

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

N29°50'00"E 135.16' (135.00')  
BEARING BASIS

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

**u.t.e.**  
consultants, inc.  
2007 S 1st Street  
Suite 103  
Austin, Texas 78704  
TBPE Registered Firm No. F-5653

SEAL: 02/09/2015  
STATE OF TEXAS  
JOAN TERNUS ANGL  
REGISTERED PROFESSIONAL ENGINEER  
92477  
Signature: Joan Ternus Angl

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

DATE: 10-6-14

NO. 1

REVISIONS

NO. 1  
DATE: 10-6-14  
DESCRIPTION: MODIFY CURB AND PARKING EASEMENTS TO REFLECT ACTUAL BAR & DECK SIZE (1880 SF, 400SF + 2280 SF)

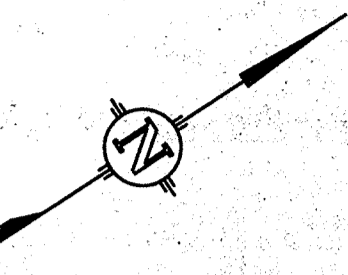
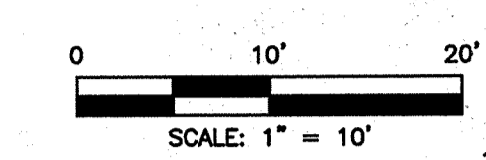
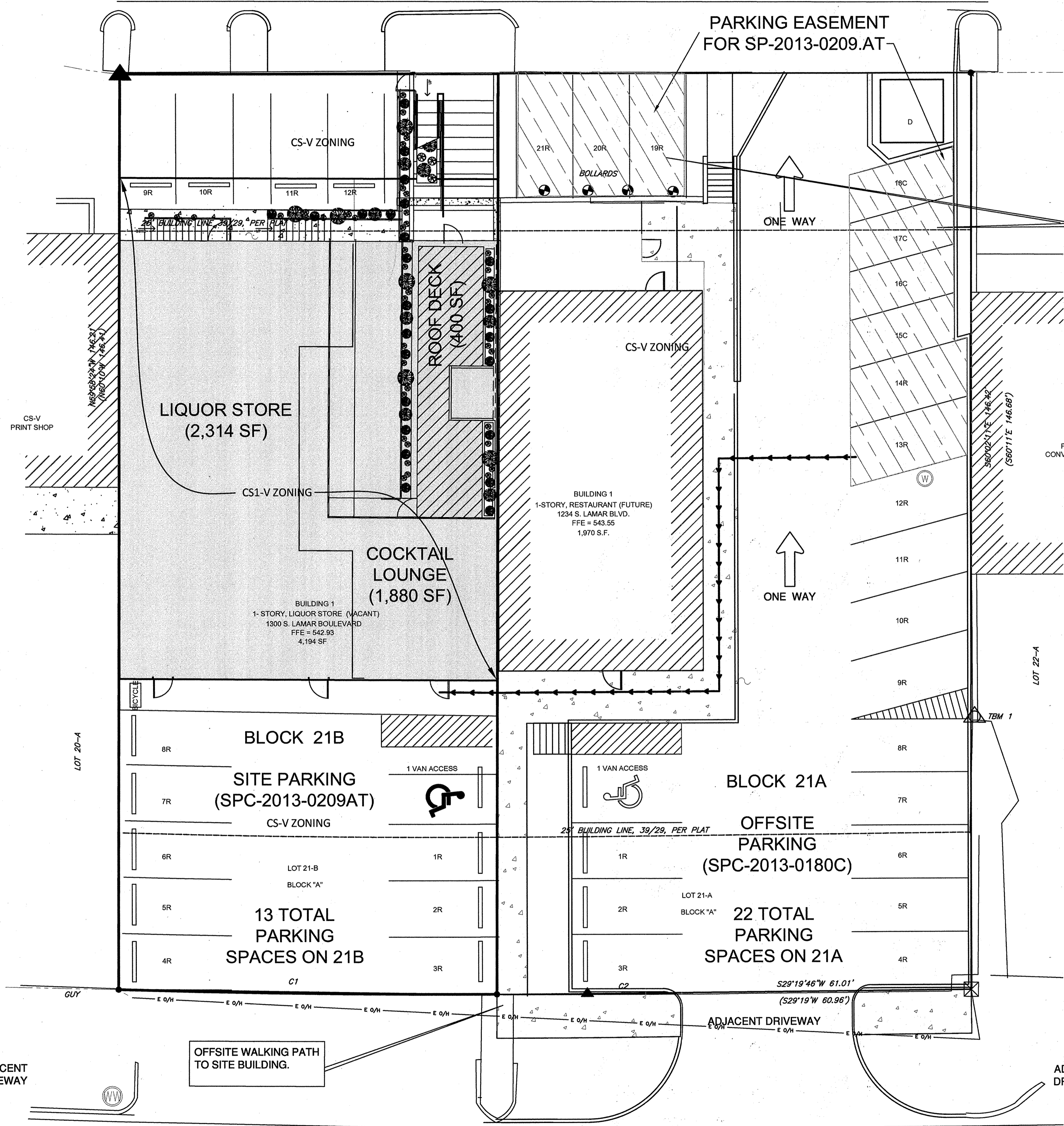
**1300 LAMAR PLAZA II**  
1300 SOUTH LAMAR BOULEVARD  
AUSTIN, TEXAS

SITE DEVELOPMENT

OFFSITE PARKING PLAN

REPLACEMENT SHEET  
SHEET: 4  
4 OF 4

SPC-2013-0209.AT



THESE NINE (9) SPACES ARE LOCATED WITHIN A PARKING AGREEMENT (SEE DOC. NO. 2014189712 AND DOC. NO. 2014189713) FOR USE BY 1300 S. LAMAR (PLAZA II) UNTIL SUCH TIME THAT THE EASEMENT IS REMOVED. THE CITY OF AUSTIN MUST APPROVE THE RELEASE OF EASEMENT.

SITE (BLOCK 21B) PARKING REQUIREMENTS (SPC-2013-0209AT)

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
<b>TOTAL</b>					<b>22</b>

OFFSITE (BLOCK 21A) PARKING REQUIREMENTS (SP-2013-0180C)

PROPOSED PARKING CALCULATIONS					
USE	SIZE (SF)	RATIO	CALCULATED PARKING (WITH 20% REDUCTION)	DEFICIT PARKING	PARKING REQUIRED
RESTAURANT	1,970	1/100	15.8		
OUTDOOR BENCHES	25	1/100	0.2		
<b>TOTAL</b>				<b>16.0</b>	<b>2.8</b>
					<b>13</b>

PROPOSED PARKING TABLE

	REGULAR SPACES	COMPACT SPACES	ACCESSIBLE SPACES	TOTAL PARKING PROVIDED
PARKING FOR 21B:				
AT 1300 S LAMAR (21B)	12	0	1	13
AT 1234 S LAMAR (21A)	5	4	0	9
<b>TOTAL PROVIDED FOR 21B</b>	<b>17</b>	<b>4</b>	<b>1</b>	<b>22</b>
PARKING FOR 21A:				
AT 1234 S LAMAR (21A)	12	0	1	13

PARKING SUMMARY FOR 21B

	PARKING PROVIDED ONSITE (21B)	PARKING ALLOTTED TO THIS SITE (SP-2013-0180C)	TOTAL PARKING PROVIDED
REGULAR	12	5	17
COMPACT	0	4	4
ACCESSIBLE	1	0	1
<b>TOTAL</b>	<b>13</b>	<b>9</b>	<b>22</b>

- T-PLAN NOTES:
- ALL HANDICAP RMAPS AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS. EACH HANDICAMP RAMP PARKING SPACE SHALL HAVE REQUIRED IDENTIFYING SIGNAGE AS REQUIRED.
  - EACH COMPACT PARKING SPACE WILL BE SIGNED "SMALL CAR ONLY".
  - DIMENSIONS ARE MEASURED FROM FACE OF CURB.
  - OFFSITE PARKING SIGNAGE WILL BE PROVIDED AS REQUIRED BY SECTIONS 25-6-501 THROUGH 503(F) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE: ONE SIGN AT THE OFF-SITE PARKING FACILITY INDICATING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN ON THE USE SITE INDICATING LOCATION OF THE OFF-SITE PARKING.
  - THE PRACTICAL DISTANCE FROM THE NEAREST PARKING SPACE ON THE PARKING EASEMENT SITE AT 1234 SOUTH LAMAR BLVD. (PLAZA I, SP-2013-0180C) TO THE FRONT DOOR OF 1300 SOUTH LAMAR BLVD. (PLAZA II, SPC-2013-0209AT) IS 110 LINEAR FEET.
  - THERE IS NO CONSTRUCTION AS PART OF THIS T-PLAN. ANY MINOR CONSTRUCTION WILL BE AUTHORIZED BY SITE PLAN EXEMPTION DA-2014-0817.

C2:  
CH= S29°40'25"W 14.33'  
(CH= S29°32'W 14.07')  
arc=14.33'(14.07')  
radius=1860.50'

C1:  
(CH= S30°41'W 60.07')  
CH=S30°34'50"W 60.00'  
arc=60.00'(60.30')  
radius=1860.50'

SITE PLAN APPROVAL SHEET 4 OF 4  
FILE NUMBER: SPC-2013-0209.AT APPLICATION DATE: 07-JUNE-2013  
APPROVED BY COMMISSION ON: UNDER SECTION 142  
CHAPTER 265 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER: NIKKI HOELTER  
PROJECT EXPIRATION DATE (ORD#970905-A) DWP# 002.X

Director, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING: CS1-V/CS-V  
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.

DATE PLOTTED: 10/06/14 10:08:11 AM USER: JTB 5: Lamar/CSVP Revision: 04/08/14 - PARKING