

CS  
SALES AND SERVICE

# SOUTH LAMAR BOULEVARD

R.O.W. Varies  
(60' PAVEMENT, 90' R.O.W.)

## NET SITE AREA CALCULATIONS

Total gross site area = 2.751 Acres (119,842.5 s.f.)  
 Site Deductions: Critical Water Quality Zone (CWQZ) = 0.028 Acres (1,199.8 s.f.)  
 Water Quality Transition Zone (WQTZ) = 0.000 Acres  
 Wastewater Irrigation areas = 0.000 Acres  
 Deduction subtotal = 0.028 Acres (1,199.8 s.f.)  
 Upland area (Gross area minus total deductions) = 2.724 Acres (118,642.7 s.f.)  
 Net Site Area Calculation:  
 Area of Uplands with Slopes 0-15% 2.516 X 100% = 2.516 Acres (109,613.6 s.f.)  
 Area of Uplands with Slopes 15-25% 0.007 X 40% = 0.003 Acres (117.6 s.f.)  
 Area of Uplands with Slopes 25-35% 0.002 X 20% = 0.000 Acres (18.9 s.f.)  
 Net Site Area (subtotal) = 2.519 Acres (109,750.1 s.f.)

	Over 35% Slopes
	25% to 35% Slopes
	15% to 25% Slopes

## IMPERVIOUS COVER

Allowable Impervious Cover  
 Impervious cover allowed at 0% X WQTZ = 0.000  
 Acres Impervious cover allowed at 80% X NSA = 2.015 Acres Deductions for perimeter roadway = 0.000 Acres  
 Total impervious cover = 1.91 Acres  
 ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY  
 Total acreage 15-25% = 0.003 Acres X 10% = 0.0004  
 EXISTING IMPERVIOUS COVER  
 Total existing impervious cover = 0.000 acres  
 PROPOSED TOTAL IMPERVIOUS COVER  
 Impervious cover in WQTZ = 0.000 Acres = 0.00%  
 Impervious cover in Uplands Zone = 1.91(83,248 s.f.) Acres = 75.85%  
 Total proposed impervious cover = 1.91 Acres (83,248 s.f.)

## PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	IMPERVIOUS COVER		BUILDINGS	COVER	ROADS, ETC
	Area (ac)	% of Category (%)			
0-15%	2.516	18.75%			
15-25%	0.007	0.00%			
25-35%	0.002	0.00%			
>35%	0.199	0.00%			
Total Site Area	2.724				

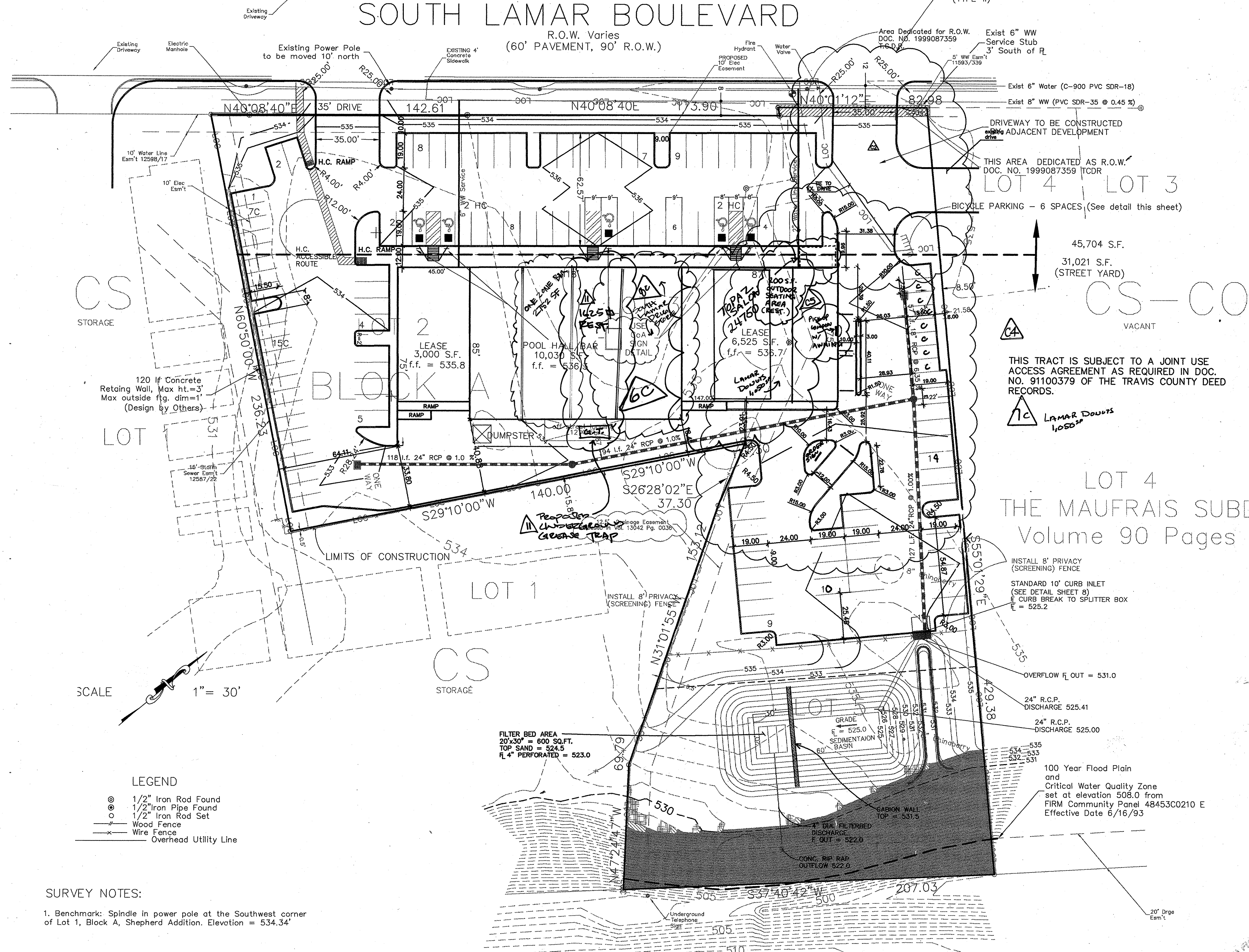
## BUILDING CALCULATIONS:

Building Coverage = 20,551 s.f. = 17.15%  
 Floor to Area Ratio = 0.17

## PARKING NOTE:

90' spaces are 9'x 18'  
 90' handicap spaces are 13'x 18'  
 90' compact spaces are 7.5'x 15.5'

1625 SF BELT  
 2752 SF COFFEE BAR  
 5534 SF GENERAL RETAIL  
 2442 SF MODULAR OFFICE  
 1600 SF RESTAURANT SEATING  
 200 SF RESTAURANT SEATING  
 1475 SF Personal Services  
 Provided Parking (NO CHANGE IN PARKING)  
 30 REGULAR  
 30 COMPACT  
 5 H.C.  
 TOTAL = 125



CS  
STORAGE

CS-CO  
VACANT

THIS TRACT IS SUBJECT TO A JOINT USE ACCESS AGREEMENT AS REQUIRED IN DOC. NO. 91100379 OF THE TRAVIS COUNTY DEED RECORDS.

LAMAR DONUTS  
1,000 SF

LOT 4  
THE MAUFRAIS SUBDIV  
Volume 90 Pages 90

SCALE 1" = 30'

- LEGEND
- 1/2" Iron Rod Found
  - 1/2" Iron Pipe Found
  - 1/2" Iron Rod Set
  - Wood Fence
  - Wire Fence
  - Overhead Utility Line

### SURVEY NOTES:

1. Benchmark: Spindle in power pole at the Southwest corner of Lot 1, Block A, Shepherd Addition. Elevation = 534.34'

### LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK A, SHEPHERD ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 96 PAGES 112-113 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND OF LOT 5, MAUFRAIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 90 PAGES 90-91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

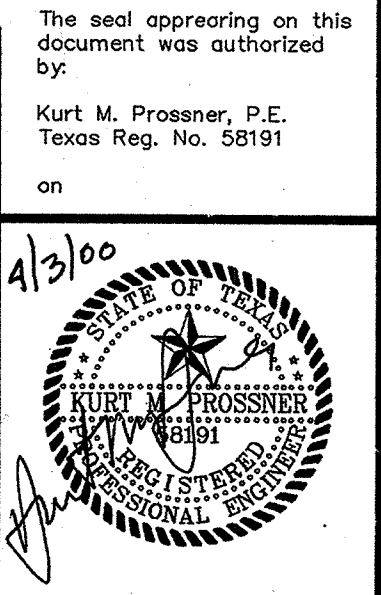
NOTE: REFUSE COLLECTION ON THIS SITE SHALL BE BETWEEN THE HOURS OF 8:00 A.M. AND 8:00 P.M. ONLY.

NOTE: ALL TREES 8" AND LARGER ARE SHOWN (2 TOTAL).  
 NOTE: THIS SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

**SITE PLAN RELEASE**

FILE NUMBER: SP-97-0418C EXPIRATION DATE: 8-25-2009  
 CASE MANAGER: L. CHASTNEY APPLICATION DATE: 10-14-97  
 APPROVED ADMINISTRATIVELY ON: 8-25-99  
 APPROVED BY PLANNING COMMISSION ON: 7-14-98  
 APPROVED BY CITY COUNCIL ON: [Signature]  
 under Section [ ] of Chapter [ ] of the Austin City Code.

DATE OF RELEASE: 8-25-99 Zoning: CS, CS-CO  
 Rev. 1: 10-6-99 (SLS)  
 Rev. 2: 11-9-99 (SLS)  
 Rev. 3: 11-19-00 (SLS)



AUSTIN FIRE DEPARTMENT  
 (ONLY)  
 DEC 22 2009  
 APPROVED

- ADDED NOTE ON REFUSE COLLECTION
- REVISE LOC TO REFLECT DRIVE BEING CONSTRUCTED BY ADJ. DEVELOPMENT
- REVISED PARKING LOT FOR 'STARBUCKS' - PARKING TABLE
- CS ADD 200 SF OUTDOOR SEATING, AWNING FOR STARBUCKS, UPDATE PARKING TABLE
- NO CHANGE OF USE TO 1.4
- BC CHANGE OF USE TO 1.4 DA 8.20.2012