

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



CASE NUMBER: SP-2020-0148D
REVISION #: 00
CASE MANAGER: Ramon Rezvanipour
UPDATE: U1
PHONE #: (512) 974-3124

PROJECT NAME: Evergreen Drainage Improvements
LOCATION: 1800 EVERGREEN AVE

SUBMITTAL DATE: August 13, 2020
REPORT DUE DATE: August 27, 2020
FINAL REPORT DATE: September 1, 2020
5 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 24, 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 5 copies of the plans and 5 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:

Planner 1: Elsa Garza
Drainage Engineering: Sona Singh
City Arborist: Keith Mars
Environmental: Jonathan Garner
Flood Plain: Kristi Weston
Site Plan: Ramon Rezvanipour

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 review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Larry Williams with Pipeline Engineering at 512-972-0340.

Electric Review - Andrea Katz - 512-322-6957

Comments clear. 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.

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 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.

U1: Comment cleared.

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.

U1: Comment cleared.

DE 3 The plans indicate floodplain flow through the property. A drainage easement is required to the limits of the 100-year fully developed flow elevation. Please submit the easement document with exhibits to this reviewer for processing. The drainage easement templates are online at:

<http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. [LDC 25-7-152]

U1. Drainage easement number does not appear to be filled out? Is the DE under review currently?

- DE 4 Clearly show and label all existing and proposed drainage easements on drainage layout sheet as per final plat or by separate instrument. [Application packet]
U1. Comment cleared.
- DE 5 Please provide a plan and profile of the proposed channel located in the right-of-way or drainage easement. The profile requirements are:
☐ Show Q, HGL, head losses (H), V for each segment of channel for 25 and 100 year on the channel profile. Please provide this data for all of the proposed channels.
☐ Clearly identify beginning and end of construction and show stations for channels on the storm drainage profile.
☐ Begin stationing at the outlet and mark upwards to the beginning of construction for channels or storm sewer lines.
☐ Show beginning, end stations, for permanent erosion control material used for channels on the storm drainage plan. Label type of material to be used, i.e. dry stacked or mortared rock, etc.
☐ Show bottom width, side slopes, concrete trickle or pilot channel, height of channel lining if used, maximum and minimum depth of channel, Manning's "n" value used, and station-to-station section of typical channels/swale section on the storm drainage plan.
☐ Indicate existing ground at proposed channel locations on the storm drainage profile.
☐ Show top of bank left and right, and fill areas for channels on the storm drainage profile.
U1. Comment pending. See Comment DE 6.
- DE 6 DCM 6.4.1(A) states, "The maximum permissible velocity for the one hundred (100) year storm is six (6) feet per second and includes all transitions to or from channels and waterways with similar or different materials. In all cases, the velocity for the one hundred (100) year storm must be non-erosive. The minimum permissible velocity for the two (2) year storm is two (2) feet per second." Please provide the data necessary to verify compliance.
U1. Comment pending. Will review the waiver request with Watershed Department. Will provide more information/additional comments once reviewed.
- DE 7 FYI – Consider designing a small meandering natural channel in the ditch in order to give low flows direction.
- DE 8 FYI – Proposed improvement encroach on the Erosion Hazard Zone Buffer established by the Watershed Protection Department. Consider providing an analysis for future development on site.
- DE 9 Please provide a copy of the recorded final plat or legal lot determination prior to issuance of a Development permit.

Environmental Review - Jonathan Garner - 512-974-1665
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General Notes Sheet

- EV 1 Comment cleared.

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

- EV 2 – EV 3 Comments cleared.

Tree Mitigation Planting (ECM Section 3.5.0)

- EV 4 Provide a summary of the proposed plan for tree mitigation. The plan must be approved by the City Arborist. This comment is pending approval of the approved plan and review of all required tree plantings.
Update 1 Comment pending.

Land Use Commission Environmental Variance Comments

- EV 5 This application proposes floodplain modification within a Critical Water Quality Zone that is not necessary for development allowed in the critical water quality zone under LDC 25-8-261.

Therefore, a Land Use Commission variance will be required to proceed with the proposed work. Additional review and comments are pending from the ERM Reviewer assigned to this case.

Update 1 Comment pending.

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

- EV 6 Provide payment of the landscape inspection fee prior to permit/site plan approval. Obtain the invoice by contacting COA Intake at LURIntake@austintexas.gov. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

Update 1 Comment pending receipt of payment.

- EV 7 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice by contacting COA Intake at LURIntake@austintexas.gov. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

Update 1 Comment pending receipt of payment.

- EV 8 After all ESC comments are cleared, send a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to Jonathan.Garner@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]

Update 1 Comment pending.

Flood Plain Review - Kristi Weston - 512-974-3370
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Reviewer notes: WBO open channel between Lamar and Evergreen. Atlas 14 precipitation required.

- FP 1. Please provide an offsite drainage area map showing the contributing drainage to the channel that runs through your site.

U1: Cleared, thank you.

- FP 2. From topographic inspection it appears that the channel has a contributing drainage area of at least 64 acres. As such, provisions in Austin's Drainage Criteria Manual (DCM) Section 1.2.6 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. If your offsite drainage area map indeed shows that the channel has a contributing drainage area of at least 64 acres, 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 channel, 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.

U1: Please see additional comments below.

- FP 3. Please delineate and clearly label the following items on applicable plan sheets as outlined in LDC 25-7-33, LDC 30-4-33, 25-12 Appendix G sec 301.2 (25-yr):

- 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 previously dedicated drainage easement.
- d. Location of additional proposed drainage easement.
- e. Applicant may obtain electronic copies of the City's regulatory models by visiting www.ATXFloodPro.com.

U1: Pending.

FP 4. The applicant is required to contain the limits of the City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement.

U1: Pending

FP 5. 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 in accordance with LDC 25-7-61 and/or LDC 30-4-61. Please include an updated report with the next update. Floodplain models may be obtained from www.atxfloodpro.com.

U1: Cleared, thank you.

FP 6. City of Austin Regulatory floodplain delineations should be based on the best available data including site specific topographic data per DCM 1.2.6. The applicant's engineer should delineate water surface elevations generated by the regulatory model onto site gathered topo data.

U1: Please provide best available site-specific topographic data. Survey data from 2003 is not sufficient.

FP 7. It appears from the plans that channel modifications are located in the 100-year floodplain. Applicant will need to demonstrate that the proposed development activities do not cause adverse floodplain impacts per LDC 25-7-61 and/or LDC 30-4-61 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. Be aware that "fill" includes proposed buildings and piers which would diminish floodplain storage volume.

U1: Please provide a cut/fill balance table.

FP 8. 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 25-7-61A, LDC 25-12-3 section 1612.4, and LDC 25-12 appendix G). This certification may be letter signed and sealed by the applicant's engineer.

U1: There appears to be a structure (a wall?) on the left (northern) bank between XS 1291 and XS 1216.

FP 9. Additional comments may be added upon review of future updates.

Update 1 additional comments:

FP 10. Please demonstrate No Adverse Impact to the overtopping of Evergreen Avenue. It is unclear from the report and models how the boundary condition in the RAS model was established.

FP 11. Please demonstrate the impact the channel improvements will have on routing. The hydrologic model does not account for proposed conditions.

FP 12. Sections 1416 and 1216 do not contain the extent of the floodplain. Please remedy.

Site Plan Review - Ramon Rezvanipour - (512) 974-3124

ADMINISTRATIVE

- SP 1. Obtain all required signatures on the cover sheet prior to site plan approval.
Update 1: Response noted, comment pending.
- SP 2. A new tax certificate showing all taxes paid will be required after February 1, 2021 if the site plan is not approved by that time.
Update 1: Response noted, comment pending.
- SP 3. Subdivision must be approved and recorded prior to site plan approval (25-1-61). Update coversheet legal description accordingly once approved.
Update 1: Response noted, comment pending.
- SP 4. Provide a list of all waivers and variances requested / granted with this application
Update 1: Response noted, comment cleared pending variance approval.
- SP 5. Show the submittal date on the cover sheet as March 31, 2020.
Update 1: Comment cleared.
- SP 6. Show the street address (1800 Evergreen Avenue) below the project title on the cover sheet.
Update 1: Comment cleared.
- SP 7. Remove site plan approval block from all sheets except for cover sheet and replace with a blank 3 1/2" x 5" approval space in the lower right hand corner. Note: No signature blocks should be within the approval space.
Update 1: Comment cleared.
- SP 8. Please indicate the case number (SP-2020-0148D) in the lower right margin of each sheet.
Update 1: Comment cleared.
- SP 9. 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.
Update 1: Response noted, comment cleared pending recordation of any future easements.
- SP 10. Show any amenities, walls, fences, sidewalks, swimming pools and all other land improvements on each site plan sheet.
Update 1: Comment cleared.
- SP 11. 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'. Indicate available clearance with a note.
Update 1: Comment cleared.
- SP 12. Show the location of all existing and proposed utility facilities on the site and adjacent right-of-way, including the exact locations and types of all utility lines, underground and overhead.
Update 1: Comment cleared.
- SP 13. Add following note: *"Approval of these plans by City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to*

start of construction. The applicant is responsible for determining what additional approvals may be necessary."

Update 1: Comment cleared.

SP 14. Show the following site plan release notes on the site plan:

- a) All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Services Department.
- b) All signs must comply with requirements of the Land Development Code (Chapter 25-10).
- c) Additional electric easements may be required at a later date.
- d) Water and wastewater service will be provided by the City of Austin [*or identify the service provider if other than the City of Austin*].
- e) A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- f) For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
- g) For construction within the right-of-way, a ROW excavation permit is required.

Update 1: Comment remains, please move SP release notes to ESC plan (sheet 4).

SP 15. Show the boundary of all Zoning Districts on or near the site, note all adjoining land uses, and show all existing buildings on adjoining lots within 50 feet. If no buildings exist within 50 feet on adjoining lots, note this on the site plan sheet.

Update 1: Comment cleared.

FYI - 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 at 974-7185. Please begin this process as soon as possible, as it can take some time.

FYI - This site is located in the Zilker Neighborhood Plan. Please see the City's website <http://www.austintexas.gov/departments/neighborhood-planning> for recommended design guidelines.

City Arborist Review - Suzannah DesRoches - Suzannah.desroches@austintexas.gov

Instructions: Please e-mail your reviewer if you have any questions, concerns, or require additional information about these comments. *Please also e-mail your reviewer if you would like to schedule a phone or virtual meeting to discuss the review comments.* Updates cannot be reviewed outside of the Plan Review cycle. If you have questions about DSD's response to COVID-19 please go to <https://www.austintexas.gov/page/dsd-covid-19>.

CA1 This project proposes to remove 7 Protected trees (one named dead) and 2 Heritage trees for drainage improvements. Please consider shifting the drainage ditch to spare more trees, removing smaller site trees instead.

Update #1: It is unclear why Protected Tree 347 is proposed for removal. The plans appear compliant with critical root zone protection.

CA2 Trees proposed to be removed must be shown with a dashed circle.

Update #1: Comment cleared.

CA3 Trees proposed to be preserved must be shown with a continuous circle.

Update #1: Comment cleared.

CA4 Please provide photo documentation of any trees listed as Dead on the tree survey to this reviewer to verify the condition.

Update #1: Comment pending.

- CA5 As per LDC 25-8-642, an administrative variance may be granted for a Heritage tree to be removed only after determining by the City Arborist that the tree is dead, diseased, or an imminent hazard (DDI). If not dead, diseased or an imminent hazard, clearly show that the tree prevents reasonable use or access of the property and that all design options have been exhausted. Please consider the use of retaining walls to preserve Heritage trees adjacent to the proposed impacts. 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]

Update #1: Comment cleared.

- CA6 Please assess canopy pruning needed at Heritage Pecan #268. Please consider height clearance needed for the Stabilized Construction Entrance.
- Update #1: Comment pending.

- CA7 Tree fencing for all preserved trees in the LOC is needed. Show tree fencing extending to the full critical root zone except where not possible due to construction. Where fencing cannot be extended to the full CRZ, apply 8" of hardwood mulch through the
- Update #1: Comment not addressed. For example, trees 276-279 need tree protection extended to the full critical root zone. Tree fencing for tree 268 should be extended.

- CA8 Remove silt fence from the critical root zone of preserved trees and replace with mulch sock or triangular filter dike. Silt fence requires 6" of cut for installation.
- Update #1: Comment cleared.

- CA9 Provide a call out at Heritage tree #268 stating the following:

Cover Full Critical Root Zone with 12 inches of organic mulch to minimize soil compaction. In areas with high soil plasticity Geotextile fabric, per standard specification 620S, should be placed under the mulch to prevent excessive mixing of the soil and mulch. Additionally, apply plywood or construction mats on top of mulch to minimize root impacts from heavy equipment. Once the project is completed, all materials should be removed, and the mulch should be reduced to a depth of 3 inches.

Update #1: Comment cleared.

- CA10 Please provide mitigation calculations at the following rates:

- o Heritage trees: 300%
- o 19 inches and greater, ECM Appendix F trees: 100%
- o 8 to 18.9 inches, ECM Appendix F trees: 50%
- o 19 inches and greater, all other trees: 50%
- o 8 to 18.9 inches, all other trees: 25% [ECM 3.5.4]
- o Note: No mitigation is required for the removal of non-native invasive species. *Any tree named as Dead, Diseased, or an Imminent Hazard, or in Poor condition, must be verified by your reviewer for reduced mitigation to be considered. Provide documentation of specific tree defects and photographs of each defect named.*

Update #1: Comment not addressed. Mitigation calculations need to be shown and mitigation needs to be documented on the plan sheets.

CA11 For consideration of the proposed alternative method of tree mitigation, please see the following and email this reviewer for list of approved species. Spacing and accounting of specific quantities of saplings will be reviewed.

- *Tree seedlings shall be planted in the riparian area, creek buffer, CWQZ and/or wetland CEF buffer, except within the ½ CRZ of existing trees proposed to be preserved (unless holes are dug with air spade). Seedlings must be spaced 3' from each other, with one large growing species followed by two small growing species (email reviewer for table). **The number of seedlings needed to be planted to mitigate for tree removal follows this formula: # seedlings = inches required X 40***
- *Seedlings shall be planted in the period between November and February. A diverse species mix is required, with no species representing more than 20% within the size category.*
- *A 10% survival is assumed and seedlings are assumed to reach 1/4" in DBH in five years.*

Update #1: Comment not addressed. The plans need to document how mitigation is satisfied.

CA12 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]

Update #1: Comment not addressed.

Planner 1 Review - Elsa Garza – Elsa.Garza@austintexas.gov

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