



AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION
Engineering Services Section
One Texas Center, Ste 200 - 305 Barton Springs Road
Austin, Texas 78704
Telephone (512) 974-0100 - Facsimile (512) 974-0102



Austin Fire Department Hydrant Flow Test Report

TEST DATE: 12/11/17 TIME: 8:30 AM SHIFT: OFFICER: PREVIOUS: BCL

RESIDUAL HYDRANT

| MAJOR GRID | HYDRANT # | PIKE INTERSECTION | MAIN SIZE | ATO BOX # |
|------------|-----------|-------------------|-----------|-----------|
| H20 | 559862 | 32664 | 16 | 1101 |

BLK: 2000 DIRECTION: STREET NAME: TYPE: BLVD

STATIC PRESSURE (PSI): 72 RESIDUAL PRESSURE (PSI): 68

COMMENTS:

FLOW HYDRANT

| MAJOR GRID | HYDRANT # | PIKE INTERSECTION | MAIN SIZE | ATO BOX # |
|------------|-----------|-------------------|-----------|-----------|
| H20 | 559873 | 32665 | 16 | 1101 |

BLK: 2000 DIRECTION: STREET NAME: TYPE: BLVD

STATIC PRESSURE (PSI): 70 VELOCITY PRESSURE (PSI): 62

FLOW RATE (GPM): 1321

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 any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.

**AVAILABLE FIRE FLOW = 5,278 GPM @ 20 PSI

| BUILDING CALCULATIONS | | | | | | | | | |
|-----------------------|--------------|--------------------------|-----------------------------|-----------------------|---------------|---------------------|-----------------------|--------|--|
| Building Name | # of stories | Gross Floor Area (sq ft) | FLOOR TO FLOOR COVERAGE (%) | Building Construction | Building Type | Fire Demand (GPM)** | Building Height (ft.) | | |
| EX. RESTAURANT | 1 | 2,500 | 0.013 | 2,874 | 1.52 | VB | 1,500** | 25'-0" | |
| GARAGE | 5 | 5,920 | 0.08 | 5,900 | 2.95 | IB | 1,000** | 55'-6" | |
| TOTAL | | 208,327 | | | | | | | |

*Construction Type IIB sprinklered and Fire Demand is per IFC 2012, 7.7.5% reduction allowed w/ automatic sprinkler system.

**Construction Type V-B unsprinklered and Fire Demand is per IFC 2012.

***Construction Type IB and Fire Demand is per IFC 2012. Fire flow calculated for largest floor per IFC 2012, B104.3.

| REVISIONS | | | | | | | |
|-----------|-------------|--------------------------------|----------------------|---------------|---------|------|-----------------|
| NO. | DESCRIPTION | REVISE (R) / ADD (A) SHEET NO. | PLAN SET SHEET TOTAL | NET IC CHANGE | SITE IC | % IC | APPROVED / DATE |
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| CORRECTIONS | | | | | | | |
|-------------|-------------------------------------|--|----------------------|---------------|---------|------|-----------------|
| NO. | DESCRIPTION | REVISE (R) / ADD (A) SHEET NO. | PLAN SET SHEET TOTAL | NET IC CHANGE | SITE IC | % IC | APPROVED / DATE |
| 1C | UPDATE BLDG. LAYOUT UTILITIES | 1, 4, 6, 8, 10, 14, 16, 17, 20, 22, 24 | 31 | | | | |
| 2C | UPDATE W & WW & POND LAYOUT | 1, 3, 6, 8, 15, 17, 20, 22, 24 | 31 | | | | |
| 3C | UPDATE LANDSCAPE PLANS, GARAGE PLAN | 1, 8, 10, 14, 16, 20, 22, 24 | 31 | | | | 1/7/2021 LF |

ARCHITECT:
MICHAEL HSU
4910 BURNET ROAD
AUSTIN, TEXAS 78756
(512) 706-4303

SURVEYOR:
LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
(512) 443-1174

LANDSCAPE ARCHITECT:
NORRIS DESIGN
2121 E 6TH STREET #203
AUSTIN, TEXAS 78702
(512) 900-7888

IRRIGATION DEMAND
= 25 GPM

PRESSURE ZONE
SOUTH REDUCED (S07) AND CENTRAL SOUTH (CENTRAL SOUTH)

BUILDING TYPE
IB, IIB, V-B

DOMESTIC DEMAND
= 6.4 GPM @ 100 PSI (PER UPC 2012 CHART A.2.1)
STATIC PRESSURE = 70 PSI
AVAILABLE FIRE FLOW AT 20 PSI = 5278 GPM
SPRINKLER SYSTEM DEMAND = 800 GPM

FLOOD STATEMENT:
PORTIONS OF THIS SITE ARE LOCATED IN ZONE AE AS SHOWN BY GRAPHIC SCALING FROM THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C0585H FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008. ZONE AE IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN IN THIS PLAN AND APPROVED PLAT.

WATERSHED INFORMATION:
NO PORTIONS OF THE SITE LIE WITHIN EDWARDS AQUIFER RECHARGE ZONE PER THE CITY OF AUSTIN. THE SITE LIES WITHIN THE EDWARDS AQUIFER TRANSITION ZONE. THIS PROJECT IS LOCATED IN THE WEST BOULDIN CREEK WATERSHED, CLASSIFIED AS AN URBAN WATERSHED.

BENCHMARK DATA:
BM #1 - 504 NAIL SET IN EXPANSION JOINT OF SIDEWALK (N: 10,062,808.34; E: 3,106,149.48)
ELEVATION: 547.97 (NAVD88)

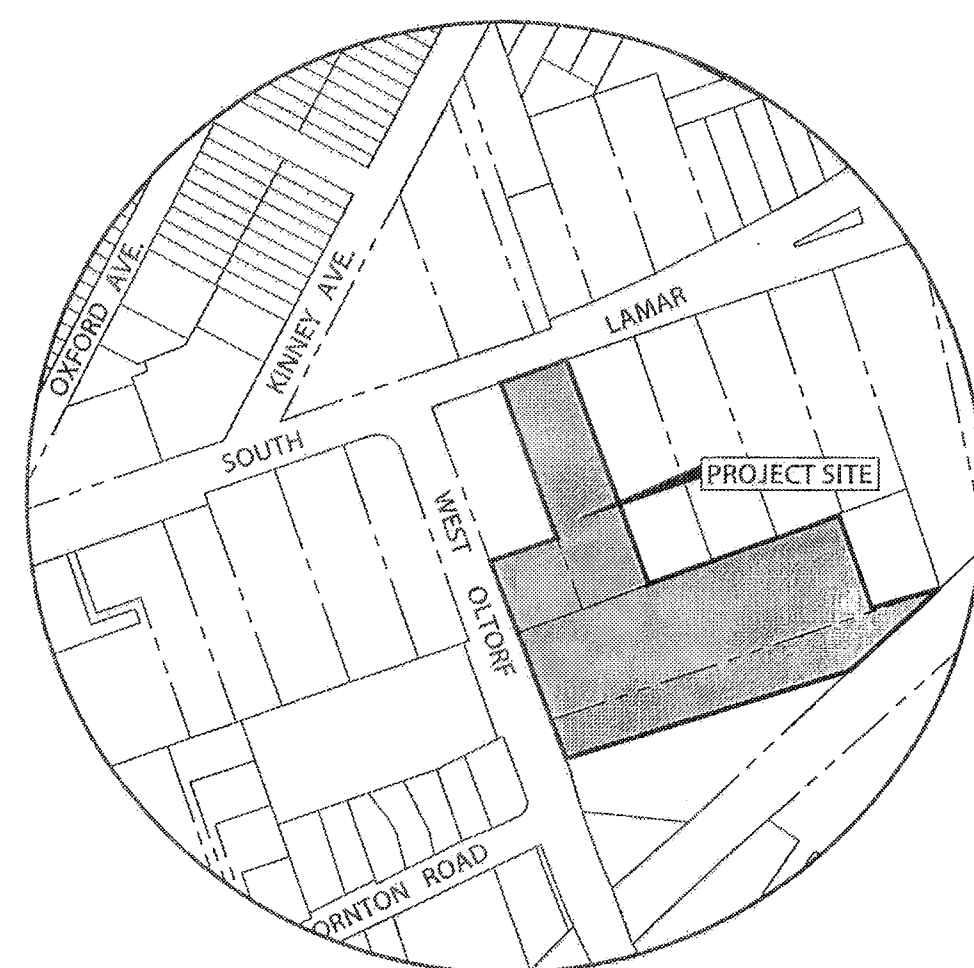


File Number: SP-2016-0481C Date: 5/24/18
Project Name: Bouldin Creek Commons
Correction/Revision #: 1C Page #: 1

City of Austin Water & Wastewater Utility

SITE DEVELOPMENT PLANS FOR BOULDIN CREEK COMMONS CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

AUSTIN WATER UTILITY
EXPIRATION DATE
DEC 13 2020



VICINITY MAP
SCALE: NTS
MAPSCO GRID: 614L
COA GRID: H20

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 THE AUSTIN WATER UTILITY 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 INSPECTION.

ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON PLANS BY DESIGN ENGINEER.

APPLICATION DATE:

OCTOBER 14, 2016

SUBMITTED BY:

BRYANT R. BELL, PE
KBGE
105 WEST RIVERSIDE DRIVE, STE 110
AUSTIN, TEXAS 78704
(512) 439-0400

NOTE: ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NOTE: ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

OWNERS:
JSTRAIN LLC
900 BLUEBONNET LANE
AUSTIN, TX 78704
CONTACT: SCOTT TRAINER
PHONE: (512) 965-1369

ACREAGE: 4.344 ACRES

LEGAL DESCRIPTION: PORTIONS OF LOTS 10, 11, 12, AND 13 OF THE FREDERICKSBURG ROAD ACRES, A SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 168 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE SUMMARY: RESTAURANT, OFFICE, RETAIL

ZONING: CS, CS-MU-CO, CS-V-MU-CO

RELATED CASE: C14-2015-0146, C81-2016-0288, C81-2016-0289, C81-2016-0290, C81-2016-0291, C81-2016-0292

ENGINEER:
BRYANT R. BELL, PE
KBGE ENGINEERING
105 WEST RIVERSIDE DRIVE, STE 110
AUSTIN, TEXAS 78704
PHONE: 512.439.0400



AUSTIN WATER UTILITY
Utility Development Services Division
625 East 10th Street, Suite 715
Austin, Texas 78701



AUSTIN WATER UTILITY
Utility Development Services Division
625 East 10th Street, Suite 715
Austin, Texas 78701



Gabriel Bruch, P.E.
KBGE Engineering
105 Riverside Drive
Austin, Texas 78704

Re: Letter of Submittal and Sufficient Existing Service
South Lamar Water Service Extension Request for Water (S08-7641)
(1412 West 10th Street)

Dear Mr. Bruch:

The Austin Water Utility has reviewed your submittal for the above referenced Service Extension Request (SER) project and is issuing this letter of Submittal and Sufficient Existing Service in keeping with all current rules and regulations.

Based on the following submitted project specifications:

Office (sq ft): 27,400
Office Warehouse (sq ft): 22,000
Retail, Shopping Center (sq ft): 20,224
Restaurant/Cafeteria (sq ft): 19,150
Subject Tract Area: 4.344 Acres
Flow (Estimated Peak Hour Flow, Gallons per Minute): 276 GPM
Sprinkler flow requirement of 2,000 gpm submittal in the engineering calculations received from Gabriel Bruch, P.E. of KBGE Engineering on May 24, 2016.

Based on the aforementioned project specifications and the results of the Service Extension Request review, it has been determined that the existing 8-inch water main (Project No. 73-0080) located in W 10th Street or the existing 16-inch water main (Project No. 2007-0055) located in S Lamar Blvd. is suitable and sufficient to provide service to the subject tract. Please note that the existing 8-inch water main (Project No. 73-0080) is part of the South Lamar Water Service Zone, while the existing 16-inch water main (Project No. 2007-0055) is part of the Central Business Zone as indicated on the attached map.

Due to the existing suitable and sufficient water main at the subject tract, approval of a Service Extension Request is not required for the specified project.

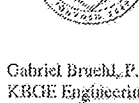
Water service for this project can be provided based upon plan approval within the Pipeline Engineering utility plan review process. It is suggested that this letter be submitted with your site development plans.

This letter regarding the aforementioned Service Extension Request will automatically expire 180 days after its date of issue unless a development application has been accepted by the Development Services Department. The letter expires on the date the development expires, or if approved, on the date the development application approval expires.

If we can provide additional information, please call me at (512) 972-0187.

Sincerely,
Gabriel Bruch, P.E.
Utility Development Services Division
Austin Water Utility

DATE: 6/14/2016



Gabriel Bruch, P.E.
KBGE Engineering
105 Riverside Drive
Austin, Texas 78704

Re: Letter of Submittal and Sufficient Existing Service
South Lamar Water Service Extension Request for Wastewater (S08-7642)
(1412 West 10th Street)

Dear Mr. Bruch:

The Austin Water Utility has reviewed your submittal for the above referenced Service Extension Request (SER) project and is issuing this letter of Submittal and Sufficient Existing Service in keeping with all current rules and regulations.

Based on the following submitted project specifications:

Office (sq ft): 27,400
Office Warehouse (sq ft): 22,000
Retail, Shopping Center (sq ft): 20,224
Restaurant/Cafeteria (sq ft): 19,150
Subject Tract Area: 4.344 Acres
Flow (Estimated Peak Hour Flow, Gallons per Minute): 276 GPM
Sprinkler flow requirement of 2,000 gpm submittal in the engineering calculations received from Gabriel Bruch, P.E. of KBGE Engineering on May 24, 2016.

Based on the aforementioned project specifications and the results of the Service Extension Request review, it has been determined that the existing 12-inch wastewater main (Project A2140) is suitable and sufficient to provide service to the subject tract.

Due to the existing suitable and sufficient wastewater main at the subject tract, approval of a Service Extension Request is not required for the specified project.

Wastewater service for this project can be provided based upon plan approval within the Pipeline Engineering utility plan review process. It is suggested that this letter be submitted with your site development plans.

This letter regarding the aforementioned Service Extension Request will automatically expire 180 days after its date of issue unless a development application has been accepted by the Development Services Department. The letter expires on the date the development expires, or if approved, on the date the development application approval expires.

If we can provide additional information, please call me at (512) 972-0187.

Sincerely,
Gabriel Bruch, P.E.
Utility Development Services Division
Austin Water Utility

DATE: 6/14/2016

| SHEET INDEX | |
|-------------|---|
| SHT # | DESCRIPTION |
| 01 | COVER SHEET |
| 02 | PLAT DL |
| 03 | GENERAL NOTES DL |
| 04 | EXISTING SITE & DEMOLITION PLAN DL |
| 05 | DRAINAGE AREA MAPS |
| 06 | EROSION & SEDIMENTATION CONTROL PLAN |
| 07 | EROSION & SEDIMENTATION CONTROL DETAILS |
| 08 | SITE PLAN DL |
| 09 | SITE PLAN NOTES & DETAILS |
| 10 | GRADING & DRAINAGE PLAN |
| 11 | DETENTION POND PLAN |
| 12 | WATER QUALITY PLAN |
| 13 | WATER QUALITY CALCULATIONS & DETAILS |
| 14 | UTILITY PLAN DL |
| 15 | UTILITY PROFILES DL PUMP STATION |
| 16 | UTILITY DETAILS SHEET 1 DL |
| 17 | UTILITY DETAILS SHEET 2 DL |
| 18 | UTILITY DETAILS SHEET 3 DL |
| 19 | BUILDING ELEVATIONS |
| 20 | GARAGE PLAN |
| 21 | HARDSCAPE PLAN DL |
| 22 | LANDSCAPE PLAN DL |
| 23 | LANDSCAPE NOTES |
| 24 | LANDSCAPE NOTES 2 |
| 25 | LANDSCAPE NOTES & DETAILS DL |
| 26 | IRRIGATION NOTES & LEGEND |
| 27 | IRRIGATION PLAN |
| 28 | IRRIGATION PLAN 2 |
| 29 | IRRIGATION DETAILS |
| 30 | IRRIGATION DETAILS 2 |
| 31 | WATER QUALITY SECTION |

Inspection Notice: Please call Development Services Department, Site & 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.

City of Austin
Department for General Compliance
FEB 22 2018

NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- THIS SITE IS COMPOSED OF SIX LOTS, AND HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT AS DOCUMENT NO. 2017164438. IF PORTIONS OF THE LOTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- THIS SITE IS SUBJECT TO SUBSURFACE POND MAINTENANCE AS DESCRIBED IN RESTRICTIVE COVENANT DOCUMENT NO. 2017164441.
- A FEE IN LIEU OF PLANTING STREET TREES ON S. LAMAR WILL BE REQUIRED AT TIME OF BUILDING PERMIT.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF TWO (1) 4-STORY RETAIL/OFFICE/RESTAURANT/FOOD PREPARATION BUILDINGS AND ONE (1) 1-STORY RETAIL BUILDING TOTALING 149,121 SQ. FT. (GSF), AND THE REDEVELOPMENT OF ONE (1) EXISTING ONE-STORY 2,500 SQ. FT. RESTAURANT BUILDING ON A 4.34-ACRE SITE WITH ASSOCIATED PARKING, WATER QUALITY AND UTILITY IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS 48.8%.

DIAL 1-800-DIG-TESS, AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, TO HAVE GAS LINES LOCATED



!!! CAUTION !!!
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL SHEET 01 OF 31
FILE NUMBER: SP-2016-0481C APPLICATION DATE: OCTOBER 14, 2016
APPROVED BY COMMISSION ON 1-11-18 UNDER SECTION 112 OF CHARTER 253 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (253-S.L.D.C. 1-11-21) CS&E MANAGER: SIMONE SMITH
PROJECT EXPIRATION DATE (ORD.857093-A) DWTS: DWTS-X

Director, Development Services Department: 2-22-18 CS&E MANAGER: SIMONE SMITH
RELEASED FOR GENERAL COMPLIANCE: 2-22-18 CS&E MANAGER: SIMONE SMITH
Rev: _____ Correction 1: 2-22-18
Rev: _____ Correction 2: 2-22-18

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.

SOUTH LAMAR PROPERTIES
900 BLUEBONNET LANE
AUSTIN, TX 78704

kbge
ENGINEERING
CONSULTING

BOULDIN CREEK COMMONS
2043 S LAMAR BLVD
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

December 11, 2017

CHECKED BY:
BRYANT R. BELL, P.E.
JOB NUMBER: 305-001
ISSUE DATE: 12/11/17
SHEET:

01 OF 31

SP-2016-0481C

PLOTTED ON: 12/11/17 11:21:55 AM

PLOTTED BY: AMBAR ALDAROS

FILE: \\KBGSERVER\KIMBELL_BRUHL\PROJECTS\001 - SOUTH LAMAR PROPERTIES\001 - SOUTH LAMAR MARKET\CAO 01 COVER SHEET.DWG