

LOT 1, BLOCK 14, N.C.B. 10879  
BCB-UNIT 20A & 20B  
SUBDIVISION  
9679/124-126, D.P.R.

**LEGEND**

- BOUNDARY / RIGHT OF WAY
- ▭ PROPOSED BUILDING
- ▭ FIRE LANE
- HOSE LAY (TRUCK PULL) 550 LF MAX.
- HOSE LAY (HAND PULL) 200 LF MAX.
- OU — OU — EXISTING OVERHEAD ELECTRIC
- WTR — EXISTING WATER LINE
- ⊕ EXISTING FIRE HYDRANT
- PROPOSED FENCE
- ➔ DIRECTION OF TRAVEL

**LEGAL DESCRIPTION:**

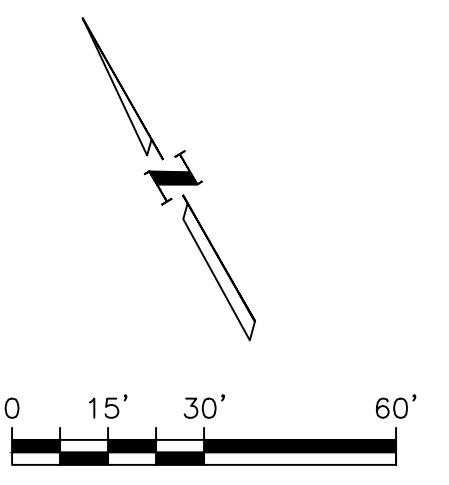
LOTS 02-05, BLOCK 14, N.C.B. 10879,  
SOUTHLAKE (IDZ-2) SUBDIVISION  
PLAT NO. 20-11800408  
VOL. 20002, PAGE 383, D.P.R.  
IN THE CITY OF SAN ANTONIO, TEXAS

**PROPOSED FIRE PROTECTION NOTES:**

PROPOSED BUILDING UNIT A = 1,734 SQ. FT. (TOTAL STRUCTURE)  
PROPOSED BUILDING UNIT B = 2,357 SQ. FT. (TOTAL STRUCTURE)  
PROPOSED BUILDING UNIT C = 2,072 SQ. FT. (TOTAL STRUCTURE)  
PROPOSED BUILDING UNIT D = 3,001 SQ. FT. (TOTAL STRUCTURE)  
PROPOSED BUILDING UNIT E = 1,950 SQ. FT. (TOTAL STRUCTURE)  
PROPOSED BUILDING UNIT F = 2,850 SQ. FT. (TOTAL STRUCTURE)  
PROPOSED BUILDING UNIT G = 3,500 SQ. FT. (TOTAL STRUCTURE)  
PROPOSED BUILDING UNIT H = 2,500 SQ. FT. (TOTAL STRUCTURE)  
PROPOSED BUILDING UNIT I = 1,900 SQ. FT. (TOTAL STRUCTURE)

BUILDING TYPE = TOWNHOMES (INTERNATIONAL RESIDENTIAL CODE - TYPE V)  
REQUIRED FIRE FLOW = MINIMUM OF 1,500 GALLONS/MINUTE @ 20 PSI  
BUILDINGS ARE NOT SPRINKLERED, 3 STORY (33" TALL)  
AVAILABLE HYDRANTS = 2  
NON-SPRINKLERED BUILDINGS:  
ALLOWABLE TOTAL DISTANCE TO HYDRANT BY TRUCK = 350 FT  
ALLOWABLE HAND PULL = 150 FT

100-YR ULTIMATE FLOODPLAIN  
CLOMR 16-06-4344R  
(EFFECTIVE 5/30/2017)



FOR PERMIT REVIEW ONLY

PLAT NO. 20-11800408  
SOUTHLAKE - PHASE 2 & 3

FIRE PROTECTION PLAN

**FIRE PROTECTION NOTE:**

- THE SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

**FIRE LINE NOTES:**

- THERE ARE NO PROPOSED FIRE LINES FOR THIS PROJECT.
- THERE ARE NO PROPOSED FIRE BACKFLOW PREVENTION DEVICES FOR THIS PROJECT.

**CAUTION:**  
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

DESIGNED BY:  
DRAFTED BY:  
CHECKED BY:

SHEET  
**CS201**  
OF 25



TERRAMARK BROOKS LAND I, LTD.  
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SAN ANTONIO, TEXAS 78202

CITY OF  
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Date: 01/04/2023 8:00am User: R. Plagens Plot: 20-11800408-Subphase at Southlake - Phase 2 & 3 - Fire Protection Plan.dwg