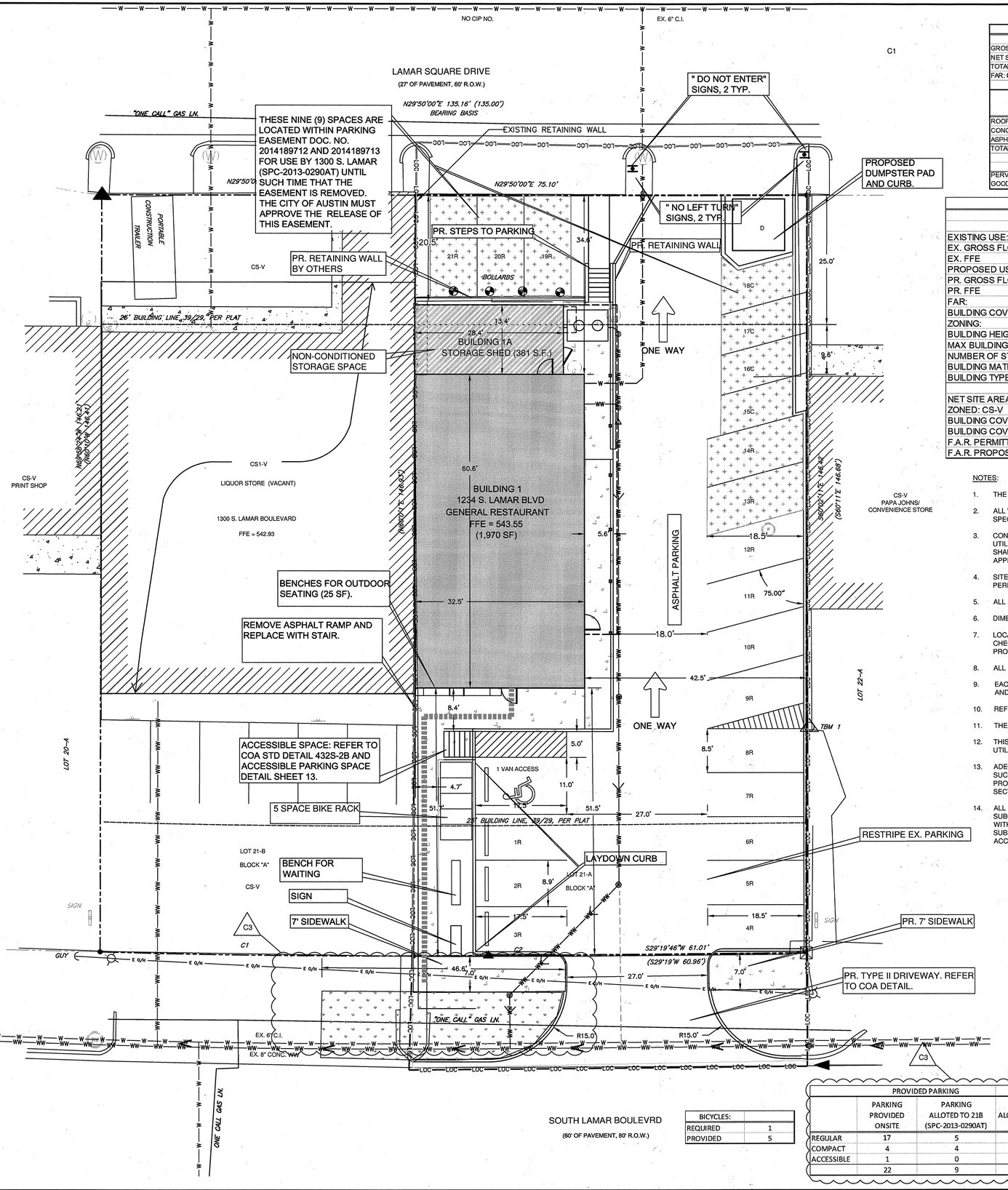

SITE IMPERVIOUS COVER TABLE						
GROSS SITE AREA: 0.253 AC (11,025 SF)						
NET SITE AREA: 0.253 AC (11,025 SF)						
TOTAL BUILDING COVERAGE (CONDITIONED SPACE): 1,971 SF						
FAR: 0.18:1 (ALLOWED 2:1)						
Impervious Cover	EXISTING Impervious Cover		TO BE REMOVED	PROPOSED Construction	PROPOSED Impervious Cover	
ROOF & COVERED WALK	3,976 sf	36.06%	2,376 sf	751 sf	2,351 sf	21.32%
CONCRETE	982 sf	8.91%	082 sf	951 sf	951 sf	8.63%
ASPHALT	5,541 sf	50.26%	2,126 sf	3,760 sf	7,175 sf	65.08%
TOTAL	10,499 sf	95.23%	5,484 sf	5,462 sf	10,477 sf	95.03%
	EXISTING				PROPOSED	
PERVIOUS COVER GOOD GRASS:	526.00 sf	4.77%			548.00 sf	4.97%

BUILDING SUMMARY TABLE			
	BUILDING 1	BUILDING 1A*	BUILDING 2
EXISTING USE:	RETAIL (VACANT)	N/A	RETAIL (VACANT)
EX. GROSS FLOOR AREA:	1,634 S.F.	N/A	2,086 S.F.
EX. FFE	543.55	N/A	543.55
PROPOSED USE:	GEN. RESTAURANT	STORAGE SHED	DEMOLISHED
PR. GROSS FLOOR AREA:	1,970 S.F.	381 S.F.	N/A
PR. FFE	543.55	543.55	N/A
FAR:	0.18:1	N/A	N/A
BUILDING COVERAGE:	1,970 S.F.	N/A	N/A
ZONING:	CS-V	CS-V	CS-V
BUILDING HEIGHT:	15'	10'	N/A
MAX BUILDING HEIGHT:	60'	60'	N/A
NUMBER OF STORIES:	1	1	N/A
BUILDING MATERIAL:	WOOD FRAME	WOOD FRAME	N/A
BUILDING TYPE:	V-B, SLAB ON GRADE	V-B, SLAB ON GRADE	N/A
NET SITE AREA: 0.253 AC (11,025 SF)	* NON-CONDITIONED SPACE		
ZONED: CS-V			
BUILDING COVERAGE ALLOWED: 95%			
BUILDING COVERAGE PROPOSED: 1,970 S.F. = 18%			
F.A.R. PERMITTED: 2:1			
F.A.R. PROPOSED: 0.18:1			

NOTES:

1. THE PROPOSED RESTAURANT IS A GENERAL RESTAURANT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE OF TEXAS REGULATIONS, THE STANDARD SPECIFICATIONS, CODES AND O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
4. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PERFORMED BY FLUGEL SURVEYERS. ON MARCH 2005.
5. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. DIMENSIONS MEASURED IN FEET.
7. LOCATION OF BUILDINGS SHALL BE LOCATED WITH COORDINATES BASED ON COMPUTER FILE AND CHECKED WITH ENGINEER AND ARCHITECT PRIOR TO ANY FOUNDATION BEING POURED. DIMENSIONS PROVIDED ON THIS SHEET SHALL SERVE AS A CHECK DISTANCE ONLY.
8. ALL RADII ARE 3' UNLESS OTHERWISE NOTED AT THE FACE OF CURB.
9. EACH COMPACT PARKING SPACE/AISLE MUST BE SIGNED "SMALL CAR ONLY" AND SIGNS POSTED ON THE SITE DIRECTING MOTORISTS TO SUCH PLACES.
10. REFER TO UTILITY PLAN, SHEET 8, FOR OFFSET AND ADJACENT DRIVES.
11. THERE ARE NO TREES LOCATED ON THIS SITE.
12. THIS SITE SHALL COMPLY WITH SUBCHAPTER E EXTERIOR LIGHTING, SCREENING OF EQUIPMENT AND UTILITIES AND GLAZING OF BUILDING FACADES.
13. 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".
14. 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

BICYCLES:	
REQUIRED	1
PROVIDED	5

PROVIDED PARKING			
	PARKING PROVIDED ONSITE	PARKING ALLOTED TO 21B (SPC-2013-0290AT)	PARKING ALOTTED TO 21A (THIS SITE)
REGULAR	17	5	12
COMPACT	4	4	0
ACCESSIBLE	1	0	1
	22	9	13

EXISTING PARKING CALCULATIONS					
USE	SIZE (SF)	RATIO	PARKING REQUIRED (WITH 20% REDUCTION)	PARKING PROVIDED	DEFICIT PARKING
RETAIL	3,720	1/275	10.8	8.0	2.8

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		
			16.0	2.8	13.2

0 10' 20'
SCALE: 1" = 10'

LEGEND

- "X" IN CONC. FOUND
- 1/2" IRON ROD FOUND
- SURVEY CONTROL POINT /BM
- PK NAIL FOUND
- POWER POLE
- GUY ANCHOR
- O/H — 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
- W — W — EXISTING WATER LINE
- WW — WW — EXISTING WASTEWATER LINE
- W — W — PROPOSED WATER LINE
- WW — WW — PROPOSED WASTEWATER LINE
- PROPOSED CURB & GUTTER
- PROPOSED STORAGE SHED
- ADJACENT BUILDING
- SITE BUILDING
- ACCESSIBLE ROUTE

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'

C3
A LICENSE AGREEMENT HAS BEEN APPROVED AS PART OF THIS SITE PLAN AND IS RECORDED IN DOCUMENT NO. 2014081636.

u·t·e consultants, inc.
307 East 2nd Street
Austin, Texas 78701
TBPE Registered Firm No. F-5653

SEAL:
10-7-13
STATE OF TEXAS
JOAN DIANE TERNUS
92477
REGISTERED
PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS
C1	3/7/2014	CHANGE BLDG SHAPE, UPDATE TABLES & ACCESS SPACE
C3	3/27/2015	MODIFY ROW SIDEWALK, CORRECT PARKING TABLE

Date: 31-MAY-2013
Drawn: AP
Checked: JT

1300 LAMAR PLAZA I
1234 SOUTH LAMAR BOULEVARD
AUSTIN, TEXAS

SITE DEVELOPMENT

SITE PLAN & DIMENSIONAL CONTROL PLAN

SHEET: 6
6 OF 15

SITE PLAN APPROVAL — SHEET: 6 OF 15
FILE NUMBER: SP-2013-0180C — APPLICATION DATE: 15-MAY-2013
APPROVED BY COMMISSION ON: N/A — UNDER SECTION 112
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) 22-NOV-2016 — CASE MANAGER NIKKI HOELTER
PROJECT EXPIRATION DATE (ORD.#970905-A) — DWPZ — DDZ X
Michelle Casillas FOR JC
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 22-NOV-2013 — ZONING: CS-V
Rev. 1 — Correction 2 — Rev. 2 — Correction/Ref 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.

SP-2013-0180C

G:\AIS\1300 LAMAR PLAZA I\DWG\1300 S. Lamar\CAD\1300-SITE PLAN.dwg