DEVELOPER: FF REALTY III, LLC. 7301 N. SH-161 SUITE 260 IRVING, TEXAS 75039 (214) 574-1755 CONTACT: LARRY LEE 1717 N. WATERFRONT PARKWAY WICHITA, KS 67206 PHONE: (361) 643-1112 CONTACT: ROBERT N. BAKER ENGINEER: BIG RED DOG ENGINEERING | CONSULTING 2021 E. 5TH STREET, #200 (OFFICE) 815-A BRAZOS STREET, #319 (MAIL) AUSTIN, TX 78702 PHONE: (512) 669-5560 CONTACT: VITO TRUPIANO, P.E. ZONING: PRINCIPLE ROADWAY: SOUTH LAMAR - CORE TRANSIT CORRIDOR LAND USE SUMMARY: GROSS ACREAGE LIMITS OF CONSTRUCTION FLOODPLAIN INFORMATION: THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0445J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, 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 WATERSHED / WATER QUALITY / DETENTION: WATER PRESSURE ZONE THIS PROJECT IS LOCATED IN THE WEST BOULDIN CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH TERMS AND CONDITIONS OF THE CITY OF AUSTIN WATERSHED DEVELOPMENT THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. **BENCHMARK:** BM #1: MAG NAIL WITH WASHER IN THE NORTH BACK-OF-CURB AT THE ENTRANCE DRIVEWAY TO 1515 SOUTH LAMAR BLVD., +/-28' EAST OF THE EAST EDGE OF ASPHALT OF SOUTH LAMAR BLVD. & +/- 206' NORTH OF THE INTERSECTION OF SOUTH LAMAR BLVD., & EVERGREEN TERRACE. ELEVATION = 534.36'VERTICAL DATUM: NAVD 88 (GEOID 99) BM #2: MAG NAIL WITH WASHER IN THE NORTHERNMOST CORNER OF THE CONCRETE PAD ON THE EAST SIDE OF THE PROPERTY +/- 22' EAST OF THE NORTHEAST CORNER OF BUILDING "I". ELEVATION = 529.16VERTICAL DATUM: NAVD 88 (GEOID 99)

SURVEYOR: CHAPARRAL 3500 MCCALL LANE AUSTIN, TEXAS 78744 PHONE: (512) 443-1724 CONTACT: PAUL FLUGEL, RPLS JORDAN & SKALA ENGINEERS

1801 S.MOPAC EXPY.. AUSTIN, TEXAS 78746 STEPHEN L. CLARK PARTNERSHIP, L.P. (512) 676-3100 CONTACT: JANICE MAHLOW

RESIDENTIAL-MULTIFAMILY AND 1,617 SF OF CONSUMER CONVENIENCE SERVICES

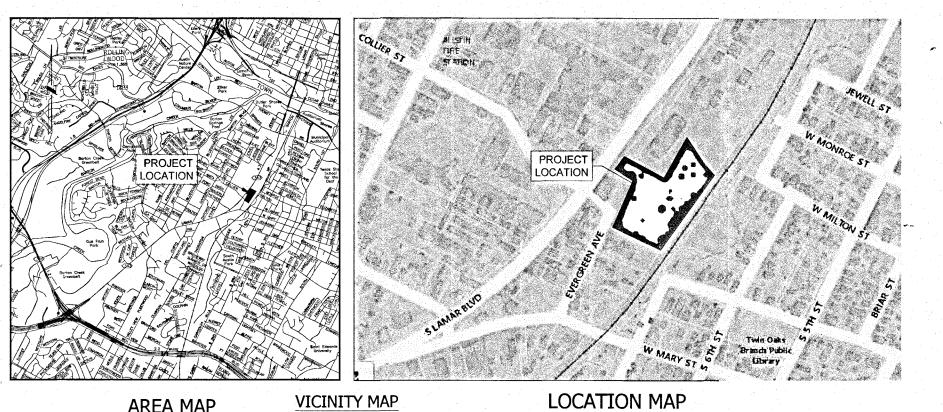
824 EXPOSITION AVE. DALLAS, TEXAS 75226 PHONE: (214) 954-7160 CONTACT: BRIAN HALSELL

ARCHITECT: LOONEY RICKS KISS 150 TURTLE CREEK, SUITE 104D DALLAS, TX 75207 PHONE: (267) 804-7031 CONTACT: KEN O'BRIEN

Austin South Lamar Apartments CIVIL CONSTRUCTION PLANS

1515 SOUTH LAMAR AUSTIN, TRAVIS COUNTY, TEXAS 78704

PLAT No. 201800350



SUBMITTAL DATE: 02 JULY 2018

N.T.S.

RELATED CASES: UC TRACKING # UCC-180913-05-01 AND/OR ROW ID# 12021526 UTILITY IMPROVE SITE PLAN PROJECT #: SP-2019-0276D

> **AUSTIN WATER UTILITY EXPIRATION DATE** NOV 1 4 2022

LEGAL DESCRIPTION:

LOT 1A, BLOCK A OF AMENDED PLAT OF LOT 1, BLOCK A, SHEPHERD ADDITION, A

SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN

DOC. #201800350 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

L POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4TH,

RINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP

ND PRESSURE REDUCING). NIPPLES, BUSHINGS, PIPE, FITTINGS, AND BACKFLOW

REVENTERS. FIRE HYDRANTS TAPPING SADDLES AND 2 INCH AND LARGER GATE

COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS

EETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON

CITY OF AUSTIN WATER AND WASTEWATER UTILITY

SPECIAL SERVICES DIVISION

(512) 972-1060

THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE

PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURI

TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO

THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH

THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A

CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.

014 SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE

VALVES ARE THE CNLY COMPONENTS EXEMPT FROM THIS REQUIREMENT.

WATER SYSTEM NOTE:

HE PACKAGING SHALL NOT BE INSTALLED.

LICENSE AGREEMENT: LICENSE AGREEMENT HAS BEEN REVIEWED AND APPROVED. LICENSE AGREEMENT MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT BY THE CITY OF AUSTIN.

I FISCAL SURETY HAS BEEN PAID TO PARD AND RECORDATION OF THE PARD EASEMENTS HAS BEEN DEFERRED UNTIL THE CONSTRUCTION OF THE PARD WPROVEMENTS ARE COMPLETE, PARD WILL REFUND THE FISCAL SURETY TO THE OWNER ONCE THE EASEMENTS HAVE BEEN RECORDED.

AUSTIN FIRE DEPARTMENT IFC 2015 WITH CITY OF RE DESIGN CODES AUSTIN LOCAL AMENDMENTS RE FLOW DEMAND @ 20 PSI 2,000 GPM NTENDED USE VERTICAL MIXED USE ONSTRUCTION CLASSIFICATION II-B, V-A, III-B UILDING FIRE AREA (S.F.) JTOMATIC FIRE SPRINKLER FULL NFPA 13, NFPA 13R YSTEM TYPE (IF APPLICABLE) EDUCED FIRE FLOW DEMAND @ 2,000 GPM - 75% REDUCTIO O PSI FOR SPRINKLER FULL NFPA 13 SPRINKLER VAILABLE FIRE FLOW @ 20 PSI 12,925 GPM FD FIRE HYDRANT FLOW TEST 1500 SOUTH LAMAR - 7/28/17 OCATION / DATE TATIC PRESSURE 81 PSI / 78 PSI RESIDUAL/FLOW) ESIDUAL PRESSURE 80 PSI ELOCITY PRESSURE/FLOW RATE 70 PSI / 1,404 GPM LTERNATIVE METHOD OF

2 PRIVATE FIRE HYDRANTS ON SITE. **REVISIONS / CORRECTIONS** Number Description Total Site | City of Austin | Add (A) Sheets in Change Imp. Approval -Void (V) Plan Set Imp. Sheet No.'s Cover (sq.ft.) ADDED CONSTRUCTION ENTRANCE

CIVIL SHEET INDEX SHEET NO Sheet Description Sheet Title **COVER SHEET** SHEET INDEX

BIG RED DOG 29 July 2019 625 East 10th Street, 3rd Floor Austin, Texas 78701 RE: Austin South Lamar Apartment 1515 South Lamar Blvd. Austin, Travis County, Texas COA Case #: SP-2018-0296 Per a discussion with your offices and our Civil Engineer, Vito Trupiano, P.E., we respectfully request that Austin Water Utility Department approve the consolidated site plan for Austin South Lamar Apartment (City of Austin case #: SP-2018-0296C). We understand that Austin Water Utility (AWU) has requested the construction of offsite wastewate utility improvements under SER-4218. We also understand and agree that AWU will not allow a temporary or permanent certificate of occupancy, release domestic water meters or all water for domestic uses at the site until the completed construction, inspection, testing, and acceptance of the requested offsite wastewater improvements. We understand that AWU will grant no exceptions to the standard construction acceptance process and meter release with this site plan approval unless otherwise agreed to by the City of Austin and Austin Water Utility. We appreciate your assistance in this matter, and should you have any questions please do not hesitate

BIG RED DOG a division of WGI

SUBMITTED BY:

(512) 669-5560

VITO M. TRUPIANO, P.E LICENSED PROFESSIONAL ENGINEER NO. 119592 WANTMAN GROUP, INC. 2021 EAST 5TH STREET, #200 AUSTIN, TEXAS 78702

TEXAS REG. NO. F-15085

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]

DAM: SAFETY CERTIFICATION STATEMENT:

I. VITO M. TRUPIANO, TEXAS LICENSE NUMBER 119592 CERTIFY THAT THE DESIGN OF THE DAM IN THIS SET OF PLANS CAN SAFELY PASS 75 PERCENT OF THE PROBABLE MAXIMUM FLOOD BASED ON THE HYDROLOGIC AND HYDRAULIC ANALYSIS USING STANDARD ACCEPTED ENGINEERING PRACTICES.

APPROVED BY:

SILE PLAN APPROVAL Sheet 1 of 87 FILE NUMBER SP-2018-0296C APPLICATION DATE JULY 2, 2018
APPROVED BY COMMISSION ON 112 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 1216 22 CASE MANAGER ROSEMARY AVILA
P-26
RELEASED FOR GENERAL COMPLIANCE: 12 LONG CS-V
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.

* VITO M. TRUPIANO 119592

SHEET

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.

2. THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE.

3. 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 FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE 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.

4. 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.

5. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.

6. 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.

11. 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.

8. ALL TREES SHOWN TO BE PRESERVED (REMAIN) ARE TO BE PROTECTED DURING CONSTRUCTION.

9. 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

10. 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

.11. THE USE OF COAL-TAR BASED SEALANTS FOR THE CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING ON THE PROPERTY IS PROHIBITED.

12. 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.

13. WATER AND WASTEWATER COMPONENTS NOT CONFORMING TO OR CLEARLY MARKED IN ACCORDANCE WITH THE US SAFE DRINKING WATER ACT OF 4 JAN 2014 SHALL NOT BE INSTALLED. FIRE HYDRANTS, TAPPING SADDLES, AND 2 INCH OR LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT

14. CONTRACTOR SHALL NOTIFY THE COA-SITE AND SUBDIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, & TO SCHEDULE A PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE ROW OR PUBLIC EASEMENTS! PLEASE VISIT HTTPE://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISIONS FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, &

15. COMPLIANCE WITH BUILDING STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE

16. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY, APPROVAL OF OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY

17. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 328 UNITS BY THE RECORDATION OF A PARK EASEMENT AND A CREDIT FOR AMENITIES TO BE CONSTRUCTED. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.

SP-2018_22960