

## MASTER REVIEW REPORT

CASE NUMBER: SP-02-0404C

CASE MANAGER: SUE WELCH PHONE #: 974-3294

REVISION #: 0 UPDATE: 0

PROJECT NAME: CITY VIEW STORAGE(WITHDRAWAL AND RESUBMITTAL OF SP

SUBMITTAL DATE: 11/08/2002

REPORT DUE DATE: 12/06/2002

FINAL REPORT DATE: 12/04/2002

REPORT **EARLY**: 2 DAYS

LOCATION: 2201 KINNEY RD

## STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: 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 (referenced above) at the CITY OF AUSTIN, DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT, P.O. BOX 1088, AUSTIN, TX.

## REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

## UPDATE DEADLINE:

- It is the responsibility of the applicant or his/her agent to update this site plan application. All updates must be submitted by **5/7/03** which is 180 days from the date your application was filed [Sec. 25-5-113]. 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:

- An extension to the 180 day deadline may be requested by submitting a written justification to your case manager on or before ##/##/##. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.
- Extensions may be granted only when there are extenuating circumstances that could not have been reasonably anticipated when the application was submitted. Requests for extensions must clearly document why the additional time is needed.

*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.*

A formal update is required. Please provide a letter that addresses each of the review comments. All engineering representations must be signed by the responsible engineer. Additional comments may be generated as additional information is provided.

#### GENERAL COMMENTS

DC1. Please add a detail to the plan set for the rock gabion mattress at the outfall of the detention pond.

DC2. Please add a note to the plans stating that all downspouts are to be connected to the detention pond. Add a detail of the proposed connection.

DC3. Ensure that the outflow of the detention pond is returned to sheet flow prior to leaving your property.

EL 1. Provide the field notes (on letter sized paper) and I'll begin the easement.

11/26/02

*EV>1. Add the new case number to the proposed plans.*

*EV>2. Submit a fiscal estimate for erosion / sedimentation controls using the format found in Appendix S-1 of the ECM. Add the submittal date and site plan development permit number to the plan. **Not received in the resubmittal packet***

*EV>3. Payment of all required fees is due prior to site plan release. The landscape inspection fee for this .95-acre tract is \$315.00. **Pending at this time***

*EV>4. Revise the fee-in-lieu calculations. Is the square footage correct? (See line #2 Building on the form. This figure should be building square footage minus the ground floor.) **Pending review and approval by the assigned Water Quality Reviewer***

*EV>5. Mitigate class 1 & 2 non-protected trees @ 50%, class 3 & 4 non-protected tree @ 35% and **all class (1 - 4) protected size trees @ 100%**. (See the following tree #'s: 1054, 1055, 1056, and 1080)*

*EV>6. Provide a landscaped island, median or peninsulas per Section 2.4.2 of the ECM for the proposed parking spaces east of the loading zone.*

As of November 25, 2002 this site plan is rejected by fire with the following comments:

1. As previously agreed per memo faxed and dated September 19, 2002, this building is to be fully sprinklered since the fire flow for this project was not met by the flow available from hydrants in proximity to this location. Indicate on utility plans where the fire line that will feed the sprinkler system will be located.
2. Additionally, provide a note on plans indicating that this building is to be separated into 3 separate compartments by a minimum of 1-hour rated separation walls as previously agreed per memo dated September 19, 2002.
3. Fire Department access roads must be provided within 150-ft. of all points of a building per UFC 902.2.1. This requirement can be satisfied by the addition of sprinklers, since the fire department access can be increased to 200-ft of all points of a building when a full sprinkler system is provided.

SP 1. Indicate the new case number (SP-02-0404C) on the coversheet and at the lower right corner of each sheet.

SP 2. Please add the land status determination number under the legal description (C8i-01-0267).

- SP 3. Please verify the height (**in stories** and feet) of all proposed buildings. The height states 4 stories (is one under ground? if so, please state) and that the building will be 59' and also 32'. Refer to Sec. 25-1-21 (46) for measurement of height.
- SP 4. Please **label** the compatibility setback on the site plan page.
- SP 5. Show 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.
- SP 6. 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.
- SP 7. Show include the details of the building (*exterior materials*, or other design elements) which will demonstrate that the proposed building(s) will be sympathetic to structures on adjoining properties. [Section 25-2-1065(A)]. The scale and clustering of the proposed structures shall comply with compatibility standards to create a human scale appropriate to SF-5 or more restrictive land uses. (Section 25-2-1065).
- SP 8. Note all adjoining land uses on the site plan sheet (please add SF across the street and MF to the east.)
- SP 9. Show all building setback lines and tie all buildings to a property pin or monument in perpendicular directions.
- SP 10. Please change all references to Development Review and Inspection Department, or Department of Planning and Development to **Watershed Protection and Development Review Department**. These references appear in notes and the site plan release blocks. Please update city phone numbers from 499 to 974. **Please see attached revised site plan release note.**
- SP 11. If a project involves off-site parking, the site plan must show both sites, including their addresses and legal descriptions. *Please include on the coversheet as well.*

Transportation - AMY LINK

974-2044

ACCESSIBILITY - NEW CONSTRUCTION

- TR 1. Accessible parking spaces must be provided in accordance with UBC Table No. A-11-A. Two accessible spaces are required for the 60 total spaces provided. [LDC, 25-6-475] Please provide one additional accessible space on site.

TR 2. Additional comments may be made when more information is received.

#### RIGHT-OF-WAY

TR 3. Dedicate 30 feet of right-of-way from the existing centerline of Kinney Road in accordance with the Transportation Criteria Manual. LDC, 25-6-55(b),(c). Provide a street deed showing right-of-way to be dedicated. *A template for the street deed has been emailed to the applicant. Please provide a draft copy of the street deed prior to recordation with Travis County.*

#### OFF-SITE PARKING:

TR 4. For information: On October 4, 2002, Mike Heitz, Director of the Watershed Protection and Development Review Department, approved the use of off-site parking with this proposed site plan.

TR 5. The existing parking lot configuration for the off-site parking area does not correspond to what is shown on the site plan. For example: the 38 spaces located toward the back of the off-site lot are confined behind a gate; only a portion of the 38 spaces are paved; and several storage facilities, sheds, propane tanks and trucks exist in the proposed off-site parking area. In order for the 38 parking spaces located toward the back of the off-site parking lot to count toward the total parking provided, they must be available for use at all times. How will this issue be resolved? In addition, all parking areas must be paved. All construction to upgrade the off-site parking facility must be included with this site plan. Will the propane trucks, storage sheds and other miscellaneous items be removed from the off-site parking area?

TR 6. Off-site parking must be located within 500 feet of the use which it serves, measured as the shortest practical and legal walking distance from the nearest off-site parking space to the nearest entrance to the building or use which it serves. LDC, 25-6-501(b). Indicate this walking distance on the site plan.

TR 7. Provide the following note for required signage for off-site parking: "Signage shall be provided indicating off-site parking as follows: one sign shall be provided at the off-site parking indicating the property or use which it serves, and one sign shall be provided on the site of the use served indicating the location of the off-site parking." LDC, 25-6-503.

TR 8. Provide a site plan note indicating days and hours of operation for the proposed use and the uses from which spaces are being leased. LDC, 25-6-502(3).

TR 9. A written agreement is required between the owner of the off-site parking area and the owner of the use to assure the continued availability and usability of any off-site parking. The lease must contain a provision that no termination or modification of the agreement shall be effective until notice has been mailed to the City of Austin. LDC, 25-6-502(d). See the transportation reviewer for details.

TR 10. All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563; TCM, Table 9-1. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle module width and angle of parking stalls.

#### PARKING

TR 11. Currently, compact spaces comprise 32% of the total spaces located onsite. It is recommended that the number of compact spaces be reduced to less than 30% onsite. LDC, 25-6-477

TR 12. Include the following note on the site plan: Each compact parking space/aisle will be signed "small car only." LDC, 25-6-477.

#### LOADING

TR 13. One off-street loading space is required. Each off-street loading space must consist of a rectangular area not less than 12 feet wide and 45 feet long, with a vertical clearance of not less than 15 feet. Identify the loading space and show dimensions on the site plan. LDC, 25-6-531, 532. TCM, 9.3.0 #1. *Thank you for providing a loading space. Please demonstrate that a wheelbase 50 truck can maneuver in and out of the loading space without affecting traffic in the public right-of-way.*

#### DRIVEWAYS:

TR 14. Driveways on undivided collector streets 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. The proposed driveway is not offset 80 feet from the opposing driveway just to the north of the site driveway. Please redesign or request a waiver.

#### OTHER ISSUES

TR 15. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. *Please demonstrate that a service vehicle can maneuver within the site.* LDC, 25-2-1067(c); TCM, 9.3.0.2.

Water Quality - BENNY HO, P. E. 974-3402
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*November 21, 2002*

*INFORMAL UPDATE IS ACCEPTABLE*

*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.*

*The proposed development is located at 2201 Kinney Road in the West Bouldin Watershed, which is classified as an Urban Watershed. Fee in Lieu of water quality control is provided while on-site detention pond will provide the two-year peak flow control.*

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*WQ1: This reviewer has not received a copy of the revised "Fee in Lieu" application. Please submit the revised application. Furthermore, please remember to use the new fee schedule. If you need assistance, please give me a call.*

WWW - PAUL URBANEK 972-0211
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The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades are required, the landowner will be responsible for all costs and for providing. Also, the utility plan must be reviewed and approved by the City of Austin Water and Wastewater Utility.

**A formal update is required. Please submit comment response letter and 7 copies of the plan to the following reviewers listed below. You must make an appointment with the Intake Staff at 974-2689 or 974-2682 to submit the update. Please take a copy of this report with you for quicker service.**

***TEAM 3 MASTER FILE***

***DE-KEVIN AUTRY***

***EL-DAVID LAMBERT***

***EV-CHRIS WILLIAMS***

***FR-CARLOS SERNA***

***SP-SUE WELCH***

***TR-AMY LINK***

***WQ-BENNY HO (MEMO ONLY)***

***WWW-PAUL URBANEK (MEMO ONLY)***

**THANK YOU.**