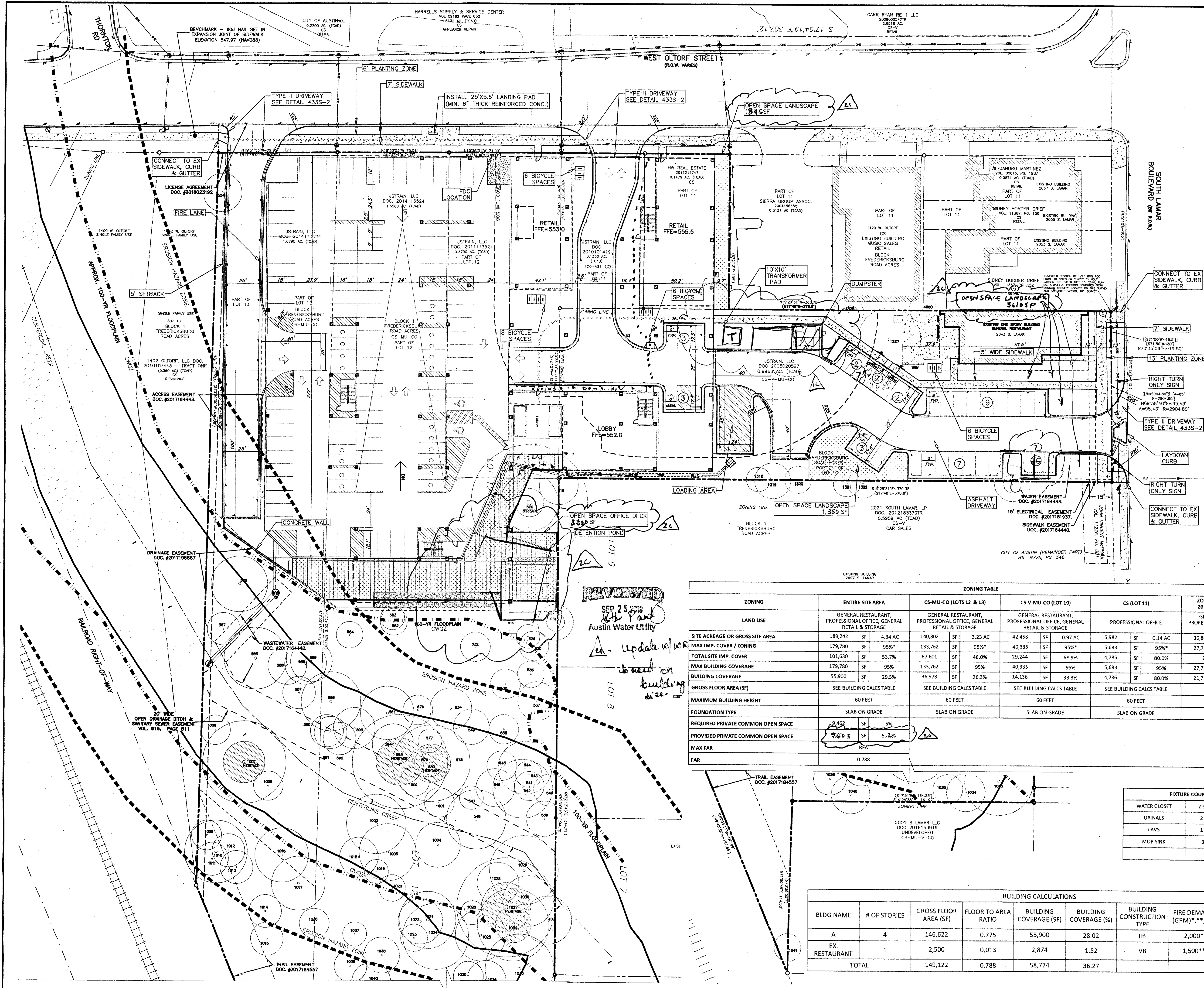




ZONING TABLE																		
ZONING		ENTIRE SITE AREA				CS-MU-CO (LOTS 12 & 13)				CS-V-MU-CO (LOT 10)				CS (LOT 11)			ZONING ORDINANCE NO. 20160811-050 PART 2, C.	
LAND USE		GENERAL RESTAURANT, PROFESSIONAL OFFICE, GENERAL RETAIL & STORAGE				GENERAL RESTAURANT, PROFESSIONAL OFFICE, GENERAL RETAIL & STORAGE				GENERAL RESTAURANT, PROFESSIONAL OFFICE, GENERAL RETAIL & STORAGE				PROFESSIONAL OFFICE			GENERAL RESTAURANT, PROFESSIONAL OFFICE, GENERAL RETAIL & STORAGE	
SITE ACREAGE OR GROSS SITE AREA		189,242	SF	4.34 AC	140,802	SF	3.23 AC	42,458	SF	0.97 AC	5,982	SF	0.14 AC	30,861	SF	0.709 AC		
MAX IMP. COVER / ZONING		179,780	SF	95%*	133,762	SF	95%*	40,335	SF	95%*	5,683	SF	95%*	27,775	SF	90%*		
TOTAL SITE IMP. COVER		101,630	SF	53.7%	67,601	SF	48.0%	29,244	SF	68.9%	4,785	SF	80.0%	27,990	SF	90.70%		
MAX BUILDING COVERAGE		179,780	SF	95%	133,762	SF	95%	40,335	SF	95%	5,683	SF	95%	27,775	SF	90%		
BUILDING COVERAGE		55,900	SF	29.5%	36,978	SF	26.3%	14,136	SF	33.3%	4,786	SF	80.0%	21,711	SF	70.35%		
GROSS FLOOR AREA (SF)		SEE BUILDING CALCS TABLE				SEE BUILDING CALCS TABLE				SEE BUILDING CALCS TABLE				SEE BUILDING CALCS TABLE			N/A	
MAXIMUM BUILDING HEIGHT		60 FEET				60 FEET				60 FEET				60 FEET			60 FEET	
FOUNDATION TYPE		SLAB ON GRADE				SLAB ON GRADE				SLAB ON GRADE				SLAB ON GRADE			SLAB ON GRADE	
REQUIRED PRIVATE COMMON OPEN SPACE		0.462	SF	5%														
PROVIDED PRIVATE COMMON OPEN SPACE		9465	SF	5.2%														
MAX FAR		REA																
FAR		0.788																

FIXTURE COUNT TABLE		
WATER CLOSET	2.5 X 40	100
URINALS	2 X 16	32
LAVS	1 X 28	28
MOP SINK	3 X 8	24
		184

BUILDING CALCULATIONS								
BLDG NAME	# OF STORIES	GROSS FLOOR AREA (SF)	FLOOR TO AREA RATIO	BUILDING COVERAGE (SF)	BUILDING COVERAGE (%)	BUILDING CONSTRUCTION TYPE	FIRE DEMAND (GPM)**,* ,***	BUILDING HEIGHT (FT.)
A	4	146,622	0.775	55,900	28.02	IIB	2,000*	55'-6"
EX. RESTAURANT	1	2,500	0.013	2,874	1.52	VB	1,500**	25'-0"
TOTAL		149,122	0.788	58,774	36.27			

134 Ed Jones
5/18/19

AUSTIN FIRE DEPARTMENT
16
OCT 04 2010
[Signature]
APPROVED
[Signature]

REVIEWED
MAR 13 2019
[Signature]
Austin Water Utility
No change to him
In instruction this sheet.

EXISTING LEGEND

	FIRE HYDRANT W/ GATE VALVE
	WATERLINE W/ GATE VALVE
	WATERLINE W/ DOUBLE SERVICE
	WATERLINE W/ SINGLE SERVICE
	STORM SEWER W/ MANHOLE
	STORM SEWER W/ CURB INLET
	GROUND CONTOUR

PROPOSED LEGEND

	FIRE HYDRANT W/ GATE VALVE
	WATERLINE W/ GATE VALVE
	WATERLINE W/ DOUBLE SERVICE
	WATERLINE W/ SINGLE SERVICE
	WASTEWATER W/ CLEANOUT
	WASTEWATER W/ SINGLE SERVICE
	STORM SEWER W/ MANHOLE
	STORM SEWER W/ CURB INLET
	GROUND CONTOUR
	OVERHEAD UTILITY
	GAS LINE
	FIRE LANE
	PERVIOUS PAVERS

2C	2-21-18	ADJUST PARK, POND, OPEN SPACE		
1C	9/13/18	REPLACE BUILDING, REVISE TABLES		
NO.	DATE	REVISIONS	APPROVAL	
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.				

03/10/9200
155-8235-Department
BOULDIN CREEK COMMONS
343 S LAMAR BLVD, AUSTIN, TX 78704
SITE PLAN
155-8235-Department



CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER COURT,
PHONE 512 761 6161

AUSTIN, TX 78723
FAX 512 761 6167

FIRM REG # F12469
INFO@CIVILITUDE.COM

SCALE: 1"=30'

JOB NO: A340

DGN BY: JMS

DWN BY: MAA

RVW BY: JMS

STATE OF TEXA
JAMES M. SCHISSLER
824728
LICENSED
PROFESSIONAL ENGINEER

SITE PLAN APPROVAL SHEET _____ OF 31

FILE NUMBER: SP-126-0481C APPLICATION DATE: OCTOBER 14, 2016

APPROVED BY COMMISSION ON _____ UNDER SECTION 112 ON _____

CHAPTER: 25-5 OF THE CITY OF AUSTIN _____

EXPIRATION DATE (25-5-81, LDC) _____ CASE NUMBER _____

PROJECT EXPIRATION DATE (ORD #970905-A) _____ DWFPZ _____ DDZ _____

Handwritten: N. Caldwell FOR OC

Director, DEVELOPMENT SERVICES DEPARTMENT _____ CS, CS-MU-CO, CS-SU-MU-CO

RELEASED FOR COMPLIANCE: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Handwritten: 04-16-19

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 approved notice of construction (if a Building Permit is not required), must also be approved prior to the Project Expiration Date.

SHEET NO. _____ OF _____