



**AUSTIN FIRE DEPARTMENT**  
OUR MISSION GOES BEYOND OUR NAME  
ENGINEERING SERVICES REVIEW

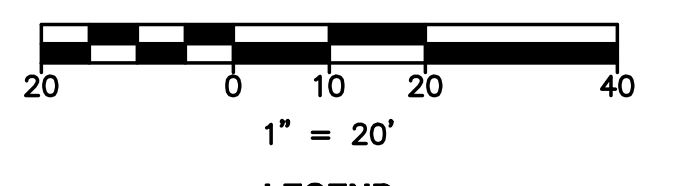


REVIEWER: **B. Flick** DATE: **07/22/2021**

- SITE NOTES:**
1. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EGM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
  2. CONTRACTOR TO SEE LANDSCAPE ARCHITECT AND BUILDING ARCHITECT PLANS FOR DETAILS AND SPECIFICATIONS FOR SITE SIDEWALKS AND SIDEWALKS ADJACENT TO BUILDING.
  3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY.
  4. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A RIGHT-OF-WAY EXCAVATION PERMIT IS REQUIRED.
  5. ALL PAVEMENT MARKINGS SHALL MEET CITY OF AUSTIN SPECIFICATION 860S.
  6. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN CORRECTION AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
  7. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
  8. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
  9. SCREENING FOR PARKING GARAGES SHALL BE PROVIDED IN ACCORDANCE WITH LDC 25-2-583(D).
  10. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
  11. A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 9'8" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO. [ANSI 503.5]
  12. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO, UTILITIES.
  13. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
  14. FOR VEGETATION AND LANDSCAPE FEATURES SEE LANDSCAPE PLANS FOR DETAILS.
  15. EACH PARKING SPACE MUST HAVE A VERTICAL CLEARANCE AS SPECIFIED IN THE BUILDING CODE (MINIMUM 7.0 FEET)
  16. SEE SHEET 10 FOR PARKING DETAILS.
  17. THIS SITE PLAN IS SUBJECT TO THE TRAFFIC IMPACT ANALYSIS APPROVED WITH 218 S. LAMAR (C814-2018-0121).
  18. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
  19. 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.

- STREET & BRIDGE STANDARD NOTES:**
1. STREET REPAIR NOTES (UCM 5.9)  
A. TRENCH REPAIR:  
USE THE APPROPRIATE 1100S SERIES DETAILS FOR TRENCH REPAIRS. 1100S-2 (FLEXIBLE BASE WITH AN ASPHALT SURFACE), 1100S-3 (CONCRETE OR ASPHALT OVERLAD CONCRETE), AND 1100S-5 (FULL DEPTH ASPHALT STREETS. CLSM SHALL BE SUBSTITUTED FOR BACKFILL AND FLEXIBLE BASE REPLACEMENT PER THE DETAIL NOTES.  
B. SURFACE RESTORATION:  
SURFACE PAVEMENT RESTORATION IS REQUIRED WHEN CUTS 1) OCCUR WITHIN THE DAPCZ, 2) OCCUR WITHIN PROTECTED STREET SEGMENTS, OR 3) ARE OVER 300 LINEAR FEET IN LENGTH. USE DETAIL 1100S-7 FOR DETERMINING AREAS REQUIRING SURFACE REMOVAL AND REPLACEMENT. THE REPLACEMENT ASPHALTIC CONCRETE SURFACE LAYER THICKNESS SHALL BE A MINIMUM 2 INCHES HMA-C TYPE D FOR LOCAL OR RESIDENTIAL STREETS AND A MINIMUM 3 INCHES HMA-C TYPE C FOR COLLECTOR OR ARTERIAL STREETS (SEE ITEM 340S.4).  
C. CONCRETE AND COMPOSITE PAVEMENTS:  
IN CONCRETE STREETS, ACTUAL RESTORATION LIMITS ARE DETERMINED BY JOINT LOCATIONS. IN COMPOSITE PAVEMENTS CONSTRUCTED OF CONCRETE WITH A HMA OVERLAY, USE 1100S-3 FOR TRENCH REPAIR (USING CLASS 360 CONCRETE) AND 1100S-7 FOR AREA OF SURFACE RESTORATION.
  2. SIDEWALK REPAIR NOTES (UCM 5.10)  
A. DAMAGED CONCRETE SIDEWALK SHALL BE REMOVED AND REPLACED IN FULL SECTIONS (JOINT TO JOINT).  
B. IN AREAS WITH SIDEWALK PAVERS, CONTRACTOR TO CAREFULLY REMOVE, SORT, AND REPLACE PAVERS TO MATCH EXISTING CONDITIONS OR BETTER.
  3. HAND HOLES AND PULL BOXES, ETC  
A. AVOID PLACING VAULTS, HAND HOLES, ETC. WITHIN SIDEWALKS. IF UNAVOIDABLE, PLACE THEM OUT OF THE PRIMARY ADA ROUTE. ADD APPLICABLE AE APPROVED DETAILS AND SPECIFY APPROPRIATE LOAD RATINGS AND ADA REQUIREMENTS INCLUDING SLIP RESISTANT LID AND THE ABILITY TO BE PLACED FLUSH WITH THE SURROUNDING WALKING SURFACE CROSS SLOPE.
  4. STREET AND BRIDGE SPECIAL NOTE  
A. ALL DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO THE STREET SURFACE, SIDEWALK, DRIVEWAY, CURB & GUTTER, OR SUBSURFACE OUTSIDE OF THE PAVEMENT CUT AREA SHALL BE REGARDED AS A PART OF THE STREET CUT REPAIR. THIS INCLUDES ANY SCRAPES, GOUGES, CUTS, CRACKING, DEPRESSIONS, AND/OR ANY OTHER DAMAGE CAUSED BY THE CONTRACTOR DURING THE EXECUTION OF THE WORK. THESE REPAIR AREAS WILL BE INCLUDED IN THE TOTAL AREA OF RESTORATION. THESE AREAS SHALL BE SAW CUT IN STRAIGHT, NEAT LINES PERPENDICULAR TO THE DIRECTION OF TRAVEL FOR TRENCH REPAIR. FOR LANE RESTORATION THE CUTS SHALL BE PERPENDICULAR TO LANE OR LANES AFFECTED AND FULL LANE WIDTH RESTORED FOR THE DAMAGED AREA. FOR CONCRETE PAVING REPAIR JOINT TO JOINT, FOLLOWING EXISTING OR MODIFIED JOINT PATTERN. REMOVE TO THE NEXT EXISTING JOINT FOR SIDEWALKS AND CURB & GUTTER. ALL SUCH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL MEET ALL CITY RESTING REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.

**ART IN PUBLIC PLACES NOTES:**  
COMPLIANCE WITH PUD ORDINANCE 20201210-087 IS REQUIRED. PER PART 8, THIS SITE WILL PARTICIPATE IN THE ART IN PUBLIC PLACES (AIPP) PROGRAM BY PROVIDING AN ART PIECE WHICH IS APPROVED BY THE AIPP PROGRAM TO BE DISPLAYED IN A PROMINENT LOCATION ON PROPERTY.



EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / (R.O.W.) LINE
		RECORD INFORMATION
		BENCHMARK
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION (FDC)
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		ELECTRIC BOX
		GAS METER
		GAS VALVE
		GRATE INLET
		CURB INLET (SIZE VARIES)
		OVERHEAD UTILITY
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMWATER MANHOLE (SIZE VARIES)
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		TELEPHONE MANHOLE
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC METER
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		WHEELSTOP
		BOLLARD
		HANDICAP SPACE
		TRASH
		RECYCLE
		COMPACTOR
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		WALL
		SIGN
		FINISH FLOOR ELEVATION
		BIKE PARKING
		CONCRETE PAVERS
		CONCRETE PAVEMENT
		PAVEMENT RESTORATION PER COA STD. DETAIL 1100S-7
		CONCRETE SIDEWALKS
		PROPOSED BUILDING
		WASTEWATER LINE
		WATERLINE
		STORM DRAIN
		EASEMENT
		ADJOINING PROPERTY LINE
		BUILDING OVERHANG
		LIMITS OF CONSTRUCTION

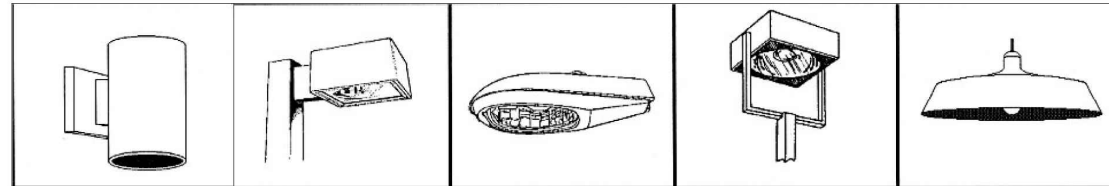

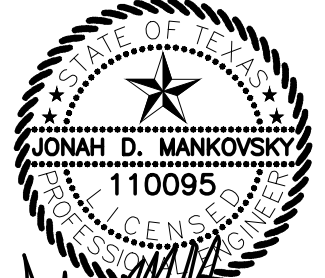


Figure 34: Examples of fully-shielded light fixtures.



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110095  
7/22/2021

**218 SOUTH LAMAR**  
**218 SOUTH LAMAR, AUSTIN, TEXAS 78704**  
**PFLUGER WR & MC & PFLUGER**  
**SPOUSAL**

DRAWN BY: MBIRM  
DESIGNED BY: JDM  
QA/QC:  
PROJECT NO.: 113586-0002

**SHEET**  
**9**  
OF **37**

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 9 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  
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER: I. SULTANA  
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ X

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING: PUD  
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 ANY 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.