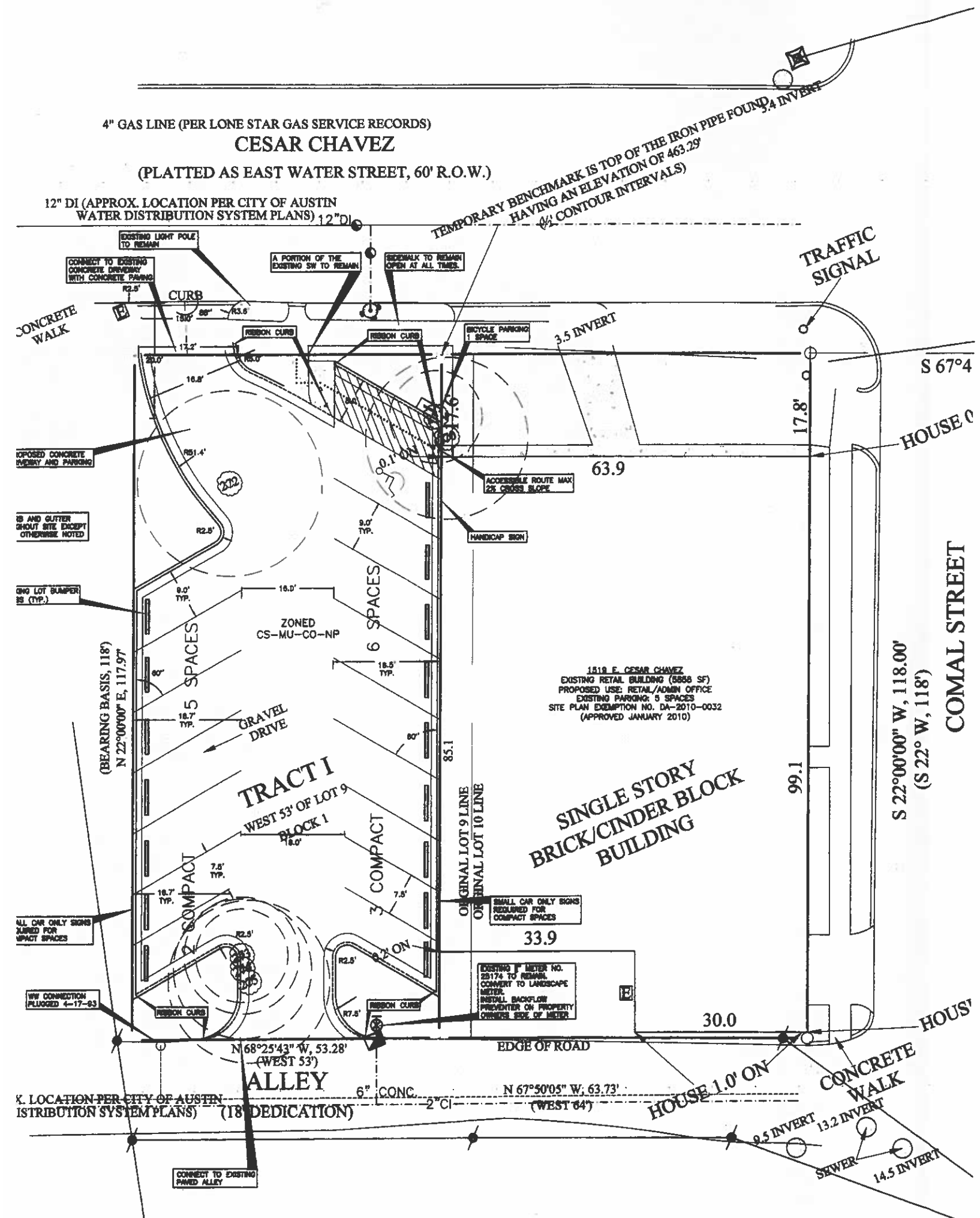




PARKING SUMMARY 1507 E. Cesar Chavez			
*Provided Parking	Regular	10	
	Compact	5	
	Handicap	1	
Total Parking Provided:	Total Auto	16	
	Bicycle	1	6% of Total

*Accessory Parking for adjacent lot located at 1519 E. Cesar Chavez.

PARKING SUMMARY (per Site Plan Exemption) 1519 E. Cesar Chavez

Existing Use	Area	Parking Ratio	Required Spaces
City Auto Supply (original use)	Retail	5,868 SF	1 : 200
*Current Use/Requirement	Retail/Admin	5,868 SF	1 : 275
Original Provided Parking	5		
Parking Deficiency	24		
**Present Required Spaces	5		

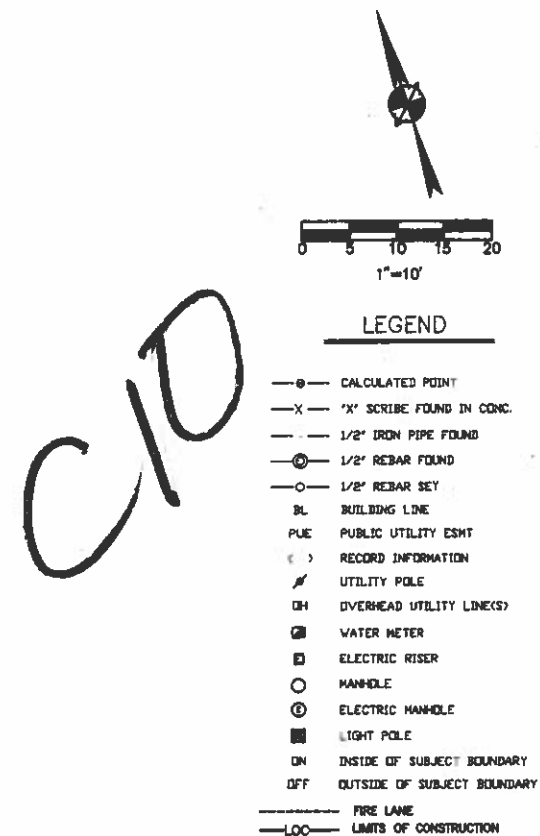
*Including 20% Urban Core Reduction. Please note these spaces would be required without the Site Plan Exemption.

**Per Site Plan Exemption (DA-2010-0032) 5 spaces must remain with the building.

Impervious Cover Calculations

Total Lot Size :	0.144 ac	6,273 sf	S.F.
**CS Zoning LDC 25-2-482 Allowable I.C.:	96%	x 6,273 sf	5,969
Existing I.C.:			S.F.
Building			0
Sidewalk			115
Parking			900
Total Existing Impervious Cover (to be demolished):	17.6%		1,108
Proposed I.C.:			S.F.
Building			0
Sidewalk			89
Parking			5,267
Total Proposed Impervious Cover:	85.1%		5,356

**Zoning Ordinance No. 001214-20 (East Cesar Chavez Neighborhood Plan-Tract 71)



SITE LIGHTING NOTE:
ALL EXTERIOR LIGHTING WILL BE FULLY SHIELDED 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 2.5.2.2.



Figure 43: Examples of fully-shielded light fixtures

LANDSCAPE NOTE:
ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6\"/>

R.O.W. NOTE:
SIDEWALK TO REMAIN OPEN AT ALL TIMES.

AUSTIN WATER UTILITY
EXPIRATION DATE
JUL 2 2 2012

APPROVED
Austin Water Utility
Approval for backflow
indication

LEGAL DESCRIPTION:
THE WEST 53 FEET OF LOT 9, BLOCK 1, WELCH SUBDIVISION IN THE CURRENT DEED AS RECORDED ON DECEMBER 17, 2009, IN DOCUMENT NUMBER 2009207769, TRAVIS COUNTY DEED RECORDS.

C.O.A LAND STATUS APPROVAL CB-2010-0017, JANUARY 29, 2010.

SOURCE OF TOPOGRAPHY: ALL STAR LAND SURVEYING DATED JANUARY 2010.

NOTE:
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR COORDINATING THE LOCATION AND PRESERVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PRESERVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

MFH Engineering
Austin, Texas 78731
Tel (512) 477-5713
Fax (512) 371-4031



**SITE PLAN
& UTILITY PLAN**

**1507 E. CESAR CHAVEZ
PARKING LOT**

DATE: MARCH 2010
BY: MFH
SHEET: 1507 E. 1ST