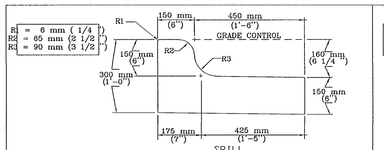
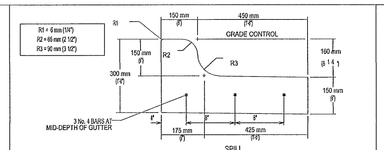
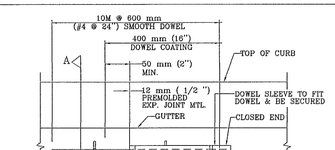
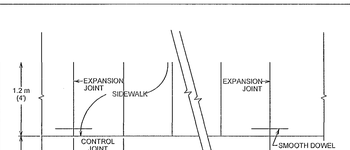
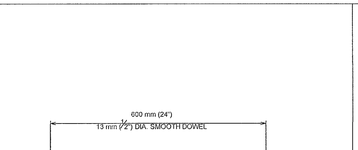
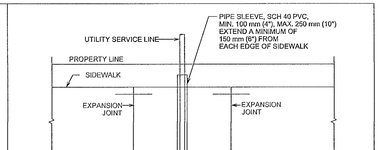












NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	STANDARD NO.
RECORD COPY SIGNED BY LINO RIVERA 9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	430S-1

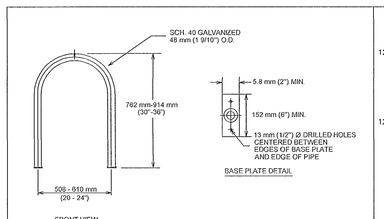
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	STANDARD NO.
RECORD COPY SIGNED BY SAM ANOCOH 01/04/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	430S-2

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB EXPANSION JOINT DOWEL DETAIL	STANDARD NO.
RECORD COPY SIGNED BY LINO RIVERA 9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	430S-3

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO.
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	432S-1 1 OF 3

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO.
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	432S-1 2 OF 3

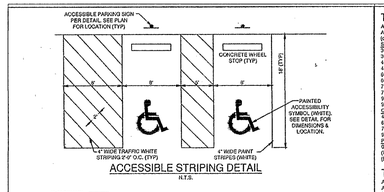
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO.
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	432S-1 3 OF 3



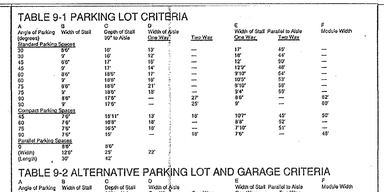
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	STANDARD NO.
RECORD COPY SIGNED BY COUNG TRAN 02/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	710S-1 1 OF 1

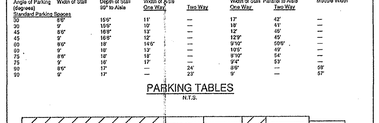
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING TIER BUMPER CURB	STANDARD NO.
RECORD COPY SIGNED BY BILL GARDNER 3/15/05 APPROVED ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	439S-1

HANDICAP STRIPING & SIGNAGE DETAIL



1 OF 1



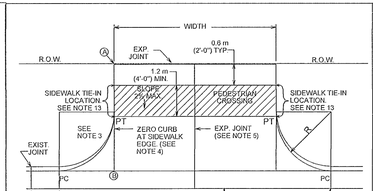


1 OF 1

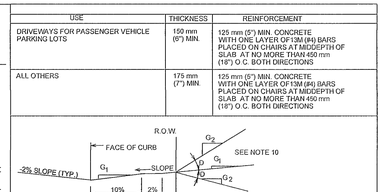
PARKING DETAIL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	STANDARD NO.
RECORD COPY SIGNED BY COUNG TRAN 02/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	710S-1 1 OF 1

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING TIER BUMPER CURB	STANDARD NO.
RECORD COPY SIGNED BY BILL GARDNER 3/15/05 APPROVED ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	439S-1



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	STANDARD NO.
RECORD COPY SIGNED BY CUONG TRAN 02/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD	433S-2 1 OF 2



USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500-1500	3%	6%
< 500	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 9 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET) WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "12 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH. SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	STANDARD NO.
RECORD COPY SIGNED BY CUONG TRAN 02/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD	433S-2 2 OF 2

REQUIRED PARKING TABLE				
LAND USE	GENERAL RETAIL	GENERAL RESTAURANT B	EXISTING RESTAURANT	PROFESSIONAL OFFICE
GROSS FLOOR AREA (SF)	5,045	2,595	2,500	154,007
GENERAL PARKING RATIO	1:275	1:75	1:100	1:275
PARKING REQUIRED PER USE	18.3	34.6	25.0	560.0
TOTAL REQUIRED PARKING	638.0			
URBAN CORE REDUCTION	0.2			
80% TOTAL REQUIRED PARKING	510.4			
PARKING PROVIDED	533			

*TOTAL REDUCTION NOT TO EXCEED 40%

REQUIRED ACCESSIBLE PARKING TABLE*							
PARKING FACILITIES (2)	SURFACE PARKING	GARAGE					TOTAL
		BASEMENT 2	BASEMENT 1	LEVEL 1	LEVEL 2	LEVEL 3	
PROVIDED SPACES	28	121	117	93	110	66	
TOTAL SPACES PROVIDED / FACILITY	26	507					533
ACCESSIBLE PARKING REQUIRED	1	11					12
TOTAL REQUIRED VAN PARKING	1	1					2
TOTAL ADA SPACES PROVIDED	2	11					13

*PER TEXAS ACCESSIBILITY STANDARDS

LOADING SPACES	
REQUIRED 12'X45'	2
PROVIDED 12'X45'	2

BICYCLE PARKING TABLE	
TOTAL VEHICLE SPACES REQ.	527
TOTAL BICYCLE SPACES REQ. (5% OF TOTAL VEH. SPACES REQ.)	26
TOTAL BICYCLE SPACES PROVIDED	26

SITE PLAN RELEASE NOTES:

1. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PARKING LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. ACCESSIBLE PARKING MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50.
3. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MIN. ABOVE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
4. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
5. A DRIVEWAY/SIDEWALK (DS) PERMIT IS REQUIRED FOR ALL SIDEWALK AND DRIVEWAY CONCRETE WORK IN CITY OF AUSTIN R.O.W. AN EXCAVATION PERMIT (EX) IS REQUIRED FOR ALL UTILITY WORK IN CITY OF AUSTIN R.O.W.
6. RIGHT OF WAY USE CHARGES WILL APPLY FROM THE DATE OF EXCAVATION TO THE DATE OF FULL RESTORATION.
7. ALL LANDSCAPED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEEL STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
8. NO SOLID FENCE ALONG THE PROPERTY LINE WILL EXCEED AN AVERAGE OF SIX FEET OR MAXIMUM OF SEVEN FEET.
9. CONTRACTOR TO VERIFY THE LOCATION OF THE UNDERGROUND UTILITIES AT LEAST 100 FT IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO AT LOCATIONS WHERE THE PROPOSED FACILITIES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN 5 FT OF EXISTING FACILITIES.
10. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES REVIEW DEPARTMENT.
11. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL.
12. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
13. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
14. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
15. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
16. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

GENERAL CONSTRUCTION NOTES

1. ALL THE 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 CENTER (472-2882) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION OF THE CITY'S ONE STOP SHOP (OSS) AT 974-6360 OR 974-7034 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, A NOTE MUST BE ADDED STATING: "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 DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS) ; OR
   - INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ).

DEVELOPER INFORMATION:

OWNER: SOUTH LAMAR PROPERTIES PHONE # (512) 965-1369
CONTACT: SCOTT TRAINER
ADDRESS: 900 BLUEBONNET LANE, AUSTIN, TX 78704

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

KBGE ENGINEERING PHONE # 512-439-0400

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

CONTRACTOR PHONE #

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:

CONTRACTOR PHONE #

NOTES:

1. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE PRINCIPAL BUILDING MATERIALS.
2. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY. (LDC, 25-6-475.)
3. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
4. EACH PARKING SPACE SHALL MAINTAIN A VERTICAL CLEARANCE OF 7' MINIMUM PER BUILDING CODE.

PROVIDED PARKING TABLE							
PARKING SPACE	SURFACE	BASEMENT 2	BASEMENT 1	LEVEL 1	LEVEL 1.5	LEVEL 2	TOTAL
STANDARD AT 90° (9' X 17.5')	24	79	77	71	71	52	374
COMPACT AT 90° (7.5' X 15')	0	40	37	20	37	12	146
CAR SHARING AT 90° (9' X 17.5')	2	0	0	0	0	0	2
VAN ACCESSIBLE HANDICAP (9' X 17.5')	2	1	1	2	0	0	6
ACCESSIBLE HANDICAP (9' X 17.5')	0	1	2	0	2	2	7
TOTAL PER LEVEL	26	121	117	93	110	66	533
TOTAL ACCESSIBLE HANDICAP PROVIDED	13						
TOTAL GARAGE SPACES PROVIDED	507						
TOTAL SPACES PROVIDED	533						

GENERAL NOTES

COMPATIBILITY STANDARD NOTES:
1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
2. ALL DUMPSTER AND ANY PERMANENTLY PLACED RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE (SECTION 25-2-1067).
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED (SECTIONS 25-2-1067).
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USE (SECTION 25-2-1067).

SUBCHAPTER E NOTES:
1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

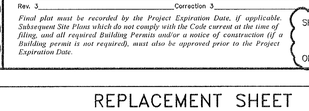


Figure 42: Examples of fully-shielded light fixtures

NO.	DATE	REVISIONS	APPROVAL
2C	5/6/19	UPDATE PARKING TABLE	
1C	9/13/18	UPDATE PARKING TABLE	

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 OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BOULDIN CREEK COMMONS
2043 S LAMAR BLVD, AUSTIN, TX 78704

SITE PLAN NOTES AND DETAILS

CIVILITUDE
ENGINEERS & PLANNERS
5110 LANCASTER COURT, AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: NTS
JOB NO: A340
DGN BY: JMS
DWN BY: MAA
RVW BY: JMS

SITE PLAN APPROVAL SHEET 9 OF 31
FILE NUMBER: SP-2016-0481C APPLICATION DATE: OCTOBER 14,2016
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 ON
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ CS, CS-MU-CO, CS-1, CS-MU-CO
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 a Building permit is not required), must also be approved prior to the Project Expiration Date.

SHEET NO: 9 OF 31

BOULDIN CREEK COMMONS – 2043 S LAMAR BLVD, AUSTIN, TX 78704
SP – 2016–0481C

P:\A340 Bouldin Creek Commons (2043 S Lamar Blvd)\Civil\Construction Drawings\Sheets\09 – SITE PLAN NOTES AND DETAILS.dwg

REPLACEMENT SHEET