WATERSHED STATUS

THIS SITE IS LOCATED WITHIN THE WEST BOULDIN CREEK WATERSHED, CLASSIFIED AS URBAN

FLOODPLAIN INFORMATION

THE TRACT SHOWN HEREON DOES NOT LIE WITHIN THE 100YR FLOODPLAIN PER FEMA MAP 48453C0445J DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

LEGAL DESCRIPTION

LOT 2A OF COMMERICAL SQUARE RESUBD., VOL. 47, PG. 47 P.R.T.C.TX LOT 3 OF COMMERCIAL SQUARE, VOL. 29, PG. 26 P.R.T.C.TX

LOT 1 OF THE MAUFRAIS SUBDIVISION, VOL. 90, PG. 90 P.R.T.C.TX

WATER DISTRIBUTION AND WASTEWATER COLLECTION

PROVIDED BY: AUSTIN WATER

RELATED CASE (BoA COMPATIBILITY WAVIER)

UC TRACKING #UCC-190425-04-01 ROW ID# 12163150

SUBMITTED FOR APPROVAL BY:

LJA ENGINEERING, INC.

DEVELOPMENT SERVICES DEPARTMENT

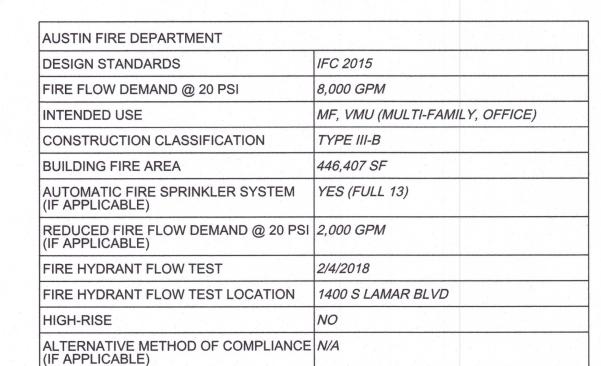
REVIEWED BY

DATE

AUSTIN WATER EXPIRATION DATE March 11, 2024

SP-2020-0169C SITE PLAN / DEVELOPMENT PERMIT NUMBER C8s-66-60, C8s-69-122, C8-2018-0067.0A SUBDIVISION FILE NUMBER 03/01/2021 INDUSTRIAL WASTE 03/11/2021 DATE

AUSTIN/WATER UTILITY March 22, 2021 DATE CITY OF AUSTIN FIRE DEPARTMENT



THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT. AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE. AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

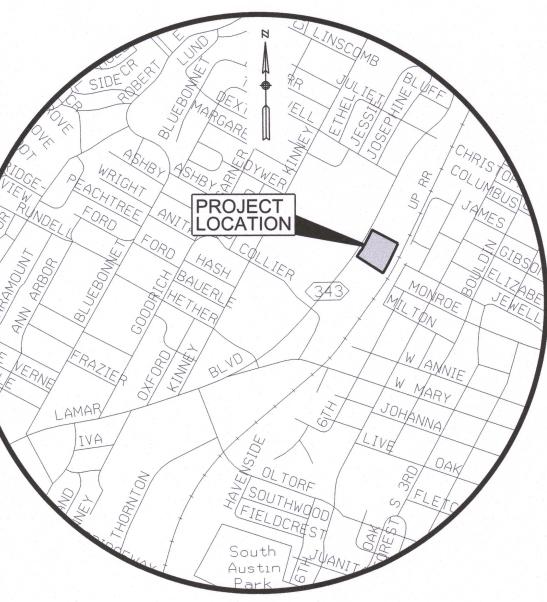
THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

REVISIONS / CORRECTIONS						
Number	Revision Description	Revise (R) Add (A) Void (V) Sheet No.'s	NET Change Imp. Cover (SF)	Total Site Imp. Cover (%)	COA Approval - Date	
				4. 4.1		

SEAMLESS TRACT PLANS FOR SITE IMPROVEMENTS

1401 S LAMAR BLVD **AUSTIN, TX 78704**



LOCATION MAP

Watershed: WEST BOULDIN Pressure Zone: CENTRAL MAPSCO Grid No.: H21 MAPSCO Page No.: 614G FEMA Map: 48453C0445J Zoning: CS-V TCEQ Recharge Zone: NO COA Recharge Zone: NO

Submittal Date: APRIL 17, 2020

ARDENT RESIDENTIAL DEVELOPER: 5453 BURNET ROAD #203

AUSTIN. TX 78756 CONTACT PERSON: BRETT DENTON PHONE: 512.472.6446

OWNERS: SEAMLESS 290 WEST DE LTD 4407 BEE CAVE ROAD #421 WEST LAKE HILLS, TX 78746 CONTACT PERSON:

SEAMLESS GCW LTD PO BOX 302380 AUSTIN, TX 78703 CONTACT PERSON: PHONE:

ENGINEER LJA ENGINEERING, INC. 7500 RIALTO BOULEVARD

PHONE:

BUILDING II, SUITE 100 AUSTIN, TEXAS 78735 CONTACT PERSON: JOSEPH LONGARO

PHONE: 512.439.4700

ARCHITECT

ARCHITECT STG DESIGN 828 WEST 6TH STREET AUSTIN, TX 78704 CONTACT PERSON: MICHAEL GILBERT

PHONE: 512.899.3500 LANDSCAPE NUDGE DESIGN

2051 SOUTH LAMAR BOULEVARD AUSTIN, TX 78704 CONTACT PERSON: CLARK BOCKHANH PHONE: 405.780.2184

SURVEYOR: 4WARD LAND SURVEYING 2201 WOODWARD STREET #2201 AUSTIN, TX 78744 CONTACT PERSON: STEVEN DUARTE PHONE: 512.537.2384

SERVICE EXTENSION REQUESTS SEE SHEET GN2 FOR APPROVED SER FOR WATER & WASTEWATER

HEET	NO.	DESCRIPTION
01 02	CV1 FP1	COVER SHEET FINAL PLAT
03	GN1	GENERAL NOTES
04	GN2	AUSTIN WATER GENERAL INFORMATION AND CONSTRUCTION NOTES
05	EX1	EXISTING CONDITIONS MAP
06	EV1	EASEMENT VACATION & PROPOSED EASEMENT PLAN
07	DP1	DEMOLITION PLAN
80	PL0	OVERALL PROJECT LAYOUT SITE PLAN
09 10	SP1 SP2	SITE PLAN SITE PLAN NOTES & CALCULATIONS
11	SP3	SITE PLAN NOTES & CALCOLATIONS SITE PLAN DETAILS
12	FC1	FIRE COMPLAINCE
13	EC1	EROSION/SEDIMENTATION CONTROL &
		TREE PROTECTION PLAN
14	EC2	EROSION/SEDIMENTATION CONTROL &
45	EC3	TREE PROTECTION DETAILS EROSION/SEDIMENTATION CONTROL &
15	EC3	TREE PROTECTION NOTES
16	DM1	EXISTING DRAINAGE AREA MAP
17	DM2	PROPOSED DRAINAGE AREA MAP
18	GP0	OVERALL GRADING PLAN
19-22	GP1-GP4	GRADING PLAN
23	WQ1	WATER QUALITY/DETENTION POND PLAN
24	WQ2	WATER QUALITY/DETENTION POND DETAILS
25 26	SS1 SS2	STORM SEWER LAYOUT TREE DRAIN PLAN & PROFILE
27	UT0	OVERALL UTILITY LAYOUT
28-29	UT1-UT2	UTILITY LAYOUT
30	UT3	RECORD DRAWINGS
31	WL1	PUBLIC WATER LINE PLAN & PROFILE
32	WW1	PUBLIC WASTEWATER LINE PLAN & PROFILE
33-34	DT1-DT2	GENERAL DETAILS
35 36	LS1 LS2	LANDSCAPE NOTES AND TABLES LANDSCAPE PLAN
37	LS3	LANDSCAPE PEAN LANDSCAPE DETAILS
38	LS4	NOTES AND MATERIALS
39	LS5	LANDSCAPE SHRUBS AND LIGHTING
40-41	LS6-LS7	LANDSCAPE DETAILS
42	IR1	IRRIGATION NOTES AND LEGEND
43	IR2	IRRIGATION PLAN
44-45 46	IR3-IR4 AR3	IRRIGATION DETAILS ARCHITECTURAL SITE PLAN
47-48	AR2-AR1	ARCHITECTURAL PARKING LAYOUTS
49	AR4	ARCHITECTURAL FLOOR PLAN
50-51	AR5-AR6	ARCHITECTURAL BUILDING ELEVATIONS
52-57	AR7-AR12	
58	S1	STRUCTURAL VAULT FOUNDATION PLAN

1. 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

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS,
- 3. EXISTING UTILITIES ARE SHOWN PER RECORD. CONTRACTOR SHALL VERIFY LOCATIONS & ELEVATIONS OF EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY PIPE AND SHALL NOTIFY ENGINEER OF ANY CONFLICTS.
- 4. WATERSHED STATUS THIS PROJECT IS LOCATED IN THE WEST BOULDIN CREEK WATERSHED AND IS CLASSIFIED AS URBAN AS PER THE DATE OF
- 5. NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS
- AND INCORPORATED AREAS, MAP NO. 48453C0445J, EFFECTIVE DATE: JANUARY 6, 2016. 6. THIS SITE IN NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 7. LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT 65 PSI, TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE WATER METER.
- 8. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- 9. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCES IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES, AND
- 10. THE SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. SEE DOCUMENT NO. 2021106122
- 11. THE ON-SITE WATER QUALITY AND DETENTION FACILITIES SHALL BE PRIVATELY MAINTAINED. FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. 2021106120 , OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 12. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 278 MARKET-RATE UNITS BY THE RECORDATION OF A TRAIL AND RECREATIONAL EASEMENT, A PUBLIC ACCESS EASEMENT, A CREDIT FOR AMENITIES TO BE CONSTRUCTED, AND FEES IN-LIEU, FISCAL SURETY WAS POSTED WITH THE CITY AND WILL BE RETURNED ONCE THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT. AN EXEMPTION TO THE PARKLAND DEDICATION ORDINANCE HAS BEEN GRANTED FOR 31 CERTIFIED AFFORDABLE DWELLING UNITS. THE PARKLAND DEDICATION ORDINANCE IS SUBJECT TO ENFORCEMENT IF THIS DEVELOPMENT NO LONGER COMPLIES WITH AFFORDABLE HOUSING REQUIREMENTS SET FORTH IN THE APPROVAL FROM THE NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 13. OFFICE BUILDING TO BE SEPARATELY ADDRESSED AS 1301 S LAMAR BLVD.
- 14. A PERMANENT CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL EXISTING EASEMENTS SHOWN ON THE RECORDED PLAT WITH FACILITIES WITHIN THE DEVELOPMENT MUST BE VACATED AFTER RELOCATION OF FACILITIES. IT'S AT THE OWNER'S RESPONSIBILITY TO SUBMIT TO THE CITY OF AUSTIN REAL ESTATES DEPARTMENT AFTER FÁCILITIES ARE REMOVED FROM EXISTING EASEMENTS.
- 15. AUSTIN ENERGY CONDITIONAL APPROVAL. THE ELECTRIC FACILITIES SHOWN ON THIS UPDATE ARE CONSIDERED CONCEPTUAL. THE LAYOUT SHOWN SHOULD NOT BE USED FOR BIDDING AND THE FINAL ELECTRIC DESIGN AS DONE BY AUSTIN ENERGY MAY VARY FROM THAT SHOWN. CHANGES TO THE SITE PLAN MAY BE REQUIRED. ALL EASEMENTS MUST BE ACQUIRED PRIOR TO CONSTRUCTION.
- CLEARANCE AND SAFETY REQUIREMENTS ARE MET PRIOR TO THE VERTICAL CONSTRUCTION OF BUILDING 2 (OFFICE/RESTAURANT).

16. OVERHEAD ELECTRIC LINES ALONG THE NORTH SIDE OF THE SITE MUST BE RELOCATED UNDERGROUND SUCH THAT ALL AE, OSHA, AND NESC

- 17. A SIDEWALK EASEMENT WAS RECORDED FOR THIS SITE PLAN UNDER DOCUMENT #2020019546, #2020019547, AND #2020019548.
- 18. THIS SITE PLAN MAY BE SUPERSEDED OR REPLACED IN THE FUTURE WITH A NEW SITE PLAN OR A SITE PLAN AMENDMENT APPROVED BY THE CITY OF AUSTIN. ANY VACATION OF THE PERMANENT ACCESS EASEMENT MAY OCCUR CONCURRENT WITH THE NEW PLAN OR PLAN AMENDMENT IN REVIEW, SO LONG AS THERE IS NO NEED OR REGULATION REQUIRING THAT IT BE RETAINED. IN SUCH AN EVENT, A NEW PERMANENT ACCESS EASEMENT MAY NEED TO BE GRANTED, IF NECESSARY.



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

Know what's **below**. Call before you dig

SITE PLAN RELEASE FILE NUMBER: SP-2020-0169C EXPIRATION DATE: May 25, 2024 CASE MANAGER: RANDY ROUDA APPLICATION DATE: 04/17/2020 APPROVED ADMINISTRATIVELY ON: May 25, 2021 APPROVED BY PLANNING COMMISSION ON: APPROVED BY CITY COUNCIL ON: under Section 112 of Chapter 25-5 of the Austin City Code. //s//Randall Rouda, Sr. Planner //s// Director for Development Services Department CS-MU-V-CO, CS-V, Zoning: CS-CO & CS-VO-CO DATE OF RELEASE: May 25, 2021

LJA Engineering, Inc.

7500 Rialto Boulevard Building II, Suite 100 Austin, Texas 78735

Phone 512.439.4700

Rev. No. 2

Rev. No. 3

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 OF NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS

Correction No.1

Correction No.2