



CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit

Application Date: 02/12/2019

Site Plan Expiration Date: 03/13/23

Permit No.: SP-2019-0056C

Project Name (or description): South Lamar and Riverside Mixed Use

Address or Location Description: 1211 RIVERSIDE DR

Watershed: Lady Bird Lake Watershed

Owner of Property: Sardis Lone Star, LLC.

Address: 84 Wooster #603 New York, New York 10012

Owner's Representative: Ben Turner Consort, Inc., (512) 469-0500

Address: 3600 BEE CAVES ROAD Suite 100 AUSTIN TX 78746

Legal Description: LOT 1, BLOCK A, OF THE PAGGI HOUSE SUBDIVISION REOCRED IN DOCUMENT NUMBER 201300158 OF THE OFFICIAL PUBLIC REOCRDS OF TRAVIS COUNTY, TX.

PERMIT IS HEREBY ISSUED FOR:

Construction of a mixed use multi-story building consisting of general retail sales (general), professional offices, restaurant, hotel, and condominium uses. The site is 0.94 acres (40,619 square feet) with 94.5% impervious coverage.

The project is located within the Town Lake watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

CONDITIONS OF PERMIT

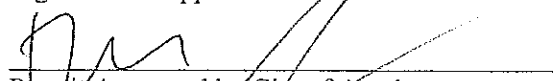
It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.


Signature of Applicant

For SARDIS LONE STAR, LLC 03/13/20
Owner Date


Permit Approved by City of Austin

3-13-20
Date