

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



CASE NUMBER: SP-2020-0169C
REVISION #: 00 UPDATE: U0
CASE MANAGER: Randall Rouda PHONE #: 512-974-3338

PROJECT NAME: 1303,1311 & 1401 South Lamar (W/R SP-2018-0595C)
LOCATION: 1401 S LAMAR BLVD

SUBMITTAL DATE: May 29, 2020
REPORT DUE DATE: June 26, 2020
FINAL REPORT DATE: June 29, 2020
3 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 April 20, 2021.** 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 7 copies of the plans and 8.0 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.**

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Drainage Engineering : Sona Singh AW Utility Development Services : Bradley Barron
City Arborist : Jim Dymkowski
Environmental : Kristy Nguyen
Fire For Site Plan : Marvin Lewis
Industrial Waste : Rachel Reddig
PARD / Planning & Design : Thomas Rowlinson
Planner 1 : Cindy Edmond
Site Plan : Randall Rouda
Water Quality : Sona Singh

Electric Review - Andrea Katz - 512-322-6957

Approved. Site already in design with Jim Rowin James.Rowin@austinenergy.com

Be advised, however that the electric facilities shown on this site plan are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.

Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

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.

ATD Engineering Review - Amber Mitchell - 512-974-5646

ATD1. 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.

U0: TIA mitigation information provided, and comment addressed.

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

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

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

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

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

Please update the General Construction Notes on this project.

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

- Description of the site and development
- Acreage to be developed
- Watershed and watershed classification in which project is located
- Type of development
- Explanation of any proposed project phasing
- Proposed methods for handling stormwater runoff and water quality – i.e., drainage easements, channels, curb inlets, storm sewers, detention, sedimentation and filtration ponds, water quality control methods, etc.
- Assumptions and methods used to determine stormwater runoff; summary of results of analysis

- Effect the proposed development will have on existing and future drainage systems in the area and on the natural and traditional character of the land and waterways
 - Justification for exemption from the watershed protection regulations (if any)
 - Dam safety provisions (if applicable)
 - Landfill certification requirements
 - Variance requests including a the applicable ordinance and section, a description of the variance, and justification for the variance
- DE 4. Please remove previous SP number from the plan. Even though this is a withdraw/resubmit, the project will be treated as a new site plan. Legal documents will have to be resubmitted again under then new site plan. Looking at the old site plan, all the processes were either approved or informal. Is there a reason why this was submitted again as a new SP?
- DE 5. The Drainage Criteria Manual has been updated to reflect the Atlas 14 changes which affects drainage calculations including pond design, storm sewer design, floodplains, etc. These changes went into effect on January 13, 2020. Please use the following link to review and apply the revised DCM regulations: <http://www.austintexas.gov/edims/document.cfm?id=333948>
- DE 6. Please provide a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed water quality/detention facility for the proposed site plan. The most recent version of the standard legal documents is available online at <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. Please submit the complete document with exhibits to this reviewer. Once received, this reviewer will coordinate with Legal staff for review and approval of the legal documents and the City survey for review of the exhibits. Please contact Annette Bogusch at (512) 974-6483 with specific questions regarding the legal documents.
- DE 7. How is runoff being conveyed to the pond? MEP plans could not be found. Please show location of roof drains of the building and show how runoff is being conveyed to the pond. Thank you.
- DE 8. Include water surface elevations for the 2 and 10 year storm events in the detention pond cross-sections.
- DE 9. Please show compliance with the following subsurface detention pond requirements.
- Minimum pond height of 6'
 - Minimum 32" Manhole per COA Std. 503S-4S at splitter box
 - Minimum access lid of a 4'x6' Double Leaf per SPL WW-614 (H2O Loading Required) with slam lock at the detention basin
- DE 10. For the proposed underground detention pond, please provide the Subsurface Pond Maintenance (SPM) as described in ECM 1.6.2 (E) plan to this reviewer.
- DE 11. A Restrictive Covenant (RC) to tie the SPM plan to the property is required. Please contact this reviewer to obtain a template for the RC. Submit the complete document, with exhibits to this reviewer who will coordinate review by Public Works and Legal before contacting the applicant to record the document.
- DE 12. Emergency spillway requirement: DCM 8.3.3(A) states, "The spillway, embankment, and appurtenant structures shall be designed to safely pass the design storm hydrograph with the freeboard shown in the table below. All contributing drainage areas, including on-site and off-site areas, shall be assumed to be fully developed. Any orifice with a dimension smaller than or equal to 12 inches shall be assumed to be fully blocked and an emergency spillway must be provided". Please provide model run with blocked conditions.

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

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

Environmental Review - Kristy Nguyen - 512-974-3035

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

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

Landscape and Tree Replacement

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

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

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

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

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

Table 2: Inches Proposed to be Planted		
Total inches proposed (per plant list)	B	110

Table 3: Inches Available to be Counted Toward Replacement		
	B – A = C	C 92

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

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

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

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

EV 7 Send a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to Kristy.Nguyen@austintexas.gov.

For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

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

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

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

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

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

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

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

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

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

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

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

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

UPDATE 0 (W/R)

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

thomas.rowlinson@austintexas.gov

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

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

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

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

SP 1. – 22 Cleared.

SITES WITH MULTIPLE LOTS

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

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

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

ADMINISTRATIVE

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

SP 26. U2: Comment cleared.

SP 27. U1: Comment cleared.

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. Note: Sidewalk easement recordation information shown as Note 17 on the cover sheet.

SP 29. – 40 Cleared.

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

SP 42. Comment cleared.

SP 43. Update the plan set to reflect the resubmittal as follows:

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

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

APPROVED

The proposed site plan (SP-2020-0169C) is approved from a plumbing code perspective.

Transportation Planning - Ryan Johnson - 512-974-1225

TR37. As sidewalk enters private property, please submit sidewalk easement for review.

- **W/R U0: Comment cleared. Sidewalk easements approved and recorded.**

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

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

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

FYI: For plan review status contact Larry Williams.

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

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

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

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

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

- DE 16. Please place a cover note stating whether the pond is privately or City maintained.
- DE 17. The R-table for the water quality pond is showing an impervious cover of 95.4% while the proposed drainage area map shows 100% impervious cover. Please resolve discrepancy.
- DE 18. Please show compliance for the following subsurface sedimentation/filtration pond requirements.
- Minimum pond height of 6'
 - Minimum 32" Manhole per COA Std. 503S-4S at splitter box
 - Minimum access lid of a 4'x6' Double Leaf per SPL WW-614 (H2O Loading Required) with slam lock at the sedimentation basin
 - Minimum access lid of a 4'x6' Double Leaf per SPL WW-614 (H2O Loading Required) with slam lock at the filtration basin
 - Full pond cleanout at the filtration basin
 - A Subsurface Pond Maintenance plan (per ECM 1.6.2.E requirements)
 - A Restrictive Covenant for the implementation and on-going maintenance of the SPM plan
- DE 19. Include maintenance notes per ECM 1.6.3.
- DE 20. FYI: Additional comments will be generated once the above comments are addressed.

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

Comments Cleared

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

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

Transplanting a heritage tree:

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

Tree Preservation/ Mitigation

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

Planner 1 Review - Cindy Edmond

- P1. Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbering**
 - File number: **SP-2020-0169C**
 - **Application date Apr 17, 2020**
 - Under Section **112** (or 142) of Chapter **25-5** of the City of Austin Code
 - Case Manager: **R Rouda**

- **Zoning**

- **ELECTRONIC SUBMITTAL REQUIREMENT**

All Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plan applications require the additional items listed in the Electronic Submittal Exhibit of the application packet (formerly known as flash drive materials). Submit the final electronic submittal with the final PDFs of the plan set at approval and permitting.

End of report