

# CONSOLIDATED SITE PLAN FOR 2110 S LAMAR SHOPPING CENTER

2110 S LAMAR BOULEVARD  
AUSTIN, TEXAS 78704  
SUBMITTAL DATE: 18-NOV-2015

**u-te**  
consultants, inc.  
2007 S 1st Street, Suite 103  
Austin, Texas 78704  
TBPE Registered Firm No. F-5653

SEAL: 4/01/2016  
STATE OF TEXAS  
JOAN TERNUS ANGLI  
92477  
REGISTERED PROFESSIONAL ENGINEER

Date:	04-01-2016
Drawn:	JT
Checked:	JT
DATE	
NO.	

OWNER: CENTRAL AVENUE PARTNERS, LP (CHARLIE TAMES)  
P.O. BOX 302634  
AUSTIN, TEXAS 78703  
(512)-426-7733

CIVIL ENGINEER (CONTACT): UTE CONSULTANTS, INC. (JOAN T. ANGLI, P.E.)  
2007 S 1ST STREET, SUITE 103  
AUSTIN, TEXAS 78704  
(512) 789-5018

**SITE INFORMATION**

SITE DEVELOPMENT PERMIT NUMBER: SP-2015-0526C

LEGAL DESCRIPTION: A PORTION OF LOT 19, BLOCK C, OAK HILL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 216 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

PROJECT ADDRESS: 2110 S LAMAR BOULEVARD

WATERSHED: WEST BOULDIN CREEK

CLASSIFICATION: URBAN - THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN: THE TRACT SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0585H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

PRESSURE ZONE: CENTRAL PRESSURE ZONE

ZONING: CS

RELATED CASE: ZONING: C14-2008-0060  
SITE PLAN EXEMPTIONS: SPX-05-1470, SPX-06-0140, DA-2014-0173  
LAND STATUS: C81-2015-0317

SUBMITTAL DATE: 18-NOV-2015

SUBMITTED BY: JOAN TERNUS ANGLI, P.E.  
UTE CONSULTANTS, INC.  
2007 S 1st STREET, SUITE 103  
AUSTIN, TEXAS 78704

APPROVED BY: *[Signature]* 5/4/16  
DEVELOPMENT SERVICES DEPARTMENT DATE

SUBMITTED BY: *[Signature]* 4/27/2016  
INDUSTRIAL WASTE DATE

SUBMITTED BY: *[Signature]* 4/27/2016  
AUSTIN FIRE DEPARTMENT DATE



VICINITY MAP  
MAPSCO PG. # 614K - GRID # G20

**SHEET INDEX**

1. COVER SHEET
2. LAND USE SITE PLAN
3. NOTES & DETAILS

**GENERAL CONSTRUCTION NOTES**

1. 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 ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL SYSTEM (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPWT) AT 974-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH: 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.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.  
\*RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT (INSIDE THE CITY LIMITS); OR  
\*INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ).
7. ALL DETENTION BASINS, WATER QUALITY PONDS AND APPURTENANCES WHICH RECEIVE STORMWATER RUNOFF FROM COMMERCIAL DEVELOPMENTS SHALL BE MAINTAINED BY THE RECORD OWNER IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE DRAINAGE AND ENVIRONMENTAL CRITERIA MANUALS.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TRAFFIC CONTROL PERMIT PRIOR TO CONSTRUCTION IN THE RIGHT-OF-WAY.

REVISIONS/CORRECTIONS:

NO.	DESCRIPTION	REVISE (R)/ADD (A) SHEET NO'S	TOTAL # SHEET IN PLAN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED DATE

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.

THIS PROJECT IS SUBJECT TO THE CITY OF AUSTIN WATERSHED PROTECTION REGULATIONS.

SUBCHAPTER E NOTE:  
S LAMAR BOULEVARD IS A CORE TRANSIT CORRIDOR AND IS THE PRINCIPAL STREET  
OXFORD AVENUE IS AN URBAN ROADWAY

SITE PLAN APPROVAL SHEET 1 OF 3  
FILE NUMBER: SP-2015-0526C APPLICATION DATE: 18-NOV-2015  
APPROVED BY COMMISSION JN UNDER SECTION 112  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81.LDO) 5/4/19 CASE MANAGER DONNA GALATI  
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ D92 X

*[Signature]*  
Director, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE 5/4/16 ZONING: CS  
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 building permit is not required), must also be approved prior to the Expiration Date.

2110 S LAMAR SHOPPING CENTER  
2110 S LAMAR  
AUSTIN, TEXAS 78704

LAND USE SITE PLAN

COVER SHEET

SHEET:  
**1**  
1 OF 3