

SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SPC-06-0715C
REVISION #: 0 UPDATE: U3
CASE MANAGER: Javier Delgado PHONE #: 974-7648

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PROJECT NAME: 222 E. RIVERSIDE (WITHDRAWAL AND RESUBMITTAL FOR SP-06-0378C)
LOCATION: 222 E RIVERSIDE DR

SUBMITTAL DATE: August 16, 2007
REPORT DUE DATE: August 30, 2007
FINAL REPORT DATE: September 4, 2007
5 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is December 3, 2007.** 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.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 5 copies of the plans and 6 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.

REVIEWERS:

Electric : David Lambert
Drainage Construction : Jennifer Groody
Environmental : Javier Delgado
Parks : Javier Delgado
Planner 1 : Yolanda Parada
Site Plan : Javier Delgado
Transportation : Amber Mitchell
Water Quality : Jennifer Groody
Fire For Site Plan : Sonny Pelayo

EXHIBIT B

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Fire For Site Plan Review - Sonny Pelayo - 974-0194

- FR 1. The fire lane that will be provided with the grass pave system must have a clearly defined boundary to minimize the possibility of fire trucks driving off of the edges. We typically accept reflective paint, boulders, or signage to mark the boundary edges. Indicate a method to address this.
- FR 2. I still need a set of hydraulic calculations to validate the proposed sizes of the underground fire main that serve the on-site fire hydrants.

Parks Review - Javier Delgado - 974-7648

- PR 01. Required parkland based on 390 units = 3.3 acres or \$1,796,836
 $(5) \times (390 \text{ \# of units}) \times (1.7 \text{ density}) / 1,000 = 3.3 \text{ acres}$

The site plan does show an area of parkland dedication of 92,250 sqft ./ or 2.1 acres

- Town Lake portion will include a 100 ft x 815 ft or 81,500 sq.ft (or 1.87 acres)
- East Bouldin Creek portion will include an area of 25 ft x 430 ft or 10,750 sqft. (or .2 acres)

Drainage Construction Review - Jennifer Groody, P.E. - 974-6361

- DC 1. Please provide this reviewer with an electronic copy of the HEC-HMS drainage model.
UPDATE 2&3
Awaiting electronic copy of the HEC-HMS drainage model.
- DC 3. Show drainage area maps and provide fully developed condition flows for the offsite contributing areas passing through site. Drainage easements will be required for conveyance of offsite flows. [LDC 25-7-61 & 25-7-151]. Please submit drainage easement dedication instruments with exhibits to this reviewer. This reviewer will coordinate with the Legal Department for review and approval. List the Watershed Protection Development Review Department as the return address. For any legal document questions please contact Annette Bogusch – WPDRD Legal Liaison (974-6483). Please be aware this process takes some time and now requires lien-holders information/consent. The

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easement must be a minimum of 15 feet in width for an enclosed drainage system.

UPDATE 2&3

Awaiting drainage easement documents. Make sure that no portion of the building footprint encroaches into the proposed drainage easement.

- DC 5. Show pipe profile(s) with 25 and 100 year depths of flows, velocities, and Q's for the storm drain conveying offsite flows. Also, show 25 year HGL (and 100 year HGL if pipe is flowing full). [DCM 5.2.0]

UPDATE 2

Please provide a complete plan & profile for the site, including grid lines and profile legend. [SEE INFORMATION PACKET FOR SITE PLANS]

UPDATE 3

Profile provided. Comment cleared.

- DC 6. Show stormwater sewer profiles for all utility crossings to illustrate minimum clearance.

UPDATE 2

Please coordinate with both Austin Water Utility and City of Austin Watershed Protection for approval of the utility crossings for the storm drain conveying offsite flows.

UPDATE 3

Awaiting final stormwater sewer profiles showing the approved utility crossings.

NEW COMMENTS:

- DC 09. Is there curb surrounding the driveway near the area inlet collecting the off-site flow? If so, explain how the flows will enter the inlet. If not, provide additional spot elevations to ensure proper grading.

UPDATE 3

Additional spot elevations provided. Comment cleared.

- DC 10. DCM 1.2.2(C) states, "The public drainage system shall be designed to convey hose flows from greater than the 25 year frequency storm up to and including the 100-year frequency storm within defined public rights of way or drainage easements". Show that the ponding that appears to occur at the grate inlet is contained within the proposed drainage easement.

UPDATE 3

Inlet calculations provided. Comment cleared.

Electric Review - David Lambert - 322-6109
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- EL 1. On the site plan, water/wastewater plan, and the drainage plan, show the location of the transformer pads and the assignment of the electric cabling needed to power this development. Contact Marvin Johnson at 505-7639 for assistance or contact me to set up a meeting to discuss. We need to be sure we have space for our facilities.

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Update 2: Two transformers are now shown, but no cable route.
Are two transformers enough? Where will the cable be located?

Contact me ASAP to set up a meeting to discuss the necessary electric facilities with AE's review team. It can take time to arrive at a design and this can delay the site plan approval.
The owner's architect and MEP should also attend.

Update 3: Comment still stands. It also doesn't appear the transformer pads meet the minimum clearances from the building. No landscaping may be within ten feet of the pads either.
It appears from the landscape plan there is a conflict between the proposed pads and trees.

EL 2. I shall prepare a blanket easement to cover this and the 300 E. Riverside site so that we have an easement under which to install our facilities. It is particularly crucial for this site as it is landlocked.

Update 3: It turns out a blanket easement can not be used to provide service to this site as it is under different ownership than the 300 E. Riverside tract.
This is an issue that also must be discussed at the meeting that must be held to discuss electric service.

Environmental Review - Javier Delgado - 974-7648
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EV 01. Show CWQZ along Town Lake. **Show on site plan sheet & ESC sheet.**

EV 02. **CLEARED.**

EV 03. **CLEARED.**

EV 04. **CLEARED.**

EV 06. Resubmit an ESC fiscal estimate with new case number. **Approved.**

EV 07. Add garage FFE to ESC plan.

EV 08. Is trail area to be dedicated fee simple or by easement dedication.

EV 09. Note on cover sheet speaks to spoils storage in ROW. **Make sure the spoils area is outside the CWQZ.**

EV 10. The landscape sheet still shows the grass pave driveway to run along the trail area.

AR 01. Pay landscape fee of \$500. Provide review with copy of receipt.

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AR 02. Give a total of caliper inches saved vs. removed.

AR 03. **CLEARED.**

Site Plan Review - Javier Delgado - 974-7648
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SP 01. Please indicate the new case number in the lower right margin of each sheet.
The new case number will be SPC-06-0715C.

SP 02. **CLEARED.**

SP 03. SP 01. Please indicate the new case number in the lower right margin of each sheet. **The new case number will be SPC-06-0715C.**

SP 02. **CLEARED.**

SP 03. **CLEARED.**

SP 04. **CLEARED.**

SP 05. **CLEARED.**

SP 06. **CLEARED.**

SP 07. Show the dimensions of all existing and proposed structures. **See SP 09.**

SP 08. **CLEARED.**

SP 09. Clarify impervious cover calcs. Was the garage area included in the calcs? **The footprint of the underground garage appears different from the foot print shown at EV Board.**

SP 10. The impervious cover limit in the primary setback is 30% in the secondary setback. A waiver from this requirement must be approved by the Planning Commission. [Sec. 25-2-731 to 746].

SP 11. Plan shows proposed uses that are not allowed in the primary (any improvement not on public park land) and secondary setbacks. A waiver from this requirement must be approved by the Planning Commission.

SP 12. In the North Shore Central, South Shore Central, Auditorium Shores, Butler Shores, and City Hall Waterfront Overlay sub-districts, **at least 50 percent of the net usable floor area of a structure adjacent to Town Lake must be used for pedestrian-oriented uses.** Note the net usable floor area of the ground floor of each proposed structure and the respective percentage of the proposed pedestrian uses on the ground level. [Section 25-2-691, 692]. **Sheet 2 should label ground floor layout and uses.**

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SP 13. **CLEARED.**

SP 14. Show the base wall elevation and the height of the base wall facing Town Lake.
[Section 25-2-721(E)]. **Label base wall and give detail specifications.**

SP 15. Provide approval signatures on mylar cover sheet and utility sheets by Water and Wastewater Dept. and Fire Dept. For Plumbing code requirements, utility line and meter sizes, contact Monty Lowell, 974-2882, Plumbing Plan Review.

SP 16. Plumbing and fire lines installed after June 2, 1997, may not cross lot lines without approval by Water and Wastewater Dept. and Fire Department.

SP 17. Approval by Water and Wastewater Dept. and Fire Dept. is needed for release of utility easements.

SP 18. **CLEARED.**

SP 19. **CLEARED.**

SP 20. Per the parkland dedication negotiations, delineate the area of parkland to be deeded to the City on the site plan. The area must be transferred to the City prior to release of a site plan permit. Include amount of acreage and /or fee. Include improvement agreement. **Comment will be cleared when acreage or fee has been received by the City.**

SP 21. **CLEARED.**

Transportation Review - Amber Mitchell - 974-3428

Zoning & Trip Generation

TR1. ~~The existing TIA determination for this site says there will be 486 units in the building, the site plan tabulation states there will be 480, and the parking table summary indicates there will be 337. Please clarify and update the site plan if necessary.~~ Comment Addressed

Parking & Loading

TR2. Label all turning radii on all levels of the garage plans. LDC, 25-6-563; TCM, Table 9-1.
07/20/2007: Response noted. Comment will be cleared when information is provided.

TR3. Joint driveways with adjoining property owners may be permitted provided that a permanent written joint access agreement is recorded in the County deed

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records. TCM, 5.3.1.H. ~~Please provide a copy of all access easements on the site plan to this reviewer and include their document numbers on the site plan. Documents received. Please include document numbers for easements on the site plan.~~

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- TR4. ~~The parking typical on the site plan indicates the drive aisles will be 25' wide but the garage plans all show 24' drive aisles. Please update the site plan to clarify this issue. Comment addressed.~~
- TR5. ~~Confirm the ramp width will be 25' and label site plan accordingly. Comment addressed.~~
- TR6. ~~Provide documentation that the adjacent site to the west which previously had a shared parking agreement with this site will still have sufficient parking for their development after this site plan is approved.~~

Accessibility

- TR7. ~~Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC 1104.1]. Provide accessible routes in accordance with ANSI standards. Indicate the accessible routes on each level with a dashed or dotted line. Comment addressed.~~
- TR8. ~~Accessible routes shall be located so that users are not required to wheel or walk behind parked vehicles (except the one they operate or in which they are a passenger) or in traffic lanes. [IBC 1104.1, 1106.6] Comment addressed.~~
- TR9. ~~Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3] Comment addressed.~~
- TR10. ~~Accessible routes must have a cross slope no greater than 1:50. [ANSI 403.3] Provide spot elevations on the grading plan for the accessible route that connects this building with the adjacent site. Comment addressed.~~
- TR11. ~~Accessible parking spaces must be at least 8 ft. wide and have an adjacent access aisle at least 5 ft. wide. Two accessible parking spaces may share a common access aisle. One van-accessible space (8 ft. wide with an 8 ft. access aisle) must be provided for every 8 accessible spaces or fraction thereof. [IBC 1106.5; ANSI 502.2]. 5 van accessible spaces are required; only 2 are indicated on the plan. Please provide 3 more van accessible spaces and include them in the parking table. Comment addressed.~~
- TR12. ~~There are 39 accessible spaces referenced in the parking table; this reviewer can only document 36. Please update the site plan to clear up this inconsistency. Comment addressed.~~

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TR13. ~~Typical 3 on the site plan page does not seem to match the accessibility configurations on the garage plans. Please show the locations of all curb ramps on the garage plans or indicate that there are none. Comment addressed.~~

TR14. ~~Additional comments may be provided when more complete information is obtained.~~

TR15. Response noted. Staff will be conferring with PARD regarding this issue and will provide further information as soon as it becomes available.

Water Quality Review - Jennifer Groody, P.E. - 974-6361

WQ 8. The height of the separation wall should be 0.5 feet (six inches) below the calculated Water Quality elevation provided in the Appendix R-3 table. Please comply.

UPDATE 2

The gabion wall should be 0.5' below the WQ elevation, not the elevation of the splitter weir as provided. Please comply.

UPDATE 3

Gabion wall elevation revised. Comment cleared.

WQ 9. Please provide a gabion wall detail that matches the requirements of ECM 1.6.5(B)(2). The detail should indicate that the Gabion Wall shall be constructed in accordance with City of Austin Standard Specification 594S. Per ECM 1.6.5(B)(2), the gabion wall should be constructed of five (5) to eight (8) inch diameter rocks.

UPDATE 2

The specifications provided for the gabion wall refers to stone size being 3-5" in diameter. Please revise this to meet the previously mentioned requirements.

UPDATE 3

Specifications revised. Comment cleared.

NEW COMMENTS:

WQ 12. The following equation should be used to compute the area of the sedimentation basin: $A_s = WQV(1/D_s - 1/10)$, per ECM 1.6.5(B)(1). According to this reviewer's calculation, this pond does not meet this requirement. Please comply.

UPDATE 3

It is anticipated that this will be addressed with the upcoming revision to the water quality facility.

WQ 13. Please explain why the flowline of the pipe draining from the splitter box to Town lake is lower than the inflow into the splitter box.

UPDATE 3

The drop in the splitter box it to make sure the pond has enough head to get the overflow water into the pipe and to enable the filtration pond pipe tie-in. Comment cleared.

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WQ 14. If no modifications are made to the splitter box (see comment WQ 13), structural details are required for splitter box.

UPDATE 3

Awaiting structural details for splitter box.

WQ 15. Please explain how the pond will be maintained during a storm event that forces the flap gates on the outfall closed.

UPDATE 3

Town Lake was at an elevated level for a significant period of time during the recent storm events in the Highland Lakes area. Provide water quality during periods of elevated lake levels.

WQ 16. Access for both maintenance and inspection of the water quality facility must be provided. When designing access for the facilities, please consider OSHA confined space entry standards and the safety of those who would be entering. The water quality pond must be accessible from the sedimentation & filtration basins as well as the splitter box. Please comply.

UPDATE 3

Provide accessibility for the sedimentation basin and splitter box. The plans (sheet 14) call for a manhole at the splitter box with flowline information, but the manhole is not shown.

Austin Water Utility Review - Paul Urbanek - 974-3017
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WW 1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

WW 2. In order to obtain City utility service, the landowner must obtain City approval of a Service Extension Request.