.3, 3.5.2] Davey –*

**Tree and canopy assessment will be sent to the reviewer**

CA6 *As per LDC 25-8-642, an administrative variance may be granted for a heritage tree to be removed only after determining by the city arborist that the tree is dead, diseased, or an imminent hazard. If not dead, diseased or an imminent hazard, clearly show that the tree prevents reasonable use or access of the property and that all design options have been exhausted. Further variance review comments pending. Davey*

**An exhibit and a variance request will be submitted to the reviewer via email, as needed.**

CA7 *Please provide the Tree Care Plan that the Landscape Plan calculations allude to. The care plan needs to be included in a Landscape Plan sheet in order to document it. The care plan must address the specific impacts that are happening to the tree(s) relative to the proposed or current work. Soil aeration/de-compaction, deep root fertilization, mulch, and biochar use are remedial methods which may aid in caring for tree impacted by construction. Davey – will be provided*

**A tree care plan will be provided to the reviewer via email.**

CA8 *Further preservation and mitigation review/comments pending.*

CA9 *For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:*

Surveyed:

- *Total Appendix F tree inches surveyed;*
- *Heritage tree inches surveyed;*

- *Non-Appendix F tree inches surveyed;*
- *Invasive tree inches surveyed;*

Removed:

- *Total Appendix F inches removed;*
- *Heritage Tree inches removed;*
- *Total Non-Appendix F inches removed;*
- *Invasive inches removed;*
- *Total Dead, Diseased, or Imminent Hazard (DDI) inches removed;*
- *DDI Heritage tree inches removed;*

Mitigation:

- *Total mitigation replacement inches planted;*
- *Total replacement inches planted on site (private trees);*
- *Total replacement ROW inches planted;*
- *Private inches owed to Urban Forest Replenishment Fund (UFRF)*
- *Public inches owed to UFRF*
- *Total non-mitigation inches planted on site; [ECM 3.5.4]*

The above information has been added to the landscape plans.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.

Sincerely,



Nhat Ho, PE

Date: 09/03/20