

# ZILKER STUDIOS

C O U N C I L D I S T R I C T 5  
1508 SOUTH LAMAR BLVD, AUSTIN, TX 78704

SUBMITTAL DATE: JUNE 12, 2020

## GENERAL NOTES

- "RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS."
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE FEMA 100-YEAR FLOODPLAIN, FIRM PANEL 48453C0445K TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020.
- THIS PROJECT IS LOCATED IN THE WEST BOULDER CREEK (URBAN) WATERSHED.
- THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE PER TCEQ QUADRANGLE MAP.
- NEIGHBORHOOD PLAN: ZILKER NPA, SOUTH LAMAR COMBINED NPA
- PROPERTY ZONING: GR-V, CS-V
- PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL (PERMITTED).
- AN EXEMPTION TO THE PARKLAND DEDICATION ORDINANCE HAS BEEN GRANTED FOR 110 UNITS 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.
- 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.
- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
- PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SITE ON (DATE) BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR.
- AN EXEMPTION TO THE PARKLAND DEDICATION ORDINANCE HAS BEEN GRANTED FOR 110 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.
- THE PROPOSED DEVELOPMENT WILL USE THE STORM INFRASTRUCTURE/JUNCTION BOX WITH 54" RCP PIPE LOCATED ON S LAMAR BLVD. INSTALLED PER SITE PLAN SP-2018-0296C AS PART OF AUSTIN SOUTH LAMAR APARTMENTS.

**LEGAL DESCRIPTION**  
0.51 AC OF LOT 11 EVERGREEN HEIGHTS  
CBI-2020-0050

**RELATED CASES**  
• ZONING: C14-2008-0060

**OWNER**  
FC AUSTIN ELEVEN HOUSING CORPORATION  
(512) 442-6680  
3000 S IH 35, SUITE 300  
AUSTIN, TX 78704

**DESIGN TEAM**  
**ARCHITECT**  
FORGE CRAFT ARCHITECTURE + DESIGN  
(512) 872-6655  
608 W MONROE, STE C  
AUSTIN, TX 78704  
CONTACT: SCOTT GINDER, AIA

**CIVIL ENGINEER:**  
CIVILITUDE LLC  
(512) 761-6161  
5110 LANCASTER CT.  
AUSTIN, TX 78723  
CONTACT: EYAD KASEMI

**LANDSCAPE ARCHITECT:**  
ASAKURA ROBINSON  
(512) 351-9601  
1224 E 12TH ST SUITE 310  
AUSTIN, TX 78702  
CONTACT: BRENDAN WITTSTUCK

**MFP ENGINEER:**  
APTUS ENGINEERING  
(512) 872-5059  
1919 S 1ST ST., STE BLDG B  
AUSTIN, TX 78704  
CONTACT: SUJJAY REGMI

**STRUCTURAL ENGINEER:**  
DCI ENGINEERS  
(512)472-9797  
515 S CONGRESS, #600  
AUSTIN, TX 78704  
CONTACT: MIKE WILSON, P.E

**SIDEWALK EASEMENT NOTE:**  
TEMPORARY CERTIFICATE OF OCCUPANCY AND CERTIFICATE OF OCCUPANCY SHALL NOT BE RELEASED UNTIL THE SIDEWALK EASEMENT HAS BEEN APPROVED AND RECORDED



PRINCIPAL STREET: SOUTH LAMAR BLVD

## CITY OF AUSTIN REVISIONS/CORRECTIONS

NUMBER	DESCRIPTION	REVISE (R) DELETE (D) ADD (A) SHEET No'S	TOTAL SHEETS	NET CHANGE IC (SF)	TOTAL SITE IC (SF/%)	APPROVAL DATE	DATE IMAGED

## SHEET INDEX

- | SHEET | TITLE                                       |
|-------|---|
| 1     | COVER SHEET                                 |
| 2     | PLAT  |
| 3     | GENERAL NOTES                               |
| 4     | AW GENERAL INFORMATION & CONSTRUCTION NOTES |
| 5     | EXISTING CONDITIONS & DEMOLITION PLAN       |
| 6     | SITE PLAN                                   |
| 7     | SITE GRADING PLAN                           |
| 8     | EXISTING DRAINAGE AREA MAP                  |
| 9     | PROPOSED DRAINAGE AREA MAP                  |
| 10    | UTILITY PLAN                                |
| 11    | UTILITY CONNECTIONS PLAN & PROFILE          |
| 12    | STORM LINE PLAN & PROFILE                   |
| 13    | TREE PROTECTION & EROSION CONTROL PLAN      |
| 14    | DETAILS (1 OF 3)                            |
| 15    | DETAILS (2 OF 3)                            |
| 16    | DETAILS (3 OF 3)                            |
| 17    | PAVEMENT RESTORATION PLAN                   |
| 18    | LANDSCAPE PLAN - STREET LEVEL               |
| 19    | LANDSCAPE PLAN - LEVEL 2                    |
| 20    | LANDSCAPE DETAILS AND CALCULATIONS          |
| 21    | TREE CARE PLAN                              |
| 22    | ARCHITECTURAL FLOOR PLAN                    |
| 23    | ARCHITECTURAL BUILDING ELEVATIONS           |
| 24    | ARBORIST EXHIBIT                            |

## TRAFFIC CONTROL NOTES

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.

## WATER DEMAND

WATER FIXTURE SUPPLY UNITS: 690  
PROPOSED DOMESTIC METER: 2"  
DRAINAGE FIXTURE UNITS: 701.5

DEVELOPMENT PERMIT NUMBER SUBMITTAL DATE

*Clarissa B.* 3/22/2021  
DIRECTOR OF DEVELOPMENT SERVICES DATE

DEPARTMENT

*Constantino Mendoza* 03/11/2021  
CITY OF AUSTIN FIRE DEPARTMENT DATE

*Louise Williams* FO/OM 03/02/2021  
AUSTIN WATER UTILITY DATE

*Rachel Reddig* 03/03/2021  
INDUSTRIAL WASTE DATE

## CONSTRUCTION NOTES

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL NOTIFY THE CITY'S SITE AND SUBDIVISION INSPECTION DIVISION AT (512) 974-6360 OR (512) 974-7034 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
  - RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS); OR
  - INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ)
- IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT BRUCE CALDER AT (512) 974-2922 OR BRUCE.CALDER@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS.

## SITE PLAN RELEASE NOTES

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUMS PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.

THIS PROJECT IS APPROVED BY ATD TO HAVE TRASH TRUCKS RIGHT-TURNING INTO THE SITE FROM S LAMAR TO PICK UP OUTSIDE THE GARAGE AND BACKING OUT INTO THE ROW TO EXIT. HOURS OF TRASH OPERATIONS TO BE LIMITED TO MIDNIGHT AND 6AM ONLY.

PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SITE ON FEBRUARY 3, 2021 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR.

AUSTIN WATER EXPIRATION DATE  
March 02, 2024

AUSTIN FIRE DEPARTMENT	
DESIGN STANDARDS	2015 INTERNATIONAL FIRE CODE WITH CITY OF AUSTIN LOCAL AMENDMENTS
REQUIRED FIRE FLOW DEMAND @20 PSI	6,750 GPM
INTENDED USE	MULTI-FAMILY CONDOMINIUM
CONSTRUCTION CLASSIFICATION	III-B & 1-A
BUILDING FIRE AREA	103,700 SF
AUTOMATIC FIRE SPRINKLER SYSTEM (IF APPLICABLE)	FULL 13
REDUCED FIRE FLOW DEMAND @ 20 PSI (IF APPLICABLE)	1,687.5 GPM
FIRE HYDRANT FLOW TEST	FIRE HYDRANT #642332
FIRE HYDRANT FLOW TEST LOCATION	1500 S LAMAR BLVD
HIGH-RISE YES OR NO	NO
ALTERNATIVE METHOD OF COMPLIANCE (IF APPLICABLE)	N/A
AVAILABLE FIRE DEMAND @ 20 PSI	4,724 GPM

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

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.

SITE PLAN APPROVAL SHEET 1 OF 23  
FILE NUMBER: SP-2020-0246C-SH APPLICATION DATE: JUNE 12, 2020  
APPROVED BY COMMISSION ON PLANNING AND DEVELOPMENT SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC) 3/22/2024 CASE MANAGER CLARISSA DAVIS  
PROJECT EXPIRATION DATE (ORD #970905-A) \_\_\_\_\_ DWPZ \_\_\_DDZ\_\_\_  
Director, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: 3/22/2021 ZONING: GR-V, CS-V  
Rev. 1: \_\_\_\_\_ Correction 1  
Rev. 2: \_\_\_\_\_ Correction 2  
Rev. 3: \_\_\_\_\_ Correction 3  
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a Building permit is not required), must also be approved prior to the Project Expiration Date.  
SHEET NO. 1 OF 23

SUBMITTED BY  
*Nhat M. Ho*  
NHAT M. HO  
119194  
LICENSED PROFESSIONAL ENGINEER  
2/8/2021  
DATE

**CIVILITUDE**  
ENGINEERS & PLANNERS  
FIRM REG# F-12469 5110 LANCASTER CT, AUSTIN, TX 78723  
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM