

CONSTRUCTION PLANS FOR WATER, WASTEWATER, STREET AND DRAINAGE

2010 SOUTH LAMAR BLVD

AUSTIN, TRAVIS COUNTY, TEXAS 78704

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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.

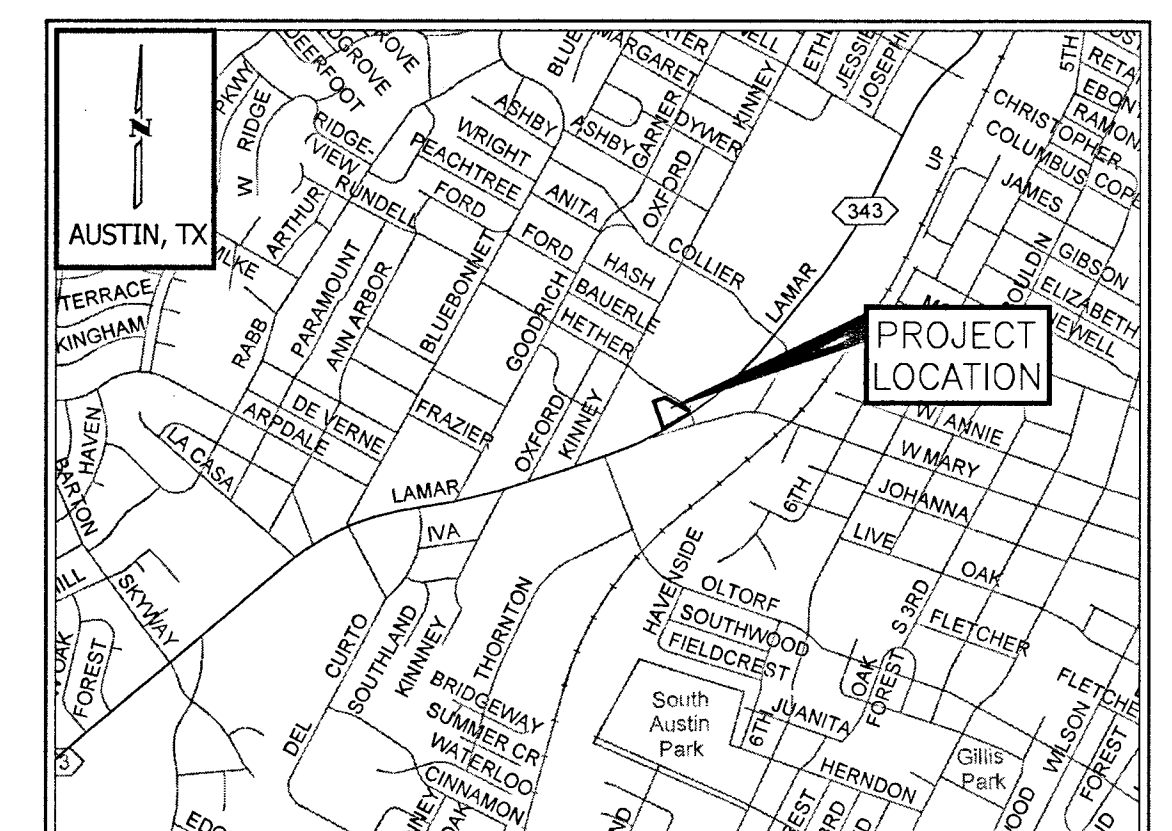
BENCHMARKS:
BM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTHWEST SIDE OF HETHER STREET ±290' NORTHWEST OF S. LAMAR BOULEVARD, ±12' NORTH OF THE NORTH CORNER OF SAID LOT 9. ELEVATION = 550.64'.
BM #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE EDGE OF A HANDICAP RAMP, AT THE NORTHWEST INTERSECTION 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.

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.



VICINITY MAP

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

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

Area: 1.03 Land Use: OFFICE LUE: 76

Alt. Utility Service or S.E.R. Number: City of Austin WW SER-3787

Quads: 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 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.

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

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

APPROVED BY:

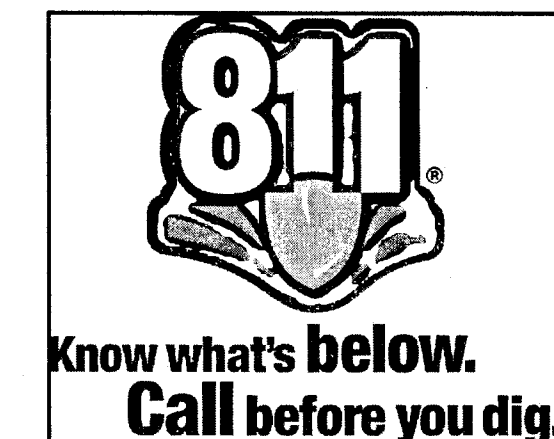
Anthony Mucile
INDUSTRIAL WASTE

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 COMMISSION ON 7/13/17 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 187905-A) DWPZ DOZ
Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: ZONING CS
Rev. 1 Correction 10/25/17
Rev. 2 Correction 10/25/17
Rev. 3 Correction 10/25/17
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 1/4

- 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 WARRANTS THAT 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:
 - 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).
 - 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.

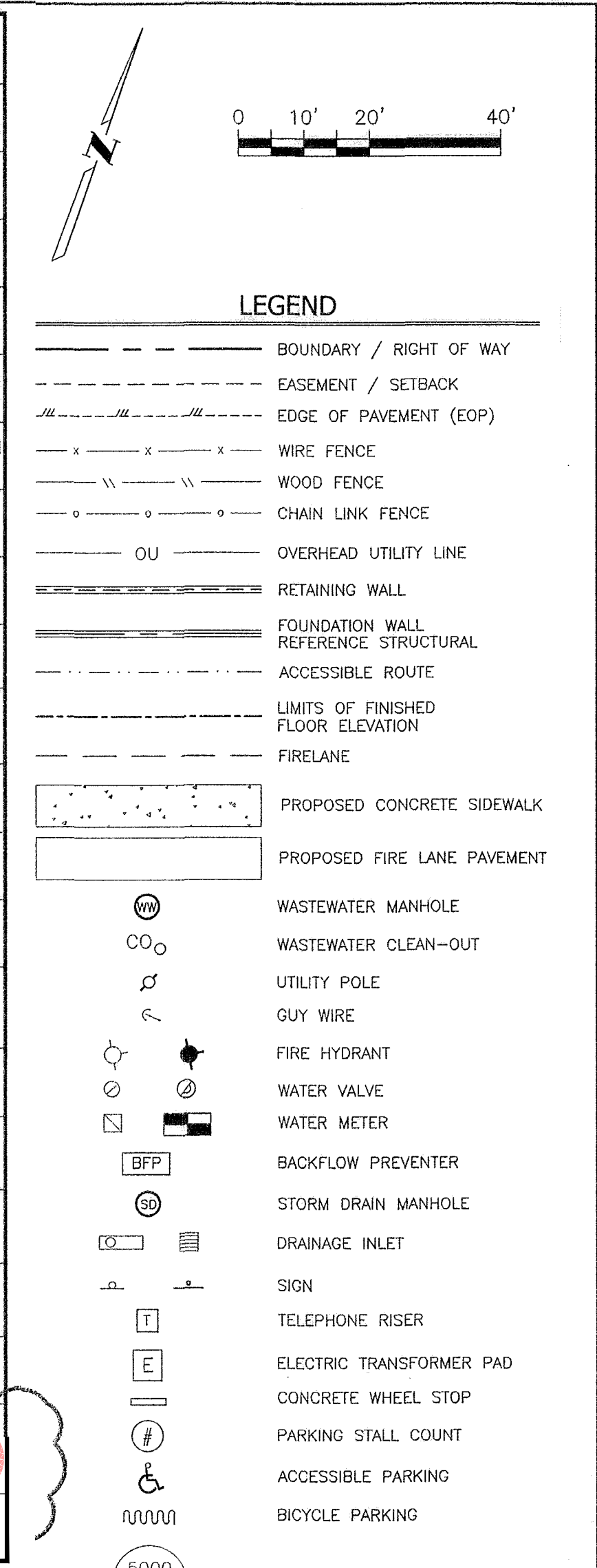
Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Sheets in Plan Set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq.ft.)	City of Austin Approval-Date	Date Imaged
C1	REVISED STABILIZED CONSTRUCTION ENTRANCES	(R) 16	38	42,948	42,948	10/25/19	10/25/19
C2	REVISED PRIVATE WATER TREATMENT ADDED ELECTRIC DUCT BANK LAYOUT, REVISION TO LANDSCAPE CALCULATIONS	(R) 16, 34	41	42,948	42,948	10/25/19	10/25/19
C3	MEZZANINE SQUARE FOOTAGE ADDITION	(R) 1, 8, 34	41	42,948	42,948	10/25/19	10/25/19
C4	Change of Use 20,000 sq ft Retail to Office	(R) 1, 8	41	42,948	42,948	10/25/19	10/25/19
C5	PRIVATE DRAINAGE UPDATE	(R) 1, 8, 34	41	42,948	42,948	10/25/19	10/25/19
C6	DRAINAGE AND SIDEWALK UPDATE, ADD INSET PARKING	(R) 1, 8, 34	42	42,948	42,948	10/25/19	10/25/19

2010 S LAMAR OFFICE- SITE DATA				
ZONING:	CS	EXISTING USE:RESTAURANT		
SITE LAND USE:	MIXED USE			
SITE AREA:	1.05 AC/43,738 SF			
ESTIMATED START OF CONSTRUCTION:			Jan-17	
ALLOWABLE:			PROPOSED:	
BUILDING HEIGHT:	60'		BUILDING HEIGHT:	44'
# OF STORIES:	5		# OF STORIES:	4
F.A.R.	2:1		F.A.R.	1.22:1
BUILDING COVERAGE:	95%		BUILDING COVERAGE:	33,575 SF/ 74%
IMPERVIOUS COVERAGE:	95%		IMPERVIOUS COVERAGE:	42,948 SF/93.90%

A	SAW-CUT EXISTING PAVEMENT. TIE TO EXISTING PAVEMENT PROPOSED PAVEMENT/CURB SHALL MATCH EXISTING GRADE
B	CONCRETE PAVEMENT. REFERENCE PAVEMENT SECTION(S) ON CONSTRUCTION DETAILS SHEET(S)
C	5' CONCRETE SIDEWALK PER COA DETAIL 432S-1. REFERENCE PLAN FOR WIDTH
D	CONCRETE SIDEWALK PER COA DETAIL 432S-1. REFERENCE PLAN FOR WIDTH.
E	PROPOSED METER BANKS
F	CONCRETE CURB (TYPICAL). REFERENCE CONSTRUCTION DETAILS. REF. DETAIL ON SHEET

G	FIRE LANE STRIPING. REFERENCE CONSTRUCTION DETAILS.
H	CLASS-III BIKE RACKS PER C.O.A. STD. DETAIL 710S-1. (TYP. OF 3 RACKS(6 SPACES)) EACH
I	FIRE HYDRANT PER C.O.A. STANDARD DETAIL 511S-17. (TYPICAL OF 2)

REFERENCE CONSTRUCTION DETAILS.



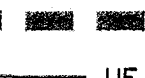
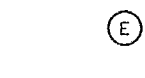

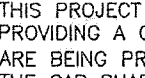
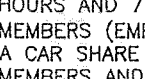


AEC APPROVAL FOR 2.2.2.B.1 AND 2

TO EXISTING UNDERGROUND UTILITY LINES (WASTEWATER AND GAS) ALONG THE CURB AND GUTTER, AUSTIN WATER AND SEWER DEPARTMENT PROPOSES TO REMOVE THE EXISTING CORRIDOR TREES TO BE PLANTED ON-TOP OF THE UTILITY LINES. AEC HAS BEEN APPROVED TO FLIP THE 8-FEET PLANTING BUFFER WITH THE 10-FEET PLANTING BUFFER AND THE 7-FEET CLEAR ZONE ALONG SOUTH LAMAR. THE PROPOSED DEVELOPMENT PROVIDES THE FOLLOWING AS AN ALTERNATIVE TO THE REQUIRED STANDARDS:

- 1. A 30-FOOT PLANTING BUFFER OF 30-FOOT OR GREATER CENTER WITH THE PLANTING ZONE ALONG HEATH STREET
- 2. 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.

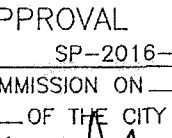
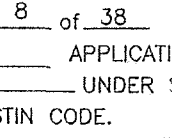
TREE LIST		
NUMBER	DESCRIPTION	
** 5001	20" CHINABERRY	**
** 5002	20" ELM	**
** 5003	18" ELM	**
** 5004	16" ELM	**
** 5005	15" HACKBERRY	**
** 5006	12" ELM	**
** 5007	20" HACKBERRY	**
** 5008	25" ELM	**
** 5009	20" PALM	**
** 5010	17" PALM	**
** 5011	15" PALM	**
** 5012	20" PALM	**
** 5013	8" HACKBERRY	**
** 5014	11" COTTONWOOD	**
** 5015	15" HACKBERRY	**
** 5016	9" HACKBERRY	**
** 5017	15" HACKBERRY	13 11

      	<p style="text-align: center;">TREE (REMOVED)</p> <p style="text-align: center;">TANDEM PARKING SPOT</p> <p style="text-align: center;">LIGHT POLES</p> <p style="text-align: center;">EXISTING DRAINAGE BOUNDARY</p> <p style="text-align: center;">UE UNDERGROUND ELECTRIC</p> <p style="text-align: center;">E ELECTRIC MANHOLE</p> <p style="text-align: center;">24" WATER LINE</p>
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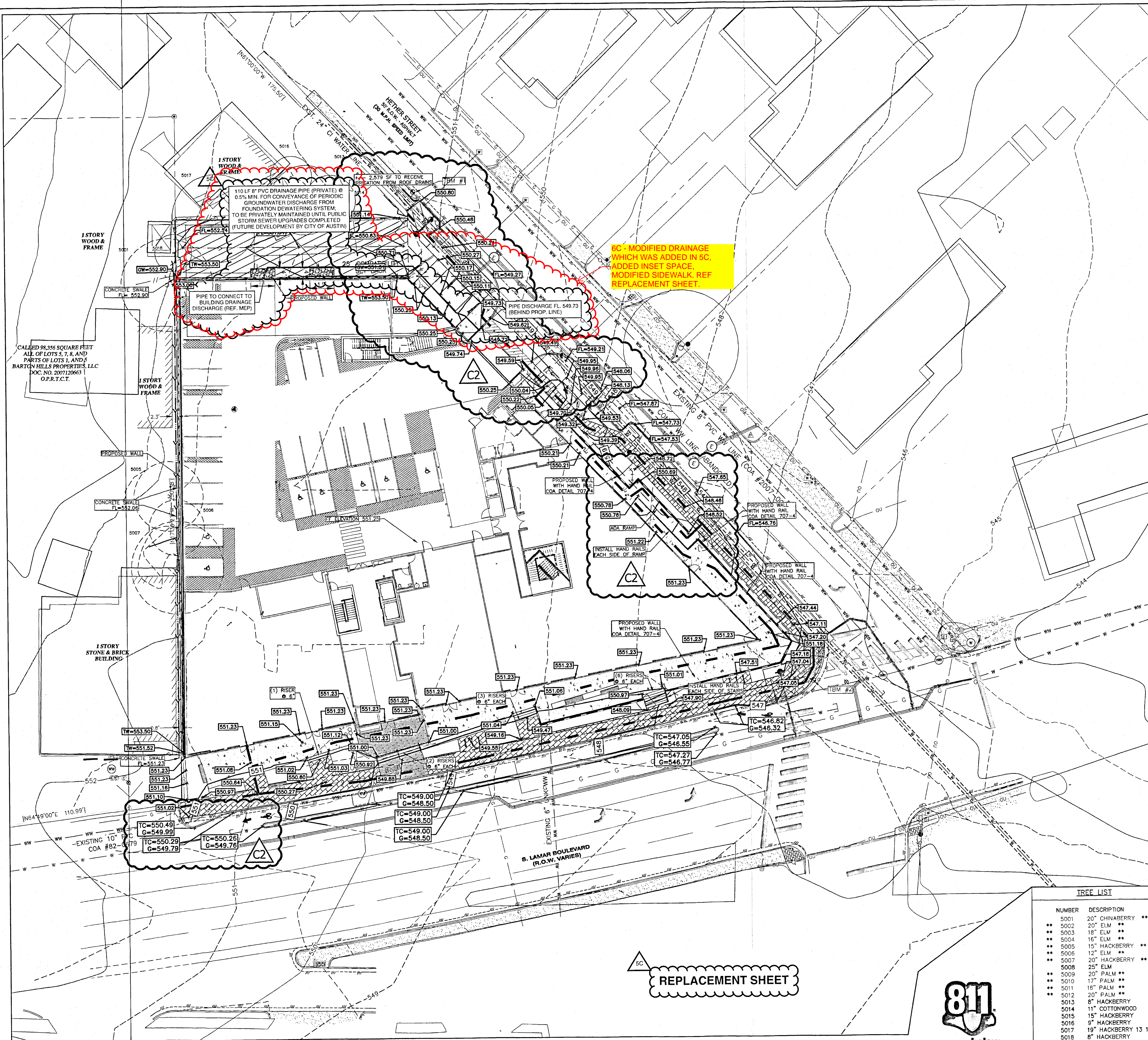
CAR SHARING SERVICE NOTES:

- THIS PROJECT WAS APPROVED FOR PARKING RESOURCES BY 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 PER 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 22-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

PLAN APPROVAL	Sheet <u>8</u> of <u>38</u>	APPROVAL DATE <u>APRIL 22, 2016</u>
NUMBER	SP-2016-01936	APPROVAL DATE <u>APRIL 22, 2016</u>
ED BY COMMISSION ON	UNDER SECTION <u>112</u>	OF
ED BY THE CITY OF AUSTIN CODE.		
ATION DATA (25-5-B) (D.C.)	CASE MANAGER	SCOTT GRANTHAM
OT EXPIRATION DATE (30-7-0)	DWED	DIZ
 		
and Development Review Department FOR GENERAL COMPLIANCE:		
ZONING <u>22</u>		
Correction <u>22-1-412</u>		
Correction <u>22-1-412</u>		
Correction <u>22-1-412</u>		

ent must be recorded by the Project Expiration Date, if applicable.



6C - MODIFIED DRAINAGE
WHICH WAS ADDED IN 5C,
ADDED INSET SPACE,
MODIFIED SIDEWALK. REF
REPLACEMENT SHEET.

REPLACEMENT SHEET



Know what's below.
Call before you dig.

TREE LIST		
NUMBER	DESCRIPTION	
** 5001	20" CHINABERRY	**
** 5002	20" ELM	**
** 5003	18" ELM	**
** 5004	16" ELM	**
** 5005	15" HACKBERRY	**
** 5006	15" ELM	**
** 5007	20" HACKBERRY	**
5008	25" ELM	
** 5009	20" PALM	**
** 5010	17" PALM	**
** 5011	18" PALM	**
** 5012	20" PALM	**
5013	8" HACKBERRY	
5014	11" COTTONWOOD	
5015	15" HACKBERRY	
5016	9" HACKBERRY	
5017	19" HACKBERRY	13 11
5018	8" HACKBERRY	

SITE PLAN APPROVAL Sheet 9 of 38
 PL NUMBER 2016-0198C APPLICATION DATE APRIL 22, 2016
 APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF _____
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-6-B1, LDC) _____ CASE MANAGER SCOTT GRANTHAM
 PROJECT EXPIRATION DATE: (DDP #07954) _____ DWG# _____ DDZ _____
[Signature]

Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING MU 1.2-18
 Rev. 1 _____ Correction (M) 1.2-18
 Rev. 2 _____ Correction (M) 1.2-18
 Rev. 3 _____ Correction 3

Final plot 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 for a building permit is not required), must also be approved prior to the Project Expiration Date.

CONSTRUCTION NOTE:

GENERAL CONTRACTOR TO SURVEY AND CONFIRM ALL ADA, PARKING STALLS, SIDEWALKS, CURB & GUTTER AND BUILDING SLAB FORMS GRADES, PRIOR TO INSTALLATION OF ANY CONCRETE IMPROVEMENTS.

GENERAL NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
2. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
3. CONTRACTOR SHALL FORM SIDEWALKS/DRIVEWAYS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE ARE NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

WARNING:
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

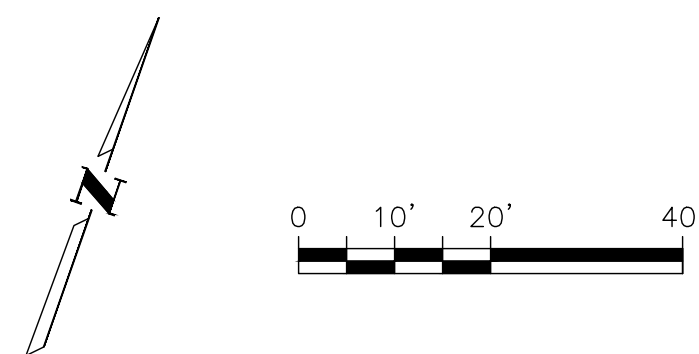
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2010 SOUTH LAMAR OFFICE
2010 S. LAMAR
AUSTIN, TRAVIS COUNTY, TEXAS

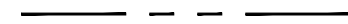



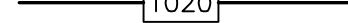
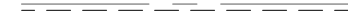





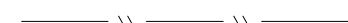









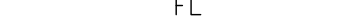


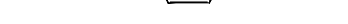






GRADING PLAN

[illegible]

C5	10/02/19	PRIVATE DRAINAGE UPDATES AT GARAGE DEWATERING DISCHARGE	CU
C2	09/20/17	REVISED PRIVATE WATER UTILITY CONNECTIONS	
C1			
NO.	DATE	REVISION	BY



LEGEND

- | | |
|---|--------------------------------|
|  | BOUNDARY / RIGHT OF WAY |
|  | EASEMENT / SETBACK |
|  | CURB / EDGE OF PAVEMENT |
|  | EXIST. GRADE ELEVATIONS |
|  | PROP. GRADE ELEVATIONS |
|  | EXIST. STORM DRAIN LINES |
|  | PROP. STORM DRAIN LINES |
|  | RETAINING WALL |
|  | WATER LINE |
|  | WASTEWATER LINE |
|  | GAS LINE |
|  | OVERHEAD UTILITY LINE |
|  | WOOD FENCE |
|  | LIMITS OF 100 YR FLOOD PLAIN |
|  | DRAINAGE INLET |
|  | STORM DRAIN MANHOLE |
|  | FIRE HYDRANT |
|  | DRAINAGE SWALE |
|  | DIRECTION OF FLOW |
|  | PE |
|  | PROP. FINISHED BLDG. PAD ELEV. |
|  | PROP. FINISHED GRADE ELEVATION |
|  | TOP OF CURB ELEVATION |
|  | GUTTER ELEVATION |
|  | FLOW LINE ELEVATION |
|  | HIGH POINT ELEVATION |
|  | DRY STACK ROCK RETAINING WALL |
|  | EXISTING DRAINAGE BOUNDARY |
|  | UNDERGROUND ELECTRIC |
|  | ELECTRIC MANHOLE |
|  | 24" WATER LINE |

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CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO
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ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SITE PLAN APPROVAL Sheet 9 of 38
FILE NUMBER SP-2016-0196C APPLICATION DATE APRIL 22, 20
APPROVED BY COMMISSION ON _____ UNDER SECTION 112
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER SCOTT GRANTH
PROJECT EXPIRATION DATE (ORD #094905-A) _____ DWP7 _____ DD7 _____

Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING CS
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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5017	19" HACKBERRY	13 11
5018	8" HACKBERRY	

** DENOTES TREE TO BE REMOVED **

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

GRADING PLAN

GRADING PLAN

SHEET

CG101/

9 OF 42

SP-2016-01960

