

OWNER: PFLUGER WR & MC & PFLUGER SPOUSAL IRREVOCABLE TRUST 2133 OFFICE PARK DRIVE SAN ANGELO, TEXAS 76904

DEVELOPER: GENERATIONAL COMMERCIAL PROPERTIES

P.O. BOX 161146 AUSTIN, TEXAS 78701 (512) 853-9650

CONTACT: JOSEPH G. LLAMAS

ARCHITECT: RUNA WORKSHOP, LLC 1502 WEST AVE, SUITE B AUSTIN, TEXAS 78701

(512) 298-3284

(512) 853-9682

(512) 531-9532 **CONTACT: JEAN PIERRE TROU**

ENGINEER: GARZA EMC, LLC.

7708 RIALTO BLVD, SUITE 125 AUSTIN, TEXAS 78735

LANDSCAPE

ARCHITECT: PHARIS DESIGN

2525 S LAMAR BOULEVARD AUSTIN, TEXAS 78704

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE WEST BOULDIN CREEK AND LADY BIRD LAKE WATERSHEDS. IT IS CLASSIFIED AS AN URBAN WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH CHAPTER 25 OF THE LAND DEVELOPMENT CODE. NO PORTION OF THIS SITE IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48453C0445J, EFFECTIVE DATE 01/06/2016, FOR TRAVIS COUNTY, TEXAS.

LEGAL DESCRIPTION:

1.26 ACRES (APPROXIMATELY 54,8965 S.F.) BEING ALL OF LOT B, G.C. SEIDERS SUBDIVISION NO.2, A SUBDIVISION OF RECORD IN VOLUME 80, PAGE 120, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARKS:

SEE BENCHMARK INFORMATION ON THE EXISTING CONDITIONS PLAN (SHEET 5)

AULCC CASE No: UCC-190822-09-01 SUBDIVISION No: C8S-80-193

ZONING ORDINANCE No.: C-14-2008-0060, C814-2018-0121



7708 Rialto Blvd., Suite 125 Austin, Texas 78735 Tel. (512) 298-3284 Fax (512) 298-2592 TBPE # F-14629 Garza EMC, LLC © Copyright 2021

SITE DEVELOPMENT PERMIT PLANS

FOR

218 SOUTH LAMAR

AUSTIN FIRE D	AUSTIN FIRE DEPARTMENT				
FIRE DESIGN CODES	INTERNATIONAL FIRE CODE 2015 WITH CITY OF AUSTIN LOCAL AMENDMENTS				
FIRE FLOW DEMAND @ 20 PSI (GPM)	4750 @ 20 PSI (GPM)				
INTENDED USE	MIXED-USE				
CONSTRUCTION CLASSIFICATION	I-B				
BUILDING FIRE AREA (S.F.)	194,819				
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE	NFPA 13				
REDUCED FIRE FLOW DEMAND @ 20 PSI	1,500 @ 20 PSI (GPM)				
AFD FIRE HYDRANT FLOW TEST DATE	9/9/18				
AFD FIRE HYDRANT FLOW TEST LOCATION	1,500 BLK TOOMEY ROAD				
HIGH RISE	YES				
ALERNATIVE METHOD OF COMPLIANCE	N/A				

TRAFFIC CONTROL NOTE:

THIS NOTE IS BEING PLACE ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY RIGHT OF WAY MANAGEMENT DIVISION. STANDARD DETAILS ARE NOT A TRAFFIC. CONTROL PLAN. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZE THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC

- 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
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES

GENERAL NOTES:

AMENITY LOCATION AND DETAIL.

- 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 THE CITY ENGINEERS.
- 2. COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR
- MULTI-FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS. 3. 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 IF ADDITIONAL APPROVALS ARE NECESSARY. 4. THIS SITE PLAN IS SUBJECT TO THE TRAFFIC IMPACT ANALYSIS APPROVED WITH 218 S.
- 5. SHOULD CONSTRUCTION OCCUR AFTER OR DURING CONSTRUCTION OF THE ADJACENT SOUTH LAMAR CORRIDOR IMPROVEMENTS, THE CONSTRUCTION AT 218 SOUTH LAMAR MUST
- PROTECT IN-PLACE ALL INFRASTRUCTURE IMPROVEMENTS ALONG THE STREET FRONTAGE. 6. COMPLIANCE WITH PUD ORDINANCE 20201210-087 IS REQUIRED. UPON ISSUANCE OF A CERTIFICATE OF OCCUPANCY, PARKING REQUIREMENTS DESCRIBED IN SECTION 12, PARTS
- 7. THIS SITE INCLUDES A SUBSURFACE CISTERN. A SUBSURFACE POND MAINTENANCE PLAN RESTRICTIVE COVENANT HAS BEEN REVIEWED, APPROVED, AND RECORDED AS DOCUMENT NO. # 2021123446
- 8. THIS SITE INCLUDES AN INTEGRATED PEST MANAGEMENT PLAN (IPM). THE IPM HAS BEEN
- REVIEWED, APPROVED, AND RECORDED AS DOCUMENT NO. # 2021123447 9. COMPLIANCE WITH PUD ORDINANCE 20201210-087 IS REQUIRED. PER PART 6, A ROOFTOP AMENITY SHALL BE PROVIDED THAT IS OPEN TO COMMUNITY GROUPS AND NON-PROFIT ORGANIZATIONS ON A RESERVATION BASIS. SEE BUILDING PERMIT PLANS FOR ROOFTOP
- 10. LICENSE AGREEMENT LA 1271 2004 HAS BEEN REVIEWED AND APPROVED. LICENSE AGREEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING TEMPORARY CERTIFICATE OF OCCUPANCY BY THE CITY OF AUSTIN. LICENSE AGREEMENT RECORDATION #

PERMIT NO.: SP-2019-0297C

SUBDIVISION NO.: C8S-80-193

ADDRESS: 218 SOUTH LAMAR, AUSTIN, TEXAS 78704

SUBMITTAL DATE: JULY 15, 2019

SUBMITTED BY

JONAH D. MANKOVSKY, P.E.

GARZA EMC, LLC. 7708 RIALTO BLVD, SUITE 125 AUSTIN, TEXAS 78735

(512) 298-3284

PLAN SUBMITTALS:

. [NO.	DATE	COMMENTS

, JONAH D. MANKOVSKY, P.E., 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



SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	AWU INFORMATION AND CONSTRUCTION NOTES
4	PLAT
5	EXISTING CONDITIONS PLAN
6	DEMOLITION PLAN
7	EROSION & SEDIMENTATION CONTROL PLAN
8	EROSION & SEDIMENTATION CONTROL DETAILS
9	SITE & PAVING PLAN
10	SITE PLAN DETAILS
11	SITE PLAN DETAILS
12	EXISTING DRAINAGE AREA MAP
13	PROPOSED DRAINAGE AREA MAP
14	GRADING & DRAINAGE PLAN
15	GRADING & DRAINAGE DETAILS
16	WATER QUALITY AND DETENTION PLAN
17	WATER QUALITY CALCULATIONS, NOTES & DETAILS
18	UTILITY PLAN
19	UTILITY PLAN AND PROFILES
20	UTILITY PLAN DETAILS
21	ARCHITECTURAL REFERENCE SITE PLAN
22	GARAGE PLAN — LEVEL B5
23	GARAGE PLAN — LEVEL B4
24	GARAGE PLAN — LEVEL B3
25	GARAGE PLAN — LEVEL B2
26	GARAGE PLAN — LEVEL B1
27	FLOOR PLAN — LEVEL 1
28	FLOOR PLAN — LEVEL 2 — 5
29	FLOOR PLAN — LEVEL 6
30	FLOOR PLAN — LEVEL 7
31	BUILDING ELEVATIONS — EAST & SOUTH
32	BUILDING ELEVATIONS — WEST & NORTH
33	MITIGATION PLAN
34	STREETYARD PLAN
35	SUBCHAPTER E PLAN
36	RE-IRRIGATION PLAN
37	LANDSCAPE CALCULATIONS

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NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN	DATE IMAGED
							APP Date

APPROVED FOR ACCEPTANCE:

AUSTIN WATER EXPIRATION DATE July 22, 2024

GARZA EMC

QA/QC REVIEW APPROVAL

DEVELOPMENT SERVICES DEPARTMENT DATE 07/22/2021 CITY OF AUSTIN FIRE DEPARTMENT DATE 7/22/2021 AÚSTIN WATER 07/11/2021 INDUSTRIAL WASTE DATE 9/7/2021 PARKS AND RECREATION DEPARTMENT DATE

> SITE PLAN APPROVAL Sheet 1 of 37
>
> FILE NUMBER: SP-2019-0297C APPLICATION DATE: JULY 15, 2019 APPROVED BY COMMISSION ON: _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. EXPIRATION DATE (25-5-81,LDC) CASE MANAGER J. SILTALA PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ ___DDZ X SHEET 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 REQUIRÉD), MUST ALSO BE APPROVED PRIÒR TO THE PROJECT EXPIRATION DATE.

FOR CITY USE ONLY:

SP-2019-0297C