

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-4

DATE: Monday May 10, 2021

CASE NUMBER: C15-2021-0033

____ Thomas Ates
 ____ Brooke Bailey
 ____ Jessica Cohen
 ____ Melissa Hawthorne
 ____ Don Leighton-Burwell
 ____ Rahm McDaniel
 ____ Darryl Pruett
 ____ Agustina Rodriguez
 ____ Michael Von Ohlen
 ____ Nicholl Wade
 ____ Vacant
 ____ Kelly Blume (Alternate)
 ____ Carrie Waller (Alternate)
 ____ Vacant (Alternate)

APPLICANT: Mark Zupan

OWNER: Christopher Affinito

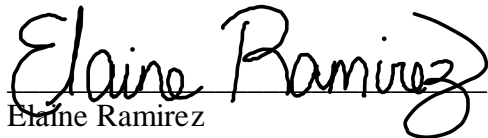
ADDRESS: 221 LESSIN LN

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 12 feet (requested) in order to erect Multi-Family-Condominiums in an “SF-6-NP”, Condominium residence-Neighborhood Plan zoning district. (Dawson Neighborhood Plan)

BOARD’S DECISION: BOA meeting April 12, 2021 cancelled; May 10, 2021

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Elaine Ramirez
Executive Liaison

Diana Ramirez for
Don Leighton-Burwell
Chairman

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0033

BOA DATE: April 12th, 2021

ADDRESS: 221 Lessin Ln

COUNCIL DISTRICT: 3

OWNER: Christopher Affinito

AGENT: Mark Zupan

ZONING: SF-6-NP (Dawson NP)

LEGAL DESCRIPTION: LOT 14 LESS S E 1728SQ FT BLK 2 POST ROAD

VARIANCE REQUEST: decrease the minimum front yard setback from 25 ft. to 10 ft.

SUMMARY: erect Multi-Family -Condominiums

ISSUES: faces a street on three sides, floodplain, heritage trees

	ZONING	LAND USES
<i>Site</i>	SF-6-NP	Townhouse and Condominium Residence
<i>North</i>	GR-CO-NP	Community Commercial
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Dawson Neighborhood Association

Dawson Neighborhood Organization

Dawson Neighborhood Plan Contact Team

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

SEL Texas

Sierra Club, Austin Regional Group

South Austin Commercial Alliance

South Central Coalition



May 3, 2021

Mark Zupan
221 Lessin Ln
Austin TX, 78704

Property Description: LOT 14 LESS S E 1728SQ FT BLK 2 POST ROAD

Re: C15-2021-0033

Dear Mark,

Austin Energy (AE) has reviewed your revised application for the above referenced property, requesting that the Board of Adjustment consider a variance from the Land Development Code,

Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 12 feet (requested) in order to erect Multi-Family-Condominiums in an "SF-6-NP", Condominium residence-Neighborhood Plan zoning district. (Dawson Neighborhood Plan);

Austin Energy **does not oppose** the above variance for setback requirements, provided any proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Please continue to work with our electric distribution designers on the current site plan in review with DSD. Any removal or relocation of existing electric facilities will be at owners /applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you have any questions about the following comments, please contact my office.

Thank you,

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050



April 5, 2021

Mark Zupan
221 Lessin Ln
Austin TX, 78704

Property Description: LOT 14 LESS S E 1728SQ FT BLK 2 POST ROAD

Re: C15-2021-0033

Dear Mark,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section from the land development code.

Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 10 feet (requested) in order to erect Multi-Family-Condominiums in an "SF-6-NP", Condominium residence-Neighborhood Plan zoning district. (Dawson Neighborhood Plan)

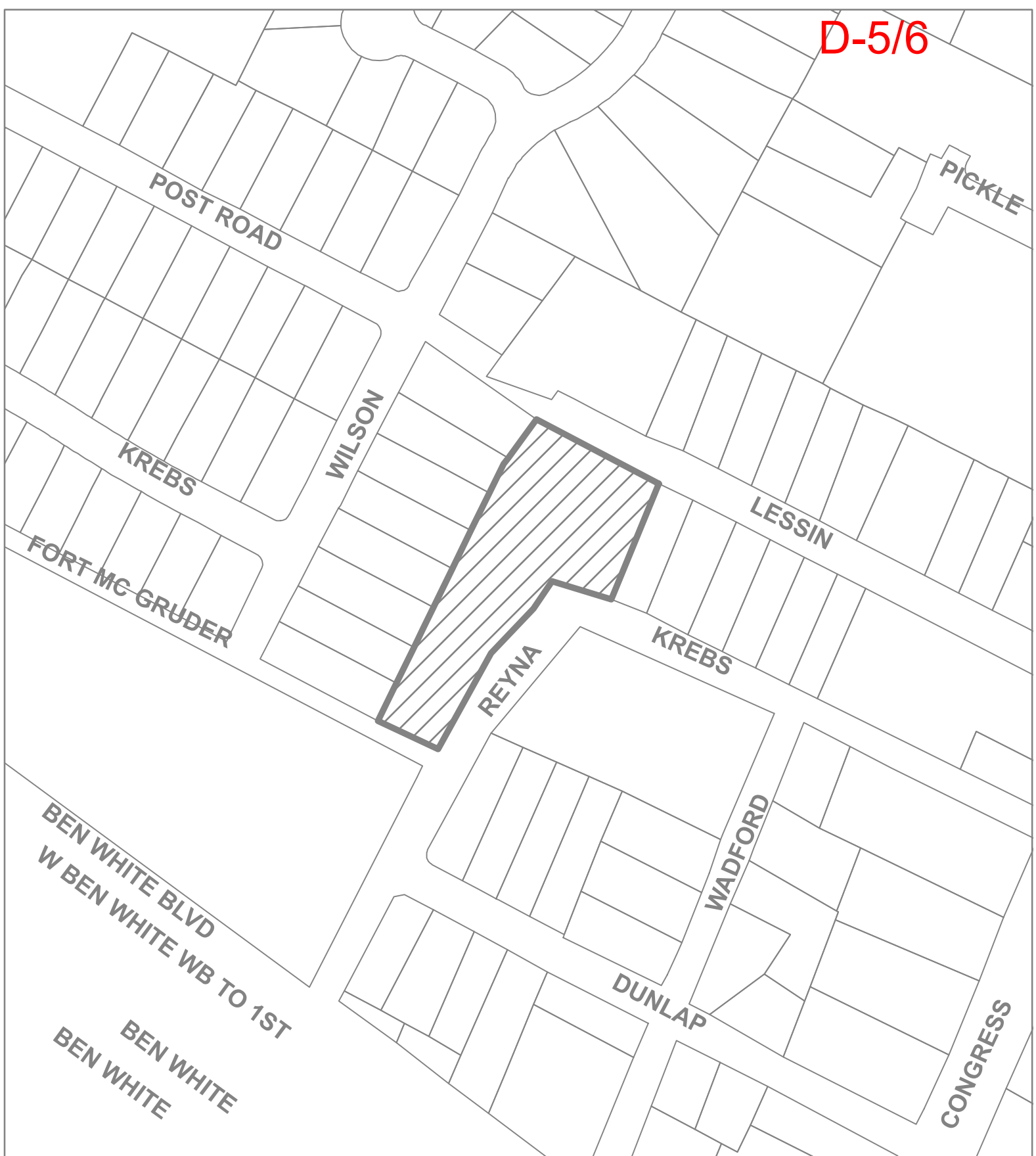
The above variance request is **DENIED BY AUSTIN ENERGY (AE)**. Current existing conditions conflict with AE facilities and clearances. Applicant/Owner is required to meet AE clearance criteria requirements for distances from AE facilities. All improvements and costs associated with the relocation or removal of AE facilities is the responsibility of the property owner. In order for the above application to comply with our requirements, we (Austin Energy) will need the variance request to be increased from 10' to 15' in order for the proposal to meet Austin Energy clearance requirements. . Owner/Applicant must obtain written approval of conflict resolution from Eben Kellogg 512-322-6050, Austin Energy - Public Involvement/Real Estate, Services, prior to a BOA approval. I would recommend that you reach out to James Rowin (James.Rowin@austinenergy.com) Electric Design Lead Southeast – 512-505-7665

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0033

LOCATION: 221 LESSIN LANE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 167'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 221 Lessin Lane

Subdivision Legal Description:

Lot 14 less SE 1728 sq-ft Block 2 post road

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-6

I/We Mark Zupan on behalf of myself/ourselves as
authorized agent for Chris Affinito, 219 Lessin Lane Holdings affirm that on
Month February, Day 18, Year 2021, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: multifamily, duplexes

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

We are requesting a waiver from section 25-2-492, site development regulations for a SF-6-NP residential property for a front yard setback on Lessin Lane from 25-ft to 12-ft for the site located in project SP-2020-0364C.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Condominium Residential Use in SF-6 zoning districts allows for 1 unit per 3,500 SF on site area. Based on the site area of approximately 63,597 SF, this property is entitled to 18 condominium residential units. Due to a high concentration of heritage trees and valuable "less-than-heritage" trees, floodplain, and the fact that the property is a "through lot" (i.e. both front and rear of the property face a street, creating additional building setbacks), we would only be able to build 14 condo units on this property without creating a larger, attached condo building that would look inconsistent with the character of the neighborhood.



Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Most properties in the area are much smaller, are zoned SF-3, are not in the floodplain, and have a lower concentration of valuable and heritage trees. This property is also unique in that the front and rear both face a street, creating a "double front setback", which further restricts development compared to other lots.

b) The hardship is not general to the area in which the property is located because:

Other lots in the area do not face a street on three sides (front, rear, east side) and therefore are subject to smaller building setbacks. The combination of these additional setbacks, the floodplain along the western side, and high concentration of valuable trees (i.e. trees we would prefer to preserve) and heritage trees (which we must preserve) is not general to the area and is unique to this particular property.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Contrary to altering the character of the area, granting this variance will actually preserve the character of the area, because it will allow us to build detached houses and duplexes, as opposed to a townhome or apartment-style development, in order to achieve the unit count allowed by zoning. If this property simply were not a "through lot" we would be able to design a development that both conforms with current zoning and with the character of the neighborhood.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

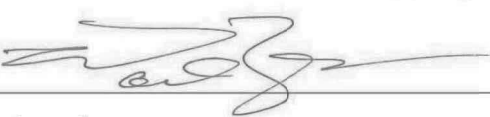
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.


Applicant Signature:  Date: 02/19/2021

Applicant Name (typed or printed): Mark Zupan

Applicant Mailing Address: 7801 W Hwy 71, Suite 201G


City: Austin State: TX Zip: 78735

Phone (will be public information): (512) 628-8281

Email (optional – will be public information): 

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 02/19/2021

Owner Name (typed or printed): Christopher Affinito

Owner Mailing Address: 117 Lightsey Rd

City: Austin State: TX Zip: 78704

Phone (will be public information):

Email (optional – will be public information): 

Section 5: Agent Information

Agent Name: KFM Engineering, Mark Zupan

Agent Mailing Address: 7801 W Hwy 71, Suite 201G

City: Austin State: TX Zip: 78735

Phone (will be public information): (512) 628-8281

Email (optional – will be public information): 

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

[illegible]



FOR RIGHT OF WAY VIOLATIONS INCLUDING BUT NOT LIMITED TO WORKING ON THE RIGHT OF WAY WITHOUT THE NECESSARY PERMITS. THE CITY OF ALBANY FOR AN INVESTIGATION FEE WILL BE ASSESSED FOR EACH OFFENSE. UNTIL THE CITY OF ALBANY IS NOTIFIED THAT THE VIOLATION HAS BEEN CORRECTED, A FINE OF \$100 PER DAY WILL BE ASSESSED. THE INVESTIGATION FEE IS SCHEDULED FOR VIOLATIONS OF PUBLIC SAFETY:

2. CONTRACTORS AND THEIR SUBCONTRACTS MUST BE LICENSED BY THE CITY OF ALBANY FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY.

a. PERMIT FEE: \$100.00 - EQUAL TO THE COST OF THE PERMIT

b. VIOLATIONS OF PERMIT CONDITIONS, RESTRICTIONS, LIMITS, TIMES AND LOCATIONS ON ROW PERMIT = \$250

c. IMPROPER DANGER WARNING SIGN = \$250

d. IMPROPER USE OF DEVICE = \$250

e. FAILURE TO CORRECT DEFICIENCY = \$250

f. VIOLATION OF PERMIT DURING PERMIT TERM = EQUAL TO THE COST OF THE PERMIT

g. MULTIPLE VIOLATIONS = UP TO A 4 DAY SUSPENSION OF WORK

2. CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF ALBANY FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY.

3. CONTRACTORS MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY ENGINEER. THE CITY OF ALBANY WILL BE ASSESSED A FEE OF \$100 PER DAY OF COMMENCEMENT OF WORK. PLEASE CALL (518) 474-1150 FOR CURRENT RATES AND SCHEDULES. THE CITY OF ALBANY WILL BE ASSESSED THE MOST APPROPRIATE RIGHT OF WAY PERMITTING FEE SCHEDULE.

A. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES TO MAINTAIN CLEARANCE OF THE UTILITY LINES. THE UTILITY WILL PERFORM ALL TREE WORK IN ACCORDANCE WITH CHAPTER 25B, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

B. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE UTILITY WITH ACCESS TO THE UTILITY LINES AND TO THE UTILITY LINES AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE EXISTING UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS RIGHTS SHALL BE CONVEYED TO THE UTILITY BY THE UTILITY COMPANY. THE UTILITY SHALL NOT BE SOUGHT TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

C. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION, IN ADDITION TO THE EROSION CONTROL, VEGETATION AND TREE PROTECTION AND TREE TRIMMING THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE UTILITY LINES. THE UTILITY SHALL BE RESPONSIBLE FOR THE TREE SERVICE TO THIS PROJECT. AUSTIN ENERGY TREE SHALL ALSO BE RESPONSIBLE FOR THE TREE SERVICE TO THIS PROJECT.

D. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING LANDSCAPE SAFETY CODE/OSHA CODE CLEARANCES BETWEEN THE ELECTRIC LINES AND THE PROPERTY. THE UTILITY SHALL BE RESPONSIBLE FOR FAILURE TO COMPLY WITH WHICH WILL PREVENT THE PROJECT FROM BEING CONSIDERED IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE WILL BE CHARGED TO THE OWNER.

E. THE UTILITY SHALL BE RESPONSIBLE FOR ERECTION AND RELATED TEMPORARY STRUCTURES NEAR OVERHEAD ELECTRIC LINES MEET OSHA

[illegible]

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

SITE PLAN RELEASE		Sheet # 4 OF 37	
FILE NUMBER: SP-2020-0546C	EXPIRATION DATE _____		
CASE MANAGER: ROSEMARY AWLA	APPLICATION DATE: SEPT. 23, 2020		
APPROVED ADMINISTRATIVELY ON _____			
APPROVED BY PLANNING COMMISSION ON _____			
APPROVED BY CITY COUNCIL ON _____			
Under Section <u>112</u> of Chapter <u>254</u> Of The Austin City Code			
Director, Development Services Department		_____	
DATE OF RELEASE: _____		Zoning: _____	
Row 1	Correction 1		
Row 2	Correction 2		
Row 3	Correction 3		
SHEET NO.		JOB 19003838	
4 OF 37			



GENERAL NOTES:

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY AUSTIN WATER APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTORS.

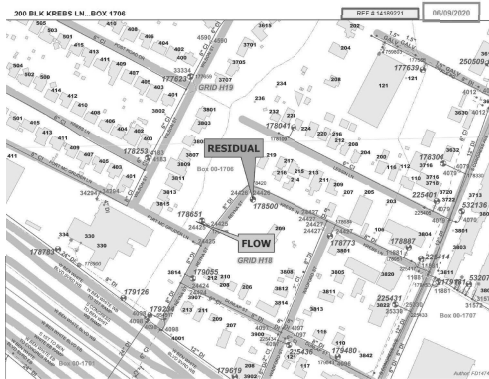
USE OF ELECTRONIC FILES GENERAL DISCLAIMER: USE OF THE ATTACHED FILES IN ANY MANNER INDICATES YOUR ACCEPTANCE OF TERMS AND CONDITIONS AS SET FORTH BELOW. IF YOU DO NOT AGREE TO ALL OF THE TERMS AND CONDITIONS, PLEASE CONTACT AUSTIN WATER PIPELINE ENGINEERING, PROJECT COORDINATOR PRIOR TO USE OF THE REFERENCED INFORMATION. PLEASE BE ADVISED THAT ANY FORMS THAT CAN BE ALTERED BY THE USER, DUE TO THIS FACT, ANY REUSE OF THE DATA WILL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE CITY OF AUSTIN AND USER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF AUSTIN FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM USING THE DIGITAL FILE. IN ADDITION, IT IS THE RESPONSIBILITY OF THE USER TO COMPARE ALL DATA WITH THE PDF VERSION OF THIS DRAWING. IN THE EVENT THERE IS A CONFLICT BETWEEN THE PDF VERSION DRAWING AND THE ELECTRONIC FILE, THE PDF VERSION DRAWING SHALL PREVAIL.

STANDARD CONSTRUCTION NOTES:

- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM AUSTIN TRANSPORTATION DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
- AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC, RESIDENTIAL OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY AUSTIN TRANSPORTATION INSPECTOR OR DEVELOPMENT SERVICES DEPARTMENT (DSO) INSPECTING AT THE NUMBER INDICATED ON THE PLANS BY THE AFW PLAN REVIEWER.
- THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA ONE CALL SYSTEM AT 800-447-7777 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IN ADVANCE OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES TO BE EXTENDED, DELETED, OR ALTERED, OR SUBJECT TO DAMAGE/CONNECTION BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT EASEMENT BOUNDARY.
- NO OTHER UTILITY SERVICE/PURFANCES SHALL BE PLACED NEAR THE PROPERTY LINE OR OTHER ASSIGNED LOCATION DERIVED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
- THE CITY SPECIFICATION ITEM 508 WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1046.24.
- PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS WILL BE ALLOWED ONLY IN THE FOLLOWING CASES: A) A TEST SHUT OUT BUREAU OR AN ASSOCIATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE; B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR THE SHUTTING WATER LINE WARRANTY.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(2) AND SPL 800.124 AND 800.124-1.
- FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 115.4 AND SHALL BE PAINTED FLUENT ALUMINUM OR EQUAL. FIRE HYDRANTS AND ASSOCIATED VALVES, TEN (10) YEARS AND OLDER WILL BE REQUIRED TO BE REPLACED WITH A NEW FIRE HYDRANT AND APPURTENANCES.
- WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (2) AND FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPES) AT THE PRESSURE SHOWN ON THE APPROVED PLANS.
- ALL MATERIALS USED ON THE PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL. WILL BE ON ANY CONSTRUCTION.
- WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME PE IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH FROM CORROSION STOP TO METER.
- WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR TWO (2) HOURS PRIOR TO THE WATER SHUT OUT AND THE DIRECTOR'S DESIGNEE A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 870-0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE PROTECTED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
- WATER AND WASTE WATER SERVICES WILL NEED TO BE RELOCATED UP TO THE MAIN. REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTALLATIONS.
- ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATER TIGHT AND BEAR THE WEIGHT AND LOADS FOR THE CITY OF AUSTIN.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ON SITE UTILITY WORK.
- ALL WATER AND WASTEWATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 260 OF THE DRAINAGE WATER STANDARDS, CHAPTER 217 OF DESIGN CRITERIA FOR SEWERAGE SYSTEMS AND CHAPTER 216 OF DESIGN CRITERIA FOR RECLAIMED SYSTEMS OF TCEC RULES.
- CONTRACTORS REQUESTED THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HOPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MOLLOY OR COMPARABLE TRAINING PROGRAM.
- SHOP DRAWINGS (SHEETS AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF TEXAS, SHALL BE SUBMITTED FOR AUSTIN WATER APPROVAL FOR LARGE DIAMETER PRECAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" DIAMETER TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS.
- VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER.
- ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY LEAD FREE ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORROSION STOP, CURB STOP, AND PRESSURE REDUCING), PIPES, BUSHINGS, PIPE FITTINGS, BACKFLOW PREVENTERS AND FIRE HYDRANTS, TAPPING SALES AND 2" BORE AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
- ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR TO RETURN TO FIRE LINE OPERATIONS DISTRIBUTION SYSTEM MAINTENANCE, VALVES AND HYDRANT SERVICES, SUPERVISING AN ENGINEER TECHNICIAN AT 512-243-1133.
- ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND BE RESPONSIBLY TO THE DSO INSPECTOR.
- THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPLACED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAP OFFICE FORMS TO PROVIDE RELEVANT INFORMATION FOR THE CUTTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDIT. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAP OFFICE FOR REVIEW AND PROCESSING.
- NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
- ALL GRABITY LINES SHALL BE INSTALLED DOWNSTREAM TO UPSTREAM.
- METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.
- PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S RESPONSIBILITY TO COMPLY WITH THE STREET STATUS PRIOR TO CONSTRUCTION. IN A PROTECTED STREET STATUS, ALL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL FROM THE STREET AND IMPROVEMENTS OF THE TRANSPORTATION DEPARTMENT IS REQUIRED.

INSPECTION NOTES

Please call Development Services Department, Site and Subdivision Inspection at 512.974.6360 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.



Austin Fire Department Fire Prevention Division 300 Texas Street, Suite 200, Austin, Texas 78704 (512) 974-6360					
Hydrant Flow Test Report					
DATE	TIME	TESTER	COMPANY	PRESENTER	
06/13/2020	12:00	DAVID BROWN	URS	ALEXANDER, CLIFF	
RESIDUAL HYDRANT					
RESIDUAL HYDRANT #	17850	MAIN SIZE (in)	8		
DIRTY	200	DIRECTION	STREET NAME	TYPE	
			ADAMS	1.5	
STATIC PRESSURE (PSI)		81	RESIDUAL PRESSURE (PSI)		77
FLOW HYDRANT					
FLOW HYDRANT #	17851	MAIN SIZE (in)	8		
DIRTY	300	DIRECTION	STREET NAME	TYPE	
			ADAMS	1.5	
STATIC PRESSURE (PSI)		84	RESIDUAL PRESSURE (PSI)		74
Comments:					
6" discharge coefficient		0.9			
100' flow = 1.5					
FLOW RATE (GPM)		1443			

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at a future date. For the requesting party's responsibility to ensure that the test information is representative of the location of the project in question and that any differences in direction between the test location and project are accounted for and included in the hydraulic calculations.

HYDRANT

PROJECT INFORMATION

PROJECT INFORMATION	
GRID NUMBER:	M25
MAPSCO NUMBER:	614Y, 644C
AW INTERSECTION NUMBER:	9625
BUILDING SIZE IN SQUARE FEET:	3337 SF (MAX)
BUILDING TYPE PER IFC:	V-B
BUILDING HEIGHT:	< 6'
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	1443 GPM
REQUIRED BUILDING FIRE FLOW PER IFC:	1000 GPM
REDUCED FIRE FLOW PER % FIRE SPRINKLER REDUCTION:	50%
*MINIMUM FIRE FLOW:	500 GPM
DOMESTIC WATER DEMAND:	15 GPM
WATER SUPPLY FIXTURE UNITS (WSFU):	6
DOMESTIC DEMAND CALCULATED PER THE WSFU:	5.5 GPM
AUSTIN WATER PRESSURE ZONE:	SOUTH
STATIC WATER PRESSURE:	84 PSI
HIGHEST LOT SERVED:	644.0
LOWEST LOT SERVED:	632.0
IRRIGATION DEMAND:	N/A
8" FIRE LINE VELOCITY:	N/A
6" DOMESTIC LINE VELOCITY:	N/A

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRIV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.
ON MINIMUM FIRE FLOW, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER

PROJECT INFORMATION

PROPOSED PRODUCT TYPE TO BE INSTALLED	LENGTH OF PIPE (LF)	SIZE OF PIPE (INCH)	NO OF SERVICES
WATER MAIN	365	8" CLASS 250 DI	N/A
WASTEWATER MAIN	515	6" SDR-26	N/A
RECLAIMED WATER MAIN	N/A	N/A	N/A
WATER SERVICE	N/A	N/A	15
WASTEWATER SERVICE	N/A	N/A	15
RECLAIMED SERVICE	N/A	N/A	N/A

DOES THIS PROJECT INVOLVE A DEVELOPMENT AGREEMENT THAT IMPACTS AUSTIN WATER INFRASTRUCTURE?

☐ YES
☒ NO

DOES THIS PROJECT NEED AULCO REVIEW?

☐ YES
☒ NO

IF YES, PLEASE PROVIDE UCC# _____

NOTE: IF THE PROJECT IS LOCATED WITHIN FULL PURPOSE JURISDICTION, A RIGHT-UP MAP REVIEW, THROUGH THE AULCO PERMIT PROCESS WILL BE REQUIRED.

Meter Notice:

Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation.

Meter(s) Requirement for Project: LESSIN LANE VILLAS

Address: 219 Lessin Lane

Proposed Use: Residential Meter

Type: POSITIVE DISPLACEMENT

Size: 1 1/2" GPM: 5-100 GPM

Service Units: 5

Meter(s) Requirement for Project:

Address:

Proposed Use: Irrigation Meter

Type: POSITIVE DISPLACEMENT

Size: 3/4" GPM: 2-30 GPM

Service Units: 1.5

Reclaimed Meter(s) Requirement for Project:

Address:

Proposed Use:

Type:

Size: GPM:



Know what's below.

Call before you dig.

THE CITY OF AUSTIN IS A MEMBER OF THE 811 PROGRAM. THE 811 PROGRAM IS A SERVICE THAT PROVIDES A FAST AND EASY WAY TO LOCATE UTILITIES BEFORE YOU DIG. IT IS A FREE SERVICE PROVIDED BY THE CITY OF AUSTIN. FOR MORE INFORMATION, VISIT US AT www.austintexas.gov/811.

NOTICE: CONSTRUCTION OF ANY TYPE IN THE PUBLIC RIGHT-OF-WAY OF THE CITY OF AUSTIN, TEXAS, SHALL BE SUBJECT TO THE CITY OF AUSTIN'S RIGHT-OF-WAY RULES AND REGULATIONS. FOR A COMPLETE LIST OF RULES AND REGULATIONS, VISIT US AT www.austintexas.gov/811.

CONTRACTOR'S NOTE: NEW LOTS CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF AUSTIN'S RIGHT-OF-WAY RULES AND REGULATIONS. FOR A COMPLETE LIST OF RULES AND REGULATIONS, VISIT US AT www.austintexas.gov/811.



LESSIN LANE VILLAS
221 LESSIN LANE
AUSTIN, TEXAS

URBAN ATX
LESSIN LANE VILLAS
AUSTIN WATER UTILITY NOTES

DATE
February 14, 2021

CITY APPROVAL

SITE PLAN RELEASE		Sheet 5 of 37
FILE NUMBER: SP-2020-0364C	EXPIRATION DATE:	
CASE MANAGER: ROSEMARY AVILA	APPLICATION DATE: SEPT 23, 2020	
APPROVED ADMINISTRATION ONLY ON:		
APPROVED BY PLANNING COMMISSION OR:		
APPROVED BY CITY COUNCIL ON:		
Under Section 112 of Chapter 206 of The Austin City Code		
Director, Development Services Department		
DATE OF RELEASE:	_____	_____
Rev 1	Correction 1	
Rev 2	Correction 2	
Rev 3	Correction 3	

SCALE: 0

DR, AL, CM, CH, MZ

PL, MZ

BOOK: 1

JOB: 1902988

SHEET: 5 OF 37



Know what's below.
Call before you dig.

The City of Austin has a public utility database that contains information about the location and depth of underground utilities. This information is available to the public through the 811 service. Call 811 to request a utility locate. The City of Austin will provide a free utility locate service for residential properties. For commercial properties, a fee may apply. The City of Austin will also provide a free utility locate service for properties that are part of a city project. For more information, visit www.austintexas.gov/811.

NOTICE:
Construction of this project is the responsibility of the contractor. The City of Austin is not responsible for the design or construction of the project. The City of Austin will provide a free utility locate service for residential properties. For commercial properties, a fee may apply. The City of Austin will also provide a free utility locate service for properties that are part of a city project. For more information, visit www.austintexas.gov/811.



LESSIN LANE VILLAS
221 LESSIN LANE
AUSTIN, TEXAS

URBAN ATX
LESSIN LANE VILLAS
EXISTING
CONDITIONS &
DEMO PLAN

DATE: February 14, 2021

REVISIONS


















NO.	DATE	DESCRIPTION
1	02/14/21	ISSUED FOR PERMIT

SCALE: 1" = 40'

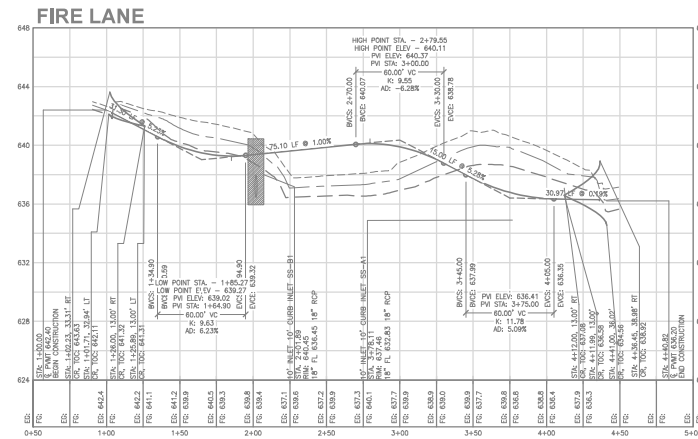
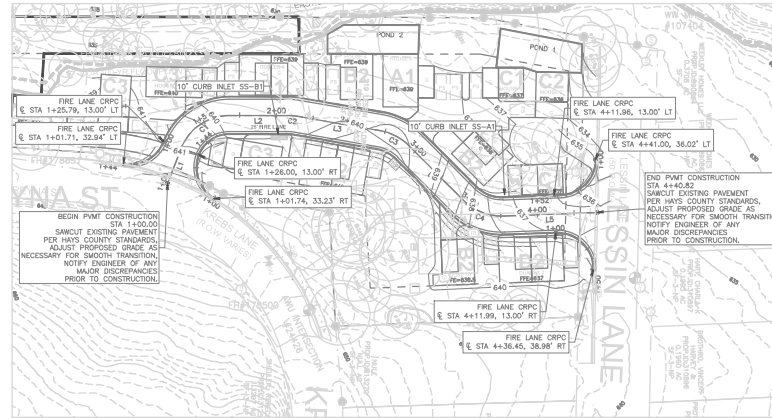
DR: AA, CH CH: MZ
P.M. MZ
BOOK: 19039839
JOB: 19039839
SHEET: 6 OF 37

CONDITIONS BY TREE MANN SOLUTIONS
DATED 2/14/2020



LEGEND	NOTES	TREE LEGEND	NORTH ARROW & SCALE	KEYMAP
 PROPOSED CONTOURS  EXISTING CONTOURS  EX PROPERTY BOUNDARY  LIMITS OF CONSTRUCTION  SILT FENCE  TREE PROTECTION FENCE  STAGING & TEMPORARY SPOOLS AREA  STABILIZED CONSTRUCTION ENTRANCE  UTILITY PROTECTION  TEMPORARY ROCK BERM  J-HOOK	<p>1. LIMITS OF CONSTRUCTION: 2.15 ACRES</p> <p>2. THE CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 14.5.3.</p> <p>3. ALL AREA INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND VEGETATION.</p> <p>4. THE TRAVIS COUNTY AND COA INSPECTORS HAVE THE AUTHORITY TO MODIFY EROSION/SEEDIMENTATION CONTROLS AS REQUIRED TO ENSURE THE CONTROLS ARE FUNCTIONING PROPERLY.</p> <p>5. ANY DIRT, MUD, ROCKS OR OTHER DEBRIS CARRIED ONTO EXISTING ROADS SHALL BE REMOVED IMMEDIATELY AND THE ROAD RESTORED TO A DRIVEABLE CONDITION, FREE FROM OBSTRUCTIONS.</p> <p>6. WHERE STREET IMPROVEMENTS END ON A GRADE THAT ALLOWS OFFSITE SEDIMENT TO WASH ONTO PAVEMENT, THE CONTRACTOR SHALL INSTALL ROCK BERMS AT THE EDGE OF PAVEMENT. ROCK BERMS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL ADJACENT PHASE IMPROVEMENTS BEGIN.</p> <p>7. AT THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS, THE CONTRACTOR SHALL REVEGETATE THE AREAS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH THE CONDITIONS LISTED ON THE GENERAL NOTES SHEET.</p> <p>8. IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100'.</p> <p>9. OPPOSITE DISPOSAL OF SPILL MATERIAL MUST BE CLEARED BY COUNTY INSPECTOR PRIOR TO THE REMOVAL FROM THE JOBSITE.</p> <p>10. DIRT TRACKED INTO THE ROADWAY OUTSIDE THE LOC MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.</p> <p>11. CONTRACTOR SHALL ATTEMPT TO REVEGETATE MAJOR AND CRITICAL PORTIONS OF THE PROJECT IN DISCREET PHASES AND AS EARLY AS POSSIBLE.</p> <p>12. FOR THE STABILIZATION OF ALL THE SLOPES 3:1 OR GREATER, SUITABLE ESC MATTING (TYPE I) SHALL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS (TYPE II) FOR CHANNELS.</p> <p>13. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR VEGETATION MATTING.</p> <p>14. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD/OR MODIFY EROSION/SEEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH CITY OF AUSTIN RULES AND REGULATIONS.</p> <p>15. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 14.5 (A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.</p> <p>16. THE CONTRACTOR WILL CLEAN UP SPOOLS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.</p> <p>17. FOR OFF-SITE UTILITY LINES— PROVIDE PERPENDICULAR EROSION CONTROLS EVERY 30' AS YOU FINISH LINE.</p>	 TREE PROTECTED  TREE REMAIN  TREE REMOVE	  SCALE: 1" = 40'	

CITY APPROVAL	
SITE PLAN RELEASE	Sheet # of 37
FILE NUMBER SP-2020-04064	EXPIRATION DATE _____
CASE MANAGER ROSEMARY AMLA	APPLICATION DATE SEPT 23, 2020
APPROVED ADMINISTRATIVELY ON _____	REVISIONS _____ _____
APPROVED BY PLANNING COMMISSION ON _____	SCALE 1" = _____
UNDER Section 112 of Chapter 204 Of The Austin City Code	DR. AA CM CH. MZ PLA MZ BOOK - JOB 19003858
Date of Release _____ Zoning _____	SHEET NO. 8 OF 37
Rev 1 Correction 1	
Rev 2 Correction 2	
Rev 3 Correction 3	



LEGEND	PROFILE LEGEND	NOTES	LINE & CURVE TABLE	NORTH ARROW & SCALE	KEYMAP
<div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><</div></div>					

CITY APPROVAL

SITE PLAN RELEASE Sheet 8 of 36

FILE NUMBER: SP-2020-0364C EXPIRATION DATE: _____

CASE MANAGER: ROSEMARY AVILA APPLICATION DATE: SEPT 23, 2020

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 206 of The Austin City Code

Director, Development Services Department

DATE OF RELEASE: _____ Zoning: _____

Rev 1 _____ Correction 1 _____

Rev 2 _____ Correction 2 _____

Rev 3 _____ Correction 3 _____

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 40'

DR. AL. CM. CH. MZ.

PAL. MZ.

BOOK: _____

JOB: 9020839

SHEET: 8 OF 36

PRELIMINARY
NOT FOR CONSTRUCTION

KEM

ENGINEER, ARCHITECT
10000 N. MICHIGAN AVE., SUITE 100
DALLAS, TEXAS 75243

811

Know what's below.
Call before you dig.

THE LOCATION OF ALL BURIED UTILITIES MUST BE DETERMINED PRIOR TO ANY CONSTRUCTION. CALL 811 TO REQUEST A PRELIMINARY UTILITY LOCATOR REPORT. THIS REPORT IS NOT A GUARANTEE OF THE LOCATION OR DEPTH OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN DAMAGE TO UTILITIES AND PERSONAL INJURY OR DEATH.

NOTES:

CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER'S RESPONSIBILITY IS TO PREPARE THE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS AND SPECIFICATIONS FOR STREETS AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL CITY, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND FOR RESTORING THE AREA TO ITS ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE.

KEM

ARCHITECT, ENGINEER, PLANNER
10000 N. MICHIGAN AVE., SUITE 100
DALLAS, TEXAS 75243

LESSIN LANE VILLAS
221 LESSIN LANE
AUSTIN, TEXAS

URBAN ATX

LESSIN LANE VILLAS
221 LESSIN LANE
AUSTIN, TEXAS

FIRE LANE PLAN
AND PROFILE

DATE: February 14, 2021

SCALE: 1" = 40'

