

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



CASE NUMBER: SP-2020-0084D
REVISION #: 00 UPDATE: U2
CASE MANAGER: Ann DeSanctis PHONE #: 512-974-3102

PROJECT NAME: AIM South Lamar C1 Riverside Dr to Barton Springs Road
LOCATION: 204 1/2 S LAMAR BLVD SB

SUBMITTAL DATE: October 19, 2020
REPORT DUE DATE: November 2, 2020
FINAL REPORT DATE: November 3, 2020
1 DAY HAS 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.

CONFLICT RESOLUTION PROCESS PILOT:

We are piloting a new Conflict Resolution Process. Please complete this [form](#) if you have identified two or more comments in your Master Comment Report that are in conflict, meaning that you do not believe that both comments can be satisfied. Conflicts can only be submitted and resolved between review cycles; they cannot be submitted while the site plan is in review.

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 March 10, 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.

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 6 copies of the plans and 7.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for Planner 1 and only the letter is required for Austin Water Utility Development Services.**

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

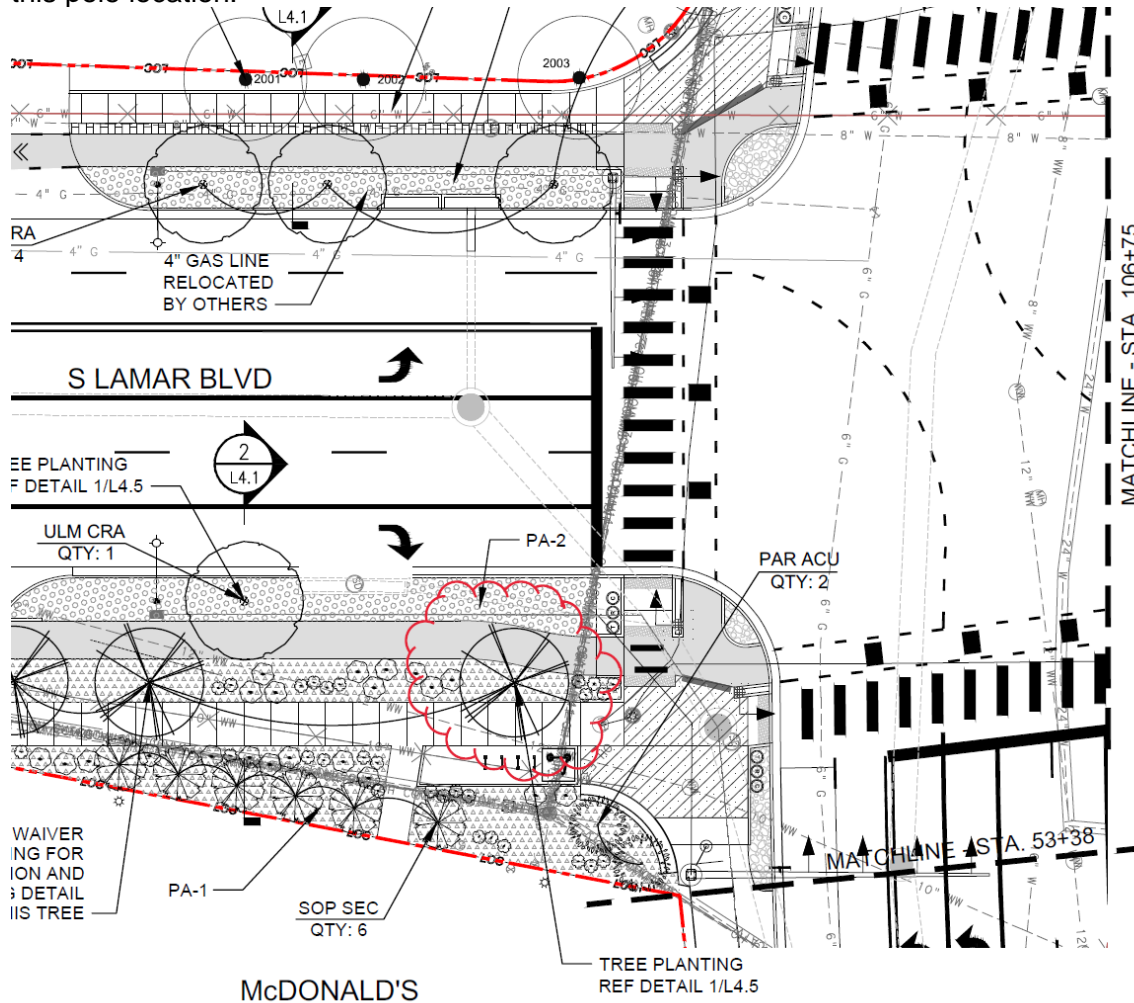
REVIEWERS:

Planner 1 : Ramon Rezvanipour
Drainage Engineering : Kena Pierce
Traffic Control : Shawn Jackson
Water Quality : Kena Pierce
AW Pipeline Engineering : George Resendez
Electric : Andrea Katz
Environmental : Pamela Abee-Taulli
Site Plan : Ann DeSanctis
AW Utility Development Services : Bradley Barron

EL 1 – EL 3. U2: **Comments cleared.**

INFORMAL:

EL 4. Please move highlighted tree further from OH line. AE design notes that tree will limit future access to this pole location.



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. Cleared

DE 2. Pending Watershed's acceptance of storm sewer modeling and calculations.

Update 1: Comment pending. Please send reviewer proof of Watershed's acceptance of the models once received.

Update 2: Comment pending.

DE 3. Per DCM 5.7.1.I “New street trees placed within the right-of-way shall have a horizontal clearance of 5 feet from the edge of tree well to outer edge of the storm drain, manhole, inlet, or other appurtenance.”. Clearly demonstrate this in landscaping sheets by calling out the distance between trees & curb inlets. The DCM criteria updates can be accessed at this site. <http://www.austintexas.gov/edims/document.cf?m?id=333087>. They are not yet incorporated into Municode.

Also note that benches and bike racks have inlet distance requirement in TCM 4.2.2.

Update 1: Comment pending. Thank you for showing the dimensions between the curb inlets and the tree but it appears the measurements are between the inlets and the tree trunks. The criteria specifically calls out the inlet and tree well. Please update. If the minimum clearances cannot be met then a root barrier will be required for that treewell.

Update 2: Comment pending. For all proposed and existing inlets where the proposed tree trunk is less than 10 ft from the inlet, a root barrier will be required. Please address.

DE 4. Applicant is requesting a waiver from DCM 5.2.0.H. The proposed design is to connect proposed inlet (CI-08B-WBO-14) located on the NW corner of south bound Lamar and Butler Road to existing inlet (CI-08A-WBO-14) on the SW corner of south bound Lamar and Butler Road instead of tying it directly to the storm sewer located under the north bound side of Lamar.

Could you please verify the inlets on the south bound side of Lamar between Toomey and Butler. There appears to be a 20 ft inlet that is not on the plans and the inlet CI-10A-WBO-14 (100371) appears to no longer be there. This might change the design.

In order to approve this, please demonstrate that the function of inlet CI-08A-WBO-14 is not adversely affected. It is located next to a very, very busy driveway.

Please note that waivers generate extra DSD fees that will need to be paid in order for the comment to be cleared and if the waiver is granted a waiver note will be required for the coversheet.

Update 2: Comment cleared. The proposed conditions replace the 20 ft inlet with a 20 ft inlet. Watershed confirmed modeling. This waiver was approved by Watershed via email June 2020 and will be associated with a fee.

DE 5. Applicant is requesting a temporary waiver from DCM 3.2.0. The reviewer will get back to the applicant after the waiver is reviewed by Watershed.

Update 2: Comment cleared. This waiver was approved by Watershed via email and will be associated with a fee.

DE 6. Applicant is requesting a waiver from DCM 3.2.0. The reviewer will get back to the applicant after the waiver is reviewed by Watershed.

Update 2: Comment cleared. This waiver was approved by Watershed via email June 2020 and will be associated with a fee.

DE 7. Please update the waiver note to the cover sheet.

DE 8. Please call out the demo'd/removed inlets on the demo sheet which appear to be Sheets 82 to 85. Thank you.

Environmental Review - Pamela Abee-Taulli - 512-974-1879

EV 1-2 Cleared

Classified Waterways / CWQZ / WQTZ / Floodplain

EV 3 Clearly show and label the CWQZ. [LDC 25-8-92]

Update 1 Comment not cleared. Comment not addressed.



Update 2 Comment pending. Thank you for showing the CWQZ for Lady Bird Lake. Also show the one for West Bouldin Creek, on the south east side of Barton Springs Rd.

EV 4-12 Cleared

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

EV 13 Send a fiscal estimate for erosion/sedimentation controls & revegetation based on ECM Appendix S-1 to pamela.abee-taulli@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. Provide the estimate and a fee-in-lieu memorandum from the City project manager to the Environmental Reviewer. If you would like a sample of the memo, contact this reviewer. [LDC 25-8-186, ECM 1.2.1.1]

Update 2 Comment pending. Erosion fiscal has been approved. Please provide the memo.

Flood Plain Review - Jason Recker - 512-974-2382

General Floodplain Comments:

- FP 1. Comment cleared.
- FP 2. Comment cleared.

Site Plan Review - Ann DeSanctis - 512-974-3102

SP1. Comment cleared.

ADMINISTRATIVE

SP2. Obtain all required signatures on the cover sheet prior to site plan approval.

U1-U2: Comment pending signatures.

SP3. Comment cleared.

SP4. Number each sheet submitted and indicate the total number of sheets on each sheet (e.g. 2 of 4). The total number of sheets is missing from sheet 1. The total number is illegible on sheet 13, 16, 18, 226.
 U1: Comment not cleared. Please show each, consecutive sheet and a consistent total number of pages across all sheets that matches the actual total number of pages. Please reflect this on the index.
U2: Comment not cleared. The total number of pages indicated on the index and each sheet is 284 but there are only 281 sheets.

- SP5. There are “alternate” sheets provided after sheet 249. Sheet numbers must be consecutive whole numbers with no letter or decimal suffixes such as A, B, C or .1, .2, .3. Please remove alternate sheets.
U1: Comment pending. It appears the “alternate sheets” were renamed or removed but there is now a second plan set. Please see new comment, SP20.
U3: Comment cleared.
- SP6. Sheets 21, 40-43, 45, 49-51, 78, 181-183, 196-198, 237 are blank. Please remove the blank sheets and ensure the index is corrected to reflect.
U1: Comment not cleared. There are still several blanks sheets in the plan set. Please remove blank sheets upon next submittal.
U2: Comment cleared.
- SP7. Comment cleared.
- SP8. Show the project title (AIM South Lamar C1 Riverside Dr to Barton Springs Road) on each sheet of the site plan.
U1: Comment not cleared. Please show “AIM South Lamar C1 Riverside Dr to Barton Springs Road” on every sheet. If you wish to change the name of the case please contact LURintake@austintexas.gov and then show the updated title on all sheets.
U2: Comment cleared. Thank you for updating all sheets.
- SP9. Show a north arrow on each sheet of site plan. It is missing from sheets 31. Please check for others.
U1: Comment pending. North arrows will be checked once one, complete plan set is submitted.
U2: Comment cleared.
- SP10. Addressing has assigned the following address to the project: 204 ½ S Lamar. Show correct street address on each sheet.
U1: Comment not cleared. Please show the assigned project address (204 ½ South Lamar) to every sheet.
U2: Comment remains. Address can be shown in title block but should be shown on all sheets.
- SP11. Show the submittal date on the cover sheet as February 25, 2020.
U1: Comment not cleared. Please add the original submittal date (February 25, 2020) to the coversheet. The final submittal date is not requested.
U2: Comment cleared.
- SP12. Comment cleared.
- SP13. Please indicate the case number (SP-2020-0084D) in the lower right margin of each sheet.
U1: Comment not cleared.
U2: Comment cleared.
- SP14. –SP15. Comments cleared.
- SP16. Add the following note to the coversheet: *"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."*
U1: Comment not cleared. Please add the note to the coversheet.
U2: Comment cleared.
- SP17. Comment cleared.
- SP18. Show the limits of construction on the site plan sheet. Include the area necessary for the construction of access drives and all off-site utility work. Limits of Construction must enclose a single contiguous area.

There may only be one LOC on any site plan. Please show the entire LOC on one sheet and use whatever scale necessary.

U1: Comment not cleared. Once LOC is added, please indicate the sheet number/title on which it is added.

U2: Comment cleared.

SP19. 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) Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval
- c) All signs must comply with requirements of the Land Development Code (Chapter 25-10).
- d) Additional electric easements may be required at a later date.
- e) Water and wastewater service will be provided by the City of Austin.
- f) All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Dept.
- g) A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- h) For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
- i) For construction within the right-of-way, a ROW excavation permit is required

U1: Comments not cleared. Once notes are added, please indicated sheet number/title on which they are added.

U2: Comment cleared.

Update 1 New Comment

SP20. Two sets of plans were submitted for this update. Why? This creates confusion for all reviewers. All sheets need to be consolidated into one plan set. Please contact this reviewer if a discussion is needed.

U2: Comment cleared. Thank you for consolidating.

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

Good Day,

Your Traffic Control plan has been rejected. A pdf copy can be requested from shawn.jackson@austintexas.gov

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

PR1. Label the adjacent City parkland on all applicable sheet as follows: City of Austin (Parkland)

U2: Comment cleared.

PR2. Please show property boundaries of City of Austin Parkland on all applicable sheets. Certain sheets showing work directly adjacent to parkland do not appear to have the park boundaries/right-of-way extents, such as sheets 13, 17, 37, 76, 81, and other sheets associated with the intersection of W Riverside Drive and South Lamar Boulevard. Project work on parkland, including staging, cannot be approved except under the terms of the City Charter and Chapter 26 of the Texas Parks and Wildlife Code.

U1: LOC clearly shown on 38 and 44, not crossing into parkland. Comment cleared.

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. The site does not meet the Type 1 requirements for Fee-in-Lieu per ECM 1.6.4.B.1 but rather the Type II requirements which require on-site water quality controls. Please submit a water quality control plan for the new and redeveloped impervious cover per LDC 25-8-211. Please see LDC 25-8-64 for more information on different types of improvements that are included and excluded from impervious cover calculations.

Update 1: Comment pending. Applicant is working to include water quality in the design but nothing was submitted with this update. Any impervious cover that cannot be treated will be subject to Fee-in-Lieu.

Update 2: Comment pending.

WQ 2. Please provide a separate sheet showing the different types of impervious cover and their quantities for the site. See ECM 1.9.0 for definitions of the different types of impervious cover.

Update 1: Comment pending: The water quality sheets submitted were blank. The engineering report stated that the total new/redeveloped impervious cover for the project would equal 0.21 acres or 9147.6 ft². Please see the original comment.

Update 2 Comment cleared: More information was added to the plans. There appears to be 6 possible rain garden locations. See the following comments.

WQ 3. Technically one R-table per rain garden is required. The current R-table is a combined R-table for all rain gardens.

WQ 4. The rain garden plans need more details in order to clearly demonstrate compliance with ECM 1.6.7.5.H. A plan view clearly showing the inflow and out flows (overflow) for each garden. A profile view with the important elevations such as water quality elevation, top of soil elevations etc... for each rain garden. There are general notes but more specific information is required per ECM. Thank you.

WQ 5. Please provide a water quality drainage area map to show the drainage area for the rain gardens so the R-table(s) can be verified. Make sure the drainage area for the Taco PUD is included.

WQ 6. Please put the rain gardens on the landscape plans and the storm water infrastructure and drainage area maps please.

WQ 7. Please add the soil important infiltration testing information, such as infiltration rate, test type, testing locations, test depths to the water quality sheets.

WQ FYI Infiltration testing was submitted with this update. The documentation states that a percolation test method was used as described by ECM 1.6.7.4. The tests were performed in the medians of S. Lamar which is probably as close to the rain gardens as possible since in the existing conditions the location is a traffic lane. The infiltration rates appear to meet ECM 1.6.7.5 after the safety factor was employed.

AW 1. 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 & wastewater utility plan. For plan review status, contact George Resendez with Pipeline Engineering at 512-972-0252.

AW Pipeline Engineering - George Resendez - (512) 972-0252

Place and identify all the requested waivers on the plan sheet that the specific waiver pertains to.

The submitted waiver request letter in the AMANDA folder will not be approved by AW Pipeline Engineering.

Make provisions for the irrigation system around the project to tie into the future Reclaimed Water extension.

Planner 1 Review - Ramon Rezvanipour

ELECTRONIC SUBMITTAL REQUIREMENT

- P 1. 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