



(IN FEET)
1 inch = 30 ft.

ELECTRIC DEPARTMENT NOTES:

1. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstruction to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in accordance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
2. The owner/developer of the subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric services to the building, and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
3. The owner shall be responsible for the installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any tree pruning and tree removal that is within ten feet of the centerline of the overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy work within the limits of construction for this project.
4. The owner of the property is responsible for maintaining National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charge to the owner. Contact Marvin Johnson, Manager of Design Engineering, at 505-7598 for questions regarding required clearances.

SITE PLAN RELEASE NOTES:

1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the development review and inspection department.
2. Approval of this site plan does not include building and fire code approval nor building permit approval.
3. All signs must comply with requirements of the land development code (ch25-10).
4. Additional electric easements may be required at a later date.
5. Water and wastewater service will be provided by the City of Austin.
6. All existing structures shown to be removed will require a demolition permit from the City of Austin development review and inspection department.
7. For driveway construction: the owner is responsible for all costs for relocation of, or damage to utilities.
8. For construction within the right-of-way, a concrete permit is required.

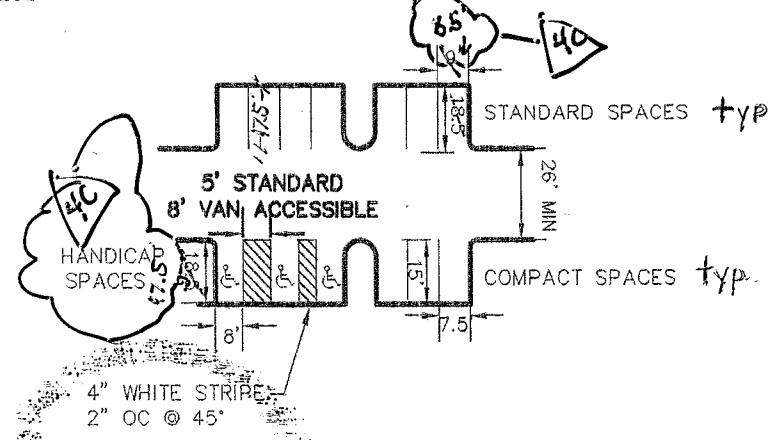
Building and Parking Summary
2027 S. Lamar By.

Tenant	Use	Bldg. Sq. Ft.	Pkg. Ratio	Pkg. Req'd.
Bldg 1 - 4,292 sq. ft.	Restaurant (~2,500 sq. ft.) (1 st floor) Storage (2 nd floor)	2,637 sq. ft.	1/75 x 80%	28.12
Bldg 2 - 3,250 sq. ft.	Restaurant (~2,500 sq. ft.) • Indoor Space • Patio Dining • Outdoor Sports and Recreation	3,250 sq. ft.	1/75 x 80%	34.67
	PkldBldgCntrlHole (8 courts)	2,850 sq. ft.	1 sp/court x 80%	30.4
				6.4

TOTAL REQ'D PARKING 101.25

Parking Spaces Provided	
Compact	29
Standard	67
Handicapped	5
TOTAL	101

TYPICAL PARKING DETAIL



EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSTRUCTED BY A VEHICLE PARKED IN THE SPACE.

FIRE DEPARTMENT ACCESS LANES REQUIRE WHITE LETTERING ON A RED BACKGROUND WITH THE WORDS "FIRE ZONE/TOW AWAY ZONE", IN LETTERS AT LEAST 3-INCHES TALL AT INTERVALS OF 35 FEET OR LESS.
2. FIRE DEPARTMENT ACCESS ROADS ARE TO HAVE AN HS-20 LOAD CAPACITY (<80,000 lb. GROSS VEHICLE WEIGHT).

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVIEWED BY: DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT DATE: 4/18/2019

REPLACEMENT SHEET

SITE PLAN RELEASE SHEET 4 of 9
FILE NUMBER: SP-03-0469C EXPIRATION DATE: 02/28/2023
CASE MANAGER: C. J. HARRISON APPLICATION DATE: 11/16/2012
REVIEWED FOR GENERAL COMPLIANCE ON: 02/16/2013
APPROVED BY PLANNING COMMISSION ON: 02/16/2013
APPROVED BY CITY COUNCIL ON: 02/16/2013
City Section: 112 Chapter: 25-5 of the Austin City Code.
Signed by Director, Watershed Protection & Development Review Department
RELEASED FOR: GENERAL COMPLIANCE FENCE 04 ZONING: CS-CO
Rev. 1 Correction 1 02/16/2013
Rev. 2 Correction 2 02/16/2013
Rev. 3 Correction 3 02/16/2013

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SP-03-0469C

LEGEND:

PROPERTY LINE
LIMITS OF CONSTRUCTION
SILT FENCE
CONSTRUCTION STAGING
EXISTING FENCE
PROPOSED FENCE
5' CONTOUR
1' CONTOUR
DRAINAGE AREA BOUNDARY

CLUTTER STREET

APPENDIX Q-1		
NET SITE AREA		
Total gross site area =	1.98 Acres	
Site Deductions:		
Critical water quality zone (CWOZ) =	0 Acres	
Water quality transition zone (WQTZ) =	0 Acres	
Wastewater irrigation areas =	0 Acres	
Deduction subtotal =	0 Acres	
Upland area (Gross area minus total deductions) =	1.98 Acres	
Net Site Area Calculations:		
Area of Uplands with Slopes 0-15% =	1.71 x 100% = 1.71 Acres	
Area of Uplands with Slopes 12-25% =	0.06 x 40% = 0.024 Acres	
Area of Uplands with Slopes 25-35% =	0.12 x 20% = 0.024 Acres	
Net Site Area (subtotal) =	1.682 Acres	

APPENDIX Q-2		
IMPERVIOUS COVER		
Impermeable cover allowed at:	0% X WQTZ = 0 Acres	
Impermeable cover allowed at:	56% X NSA = 1.88 Acres	
Deductions for perimeter roadway:	0.18 Acres	
Total impermeable cover:	1.88 Acres	
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY		
Total slope 15-25% =	0.07 Acres x 10% = 0.007	
PROPOSED TOTAL IMPERVIOUS COVER		
Impermeable cover in WQTZ =	0 Acres = 0.00%	
Impermeable cover in Upland Zone =	1.33 Acres = 87.17%	
Total proposed impermeable cover =	1.33 Acres = 87.17%	
PROPOSED IMPERVIOUS COVER ON SLOPES		
IMPERVIOUS COVER		
BUILDING AND OTHER IMPERVIOUS COVER		
DRIVEWAYS		
ROADWAYS		
SLOPE CATEGORIES	ACRES	% OF CATEGORY
0-15%	1.71	77.76%
15-25%	0.07	0.02%
25-35%	0.12	0.05%
Over 35%	0.08	0.02%
Total Site Area	1.98	100%

SITE TABULATIONS
HARBISON AUTO SALES
PROJECT SITE

	EXISTING	PROPOSED
Total Area of Site	98,162 s.f. = 1.98 ac.	98,162 s.f. = 1.978 ac.
Total Floor Area Ratio (FAR)	0.03	0.03
Site Impermeable Cover	88,211 s.f. = 1.52 ac.	57,499 s.f. = 1.32 ac.
Perimeter Roadway Impermeable Cover	7,943 s.f. = 0.18 ac.	7,929 s.f. = 0.18 ac.
Total Site Impermeable Cover	74,154 s.f. = 1.70 ac.	65,427 s.f. = 1.50 ac.
Percentage Impermeable Cover	88.06 %	75.94 %
Total Building Coverage	1,263 s.f. = 2.90 %	1,071 s.f. = 2.17 %
Limit of Construction	NA s.f. = NA ac.	74,081 s.f. = 1.70 ac.
Zoning	CS	CS
Allowable FAR Per Zoning	2.1	2.1
Allowable Impermeable Cover Per Zoning	95%	95%
Allowable Building Coverage Per Zoning	95%	95%
Building Height (Bldg 1)	28 ft.	582.00' AMSL
Building Height (Bldg 2)	16.33 ft.	588.7' AMSL

Bleyl & Associates

Bleyl & Associates

Project Engineering & Management



SITE PLAN

HARBISON AUTO SALES
2027 SOUTH LAMAR BLVD.
AUSTIN, TEXAS



7/9/04

PROJECT NUMBER
5005

FILE NAME: BASE-5005.DWG

SHEET: 4

OF: 9