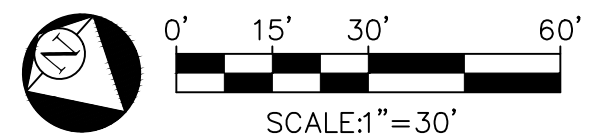


REVIEWED
December 07, 2020
Austin Water Utility
No changes to Austin Water Infrastructure. Changes are all private parking related.



EXISTING 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

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
- ADA ROUTE

ZONING	ZONING TABLE				ZONING ORDINANCE NO. 20160811-050 PART 2, C.
	ENTIRE SITE AREA	CS-MU-CO (LOTS 12 & 13)	CS-V-MU-CO (LOT 10)	CS (LOT 11)	
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%	27,751 SF 89.92%
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	59,067 SF 31.2%	40,145 SF 28.5%	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	9,462 SF 5%				
PROVIDED PRIVATE COMMON OPEN SPACE	9,605 SF 5.08%				
MAX FAR	2:1				
FAR	0.868 :1				

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	161,848	0.855	56,193	29.69%	IIB	2,000*	55'-6"
EX. RESTAURANT	1	2,500	0.013	2,874	1.52%	VB	1,500**	25'-0"
TOTAL		164,348	0.868	59,067	31.21%			

*75% REDUCTION ALLOWED WITH AUTOMATIC SPRINKLER SYSTEM
**UNSPRINKLED BUILDING

3C	10/20/20	ADJUST PARKING	
2C	2/20/19	ADJUST PARKING, POND	
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 MUST BE INCURRED BY HIMSELF OR HIS EMPLOYEES BY FAILING TO EXACTLY LOCATE AND PRESERVE ANY AND UNDERGROUND UTILITIES.			

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

SITE PLAN

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

SCALE: 1"=30'
JOB NO: A340
DGN BY: JMS
DWN BY: MAA
RVW BY: JMS

STATE OF TEXAS
JAMES M. SCHISSLER
Professional Engineer
No. 82472

SITE PLAN APPROVAL SHEET 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-B1, LDC) CASE MANAGER
PROJECT EXPIRATION DATE (ORD.#970905-A) DWG# DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT CS, CS-MU-CO,
RELEASED FOR GENERAL COMPLIANCE: ZONING: CS-V-MU-CO
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

SHEET NO. 8 OF 31

REPLACEMENT SHEET