

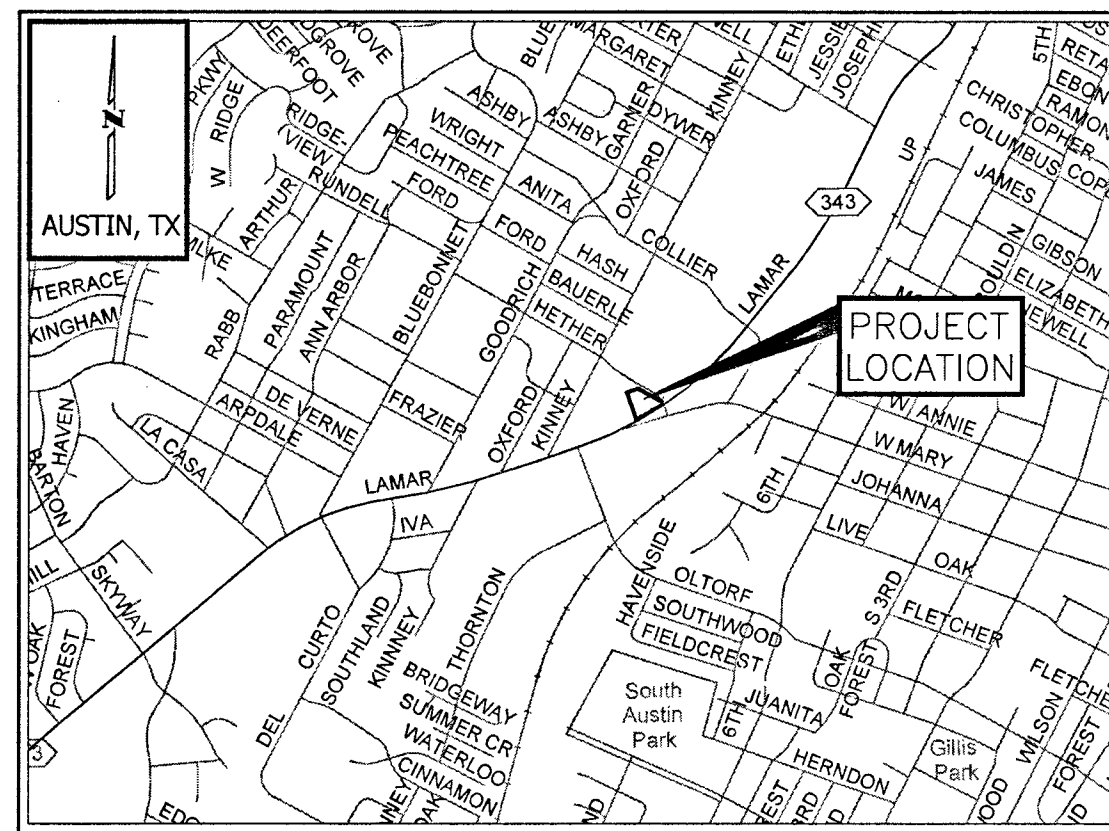
CONSTRUCTION PLANS FOR WATER, WASTEWATER, STREET AND DRAINAGE

2010 SOUTH LAMAR BLVD

AUSTIN, TRAVIS COUNTY, TEXAS 78704

CIVIL SHEET INDEX

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VICINITY MAP

N.T.S.
C.O.A. GRID NO. H20
(MAPSCO PAGE 614L)

License Agreement has been reviewed and approved. License Agreement must be recorded prior to issuance of the building permit by the City of Austin. License Agreement Recordation # LA 935-1701

SUBMITTAL DATE:
APRIL 22, 2016

LEGAL DESCRIPTION:

BEING ALL OF LOTS 9 THRU 14 OF WALTER STAEHEL AND CHAS. WENDLAND, JR. RESUBDIVISION OF PARTS OF LOTS NO.(S). 3, 4, 5, 6, 7 AND 8 OF FREDERICKSBURG ROAD ACERS NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 238 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION OF LOT 14, CONVEYED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 993, PAGE 576 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

RELATED CASE NUMBERS:

TAX I.D. NUMBERS: 100232

FIRE DEPARTMENT

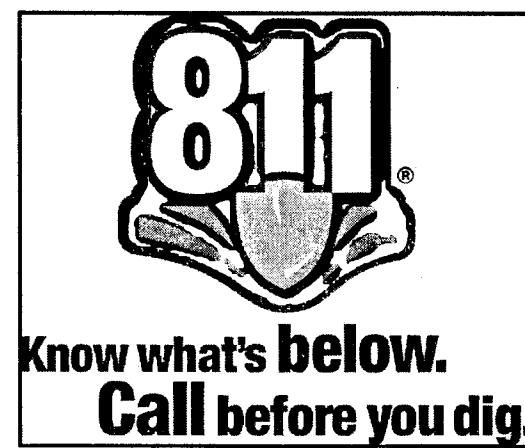
TYPE II-B CONSTRUCTION
BUILDING SIZE (LARGEST FIRE AREA, ENCLOSED OR COVERED PORTIONS): 95,335 SF
REQUIRED FIRE FLOW: 1,625 GPM (W/75% SPRINKLER REDUCTION)
SPRINKLER SYSTEM DEMAND: 1500 GPM

- STATIC PRESSURE: 68 PSI - HYDRANT #16512
- VELOCITY PRESSURE: 56 PSI, FLOW RATE: 1,256 GPM (CENTRAL SOUTH PRESSURE ZONE)
- M.E.P.'S FUTURE COUNT: 321 TOTAL WSTU
- PEAK HOUR DOMESTIC DEMAND (CALCULATED PER FIXTURE UNITS): 103 GPM
- WATER PRESSURE ZONE: CENTRAL SOUTH(CS1)
- WASTEWATER: WEST BOULDER (WBO) WW BASIN

TOTAL DEMAND (SPRINKLER + DOMESTIC): 750 + 103 = 853 GPM

REVISIONS / CORRECTIONS

| Number | Description | Revise (R) Add (A) Void (V) Sheet No.'s | Sheets in Plan Set | Net Change Imp. Cover (sq.ft.) | Total Site Imp. Cover (sq. ft.) | City of Austin Approval - Date | Date Imaged |
|--------|---|---|--------------------|--------------------------------|---------------------------------|--------------------------------|-------------|
| C1 | REVISED STABILIZED CONSTRUCTION EROSION CONTROL | (R) 1, 38 | 38 | 42,948 | 42,948 | 6/8/2016 | 6/8/2016 |
| C2 | REVISED PRIVATE WATER TREATMENT PLANT LAYOUT, REMOVED TO LANDSCAPE CALCULATIONS | (R) 1, 38, 40, 41 | 41 | 42,948 | 42,948 | 6/8/2016 | 6/8/2016 |
| C3 | MEZZANINE SQUARE FOOTAGE ADDITION | (R) 1, 38, 41 | 41 | 42,948 | 42,948 | 6/8/2016 | 6/8/2016 |
| C4 | Change of Use to 20,000 sq ft Retail 11,000 sq ft Office | (R) 1, 38 | 41 | 42,948 | 42,948 | 6/8/2016 | 6/8/2016 |
| C5 | PRIVATE DRAINAGE UPDATE | (R) 1, 38, 41 | 41 | 42,948 | 42,948 | 6/8/2016 | 6/8/2016 |
| C6 | DRAINAGE AND SIDEWALK UPDATE, ADD INSET PARKING | (R) 1, 38, 41 | 42 | 42,948 | 42,948 | 6/8/2020 BP | 6/8/2020 BP |



SITE PLAN APPROVAL Sheet 1 of 38
FILE NUMBER SP-2016-0196C APPLICATION DATE APRIL 22, 2016
APPROVED BY COMMISSIONER UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5.81, LDC) 10/25/19
PROJECT EXPIRATION DATE (ORD 18-0905-A) DWPZ DOZ
Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: ZONING CS
Rev. 1 Correction 10/25/19
Rev. 2 Correction 10/25/19
Rev. 3 Correction 10/25/19
Final plan 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.
10/25/19 10/25/19

2010 SOUTH LAMAR OFFICE
2010 S. LAMAR
AUSTIN, TRAVIS COUNTY, TEXAS

SHEET
C001

1 OF 38

SP-2016-0196C

OWNER: FRONTIER REALTY, LLC
165 WEST 73 RD STREET
NEW YORK, NEW YORK 10023
(561) 789-6915
CARTER SACKMAN JR.

ARCHITECT: SIXTHRIVER ARCHITECTS
1601 S MOPAC EXPRESSWAY
BARTON SKYWAY TWO, SUITE 100-D
AUSTIN, TEXAS 78746
(512) 306-9928
NATHAN WILCOX

DEVELOPER: FRONTIER REALTY, LLC
165 WEST 73 RD STREET
NEW YORK, NEW YORK 10023
(561) 789-6915
CARTER SACKMAN JR.

LANDSCAPE ARCHITECT: TBG PARTNERS
1705 GUADALUPE STREET, SUITE 500
AUSTIN, TX 78701
(512) 327-1011
ELLIOTT DOERLE, PLA

ENGINEER: BIG RED DOG ENGINEERING | CONSULTING
2021 EAST 5TH STREET, SUITE 110 (OFFICE)
815-A BRAZOS ST., #319 (MAIL)
AUSTIN, TX 78701
(512) 669-5560 PH
CONTACT: JERRETT DAW, P.E.

SURVEYOR: AWARD LAND SURVEYING
PO BOX 90878
AUSTIN, TX 78709
(512) 537-2384
CONTACT: JASON WARD, RPLS

ZONING:

CS (COMMERCIAL SERVICES)

FLOODPLAIN:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0585H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

WATERSHED:

THE TRACT IS LOCATED WITHIN THE WEST BOULDER CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED. THE SITE IS NOT INCLUDED IN THE CITY OF AUSTIN EDWARDS AQUIFER RECHARGE ZONE, NOR IS IT LOCATED WITHIN THE TCEQ RECHARGE ZONE AND NO ADDITIONAL PERMITTING WILL BE REQUIRED.

BENCHMARKS:

BM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTHWEST SIDE OF HETHER STREET ±290' NORTHWEST OF S. LAMAR BOULEVARD, ±12' NORTH OF THE NORTH CORNER OF SAID LOT 9.
ELEVATION = 550.64'.

BM #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE EDGE OF A HANDICAP RAMP, AT THE NORTHWEST INTERSECTION OF S. LAMAR BOULEVARD AND HETHER STREET, ±10' FROM A FIRE HYDRANT. ELEVATION = 547.01'.

LEGAL DESCRIPTION:

BEING ALL OF LOTS 9 THRU 14 OF WALTER STAEHEL AND CHAS. WENDLAND, JR. RESUBDIVISION OF PARTS OF LOTS NO.(S). 3, 4, 5, 6, 7 AND 8 OF FREDERICKSBURG ROAD ACERS NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 238 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION OF LOT 14, CONVEYED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 993, PAGE 576 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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.
 - THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE.
 - BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND SUFFICIENT FOR THE PURPOSES INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
 - THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE-GROUND UTILITY STRUCTURES). THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.
 - THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
 - 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).
 - PURSUANT TO 15-12-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
 - ALL TREES SHOWN TO BE PRESERVED (REMAIN) ARE TO BE PROTECTED DURING CONSTRUCTION.
 - CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTORS SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.
 - 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.
 - THE USE OF COAL-TAR BASED SEALANTS FOR THE CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING ON THE PROPERTY IS PROHIBITED.
 - ALL CONSTRUCTION HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF AUSTIN AND/OR TxDOT STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. NO SEPARATE SPECIFICATIONS WILL BE PROVIDED BY BIG RED DOG ENGINEERING | CONSULTING.
 - 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.
 - 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 UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
 - ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NEC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
 - THE SITE IS COMPOSED OF 6 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. UDA DOCUMENT NUMBER 2012069028.
 - DSD, ATD, AND PUBLIC WORKS HAVE GRANTED A WAIVER TO ALLOW TRASH TO BE PICKED UP WITHIN THE RIGHT-OF-WAY. THE "TRASH STAGING AREA" HAS BEEN DESIGNATED ON THE SITE PLAN, AND MUST COMPLY WITH THE FOLLOWING:
 - 17.1. THE DUMPSTER CAN ONLY BE PLACED IN THE RIGHT-OF-WAY THE NIGHT OF PICK-UP AND MUST BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY BY 7:00 AM THE MORNING OF PICK-UP (REGARDLESS IF EMPTY OR NOT).
 - 17.2. A SIGN IS REQUIRED ADJACENT TO WHERE THE TRASH PICK-UP WILL BE LOCATED WITHIN THE R.O.W., WITH THE FOLLOWING LANGUAGE: "TRASH DUMPSTERS MAY BE LOCATED WITHIN THE RIGHT-OF-WAY BETWEEN MIDNIGHT AND 7 AM. CALL 311 TO REPORT UNATTENDED TRASH DUMPSTERS WITHIN THE RIGHT-OF-WAY. CALL (512)-476-4725 FOR PROPERTY MANAGEMENT."
 - A WAIVER HAS BEEN GRANTED TO ALLOW THE TRASH LOADING VEHICLE TO PICK UP TRASH WITHIN THE PROPOSED DRIVEWAY. TRASH SHALL NOT BE PICKED UP ALONG HETHER STREET.
- ### AEC APPROVAL FOR 2.2.2.B.1 AND 2
- DUE TO EXISTING UNDERGROUND UTILITY LINES (WASTEWATER AND GAS) ALONG THE CURB AND GUTTER, AUSTIN WATER UTILITY HAS PROHIBITED THE REQUIRED CORE TRANSIT CORRIDOR TREES TO BE PLANTED ON-TOP OF THE UTILITY LINES. AEC HAS BEEN APPROVED TO FLIP THE 8-FOOT PLANTING ZONE, WITH THE NINE REQUIRED SHADE TREES, AND THE 7-FOOT CLEAR ZONE ALONG SOUTH LAMAR. THE PROPOSED DEVELOPMENT PROVIDES THE FOLLOWING AS AN ALTERNATIVE TO THE REQUIRED STANDARDS:
 - PROVIDE SHADE TREES AT AN AVERAGE OF 30-FOOT ON CENTER WITHIN THE PLANTING ZONE ALONG HETHER STREET
 - PROVIDE BICYCLE FACILITY IMPROVEMENTS ALONG THE PROPERTY FRONTAGE ON SOUTH LAMAR. A 7-FOOT BIKE LANE AND 2-FOOT RAISED BUFFER IS PROVIDED AND APPROVED BY AUSTIN TRANSPORTATION DEPARTMENT.

STRIPING NOTE:

A STRIPING PLAN MUST BE PROVIDED BY THE ENGINEER AND APPROVED BY ATD PRIOR TO FINAL STRIPING OF THE BIKE LANE.

CAR SHARING SERVICE NOTES:

- THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. THREE CAR SHARING VEHICLES ARE BEING PROVIDED BY THE OWNER/PROPERTY MANAGER.
- THE CAR SHARING SERVICE SHALL OFFER USE OF VEHICLES 24 HOURS AND 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).
- A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES.
- PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND/OR VEHICLE LEASE AGREEMENTS FOR THE CAR SHARING VEHICLE(S) MUST BE PROVIDED UPON REQUEST BY CITY OF AUSTIN INSPECTORS.
- ANNUAL REPORTING OF THE CAR SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT, ONCE A YEAR, STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE USE IS ISSUED.
- SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.
- THE CAR-SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE.
- IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 25-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: 2010 S Lamar Service Requested: Water
SER-3786 Hanam Service Request Number: 580365 Date Received: 01/27/2016
Location: 2010 S LAMAR BLVD AUSTIN TX 78704-2010 S LAMAR
Access: 1.03 Land Use: OFFICE LUE: 76
Alt. Utility Service or S.E.R. Number: City of Austin WW SER-3787
Onsite: H20 Reclaimed Pressure Zone: DIS: YES
Drainage Basin: WEST BOULDER Pressure Zone: CENTRAL SOUTH DWPZ: NO
Flow (Estimated Peak Hour Flow, Gallons per Minute): 165 GPM FIRE FLOW: 1500 GPM
Cost Participation: \$0.00 % Within City Limits: 100 % Within Limited Purpose: 0
Description of Improvements:
Applicant shall construct approximately 325 feet of 12-inch water main from the existing 6-inch water main in HETHER ST at S LAMAR BLVD, west along S LAMAR BLVD as shown on the attached map. Applicant shall also construct approximately 40 feet of 12-inch water main from the existing 24-inch water main in HETHER ST at S LAMAR BLVD, to the proposed 12-inch water main in S LAMAR BLVD as shown on the attached map. The proposed 12-inch water main shall replace the existing 6-inch water main along these paths.
NOTES: 1) Sprinkler fire flow requirement of 1,500 gpm provided by Jansen I. Daw, P.E. on 7/25/2016. 2) Automatic sprinkler system must be installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the 2012 International Fire Code.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
4) The level of service approved by this document does not imply commitment for land use.
5) Public utility items must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.
6) Approval of a site plan that meets the Fire Department requirements for fire control.
7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be in place prior to construction plan approval.
9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

Prepared By: Utility Development Services Date: 3/30/17
Reviewed By: Utility Development Services Date: 3/30/17
Division Manager, Utility Development Services Date: 3/30/17
Director, Public Works Date: 3/30/17

SUBMITTED BY:

RICARDO M. DE CAMPS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 122378
BIG RED DOG ENGINEERING | CONSULTING
2021 EAST 5TH STREET, #200 (OFFICE)
815-A BRAZOS STREET, #319 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)
(512) 669-5560 (MAIN)

TEXAS REG. NO. F-15964

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL. THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE. (LDC 25-8-152)

APPROVED BY:

Anthony Mucile
INDUSTRIAL WASTE

AUSTIN WATER UTILITY

AUSTIN FIRE DEPARTMENT

DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

SP-2016-0196 C
SITE DEVELOPMENT PERMIT NUMBER

SITE PLAN APPROVAL Sheet 1 of 38
FILE NUMBER SP-2016-0196C APPLICATION DATE APRIL 22, 2016
APPROVED BY COMMISSIONER UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
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