

SOLA-C1: 90% Comments from DSD Formal Site Plan Review

Received: 5/13/2020
Submitted: 6/23/2020

CPO Action
City PM Action
Consultant Action
No Action

Comment ID (Overall)	Comment ID (Discipline)	Comment	Review Notes from CPO	Responses
Drainage Engineering Review - Kena Pierce - 512-974-7273				
0	DE0	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.	No action needed	No Action Needed
1	DE1	Please submit electronic copy of stormCAD models so they can be reviewed by Watershed Protection Department. They can be sent to Kena.pierce@austintexas.gov	Designer to address	StormCAD Models submitted on 6/19/2020 with Draft Drainage Plans.
2	DE2	DE 2. Pending Watershed's acceptance of storm sewer modeling and calculations.	PM Pending DE1 resolution.	Under Review by Watershed Scott Avery, EIT
3	DE3	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 the tree well to the outer edge of the storm drain, manhole, inlet, or other appurtenance.". Clearly demonstrate this in the landscaping sheets by calling out the distance between trees and curb inlets. The DCM criteria updates can be accessed at this site http://www.austintexas.gov/edims/document.cfm?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.	CPO - Pepper, MAS New requirement, what is effective date? Do we revise and comply?	Proposed street trees maintain a minimum 5' clearance from all Austin Water infrastructure. The distance between proposed street trees and inlets are dimensioned on the Site Improvement Plan Sheet(s) L1.1-L1.9. In addition, bike racks have been adjusted to meet minimum offsets from inlets per the TCM.
Water Quality Review - Kena Pierce - 512-974-7273				
0	WQ0	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.	No action needed	No Action Needed
4	WQ1	The site does not meet 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 new & 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.	CPO - Harvey w/PM	Final Water Quality plan under design. Refer to R-Table in report for Water Quality volume required.
5	WQ2	Please provide a separate sheet showing the different types of impervious cover and their quantities for the site in order for the reviewer to verify the new and redeveloped impervious cover locations and amounts. See ECM 1.9.0 for definitions of the different types of impervious cover.	PM verify and assign to designer	Updated Impervious Cover Summary included with Project Overview.
		Note: 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 .	No action needed.	No Action Needed
City Arborist Comments - Keith Mars - 512-974-2755				
6	CA1	Add tree numbers to all trees on all plan sheets.	Designer to address.	Tree numbers added to sheets. Some sheets will show tree numbers scaled back.
7	CA2	Add tree protection fencing to all trees within the LOC and extend fencing to the full critical root zone where possible.	Designer to address.	Tree protection is provided per COA Standard. Comment was discussed with arborist on 5/19/20 call and no further action required.
8	CA3	Page 34 of 249 shows multiple site improvements in the 1/2 and 1/4 critical root zone of regulated trees. Please contact this reviewer to schedule a meeting. Keith.Mars@austintexas.gov	Designer to address.	Design in this area was revised post 90% to remove any work from the 1/4 critical root zone. Work in the 1/2 CRZ will be limited to +/- 4-inches.
9	CA4	CA4: Show trees on the removal/demolition plan sheets. Also show tree protection.	Designer to address.	Existing Tree Survey will be shown on the Demo Sheets and Note to reference the SWPPP sheets - where the tree protection is detailed.
10	CA5	CA5: Remove notes on landscape sheets stating "proposed trees are for any required mitigation". This project is subject to street tree requirements separate from tree preservation and mitigation requirements.	Designer to address.	Removed note from sheet(s) for submittal
11	CA6	CA6: Thank you for the street tree details and notes. Please contact Taylor Horton and Naomi Rotramel to discuss species diversity, planting details, etc. to ensure continuity between the City Arborist and the Corridor Program on some of our joint work to improve street tree plantings. Taylor.Horton@austintexas.gov; Naomi.Rotramel@austintexas.gov	City PM/CPO Coordination	Contacted Taylor.Horton@austintexas.gov; Naomi.Rotramel@austintexas.gov & Lisa.Killander@austintexas.gov
Flood Plain Review - Jason Recker - 512-974-2382				
12	FP1	FP1 - It appears from the plans that there may be fill 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 including the following tasks: 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.	Designer to address; provide revised driveway profiles and show floodplain not impacted	Cut/Fill areas reviewed and there is a net cut of approx. 100 Cu. Yds in the floodplain

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

13	EV1	EV 1 Watershed Boundary Diversion of stormwater from one watershed to another is limited to the lesser of the following: either 20% of the gross site area or 1 acre. The diversion must maintain existing drainage patterns to the extent feasible. Demonstrate compliance with this requirement by providing a table showing existing and proposed drainage areas for the two watersheds [LDC 25-8-365]	Designer to address; show watershed boundary on plans, on drainage area maps.	A watershed boundary divide line will be added to the drainage area maps. The project is maintaining existing drainage patterns.
14	EV2	EV 2 Demolition Add a note to the ESC plan stating: "A preconstruction meeting with the Environmental Inspector is required prior to any site disturbance."	Designer to address.	Note added to ESC Sheets.
15	EV3	EV 3 Classified Waterways / CWQZ / WQTZ / Floodplain Clearly show and label the CWQZ. [LDC 25-8-92]	Designer to address.	Elements Labeled.
16	EV4	EV 4 ESC Requirements [LDC 25-7-61,65, 25-8-181,182,183,184] Add a note to the ESC sheets, "Inlet protection required for all inlets within LOC."	Designer to address.	Note added to ESC Sheets.
17	EV5	EV 5 I am concerned about the mulch sock proposed for curb inlet protection. Since there is no grate at the curb inlets, mulch sock is prone to falling in. Please proposed a different type of control for the curb inlets and provide detail.	Designer to address.	Curb inlet protection with wire and fabric has been proposed.
18	EV6	EV 6 Clarify whether turn lanes will be in use on Lamar during this work. For example, mulch sock is shown crossing the intersection of Lamar and Butler. If this intersection (Butler, crossing Lamar) will be open to traffic, please show a break in the mulch sock.	Designer to address.	To keep a reasonable number of sheets the overall TCP for a phase is shown. Opened/Closed turn lanes and pedestrian crossings are detailed in TCP notes and direction given to contractor to adjust barriers and mulch sock as necessary.
20	EV7	EV 7 Clarify what work is proposed in the area of the LOC outlined in blue. Reduce the LOC to only the necessary area to accommodate proposed work. Also, in the area circled in red, it appears that the LOC does not encompass all of the proposed work. ((Blue is noted at the north end where slope down to lake begins --under bridge))	Designer to address.	LOC was shown to include all areas of work including M&O areas or areas of new pavement markings only. The LOC was revised to match the latest roadway file and include all areas of proposed work.
21	EV8	EV 8 If a concrete washout will be necessary, designate a location for on the ESC sheet.	Designer to address.	Contractor is responsible for designating a washout area as needed. This area should be coordinated with the City inspector during construction. Any washout area needed will likely be located offsite.
22	EV9	EV 9 Add a note to all ESC sheets stating: A. "If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp or revegetation matting. [ECM 1.4.4.B.3, Section 5, I.] B. Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. [LDC 25-8-183] C. Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector. D. The contractor will clean up spoils that migrate onto the roads a minimum of once daily." [ECM 1.4.4.D.4]	Designer to address.	Note added to ESC Sheets.
23	EV10	EV 10 Show the entire LOC in the ESC plans. The LOC along Barton Springs Rd. appears to continue off the page to the west and east.	Designer to address.	Complete LOC is shown on the Project Overview sheets. Specific discipline sheets (i.e. erosion control, pavement marking, etc.) may or may not include the full LOC but will show the LOC for the areas of proposed work for that specific sheet.
24	EV11	EV 11 Add the following details to the plan set: A. CURB INLET CONTROL B. CONCRETE WASHOUT [LDC 25-8-181, LDC 25-8-604, ECM 3.5.2, ECM 1.4.1.1(C)]	Designer to address	Curb inlet protection and concrete washout details have been added.
25	EV12	Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234] Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.	CPO - Harvey	Pending Clarification
26	EV13	Send a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to 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]	CPO - Hamilton - City projects do not post fiscal. Reply "N/A for City projects"	N/A for City projects
Electric Review - Andrea Katz - 512-322-6957				
27	EL 1.	Overhead electric line across S Lamar at Barton Springs Rd to be raised. Coordinate with John Biehn at John.Biehn@austinenergy.com to determine pole type and placement and show on updated plan set. Currently, down guy wires conflict with proposed bike rack clearance.	CPO - Pepper	Coordination in progress
28	EL 2.	Streetlighting to be coordinated with AE. Please reach out to me to discuss.	CPO - Pepper	Coordination in progress

29	EL 3.	Recommendations from AE Line Clearance: Please replace Cedar Elm trees around future street light poles with less tall species. AE does not currently maintain street trees for illumination and over a period of time, the Cedar Elms will become too large and make light maintenance difficult, as well as blocking light shining on the road, sidewalk, etc. Pg. 156 3 CE around street light pole structure Pg. 157 7 CE around street light pole structure Pg. 158 8 CE around street light pole structure. Pg. 159 7 CE around street light pole structure. Pg. 161 1 CE around street light pole structure.	CPO - Pepper, MAS	Lighting Layout and Proposed Tree Layout have been revised since 90% submittal. CPO recommends leaving tree spieces and placement as-is in the final submittal.
Site Plan Review - Ann DeSanctis - 512-974-3102				
30	SP1	SP1. Provide a "Project Description" as a response in the next submittal, noting the type of development, total site size (acres and linear feet), and proposed impervious cover. Note that this project description will appear on the site development permit for this case.	Designer to address	Project Description Provided in the Engineering Report
31	SP2	Obtain all required signatures on the cover sheet prior to site plan approval.	PM to monitor	Noted - Pending Approvals
32	SP3	Have you shown all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc.? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement. Please indicate if there are any easements proposed with this development.	No proposed easements. Construction is within ROW; no easements within ROW. Hamilton will discuss with case manager.	No proposed easements. Construction is within ROW, no easements within ROW
33	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	Designer to address	All Sheets updated with Final Submittal
34	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.	Designer to address	Alternate sheets may not be adopted and should not be included with the total sheet count at Final Submittal. If adopted during bid process they will be added or removed from the Sheet Index. Recommend keeping them as a separate sheet count for consistency.
35	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.	CPO Revised Comment: Provide the sheets with the update rather than deleting them.	CPO requested blank sheets be included to provide an accurate count of total sheets and consistency between sheet #s and PDF page #s.
36	SP7	There is reference to 90% plans in Engineering report. If these plans are going to significantly change upon next submittal, please let the Case Manager know so that reviewers can treat it as a U0 review.	No response needed.	Final Submittal to include additional detail but no significant design changes to the plans submitted at 90%.
37	SP8	Show the project title (AIM South Lamar C1 Riverside Dr to Barton Springs Road) on each sheet of the site plan.	Designer to address	To be updated.
38	SP9	Show a north arrow on each sheet of site plan. It is missing from sheets 31. Please check for others.	Designer to address	North Arrow to be included
39	SP10	Addressing has assigned the following address to the project: 204 ½ S Lamar. Show correct street address on each sheet.	CPO - Hamilton	No Action by Consultant Team
40	SP11	Show the submittal date on the cover sheet as February 25, 2020.	Designer to address	Date on cover sheet to reflect date of Final Submittal
41	SP12	Provide the 3 1/2" x 5" approval form in the lower right hand corner on the cover sheet only.	CPO - Hamilton	CPO direction was to provide this on every sheet - Will be removed for resubmittal
42	SP13	Please indicate the case number (SP-2020-0084D) in the lower right margin of each sheet.	Designer to address	To be updated.
43	SP14	Show any amenities, walls, fences, sidewalks, swimming pools and all other land improvements on each site plan sheet.	CPO - Hamilton	No Action by Consultant Team
44	SP15	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.	Designer to address	Utilities shown on applicable plan sheets.
45	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."	Designer to address	Note to be added to cover sheet.
46	SP17	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.	CPO - Hamilton	No Action by Consultant Team

47	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.	CPO -revised comment - Show on "site plan overall sheet". Notes required in comment SP 19 will also go on this sheet. Designer to address	LOC to be added to the Project Overview Sheet. The same LOC will be shown on all project sheets showing work to be completed.
48	SP19	Show the following site plan release notes on the site plan:	Designer to address	Notes will be added to the project overview sheet or cover sheet
	SP19A	<i>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.</i>	Designer to address	
	SP19B	<i>Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval</i>	Designer to address	
	SP19C	<i>All signs must comply with requirements of the Land Development Code (Chapter 25-10).</i>	Designer to address	
	SP19D	<i>Additional electric easements may be required at a later date.</i>	Designer to address	
	SP19E	<i>Water and wastewater service will be provided by the City of Austin.</i>	Designer to address	
	SP19F	<i>All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Dept.</i>	Designer to address	
	SP19G	<i>A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.</i>	Designer to address	
	SP19H	<i>For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.</i>	Designer to address	
	SP19I	<i>For construction within the right-of-way, a ROW excavation permit is required</i>	Designer to address	
49	FYI	FYI: Overlapping site plan case: SP-04-1150D		Noted
	FYI	FYI: This project is in both the Butler Shores & Auditorium Shores Waterfront Overlay		Noted
	FYI	FYI: This project is in the Scenic Roadways Overlay		Noted
	FYI	FYI: Parts of this project are in the floodplain		Noted
	FYI	FYI: Parts of this project are in the Edwards Aquifer Recharge Verification Zone		Noted
	FYI	FYI: This project is partially in the Bouldin Creek Neighborhood Planning Area		Noted
	FYI	FYI: A Capitol View Corridor intersects some of this project.		Noted
	FYI	FYI This project is within the Residential Design Standards area		Noted
	FYI	FYI: The Lamar Boulevard Bridge is a City of Austin Historic Landmark and is on the National Register	CPO - Schroeder	Noted, TxDOT coordinatnio for cooridor underway includes historically structure coordinatnio. No action work on brdige except traffic control
Site Plan Plumbing - Cory Harmon - 512-974-2882				
50		There were no plans for update 0 uploaded to AMANDA. Provide a set of plans.	Disregard comment. Plans were provided.	Noted
R.O.W. Review - Isaiah Lewallen - 512-974-1479				
51	ROW 1	Approval pending revisions. Please provide update to Utility Coordination case.	CPO - Pepper	No Action by Consultant Team
Traffic Control Review - Shawn Jackson - 512-974-7832				
52	TTCP 1	Work site in near proximity that will be conflicting with multiple phases of this work. Please revise applicable sheets to account for "The Loren" work site and place note that coordination with the Loren construction shall occur. I suggest a field visit be conducted to verify current conditions. Any questions please feel free to contact me via email at shawn.jackson@austintexas.gov	PM	Note provided on TCP Sheet
ATD Engineering Review - Amber Mitchell - 512-974-3428				
53		No ATD review required; CPO Bond Projects have already gone through rigorous review and approval process by all the ATD Divisions.	No action needed	No Action by Consultant Team
PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372				
54	PR 1	Label the adjacent City parkland on all applicable sheet as follows: City of Austin (Parkland)	Designer to address	Add Labels on ROW
55	PR 2	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 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.	Designer to address	To be provided.