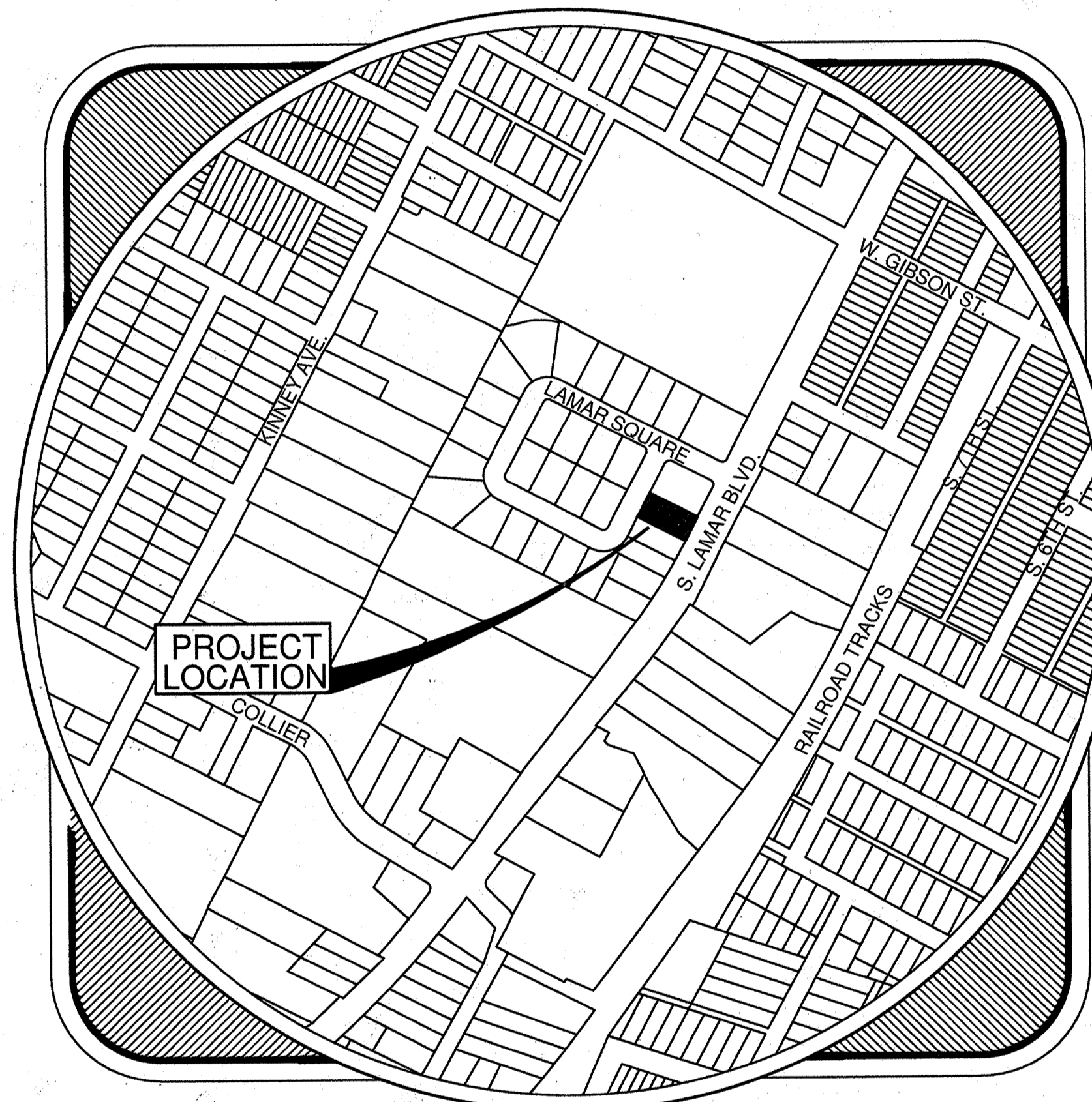


SITE DEVELOPMENT PLANS for 1300 PLAZA I

1234 SOUTH LAMAR BOULEVARD
AUSTIN, TEXAS
SUBMITTAL DATE: 31-MAY-2013



VICINITY MAP

MAPSCO PG. #: 614 - GRID #: H21

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

BENCHMARK INFO:

ON SITE BM:

BM 1 - SQUARE CUT ON TOP OF THE EAST END OF CONCRETE RETAINING WALL ON THE NORTH PROPERTY LINE OF LOT 21-A, BEING APPROXIMATELY 13' EAST OF THE NORTHEAST CORNER OF THE EXISTING BUILDING ON LOT 21-A, AND 43' NORTHWEST OF THE NORTHEAST CORNER OF LOT 21-A.
ELEVATION: 545.35

ELEVATION DATUM:

ELEVATIONS ARE C.O.A. BENCHMARK H-20-1003, 3" BRASS DISK ON NORTH SIDE OF W. MARY STREET ON EAST END OF SIDEWALK OF BOX CULVERT BRIDGE OVER BOULDIN CREEK. NAVD '88 ELEV. = 521.51

OWNER / DEVELOPER: LANTZCH FAMILY TRUST
2825 MIDDLEFIELD ROAD
PALO ALTO, CALIFORNIA 94306
(408)-338-7018
1300 LAMAR PLAZA, LLC. (SCOTT TRAINER)
P.O. BOX 160896
AUSTIN, TEXAS 78716

CIVIL ENGINEER (CONTACT): UTE CONSULTANTS, INC. (JOAN D. TERNUS, P.E.)
307 EAST 2ND STREET
AUSTIN, TEXAS 78701
(512) 789-5018

ARCHITECT (CONTACT): MICHAEL HSU OFFICE OF ARCHITECTURE (JAY COLUMBO)
4910 BURNET ROAD
AUSTIN, TEXAS 78756
(512) 706-4303

SURVEYOR: FLUGEL LAND SURVEYING
14910 DORIA DRIVE
AUSTIN, TX 78728
(512) 633-6996

LANDSCAPE ARCHITECT (CONTACT): ECOLAND DESIGN GROUP (BRADLEY T. JONES, RLA)
P.O. BOX 180546
AUSTIN, TEXAS 78716
(512) 344-9204

SITE DEVELOPMENT PERMIT NUMBER: SP-2013-018C

LEGAL DESCRIPTION: LOT 21A, BLOCK A OF THE RESUBDIVISION OF LOTS 17, 20-22 LAMAR SQUARE AS RECORDED IN PLAT BOOK 39, PAGE 29 OF THE TRAVIS COUNTY PLAT BOOK.

PROJECT ADDRESS: 1234 SOUTH LAMAR BLVD.

WATERSHED: WEST BOULDIN CREEK

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

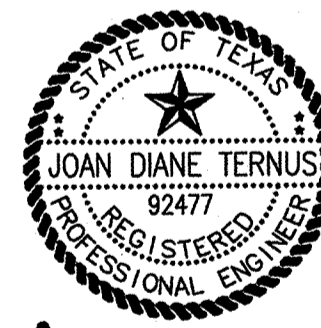
FLOODPLAIN: THE TRACT SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0445H, ZONE: X, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

PRESSURE ZONE: CENTRAL PRESSURE ZONE

ZONING: CS-V

RELATED CASE: ZONING: C14-2008-0060
SUBDIVISION: C88-88-14

SUBMITTAL DATE: 31-MAY-2013



SUBMITTED BY: *Joan Diane Ternus* 10-7-13
DATE
JOAN D. TERNUS, P.E.
UTE CONSULTANTS, INC.
307 E. 2ND STREET
AUSTIN, TEXAS 78701

APPROVED BY: *Michelle Hall* 11/22/13
DATE
CITY OF AUSTIN
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

Jon Arden 10/9/13
DATE
CITY OF AUSTIN
FIRE DEPARTMENT

Louis J. Cerda 10-8-2013
DATE
AUSTIN WATER UTILITY

John W. McCallister 10/10/2013
DATE
CITY OF AUSTIN
INDUSTRIAL WASTE DEPARTMENT

WATER SUPPLY INFORMATION:

DATE: MAY 1, 2012
RESIDUAL HYDRANT #182511:
STATIC PRESSURE: 74 PSI
RESIDUAL PRESSURE: 70 PSI
FLOW HYDRANT #660188:
FLOW RATE: 1110 GPM
VELOCITY PRESSURE: 63 PSI
LOCATION: 1300 BLOCK OF SOUTH LAMAR
PRESSURE ZONE: CENTRAL
GRID #: H21
MAPSCO PG. #: 584
SOURCE: CITY OF AUSTIN FIRE DEPARTMENT
BUILDING TYPE: V-B - 2,100 SF.
FIRE FLOW DEMAND PER IFC: 1,500 GPM/2HRS

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
1C	NEW Bldg layout, HC space modification, relocate bike racks	R1,6,7,14	15	-0-			10-6-14
2A	UPSIZE WATERLINE (PRIVATE & ROW). CHANGE BLD DIMENSIONAL TO MATCH CHANGES APPROVED AS C1	R1,8	15	-0-			12-10-14
3C	AS-BUILT SIDEWALK IN ROW MODIFICATION CHANGE IN PARKING AGREEMENT, ADD L.A. RECORDING#	R6,7	15	-0-			1-22-15

GENERAL CONSTRUCTION NOTES

- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY 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.
- 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.
- 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.
- 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.)
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- 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).
- 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.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TRAFFIC CONTROL PERMIT PRIOR TO CONSTRUCTION IN THE RIGHT-OF-WAY.

File Number: SP-2013-018C Date: 12-5-14
Project Name: 1234 S. Lamar
Correction/Revision #: 2 Page #: 8-15
Louis J. Cerda
City of Austin Water & Wastewater Utility

NOTE:
LAMAR BOULEVARD IS A CORE TRANSIT CORRIDOR
THIS PLAN IS NOT SUBJECT TO SUBCHAPTER 'E' OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS)

SITE PLAN APPROVAL SHEET 1 OF 15
FILE NUMBER: SP-2013-018C APPLICATION DATE: 12-5-14
APPROVED BY COMMISSION ON: N/A UNDER SECTION 11A
CHAPTER 253 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC): 11/21/16 CASE MANAGER: MIKI HOELTER
PROJECT EXPIRATION DATE (ORD #970905-A): N/A DWPZ: 007.3

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 11/24/15 ZONING: CS-V
Rev. 1 Correction 1 10-6-14
Rev. 2 Correction 2 12-10-14
Rev. 3 Correction 3 1-22-15

Final plan 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.

REVIEWED
OCT 08 2013

Austin Water Utility

AUSTIN WATER UTILITY
EXPIRATION DATE
OCT 08 2016

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- SUBDIVISION PLAT & SITE SURVEY
- DEMOLITION PLAN
- EROSION & SEDIMENTATION PLAN
- SITE PLAN & DIMENSIONAL CONTROL PLAN
- GRADING & DRAINAGE PLAN
- UTILITY PLAN
- UTILITY NOTES & DETAILS
- TRAFFIC CONTROL PLAN
- TRAFFIC NOTES AND DETAILS 1
- TRAFFIC NOTES AND DETAILS 2
- SITE PLAN NOTES & DETAILS
- LANDSCAPE CITY SUBMITTAL PLAN
- LANDSCAPE NOTES AND DETAILS

u.t.e.
consultants, inc.
307 East 2nd Street
Austin, Texas 78701
TBPE Registered Firm No. F-5653

Date: 31-MAY-2013
Drawn: AP
Checked: JT

NO.	DATE	REVISIONS

1300 LAMAR PLAZA I
1234 SOUTH LAMAR BOULEVARD
AUSTIN, TEXAS

SITE DEVELOPMENT

COVER SHEET

SHEET: 1

1 OF 15

SP-2013-0180C