

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



CASE NUMBER: SP-2019-0113C
REVISION #: 00
CASE MANAGER: Rosemary Avila
UPDATE: U1
PHONE #: 512-974-2784

PROJECT NAME: Austin FC
LOCATION: 10414 MC KALLA PL

SUBMITTAL DATE: May 31, 2019
REPORT DUE DATE: June 14, 2019
FINAL REPORT DATE: June 27, 2019
13 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 March 31, 2020.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 15 copies of the plans and 16 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 : Addison Ptomey	AW Pipeline Engineering : John Bowman
AE Electric Transmission : Eben Kellogg	Flood Plain : Katina Bohrer
Electric : Karen Palacios	ATD Engineering: Nathan Aubert
Drainage Engineering : Leslie Daniel	
City Arborist : Suzannah DesRoches	
Environmental : Jonathan Garner	
Fire For Site Plan : Mark Villarreal	
Industrial Waste : Rachel Reddig	
PARD / Planning & Design : Thomas Rowlinson	
Site Plan : Rosemary Avila	
Site Plan Plumbing : Cory Harmon	
R.O.W. : Isaiah Lewallen	
Transportation Planning : Katie Wettick	
AW Utility Development Services : Neil Kepple	
Water Quality : Leslie Daniel	

ET 1. ADD THE FOLLOWING ELECTRIC TRANSMISSION NOTES TO THE COVERSHEET OR NOTE PAGE:

No trees shall be planted within the transmission easement. No trees shall be planted within 25 feet of the base of the transmission structure. Vehicular access for Austin Energy trucks and equipment is to be maintained at all times within the easement. Austin Energy will not be responsible for damage and/or removal of vegetation within the easement.

Do not dig or grade within 15 feet of the transmission structures, including down guy anchors. Grading near electric transmission facilities must be coordinated with Austin Energy prior to commencement of grading. Call Andrew Perez at 512-505-7153 to schedule a meeting.

A pre-construction safety meeting is required with Austin Energy 48 hours before commencement of construction. Call Andrew Perez at 512-505-7153 to schedule a tailgate safety meeting. Include Chuck Hendry (ph 505-7151) in the meeting, if cranes are being used during construction. OSHA requires a 20' clearance from energized transmission lines during construction

Barricades must be erected 10 feet from electric transmission structures during construction. Any relocation of electric transmission facilities or outages caused by this project will be charged to the property owner and contractor.

Warning signs must be placed under the overhead electric transmission facilities as notification of the electrical hazard.

For safety reasons, aerial equipment, dumpsters, staging or spoils areas are not permitted within 20 feet of the transmission wire and/or structures and must be located outside the easement.

24-hour access to electric facilities shall be maintained.

Any temporary or permanent fence preventing access to the transmission facilities and/or easement shall be coordinated with Austin Energy staff. AE staff will install a lock on the gate for access.

Property owner and contractor are responsible for dust controls to minimize contamination of wire and insulators caused by dust from this project. Any subsequent cleaning or electrical outages caused by dust from this project will be charged to the property owner and contractor.

Property owner is responsible for any damages to curbing, landscaping, walls, paving placed around the electric transmission structures/poles/lines caused by Austin Energy during maintenance and repairs. All curbing within the electric transmission easement must be laydown curbing.

Roads/driveways/pavement/parking within the easement should be built to handle the weight of the Condor (80,000 lbs) to ensure safety.

Fire hydrants must be located out of the transmission easement and a minimum of 20 feet from any transmission structure.

Sprinklers are prohibited within 15 feet of transmission poles and structures

Do not dig or grade within 15 feet of the transmission structures, including down guy anchors)

Owner may not place, erect, construct or maintain the following within the electric transmission easement:

- any permanent structures, including, but not limited to habitable structures such as homes, mobile homes, garages, or offices,
- any structure of any kind in such proximity to the electric transmission or distribution lines, poles, structures, towers, or appurtenant facilities as would constitute a violation of the National Electric Safety Code in effect at the time the structure is erected, nor
- any structures, including but not limited to, fences, storage sheds, drainage, filtration or detention ponds which would impair Austin Energy's access to the transmission easements or its lines, poles, structures, towers or appurtenant facilities in the easements.

Update 1: – Comment clear.

ET 2. No trees shall be planted within the transmission easement. Remove all trees from our transmission easement. No trees shall be planted within 25 feet of the base of the transmission structure. Vehicular access for Austin Energy trucks and equipment is to be maintained at all times within the easement. Austin Energy will not be responsible for damage and/or removal of vegetation within the easement.

Please remove the proposed cedar elms planned underneath Transmission structures.

Update 1: – Comment clear.

Overlay the transmission line and structures on the landscape pages to verify locations of proposed landscaping. Austin Energy will not be responsible for damage or removal of vegetation within the easement. Shrubbery shall not obstruct access to the base of the transmission structures.

Climbing vegetation on electric facilities is prohibited. Compost and mulch are prohibited above the concrete foundation of the transmission structures.

No sprinklers/irrigation lines within 15' of a transmission structure Do not dig or grade within 15 feet of the transmission structures, (Including down guy anchors)

Please show our structures and our transmission easement and guy wires on all site plan, wet utility plans and grading plans.

Update 1: – **Comment stands.**

Owner may not place, erect, construct or maintain the following within the electric transmission easement:

- any permanent structures, including, but not limited to habitable structures such as homes, mobile homes, garages, or offices;
- any structure of any kind in such proximity to the electric transmission or distribution lines, poles, structures, towers, or appurtenant facilities as would constitute a violation of the National Electric Safety Code in effect at the time the structure is erected, nor any structures, including but not limited to, fences, storage sheds, drainage, filtration or detention ponds which would impair Austin Energy's access to the transmission easements or its lines, poles, structures, towers or appurtenant facilities in the easements.
- No trees shall be planted within the transmission easement. Remove all trees from our transmission easement.
- Check your line work on the existing OU line shown on all plans, Check your OSNAP, and symbols of our structures, it is not accurate, from center to center.
- Please show our structures and our transmission easement and guy wires on all site plan, wet utility plans and grading plans.
- Do not dig or grade within 15 feet of the transmission structures, (Including down guy anchors) See ET 3.

- ET 3.** The proposed southeast exit/entrance have conflicts with our transmission easement and structures and guy anchors.
Update 1: – Comment stands. The transmission structure just north of the southeast exist has a guy anchor which blocks proposed ingress and egress. **(See ET 6.)**
- ET 4.** The proposed detention pond and the proposed engineered grading is in conflict with our transmission easement and structures.
Update 1: – Comment stands. **(See ET 6 & 8.)** Please provide section views of the detention pond which are adjacent to our transmission structures.
- ET 5.** The proposed inlet and outlet channel from the detention pond, is in direct conflict with our structures, clearances and transmission easement requirements.
Update 1: – Comment stands. **(See ET 6 & 8.)**
- ET 6.** Austin Energy Transmission Engineering and Transmission Construction are currently reviewing the proposed features described in ET 2, ET 3, ET 4, and ET 5. I would recommend a meeting with this reviewer, Austin Energy - Public Involvement – Real Estate Services, Austin Energy Transmission Engineering and Construction. Please contact Eben Kellogg, at 512-322-6050 or eben.kellogg@austinenergy.com
Update 1: – Comment stands. Reviewer has not been contacted.

New Comments.

- ET 7.** While this reviewer is aware that the proposed Railway Drop off is not part of this site plan, Austin Energy is opposed to this proposed location and this feature will need to be relocated outside of the transmission easement.
- ET 8.** This site plan will need to be reviewed for clearances/access/maintenance of existing Austin Energy transmission line – additional comments may be generated after this review is complete. In order to complete this review, additional information is needed. Please email this reviewer (eben.kellogg@austinenergy.com) the following information: georeferenced AutoCAD drawings with survey requirements of NAD 83 Texas Central Zone 4203 of the Site Plan, Grading Plan and Landscape Plan. File should be in World Coordinate System (WCS) and only include base files, no xrefs attached to Site Plan, Grading Plan or Landscape Plan. AutoCAD files must be Version 2016 or earlier.

Electric Review - Karen Palacios - 512-322-6110
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- EL1.** There has been discussion with our designers on this site. This site will have two **points of electric service** and must be shown on the site plan, wet utilities plan, and landscaping plan approved by the design group.
UPDATE: Your designer, Amy Ramirez, has informed me the two routes haven't been finalized by the applicant. The private drainage shown parallel to the underground electrical facility must be cleared 5 ft. from the outside edge of the proposed duct bank. Contact your designer for the sizing of your proposed duct bank. Comments stand.
- EL 2.** **The location of the required transformer pad(s), meter location** and underground electric cabling necessary to serve this development on the site plan, wet utilities plans, and landscape plan approved by the design group needs to be shown.
UPDATE: Your designer, Amy Ramirez, has informed me the two routes haven't been finalized by the applicant. The private drainage shown parallel to the underground electrical facility must be cleared 5 ft. from the outside edge of the proposed duct bank. Contact your designer for the sizing of your proposed duct bank. Comments stand.

EL3. Your point of contact is Amy Ramirez at 512-505-7214 amy.ramirez@austinenergy.com, distribution designer. If you have design question Amy will be glad to assist you.

UPDATE: Informational

Drainage Engineering Review - Leslie Daniel - 512-974-6316

DE1 The plans for the detention pond are incomplete. This reviewer is unable to review incomplete plans and will provide additional comments after the applicant provides the required information. The plans do not confirm compliance with the requirements of DCM 1.2.2.
U1 Refer to comments beginning with DE12.

DE2 Please clarify the following items on the drainage area map (on both the existing and proposed conditions maps):

Contours

Flow paths and Tc path

Area designation (outline, name, size, amount of impervious cover)

Off-site areas draining onto the site – clearly indicate flow paths for these areas

Existing and/or proposed infrastructure (storm sewers, outfalls, ponds, etc.)

Point(s) of analysis

Existing capacity of downstream conveyance [DCM 1.2.2.B, C, DCM 8.1.0]

U1 Please address the following items with regard to the Existing Conditions Drainage Area Map:

a. **Show the contour lines**

b. **Call out Tc paths (or show line-type in legend)**

c. **Include all the area up to Braker Lane because it drains toward this site (see comment DE15)**

d. **Coordinate location of outfall for drainage area 4 with site plan currently under review**

e. **Clarify location, size, flow line of existing/proposed outlet from this site**

f. **The size of Drainage Area 3 shown on the map and in the calculations is not the same –please clarify.**

g. **Correct the typographical error for “paved” or “unpaved” in the description for Area 1**

Please address the following items with regard to the Proposed Conditions Drainage Area Map:

a. **Show the Tc paths**

b. **Show the points of analysis (for comparison to existing conditions)**

c. **Show proposed grading (the grading shown at the pond does not look correct)**

d. **Show proposed storm water infrastructure**

e. **Show and call out drainage easements**

f. **The size of Drainage Area 3 shown on the map and in the calculations is not the same –please clarify.**

DE3 Include fully developed condition flows for the offsite contributing areas passing through site. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].

U1 See DE15.

DE4 Show location of all existing drainage structures (like detention ponds) on or adjacent to project on drainage layout sheets. [Application packet]

U1 Comment remains.

- DE5 Clearly show and label all existing and proposed drainage easements on drainage layout sheet as per final plat or by separate instrument. [Application packet] Show all drainage easements on the storm drainage plan. [LDC 25-7-152]
U1 Please provide a copy of the drainage easement referenced by volume & page (called "D.E. & P.U.E. PG. 89, PG 37" on the survey). Provide call-out for the (apparent) drainage easement shown on the Pan Handle Storm Sewer sheet.
- DE6 The plans indicate added fill at the northeast corner of the site near the outfall for an existing detention pond. This fill will cause water to stand in that area and not reach the culvert underneath the railroad. LDC 25-7-4 states, "A pool of standing water in a waterway that is caused by an unauthorized obstruction in the waterway is declared to be a nuisance."
U1 Comment remains. Please provide a detail of the northeast corner of the site in proposed conditions to assure this reviewer adequate conveyance for outfalls from the adjacent site is provided. A drainage easement may be required for this conveyance since the pond was designed to discharge into either City of Austin public property or the railroad ROW and the conditions may change with this site plan. Show conveyance from the existing detention pond to the culvert/railroad bridge.
- DE7 Access from a public road is required for maintenance and/or inspection of all Drainage Easements 25-feet or larger. Clearly label all proposed Drainage Easements on the plans. Provide a Drainage Access Easement of no less than 15 feet in width to each as needed. [LDC 25-7-152]
U1 If all the drainage easements (both existing and proposed) required for this site plan are adjacent to a ROW, please state so in the comment response. If not, please add access easements as required.
- DE8 Label all access easements for maintenance and/or inspection of drainage easements as "Drainage Access Easements." [LDC 25-7-152]
U1 This comment only applies if necessary as stated in D7.
- DE9 Provide analysis, justification, and calculations to support the Tc and "C" values for existing and proposed conditions. The engineer shall show Tc paths on the drainage area maps.
U1 See Comment DE2.
- DE10 DCM 2.5.3 Time of Concentration states, "Sheet flow for both existing and proposed conditions should be limited to 100 feet. This length should be considered a maximum; sheet flow lengths should be measured and justified for all conditions. Additionally, the minimum slope used for calculation of sheet and shall flow travel time components should be 0.005 feet per foot (0.5%)." Please provide calculations for time of concentration to demonstrate compliance.
U1 This comment remains pending review of required information that is not yet provided.
- DE11 Proposed improvements encroach on the Erosion Hazard Zone Buffer established by the Watershed Protection Department. Provide an analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria for Establishing an Erosion Hazard Zone. [LDC 25-7-32, DCM Appendix E]
U1 Comment remains.
- This reviewer added the following comments in response to changes made to the plans following the initial submittal:**
- DE12 Provide an updated engineering report (sealed, signed by a licensed engineer in the state of Texas) to match the current design for this site.
- DE13 Provide plans and details for offsite construction located in the McKalla Place ROW.

- DE14 Please clarify the topography (show the proposed contour lines) for drainage areas 03, 04, and 07. The site plan indicates a ribbon curb, so it appears runoff from the street flows toward the building and there is no apparent way to drain the area.
- DE15 Section 2.2.1 – Design Assumptions for Storm Runoff Analysis Section C states, “In designing a storm drain system, full development of adjoining and interior tracts without detention shall be assumed.” Section D describes the information the engineer shall provide should he desire to take advantage of existing upstream detention facilities. The site plan calls for 2’ wide curb openings along the north property line, presumably to allow runoff to enter the site from the property to the north, but the drainage calculations do not appear to include that area.
- DE16 The proposed contours layer did not print on the Master Grading and Storm Plan or on the detailed grading sheets (except Plan B) sheet in the print distributed to this reviewer. Please provide the required information to this reviewer.
- DE17 On Grading Plan B, the contour lines show, but the line-types match lines with other meanings so neither is clear. Please use varying line-types for contours, sidewalks, pond laterals, etc.
- DE18 Provide a summary/comparison table showing the existing conditions peak flows vs the proposed conditions peak flows after detention. In order to do this, the design engineer must use an SCS method (e.g. HEC-HMS) and provide an electronic copy of the model to this reviewer. The model is also required for this reviewer to confirm the water surface elevations shown on the Pond Sections sheet.
- DE19 The Inlet Drainage Area Map sheet includes calculations for Area 1, but this reviewer could not locate that area on the map.
- DE20 Coordinate the size of each drainage area shown between the map and the calculations in the table shown on the Inlet Drainage Area Map sheet.
- DE21 The plan indicates a curb inlet located at the upstream end of the “PRIVATE STORMSEWER MAIN” located in the panhandle. Specify whether this inlet is currently existing and/or whether it is to be constructed under this site plan. It appears there may be a conflict with the location of the inlet and the driveway proposed by the adjacent property owner. Please clarify.
- DE22 Complete information currently shown as “???” on Private Storm Plan A.
- DE23 Add manholes at STA 13+00.17 and STA 15+80.56 to comply with the requirements of DCM 5.6.0.
- DE24 Show adequate conveyance capacity from the “Public Panhandle Storm” to the railroad culvert/bridge. A drainage easement is required for conveyance of off-site flows.
- DE25 At the bottom of Private Storm Plan B there is a callout stating, “STA 9+92.76 STM B STORM OUTFALL.” The leader for this callout points to nothing. Please clarify. In addition, please address the callout shown on Private Storm Plan D that states, “STA 10+99.94 STM B 45 DEG BEND...”
- DE26 Provide a detail for the trench drain called out on Private Storm Plan D sheet.
- DE27 Include a headwall and erosion control at the outfalls from pipes and ponds. Use standard details 508S-13 – 18 and size the riprap using the formula provided in ECM 1.4.6.D.
- DE28 The plan for Public Storm Sewer calls for grate inlets. Use 4-Sided Area Inlets as shown in Standard Specification 508S-9 and included in the details instead of the grate inlets.

- DE29 Provide peak flow and inlet calculations for all inlets located in easements or ROW.
- DE30 Provide drainage easement documents for all proposed drainage easements. For the required drainage easements, please provide the standard drainage easement document with original exhibits to this reviewer. The standard documents are online at <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. This reviewer will coordinate review with legal and survey staff and will contact the applicant to record the finalized document.
- DE31 Include Q/v/d tables for all profiled storm sewers.
- DE32 The portion shown on Public Storm Sewer STA 23+50 to End does not show an inlet at the upstream end, so the HGL lines do not make sense. Clarify the location of all inlets that contribute flows into that storm sewer.
- DE33 Please clarify the outline of the detention pond on the Pond Plan sheet.
- DE34 Clarify the location and plan of the outlet structure on the Pond Plan sheet. The detail of the outlet structure shown on Sheet 45 indicates a weir at the water quality elevation (746.0), but the location of the outlet structure shown on the Pond Plan sheet does not lend itself to that weir elevation (it is too high).
- DE35 Call out the slope of the walls of the detention pond on the Pond Sections sheet.
- DE36 DCM 1.2.4 (E) requires, "Where a portion of the stormwater facility either has an interior slope or wall steeper than three (3) feet horizontal to one (1) foot vertical with a height exceeding one (1) foot, ..., barrier-type fences at least six (6) feet high, and/or steel grating, are required for all single-family or duplex residential development, City maintained stormwater facilities, and/or any privately maintained stormwater facilities located within 500 feet of a residential structure." "For the purposes of this section (1.2.4.E), the term residential structure means a building used for living accommodations." The pond proposed under this site plan appears closer than 500-feet to the nearest apartment building, and includes a vertical drop into the pond of approximately three feet, so a fence around the pond is required. Please refer to DCM 1.2.4.E for the required fence specifications.
- DE37 The plans include a sidewalk for a four-foot wide sidewalk, but the plans show five-foot and twelve-foot wide sidewalks. Provide a detail for wider sidewalks and approval from Sam West in the Public Works Department. His email address is Samuel.West@austintexas.gov.
- DE38 Provide a detail for the "12' TRAIL." Since the City of Austin does not have a standard detail for this, please provide approval from Mr. West.
- DE39 Site Plan A calls for removable (and retractable) bollards and references the landscape sheets. This reviewer did not locate a detail of a bollard in the landscape sheets and the detail for the bollard in the site plan details is for a bollard that is not removable. Please address.
- DE40 Provide a turning template using an AFD ladder truck for the fire lane.
- DE41 Ensure layers for the sidewalks are turned on for all site plan sheets.

Zoning

- EV 01 Review of the proposed landscape and tree mitigation is pending resolution of the proposed LI-PDA. General landscape comments are provided in comments EV 14 through EV 16 below. Additional review and comment are pending.
Update 1 Comment pending resolution.

General Notes Sheet

- EV 02 – EV 04 Comments cleared.

Demolition Sheet

- EV 05 Comment cleared.

Critical Water Quality Zone [LDC 25-8-91, 92, 261]

- EV 06 – EV 07 Comments cleared.

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

- EV 08 – EV 13 Comments cleared.

Landscape and Tree Mitigation

- EV 14 – EV 15 Comments cleared.

- EV 16 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 pending revision to mitigation calculations. Tree sizes smaller than 8 diameter inches and found in Appendix F require 50% mitigation for removal. Revise the mitigation calculations and provide additional mitigation plantings on site.

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

- EV 17 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.

Update 1 Comment pending potential revision of application to be F1/F2 SDP application. If approved, additional environmental inspection fees will be required.

- EV 18 After all ESC comments have been cleared, provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

Update 1 Comment pending potential revision of application to be F1/F2 SDP application. If approved, additional ESC fiscal surety will be required.

- EV 19 Payment of the landscape inspection fee is required prior to permit/site plan approval. Obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, notify the environmental reviewer.

Update 1 Comment pending potential revision of application to be F1/F2 SDP application. If approved, the landscape inspection fee will be applied to the F2 application.

Fire For Site Plan Review - Mark Villarreal - (mark.villarreal@austintexas.gov)

- F1. AFD requires the primary hydrant within 400 feet of all portions of exterior walls and a secondary hydrant within 500 feet for unsprinklered buildings. For sprinklered buildings (13 or 13R) the primary and secondary hydrant must be 500 feet of all portions of exterior walls. (IFC 507.5.1 and for additional explanation refer to Table C105.1). The addition of private fire hydrants on site will require the submittal of a hydraulic calculation to validate the size of the supply mains.
- a. Update 1 – Response noted, will await water model in next update
- F2. Label proposed fire department connections and locate facing the fire department access road. Refer to IFC Section 912 for design and installation requirements.
- a. Update 2 – Response noted, will await next update to finalize review
- F3. Label the fire line entering the stadium for the sprinkler system
- a. Update 3 – Response noted, will await the next update to finalize review

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

Reviewer notes: Site is located at the end of McKalla Place. Site has less than 64 acres draining to any point.

FP1. Comment to remain open until drainage reviewer has indicated they have had discussions with applicant. Please discuss the following items with the drainage reviewer:

- a. Pages 20 and 21 provide flow amounts leaving all subbasins which contribute to the site but do not provide a combined flow for the location where the flow leaves the site (i.e. at the rail road track). In order for drainage review to ensure that your site is compliant with code, the combined flow will need to be provided for both pre and post conditions.
- b. Page 21 indicates that the fully developed impervious cover amount is 0% for Basin 1 when Basin 1 is the primary basin of the proposed project (i.e. the impervious cover should be much higher for post project conditions)
- c. Page 27 needs additional contour labels, especially in the area as the flow moves toward the railroad bridge
- d. Page 36 has a callout for the water quality and detention pond outlet but does not provide any information about the outlet. Please provide information for the outlet so review of the pond can commence.
- e. Provide information on the flows leaving the overall site and whether they are contained to the channel or not and whether the railroad bridge/culvert is adequately sized.
- f. Page 37 indicates that the Detention portion of the pond has a bottom elevation of 745.5' while the flow line of the storm conveyance system leaving the site has an elevation of 746.0' (which is shown as being below proposed grade). The channel outfall would have a very flat or negative slope. It is noted that the channel downstream of the rail road bridge is currently at about an elevation of 742' but is very eroded which would likely limit amount or velocity of flow unless this erosion was addressed as part of the project in some fashion.
- g. Page 38 provides outputs from Pond Pack. It is unclear from the information provided in the submittal whether the Pond Pack model includes the entire onsite and offsite drainage area in order to accurately calculate the combined flow which will be entering the channel under the rail road tracks. Given the routing through the pond, it may be possible to show an even more significant decrease in combined flow (by speeding up the offsite flow and slowing down the onsite flow)
 - i. Confirm the capacity of the rail road bridge to ensure water does not back up and affect the performance of the pond and offsite drainage system
 - ii. Check the capacity of the downstream channel
 - iii. Check the changes to the site in the overall HEC-HMS model for Little Walnut Watershed. The applicant may insert the hydrographs from Pond Pack if desired

(rather than modeling the site entirely in HMS). The purpose of this is to confirm the timing of the pond releases do not adversely affect the flooding downstream of the site. If the applicant can demonstrate that the peak of the combined onsite and offsite flows is slowing down when compared to the original HMS model, this may not be necessary.

- h. Pages 46, 47, 48, 49, and 50 all show grate inlets being used on the public storm drain system. Per DCM 4.1.0.G, grate inlets are not allowed due to maintenance issues.
- i. Pages 46, 47, 48, 49, and 50 all show public storm drain lines with more than 1 horizontal bend between manholes or other access points. Per DCM 5.6.0, manholes shall be placed so that there is a maximum distance of 300 feet to an access point and there must be no more than one horizontal bend with a deflection no greater than 45 degrees in the direction of the maintenance bend with no deflection greater than 5 degrees.
- j. Page 46 – the top of pipe assumption for headwall location may be invalid (depends upon the capacity of the rail road bridge and associated backwater).
- k. Page 47 – it is unclear if any grading will be done to direct water to the inlets along the public storm drain system.
- l. FYI: WPD maintenance crews prefer a 20' easement width for public storm drain systems
- m. FYI: WPD maintenance crews prefer that any trees to be placed near the public storm drain system utilize 48" deep tree root barriers and be placed at least 10' away from the edge of infrastructure.
- n. **Confirm with drainage review whether applicant plans to utilize 500-year information for detention requirements. Will the applicant be using the 500-year for sizing of the storm drain system on site as well?**
- o. **The public storm drain system (upstream end) does not appear to be tied into any existing system. Please clarify plan set.**
- p. **It seems odd to have both the public "bypass" storm drain system outfall and the pond outfall be next to each other and outfalling to the creek at the same location. Would using a junction box and tying into the junction box be a better option?**

UPDATE 1: Pending. See additional bullet points on items to discuss with drainage review in bold above.

FP2. FYI: Our understanding of flood risk in Austin is changing. A recent study by the National Weather Service called Atlas 14 has recalculated the statistics for rain fall events in Texas. What is now known as the 500-year event is a good representation of what the 100-year event will be according to this study. In order to minimize flood risk to our community and better ensure that this lot can be developed in the future, the City of Austin recommends that you consider the 500-year storm event as a surrogate for the 100-year storm event when designing this development. Please contact this reviewer if you have any questions. You may also find more information at <http://austintexas.gov/atlas14>. There is a guidance document you may download which provides guidance for longterm planning (click on the "Find out more about the proposed changes" link under "What the city is doing" heading)

Industrial Waste Review - Rachel Reddig - 512-972-1074

IW1. Comment cleared.

IW2. Comment cleared.

IW3. Comment not met.

U0. Provide labels identifying the proposed water meter(s).

U1. Sheet 48 of 64 does not identify the proposed water meter with a call-out.

IW4. Comment cleared.

IW5. Comment not met.

U0. Show the installation locations for the grease interceptors required for this site as well any associated private plumbing.

- U1.** There are multiple areas where the U0 comment was applicable and not met.
- Sheet 47 of 64 – all proposed grease interceptor locations must be shown.
 - Sheet 48 of 64 – (N) Concessions and (E) Concessions areas are not showing grease interceptors.
 - Sheet 49 of 63 – (E) Concessions area is showing possible grease interceptor, but the grease interceptor is not identified with a call-out and does not match the symbol provided in the legend.
 - Sheet 49 of 63 – southern (E) Concessions area is not showing a grease interceptor.
 - Sheet 50 of 64 – there is a “cleanout for kitchens & concessions” shown, but no grease interceptor is shown.
 - Sheet 51 of 64 – (S) Concessions area is not showing a grease interceptor. Also, the WWMH labeled “STA 10+27.49 WW A-1” is not showing a connection to the building.

IW6. Comment cleared.

IW7. Comment cleared.

IW8. Comment cleared.

IW9. New comment. Sheet 47 of 64 must show all proposed grease trap locations, and there are multiple call-outs with arrows pointing to incorrect locations.

IW10. New comment. Use different types of lines to indicate proposed water, fire, and wastewater lines.

IW11. New comment. Sheets 47 of 64, 51 of 64, and 55 of 64 – Upstream of the drop WWMH, show the installation of a Large Diameter Cleanout (LDCO) per Standard Detail 506S-14(Special) to act as a sampling and inspection port. Ensure this LDCO is inside the proposed wastewater easement. Reference the standard detail in the call-out and include it in the detail sheets.

IW12. New comment. Sheet 55 of 64 – the private wastewater line is not shown on the plan view, and the profile view disagrees with the plan view regarding the public/private utility boundary. Ensure the LDCO required by comment IW11 is included in the plan and profile views.

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

PR1: Per the terms set in the development agreement for this project, the site is to include just over eight (8) acres of green space, open space and performance areas that will be accessible to the general public year-round during non-event times. Please indicate location, design, and access to said areas. Please contact this reviewer to discuss: thomas.rowlinson@austintexas.gov

U1: The site table on Sheet 12 shows only 4.2 acres of open space. The agreement requires over 8 acres. Many of the areas shown on the landscape plan as open space are unsuitable: Open space in northeast corner features a detention and water quality pond, which alienates public use. Please remove the detention and water quality pond from the open space, and show where the remaining acreage will be made up. Redesign the multi-purpose area in the northwest corner to act as a park/green space by replacing the gravel with lawn/turf, with trees and park amenities. Plazas appear to function more as entrances to the stadium than park or green space. Please provide a design that includes amenities which would allow for use as a park. The trail functions more as a sidewalk along western edge; revise so that trail is off-street and acts as a recreational amenity. Follow up with this reviewer to find a time to discuss.

PR2: Per the same terms described in PR1, a trail is required and should be kept open, with any closure minimized. Please indicate the location of trail, provide its design, and describe how it will be kept open.

U1: Show how the trail and open space will be kept open.

PR3: Please contact the Urban Trails reviewer to discuss the development of the Red Line Tier I trail:

Aleksiina.Chapman@austintexas.gov

U1: Cleared.

PR4: More comments may be issued at a later update once the terms of the development agreement have been discussed.

U1: PARD will discuss with its legal team regarding the maintenance, access, and dedication of open space and trails required by the development agreement. Please contact this reviewer to discuss.

Site Plan Review - Rosemary Avila - 512-974-2784

ZONING

SP1. There is a current zoning case, C14-2019-0055 on this site. Comments may be edited once the re-zoning is completed. The comments below are based on the current LI-NP zoning.

U1: Comment pending.

SP2. Outdoor and Entertainment use is a conditional use in the LI base zoning district, therefore Land Use Commission review and approval will be required. Once all comments have been cleared, please contact this reviewer to schedule on the Planning Commission agenda. Additional fees will be required at time of commission scheduling.

U1: Comment pending.

SP3. Show the following site information (show proposed and allowed) in a Site Data Table:

- ~~total site area~~
- ~~zoning and proposed use (according to 25-2)- please update the use to a use described in 25-2-4, 5, or 6.~~
- ~~total gross floor area (in sq. ft.)~~
- ~~building coverage (in sq. ft. and percentage)~~
- **impervious cover (in sq. ft. and percentage)- the proposed is over the LI base zoning district allowance of 80%**
- ~~floor to area ratio (expressed as a ratio)~~
- **open space (in sq. ft. and percentage)- the proposed % shows 4.29 which is under the required 5%**
- **building height (in stories and feet)- the proposed is over the LI base zoning district allowance of 60 ft**
- ~~foundation type~~

U1: Comment pending, see bolded items above. These items may need to be re-reviewed if the proposed zoning is approved.

SUBCHAPTER E: DESIGN STANDARDS

SP4. There is a note on the cover sheet that states the site is not subject to Subchapter E, currently the site is subject to Subchapter E. Please revise the note on the cover sheet.

U1: Comment cleared.

SP5. Include the following note on the site plan page: "*All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E.*"

*Also include Figure 34 from Section 2.5.

U1: Comment pending.

SP6. Additional Measures to Improve Connectivity is required, Section 2.3.2.B.2. Demonstrate compliance with the proposed options from Table B.

*Note in the site plan which options this site plan will comply with.

U1: Comment pending.

- SP7. Building entrances and exits, other than those used solely for emergency purposes or for deliveries, shall be located under a shade device such as an awning or portico. [Section 2.8.2.A.4]
***Call out shade devices, show how each entrance/exit will be shaded.**
U1: Comment pending.
- SP8. Add the following note in the site plan: *Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.*
U1: Comment cleared.
- SP9. This development shall devote a minimum of 5% gross site area to private common open space. Provide a calculation (sq ft and %) in the site data table and label the open space on the site plan. See 2.7.2 for design guidelines and criteria.
U1: Comment pending.
- SP10. Place the following note on the cover sheet and the site plan sheet: *"Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review."*
U1: Comment pending.
- SP11. Internal Circulation Route Building Placement: The longer side of the building must be built up to clear zone (or supplemental zone if provided). Please label the site's ICR to demonstrate compliance with building placement.
U1: Comment pending.

CITY PROJECTS

- SP12. Please verify if this project is subject to the Art in Public Places program, please contact the AIPP Administrator Meghan Turner - 974-9312 with Cultural Arts Division of the Economic Growth and Redevelopment Services Office to begin the process (and provide approval or an email from her). Please clarify if this project must comply with the City's resolution that all COA buildings must comply with Silver LEED; if so, verify a presentation to the Design Commission has been completed. Add a note to the coversheet and site plan page: All buildings will require Silver LEED certification. Coordinate with Peter Davis, LEED Project Manager, 974-7267, and provide documentation of LEED requirement.
U1: Comment pending. 2 Star rating is noted in the Lease and Development Agreement (page 17).
- SP13. Per Council Resolution # 20100819-035, all City infrastructure projects commissioned by the City of Austin are directed to visit the Austin Design Commission. Please contact Anne Milne (512-974-2868) to discuss placing this project on the next available agenda.
U1: Comment cleared, this comment does not apply.
- SP14. Per Council Resolution # 20100923-086, for City projects including municipal buildings and associated site development, City staff is directed to defer approval of any site plan or building permit that includes elements approved via Alternative Equivalent Compliance under Section 1.5 of City Code Chapter 25-2, Subchapter E (Design Standards and Mixed Use) until after the Design Commission reviews the proposed project in accordance with Resolution # 20071129-046. Input provided through the Design Commission process should be considered in all phases of project review, including decisions on proposed Alternative Equivalent Compliance. Failure of the commission to timely provide a review and recommendation does not preclude staff from approving decisions relating to the project. Please contact Anne Milne (512-974-2868) to discuss placing this project on the next available Design Commission agenda.
U1: Comment cleared, this comment does not apply.

ADMINISTRATIVE

SP15. Please clarify how the affordable housing indicated by the development agreement will be addressed.

U1: Comment pending.

SP16. Obtain all required signatures on the cover sheet prior to site plan approval.

U1: Comment to remain until time or permitting.

SP17. 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.

U1: Comment pending.

SP18. Add the following note to the cover sheet: "Compliance with the Universal Recycling Ordinance is mandatory for multi-family complexes, businesses and office buildings."

U1: Comment cleared.

SP19. **FYI-** Any new buildings on this site not currently shown in this site plan will require a new site plan.

SP20. Show the dimensions of the proposed structure on the master site plan sheet.

U1: Comment cleared.

SP21. **FYI -** This site is located in the North Burnet Neighborhood Plan. Please see the City's website <http://www.austintexas.gov/department/neighborhood-planning> for a copy of the recommended design guidelines.

SP22. Add the following note: "*Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.*"

U1: Comment cleared.

SP23. 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.

U1: Comment cleared.

NEW COMMENTS

SP24. There is privately owned property between the railroad and Delta Drive. On the site plan sheets please note the zoning and use for that parcel. Any construction proposed on that parcel will require a legal document.

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

Revise the utility plans:

1. Provide the drainage fixture units served by each section of private wastewater piping. The drainage fixture units must be calculated according to the 2015 Uniform Plumbing Code. (second request)
2. Ensure that the private wastewater piping is sized and sloped in accordance with Chapter 7 of the 2015 Uniform Plumbing Code. (second request)

R.O.W. Review - Isaiah Lewallen - 512-974-1479

RW1: Utility Coordination case is not complete. Utility Coordination UCC-190627-06-01 case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved* in Site Plan case.

Transportation Planning - Katie Wettick - 512-974-3529

Note: There is a current zoning case, C14-2019-0055 on this site. Comments may be edited once the re-zoning is completed. The comments below are based on the current LI-NP zoning.

TIA

TR1. This site plan is subject to the TIA submitted with zoning case, C14-2019-0055. Once the TIA is approved, the site plan will be required to demonstrate compliance.

U1: Comment pending.

RIGHT OF WAY

TR2. Ordinance No. 20090312-035, Part 11, adopts figure 3-12 of "The Regulating Plan for the North Burnet/Gateway Zoning District" as a collector plan for purposes of Section 25-6- Article 2 (Reservation and Dedication of Right-of-Way) of the City Code. The collector plan identifies the need for a street extension extending McKalla Place through the site connecting to Aguilar Street at the northern property line. This reviewer has reached out to Austin Transportation Department staff to determine the required ROW dedication and alignment to accommodate the proposed street.

U1: Comment pending.

TR3. Verify the existing ROW for Burnet Road. The Austin Metropolitan Area Transportation Plan requires 140 of right-of-way. If less than 140 feet exists, dedicate 70 feet of right-of-way from the existing centerline in accordance with The Austin Metropolitan Area Transportation Plan. LDC 25-6-55. Provide a street deed showing right-of-way to be dedicated. Field notes must be verified before the deed is recorded.

U1: Comment not addressed.

TR4. Comment cleared.

SUBCHAPTER E DESIGN STANDARDS

TR5. A Development of a site five acres or larger with frontage on an suburban roadway shall comply with the Internal Circulation Routes (§2.2.5). Each internal block shall be no larger than 5 acres. The maximum length of any block face, as measured from intersection to intersection, shall be 800 feet. Identify (label) the ICRs on the site plan. (§2.2.5.C.1).

U1: Comment pending.

TR6. Publicly accessible sidewalks shall be provided along both sides of all ICRs (§2.2.5.E). Refer to §2.2.5.E) for the sidewalk sections required along ICRs.

- On portions of the street with building frontage meeting the requirements of §2.2.5.F, the sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb. The zone shall be planted with street trees at an average spacing not greater than 30 feet on center, or up to 60 feet on center with approval of the Director if parallel or head-in parking is provided pursuant to §2.2.5.G and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Contact the Environmental Reviewer for a list of approved shade street trees.
- On portions of the street that do not contain building frontage, a five-foot unobstructed sidewalk shall be provided, all of which shall be located within 12 feet of the curb. Dimension and label the Planting Zone and the Clear zone on the Site Plan.

U1: Comment pending.

TR7. Sidewalks, designed in accordance with the Commercial Design Standards, are required along Suburban Roadway (§2.2.4.B). The sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb; and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Sidewalk clear zone must be 6 feet minimum if the principal street is a commercial collector or a major arterial (TCM, 4.2.1; Table 1-7). Dimension and label the Planting Zone and the Clear zone on the Site Plan

U1: Comment pending.

TR8. Provide private drive or public street connections to existing private drives or public/private streets on adjacent sites, or stub-outs if connections are not feasible. If a stub-out is proposed, provide a callout indicating “stub-out for future connectivity”. (§2.3.1.B).

U1: Comment pending.

TR9. All sites must provide at least two options to improve connectivity 2.3.1 (Table B). Show the options on the plans and provide a table indicating the chosen options.

U1: Comment pending.

TR10. Where a public street is adjacent to the property line, provide direct pedestrian and bicycle access from that street to a customer entrance. The pedestrian and bicycle access points must be fully accessible during operating hours. (§2.3.1.B). Include a pedestrian connection to Aguilar Street which stubs out to the property line at the north of the site.

U1: Comment pending.

TRAILS

TR11. The Urban Trails Master Plan and the Bicycle Master Plan require a trail along the railroad on the eastern property boundary. Please review the Urban Trails Master Plan and Bicycle Master Plan for more information. Staff is in communication with the Urban Trails program staff and Active Transportation staff to determine if right-of-way dedication and/or trail construction is required in accordance with LDC 25-6-55 and LDC 25-6-101.

U1: Comment pending review by Active Transportation and Urban Trails staff.

PARKING AND LOADING

TR12. All parking must be provided in accordance with design and construction standards of the TCM. LDC 25-6-563; TCM, Table 9-1. For 9' wide parking stalls, depth of stall is required to be a minimum of 17.5' and aisle is required to be a minimum of 25'. Please revise parking accordingly.

U1: Comment not addressed. Additionally, angled parking does not meet TCM 9-1 dimensions for 60 degree angled parking. Please revise.

TR13. Contact this reviewer for a Special Parking Determination as the outdoor entertainment use requires a special parking determination. Provide information regarding the proposed uses and capacity. This will be used to determine the number of parking spaces required.

U1: Comment pending.

TR14. Comment cleared.

- TR15. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided in each location. The total number of bicycle spaces required will be determined as part of the Special Parking Determination.
U1: Comment pending.
- TR16. 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. Show dimensioned footprints for the proposed loading spaces on the site plan. LDC Section 25-6-531, 532. TCM, 9.3.0 #1. The number of loading spaces required will be determined as part of the Special Parking Determination.
U1: Comment pending.
- ACCESSIBILITY**
- TR17. Comment cleared.
- TR18. Show accessible route along sidewalks in the right-of-way.
U1: Comment not cleared. Thank you for showing accessible route. Please also show accessible route across driveways. On McKalla Place, revise sidewalk and accessible route such that driveway crossings are perpendicular, specifically this refers to the northern driveway.
- TR19. Comment cleared.
- DRIVEWAYS**
- TR20. -TR22 Comments cleared.
- TR23. All driveways must be constructed within the street frontage of the subject property, as determined by extending the side property lines to the curb line (at a 90 degree angle to the centerline of the street). Neither the driveway nor the curb returns may overlap adjacent property frontage without written approval from the adjacent property owner. TCM, 5.3.1.G; LDC 25-6-292(A). Driveway consent forms signed by the adjacent property owners will be required for the driveway on Burnet and the southern driveway on McKalla Place.
U1: Comment not cleared. Thank you for revising driveway on McKalla Place. Please provide driveway consent forms from each adjacent property on Burnet.
- TR24. Driveways on State-maintained roadways must be approved by the Texas Department of Transportation. A written sign-off is required prior to site plan release. Please contact N. Travis Area Office – Susana Ceballos (Susana.ceballos@txdot.gov) and copy the Area Engineer, Victor Vargass (Victor.Vargas@txdot.gov) and his assistant Jason Cavness (Jason.cavness@txdot.gov).
U1: Comment pending.
- TR25. Driveways on undivided collector streets (McKalla Place) must be designed to align with opposing streets or driveways or be offset by a minimum of 80 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of opposing driveways and dimension the offset, or indicate that there are none.
U1: Comment not cleared. This reviewer did not receive a waiver request. Please submit waiver and contact intake to pay the waiver fee.
- TR26. Driveway approaches on McKalla Place must be separated by a minimum of 75 feet, measured from edge to edge at the property line. TCM, Table 5-2. Show the adjacent driveways and dimension the separation.
U1: Comment not cleared. This reviewer did not receive a waiver request. Please submit waiver and contact intake to pay the waiver fee.

TR27. A type III temporary approach driveway is required for the driveways on McKalla Place since the street does not have curb and gutter. Please contact Sam West Public Works, Office of the City Engineer in order to get a variance grant for a temporary Type III driveway. Provide the following note on the site plan: "Type III driveways must be reconstructed as concrete approaches by the owner within 60 days after construction of the abutting street to permanent grade with curbs and gutters." Also provide a notarized copy of a Temporary Driveway form signed by the owner of the property. See the transportation reviewer for details. TCM, 5.2.3.

U1: Comment not cleared. Thank you for adding note. Comment pending variance approval by public works.

OTHER

TR28. Provide approval from Capital Metro for the rail line at-grade pedestrian crossing.

U1: Comment pending

NEW COMMENT U1

TR29. The land between the railroad and Delta Drive is owned by a private owner. Owner approval and a legal document will be required to construct improvements in this area.

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

WW1. Service Extension Requests 4437 and 4438 are currently in review and must be approved prior to plat approval. For status, contact Cole Huggins at 512-972-0250.

WW2. Once WW1 is resolved, the review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Alfredo Torres at 512-972-0238.

Water Quality Review - Leslie Daniel - 512-974-6316

WQ1 The report indicates the design engineer is using rain gardens and a biofiltration pond to treat the runoff from the site. Identify the location of the rain gardens on the plans.

U1 Provide an updated engineering report (sealed, signed by a licensed engineer in the state of Texas) to match the current design for this site.

WQ2 Provide a drainage area map that shows the actual area draining to each water quality control, along with the proposed impervious cover in that area. Identify all drainage areas contributing to each pond, including any off-site areas.

U1 The design engineer uses two sedimentation ponds and splitter boxes. Provide a drainage area map for the water quality pond to show the area drainage to each part of the pond.

WQ3 The incomplete plans do not identify whether the proposed pond is a partial sedimentation/biofiltration or full sedimentation/biofiltration pond. No plans, details, or calculations are in the plan set for the rain gardens. **This reviewer will generate additional comments as the applicant provides the required information.** Provide plans, appropriate calculations, and details (all necessary details and notes) for every control to demonstrate the control complies with the requirements of the Environmental Criteria Manual. The plans, as submitted, are not reviewable.

U1 Refer to comments beginning with WQ4.

This reviewer added the following comments in response to changes made to the plans following the initial submittal:

- WQ4 Remove references to and details of “sand bed” since the applicant proposes to use a biofiltration bed. Replace with “top of media” and ECM Figure 1.6.7.C-3.
- WQ5 Refer to a “separator element” as opposed to “stacked fieldstone with loose joints” and provide a detail to comply with ECM Figure 1.6.7.C-2.
- WQ6 Call out a 2” minimum drop from the top of sedimentation pond to the top of media.
- WQ7 Demonstrate a maximum velocity of 2 fps for 100-year peak flows flowing into each sedimentation pond from each of the splitter boxes.
- WQ8 The landscape plan calls for a “stage” where the pond plan shows a sedimentation pond. Please coordinate and confirm.
- WQ9 The Pond Plan shows the location of a water quality pond pump but does not show the outfall for the pumped water.
- WQ10 Include a reference to the sheet number for the detail of the pond pump in the call-out on the plan sheet.
- WQ11 Include all pond elements in Pond Section A-A such as the splitter, sedimentation pond, separator element, filtration pond, etc.
- WQ12 Call out the slopes of the pond walls in the cross sections.
- WQ13 Show the biofiltration media and perforated pipes in the cross sections of the water quality pond.
- WQ14 Please explain the reason the pond includes a “geotextile fabric pond liner.”
- WQ15 Provide construction details for the vertical pond walls and add a note stating all joints are to be water-tight.
- WQ16 Include the biofiltration media specifications called out in ECM 1.6.7.C.4 on the plan sheet.
- WQ17 The biofiltration medium layer is to be a minimum of eighteen (18) inches. Provide a note or dimension of this required depth.
- WQ18 Provide adequate space from the flow line of the lateral to the top of media.
- WQ19 Under the biofiltration medium shall be an underdrain system that consists of one-half (0.5) to one and one-half (1.5) inch diameter washed, rounded, river gravel surrounding 6 inch Schedule 40 PVC underdrain lateral pipes with a maximum of ten (10) feet in between and five (5) feet from pond walls or sides. Please provide this information on the pond plan and detail sheets. The minimum thickness of the gravel envelope is 3 inches. A filter material must separate the soil medium and gravel layer. [ECM 1.6.7.C.4.B]
- WQ20 Include the specifications for the High Flow Filter Fabric for the geotextile filter fabric. These specifications are shown in City of Austin Specification 620S, Table 2, High Flow Filter Fabric.
- WQ21 Provide a planting plan along with a list of proposed plan species, container size, spacing, and quantity for the biofiltration pond. The proposed vegetation must be diverse, appropriately distributed, and spaced according to the mature size of the particular plants. [ECM 1.6.7.C.5.A]

- WQ22 An Integrated Pest Management (IPM) plan is required for this development. Submit an IPM plan online, in accordance with the requirements outlined in ECM 1.6.9(2) (D) (2) online at <http://www.austintexas.gov/ipm>. [ECM 1.6.6.C]
- WQ23 Place the following note on the cover sheet:
For Integrated Pest Management Plan, see agreement filed in document No. _____, Official Public Records, Travis County, Texas. For projects located in areas outside Travis County, reference the correct County records. [ECM 1.6.2.F]
- WQ24 A Restrictive Covenant is required for the approved Integrated Pest Management (IPM) plan. The standard document is online at <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. Provide the document to the reviewer who will coordinate with the Law Department. Provide a copy of the recorded document to clear this comment. [ECM 1.6.2.F] Please contact Ms. Annette Bogusch to confirm the correct document to use for this purpose since the City of Austin will maintain ownership of the property.
- WQ25 The area of the filtration pond is insufficient. Use the provided water quality, not the required water quality, to calculate the minimum size of the filtration pond.
- WQ26 Provide calculations to demonstrate the specified pump is able to empty the pond water quality volume in 72 hours.
- WQ27 Provide the following information/requirements for the pumps and pump well: [ECM 1.6.7.A.3]
- Dual pump system with each pump capable of delivering 100% of the design capacity
 - Wet-well constructed of concrete with top elevation higher than the water quality elevation
 - A space of at least two feet below the bottom of the pump intake
 - Plug valves located outside the wet-well on the discharge side of each pump

AW Pipeline Engineering - John Bowman - 512-972-0267

The major reasons for rejection of this submittal include, but not limited to:

- Incomplete Plans
- Project Flow Sequencing-Land Status Determination/Plat/SER/AULCC/Pipeline
- Lack of Easements

A complete all-inclusive list of comments is provided on the red lined plans. The red lined plans are ready to be picked up at Austin Water Pipeline Engineering, at, Waller Creek Center, 625 E. 10th Street, Suite #300, Austin, Texas 78701, between the hours of 8:00 am-12:00 pm, Monday through Friday.

Responses to all of the red lined comments/questions must be made in a different color on the plan set with an explanation of how aw comments/questions have been addressed.

Please indicate if the project will be submitted to AULCC for review and if so, include row id# and UCC permit # on the utility plan sheet.

In addition, please include a statement on the utility plan sheet that "all dry and wet utilities have been shown on the plans".

General notes:

- For a formal rejection in AMANDA, the design engineer is responsible for submitting the red lined comments along with the revised plans to the development services department.
- For informal and approved reviews in AMANDA, the design engineer is responsible for submitting the redlined comments and the revised plans/mylars directly to aw pipeline engineering at the address stated above.

- The sealing engineer and landscape architect is responsible for ensuring that all comments are addressed. The design engineer is responsible for ensuring, the design meets state and city standards and design criteria, as well as all issues with regards to health and safety.
- Additional comments may be generated as updated information is received. The reviewer is not required to clear comments based on phone calls, emails or meetings but must receive formal updates to confirm the project plans satisfy federal, state and city requirements.
- Projects requiring aw related easements and pues may remain rejected in AMANDA until the relevant easement documents have been approved by aw and recorded in the appropriate county.

<p>City Arborist Review - Suzannah DesRoches - 512-974-6597</p>
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- CA1 Trees along driveway portion of Section A do not meet preservation criteria due to proposed grading and curb installation located within the CRZs. Please change design or show trees as removed and update mitigation tables.
Comment pending phone call with applicant on 6/13/19 to clarify the plan to preserve and remove trees. The applicant has replied to several comments that the “Landscape sheets currently show all trees on site as “to be removed”. However, currently the landscape sheets show all trees as contiguous circles; trees to be removed should be shown as dashed circles.
- CA2 Please clearly denote existing contour numbers on the grading sheets, extending lines and numbers past the LOC if needed for legibility. As shown currently, almost none of the trees proposed to be preserved on site meet minimum grading criteria for preservation. See comment #5 below for these criteria.
Comment pending.
- CA3 Please add proposed and existing contour numbers to upper right-hand portion of sheet 27 for increased legibility.
Comment pending phone call with applicant.
- CA4 Please add existing contour numbers to the bottom right-hand portion of Sheet 28 where trees #9007 and #9008 are to be preserved.
Comment pending.
- CA5 Trees on Sheet 23 along the NE/E edge of the property are proposed to be preserved but do not meet tree preservation criteria with the presence of the Public Stormwater Main and/or a sidewalk passing through their Critical Root Zones. Please either show trees as removed and adjust the mitigation table, or adjust the design to pull all proposed construction out of the CRZ as follows:
 Trees proposed to be preserved must meet the following criteria:
 (1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
 (2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
 (3) no cut or fill is permitted within the 1/4 critical root zone.
 [ECM 3.5.2, ECM Appendix V Figure 3-6]
Comment pending.
- CA6 Please graphically depict the use of a mulch sock instead of a silt fence in all places where the LOC crosses through the CRZ of any tree to be preserved. (The silt fence requires 6” of excavation)
Comment pending.

- CA7 Specify in the tree survey table which trees are ROW trees and which trees are private trees.
Comment cleared.
- CA8 Please add the ½ CRZs to the ESC sheets for all preserved trees.
Comment pending.
- CA9 Please show Tree Protection fencing for all trees proposed to be preserved.
Comment pending.
- CA10 Hackberry is not a Heritage tree species. Please update mitigation owed for tree #8910, the 25” hackberry to be removed.
Cleared.

Planner 1 Review - Addison Ptomey - 512-974-3103

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released *after* the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2019-0113C**
 - Application date: **March 15, 2019**
 - Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Rosemary Avila**
 - Zoning: **Please Add the Zoning on the mylars.**
- If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.
- P3. FYI – FLASH DRIVE REQUIREMENT
All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

END OF REPORT