



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

Application Date: 10/14/2016

Site Plan Expiration Date: 02/22/2021

Permit No.: SP-2016-0481C

Project Name (or description): Bouldin Creek Commons

Address or Location Description: 2043 LAMAR BLVD

Watershed: West Bouldin Creek

Owner of Property: JSTRAIN, LLC

Address: PO BOX 160896 AUSTIN TX 78716

Owner's Representative: bryant bell KBGE Engineering, (512) 439-0400

Address: 105 W Riverside DRIVE suite 110 Austin TX 78704

Legal Description: Portions of Lots 10, 11, 12, and 13 of the Fredericksburg Road Acres

PERMIT IS HEREBY ISSUED FOR:

The construction of two (2) 4-story (Retail / Office / Restaurant / Food Preparation) buildings and one (1) 1-story (Retail) building totaling 149,121 sq. ft.; and the redevelopment of one (1) existing 1-story 2,500 sq. ft. (Restaurant) building with parking, drives, drainage, water quality & detention, and utilities for a total of 92,310 sq. ft. impervious cover (approx. 48.8%), per the approved plans.

The project is located within the West Bouldin Creek 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.

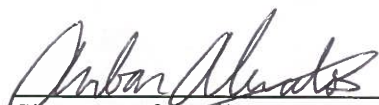
CONDITIONS OF PERMIT

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.

SPECIAL CONDITIONS:

 For JSTRAIN, LLC 2-22-18
Signature of Applicant Owner Date

 2-22-18
Permit Approved by City of Austin Date