

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



CASE NUMBER: SP-2018-0595C
REVISION #: 00
CASE MANAGER: Randall Rouda
UPDATE: U0
PHONE #: 512-974-3338

PROJECT NAME: 1303, 1311 & 1401 South Lamar
LOCATION: 1311 South Lamar Blvd

SUBMITTAL DATE: January 9, 2019
REPORT DUE DATE: February 7, 2019
FINAL REPORT DATE: February 14, 2019
7 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 24, 2019.** 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 the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 13 copies of the plans and 14.0 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 Planner 1 and only the letter is required for Austin Water Utility Development Services.**

Please note: if Austin Water rejects a plan on Update 3, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Ramon Rezvanipour
Electric : Karen Palacios
Addressing : Dolores Huerta
Drainage Engineering : Leslie Daniel
City Arborist : Jim Dymkowski
Environmental : Jonathan Garner
Fire For Site Plan : Marvin Lewis
PARD / Planning & Design : Thomas Rowlinson
Site Plan : Randall Rouda
Site Plan Plumbing : Cory Harmon
R.O.W. : Isaiah Lewallen
Transportation Planning : Katie Wettick
AW Utility Development Services : Bradley Barron
Water Quality : Leslie Daniel
AW Pipeline Engineering : Larry Williams

Helpful link for site plan preliminary design requirements


<https://austinenergy.com/wcm/connect/4a000c1a-1408-40ea-a265-1a95ae793327/customerPreliminaryDistributionDesignRequirements.pdf?MOD=AJPERES&CVID=m6gPpth&CVID=m6gPpth>

EL 1. The existing overhead facility on the north lot line must be cleared of the proposed building shown. This facility has 4 ft. cross arms from the center of the pole. The following must be shown and building relocated for safety and clearance per AE, NESC and OSHA requirements.

A profile plan of each side of the proposed building including overhangs and balconies and the existing electrical pole include the height with all three conductors/neutral. Link of the criteria manual

1.10.0 - CLEARANCE AND SAFETY REQUIREMENTS

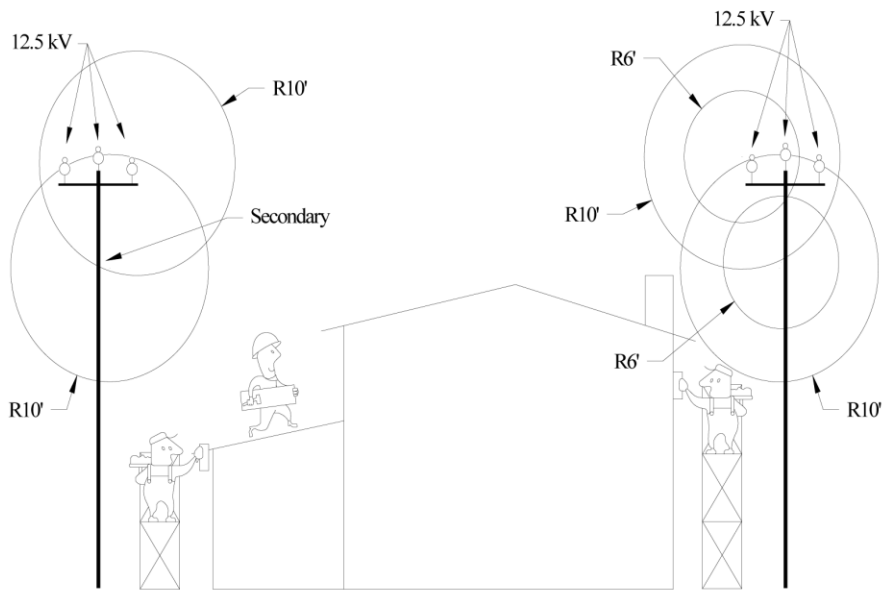
https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0C_LSARE

| | | |
|--------------|---|--|
| 1-36 | OSHA/TEXAS_SAFETY_CODE |  |
| SHEET 1 OF 1 | OVERHEAD_WORKING_CLEARANCES | |
| 11/05/03 | FROM_OVERHEAD_LINES_FOR_UNQUALIFIED_PERSONS | |
| | | REV. 05/25/12 |

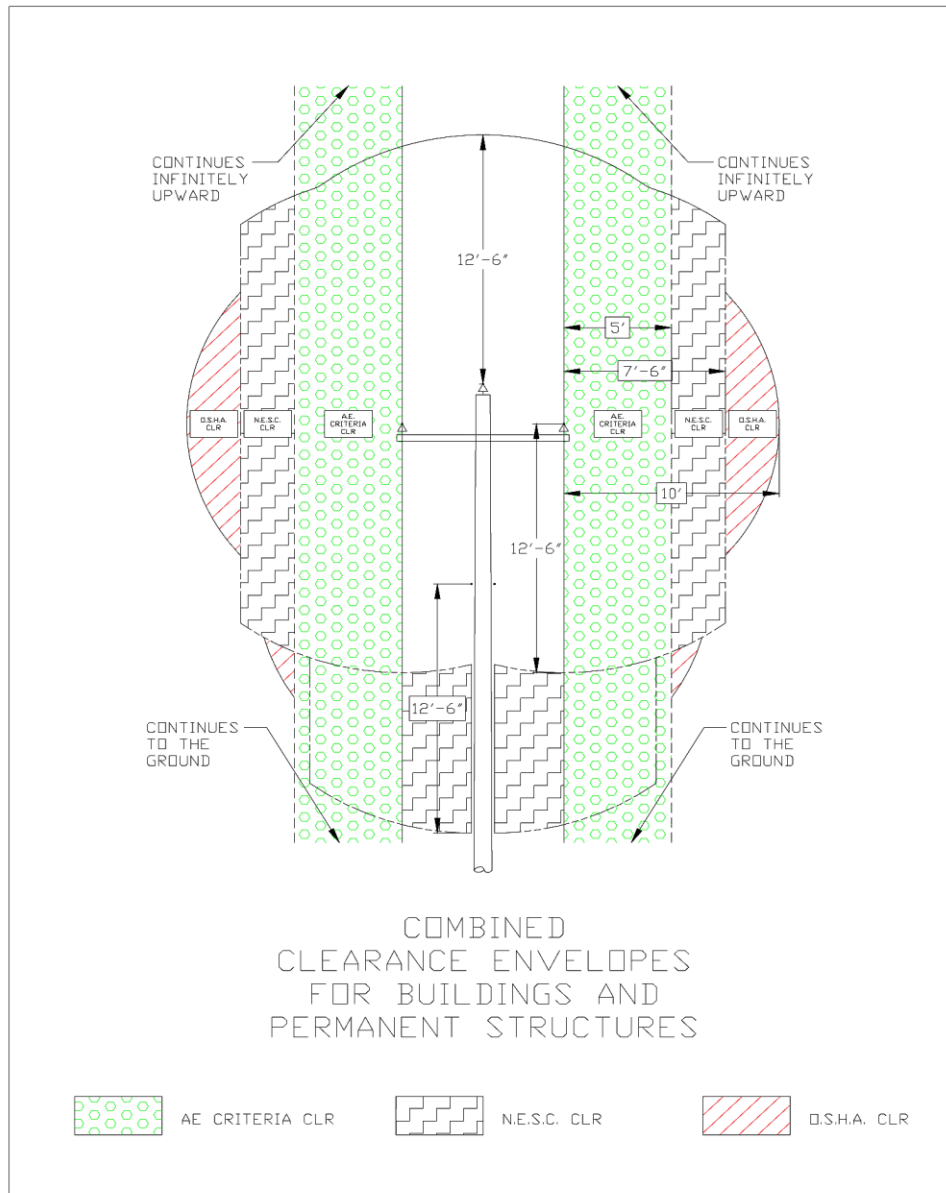
OSHA/Texas Safety Code Working Clearances From Overhead Lines For Unqualified Persons

OSHA1910.333(c)(3)(i)(A/A1), 1910.333(c)(3)(i)(B)
 When an unqualified person is working in an elevated position near overhead lines (or on the ground in the vicinity of overhead lines), the location shall be such that the person and the longest conductive object he or she may contact cannot come closer to any unguarded, energized overhead line than...10ft.

Texas State Health & Safety Code 752.004.
 RESTRICTION ON ACTIVITIES NEAR LINES.
 (a) Unless a person, firm, corporation, or association effectively guards against danger by contact with the line as prescribed by Section 752.003, the person, firm, corporation, or association, either individually or through an agent or employee, may not perform a function or activity on land, a building, a highway, or other premises if at any time it is possible that the person performing the function or activity may: (1) move or be placed within six feet of a high voltage overhead line while performing the function or activity; or (2) bring any part of a tool, equipment, machine, or material within ten feet of a high voltage overhead line while performing the function or activity.



NOTE:
 The workers, scaffolding, and anything in the workers hands must stay out of the appropriate working clearance circles (10' radial clearance form any energized wire).



- EL 2. At this time clearance of the conductors of the facilities along Lamar Blvd. cannot be determined. Provide an Austin Energy sheet/page of the existing electrical facilities along Lamar Blvd and North property line with cross sections of the buildings and need to include overhangs/balconies clearly labeled meeting criteria above.
- EL 3. The transformer on north side of this development must meet criteria below which includes clearance from the existing overhead conductor and within 6 ft. of the ROW or onsite driveway/parking facility.
1.10.4 - Clearances from AE Padmount Equipment and Distribution Vaults
https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE_1.10.4CLAEPAEQDIVA
- EL 4. The 4 transformers shown only have access through adjacent property and must be on loop system within subject property it cannot be within adjoining property. The MEP must submit the ESPA to your lead designer to determine the amount of required transformers and a preliminary plan must be submitted and approved to your lead designer and shown on this site plan.
- EL 5. **Show the location of the transformer pad(s)** and underground electric cabling necessary to serve this development on the site plan, wet utilities plans, and landscape plan approved by the design group.
- EL 6. **Desired point of electric service** must be shown on the site plan approved by the design group.

EL 7. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian 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 Brian a point-of-service for your project, as well as the projected load required for service, with completed ESPA form.

EL 8. Austin Energy requires a copy of the property owners current title commitment, or a current Title run sheet indicating all encumbrances of record, and an ALTA/ACSM boundary survey of the subject property with certification to the title, and showing all encumbrances of record prior to Austin Energy review and comments.

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 fall 2019 or Spring 2020, etc...)

EL 10. Will this site require electrical service only or electrical service and gas service?

Addressing Review - Dolores Huerta - 512-974-6437

AD 1. Addressing rejects this Site Plan for the following reason.

AD 2. Addressing will need the Unit Address Plan in order to verify that the Unit IDs planned for use are consistent with Addressing Standards. Once verified, the Units will be added to your address and Addressing will be able to approve your Site Plan. Please email your Unit Address Plan

Note: You will need the Units to be added to your Address for both Permitting purposes and for Austin Energy to approve your ESPAs.

Note: A copy of the Addressing Standards is available online at:
<http://www.austintexas.gov/department/911-addressing>

Drainage Engineering Review - Leslie Daniel - 512-974-6316

FYI Our understanding of flood risk in Austin is changing. What is now known as the 500-year floodplain is a good representation of what the 100-year floodplain will be according to a National Weather Service publication called Atlas 14. This could affect the layout of this development, including the location of drainage easements, buildings, and parking areas. The City will likely be using the current 500-year floodplain as the design floodplain for commercial building permit review by the end of 2018. In order to minimize flood risk to our community and better ensure that this lot can be developed in the future, the City of Austin recommends that you consider the 500-year floodplain as a surrogate for the 100-year floodplain when designing this development. Please contact this reviewer if you have any questions. [WPD POLICY]

DE 1 Place one of the following notes on the cover sheet, depending on whether a UDA is used:
For Maintenance of the Water Quality and/or Detention facility, see agreement filed in document No. _____, Official Public Records, Travis County, Texas.

The owner of the property shall maintain all stormwater control measures constructed under this permit.
[Application packet]

- DE 2 Clearly identify point(s) of analysis on Drainage Area Maps. In addition, the plans indicate an “existing concrete weir outfall.” Provide the specifics of the outfall and continue the flow path to the outfall.
- DE 3 Clarify the point of discharge from the site along the east border to demonstrate the engineer is not increasing peak flows or altering drainage patterns.
- DE 4 Direct the outfall to align with the flow line in the existing ditch in the Union Pacific Railroad property (ROW) and include the D-50 specifications for the rock riprap. [ECM 1.4.6.D.5]
- DE 4 The plans indicate a 20’ drainage easement. One of the plats shows a dashed line in that area – please specify the recordation information for the drainage easement on the site plan.
- DE 5 This reviewer discovered the following discrepancies between the plans and the model:
1. The lowest elevation of the proposed detention pond shown on the plans is 504.18 but in the model is 510. This implies the design engineer is “stacking” detention on the water quality pond. Please clarify.
 2. The plans show a single 9” diameter opening at 511.63, but the model uses a 2-barrel 9” diameter outlet at centroid elevation 512.5.
- DE 6 The plans do not show an outlet for the portion of the detention pond lower than elevation 510. Clarify how the volume will be discharged from the lower portion of the detention pond.
- DE 7 DCM 1.2.4.E requires a minimum fifty-foot setback from all ponds to all residential structures unless there is a restrictive covenant for maintenance of the pond. Ensure pond is included in UDA if provided.

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.

Labels

- CA 1 Please indicate elm species in the tree list.
- CA 2 Indicate heritage trees with an “H” on the tree survey.

Graphics

- CA 3 Hatch heritage trees on the plan sheets.
- CA 4 The ESC sheet needs to show the site plan configuration, such as parking and the detention pond.

CRZ-Silt fence / Mulch Sock

- CA 5 Remove silt fence from the critical root zone of preserved trees and replace with mulch socks. Silt fence requires 6” of cut for installation.

Transplanting a heritage tree:

- CA 6 Tree #5014 is shown as a tree to be transplanted.
- Provide a tree transplant feasibility report prepared by a certified arborist. The report must include:
 - Suitability and condition of trees proposed to be transplanted;
 - Digging and root ball stabilization method;
 - Method of transport;
 - Schedule of transplanting procedure;
 - Tree storage methods if any;
 - A 5 year Tree Care Plan by a certified arborist. (to be included with the Landscape Plans)
 - Fiscal surety must be posted for the tree proposed to be transplanted. Fiscal will be held for the duration of the tree care plan and reimbursed after the tree is successfully transplanted. Contact this reviewer for a copy of the tree fiscal estimate form.

CA 7 After discussion with the City arborist please revise the proposed location of the transplant to be placed within the site. Staff is not able to approve the relocation offsite.

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

CA 8 The proposed development, requesting the removal of native protected size trees along the east site perimeter, has not shown nor provided sufficient information to allow staff to review and approve this request per the requirements of the LDC 25-8-624. Please revise the plans to meet preservation requirements for these trees or provide the proper justification and information defined in this code section to allow staff to make a comprehensive review.

CA 9 Show the location of tree protection fencing on the demolition, grading plan and tree protection plan.

CA 10 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. [ECM 3.4.3, 3.5.2]

CA 11 Show utility alignments on the tree protection sheet. This information is necessary to confirm that no utility installation is proposed within the half critical root zones of trees to be preserved.

CA 12 Utility construction is not permitted within the half critical root zone of trees to be preserved. Shift utility alignment beyond the half critical root zone of tree 5027.

CA 13 Staff needs to see and review any potential impacts that could occur with the creation of the 20' drainage and trail easements proposed along the east perimeter of the site.

Tree Preservation/ Mitigation

CA 14 Provide a Tree Mitigation Plan compliant with Chapter 25-8, Subchapter B, Article 1, Division 2 of the City of Austin Land Development Code and Section 3 of the City of Austin Environmental Criteria Manual. This should include the potential relocation of additional viable trees onsite and the inclusion of additional structurally supported soil volume areas for the core transit corridor trees required along Lamar and the relocation of overhead utilities if required to support the planting of larger species trees in this area and on the rest of the site to alleviate the overall mitigation requirement. Further tree mitigation review and comments are pending.

Environmental Review - Jonathan Garner - 512-974-1665

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

EV 1 Add the Developer Information to the ECM Appendix P-1 Erosion Control Notes (note #10).

EV 2 Revise the concrete washout detail to show the use of hay bales and wooden stakes to maintain the impermeable liner within the washout pit.

EV 3 Due to the steep slopes at the back of the property, provide a rock berm at the upslope side of the silt fence for the entire length of the property. Its use will dissipate the energy of overland flow across those slopes and preserve the integrity of the silt fence to capture any potential fugitive sediment.

Landscape Requirements (LDC 25-2-981 – 25-2-1008; ECM Section 2)

EV 4 Demonstrate compliance with the Innovative Water Management (IWM) requirement by including graphic hatches and calculations showing the square footage of the impervious drainage area (stormwater runoff source) and the pervious landscape area receiving stormwater runoff.

EV 5 Revise the Appendix C calculations provided in the plan set. Current calculations show the total required landscape area of the street yard equals 1,508 sqft., but calculations in the IWM section show the total landscape area totals 1,370 sqft. Revise this discrepancy prior to the next submittal.

Tree Mitigation Planting (ECM Section 3.5.0)

EV 6 This comment is pending approval by City Arborist Review for tree preservation and required mitigation.

- EV 7 For urban forest accounting purposes, 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;
 - Total dead inches removed; and
 - Total non-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 8 Provide payment of the landscape inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or for questions regarding the landscape inspection fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.
- EV 9 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing receipt of payment to Environmental Reviewer.
- EV 10 After all ESC comments are cleared, 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. This comment will clear by providing a receipt of payment to the Environmental Reviewer.
[LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

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

- FR 1. Please provide site plan number on all pages.
- FR 2. Fire flow demand on the cover page table is incorrect. Fire flow demand for the project is based off the most demanding building (Bldg. 1) and is currently at 8000 GPM. Please correct.
- FR 3. South fire lane appears to cross a property line. Fire lane crossing a property line must have a Joint Use Access Agreement on file. Provide JUAЕ or redesign so fire lane does not cross the property line.
- FR 4. If there is a JUAЕ for fire lane on south side, please show the entire fire lane all the way to the right of way at S. Lamar.
- FR 5. SE Corner of Bldg.1 is out of fire department access by approx.50 feet. Access must be provided to all points of the building within 200 feet of the fire lane(s). Please correct.
- FR 6. Provide details and a cross section of the areas where the fire lane turn around enters the structure.
- FR 7. Fire lane running under the structure at the NE corner must be provided with at least 14 feet of vertical clearance. Please provide a detail showing proper clearance.
- FR 8. Fire Plan (sheet 12) shows there is a hydrant placed at the SE corner of building 1 but the Utility Plan does not show this hydrant. Please clarify and correct as needed.
- FR 9. Calculations for the private hydrant will be required to show that the hydrant can provide at least 1250 GPM of fire flow.
- FR 10. Provide all standard fire lane stripping and sign details on site plan details page.

FR 11. Fire lines are not shown entering the buildings. Show fire lines and sizes. Minimum size fire line for an NFPA 13 Sprinkler system is 6 inch.

FR 12. Provide all of the following notes on the Utility Page: Underground mains feeding NFPA 13 sprinkler systems must be installed and tested in accordance with NFPA 13, and the Fire Code, by a licensed sprinkler contractor with a plumbing permit. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.

Underground mains feeding private hydrants must be installed and tested in accordance with NFPA 24, and the Fire Code, by a licensed contractor with a plumbing permit. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.

If the portion of the sprinkler main entering the building is installed separately from the remainder of the underground sprinkler main, both portions must be visually inspected prior to covering, and both portions must be hydrostatically tested per NFPA 13.

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

ZONING

SP 1. Add the following to the Site Data Tables:

- a. Proposed and allowed building coverage percentage
- b. Proposed and allowed floor-to-area ratio (expressed as a ratio)
- c. Proposed and allowed open space (in sq. ft. and percentage)

SP 2. Show all building setback lines and tie all buildings to a property pin or monument in perpendicular directions.

SP 3. Specify the elevation (in feet above sea level) of the average of the highest and lowest grades adjacent to the building, and specify the maximum elevation permitted by zoning regulations.

SP 4. Show or note the type of restaurant (drive-in/fast food, limited or general) and office (administrative and business, medical, professional).

SP 5. INFO: The proposed residential use is only permitted in the CS-V Zone where all of the standards of Vertical Mixed Use Buildings are met (see below).

COMPATIBILITY

SP 6. INFO: The site is subject to the compatibility requirements of Article 10 based on the following:

- a. The site is zoned SF-6 or less restrictive; AND
- b. There are one or more properties within 540 feet which are zoned SF-5 or more restrictive OR are developed with uses permitted in the SF-5 or more restrictive zones

Unless specified, distances below are measured from the closest property line of the property in a restrictive zone or use. A compatibility waiver for height restrictions has been approved by the Board of Adjustments.

SUBCHAPTER E: DESIGN STANDARDS

SP 7. Show at least one customer entrance on Building 2 which faces and connects directly to Lamar Blvd OR demonstrate that at least 80% of the net frontage length along Lamar Blvd consists of facade that is built up to the clear zone (or supplemental Zone) AND the sidewalk from Lamar Blvd to the restaurant entrance is shaded.

SP 8. Show that building entrances for Building 1 are at intervals of no more than 75 feet along the elevation facing Lamar Blvd. If the interval between entrances exceeds 75 feet, show that the façade is broken up with glazing other pedestrian amenities as shown on Figure 33 (§ 2.2.6.B.2). Additional review and comments regarding shading of the building and parking for Subchapter E, Article 3 will occur during the building plan review process.

- SP 9. Please label and dimension the Planting Zone (min. 8'), Clear Zone (min.7'), and the Supplemental Zone (if one is proposed) on the Site Plan. See 2.2.2.B for design standards.
- SP 10. Demonstrate that a minimum of 75% of the net frontage length of the property along South Lamar Blvd consists of building façade built up to the clear zone, or the supplemental zone if one is provided. [2.2.2.D.1]
- SP 11. Please show that the Planting Zone will be planted with street trees at an average spacing not greater than 30 ft. on center. [2.2.2B.1.a]
- SP 12. 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.
- SP 13. A shaded sidewalk must be provided alongside at least 50% of the Lamar Blvd building frontage. The shaded sidewalk shall provide trees planted no more than 30 feet on center or a 4' awning. Along any parking adjacent to the building the shaded sidewalk shall consist of a minimum 5 foot clear zone and 5 foot planting zone, planted with trees no more than 30 feet on center, or a 5 foot clear zone with a minimum 5 foot wide weather protection. [2.8.2.A.3]
*Identify and label the shading that will be provided.
- SP 14. Additional Measures to Improve Connectivity are required per Section 2.3.2.B.2. Demonstrate compliance with 2 options from Table B.
*Note on the site plan which options this site plan will comply with. See Transportation Review comments for additional detail.
- SP 15. Building entrances and exits, other than those used solely for emergency purposes or for deliveries, shall be located under a shade device such as an awning or portico. [Section 2.8.2.A.4]
*Show and label all exits and entrances and how each will be shaded.
- SP 16. 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 17. This development shall devote a minimum of 5% gross site area to private common open space. Delineate the Open Space on the site plan and provide a calculation (sq ft and %) in the site data table. See 2.7.2 for design guidelines and criteria. Open Space should be readily accessible and useable for employees/visitors/residents, please clarify the type of open space being provided. Note that the courtyards in Building 1 may be counted but should not provide 100% of the required open space unless employees and tenants of Building 2 will have access. The easterly landscaped area may be included in the open space calculations if a trail will be installed with this project and/or if any portion to be used for a water quality and storm detention pond is shown to be an accessible amenity.
- SP 18. INFO: Utilities must be underground from building to property line. Utilities within the right-of-way must be placed underground or to rear of site to maximum extent practicable. If overhead utilities remain, no portion of the building may be located within a 10-foot radius of the energized conductor. (§ 2.2.2.B.3)
- SP 19. 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.*"

VERTICAL MIXED USE

- SP 20. Demonstrate that a minimum of 75 percent of the building frontage along Lamar Street consists of pedestrian oriented commercial spaces which meet the following standards:
- Have a customer entrance that opens directly onto the sidewalk. (Verify for northerly retail space for Building 1).
 - Have a minimum depth of 24 feet.
 - Have a minimum height of 12 feet.
 - Have a front face that meets the requirements of Section 3.2.2.
- SP 21. Provide the appropriate Affordability documentation from Neighborhood Housing and Community Development Department to demonstrate that the project will meet the affordability standards of Subchapter E, Section 4.3.3.F.

DEMOLITIONS AND RELOCATIONS

- SP 22. INFO: The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department. Please contact the Historic Preservation Officer at 974-6454 for additional information [Chapter 25-11].

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.
- SP 24. Note on the cover sheet and site plan sheet:
The site is composed of 3 lots/tracts. It has been approved as one cohesive development. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.
*Once the UDA is recorded, add the document number to the note.

ADMINISTRATIVE

- SP 25. Obtain all required signatures on the cover sheet prior to site plan approval.
- SP 26. A new tax certificate showing all taxes paid will be required after February 1, 2019 if the site plan is not approved by that time.
- SP 27. Show the Compatibility waiver from the Board of Adjustments on the Cover Sheet as a Related Case.
- SP 28. 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.
- SP 29. INFO: If vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm at 974-7185. Please begin this process as soon as possible, as it can take some time.
- SP 30. Show the project title on each sheet of the site plan. Provide complete title (1303, 1311 & 1401 S Lamar Blvd.) on architectural and landscape sheets.
- SP 31. Add a note to the landscape sheet acknowledging that preservation of the on-site Heritage Tree is required as a condition of approval of the Board of Adjustments compatibility waiver.
- SP 32. Show the submittal date on the cover sheet as December 17, 2018.

- SP 33. Show correct street address on each sheet, 1311 S. Lamar Blvd.
- SP 34. Please indicate the case number (SP-2018-0595C) in the lower right margin of each sheet.
- SP 35. Show the dimensions of all existing and proposed structures.
- SP 36. Confirm that all amenities, walls, fences, sidewalks, swimming pools and all other land improvements are shown on each site plan sheet.
- SP 37. Confirm that the location of all existing and proposed utility facilities on the site and adjacent right-of-way are shown, including the exact locations and types of all utility lines, underground and overhead.
- SP 38. 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 39. Show the limits of construction on the site plan sheet. Include the area necessary for the construction of access drives and all off-site utility work.
- SP 40. Add the following site plan release notes on the site plan:
- All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Dept.
 - A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
 - For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
 - For construction within the right-of-way, a ROW excavation permit is required.

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

Civil Engineer –

- The site plan is incomplete, e.g. the only thing the fire demand meter serves is a fire hydrant.
- Provide a complete site plan.
- Once a complete site plan is submitted, a more complete review will be performed.

Industrial Waste Review - Tammy West - 512-972-1066

- IW 1. How is the grease trap connected to the wastewater line?
- IW 2. Are the buildings separated? Do both buildings share one water meter and one wastewater tap? The plans did not clarify this.
- IW 3. Chapter 15-10 of the Austin City Code forbids the discharge of non-flow measured wastewater to the sanitary sewer for any site discharging or proposing to discharge industrial wastewater to the City of Austin's sanitary sewer system. Therefore, no more than one sewer tap may exist per water meter. When more than one water meter supplies water to a site with more than one sewer tap, each water meter must discharge to a unique wastewater tap, or the wastewater generated must combine at one location before mixing with wastewater from another water meter.
- IW 4. In call out for the 2 way CO FL 533 on Page 21 does not specify the size of the cleanout. Please specify the cleanout size and standard detail, either 520-AW-01 or 520-AW-03.

R.O.W. Review - Isaiah Lewallen - 512-974-1479

- RW 1. This Site Plan is located in Downtown Austin Project Coordination Zone (DAPCZ). Proposed utility or other improvements in public right-of-way greater than 25 linear feet in total as described in this plan. Review by Austin Utility Location Coordination Committee (AULCC) is required. Please apply for a Utility Coordination Case here <https://abc.austintexas.gov/web/permit/index>. Complete plan set (as a single .pdf file) with Plan and Profile views describing all utility improvements in right-of-way required. See 14-11-167, 14-11-167 here https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT14USSTPUPR_CH14-11USRI-W.
- RW 2. This Site Plan is located in Downtown Austin Project Coordination Zone (DAPCZ). Proposed utility or other improvements in public right-of-way greater than 25 linear feet in total as described in this plan. Participation in monthly Downtown Austin Project Coordination Zone (DAPCZ) meetings required. See 14-11-165, 14-11-167 here https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=IT14USSTPUPR_CH14-11USRI-W. Contact Nan Brown nan.brown@austintexas.gov 512-974-7143.
- RW 3. No permits to work in Public right-of-way issued without satisfaction of requirements in comments ROW1 and ROW2.
- RW 4. After Site Plan status is *Approved and Released* any revised plan for right-of-way improvements must return to Utility Coordination and Site Plan review for Site Plan Correction.
- RW 5. Dry utility design approved after Utility Coordination and Site Plan reviews must return to Utility Coordination and Site Plan review for Site Plan Correction.

Traffic Control Review - Shawn Jackson - 512-974-7832

Case Report Note

The Owner/ Representative has elected to defer the temporary traffic control plan review until after the completion of the developmental review process and fully understands that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. The owner/ representative further recognize that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

Based upon this option, this will be a No Review Required, at this time, and a Engineered TCP will be submitted to ROW for Review a minimum 6 weeks prior to beginning work. No Approved TCP, No Permits.

Transportation Planning - Katie Wettick - 512-974-3529

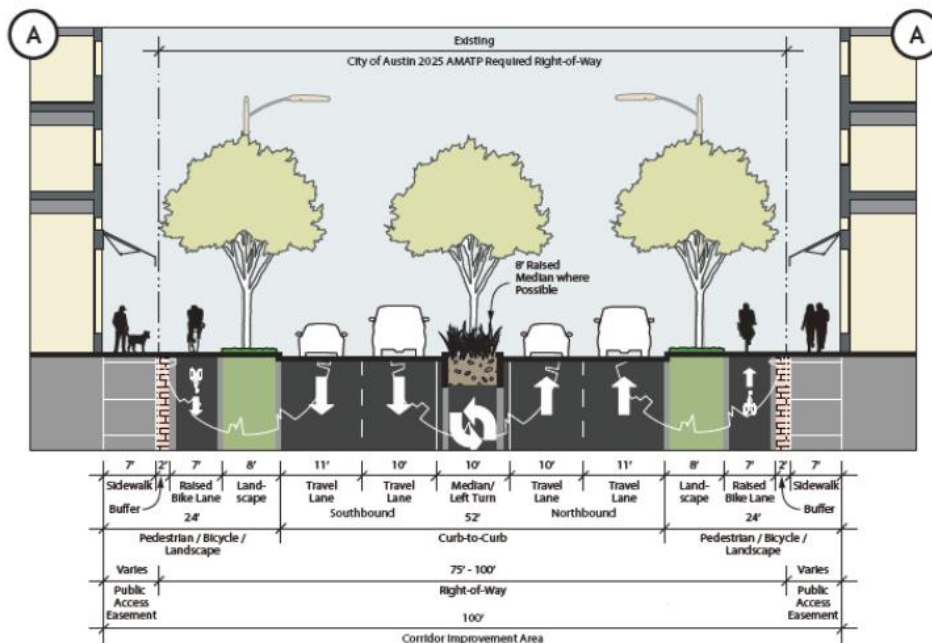
TRAFFIC IMPACT ANALYSIS

- TR 1. The signed TIA determination worksheet states that a TIA is required. It is understood that the applicant has requested a waiver from the TIA requirement. Please either submit a TIA as required for review or contact Scott James for an updated TIA determination worksheet stating that a waiver has been granted. This comment will remain until a TIA is approved and compliance has been demonstrated or, if a waiver is granted, the required mitigation is determined and the site is shown to comply.

STREETSCAPE

- TR 2. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (see GIS file Construction eligible corridors). Staff will contact Bryan Golden (bryan.golden@austintexas.gov) from Corridor Planning Office and ATD area engineer for streetscape coordination. Compliance with the corridor approved street cross-section will supersede CTC

regulations where there is conflict between the two design regulations. UPDATE: CPO has provided this reviewer with the below cross section showing an 8' landscape zone back of curb, followed by a 7' raised bike lane, 2' buffer and 7' sidewalk. At a minimum it is required that the sidewalks be located so as to accommodate this streetscape but it is likely the full construction of the streetscape will be required as part of traffic mitigation for this site.



**4-Lane Divided, 52' Curb-to-Curb
Back-of-Curb Condition A**

**Westrock Drive to Manchaca Road; Bluebonnet Lane to Treadwell Street;
Juliet Street to Barton Springs Road**

- TR 3. Sidewalks, designed in accordance with the Commercial Design Standards, are required along a CTC (§2.2.2.B). Dimension and label the Planting Zone and the Clear zone on the Site Plan. The sidewalks shall consist of two zones: (i) Planting zone must be 8 feet minimum, must be continuous, and located adjacent to curb, with street trees planted at an average spacing no greater than 30 feet on center, or up to 60 feet on center if parallel or head-in parking is provided; and (ii) Clear Zone must be 7 feet minimum (§2.2.2.B.1-2). Contact the Environmental Reviewer for a list of approved shade street trees.
- TR 4. 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). Place all utilizes underground.

CONNECTIVITY

- TR 5. 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.B).
- TR 6. All sites must provide at least two options to improve connectivity 2.3.1 (Table B). Show the options on the plans and provide a table indicating the chosen options.

TRAILS

- TR 7. The Urban Trails Master Plan requires an urban trail along the eastern property line. Please review the [Urban Trails Master Plan](#) for more information. Staff is in communication with the Urban Trails program to determine if right-of-way dedication and/or trail construction is required in accordance with LDC 25-6-55 and LDC 25-6-101. Staff will provide comments to the applicant separately. UPDATE: Urban Trails staff has informed this reviewer that 23' trail easement is required on the eastern edge of the site.

Please confirm the proposed drainage easement and associated facilities would not conflict with the trail easement or the construction of future trail in the area.

PARKING

- TR 8. As the parking is to be used for the restaurant use, the parking must be provided in accordance with the design and construction standards of TCM Table 9-1. Please revise parking dimensions to comply.
- TR 9. Compact parking spaces must be located in groups of 3 or more spaces. LDC 25-6-475.
- TR 10. Each parking space must be independently accessible. TCM, 9.2.0 #4. For the proposed parallel parking spaces, please dimension the spaces and provide an exhibit demonstrating sufficient maneuverability exists for entry/exit.
- TR 11. Tandem parking spaces are permitted only for residential uses. Tandem parking spaces may not be used as part of the proposed shared parking. Please remove tandem spaces or clarify how they will be separate from the shared parking requirements and reserved and assigned to dwelling units which are required to have two or more parking spaces per unit. (TCM 9.2.0 #4).
- TR 12. VMU parking reductions permitted through 4.3.5 may not be used in combination with any other parking reduction. As shared parking is proposed, please remove this reduction from the parking table.
- TR 13. Confirm the parking counts. On level P2 this reviewer counted greater than 343 standard spaces and on level P1 less than 31 standard spaces. Make sure all spaces are shown and it is clear where the spaces are being counted. Additionally, revise the parking tables as the parking counts on the architectural sheets do not match those provided on the site plan sheet.
- TR 14. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and revise the bicycle parking calculation in the parking table. 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.
- TR 15. Bicycle parking spaces must be located as convenient to the entrances as the motor vehicle parking and may not interfere with pedestrian traffic. 50 % of the required off-street bicycle parking must be located within 50 feet of the principal building entrance which shall not be obscured from public view and may not interfere with pedestrian traffic. The closest bicycle parking facility must be no farther than the closest motor vehicle parking space, excluding accessible parking spaces. The remaining required bicycle parking needs to comply with LDC 25-6-477.
- TR 16. Please clarify, is the CoA standard bicycle rack proposed for use within the garage bike room? If a non-standard detail is proposed, please add the detail to the site plan and email this reviewer a PDF to forward to ATD Active Transportation for review. Note: hanging racks are not permitted to satisfy code required bicycle parking.

SHARED PARKING

Note: Based on the parking required and provided, less than a 30% reduction is requested through the shared parking study. The shared parking study must be revised based on the following comments; however, it may be more efficient to achieve this same reduction through the reductions permitted in LDC 25-6-478, specifically, providing showers for the office use.

- TR 17. For shared parking, City of Austin parking ratios contained in LDC 25-6 are the minimum acceptable rates for calculating peak parking requirements for each use. TCM, 9.6.4.C. For the base ratios, please separate all residential uses out by the number of bedrooms and parking ratios for each type.
- TR 18. For shared parking, all assumptions for internal capture or interaction among land uses must be documented by information provided to staff during the review. TCM, 9.6.4.D. Any reduction in parking requirements due to the use of public transportation or other high-occupancy vehicles must be

supported by firm commitments for provision of such services and incentives for their use. TCM, 9.6.4.E. Please clarify how the mode split and captive market factors were determined.

TR 19. For the hourly and monthly factors provided in the shared parking study, are these ULI rates, or how were these factors determined.

TR 20. For uses that are smaller than the minimum size listed in TCM 9.6.3.B, 105% of the peak hour parking determined under the ULI methodology may be required in order to provide for drivers searching for available spaces. TCM 9.6.5.G.

TR 21. Access gates are shown on the parking garage floor plan. Please clarify how/where access will be restricted which still allows shared parking between the uses.

LOADING

TR 22. 2 off-street loading spaces are required. Each off-street loading space must consist of a rectangular area not less than 12 feet wide and 45 feet long, with a vertical clearance of not less than 15 feet. Include this requirement in the parking table. LDC Section 25-6-531, 532. TCM, 9.3.0 #1.

TR 23. All parking and loading facilities must be maintained to assure desirability and usefulness of the facility. The facilities shall at all times be available for the off-street parking or loading use for which they are required or intended. LDC 25-6-472, 25-6-531. Please clarify how loading space located within the garage will serve the office use.

DRIVEWAYS

TR 24. 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. Please dimension existing driveway on adjacent lot that is proposed for access to this development through JUA. Include the driveway width and curb return radii.

TR 25. 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.

TR 26. 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.

TR 27. 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.

TR 28. Please provide the joint use access easement that permits access through the adjacent lot to the south.

ACCESSIBILITY

TR 29. 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."

TR 30. When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Show the accessible route on the site plan. [IBC1104.2]

TR 31. Show the accessible route from the accessible parking spaces to the entrance they serve.

TR 32. 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.

TR 33. One van-accessible space (8 ft. wide with an 8 ft. access aisle) must be provided for every 6 accessible spaces or fraction thereof. [ANSI 502.2, IBC 1106.5]. For 19 accessible spaces, 4 van accessible are required.

TR 34. A minimum vertical clearance of 98" must be provided for van-accessible parking spaces and along the vehicular route thereto. [ANSI 503.5]. Please note the vertical clearance on the garage floor plan to demonstrate compliance.

OTHER

TR 35. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. LDC 25-2-1067(c); TCM, 9.3.0.2. Please provide exhibit showing how maneuverability is proposed for trash pick-up in each location.

TR 36. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with Office of Real Estate Services at 974-7185. Please begin this process as soon as possible, as it can take some time.

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

PR 1. Please contact this reviewer to discuss the location, size, and design of the trail and recreational easement, as well as how the trail will be accessed: thomas.rowlinson@austintexas.gov
Additional comments may be added regarding design and siting of trail easement and associated improvements.

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 a later update.

PR 3. Please confirm that the number of units proposed is 301. Once confirmed, add the following note to the cover sheet: Parkland dedication has been provided for XXX units by the recordation of a trail and recreational easement and fees in lieu of land and park development.

Water Quality Review - Leslie Daniel - 512-974-6316

WQ 1 Identify the water quality elevation on the cross-section of the pond.

WQ 2 Clarify whether the engineer excluded certain areas of the site from the calculations. The drainage area to the pond and the peak flows reported in the R-3 table do not match the total of drainage areas 1-4. The ECM allows any areas of the site which are to remain undisturbed and undeveloped to be excluded from the drainage to the pond, but the actual drainage area to the pond must be used. [ECM 1.6.9.3] In addition, the plans indicate a "dog run area" located between the building and the railroad. Provide water quality controls for this area.

WQ 3 Provide structural details for proposed structural walls. Include a note requiring concrete walls be constructed to City of Austin Standards Specifications and all expansion joints shall have watertight seals as needed. [ECM 1.6.3.B]

WQ 4 Install a removable PVC cap with an appropriately sized orifice at the end of the underdrain pipe in order to provide a forty-eight (48) hour drawdown time [ECM 1.6.5.B]

- WQ 5 The top of the gabion shall be 0.5' lower than the water quality elevation. Please adjust. [ECM 1.6.5]
- WQ 6 For the proposed underground pond, provide the Subsurface Pond Maintenance (SPM) plan as described in the ECM to this reviewer. Include requirements for inspections, sediment removal, media replacement, debris & litter removal, filter underdrain, and responsibility in the plan. [ECM 1.6.2.E]
- WQ 7 The City requires a Restrictive Covenant (RC) to tie the Subsurface Pond Maintenance (SPM) plan to the property. Contact this reviewer to obtain a template for the RC. Submit the complete document, with exhibits, to this reviewer who will coordinate review with the Law Department before contacting the applicant to record the document. [ECM 1.6.2.E]
- WQ 8 Place the following note on the cover sheet: For Subsurface Pond Maintenance Plan, see agreement filed in document No. _____, Official Public Records, Travis County, Texas. For projects located in areas outside Travis County, reference the correct County records. [ECM 1.6.2.F]
- WQ9 Comply with LDC § 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 requirements of TAC Ch. 330, Subchapter T. The Landfill Certification Form is online at http://www.ci.austin.tx.us/watershed/downloads/engineers_cert_form.pdf. [LDC 25-1-83]

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

- WW 1. The landowner intends to serve the site with City of Austin water and wastewater utilities in accordance with approved Service Extension Requests 4194 (W) and 4195 (WW). 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.
- WW 2. Required improvements with approved SER 4195 (WW) for wastewater service are not included in this plan set. Where are these required improvements? Please address.

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 Waller Creek office located at 625 E. 10th St., 3rd Floor, Austin, TX 78701.

AW Pipeline Engineering - Larry Williams - 512-972-0340

A COMPLETE ALL-INCLUSIVE LIST OF COMMENTS IS PROVIDED ON THE RED LINED PLANS.
THE RED LINED PLANS ARE READY TO BE PICKED UP AT AUSTIN WATER PIPELINE ENGINEERING, AT, WALLER CREEK CENTER, 625 E. 10th STREET, SUITE #300, AUSTIN, TEXAS 78701, BETWEEN THE HOURS OF 8:00 AM-12:00 PM, MONDAY THROUGH FRIDAY.

RESPONSES TO ALL OF THE RED LINED COMMENTS/QUESTIONS MUST BE MADE IN A DIFFERENT COLOR ON THE PLAN SET WITH AN EXPLANATION OF HOW AW COMMENTS/QUESTIONS HAVE BEEN ADDRESSED.

PLEASE INDICATE IF THE PROJECT WILL BE SUBMITTED TO AULCC FOR REVIEW AND IF SO, INCLUDE ROW ID# and UCC PERMIT # ON THE UTILITY PLAN SHEET.

IN ADDITION, PLEASE INCLUDE A STATEMENT ON THE UTILITY PLAN SHEET THAT "ALL DRY AND WET UTILITIES HAVE BEEN SHOWN ON THE PLANS".

AUSTIN WATER WILL REQUIRE AN E-MAIL OR LETTER SUBMITTED WITH THE PLANS FROM THE ENGINEER OF RECORD INDICATING THAT INFORMATION ABOUT EXISTING AND PROPOSED DRY UTILITIES HAS BEEN INCORPORATED INTO THE DESIGN OF THE WATER AND / OR WASTEWATER UTILITY INFRASTRUCTURE, PRIOR TO SIGNOFF OF PROJECT.

GENERAL NOTES:

- FOR A FORMAL REJECTION IN AMANDA, THE DESIGN ENGINEER IS RESPONSIBLE FOR SUBMITTING THE RED LINED COMMENTS ALONG WITH THE REVISED PLANS TO THE DEVELOPMENT SERVICES DEPARTMENT.
- FOR INFORMAL AND APPROVED REVIEWS IN AMANDA, THE DESIGN ENGINEER IS RESPONSIBLE FOR SUBMITTING THE REDLINED COMMENTS AND THE REVISED PLANS/MYLARS DIRECTLY TO AW PIPELINE ENGINEERING AT THE ADDRESS STATED ABOVE. **ALLOW A MINIMUM OF 5 DAYS TO REVIEW AND APPROVE PLANS ONCE DROPPED OFF TO THE REVIEWER.**
- THE SEALING ENGINEER AND LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT ALL COMMENTS ARE ADDRESSED. THE DESIGN ENGINEER IS RESPONSIBLE FOR ENSURING, THE DESIGN MEETS STATE AND CITY STANDARDS AND DESIGN CRITERIA, AS WELL AS ALL ISSUES WITH REGARDS TO HEALTH AND SAFETY.
- ADDITIONAL COMMENTS MAY BE GENERATED AS UPDATED INFORMATION IS RECEIVED. THE REVIEWER IS NOT REQUIRED TO CLEAR COMMENTS BASED ON PHONE CALLS, EMAILS OR MEETINGS BUT MUST RECEIVE FORMAL UPDATES TO CONFIRM THE PROJECT PLANS SATISFY FEDERAL, STATE AND CITY REQUIREMENTS.
- PROJECTS REQUIRING AW RELATED EASEMENTS AND PUES MAY REMAIN REJECTED IN AMANDA UNTIL THE RELEVANT EASEMENT DOCUMENTS HAVE BEEN APPROVED BY AW AND RECORDED IN THE APPROPRIATE COUNTY.

Planner 1 Review – Ramon Rezvanipour – 512-974-3124

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

- P 1. FYI – An appointment is required 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 Planner I listed above to set up an appointment to receive site plan permit.
- P 2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2018-0595C**
 - Application date: **12/17/2018**
 - Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Randy rouda**
 - Zoning: **Please add 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.
- P 3. 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 VIII 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