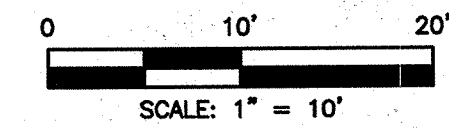


LAMAR SQUARE DRIVE
(27' OF PAVEMENT, 60' R.O.W.)

MINOR SITE CONSTRUCTION SHOWN ON THIS
SITE PLAN IS AUTHORIZED BY SITE PLAN
EXEMPTION DA-2014-0817.



LEGEND

- ☒ 7" IN CONC. FOUND
- 1/2" IRON ROD FOUND
- SURVEY CONTROL POINT / BM
- ▲ PK NAIL FOUND
- POWER POLE
- GUY ANCHOR
- ⊖ OVERHEAD ELECTRIC
- ⊖ WATER MANHOLE
- ⊖ WASTEWATER MANHOLE
- ⊖ CONCRETE IMPROVEMENTS
- ⊖ WATER METER
- ⊖ GAS METER
- BL BUILDING LINE
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- LOC LIMITS OF CONSTRUCTION
- EXISTING WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED CURB & GUTTER
- ▨ SITE BUILDING TO REMAIN
- ▨ ADJACENT BUILDING

u.t.e.
consultants, inc.
2007 S 1st Street
Suite 103
Austin, Texas 78704

TBPE Registered Firm No. F-953

SEAL: 02/09/2015

STATE OF TEXAS
JOAN TERNUS ANGLI
REGISTERED PROFESSIONAL ENGINEER

Date: 06-OCT-2014
Drawn: JT
Checked: JT

DATE	REVISIONS
10-14-14	MODIFY CURB AND PARKING EASEMENTS TO REFLECT ACTUAL BAR & DECK SIZE (1880 SF + 400 SF = 2280 SF)

1300 LAMAR PLAZA II
1300 SOUTH LAMAR BOULEVARD
AUSTIN, TEXAS

SITE DEVELOPMENT

SITE PLAN & DIMENSIONAL CONTROL PLAN

REPLACEMENT SHEET

SHEET: **3**
3 OF 4

SITE IMPERVIOUS COVER TABLE: CS-V ZONING

NET SITE AREA: GROSS SITE AREA: 0.0923 AC (4,020 SF)
TOTAL BUILDING COVERAGE (CONDITIONED SPACE): 0 S.F. (PROPOSED)
FAR: 0.0:1 (ALLOWED 2:1) PROPOSED
** EXISTING ASPHALT UNDER BUILDING ADDITION

Impervious Cover	EXISTING Impervious Cover	TO BE REMOVED	PROPOSED Construction*	PROPOSED Impervious Cover
ROOF & COVERED WALK	253 sf 6.29%	253 sf	0 sf	0 sf 0.00%
CONCRETE	385 sf 9.58%	0 sf	0 sf	385 sf 9.58%
ASPHALT	3,382 sf 84.13%	0 sf	253 sf	3,635 sf 90.42%
TOTAL	4,020 sf 100.00%	253 sf	253 sf	4,020 sf 100.00%

PERVIOUS COVER
GOOD GRASS: 0.00 sf 0.00% 0.00 sf 0.00%

SITE IMPERVIOUS COVER TABLE: CS1-V ZONING

NET SITE AREA: GROSS SITE AREA: 0.11 AC (4,800 SF)
TOTAL BUILDING COVERAGE (CONDITIONED SPACE): 4,194 SF (PROPOSED)
FAR: 0.87:1 (ALLOWED 2:1) PROPOSED
** EXISTING ASPHALT UNDER BUILDING ADDITION

Impervious Cover	EXISTING Impervious Cover	TO BE REMOVED	PROPOSED Construction*	PROPOSED Impervious Cover
ROOF & COVERED WALK	4,348 sf 90.58%	154 sf	0 sf	4,194 sf 87.38%
CONCRETE	222 sf 4.63%	0 sf	0 sf	222 sf 4.63%
ASPHALT	230 sf 4.79%	0 sf	154 sf	384 sf 8.00%
TOTAL	4,800 sf 100.00%	154 sf	154 sf	4,800 sf 100.00%

PERVIOUS COVER
GOOD GRASS: 0.00 sf 0.00% 0.00 sf 0.00%

SITE IMPERVIOUS COVER TABLE: ALL ZONING DISTRICTS COMBINED

NET SITE AREA: GROSS SITE AREA: 0.2025 AC (8,820 SF)
TOTAL BUILDING COVERAGE (CONDITIONED SPACE): 4,194 SF (PROPOSED)
FAR: 0.48:1 (ALLOWED 2:1) PROPOSED
** EXISTING ASPHALT UNDER BUILDING ADDITION

Impervious Cover	EXISTING Impervious Cover	TO BE REMOVED	PROPOSED Construction*	PROPOSED Impervious Cover
ROOF & COVERED WALK	4,601 sf 52.17%	407 sf	0 sf	4,194 sf 47.55%
CONCRETE	607 sf 6.88%	0 sf	0 sf	607 sf 6.88%
ASPHALT	3,612 sf 40.95%	0 sf	407 sf	4,019 sf 45.57%
TOTAL	8,820 sf 100.00%	407 sf	407 sf	8,820 sf 100.00%

PERVIOUS COVER
GOOD GRASS: 0.00 sf 0.00% 0.00 sf 0.00%

BUILDING SUMMARY TABLE

EXISTING USE:	BUILDING 1
LIQUOR SALES (VACANT)	
EX. GROSS FLOOR AREA:	4,601 S.F.
EX. FFE	542.93
EX. FAR	0.52:1
EX. BUILDING COVERAGE:	4,601 S.F.
PROPOSED USE:	BAR: 1,568 SF
	LIQUOR SALES: 2,626 SF
PR. GROSS FLOOR AREA:	4,194 S.F.
PR. FFE	542.93
PR. FAR	0.48:1
PR. BUILDING COVERAGE:	4,194 S.F.
ZONING:	CS1-V
BUILDING HEIGHT:	15'
MAX BUILDING HEIGHT:	60'
NUMBER OF STORIES:	1
BUILDING MATERIAL:	WOOD FRAME
BUILDING TYPE:	V-B, SLAB ON GRADE

NET SITE AREA: 0.2025 AC (8,820 SF)
ZONED: CS-V, CS1-V
BUILDING COVERAGE ALLOWED: 95%
BUILDING COVERAGE PROPOSED: 4,194 S.F. = 47.6%
F.A.R. PERMITTED: 2:1
F.A.R. PROPOSED: 0.48:1

- NOTES:**
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PERFORMED BY FLUGEL SURVEYORS IN MARCH 2013.
 - ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - DIMENSIONS MEASURED IN FEET.
 - THERE ARE NO TREES LOCATED ON THIS SITE.
 - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
 - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 - THE EASTERN 50' PORTION OF THE BUILDING IS ZONED CS1-V PER C14-68-087 AND 20081-19-049.
 - REFER TO ASSOCIATED ZONING CASE C14-2013-0088 THAT RE-ZONES THE BACK PORTION OF THE BUILDING AND 10' BEHIND THE BUILDING TO CS1-V. ZONING ORDINANCE 20130926-128.

EXISTING CONDITIONS PARKING

EXISTING CONDITIONS:	4,194 SF OF LIQUOR SALES
	407 SF STORAGE FOR STORE
	4,601 SF

EXISTING PARKING CALCULATIONS

USE	SIZE (SF)	RATIO	PARKING REQUIRED (WITH 20% REDUCTION)	PARKING PROVIDED	DEFICIT PARKING
LIQUOR SALES/STORAGE	4,601	1/275	13.4	8.0	5.4

CALCULATION OF CORE SPACE/DEFICIT PARKING

PROPOSED CONDITIONS:	GEN. RETAIL STORE	COCKTAIL LOUNGE	TOTAL
SIZE (SF)	2,314	1,880	4,194
% OF TOTAL BUILDING	55.2%	44.8%	
ALLOWABLE DEFICIT TO CARRY OVER	3.0 SF	0* SF	

*PER CODE

PROPOSED PARKING CALCULATIONS

USE	SIZE (SF)	RATIO	CALCULATED PARKING (WITH 20% REDUCTION)	DEFICIT PARKING	PARKING REQUIRED
GEN. RETAIL STORE	2,314	1/275	6.7	3.0	3.8
COCKTAIL LOUNGE	1,880	1/100	15.0	0	15.0
COCKTAIL LOUNGE DECK	400	1/100	3.2	0	3.2
TOTAL					22

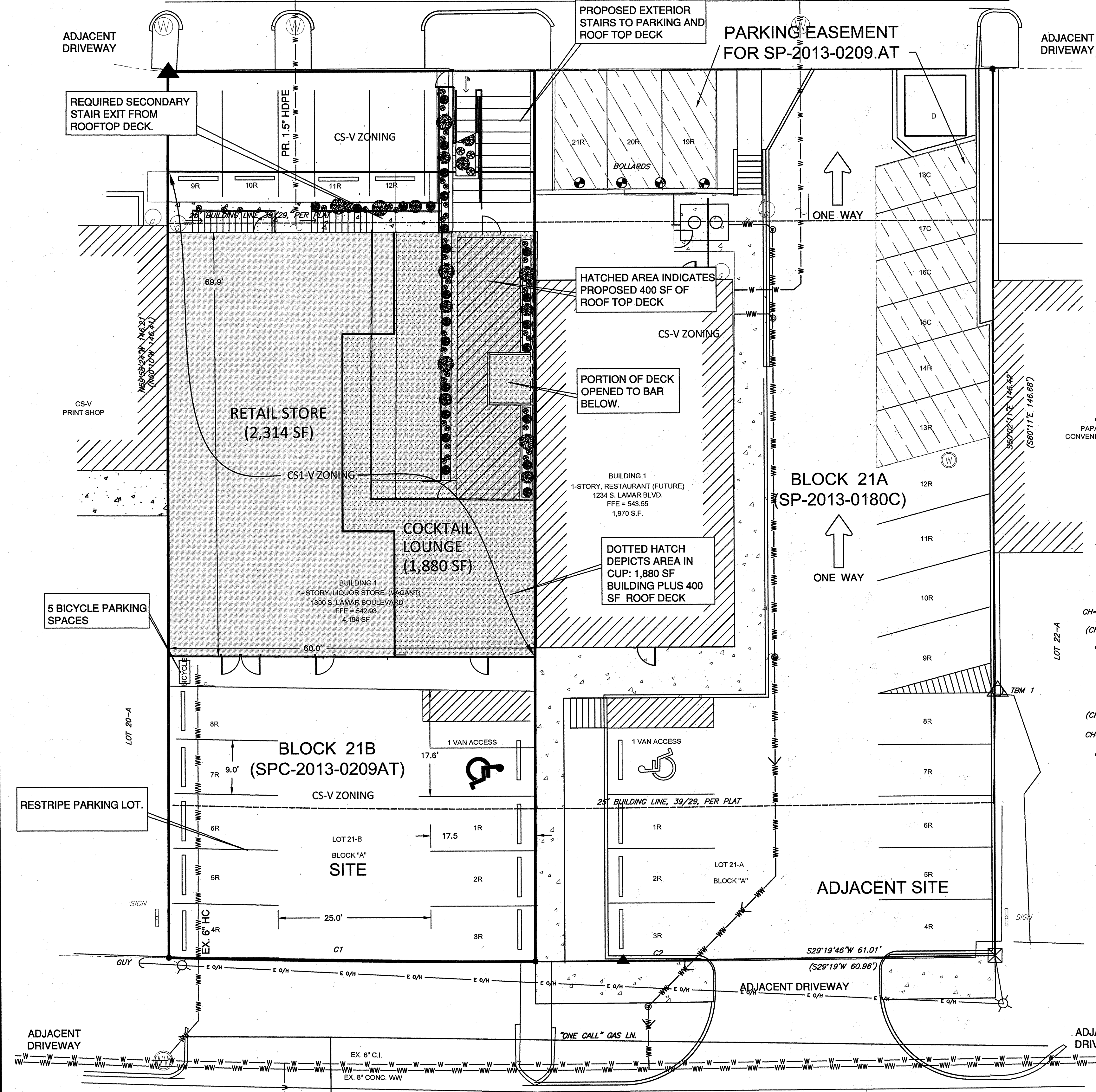
PROPOSED PARKING TABLE

	PARKING PROVIDED	ON-SITE (21B)	SITE (SP-2013-0180C)	TOTAL PARKING PROVIDED
REGULAR	12	5	17	
COMPACT	0	4	4	
ACCESSIBLE	1	0	1	
	13	9	22	

SITE PLAN APPROVAL SHEET 3_OE 4
FILE NUMBER: SPC-2013-0209.AT APPLICATION DATE: 07-JUNE-2013
APPROVED BY COMMISSION ON: UNDER SECTION 142
CHAPTER 255 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81 LDC) CASE MANAGER: NIKKI HOELTER
PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ DDZ X

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: CS1-V/CSV
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plat 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 (if building permit is not required), must also be approved prior to the Expiration Date.



10/10/2013 11:00:00 AM - Project: 1300 S Lamar Plaza II - Planning
 10/10/2013 11:00:00 AM - Revision: 02/03/2013 - JT