

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS 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 FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE 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 INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITY. AUSTIN ENERGY WILL PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE 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 PROVIDE ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER/DEVELOPER'S EXPENSE.
6. FIFTEEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT REQUESTED ALONG LAMVD BLVD TO BE DESIGNATED BY SEPARATE INSTRUMENT. CONTACT THIS REVIEWER TO DISCUSS. SHOW EASEMENT ON THE SITE PLAN.

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL, FIRE CODE APPROVAL, OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION OF, OR DAMAGE TO UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

1. SEE DETAIL SHEETS FOR PARKING DETAILS.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 4.3.7)
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. (TAS 4.3.7)
4. SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS: ONE SIGN SHALL BE PROVIDED AT THE OFF-SITE PARKING INDICATING THE PROPERTY OR USE OF THE SERVERS AND ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVER INDICATING THE LOCATION OF THE OFF-SITE PARKING.
5. EACH COMPACT PARKING SPACE MUST BE IDENTIFIED BY A SIGN STATING "SMALL CAR ONLY."

PARKING REDUCTIONS										
Site:	611 South Lamar Boulevard (Pawn Shop)									
Legal Description:	ABS 8 SUR 20 DECKER 1 ACR 0.4400 <b>CSE-245-0118</b>									
Landuse	Hours of Operation	Area (SF)	Parking Ratio	Req'd Parking Subtotal	Parking Reductions					Required Parking w/ Reduction
					Total Reduction		Urban Core 20%	Carshare 20 (max)	Shower/Locker 10% (max)	
					Spaces	% (40% max)				
<b>RETAIL OF</b> <b>ADMMIN OFC</b> (1-Story)	M-F 9am-7pm	7,500	1 space/275 SF	27	11	40%	5	6	16	
	Sat 9am-6pm									
	Sun 12pm-5pm									
Site Total:				27	11	40%	5	6	16	

  

Parking Provided:	Standard	HC		% Compact	Car2Go	Total
		1 (min)	1 van (min)			
611 S. Lamar Blvd. (Pawn Shop)	19	1	1	6	1	26
Leased to 615 S. Lamar Blvd.	8	0	0	2		10
	Mon-Sun 24 Hours M-F 7pm-6am Sat 6pm-6am Sun 5pm-6am	15	0	6		21

Site:		615 South Lamar Boulevard								
Legal Description:		24,699 SQUARE FEET OR 0.567 OF ONE ACRE OF LAND, A PORTION OF LOT 11, BLOCK "B", PARTITION OF THE JAMES E. BOULDRIN ESTATE, A PORTION OF THE ISAAC DECKER LEAGUE SURVEY NO. 20, ABSTRACT NO. 8								
Landuse	Hours of Operation	Area (SF)	Parking Ratio	Req'd Parking		Parking Reductions				Required Parking w/ Reduction
				Subtotal	Total Reduction	Urban Core	Carshare	Shower/Locker		
					Spaces	% (40% max)	20%	20 (max)	10% (max)	
② Restaurant <b>8,264</b>		<b>9,093</b>		<b>121</b>	<b>48</b>			<b>24</b>	<b>12</b>	<b>73</b>
1st Fl Patio + 809 SF Patio + 2nd Fl Shower/Locker/RR	M-Sun 7am - 2am	9,093	1 space/75 SF	133	53	40%		12	12	80
1st Fl Patio + 809 SF Patio + 266 SF 2nd Fl Cond. + 345 SF 2nd Fl Patio + 2nd Fl Shower/Locker/RR	M-F 7pm - 2am Sat Sun 6pm - 2am Sun 5pm - 2am	<b>13,548</b> <b>12,403</b>	1 space/75 SF	<b>186</b>	<b>74</b>	40%		<b>19</b>	<b>19</b>	<b>112</b> <b>97</b>

\* No parking required for 496 SF Shower and changing facility per § 25-6-472(C) **9,093 SF MINUS 900 SF MEMBERS ONLY DINING**

Bicycle Parking Provided (greater of 5 or 5% of Required Spaces):  
<sup>2</sup> ~~Parking lift spaces reserved for employees only.~~

