

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SPC-2017-0482C
REVISION #: 00 UPDATE: U0
CASE MANAGER: Nikki Hoelter PHONE #: 512-974-2863

PROJECT NAME: Zilker Park - Austin City Limits Staging Area
LOCATION: 2262 1/2 LOU NEFF RD

SUBMITTAL DATE: January 9, 2018
REPORT DUE DATE: February 7, 2018
FINAL REPORT DATE: March 1, 2018

22 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is December 19, 2018.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive.

Please submit 10 copies of the plans and 11.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

REVIEWERS:

Electric: Karen Palacios
Drainage Engineering: Joydeep Goswami
Environmental: Alex Butler
Flood Plain: Henry Price
PARD / Planning & Design: Jackie Chuter
Planner 1: Cindy Edmond
Site Plan: Nikki Hoelter
R.O.W. : Reza Sedghy
Transportation Planning: Natalia Rodriguez
Water Quality: Joydeep Goswami
Wetlands Biologist: Ana Gonzalez

Electric Review - Karen Palacios - 512-322-6110

EL1. There is a propose transformer shown. The following needs to be discussed with your design lead and preliminary approval.

EL 2. Christian Pope (**interim design lead**) at ph. 512-505-7674 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian 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 Christian a point-of-service for your project, as well as the projected load required for service, with completed ESPA form with case number.
- Staff highly suggests having your MEP discuss items with Christian.

EL 3. FYI: Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.

Drainage Engineering Review - Joydeep Goswami - 512-974-3568

DATE REVIEWED: 02/08/18
UPDATE #: U0
FORMAL UPDATE REQUIRED.

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. Please provide a fully-bound (minimum three-staples) Engineer's Report.

DE 2. The proposed 36" storm drain conveying off-site flows through the site must be located within a drainage easement or equivalent per LDC 25-7-151.

DE 3. Per City of Austin G.I.S information, a portion of the site is located within the 100-yr floodplain as defined by F.E.M.A. and City of Austin fully-developed conditions. The 100-yr floodplain must be contained within a dedicated drainage easement or equivalent document for City property.

DE 4. Please add the following note to the cover sheet:

"For those developments which are immediately adjacent and discharge directly into Lake Travis, Lake Austin, Lady Bird Lake and the Colorado River, on-site detention is not required. [DCM 1.2.2 (F)]."

DE 5. Please include the flow, depth, velocity, and hydraulic grade line for the 100-yr storm in the profile of the proposed storm drain.

DE 6. Per the meeting held on 02/08/18, the alignment of the proposed storm drain is to be revised such that the discharge point is at location of the existing 36" outlet pipe. For erosion control purposes, the pipe is to drain to a manhole and discharge at the existing water surface elevation.

DE 7. Please provide a cross-section of the existing swale that is to be extended to convey water from the parking area to the water quality pond. This is to ensure adequate capacity for conveyance.

DE 8. A cross-section for the channel providing conveyance of off-site flows along Stratford Drive is provided on Sheet 10. Please provide a profile of the channel that includes flow, depth, velocity, and hydraulic grade lines for the 25-yr and 100-yr storm. Please demonstrate that the 25-yr storm is contained within the channel and that the 100-yr storm is contained within the right-of-way or a dedicated easement.

DE 9. The proposed trench drain as shown as detail A/19 is a non-standard improvement to be maintained by the City of Austin. Therefore, approval from the Public Works – Street and Bridge Division is required. Please provide documentation of approval once obtained.

Additional comments may be generated once the information from the above comments is provided.

Environmental Review - Alex Butler - 512-974-2067

Update 0 2/1/18

Endangered Species

EV 1 According to COA GIS, this site is located within the endangered species area. Please notify the following individuals via email of the proposed development and cc this EV reviewer:

Travis County: BCCP@traviscountytx.gov

US Fish and Wildlife: Tanya Sommer tanya_sommer@fws.gov (512)490-0057 X222

Kimberlee Harvey at BCCP: kimberlee.harvey@austintexas.gov

[LDC 25-8-691 through 696]

Cover Sheet Notes

EV 2 Add a note to the cover sheet that states:

"This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative."

Final Plat Sheet

EV 3 Provide a signed copy of the final plat or a land status determination.

General Notes Sheet

EV 4 Add ECM Appendix P-2 notes to the general notes sheet. The notes can be found at:

https://library.municode.com/tx/austin/codes/environmental_criteria_manual?nodemd=APXP-2CIAUSTNOTRNAARPR

Impervious Cover Comments

EV 5 This project is located in the Drinking Water Protection Zone. Provide a Q1 and Q2 table. Water Supply Suburban has a 40% impervious cover limit. Anything above 40% impervious cover will need a Land Use Commission Variance. [LDC 25-8-62, ECM Appendices Q-1 and Q-2]

Grading

EV 6 Provide an exhibit showing:

- Cut from 4 to 8 feet;
- Cut in excess of 8 feet (specify maximum cut);
- Fill from 4 to 8 feet; and

- Fill in excess of 8 feet (specify maximum fill).

Exclude grading beneath buildings / parking garages and exclude grading beneath ROWs the exhibit. Additional grading review and comment may be pending. Be sure to clearly differentiate public ROWs from private driveways.

Demolition Sheet

EV 7 Add a note to the demolition plan stating:

“A preconstruction meeting with the Environmental Inspector is required prior to any site disturbance.”

EV 8 Provide an ESC plan / tree protection plan for the proposed demolition activities. This information is necessary to confirm that the proposed demolition activities will not occur within the half critical root zone of trees proposed to be preserved.

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

EV 9 LOC must be contiguous. Attach lone LOC portions on the eastern side of site.

EV 10 Replace rock berms with turbidity curtain in the within the CWQZ, just north of the water quality pond.

EV 11 Hatch the areas and provide a callout / construction detail on the ESC plan for erosion control matting to be installed over all proposed areas to be revegetated exceeding a final grade of 15%.

EV 12 Show the location of the concrete washout area on the ESC sheet.

EV 13 Provide a breakdown of onsite drainage acreage, including slope and flow arrows to the individual erosion controls.

EV 14 Provide silt fence along the entire upslope LOC boundary to prevent surface water from draining into the LOC. [ECM 1.4.4.B.2]

EV 15 Invert the silt fence “V”s on the north end of site to effectively reduce chances of fugitive sediment.

EV 16 Move silt fence to northern boundary of LOC.

EV 17 For rough cut ponds, sediment traps, and sediment basins dewatering skimmers must be designed to dewater at the surface. Provide ECM Figure 1.4.5.K.1 in the plan set and show the dewatering skimmer location.

EV 18 On the ESC sheet and on the landscape plan sheet, hatch the area where the LOC enters into the CWQZ and add a callout note stating:

“This area requires native grassland seeding and planting per City of Austin Standard Specification 609S.6, including topsoil and seed bed preparation, temporary irrigation, and weed maintenance.”

EV 19 Add the following details to the plan set:

- Concrete washout;
- Turbidity curtain detail ECM Figure 1.4.5.P.1; and
- Dewatering skimmer detail ECM Figure 1.4.5.K.1.

[LDC 25-8-181, LDC 25-8-604, ECM 3.5.2, ECM 1.4.1.1(C)]

EV 20 Show proposed trees to be removed on the ESC and Site Plan sheet.

EV 21 Add tree survey to ESC Sheet.

EV 22 Show all preserved trees along the north/northeastern side of site on ESC Sheet

Tree Protection Requirements [LDC 25-8-604, 624, ECM 3.3.0, 3.4.0, 3.5.0]

EV 23 The current plan design does not meet the intent of the tree preservation requirements of the LDC 25-8-604 and 25-8-624. Prior to next update provide the following:

- Tree survey table breaking out trees by regulatory class
- Tree assessment by qualified arborist
- List of any Waivers or Variances being requested in an effort to preserve trees
- Schedule meeting with Environmental Reviewer

EV 24 Revise the current tree survey to include all trees located within and adjacent to the LOC (including ROW trees) that are two inches in diameter or more as measured 4 1/2 feet above the natural grade level. Include a tree survey table indicating species, ID numbers, caliper inches, and whether trees are proposed to be removed or preserved. The tree survey table must indicate the particular tree types (such as Live Oak, Cedar Elm, Texas Ash, etc). Indicating only Oak or only Ash does not comply with ECM requirements. [ECM3.3.0]

EV 25 The tree survey list must include the following:

- (1) Heritage trees must be indicated with an 'H' on the tree survey list;
- (2) Multi-trunk trees must be indicated with an 'M' on the tree survey list; and
- (3) ROW trees must be indicated with an 'R' on the tree survey list.

EV 26 Indicate the date of the tree survey adjacent to the tree survey list. [ECM 3.3.2.A, ECM 3.3.0]

EV 27 Multi-trunk trees must include individual stem diameters in the tree survey list.

EV 28 Extend tree protection on trees numbered 100, 104, and 109 to protect the full critical root zone.

EV 29 Add tree protection fence to all trees shown to be preserved.

EV 30 Trees proposed to be preserved must meet the following criteria:

- (1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
- (2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
- (3) no cut or fill is permitted within the 1/4 critical root zone.

[ECM 3.5.2, ECM Appendix V Figure 3-6]

Innovative Water Management (Requires input from both civil engineer and landscape architect; requires approval of Drainage Review)

EV 31 Demonstrate compliance with the Innovative Water Management (IWM) requirement [LDC 25-2-1008, ECM 2.4.9].

Include the following information on drainage, grading, and landscape plans:

- Hatch and show the square footage* of
 - the impervious drainage area (stormwater runoff source) and
 - the pervious landscape area receiving stormwater runoff.
 - *Note: minimum ratio is 1 sq. ft drainage / 2 sq. ft. landscape
- Provide calculations demonstrating that flow to the receiving area is non-erosive.
- If the receiving area is not a green infrastructure water quality control [ECM 1.6.7], and/or is not adequately sized to infiltrate the design storm, then receiving area must drain to a stormwater facility.

Landscape and Tree Mitigation

EV 32 Provide Landscape Plan. Further landscape comments pending.

EV 33 Provide mitigation plans. Further mitigation comments pending.

EV 34 Include irrigation notes per ECM Appendix O. [ECM 2.4.6(B)]

EV 35 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 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)]

EV 36 Add planting detail ECM Figure 3-14 to the landscape plans.

EV 37 Specify a minimum of 3 inches of organic mulch for the planting details. [ECM 2.4.5(A)]

EV 38 Tree mitigation must be provided (at minimum) at the following rates:

19 inches and greater, ECM Appendix F trees: 100%

8 to 18.9 inches, ECM Appendix F trees: 50%

19 inches and greater, all other trees: 50%

8 to 18.9 inches, all other trees: 25%

[ECM 3.5.4]

EV 39 Only trees shown in ECM Appendix F can be used for mitigation purposes. [ECM Appendix F]

EV 40 Seventy-five percent of the total caliper inches of mitigation trees required must be represented by significant shade trees located in [Appendix F](#). The remaining 25% of total caliper inches may be represented by a mixture of [Appendix F](#) tree species. All trees selected must be suitable for the environment of the immediate planting site (see [Appendix F](#) for specific categorization such as tree, soil, site, or regulatory qualities). [ECM 3.5.4.A.4.]

EV 41 Note: No mitigation is required for the removal of the following non-native invasive trees, but they need to be included in the tree survey:

Tree of heaven; Mimosa; Paper mulberry; White mulberry; Russian olive; Chinese parasol; Golden rain tree; Ligustrum; Chinaberry; Nandina; Photinia; Chinese pistache; Pyracantha; Salt cedar; Chinese tallow; Siberian elm; and Lilac chaste. [ECM 3.5.4.]

EV 42 For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:

- Total Appendix F tree inches surveyed;
- Total Appendix F tree inches removed;
- Total Non-Appendix F and Invasive removed;
- Total mitigation inches planted on site.

[ECM 3.5.4]

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

EV 43 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. 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]

EV 44 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

Flood Plain Review - Henry Price - 512-974-1275

Reviewer notes: Portions of the site are located within the mapped 100-year floodplain of Lady Bird Lake. Applicant has shown the location of the 100-year floodplain on site plan sheets. Applicant does not propose any development activities within the floodplain.

- FP 1. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement pursuant to LDC 25-7-152. Please provide documentation demonstrating this or provide requisite easement

Industrial Waste Review - John McCulloch - 512-972-1060

February 2, 2018
Approved

IW1. As long as there is no proposed wastewater service connection, there are no requirements.

PARD / Planning & Design Review - Jackie Chuter - (512)974-9457

UPDATE 0:

PR 1: On Sheet 5, it is hard to tell whether or not the split rail fence continues along the north side of the proposed sand filter pond due to overlapping lines. Please ensure that the line style symbolizing the fence is clearly visible here.

PR 2: On Sheet 5, extend the fence around the east side of the proposed sand filter pond up to the edge of the CWQZ. Add a gate where the proposed access ramp is located to discourage public traffic in this location.

Site Plan Review - Nikki Hoelter - 512-974-2863

- SP 1. This site is zoned P (Public), and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code Section 25-2-625. The CUP will be scheduled for Planning Commission after all comments have been cleared.
- SP 2. Verify whether the site is zoned P, public and dedicated parkland, or is it only zoned P, public. If the site is also dedicated parkland, additional comments may be generated.

WATERFRONT OVERLAY

SP 3. The site is located in the Waterfront Overlay, Zilker Park Subdistrict. Provide this as a note on the coversheet.

SP 4. WATERFRONT OVERLAY (WO) COMBINING DISTRICT REGULATIONS.

(A) This subsection provides requirements for review and approval of site plans.

4) The Land Use Commission shall request a recommendation from the Environmental Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. If the Environmental Board fails to make a recommendation, the Land Use Commission may approve or deny the site plan without a recommendation. [Section 25-2-721]

**Please provide a recommendation for the site plan from the Environmental Board prior to scheduling for Planning Commission. This recommendation is separate from environmental waiver recommendations.

- SP 5. Except as otherwise provided in this subsection, parking areas and structures are prohibited; it would appear a portion of the site will be used for parking. [Section 25-2-721(B)(1)] Please clarify.
- SP 6. Please verify that these amenities will not be provided within the primary setback of the site, park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions. If provided the site will be required to comply with Section 25-2-721(B)(2);
 the park facilities are located on public park land; and
 the impervious cover does not exceed 15 percent.
- SP 7. Verify whether fountains, patios, terraces, outdoor restaurants, and similar uses are provided in the secondary setback. These are the only improvements permitted in the secondary setback. [Section 25-2-721(C)(1)]
- SP 8. Verify the impervious cover does not exceed 30% in the secondary setback. [Section 25-2-721(C)(2)]
- SP 9. Show on the site plan the boundary of the primary and secondary setback for the Zilker Park Subdistrict. [Section 25-2-745(B)(C)]
 (B) The primary setback line is located 100 feet landward from the Town Lake shoreline.
 (C) The secondary setback line is located 700 feet landward from the primary setback line.
- SP 10. *25-2-715 (C) Copies of administrative site plans submitted within the Waterfront Overlay shall be provided to the board to assist in maintaining a comprehensive understanding of all development activity affecting the waterfront. Please contact this reviewer to discuss.
 **A copy of the approved plan will need to be provided to Mark Walters with Zoning and Planning.*

SUBCHAPTER E

- SP 11. FYI - This site is located on an urban roadway, all Subchapter E requirements will be based on this roadway type.
- SP 12. Place the following note on the building elevation sheet: "Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review."
- SP13. Place the following note on the cover sheet: "This site plan is subject to Subchapter E of the Land Development Code (Commercial Design Standards)."
- SP 14. Include the following note on the site plan page: "All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E."
- Also include Figure 34 from Section 2.5. on the site plan sheet.
- SP 15. 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.

SP 16. All development subject to Section 2.7 of Subchapter E shall devote a minimum of 5% gross site area to one or more of the following types of private common open space or pedestrian amenities.

*Please identify the area on the site plan with a specific demarcation.

*Show the amount of area provided in the site data table.

CAPITOL VIEW CORRIDOR

SP 17. This site is within the Mopac Bridge Capitol View Corridor. Show the limits of the view corridor on the plan.

Since a building is not proposed or an extreme amount of grading in this area a capital view corridor determination will not be required.

NATIONAL REGISTER HISTORIC DISTRICT

SP 18. The site is located in the National Register of Historic Districts. The Historic Landmark Commission must review proposed exterior and site changes to City Historic Landmark properties in an effort to assist owners in retaining the historic character and defining architectural characteristics of important historic sites in Austin. The Historic Landmark Commission reviews Certificate of Appropriateness applications at its monthly meetings (typically the fourth Monday of each month). The applicant needs to be present at the meeting to answer any questions that may arise and to provide supplemental information as needed. Please contact Steve Sadowsky, Historic Preservation Officer at 512-974-6454 or at Steve.Sadowsky@austintexas.gov.

** This comment pending approval of site plan from the Historic Preservation Office.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP 19. **Please declare a land use for the site. Staging area is not a Land Development Code defined use therefore a land use will need to be declared for the project. It would appear the use which would best fit the project is General Warehousing and Distribution. The proposed use would not be permitted in the P, public zoning district, because it's being used/developed by a private owner, and the Parks Department is only the owner of the property. [Section 25-2-624]**

SP 20. Please show all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc. Indicate volume and page or document number, or dedication by plat.

SP 21. FYI - All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.

SP 22. Add the following note: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary."

SP 23. Verify whether the development encroaches into the TXDoT right of way, under the Mopac Bridge.

SP 24. Provide a site data table for the development. Although buildings are not proposed, provide a place holder within the table which show zero buildings.

SP 25. The table will also need to provide the existing and proposed impervious cover, in percent and square feet. The information being requested for site plan requirements is based on gross site area.

SP 26. Please show the boundary lot lines with bearing and dimensions for the 11 acre site. It appears it's shown only for the limits of construction.

- SP 27. Identify the right of way boundaries for Stratford Lane and Lou Neff Road on the site plan sheet. If either street isn't dedicated right of way, please label as private drives.
- SP 28. Show the address as 2262 ½ Lou Neff Road on the coversheet and within the margin on each sheet.
- SP 29. The tract is not legal by subdivision, therefore a Land Status Determination is required to determine if it is a legal tract. In order to make this determination, contact the Development Assistance Center on the first floor [Section 25-1-61].

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

APPROVED

The proposed site plan (SPC-2017-0482C) is approved from a plumbing code perspective.

R.O.W. Review - Reza Sedghy - 512-974-7912

REJECTED 2-3-2018

ROW1 All utilities must be approved prior to ROW.

ROW2 AULCC is pending (UCC-180118-06-01).

Pending comments: AWU, and Street and Bridge.

Approval for this Site Plan is related to the plans received in this update. All revisions required to satisfy any other reviewer's comments, must not affect construction in the ROW. If revisions to this plan require changes to any elements or proposed construction within the Right-of-Way, a formal review by ATD- ROW and ATD-Traffic Control will be required.

Please note:

1. Approval of Site Plan does **not** permit any work in the Right-of-Way to be conducted without approved permit:
 - a. Excavations for utilities require an Excavation Permit (EX)
 - b. Driveways and Concrete work require a Driveway/Sidewalk Permit (DS)
 - c. Traffic Control and Pedestrian protection require a Temporary Use of Right-of-Way Permit (TURP)
 - d. All other permits such as Building Permit (BP) must be approved before use of the ROW will be allowed
2. Approved set of plans must be submitted to ROW Management before Excavation permits will be approved. Please deliver to:

Isaiah Lewallen
3701 Lake Austin Blvd. Austin TX 78703
(Isaiah.Lewallen@austintexas.gov) 512-974-1479

3. Development Services inspection fees must be paid and recorded, and DSD inspector assigned to job **before excavation permit can be issued**. Contact Stephen.Castleberry@austintexas.gov
4. If License Agreements or Encroachment Agreements are required all agreements must be approved and recorded before ROW permits can be approved. This also includes:
 - a. All Plan Revisions/Corrections be submitted and approved
 - b. All updated engineering estimates for any plan revision/correction be submitted to Development Services
5. Coordinate with Austin Center for Events (Betty.Torres@austintexas.gov), Public Works Department, and any other projects identified as conflict at time of permitting
6. Most ROW permits can be applied for online at: <http://www.austintexas.gov/rowman>

Traffic Control Review - Eva Moore - 512-974-7671

Approved based on conditions at time of review

Transportation Planning - Natalia Rodriguez - 512-974-3099

SUBCHAPTER E

- TR1. Clarify if a building is proposed within the limits of construction for the proposed site plan application. Additional requirements may be generated per City Council Resolution # 20071129-046.
- TR2. A Development of a site five acres or larger with frontage on a urban roadway shall comply with the Internal Circulation Routes (§2.2.5). Each internal block shall be no larger than 5 acres. The maximum length of any block face, as measured from intersection to intersection, shall be 800 feet. Identify (label) the ICRs on the site plan, or request AEC. (§2.2.5.C.1).
- TR3. Publicly accessible sidewalks shall be provided along both sides of all ICRs (§2.2.5.B). Refer to §2.2.5.B for the sidewalk sections required along ICRs.
- On portions of the street with building frontage meeting the requirements of §2.2.5.C, the sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb. The zone shall be planted with street trees at an average spacing not greater than 30 feet on center, or up to 60 feet on center with approval of the Director if parallel or head-in parking is provided pursuant to §2.2.2.B.5 and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Contact the Environmental Reviewer for a list of approved shade street trees.
 - On portions of the street that do not contain building frontage, a five-foot unobstructed sidewalk shall be provided, all of which shall be located within 12 feet of the curb. Dimension and label the Planting Zone and the Clear zone on the Site Plan.
- TR4. Sidewalks, designed in accordance with the Commercial Design Standards, are required along Urban Roadways (Stratford Drive and Lou Neff Road) (§2.2.3.B). The sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb; and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Dimension and label the planting zone and the clear zone on the site plan along Stratford Drive and Lou Neff Drive. FYI – the sidewalk is required to the edge of the LOC lines along both streets.
- TR5. All utility lines shall be underground from the building to the property line. Utility lines within the right-of-way shall be placed underground or relocated to the rear of the site to the maximum extent practicable. (§2.2.3.B). Clarify why power poles are proposed (near the proposed driveways). The utilities shall be placed underground.

- TR6. Provide private drive or public street connections to existing private drives or public/private streets on adjacent sites, or stub-outs if connections are not feasible. If a stub-out is proposed, provide a callout indicating “stub-out for future connectivity”. (§2.3.1.A).
- TR7. Where a public street is adjacent to the property line, provide direct pedestrian and bicycle access from that street to a customer entrance/use. The pedestrian and bicycle access points must be fully accessible during operating hours. (§2.3.1.B)
- TR8. All sites must provide at least two options to improve connectivity [2.3.2](#) (Table B). If the project provides surface parking in excess of 125% of the required parking, then the project must provide at least three measures of improvement (§[2.3.2](#)) Show the options on the plans and provide a table indicating the chosen options.

DRIVEWAYS

- TR9. Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate. LDC 25-6-295, 25-6-321, 25-6-322; TCM, 5.3.1.R. A driveway means a surfaced area providing vehicular access between a street and an off-street parking or loading area. LDC 25-1-21. It does not appear that off-street parking or loading are proposed with this site plan application. Please remove all driveways and curb ramps and indicate that curb and gutter is proposed and will be constructed in accordance with City of Austin standards (along Lou Neff Road), or revise the plans to show proposed off-street parking. If parking is proposed, show and dimension the driveway widths at the property line, curb return radii, throat length, spacing, etc. in accordance with the Transportation Criteria Manual. Additional comments may be generated after further review.

PARKING

- TR10. Clarify what the proposed crushed stone staging area and pervious pavers will be used for. Based on existing Google Images, this area is being used as surface parking. Additional comments may be generated after further review.
- TR11. Provide a parking table indicating the proposed and existing land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces (if proposed) by type (standard, compact, handicapped, bicycle, loading, etc.). LDC 25-6-472, Appendix A. If a parking table does not exist for the site, provide the information listed above and staff will provide a Special Parking Determination.
- TR12. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bicycle rack (City of Austin standard detail #710S-1 or S-2, approved 2012). The minimum requirement is 5% of the motor vehicle spaces prior to reductions, or 5 spaces whichever is greater, LDC 25-6-477, Appendix A. TCM, 9.2.0, #11.

SIDEWALKS

- TR13. Confirm that the existing hike and hike trail will not be reconstructed or revised with this proposed site plan application.
- TR14. The sidewalk locations shall comply with the Subchapter E Commercial Design Standards (7-foot planting zone and 5-foot clear zone). Please remove the 2-foot dimension between the property line and the edge of the clear zone (as required by the TCM).

RIGHT-OF-WAY

- TR15. Show the existing right-of-way and pavement width for Stratford Drive and Lou Neff Road and remove “existing” from their callouts. Additional right-of-way dedication may be required after further review.
- TR16. Remove the ramp detail on sheet 5, typical driveway detail on sheet 6. The City of Austin details are shown on sheet 20.

ACCESSIBILITY

- TR17. Provide the following note on the site plan: "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."
- TR18. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes along the sidewalk within the right-of-way in accordance with TAS standards.
- TR19. Provide the following notes:
- Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]
 - Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]
- TR20. Curb ramps must be located so as to provide a continuous accessible path of travel. Show a curb ramp at the intersection of Stratford Drive and Lou Neff Road going across Stratford Drive (for the "t" intersection) and provide the "T" intersection COA standard detail 432S-3C. TCM, 4.3.0.G. [TCM, 4.3.0; City of Austin Standard No. 432S-3 thru 432S-3F].

MISCELLANEOUS

- TR21. Clarify if this site is within an overall site plan which includes the green lawn (soccer fields area), volleyball courts, botanical gardens, etc. If there is an overall site plan, please provide the overall park site plan sheet showing the existing and proposed improvements.
- TR22. Clarify if trash dumpsters is proposed within the LOC.
- TR23. Show all existing and proposed physical obstructions (utility poles, trees, etc.) in the right-of-way which could affect sidewalk or driveway locations. For information: You may have to relocate utilities at your own expense if they interfere with sidewalk or driveway locations.

Additional comments may be provided as a result of information or design changes provided in your update.

AW Utility Development Services - Neil Kepple - 512-972-0077

WW1. The site plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water construction must be inspected by the City of Austin.

FYI: For plan review status contact Pipeline Engineering at 512-972-0154. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Utility Waller Creek office located on the 3rd Floor at 625 E.10th St. Austin, TX 78701.

Water Quality Review - Joydeep Goswami - 512-974-3568

DATE REVIEWED: 02/08/18
UPDATE #: U0
FORMAL UPDATE REQUIRED.

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.

WQ 1. Per LDC 25-1-83(D)(2), 2) if the site overlies a closed municipal solid waste land fill, one of the following is required: (a) a development permit from the Texas Commission on Environmental Quality; (b) written notification from the Texas Commission on Environmental Quality that a development permit is not required.

WQ 2. Per the meeting held on 02/08/18, the sedimentation/filtration pond that is currently shown on the plans will be change to a sedimentation/biofiltration pond. The ECM Appendix R-6 table for biofiltration ponds will be reviewed once submitted.

WQ 3. Please provide a planting plan of the proposed biofiltration pond.

WQ 4. Please provide a copy of the on-going IPM plan that has been approved for PARD projects.

WQ 5. An impermeable liner under the water quality basin is required for sites located over the Edwards Aquifer Recharge Zone per ECM 1.6.2(C). An impermeable liner is proposed. However, the depth of liner may be revised per the meeting on 02/08/18. This comment is pending final resolution.

WQ 6. Per comment WQ 5, a protective soil layer is required over the impermeable liner per ECM 1.6.2(C). the depth of the protective soil layer may be revised per the meeting on 02/08/18. This comment is pending final resolution.

WQ 7. A Quality Assurance/Quality Control (QA/QC) plan is required for the construction, installation, and on-going maintenance of the impermeable liner per ECM 1.6.2(C). Please provide this plan.

WQ 8. The rock flow spreader as shown on detail E/16 should be a minimum of 2' in width per ECM Figure 1.6.5A.

WQ 9. This reviewer is confirming with Field Operations staff that the proposed access paths are adequate.

WQ 10. Please provide City of Austin standard signage and gate for ponds maintained by the City of Austin.

WQ 11. Please show the water quality water surface elevation on the pond cross-section provided as A/16 on Sheet 16.

Additional comments may be generated once the information from the above comments is provided.

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

WB 1 **Update 0** The proposed water quality pond encroaches within the boundary of the wetland CEFs and their respective 150' standard CEF buffer. Please either adjust your proposed LOC outside this area or propose what mitigation strategy will address these impacts. Please be aware that 1:1 mitigation is required per ECM 1.10.3 for both the CEF buffer as well as the wetland.

WB 2 **Update 0** Additional comments may be generated as additional information becomes available

AW Pipeline Engineering - Britt Jones - 512-972-0235

Red-lined comments have been provided on the plans submitted to the Development Service Department.

The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10th Street, Suite #300, Austin, TX. 78701.

The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will not be accepted for review by the Development Services Department.

Planner 1 Review - Cindy Edmond - 512-974-3437

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released *after* the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above at Cindy.Edmond@austintexas.gov to set up an appointment to receive the site plan permit.

P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbers**
- File number: **SPC-2017-0482C**
- Application date: **Nov 27, 2017**
- (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
- (if the case is approved by Commission) Under Section **142** of Chapter **25-5** of the City of Austin Code
- Case Manager: N Hoelter
- Zoning:

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

P3. FYI – FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of report