

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



**CASE NUMBER:** SP-2016-0481C  
**REVISION #:** 00  
**CASE MANAGER:** Michael Simmons-Smith  
**UPDATE:** U0  
**PHONE #:** 512-974-1225

**PROJECT NAME:** South Lamar Market  
**LOCATION:** 2043 S LAMAR BLVD w/ BLDGs, 1 existing, 3 added

**SUBMITTAL DATE:** November 28, 2016  
**REPORT DUE DATE:** December 28, 2016  
**FINAL REPORT DATE:** January 17, 2017 (20 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 November 3, 2017.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**UPDATE SUBMITTALS:**

**A formal update submittal is required.** Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive. A fee is required to return the project to active status and to submit a formal update. Additionally, updates beginning at the 4<sup>th</sup> (U4) require an update fee prior to submitting a formal update.

**Please submit 12 copies of the plans and 13 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

**REVIEWERS:**

Planner 1 : Jeremy Siltala  
Electric : Eben Kellogg  
Drainage Construction : David Marquez  
Heritage Tree Review : Patti Dodson  
Environmental : Jonathan Garner  
Fire For Site Plan : James Reeves  
Flood Plain : Hanh Thai  
Site Plan : Michael Simmons-Smith  
Site Plan Plumbing : Cory Harmon  
Transportation Planning : Katie Wettick  
Water Quality : David Marquez  
AW Pipeline Engineering : Daniel Lofton  
Industrial Waste : Anthony Mueske  
R.O.W. : Reza Sedghy  
AW Utility Development Services : Neil Kepple

ADMINISTRATIVE

- SP 1. Provide a "Project Description" prominently on the cover sheet, noting the type of development, the number of stories and square footage of the building(s), the total site size, and the proposed impervious cover. Example: *"This project consists of the construction of two (2) \_\_\_-story office buildings, one (1) \_\_\_-story retail building and one (1) \_\_\_-story retail/restaurant building totaling \_\_\_\_\_sq. ft. (GSF), and the redevelopment of one (1) existing \_\_\_-story \_\_\_\_\_sq. ft. restaurant building on a \_\_\_-acre site with associated parking, water quality and utility improvements. The total impervious cover is 80%".* Please note that this project description will appear verbatim on the released site development permit for this case.
- SP 2. Please note that the current description in the AMANDA database is incorrect (wrong number of proposed buildings). Coordinate with the Intake staff to revise the description accordingly. The Engineer's Summary Letter provided with this application also incorrectly describes the number of proposed buildings to be constructed with this development.
- SP 3. New tax certificates showing all taxes paid for 2016 will be required after February 1, 2017 (if the site plan is not yet approved at that time).
- SP 4. Show the correct street address on each sheet in the plan set – Addressing Review has assigned **2043 South Lamar Blvd.** to this development.
- SP 5. Indicate the case number (**SP-2016-0481C**) in the lower right-hand margin of each sheet in the plan set.
- SP 6. Add the following note to the cover sheet: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary."
- SP 7. Site plan review and approval cannot be finalized until the lot(s) within the proposed development are legal by either recorded plat or grandfathered by Land Status Determination (Section 25-1-61). The legal description on the cover sheet indicates that portions of Lots 10-13 are included as part of the development.
- SP 8. Record a Unified Development Agreement (UDA) that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities. If necessary, this reviewer will coordinate with the Legal Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison at 974-6483.
- SP 9. Place the following note on the cover sheet and site plan sheet: "This site is composed of \_\_\_lots, and has been approved as one cohesive development as Document No. \_\_\_\_\_. If portions of the lots are sold, application for subdivision and site plan approval may be required". Once recorded, add the document number for the UDA to the note.

SITE PLAN, BUILDINGS & ZONING

- SP 10. Provide an overall site plan sheet that includes the entirety of the properties that are applying for site development permit. Currently, the "Site Plan" does not show all of Lot 13.

- SP 11. 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 dedication by plat.
- SP 12. In tabular format on the site plan sheet, show the following site information:
- total site area
  - zoning
  - gross floor area for each building (in sq. ft. and percentage)
  - total gross floor area (in sq. ft. and percentage)
  - building coverage (in sq. ft. and percentage)
  - impervious cover (in sq. ft. and percentage)
  - floor-to-area ratio (expressed as a ratio)
  - building height (in stories and feet)
  - open space calculations
- Because there is more than one zoning district on the site, provide this information for each of the three zoning districts, and a total for the entire development.
- SP 13. Show a consistent project title on each sheet of the site plan. The application was for **South Lamar Market** as indicated in our AMANDA database, but the architectural sheets in the plan set display another title.
- SP 14. Show all proposed and existing structures to remain, and indicate any demolition or relocation of structures by a dashed footprint.
- SP 15. Show the dimensions of all proposed structures and existing structures to remain on the "Site Plan" (Sheet 8).
- SP 16. The owner's name on the coversheet does not match either the tax certificates, or the application. Correct the coversheet to match the tax information.
- SP 17. Show or note the types of restaurants (drive-in/fast food, limited or general) and offices (administrative and business, medical, professional) in the "Required Parking Table" on the "Site Plan" (Sheet 8).
- SP 18. Show the locations of all existing and proposed utility facilities on the site and adjacent rights-of-way, including the exact locations and types of all utility lines, underground and overhead.
- SP 19. Show the limits of construction on the "Site Plan" (Sheet 8). Include the area(s) necessary for the construction of access drives and any off-site utility work.
- SP 20. Show the boundaries of all zoning districts on or near the site on Sheet 8. Note all adjoining land uses on the site plan sheet, and show all existing buildings on adjoining lots within 50 feet of the site. This pertains to the missing information on Sheet 8 to the northwest of the subject properties.
- SP 21. Will this development be phased? If so, site plans proposing development designed and intended to be constructed or occupied in phases shall clearly identify the phase lines. Each phase must comply independently or cumulatively with the Land Development Code for parking, landscaping, detention, water quality controls, and any other data as requested. Provide all calculations independently by phase and cumulatively for the entire site. Produce documentation indicating that the phasing fees have been paid.
- SP 22. FYI - The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Department.

## COMPATIBILITY/SCREENING REQUIREMENTS:

- SP 23. The property at 1402 Oltorf Street is zoned CS, but is used as single-family. As per LDC Article 10 Compatibility Standards, the adjoining residential use triggers compatibility requirements for the proposed development.
- SP 24. Show and provide landscaping, fencing or similar screening along the western property line adjacent to the property used as residential in accordance with the screening requirements of Sections 25-2-1066 and ECM 2.9.1.
- SP 25. All structures, parking areas and driveways shall maintain a setback of 25 feet from the western property line adjacent to the existing residential use that is permitted in an SF-5 or more restrictive zoning district, as per LDC Section 25-2-1067. This comment pertains specifically to the proposed easternmost drive aisle, which is not in compliance.
- SP 26. Demonstrate that no dumpsters will be located 20 feet or less from property on which a use permitted in an SF-5 or more restrictive zoning district is located, as per Section 25-2-1067(C). Label all dumpster locations on the "Site Plan" sheet.
- SP 27. Structures shall not exceed two stories and 30 feet in height if the structure is 50 feet or less from a property either zoned or used as SF-5 or more restrictive (Section 25-2-1063). It appears that the proposed parking garage exceeds these height limitations.
- SP 28. 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.
  - 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.
  - 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.
  - The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.
- SP 29. FYI - The site must comply with the ordinance requirements for compatibility standards or must receive approvals for variances from the Land Use Commission, for which a variance fee will be required. Any waivers of required setbacks to less than five feet will require Board of Adjustment approval (Section 25-2-1081).

## SUBCHAPTER E: DESIGN STANDARDS & MIXED USE

- SP 30. Place the following note on the cover sheet: "This site plan is subject to Subchapter E of the Land Development Code (Commercial Design Standards).
- SP 31. Place the following note on the building elevation sheet: "Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review."
- SP 32. As per Section 2.2.2.E.2, any off-street surface parking along a Core Transit Corridor shall have landscape buffering in accordance with Section 25-2-1006 between the clear zone and the parking area. The buffering method selected must include shade trees.
- SP 33. 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.a-d. This applies to the existing building along South Lamar Blvd.

- SP 34. Include the following note on the "Site Plan" (Sheet 8): "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 42 from Section 2.5.
- SP 35. All development subject to Section 2.7 (*Private Common Open Space and Pedestrian Amenities*) shall devote a minimum of five percent (5%) of the gross site area to one or more of the types of private common open spaces or pedestrian amenities described in Section 2.7.3 (*Standards*). Delineate the open space(s) graphically by hatching or a similar method, and include the calculations in the site information tables to be provided on the site plan sheets.
- SP 36. Verify compliance with the screening requirements of Section 2.6.2 by a) providing screening for solid waste collection areas and rooftop mechanical equipment (not including solar panels); b) incorporating loading docks, truck parking, storage, trash collection/compaction, etc., into the building and landscape design; and c) adding the following note to the site plan sheet: "Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, the principal building materials".

### MISCELLANEOUS

- SP 37. 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 Real Estate Services at 974-7185.
- SP 38. FLASH DRIVE REQUIREMENT - All applications submitted for completeness check for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Division by the applicant after site plan approval. For more information, contact the Intake Staff.

*Additional comments may be generated as more information is provided by the applicant.*

**Water Quality Review - David Marquez - 512-974-3389**

- WQ1 Demonstrate the elevation of the splitter box flow line and the elevation and dimension of the weirs. An additional cross section may be needed just for the splitter box
- WQ2 Ensure the R table and the pond elevations and dimensions match. Further review will need for the elevations and sizing to be accurate.
- WQ3 Show elevations and flow lines of the pipes in the filtration pond.
- WQ4 Demonstrate which clean out will be accessible when the pond is full.
- WQ5 Show elevations in all of the ponds. This includes the cross sections shown.
- WQ6 Show erosion control for the weir over the splitter box.

*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.*

### **Administrative Requirements**

- EV 1 Show and label the entire LOC in the plan set. Be sure to include all proposed construction, including utility connections, within the LOC.
- EV 2 Show and label the Critical Water Quality Zone and Water Quality Transition Zone in the plan set. [LDC 25-8-92]
- EV 3 Differentiate linetypes/lineweights for proposed and existing items, such as utilities and contours.

### **Cover Sheet Notes**

- EV 4 On the cover sheet, add the following note:  
*"This project is located in the West Bouldin Creek Watershed, which is classified as an Urban Watershed."*

### **General Notes Sheet**

- EV 5 Revise the Appendix P-1 Erosion Control notes to provide the current ECM Appendix P-1 erosion control notes, found here:  
[https://www.municode.com/library/tx/austin/codes/environmental\\_criteria\\_manual?nodeId=APXP-1ERCONO](https://www.municode.com/library/tx/austin/codes/environmental_criteria_manual?nodeId=APXP-1ERCONO).
- EV 6 Revise the Sequence of Construction notes [ECM Appendix P-4] to exclude information regarding development in the Barton Springs Zone. This information is not applicable to this project. [ECM 1.4.1.2(C) and (D)]
- EV 7 Remove the Special Construction Techniques notes from Sheet 20.

### **Grading**

- EV 8 Show the existing and proposed contours within the LOC on the Grading Plan sheet. Additional grading review and comments may be pending.

### **Demolition Sheet**

- EV 9 Add a note to the Demolition Plan stating:  
*"A preconstruction meeting with the Environmental Inspector is required prior to any site disturbance."*

### **ESC and Tree Protection Requirements [LDC 25-7-61,65, 25-8-181,182,183,184]**

- EV 10 Show the existing and proposed contours within the LOC on the ESC sheet. Please note that grading is not allowed within the half critical root zone of all preserved trees.
- EV 11 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 609S6, including topsoil and seed bed preparation, temporary irrigation, and weed maintenance."*
- EV 12 Surface water should be prevented from entering into the LOC from offsite upslope areas. Please provide a surface water diversion device, such as a silt fence or triangular filter dike, along the entire western and northern LOC boundaries. The surface water diversion device must prevent surface water from entering into the LOC and must be designed to handle both the

volume and the velocity of the 10 year – 24 hour storm event. Additional ESC review is pending. [ECM 1.4.4.B.2]

- EV 13 For rough cut ponds, sediment traps, and sediment basins, dewatering skimmers must be designed to dewater at the surface. Provide a ECM Figure 1.4.5.K.1 in the plan set and show and label the dewatering skimmer location on the applicable sheets.
- EV 14 Remove silt fence from the critical root zone of preserved trees. Silt fence cannot be located within tree protection fence nor within the half critical root zone of preserved trees. Silt fence must be shown to go around (rather than through) tree protection fence. Where ESC must cross critical root zones, use mulch log rather than silt fence.
- EV 15 Show and label the location of the concrete washout area on the ESC sheet.
- EV 16 Show and label 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 17 Add the following details to the plan set:
- Mulch log detail ECM Figure 1.4.5.F
  - Dewatering skimmer detail ECM Figure 1.4.5.K.1.  
[LDC 25-8-181, LDC 25-8-604, ECM 3.5.2, ECM 1.4.1.1(C)]
- EV 18 Provide a date of the tree survey. Additionally, the tree survey must indicate the particular tree species (such as Live Oak, Cedar Elm, Texas Ash, etc.). Indicating only Elm does not comply with ECM requirements. [ECM 3.3.0]
- EV 19 Show all trees proposed to be removed on the ESC sheet. Additional tree preservation comments may be pending.
- EV 20 Provide the number of provided parking spaces on the site plan sheet. A 10% parking reduction may be granted in order to preserve trees.
- EV 21 Tree #4879 (adjacent to the W. Oltorf St. ROW) shows to be removed but is not listed on the tree survey table. Please reconcile this discrepancy and adjust the calculations tables on the landscape plan.

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

- EV 22 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with an LOC greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]
- EV 23 The revegetation line item quantity must equal the entire LOC area, less any existing impervious cover proposed to remain. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC.
- EV 24 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-6338. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

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

- EV 25 Demonstrate compliance with the Innovative Water Management (IWM) requirement. Include the following information on the drainage, grading, and landscape plans:

- Hatch and show the square footage\* of
- the impervious drainage area (stormwater runoff source) and
- the pervious landscape area receiving stormwater runoff.
- \*Note: minimum ratio is 1 sq. ft drainage / 2 sq. ft. landscape
- Provide calculations demonstrating that flow to the receiving area is non-erosive.
- If the receiving area is not a green infrastructure water quality control [ECM 1.6.7], and/or is not adequately sized to infiltrate the design storm, then receiving area must drain to a stormwater facility.  
[LDC 25-2-1008, ECM 2.4.9]

### **Landscape and Tree Mitigation**

- EV 26 Remove Notes #10 and #11 from the General Notes on the Landscape Notes sheet. These are duplicate notes of #'s 7 and 8, respectively.
- EV 27 The streetyard shown on the Landscape Plan is inadequate for this project. Please show and label a Streetyard A, adjacent to South Lamar Blvd., and a Streetyard B, adjacent to West Oltorf St. Please note 20% of each streetyard must be landscaped. [LDC Section 25-2-1003, ECM 2.4.1]
- EV 28 Adjust the landscape calculations to include Streetyard A and Streetyard B. If Alternative Compliance is being proposed, provide alternative compliance calculations on the landscape sheet as per Appendix C. Demonstrate why the site cannot meet strict compliance in accordance with ECM Section 2 and Appendix C. [ECM 2.4.1 through 2.4.4]
- EV 29 The parking lot and drive aisle buffering proposed adjacent to the ROW is insufficient. Provide additional buffering in accordance with ECM 2.4.3 and ECM 2.9.1, as applicable.
- EV 30 Add or regroup buffer elements to provide a minimum of 2 elements for no less than 50% of the buffer area. No more than 1/4 of the buffer area may be absent of elements. No more than 50% of any element may be comprised of a single species. [ECM 2.4.3]
- EV 31 This comment pending approval of a license agreement for work in the R.O.W. Please provide this reviewer a copy of this license agreement. [Contact Andy Halm at 974-7185 – use for Great Streets].
- EV 32 Show on the landscape plan the specific locations, species, container size, and spacing of new shrubs, ground covers, and grasses. [ECM 2.4]
- EV 33 Show on the landscape plan the specific locations, species, size, and quantities of new trees. New trees to be planted shall be at least six feet in height and 1 1/2 caliper inch. Label each tree to indicate which of the following requirements it satisfies:
- Streetyard trees (must be provided in accordance with ECM 2.4.1.D)
  - Mitigation trees (must be provided in accordance with ECM Appendix F)
  - Parking lot trees
  - Buffer trees
  - ROW trees
- Note, ROW trees cannot be applied toward any other categories.  
[ECM 2.4.1(D)]
- EV 34 Mitigation for public tree removal (ROW tree removal) must be located in the ROW adjacent to the property or payment must be issued to the Planting for the Future Fund.
- EV 35 Seventy-five percent of the total caliper inches of mitigation trees required must be represented by significant shade trees located in [Appendix F](#). The remaining 25% of total caliper inches may be represented by a mixture of [Appendix F](#) tree species. All trees selected must be suitable for



the environment of the immediate planting site (see [Appendix F](#) for specific categorization such as tree, soil, site, or regulatory qualities). [ECM 3.5.4.A.4.]

- EV 36 For urban forest accounting purposes, please revise the following information on the plan after all landscaping and/or tree-related comments are cleared:
- Total Appendix F tree inches surveyed;
  - Total Appendix F tree inches removed;
  - Total Non-Appendix F and Invasive removed;
  - Total mitigation inches planted on site.
- [ECM 3.5.4]
- EV 37 The tree fund mitigation option will be considered after all design alternatives which could save more trees have been evaluated. Please note, this mitigative option is not intended to facilitate the excessive removal of trees and is not meant to supplant good planning. When quantifying for tree removal, please utilize a standard formula of one caliper inch of mitigation value equivalent to \$200. This fee should be paid at the receptionist desk at the 505 Barton Springs Road, One Texas Center, 4<sup>th</sup> floor. Add a note to the landscape plan stating: “\_\_\_\_\_ caliper inches of trees removed trees from this site are to be mitigated by payment to the [Urban Forest Replenishment Fund (i.e., private trees) / Planting for the Future Fund (i.e., ROW or PARD trees)].” [ECM 3.5.4] *Note to EV Reviewer: If the applicant intends to issue a payment into the tree mitigation fund, the EV Reviewer needs to send an email to Jason Traweek stating: (1) the amount of mitigation to be paid into the tree fund; (2) the site plan number; and (3) whether the payment is for Urban Forest Replenishment Fund (private trees) or for Planting for the Future Fund (ROW / PARD trees). Jason will then set up a process in Amanda to receive payment into the correct fund.*

<b>Fire For Site Plan Review - James Reeves - 512-974-0193</b>
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1. This project appears to be on two lots. Provide a copy of the easement or UDA.
2. The fire lane appears to run under the building which is not allowed. This will compromise fire access to the buildings.
3. Provide a post indicator valve in the underground fire line. A wall post indicator valve or exterior door with direct access to riser room will be accepted as an alternate.
4. Indicate the location of the sprinkler system fire department connection. It must face the street or fire lane.
5. Provide the following note on the utility plan: Underground mains feeding NFPA 13 sprinkler systems must be installed and tested in accordance with NFPA 13, and the Fire Code, by a licensed sprinkler contractor with a plumbing permit. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.
6. The fire flow listed on the cover sheet does not appear to be correct.
7. If building C is sprinklered, the fire line must be shown on the utility plan.
8. Provide the building information in table format on the cover sheet. See example below.

Austin Fire Department	
Fire Design Codes	International Fire Code Edition with City of Austin Local Amendments
Fire Flow Demand @ 20 psi (gpm)	Most demanding building's calculated fire flow demand – 2012 IFC Appendix B, table B105.1
Intended Use	Most demanding building's intended use
Construction Classification	Most demanding building's IBC construction classification
Building Fire Area (s.f.)	Most demanding building's fire area in gross square feet (all floor levels combined) per 2012 IFC Appendix B.
Automatic Fire Sprinkler System Type (If applicable)	The sprinkler system type that is in the most demanding building's fire area - NFPA 13, NFPA 13R or NFPA 13D
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (If applicable)	NOTE; for the value here, the minimum fire flow the City of Austin allows at any commercial site is 1500gpm, the fire flow cannot be less than this even with a sprinkler system.
AFD Fire Hydrant Flow Test Date	Date. It be an AFD flow test 3yrs old or less.
AFD Fire Hydrant Flow Test Location	Block, Street Name, and Type
High-Rise	Yes or No
Alternative Method of Compliance AMOC (If applicable)	AMOC number and the date the AMOC was approved by the City.

**Flood Plain Review - Hanh Thai - 512-974-9232**

- FP1 Please dedicate easement to contain the limits of FEMA and the City of Austin fully developed 100-year floodplain.
- FP2 Please clearly delineate and label easement and easement document number on applicable sheets.
- FP3 Please show finished floor elevations of buildings adjacent to floodplain.
- FP4 More comments may be added on subsequent submittals.

**Industrial Waste Review - Anthony Mueske - 512-972-1060**

- IW1. The existing building (formerly Olivia's Restaurant) does not have water service shown.
- IW2. Buildings A and B appear to be connected, and share one set of utilities. However, buildings C and office do not have utilities shown.
- IW3. The 8" cleanout on the wastewater line leaving buildings A and B should be changed to a large diameter cleanout or manhole at the 540.0 elevation for use as a sample port.

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

- ROW1 All utilities must be approved prior to ROW.

## TRAFFIC IMPACT ANALYSIS

- TR1. Provide a TIA waiver letter as this development varies from the approved uses in the TIA.
- TR2. Please post \$300,000 towards the identified improvements listed in the TIA .
- TR3. Access to South Lamar Boulevard from the site is restricted to right in/right out only. Show the location of proper signage to demonstrate compliance.
- TR4. Staff recommends applicant adheres to all applicable design guidelines, dimensions, and right-of-way dedication requirements to insure compliance with goals identified in the South Lamar Corridor Study. This reviewer has contacted Anna Martin at ATD regarding necessary compliance. Additional comments may be provided based on her response.

## PARKING

- TR5. Revise parking calculations.
- a. For restaurants greater than 2,500 square feet, the parking ratio is 1:75. For the proposed 4,198 sq. ft. restaurant 56 parking spots will be required (45 spots after the 20% reduction).
  - b. Change "commercial kitchen" to "food preparation." The parking ratio for food preparation is 1:500. For the proposed 11,172 sq ft, 22.3 parking spots will be required (18 spots after the 20% reduction).
- TR6. On garage elevation sheet please show parking totals per floor and total number of spaces provided within the garage. This reviewer currently finds insufficient parking.
- TR7. Revise parking table to include proposed number of compact spaces.
- TR8. Include the following note on the site plan: Each compact parking space/aisle will be signed "small car only." LDC, 25-6-475.
- TR9. Specify 20% reduction as "20% Urban Core reduction."
- TR10. Building A on site plan calls-out 10,171 sq. ft. of office. Please address the discrepancy between this figure and what is shown in the parking table.
- TR11. Please confirm, area labeled office adjacent to the driveway on Oltorf Street is a part of building A or B and is included in the parking calculations.
- TR12. Identify the location of bicycle parking on the site plan. Bicycle parking spaces must be located as convenient to the entrances as the motor vehicle parking and may not interfere with pedestrian traffic. 50 % of the required off-street bicycle parking must be located within 50 feet of the principal building entrance which shall not be obscured from public view and may not interfere with pedestrian traffic. The closest bicycle parking facility must be no farther than the closest motor vehicle parking space, excluding accessible parking spaces. The remaining required bicycle parking needs to comply with LDC 25-6-477. LDC, 25-6-477
- TR13. Parking and loading facilities must be surfaced and maintained with asphaltic concrete or other permanent hard surfacing material. Identify the surfacing material for all parking and circulation areas on the site plan. TCM, 9.2.0 #7.
- TR14. Each parking space must have a vertical clearance as specified in the Building Code (minimum 7.0 feet). Please note garage clearance.

## **DRIVEWAYS**

- TR15. Driveways on undivided arterial streets must be designed to align with opposing streets or driveways or be offset by a minimum of 120 feet, measured from edge to edge. TCM, 5.3.1.K. Please revise location of proposed driveways.
- TR16. Driveway approaches must be separated by a minimum of 200 feet, measured from edge to edge at the property line. TCM, Table 5-2. The northern driveway on West Oltorf Street is closer than 200 ft to the driveway on the adjacent lot. Please revise and please show adjacent driveways on South Lamar and to the south of the site on West Oltorf.
- TR17. Undivided two-way driveway approaches must be between 30 and 45 feet wide, measured at the property line. Please revise proposed driveways. TCM, Table 5-2.
- TR18. The curb return radii must be between 20 feet and 30 feet. TCM, Table 5-2. Please revise southern driveway on West Oltorf Street.
- TR19. If a curb inlet is present, there must be 10 feet between the inlet opening and the edge of a driveway curb return. TCM, 5.3.1.A. Please measure the distance between curb inlets and the edge of the adjacent driveway curb returns.
- TR20. The number of driveways on an arterial street should be minimized in order to reduce the number of conflict points and facilitate traffic flow. TCM, 5.3.1.M. Recommend closing one driveway on West Oltorf Street.
- TR21. Driveways to major arterial streets and Hill Country Roadways must have a minimum throat length of 50 feet, measured from the edge of the pavement to the first conflict point at the entry. TCM, Table 5-2. Please show throat length dimension for the northern driveway on West Oltorf Street and for the driveway on South Lamar.

## **ACCESSIBILITY - NEW CONSTRUCTION**

- TR22. Provide the following note on the site plan: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards."
- TR23. 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. Accessible route is indicated in legend, please show on site plan.
- TR24. When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Show the accessible route on the site plan. [IBC1104.2]
- TR25. The minimum clear width of an accessible route is 36 in. If the accessible route is less than 60 in. wide and longer than 200 ft., passing spaces at least 60 in. by 60 in. must be located every 200 ft. [ANSI 403.5, Table 403.5]. Please show dimensions of route or add note on site plan indicating compliance.
- TR26. Accessible parking spaces must be provided in accordance with IBC Table 1106.1.

9 accessible spaces are required for the 451 total spaces provided. [LDC, 25-6-474]. Please revise parking shown on plan and show required accessible spaces on parking table.

- TR27. 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. One van-accessible space (8 ft. wide with an 8 ft. access aisle) must be provided for every 6 accessible spaces or fraction thereof. [ANSI 502.2, IBC 1106.5]. Two van-accessible spaces are required on this site.
- TR28. Accessible parking spaces must be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces must be dispersed and located near the accessible entrances. [IBC 1106.6]
- TR29. Parking access aisles must be part of the accessible route to the building or facility entrance and must have a running slope no greater than 1:20 and a cross slope no greater than 1:50. [ANSI 502.5]
- TR30. Curb ramps must be provided wherever an accessible route crosses a curb. [ANSI 406.1]. Identify the location of all curb ramps on the site.

### **CORE TRANSIT CORRIDOR**

- TR31. As the sidewalk along South Lamar extends into private property a sidewalk easement is required.
- TR32. Any off-street surface parking along a CTC shall have landscape buffering in accordance with LDC 25-2-2006 between the clear zone (or supplemental zone) and the parking area. The buffering method must include shade trees (§2.2.2.E.2). Please demonstrate compliance.

### **SIDEWALKS**

- TR33. 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.
- TR34. Extend proposed sidewalk on South Lamar to project boundary.
- TR35. Show existing sidewalks adjacent to site.

### **RIGHT-OF-WAY**

- TR36. Show the existing right-of-way for West Oltorf Street.

### **LOADING**

- TR37. 2 off-street loading spaces are required. Each off-street loading space must consist of a rectangular area not less than 12 feet wide and 45 feet long, with a vertical clearance of not less than 15 feet. Identify the loading space and show dimensions on the site plan. LDC, Section 25-6-531, 532. TCM, 9.3.0 #1.
- TR38. Loading facilities must be located off the main access and parking aisles and away from all pedestrian corridors. TCM, 9.3.0 #2.
- TR39. Maneuvering areas for loading facilities must be adequate for access and usability and must not conflict with parking spaces or with the maneuvering areas for parking spaces. Provide

adequate maneuvering area for the loading spaces. TCM, 9.2.0 #7.

TR40. Public right-of-way shall not be used for maneuvering. All maneuvering must be contained on-site. TCM, 9.3.0 #3.

#### **OTHER**

TR41. Are any access gates proposed? If so, please label them on the site plan.

TR42. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show proposed dumpster locations. LDC, 25-2-1067(c); TCM, 9.3.0.2.

TR43. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with Office of Real Estate Services at 974-7185. Please begin this process as soon as possible, as it can take some time.

TR44. 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.

TR45. Additional comments may be provided as a result of information or design changes provided in your update.

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

WW1. The 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 and suitability for operation and maintenance. 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 972-0220. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Utility Waller Creek office located at 625 E.10<sup>th</sup> St., Austin, TX 78701.

**Electric Review - Eben Kellogg - 512-322-6050**

EL 1. Any relocation of electric facilities shall be at landowner's/developer's expense.

EL 2. Fifteen foot electric and telecommunications easement requested adjacent to East Oltorf Street and South Lamar Boulevard, to be dedicated by separate instrument. Contact this reviewer to discuss. Show easement on the site plan.

EL 3 . Show the location of the transformer pad(s) and underground electric cabling necessary to serve this development on the site plan, wet utilities plans, and landscape plan.

- EL 4. Contact Darren Vicknair to discuss permanent electric service and electric service design. (512-505-7636 or [Darren.vicknair@austinenergy.com](mailto:Darren.vicknair@austinenergy.com))
- EL 5. The City's Environmental Criteria Manual (ECM) Sections 2.4.1.D and 2.4.2.C state, "In areas where utility lines are present or proposed only trees from the Utility Compatible Shade Trees list (see Appendix F) shall be planted with in: a) 10 lateral feet from any overhead distribution conductor; b) 30 to 40 lateral feet from any overhead transmission conductor, unless a more restrictive dedicated right-of-way has been established; c) 10 lateral feet from any underground electric facility"
- EL 6. Please provide a full completed set of Landscape plans, with reference to the EL 5.

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

1. Provide the drainage fixture units served by the private 8" wastewater piping. The drainage fixture units must be calculated according to the 2012 Uniform Plumbing Code. (Clarification: The Site Plan Plumbing Reviewer is requesting this information to verify compliance with Table 717.1 of the 2012 Uniform Plumbing Code.)
2. Question: Why does building C not have water or wastewater service?

**Heritage Tree Review - Patti Dodson - 512-974-9371**

- HT1 Please change tree #1032 (24"Red Oak) from protected to heritage on the Tree List and hatch on the plans.
- HT2 On the Erosion and Sedimentation Control Plan, please move the tree protection fencing further to the west to be, at a minimum, past the ½ CRZ of tree #520. Additionally, there appear to be impacts within the tree protection fencing on the east side of this tree. Please revise.

**Drainage Construction Review - David Marquez - 512-974-3389**

- DC1 Submit a model for the proposed detention pond.
- DC2 A drainage easement will be required to contain the 100-year floodplain. This comment will be cleared once the floodplain reviewer's comments are cleared regarding floodplain and a drainage easement is dedicated.
- DC3 The detention pond appears to use underground detention and will need to follow the applicable sections of ECM 1.6.2E. This includes a restrictive covenant. Contact this reviewer if you need the subsurface pond RC document.
- DC4 From the cross sections of the detention pond, it appears that the proposed detention pond will be classified as a dam and will need to follow sections of DCM 8.3.3B that includes a coversheet note and calculations for the passing of 75% of the PMF. This may affect the pipe outfall sizing.
- DC5 For the outfall of the splitter box, demonstrate that erosion is being addressed properly. Typical erosion controls are from standards manual 508S-16 to 508S-20. If the current design is to be used, please see DCM 7 for apron sizing.

- DC6 Demonstrate how all water from the site, including the buildings, will get to the ponds. It is not clear from the grading and the location of the storm drain system how all water gets into the system.
- DC7 Show details of the detention pond and the deck. If the deck encroaches into the pond, ensure it is structurally sound and can withstand the forces of the water.
- DC8 Clearly label the proposed contours.
- DC9 Show the top of wall elevation in the detention pond.
- DC10 Show the finished floor elevations of the buildings to demonstrate that they are reasonably safe from flooding.
- DC11 Demonstrate that IBC 1804.3 is being met with the pond adjacent to the building.
- DC12 A wastewater line looks to be under the proposed detention pond. Verify with the AWU reviewer if this would be acceptable.

**AW Pipeline Engineering - Daniel Lofton - (512) 972-0234**

1. Red-lined comments have been provided on the plans submitted to the Development Service Department.
2. The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite #300, Austin, 78701.
3. The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will not be accepted for review by the Development Services Department.

**Planner 1 Review - Jeremy Siltala - 512-974-2945**

- 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 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** (11, 12, 13 not 11, 11A, 12)
  - File number: **SP-2016-0481C**
  - Application date: **Oct 14, 2016**
  - Under Section **112** of Chapter **25-5** of the City of Austin Code
  - Case Manager: **M. Simmons-Smith**
  - Zoning:

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

END OF REPORT