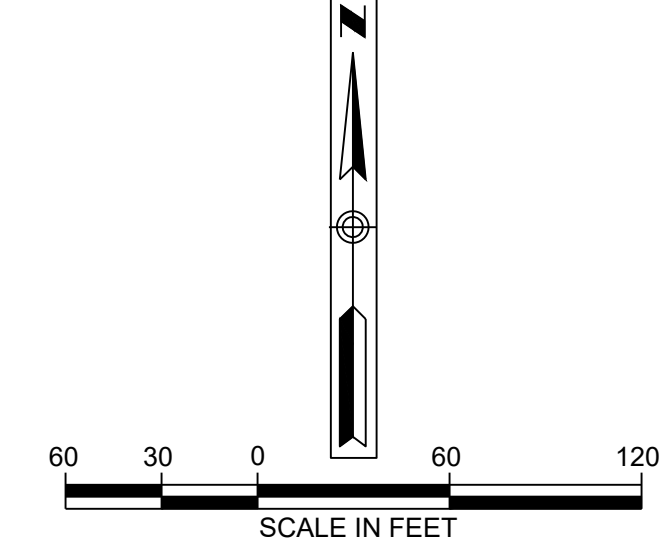




LEGEND		
PROPOSED	EXISTING	
		SITE PROPERTY BOUNDARY
		ADJ. PROPERTY BOUNDARY
		EASEMENT LINE
		GIS CONTOUR LINE
		FIRE LANE
		TREE TO REMAIN (<8")
		TREE TO REMOVE (<8")
		24"+ SAVED (HERITAGE)
		24"+ REMOVED (HERITAGE)
		8" - 24"+ SAVED (LEGACY)
		8" - 24"+ REMOVED (LEGACY)
		8" - 24"+ SAVED (STANDARD)
		8" - 24"+ REMOVED (STANDARD)
		DEAD OR DYING

NOTE:

1. HATCHED AREAS OF HERITAGE AND LEGACY TREES IS SHOWN WHERE THE TREE CANOPY IS NOT ABOVE IMPERVIOUS COVER.
2. DEAD OR DYING TREES ARE NOT INCLUDED IN THE TR MITIGATION CALCULATIONS.

ZONING: R4-L
SETBACKS: 25FT
ROW: OLD FREDERICKSBURG ROAD: 6FT

Recordall® Fire Series Assemblies (FSA)

Sizes 4", 6", 8", 10" and 12"

The image shows a complex industrial assembly, likely a fire alarm control unit or a similar safety device. It features a large, dark, cylindrical main body with various ports, valves, and a complex network of pipes and fittings. The assembly is mounted on a base and has a robust, industrial design.

parcHAUS BOERNE Wastewater Demand Summary				
Description	Units	Persons /	Drainage	
		Unit	Population	Area (AC)
parcHAUS Boerne	223	3	669	23.0
		TOTAL	669	23.00
Average Dry Weather Flow				
	$Q = 100 \text{ GPD} \times \text{Population} =$	66,900	GPD	
	$Q = 100 \text{ GPD} \times (1 \text{ GPM} / 1440 \text{ GPD}) \times \text{Population} =$	46.5	GPM	
Peak Dry Weather				
	$Q = 3.25 \times Q_{ADWF} =$	151.0	GPM	
Inflow/Infiltration				
	$Q = \text{AREA} \times 500 \text{ GPD}/1440 =$	8.0	GPM	
Peak Wet Weather				
	Peak Dry Weather + Inflow/Infiltration =	159.0	GPM	
Minimum Capacity Requirements				
	Multi-Family Residential (7,500 GPD $\times$ Area / 1,440) =	119.8	GPM	
parcHAUS BOERNE Water Demand Summary				
Description	Units	Persons /		
		Unit	Population	
parcHAUS Boerne	223	2.7	602	
		TOTAL	602	
Average Daily Flow				
	$Q = 160 \text{ GPD} \times \text{Population} =$	96,336	GPD	
	$Q = 160 \text{ GPD} \times (1 \text{ GPM} / 1440 \text{ GPD}) \times \text{Population} =$	66.9	GPM	
Peak Daily Demand				
	$Q = 320 \text{ GPD} \times \text{Population} = 2 \times Q_{ADF} =$	133.8	GPM	
Peak Hour Flow Rate				
	$Q = 560 \text{ GPD} \times \text{Population} = 3.5 \times Q_{ADF} =$	234.2	GPM	

IMPERVIOUS COVER TABLE		PROPOSED IC			UNIT COUNT	
ALLOWABLE IMPERVIOUS COVER		Type	Sq. Ft.	Acres	STYLE	NUMBER
ZONING	R4-L	Buildings	238,306.36	5.47	A1	22
TOTAL SITE AREA (AC.)	23.82	Pavement	186,810.78	4.29	A2	45
TOTAL SITE AREA (SQ. FT.)	1,037,744.28	Sidewalks	51,570.41	1.18	A3	16
IMPERVIOUS COVER ALLOWED	85%	Miscellaneous	10,656.55	0.24	B1	45
EXISTING IMPERVIOUS COVER		Total:	487,344.10	11.19	B2	46
IMPERVIOUS COVER (AC.)	0.23				C1	46
IMPERVIOUS COVER (SQ. FT.)	9,874.81				Ka or Kb	3
IMPERVIOUS COVER EXISTING	0.95%					
PROPOSED IMPERVIOUS COVER					TOTAL	223
IMPERVIOUS COVER (AC.)	11.19					
IMPERVIOUS COVER (SQ. FT.)	487,344.10					
IMPERVIOUS COVER PROPOSED	47%					

BUILDING/PARKING TABULATION TABLE			parcHAUS Boerne Option				Maximum Density Option (23.5-ac = ~500 Units @ 2k-sf site area per unit)					
UNIT TABULATIONS			ITE TRIP / PARKING GENERATION SUMMARY				ITE TRIP / PARKING GENERATION SUMMARY					
1 BED	83 UNITS	1.5 SP/UNIT	INPUT SUMMARY				INPUT SUMMARY					
2 BED	91 UNITS	1.5 SP/UNIT	LAND USE CODE	220			LAND USE CODE	221				
3 BED	49 UNITS	2 SP/UNIT	LAND USE GROUP	200-299 RETAIL			LAND USE GROUP	200-299 RETAIL				
			ALL SITES				ALL SITES					
			SUB-CATEGORY	MF-Low Rise			SUB-CATEGORY	MF-Mid Rise				
			LOCATION	Urban/Suburban			LOCATION	Urban/Suburban				
			INDEPENDENT VARIABLE (IV)	Dwelling Units			INDEPENDENT VARIABLE (IV)	Dwelling Units				
			TRIP TYPE	Vehicle			TRIP TYPE	Vehicle				
			PROPOSED UNITS	223			PROPOSED UNITS	500				
PARKING DATA			TRIP GENERATION OUTPUT SUMMARY				TRIP GENERATION OUTPUT SUMMARY				DIFFERENCE (parcHAUS - Max)	
TOTAL PARKING REQUIRED	359 SPACES		WEEK PERIOD	TOTAL/AVERAGE	ENTRY	EXIT	WEEK PERIOD	TOTAL/AVERAGE	ENTRY	EXIT		
ADA REQUIRED:	8 SPACES		WEEKDAY (DAILY)	1,645	822	823	WEEKDAY (DAILY)	2,723	1,361	1,362	-1,078	
BICYCLE PARKING REQUIRED:	18		WEEKDAY AM PEAK (HOUR)	125	35	90	WEEKDAY AM PEAK (HOUR)	160	43	117	-35	
TOTAL PARKING PROVIDED	468 SPACES		WEEKDAY PM PEAK (HOUR)	149	88	61	WEEKDAY PM PEAK (HOUR)	205	123	82	-56	
ADA PROVIDED:	5 STD, 3 VAN		SATURDAY (DAILY)	1,815	907	908	SATURDAY (DAILY)	2,455	1,227	1,228	-640	
REGULAR PROVIDED:	278 GARAGE, 190 STREET		SATURDAY PEAK (HOUR)	208	112	96	SATURDAY PEAK (HOUR)	217	106	111	-9	
COMPACT PROVIDED:	0 SPACES		SUNDAY (DAILY)	1,917	958	959	SUNDAY (DAILY)	2,045	1,022	1,023	-128	
BICYCLE PARKING:	18 SPACES		SUNDAY PEAK (HOUR)	149	79	70	SUNDAY PEAK (HOUR)	195	121	74	-46	

LJA Engineering, Inc. 7500 Rialto Boulevard Building II, Suite 100 Austin, Texas 78735 Phone 512.439.4700 Fax 512.439.4716 FRN#-1386		NOT FOR CONSTRUCTION FOR REVIEW PURPOSES ONLY		JOB NUMBER: A214-0419 DATE: 6/9/22 DESIGNED BY: -- DRAWN BY: -- CHECKED BY: -- IN CHARGE: -- DRAWING NAME: 02/2003	
SHEET DESIGNATION: A445-0403		OPL		SHEET NO. 1	