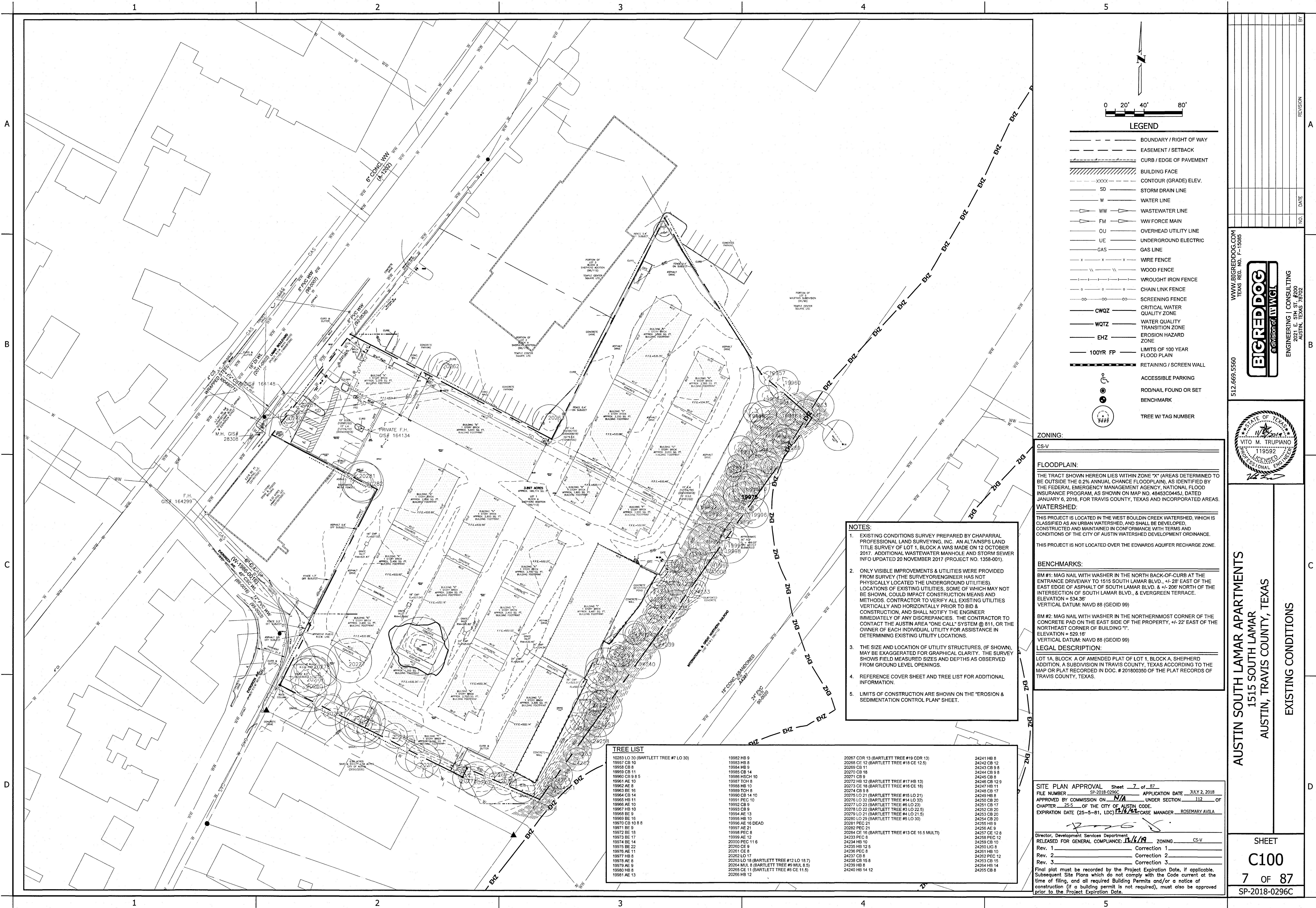




020'40'80'

LEGEND

BOUNDARY / RIGHT OF WAY

EASEMENT / SETBACK

CURB / EDGE OF PAVEMENT

BUILDING FACE

CONTOUR (GRADE) ELEV.

SD

STORM DRAIN LINE

WATER LINE

WASTEWATER LINE

FM

WW FORCE MAIN

OU

OVERHEAD UTILITY LINE

UE

UNDERGROUND ELECTRIC

GAS

GAS LINE

WIRE FENCE

WOOD FENCE

WROUGHT IRON FENCE

CHAIN LINK FENCE

SCREENING FENCE

CWQZ

CRITICAL WATER QUALITY ZONE

WQTZ

WATER QUALITY TRANSITION ZONE

EHZ

EROSION HAZARD ZONE

100YR FP

LIMITS OF 100 YEAR FLOOD PLAIN

RETAINING / SCREEN WALL

ACCESSIBLE PARKING

ROD/NAIL FOUND OR SET

BENCHMARK

TREE W/ TAG NUMBER

**NOTES:**

- EXISTING CONDITIONS SURVEY PREPARED BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. AN ALTANSIPS LAND TITLE SURVEY OF LOT 1, BLOCK A WAS MADE ON 12 OCTOBER 2017. ADDITIONAL WASTEWATER MAN-HOLE AND STORM SEWER INFO UPDATED 20 NOVEMBER 2017 (PROJECT NO. 1358-001).
- ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES). LOCATIONS OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
- THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
- REFERENCE COVER SHEET AND TREE LIST FOR ADDITIONAL INFORMATION.
- LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.

| TREE LIST                            |                                         |                                              |               |
|--------------------------------------|-----------------------------------------|----------------------------------------------|---------------|
| 10283 LO 30 (BARTLETT TREE #7 LO 30) | 19982 HB 9                              | 20267 CDR 13 (BARTLETT TREE #19 CDR 13)      | 24241 HB 8    |
| 19957 CB 10                          | 19983 HB 8                              | 20268 CE 12 (BARTLETT TREE #18 CE 12.5)      | 24242 CB 12   |
| 19958 CB 9                           | 19984 HB 9                              | 20269 CB 11                                  | 24243 CB 9.8  |
| 19959 CB 11                          | 19985 CB 14                             | 20270 CB 18                                  | 24244 CB 9.8  |
| 19960 CB 9.8.5                       | 19986 HSCB 10                           | 20271 CB 9                                   | 24245 CB 8    |
| 19961 AE 10                          | 19987 TOH 8                             | 20272 HB 12 (BARTLETT TREE #17 HB 13)        | 24246 CB 12.9 |
| 19962 AE 8                           | 19988 HB 10                             | 20273 CE 16 (BARTLETT TREE #16 CE 18)        | 24247 HB 11   |
| 19963 BE 16                          | 19989 TOH 8                             | 20274 CB 9.8                                 | 24248 CB 17   |
| 19964 CB 14                          | 19990 CE 14.10                          | 20275 LO 21 (BARTLETT TREE #15 LO 21)        | 24249 HB 8    |
| 19965 HB 11                          | 19991 PEC 10                            | 20276 LO 32 (BARTLETT TREE #14 LO 32)        | 24250 CB 20   |
| 19966 AE 10                          | 19992 CB 9                              | 20277 LO 23 (BARTLETT TREE #6 LO 23)         | 24251 CB 17   |
| 19967 HB 10                          | 19993 CB 9                              | 20278 LO 22 (BARTLETT TREE #3 LO 22.5)       | 24252 CB 20   |
| 19968 BE 9                           | 19994 AE 13                             | 20279 LO 21 (BARTLETT TREE #4 LO 21.5)       | 24253 CB 20   |
| 19969 BE 10                          | 19995 HB 10                             | 20280 LO 26 (BARTLETT TREE #5 LO 30)         | 24254 CB 20   |
| 19970 CB 10.8                        | 19996 AE 16 DEAD                        | 20281 PEC 21                                 | 24255 HB 8    |
| 19971 BE 9                           | 19997 AE 21                             | 20282 PEC 21                                 | 24256 AE 9    |
| 19972 BE 13                          | 19998 PEC 8                             | 20284 CE 16 (BARTLETT TREE #13 CE 16.5 MULT) | 24257 CE 12.8 |
| 19973 BE 17                          | 19999 AE 12                             | 24233 CB 8                                   | 24258 PEC 12  |
| 19974 BE 14                          | 20000 PEC 11.6                          | 24234 HB 10                                  | 24259 CB 10   |
| 19975 BE 22                          | 20001 CE 9                              | 24235 HB 12.5                                | 24260 LCB 8   |
| 19976 AE 11                          | 20021 CE 8                              | 24236 PEC 8                                  | 24261 HB 10   |
| 19977 HB 8                           | 20262 LO 17                             | 24237 CB 8                                   | 24262 PEC 12  |
| 19978 AE 8                           | 20263 LO 18 (BARTLETT TREE #12 LO 18.7) | 24238 CB 15.8                                | 24263 CB 15   |
| 19979 AE 9                           | 20264 MUL 8 (BARTLETT TREE #9 MUL 8.5)  | 24239 HB 14                                  | 24264 HB 14   |
| 19980 HB 8                           | 20265 CE 11 (BARTLETT TREE #6 CE 11.5)  | 24240 HB 14.12                               | 24265 CB 8    |
| 19981 AE 13                          | 20266 HB 12                             |                                              |               |

**ZONING:**  
CS-V

**FLOODPLAIN:**  
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.

**WATERSHED:**  
THIS PROJECT IS LOCATED IN THE WEST BOULDER 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 ORDINANCE.

**BENCHMARKS:**  
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 = 529.16'  
VERTICAL DATUM: NAVD 88 (GEOID 99)

**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.

SITE PLAN APPROVAL Sheet 7 of 87

FILE NUMBER SP-2018-0296C APPLICATION DATE JULY 2, 2018

APPROVED BY COMMISSION ON N/A UNDER SECTION 112 OF CHAPTER 25-3 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) 1/1/22 CASE MANAGER ROSEMARY AVILA

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: 1/1/19 ZONING 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.

WWW.BIGREDDOC.COM  
TEXAS REG. NO. F-15085

512.669.5560

BIGREDDOC

a division of IWGIL

ENGINEERING / CONSULTING  
2021 E. 5TH ST. #200  
AUSTIN, TEXAS 78702

STATE OF TEXAS  
VITO M. TRUPIANO  
119592  
LICENSED PROFESSIONAL ENGINEER

AUSTIN SOUTH LAMAR APARTMENTS  
1515 SOUTH LAMAR  
AUSTIN, TRAVIS COUNTY, TEXAS

EXISTING CONDITIONS

SHEET  
C100  
7 OF 87  
SP-2018-0296C