

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



CASE NUMBER: SP-2019-0210C
REVISION #: 00 UPDATE: U0
CASE MANAGER: Robert Anderson PHONE #: 512-974-3026

PROJECT NAME: 1400 W Oltorf St
LOCATION: 1400 W OLTORF ST W/UNITS

SUBMITTAL DATE: June 20, 2019
REPORT DUE DATE: July 19, 2019
FINAL REPORT DATE: July 29, 2019
10 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 May 24, 2020.** 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 14 copies of the plans and 15.0 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:

Electric : Karen Palacios
ATD Engineering : Sangeeta Jain
Drainage Engineering : Laura Kofahl
City Arborist : Dillon Olsen
Environmental : Kristy Nguyen
Fire For Site Plan : Marvin Lewis
Flood Plain : Katina Bohrer
Industrial Waste : John McCulloch
Planner 1 : Cindy Edmond

Site Plan : Robert Anderson
Site Plan Plumbing : Cory Harmon
Traffic Control : Shawn Jackson
Transportation Planning : Adam Fiss
AW Utility Development Services : Bradley Barron
Water Quality : Laura Kofahl
Wetlands Biologist : Ana Gonzalez
AW Pipeline Engineering : Britt Jones

Electric Review - Karen Palacios - 512-322-6110

- EL 1. The plans show a preliminary design however the ESPA need to be submitted to determine the required load and service for this site. All on-site services required by your MEP needs to be shown 100% on private property with required clearance and access. Show the location of the transformer pad(s) and routing the underground electric cabling, meter locations (within 150 ft. line of sight of the transformer) and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
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>
- 1.10.4 - Clearances from AE Padmount Equipment and Distribution Vaults
https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDEC R 1.10.0CLSARE 1.10.4CLAEPAEQDIVA
- EL 2. 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 3. Will this site require electrical service only or electrical service and gas service?
- EL 4. To better serve our customers, Austin Energy Electric Service Design has begun accepting electric service requests for all projects through an electronic submission form. This includes the Electric Service Planning Application (ESPA). By providing your request through an electronic submission, Austin Energy will be able to manage requests based on submission date and project complexity and Austin Energy personnel will be able to respond to customer requests for information more rapidly. When you submit an intake form to the Austin Energy Electric Service Design Department, you can expect a confirmation of submittal via email. Our website has been updated to include the new form. [Take me there!](#)
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design.

Drainage Engineering Review - Laura Kofahl - 512-974-3088

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.** Provide plan sheets signed and sealed by the engineer. Preliminary, not for permitting, plans were provided. All plan sheets must be sealed for review. Additional comments will be generated once sealed plans are provided.
- DE 2. Provide a copy of electronic drainage model to this reviewer. Additional comments may be generated upon review.
- DE 3. It appears that there are concentrated flows and/or floodplain through the property. [LDC 25-7-152] A drainage easement is required to the limits of the 100 year fully developed flow elevation. A drainage easement will be required. Please submit the easement with exhibits to this reviewer for processing. The drainage easement may be found through the following link:
<http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>
- DE 4. Please place or revise the following note on the cover sheet of the plans: "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."

Environmental Review - Kristy Nguyen - 512-974-3035

Administrative Requirements

- EV 1 The proposed development does not meet the requirements for Redevelopment Exception under LDC 25-8-25. Per LDC 25-8-25(C)(1), the redevelopment [must] not increase the existing impervious cover. The existing impervious cover is 18.6% and 1.9% within the Critical Water Quality Zone, the proposed development will increase the impervious cover to 27.3% and 1.4% within the CWQZ. The project may apply LDC 25-8-42(B)(2) if all conditions are met under this section. Further review and comments are pending.

Demolition Sheet

- EV 2 Include the following note to the demo sheet: "Contractor to install perimeter erosion controls at the LOC boundary before demolition activities."

Critical Water Quality Zone

- EV 3 Clearly show and label the creek centerline, COA fully-developed 100 year floodplain, CWQZ, and half CWQZ on the ESC and demolition sheets. [LDC 25-8-92]

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

- EV 4 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 5 Remove silt fence from the flood plain and instead use rows of 12" mulch log. Mulch log should be made from 100% natural fabric wrap and filled with organic material so that it is biodegradable.
- EV 6 Add a note to all ESC sheets stating:
"If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp or revegetation matting. [ECM 1.4.4.B.3, Section 5, I.]

Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. [LDC 25-8-183]

Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector.

Contractor is responsible for removing any sediment transported from the LOC to the offsite detention / water quality pond(s).

All equipment and spoils are to be removed from the creek, the CWQZ, and 100 year floodplain nightly.

The contractor will clean up spoils that migrate onto the roads a minimum of once daily.”
[ECM 1.4.4.D.4]

- EV 7 Designate a staging area and temporary spoils area and provide a row of silt fence located immediately downslope of the spoils area. [ECM 1.4.4.B.3]
- EV 8 Show the location of the concrete washout area on the ESC sheet.
- EV 9 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 10 Add the following details to the plan set:
- Concrete washout;
 - Mulch log detail ECM Figure 1.4.5.F; and
 - Silt fence turnback detail ECM Figure 1.4.5.G.3
[LDC 25-8-181, LDC 25-8-604, ECM 3.5.2, ECM 1.4.1.1(C)]

Landscape and Tree Mitigation

- EV 11 A landscape plan was not included in this submittal. Provide a Landscape Plan that is compliant with Chapter 25-2, Subchapter C, Article 9 of the City of Austin Land Development Code, and Section 2 of the City of Austin Environmental Criteria Manual. Further landscape and tree mitigation review and comments may be pending.
- EV 12 This comment is pending approval by City Arborist Review for tree preservation and required mitigation.
- EV 13 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;
 - 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 14 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the 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 a receipt of payment to the Environmental Reviewer.

- EV 15 Payment of the landscape inspection fee is required prior to permit/site plan approval. Obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, notify the environmental reviewer.
- EV 16 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]

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

- F1. The following three items are incorrect on the AFD Analysis table on the cover page:
1. Code year – City of Austin is currently on the 2015 IFC
 2. Building Type – Building has to be either IIA or IIB, can't be both.
 3. Available Fire Flow – Fire flow calculated from the fire flow test is 2570 GPM
- Please make sure this data is correct on the AWU table as well. Other areas of the plans like utility plan also indicate incorrect fire flow. Please check plans carefully and correct all areas as needed.
- F2. Provide the site plan number on all pages.
- F3. Fire lane appears to run under the building. If this is the case, a fire lane cannot run under a building.
- F4. Provide elevation views of the proposed building.
- F5. Show location of at least two fire hydrants on the utility plan. This is an un-sprinklered building and will require one fire hydrant within 400 feet of all points of the building and a second hydrant within 500 feet of all points of the building.
- F6. Show the elevation at top and bottom of the retaining wall in at least the low and high points of the wall.
- F7. This building appears to be at least partially in the flood plain. Fire department access cannot be located in the flood plans and would have to be elevated to allow access to the back and sides of the building furthest from the street. Please indicate how FD access will be provided in areas that are in the floodplain.
- F8. Fire department access is not sufficient. You must provide access no more than 150 feet (as the hose lays and for an un-sprinklered building) to all points of the building from Oltorf Street. Please indicate how access will be provided.

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer Notes: Site is located on the NW corner of Oltorf at West Bouldin Creek. A portion of the property is within the FEMA floodplain per FIRM 48453C0585H effective date 9/26/2008. WSELs which affect the site are as follows: 25yr: upstream 543.72, downstream: 538.55; 100yr: upstream: 544.32, downstream 539.42; 500yr: upstream: 545.20, downstream: 540.38. The development as shown has a small portion of the proposed building located in the 100-yr floodplain, because of this, it may count as a floodplain modification and will need to be approved

by ERM review. As currently shown, site will require a floodplain variance to be developed unless building encroachment is removed from the floodplain.

- FP1. Please revise the floodplain note to include the effective date of the FIRM panel. For this site, the current effective FIRM panel number is 48453C0585H effective 9/26/2008.
- FP2. The applicant's engineer should reference the source of the floodplain study utilized to delineate the limits of the 100-year floodplain shown on the plans. If the City's regulatory model was utilized, copies of the regulatory H&H models should be included in the attached drainage or engineering report with an acknowledgement that the sealing engineer certifies the accuracy of the model. Please include an updated report with the next update. Floodplain models may be obtained from www.atxfloodpro.com.
- FP3. Provisions in Austin's Drainage Criteria Manual (DCM) require you to perform a floodplain study to determine the limits of the fully-developed 100-year floodplain using methods outlined in the criteria manual. Please do the following:
- a. Provide to this reviewer a copy of the floodplain study, including electronic copies of the hydrologic and hydraulic models used to determine the flows and water surface elevations in the creek, hydraulic cross section layout sheets, and information used in the development of the study. This information should be contained within a report signed and sealed by a licensed engineer.
 - b. On applicable site plan sheets, please delineate and clearly label the limits of the of the determined pre-development 100-year floodplain.
 - c. If modifications to the floodplain are proposed, the applicant must show that there are no adverse impacts to the floodplain as a result of the modification. Adverse impacts include a loss of floodplain storage volume and rises in flood elevations on adjacent properties. Applicant may have to provide supporting documentation, including modeling to show no adverse impacts as a result of the proposed development.
- FP4. Please delineate and clearly label the following items on applicable site plan sheets:
- a. Location of the existing site conditions Fully Developed 100-year Floodplain.
 - b. Location of the proposed site conditions Fully Developed 100-year Floodplain.
 - c. Location of the existing site conditions Fully Developed 25-year Floodplain.
 - d. Location of the proposed site conditions Fully Developed 25-year Floodplain.
 - e. Location of the FEMA 100-year Floodplain.
 - f. Location of previously dedicated drainage easement.
 - g. Location of additional proposed drainage easement.
- Applicant may obtain electronic copies of the City's regulatory models by visiting www.ATXFloodPro.com. (Please note that this watershed, the FEMA floodplain is not equal to the Fully-Developed Floodplain.)
- FP5. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement. Please provide documentation demonstrating this or provide requisite easement.
- FP6. City of Austin Regulatory floodplain delineations should be based on the best available data including site specific topographic data. The applicant's engineer should delineate water surface elevations generated by the regulatory model onto site gathered topo data.
- FP7. It appears from the plans that the proposed building and associated grading are located in the 100-year floodplain. Applicant will need to demonstrate that the proposed development activities do not cause adverse floodplain impacts including the following tasks:
- a. Determine the impacts of the proposed grading on the 25- and 100-year water surface elevations. The applicant's engineer should reflect the proposed grading in the hydraulic model to determine impacts. Increases in 25- and 100-year water surface elevations on other properties are prohibited.

- b. Show that the floodplain storage volume is conserved. The applicant should quantify the loss of floodplain storage volume resulting from the placement of fill within the floodplain and compensate for this loss with a compensatory cut or other method.
- FP8. Please show the Finished Floor Elevations (FFE) of the proposed buildings on the site. Buildings must have a FFE 1 foot greater than the adjacent floodplain's 100-year water surface elevation.
- a. There are multiple areas which have "FFEL" which I assume are finished floor elevations for those areas, however, there is no indication of the finished floor elevation for the parking area. Please clarify.
- FP9. FYI: Please note that the current floodplain regulations require that the FFE of the proposed buildings adjacent to the 100-year floodplain must be 1' greater than the 100-year WSEL. City of Austin staff has proposed changes to the floodplain regulations to require FFE's be 2' above the current FEMA 500-year floodplain or Atlas 14 100-yr floodplain. FFE requirements will be based on current code at time of application.
- FP10. The proposed development as submitted will require a floodplain variance. A variance may be avoided if encroachments are removed from the floodplain. Comment will be cleared when plan has been brought into compliance with current code and criteria or a floodplain variance has been granted.
- FP11. Due to proposed encroachments within the floodplain, this site plan will require a floodplain variance. This variance may be granted administratively if the applicant is able to meet the seven provisions outlined in LDC 25-7-92 C(1) which are:
- a. The finished floor elevation of the proposed building is at least two feet above the 100-year floodplain;
- b. normal access to a proposed building is by direct connection with an area above the regulatory flood datum, as prescribed by Chapter 25-12, Article 1;
- c. a proposed building complies with the requirements in Chapter [25-12, Article 1](#), Section 25-12-3 Appendix G (*Flood Resistant Construction*) and Section 1612 (*Floodplain Loads*);
- d. the development compensates for the floodplain volume displaced by the development;
- e. the development improves the drainage system by exceeding the requirements of Section [25-7-61](#) (*Criteria for Approval of Plats, Construction Plans, and Site Plans*), as demonstrated by a report provided by the applicant and certified by an engineer registered in Texas;
- f. the variance is required by unique site conditions; and
- g. development permitted by the variance does not result in additional adverse flooding of other property.
- This comment will be cleared upon the granting of a floodplain variance or the plan has been changed to not require a floodplain variance.
- FP12. The applicant's engineer should certify that all site development activities located within the 100-year floodplain are designed and will be constructed with methods, practices and materials that minimize flood damage and that are in accordance with ASCE 24-14 Flood Resistant Design and Construction (please reference LDC 25-7-61(a)2 and LDC 25-12-3 G103.1). This certification may be letter signed and sealed by the applicant's engineer.
- FP13. The City of Austin considers the 25-year floodplain as the floodway. As such, prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing activity, the building official shall require submission of a certification by a Professional Engineer licensed by the State of Texas, along with supporting technical data in accordance with the City of Austin Drainage Criteria Manual, that demonstrates that such development will not cause any increase of the level of the design flood. Please provide this certification and modeling demonstrating that the proposed development will not cause a rise in the floodway.
- a. It is unclear if any of the proposed improvements are within the 25-year floodplain as the 25-year floodplain was not delineated.

- FP14. The site plan currently shows parking encroaching into the 100-year and 25-year City of Austin regulatory floodplains. Per LDC 25-7-92, parking is not allowed to encroach in the 100-year floodplain UNLESS it qualifies under the exceptions in LDC 25-7-93.A and is in compliance with LDC 25-7-95. No parking is allowed in the 25-year floodplain.
- Please adjust site plan accordingly to remove the parking spaces in the 25-year floodplain
 - Please provide calculations showing the average depth and maximum depth of flooding in the parking spaces in compliance with 25-7-95.B.
 - Please provide information on the site plan about the signs as required in 25-7-95.B.
- FP15. The temporary spoils and staging area is not shown on the site plan submittal. Be aware that it is preferred that the spoils and staging area is not located in the floodplain.
- FP16. To meet 2012 international building code, please include a note on the coversheet indicating that an elevation certificate will be required at form survey.
- FP17. Include a note on the coversheet indicating that prior to obtaining a certificate of occupancy, an elevation certificate, completed post construction, will be required (contact Katina Bohrer at 512-974-3558)
- FP18. Provide more information about the parking – is there any plan for below-ground parking? If there are plans for below-grade parking, additional floodproofing comments will be added.
- FP19. 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 in the near future. 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.
- For this application, Atlas 14 will not have an impact on the review but be aware that future permits for the site may fall under Atlas 14 regulations depending upon when they are requested. It is likely that by the time construction is complete for this building/subdivision that Atlas 14 will be in effect for Austin thus changing the floodplain in the area and it is recommended that the Applicant and the Applicant's Engineer discuss flood resiliency and alterations which could be made to plan to reduce the risk of flooding of the proposed development (e.g. elevation of Finished Floors to be above current 500-year floodplain, floodproofing of areas below current 500-year floodplain, utilizing 500-year floodplain in place of the 100-year floodplain, etc.)
- FP20. Additional comments may be added upon review of future updates.

Hydro Geologist Review - S.J. (Saj) Zappitello, PG - (512) 974-1977

ERM staff visited the site on 7/16/2019. No hydrogeologic Critical Environmental Features were identified on site. No additional review required by this reviewer.

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

- IW1. See City of Austin wastewater profile A-2141. The location of the existing wastewater service may not be accurately shown on the plans. The profile shows that the service is on a stub and not at manhole #27389 as shown on the plans. The sewer tap card also does not support that the connection is at that manhole either. Was a tap verified to be at the manhole?

IW2. Is it possible to move the existing wastewater service out of the creek bed? Accessibility for sampling and maintenance is an issue. Can the service be relocated to the 8" segment immediately upstream (see profile A-2141)? If the service cannot be moved, the existing service must be extended (in a wastewater easement if necessary) to get out of the slope and be as close to the building as possible, on flatter ground.

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

PR1: No review required. There is no residential or hotel/motel use on this site plan.

Site Plan Review - Robert Anderson - 512-974-3026

Subchapter E – Principal Street: W Oltorf St. (Urban)

- SP1. FYI: Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review.
- § 2.2: Relationship of Buildings to Streets and Walkways
- SP2. 40% of the net frontage length of the property along the Urban Roadway must consist of continuous building façade built up to the clear zone, or the supplemental zone if one is provided. [Sec. 2.2.3.D.1]
- § 2.4: Building Entryways
- SP3. Identify and label all building entrances.
- SP4. Building entrances are to be at intervals of no more than 75 feet along the elevation facing the principal street. If not, areas between entrances (or from building edge to entrance) shall use shaded sidewalks (§ 2.4). Additional review and comments regarding shading of the building and parking for Subchapter E, Article 3 will occur during the building plan review process.
- SP5. At least one customer entrance must face the principal street and connect directly to the sidewalk along the principal street, unless you meet the exception requirements of section 2.4.B.1. The sidewalk connecting to the principal street from the entrance is required to be shaded.
- §2.5: Exterior Lighting
- SP6. 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.
- § 2.6: Screening of Equipment and Utilities
- SP7. 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.; p. 52); 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.
- § 2.7: Private Common Open Space and Pedestrian Amenities
- SP8. The development shall devote a minimum of 5% gross site area to private common open space. Open Space should be readily accessible and useable for visitors, please clarify the type of open space being provided. See 2.7.3.A for Open Space amenities and 2.7.3.D for Design Criteria. Add the open space required and provided in the site data table.

§ 2.8: Shade and Shelter

- SP9. A shaded sidewalk is required alongside at least 50% of all building frontages adjacent to or facing the principal street or adjacent parking. [2.8 Shade and Shelter].
- SP10. A shaded sidewalk must be provided alongside at least 50% of
- a. the roadway or internal circulation route where building frontage is provided under the requirements of this subchapter; and
 - b. any parking adjacent to the building [Section 2.8.2.A.1]
- SP11. 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.

Demolitions and Relocations

- SP12. 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 Development Services Department. Please contact the Historic Preservation Officer at 974-6454 for additional information. [Chapter 25-11].

Compatibility/Screening Requirements

Note: Due to frontage at W Oltorf being less than 100 feet wide, the site is subject to small site compatibility provisions in 25-2-1062 and 25-2-1067.

- SP13. The site is subject to compatibility standards due to adjacency of SF-3 to the southwest of the subject property. The following standards apply:
- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
 - No parking or driveways are allowed within 25 feet of the property line.
 - Landscaping or screening is required along the southwest property line in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- SP14. Please show compatibility setback lines measured from the SF-3 property line on the site plan sheet for 25 feet, 50 feet, and 100 feet.
- SP15. Show and/or provide landscaping or screening along the southwest property line in accordance with the Screening Requirements (Section 25-2-1006 and ECM 2.9.1.) and / or Parking Design Standards. [Section 25-6-563].
- SP16. For parking facilities in a non-residential district adjoining or abutting a residential district, provide a wall or fence not less than four feet in height along the common boundary adjacent to the parking facility for the length of that common boundary which is adequate to screen the residential district from car lights and vehicular storage and movement. [Section 25-6-563(A)].

- SP17. All structures shall maintain a setback of 20.5 feet from the property line adjacent to an SF-5 or more restrictive use or district. [Section 25-2-1062].
- SP18. All parking areas and driveways shall maintain a setback of 14 feet and 9 feet, respectively, from the property line adjacent to an SF-5 or more restrictive use or district. [Section 25-2-1067].
- SP19. Show on the site plan that yards, fences, vegetative screening or berms shall be provided to screen adjacent SF-5 or more restrictive residential districts from views of off-street parking areas, mechanical equipment, and storage areas for refuse collection. [Section 25-2-1066].(*Show as a note: Vegetative screening, berms, fences, or yards shall be provided to screen adjacent SF-5 or more restrictive residential districts from views of off-street parking areas, mechanical equipment, storage areas, and for refuse collection [Section 25-2-1066].)
- SP20. Show site cross sections noting the height in relation to the property lines of the existing and proposed structures. Show the common property lines on the cross sections. [LDC § 25-2-1063].
- SP21. Show the following Compatibility Standards Notes on the site plan sheet:
- All exterior lighting will be hooded or shielded from the view of adjacent residential property. [Section 25-2-1067].
 - All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive. [Section 25-2-1067].
 - The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. [Section 25-2-1067].
 - The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses. [Section 25-2-1067].

Zoning

- SP22. Show the following site information (show proposed and allowed) in a Site Data Table:
- zoning and proposed use (according to 25-2-4). The land use noted on the site plan sheet says General Retail. Please change to either General Retail Sales (Convenience) or General Retail Sales (General).
 - building coverage (in sq. ft. and percentage)
 - impervious cover (in sq. ft. and percentage)
 - floor-to-area ratio (expressed as a ratio). Please note, CS zoning has a maximum allowable FAR of 2:1. The Building Data Table shows 3:1.
 - open space (in sq. ft. and percentage)
- SP23. Show the following building information (show proposed and allowed) for each building and the total for all buildings in a Building Data Table:
- building height (in stories and feet)

Administrative

- SP24. Provide a "Project Description" as a response in the next submittal, noting the type of development, the number of stories and square footage of the building(s), total site size, and proposed impervious cover. Note that this project description will appear on the site development permit for this case.
EXAMPLE: "This project consists of the construction of two (2) three-story multifamily residential buildings with 175 units totaling 80,517 sq. ft. (GSF) on a 2.45-acre site with associated parking, water quality and utility improvements. The total impervious cover is 60%".
- SP25. Show the submittal date on the cover sheet as May 14, 2019. Please change both the submittal date below the vicinity map on the cover sheet as well as the application date listed at the top of the box wherein the signature lines are located.

- SP26. Show all boundary lines with bearings and dimensions in accordance with the recorded subdivision on all sheets. It is helpful if the site plan sheet shows the full extent of the parcel.
- SP27. Provide approval blocks in the lower right hand corner of each sheet. Note: No signature blocks should be within the approval space.
- SP28. Move the Principal Street note from sheet 8 (note 20) to the cover sheet. Also, revise it to include the Principal Street (Oltorf) and type of Principal Street (Urban).
- SP29. 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 ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time.
- SP30. Show dimensions of vertical clearance, including tree limbs, for all driveways and internal circulation areas on site where overhead clearance is restricted. Where Fire Department access is required, minimum clearance is 14'.
- SP31. Have you shown 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. 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. Please indicate if there are any easements proposed with this development.
- SP32. Show correct street address on each sheet. The correct address for the project is 1400 W Oltorf St. The box at the top right corner of the cover sheet shows the address as 1402 Oltorf.
- SP33. Please more clearly show the building footprint / roof line on the site plan sheet. The thick, bold line for the roof line is only prominent along the south side of the parcel. Perhaps that layer is below other layers and is not showing as well for the rest of the site on the site plan sheet.
- SP34. Show all building setback lines and tie all buildings to a property pin or monument in perpendicular directions.
- SP35. Show the dimensions of all existing and proposed structures.
- SP36. Show any amenities, walls, fences, sidewalks, swimming pools and all other land improvements on each site plan sheet.
- SP37. Please indicate the case number in the lower right margin of each sheet. Your case number is SP-2019-0210C.
- SP38. Please change all references to Watershed Protection and Development Review Department, Development Review and Inspection Department, Department of Planning and Development, or Planning and Development Review Department to Development Services Department. These references appear in notes and the site plan release blocks (For instance, Erosion control Note Number 5).
- SP39. FYI - This site is located in the Zilker Neighborhood Plan. Please see the City's website <http://www.austintexas.gov/department/neighborhood-planning> for a copy of the recommended design guidelines.
- SP40. 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."

- SP41. Note on the site plan sheet: “Exterior lighting above the second floor is prohibited in the GO, LR, GR, CS, or CS-1 zoning districts, when adjacent to an SF-5 or more restrictive zoning district (Section 25-2-585).”
- SP42. Please remove General Note 18 from the site plan sheet. It refers to the North Burnet / Gateway Regulating Plan.
- SP43. Please add the following site plan release notes on the site plan sheet:
- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan revision or correction and approval of the Development Services Department.
 - Additional electric easements may be required at a later date.
 - Water and wastewater service will be provided by the City of Austin [***or identify the service provider if other than the City of Austin.***]
 - All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Department.
- SP44. Show the boundary of all Zoning Districts on or near the site.
- SP45. Note all adjoining land uses on the site plan sheet.
- SP46. Show all existing buildings on adjoining lots within 50 feet of the site. If no buildings exist on adjoining lots, note this on the site plan sheet.
- SP47. Compliance with the Universal Recycling Ordinance is mandatory for multi-family complexes, businesses and office buildings. Please either update the General Note number 10 on sheet 8 to reflect the name of the ordinance or remove it as it is no longer a requirement to include this note for site plans.
- SP48. A new tax certificate showing all taxes paid will be required after February 1, 2020 if the site plan is not approved by that time.
- SP49. Obtain all required signatures (Industrial Waste, Fire, and Water Utility) on the cover sheet prior to site plan approval.

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

Civil Engineer –

Revise the Utility Sheet:

- Indicate the size, slope, and material of the private wastewater piping.

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

Your Traffic Control Plan has been rejected for the following:

- No advanced warning signs depicted.
- No arrow board depicted for lane closure. Please refer to COA standard detail 804S1, 1 of 9 for guidance.
- What about pedestrian considerations? Will sidewalk be affected?

Please contact me via email with any questions and/or comments at shawn.jackson@austintexas.gov

Accessibility

- TR1. Provide the following notes:
- a. Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]
 - b. Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]
 - c. Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]
 - d. The maximum slope of a ramp in new construction is 1:12. The maximum rise for any ramp run is 30 in. The maximum horizontal projection is 30 feet for a ramp with a slope between 1:12 and 1:15, and 40 feet for a ramp with a slope between 1:16 and 1:20. [ANSI 405.2 - 405.6]
- TR2. 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 in accordance with TAS standards. Include the accessible route along the sidewalk within the right-of-way on existing sidewalk.
- TR3. Accessible parking spaces must be provided in accordance with [IBC Table 1106.1](#). 2 accessible spaces are required for the 30 total spaces provided. [LDC 25-6-474] Revise and add a second accessible space.
- TR4. 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.
- TR5. Accessible parking spaces must be at least 8 ft. wide and have an adjacent access aisle at least 5 ft. wide. Two accessible parking spaces may share a common access aisle. [ANSI 502.2, IBC 1106.5]. Dimension spaces.
- TR6. A minimum vertical clearance of 114" must be provided at accessible passenger loading zones and along vehicle access routes to such areas from site entrances. A minimum vertical clearance of 98" must be provided for van-accessible parking spaces and along the vehicular route thereto. [ANSI 503.5]

Urban Roadway

- TR7. Sidewalks, designed in accordance with the Commercial Design Standards, are required along Urban Roadway (§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 6 feet minimum if the principal street is a commercial collector or a major arterial (TCM, 4.2.1; Table 1-7). Dimension and label the Planting Zone and the Clear zone on the Site Plan. Sidewalk appears to be below the minimum at the northern stretch of the sidewalk on W Oltorf.
- TR8. 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 utilities underground.

Sidewalks

TR9. Raised curbs on driveways must terminate at sidewalks. Indicate the termination of curbs and show the standard driveway detail. Do not show curb ramps at the driveway. TCM, 5.3.1.E; COA Std. No. 433-2.

TR10. Show the standard sidewalk detail (COA Standard No. 432S-1, adopted 3/26/2008).

Trails

TR11. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a multi-use path is required for West Bouldin Creek Greenway. Staff is in communication with the Bicycle Program to determine if right-of-way dedication and/or bicycle facility construction is required in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information. Staff will provide comments to the applicant separately. Contact Mike Schofield and/or Jesse Duncan, Bicycle Program, Austin Transportation Department to provide comments.

Parking Garage

TR12. Grades of driveway approaches may not exceed the limits in City Standard No. 433S-2. For a street with a curb basis of 10 feet, the driveway may not slope more than 8.5 inches from the property line to the lip of gutter. Provide spot elevations at the property line and the lip of gutter to demonstrate that the grade complies with City standards.

TR13. Submit a detailed floor plan of the parking structure showing turning radii, structural supports, internal circulation, and ramp grades. LDC 25-6-561; TCM, Table 9-1.

TR14. Parking lots and garages shall be constructed in accordance with the dimensions in Table 9-1 (together with Figure 9-1 in Appendix H of this manual). With the approval of the Director, parking lots and garages may be constructed in accordance with the alternative dimensions in Table 9-2 if the parking is restricted to low-turnover uses with repeat customers, such as office, multi-family, or condominium, and compact parking is limited to a maximum of 15% of the total parking provided. TCM 9.2.0.#1

Right-Of-Way

TR15. Show the existing right-of-way and pavement width for W Oltorf St. Identify the street on the face of the site plan. More comment may result from the determined width.

Parking

TR16. Include a table showing the proposed 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 proposed by type (standard, compact, handicapped, bicycle, loading, etc.). LDC 25-6-472, Appendix A. Please revise to present the information in a table format.

TR17. 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, and 710S-6C, 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.

TR18. Show a detail of the wheel stops. COA Standard 439-1.

TR19. Each parking space must have adequate drives, aisles, and turning and maneuvering areas for access and usability. TCM, 9.2.0 #5. Show and dimension an additional 3 feet of spacing between the wall and the parking space.

Loading

TR20. 1 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. Identify the loading space and show dimensions on the site plan. LDC Section 25-

6-531, 532. TCM, 9.3.0 #1.

TR21. Freight loading and trash collection facilities should be designed and located to minimize intermixing of truck traffic with other vehicular and pedestrian traffic. Such facilities must be located off the main access and parking aisles and away from all pedestrian corridors. TCM, 9.3.0 #2.

TR22. Public right-of-way shall not be used for maneuvering. All maneuvering must be contained on-site. TCM, 9.3.0 #3.

Internal Circulation

TR23. Is an entry driveway gate proposed?

TR24. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. TCM, 9.5.0 #4.

Driveways

TR25. Undivided two-way driveway approaches must be between 30 and 40 feet wide, measured at the property line. Show dimensions on the site plan at the property line. TCM, Table 5-2.

TR26. Two-way driveways must intersect the street at approximately 90 degrees. Show the intersection angle. TCM, 5.3.1.C.

TR27. Driveways must be separated from intersection right-of-way lines by 100 feet or 60 percent of the parcel frontage, whichever is less. TCM, 5.3.1.J. This distance is measured at the property line from the edge of the driveway to the extension of the right-of-way lines. See Fig. 5-2, TCM.

TR28. All driveways must be constructed within the street frontage of the subject property, as determined by extending the side property lines to the curb line (at a 90 degree angle to the centerline of the street). Neither the driveway nor the curb returns may overlap adjacent property frontage without written approval from the adjacent property owner. TCM, 5.3.1.G; LDC 25-6-292(A). Please clarify where property line is.

TR29. Driveways on undivided collector streets must be designed to align with opposing streets or driveways or be offset by a minimum of 80 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.

TR30. Show the current driveway detail (City of Austin Standard No. 433S-2, adopted 02/24/2010).

Additional Comments

TR31. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required. The reviewer will contact Austin Transportation Department regarding required mitigation.

TR32. If roll-out bins are being proposed, then add the following notes to site plan sheet:

- Trash containers shall not be left at curb side unattended. Signs must be posted on the building or at a location that is publicly visible indicating that trash containers may not be left at curbside. The sign shall indicate the City of Austin's Code enforcement phone number for the public to report violations.
- A restrictive covenant may be required for enforcement purposes.

- Service commitment from a commercial trash service must be provided indicating they can provide service. The letter should address the minimum clearance requirement for the service vehicles.
- Public Works will recommend the appropriate signage for the loading space. A fee may be required by Public Works to pay for the required signage.

FYI- Trash dumpsters may be located to provide adequate access and maneuverability for service vehicles. Relocate the dumpster. LDC 25-2-1067(c); TCM, 9.3.0.2.

- TR33. A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC 25-6-114. A Neighborhood Traffic Analysis is required for this project. The NTA requires three (3) consecutive 24 hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Staff will contact Scott James (Scott.James@austintexas.gov) to discuss the location of the tube counts. Results will be provided in a separate memo. LDC 25-6-114. Please pay the NTA fees with the Intake staff on the 4th floor. This comment will be cleared once the Memo is approved and the fees are paid.
- TR34. 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.
- TR35. Please provide a copy of the final approved and recorded plat, or a land status determination.

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

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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.

Water Quality Review - Laura Kofahl - 512-974-3088

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. Provide plan sheets signed and sealed by the engineer. Preliminary, not for permitting, plans were provided. All plan sheets must be sealed for review. Additional comments will be generated once sealed plans provided.
- WQ 2. This site appears to fall into the Type II development category of ECM 1.6.4.B and fee-in-lieu will not be an option. Provide a water quality control compliant with ECM requirements. Include pond

plans, details, and applicable R-table. Additional comments will be generated once this comment is addressed.

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

- WETL 1. **Update 0.** Clearly show the boundary of the wetland CEF and clearly label the feature: "WETLAND CRITICAL ENVIRONMENTAL FEATURE" on all sheets where the area shown contains or overlaps with the wetland CEF.
- WETL 2. **Update 0.** Please clearly show and label the standard 150 ft CEF setback and/or provide an alternative protection/ mitigation strategy compliant with and pursuant to (ECM 1.10.4(d) for all wetland CEFs. Alternative strategies must be appropriate and approved by this reviewer.
- WETL 3. **Update 0.** Please provide a note stating that: "All activities within the CEF buffer must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited." This note must be shown in the general notes sheet as well as in all sheets where the area shown contains or overlaps with the CEF buffer.

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

Awpe informal comments

Austin water comments for sites and subdivisions for informal reviews

The status of this project is changed to an "informal" in amanda. The applicant understands that the change in status, doesn't imply an approval. All comments on the plans will need to be addressed in a timely manner to obtain sign off on plans. Further, the applicant understands that an informal status doesn't assure guaranteed review timelines and it may take up to **about 30 business days** after the resubmittal (depending on workloads and other timelines) for austin water to sign off on the plans. Austin water will work expeditiously to get to the plans as reasonably possible.

If the applicant is in agreement with this, please indicate so via an email, so the status can be changed.

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.

General notes:

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.

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.

City Arborist Review – Dillon Olsen – Dillon.Olsen@austintexas.gov

- CA1 Please update the tree survey of all trees located within and adjacent to the LOC (including ROW trees) eight inches in diameter or more as measured 4-1/2 feet above the natural grade. Include the following information in the Tree Survey Chart:
- Species (include *type* of Oak or Ash etc.)
 - Multi-trunk trees annotated with an “M” and all stem diameters included
 - Heritage trees annotated with an “H”
 - Right of Way trees indicated with “ROW”
 - Date of survey (must be w/in 5 years of date of project application)
- CA2 Please note that at the start of the new fiscal year (October 1, 2018) City Arborist review fee is created at completeness check and is based on the number of regulated trees within (or CRZ touching) the LOC. City Arborist review cannot be completed until the fee is created and paid.
- CA3 The ESC sheet needs to show the site plan configuration, such as parking and the detention pond.
- CA4 Remove silt fence from the critical root zone of trees within the LOC and replace with mulch socks. Silt fence requires 6” of cut for installation.
- CA5 Extend all tree protection fencing to the full extent of the critical root zone (CRZ) where possible. If fencing cannot be installed around the full CRZ, place the fencing at the ½ CRZ and add 8” of hardwood mulch from the ½ CRZ to the full CRZ. If fencing cannot be installed around the ½ CRZ, provide a call-out stating: “2x4x6 or greater size lumber shall be strapped vertically to the tree and 8” of hardwood mulch shall be applied within the Full CRZ.”
- CA6 Regulated 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.
- CA7 Heritage trees 175 and 188 are proposed to be preserved but do not meet tree preservation criteria. Please adjust the design to pull all proposed construction out of the CRZ as follows: 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]
- CA8 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. Further tree mitigation review and comments are pending.
- CA9 Tree mitigation must be provided (at minimum) at the following rates:
- Heritage trees: 300%

- 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]

Note: No mitigation is required for the removal of non-native invasive species.

CA10 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;
- Total dead inches removed; and
- Total non-mitigation inches planted on site.

[ECM 3.5.4]

CA11 Have canopy impacts been assessed for the regulated trees to remain? No more than 25% of the canopy can be removed. 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]

CA12 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.

Note: Please note that the comments, as of now, are not final. Additional review comments can be made related to the additional information requested in the City Arborist's review comments.

ATD Engineering Review - Sangeeta Jain - 512-974-2219

To provide comments on sidewalk, ROW, and driveway.

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: **SP-2019-0210C**
 - Application date: **May 14, 2019**
 - **Under Section 112 of Chapter 25-5 of the City of Austin Code**
 - Case Manager: R Anderson
 - Zoning: please add

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 the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.

End of report