

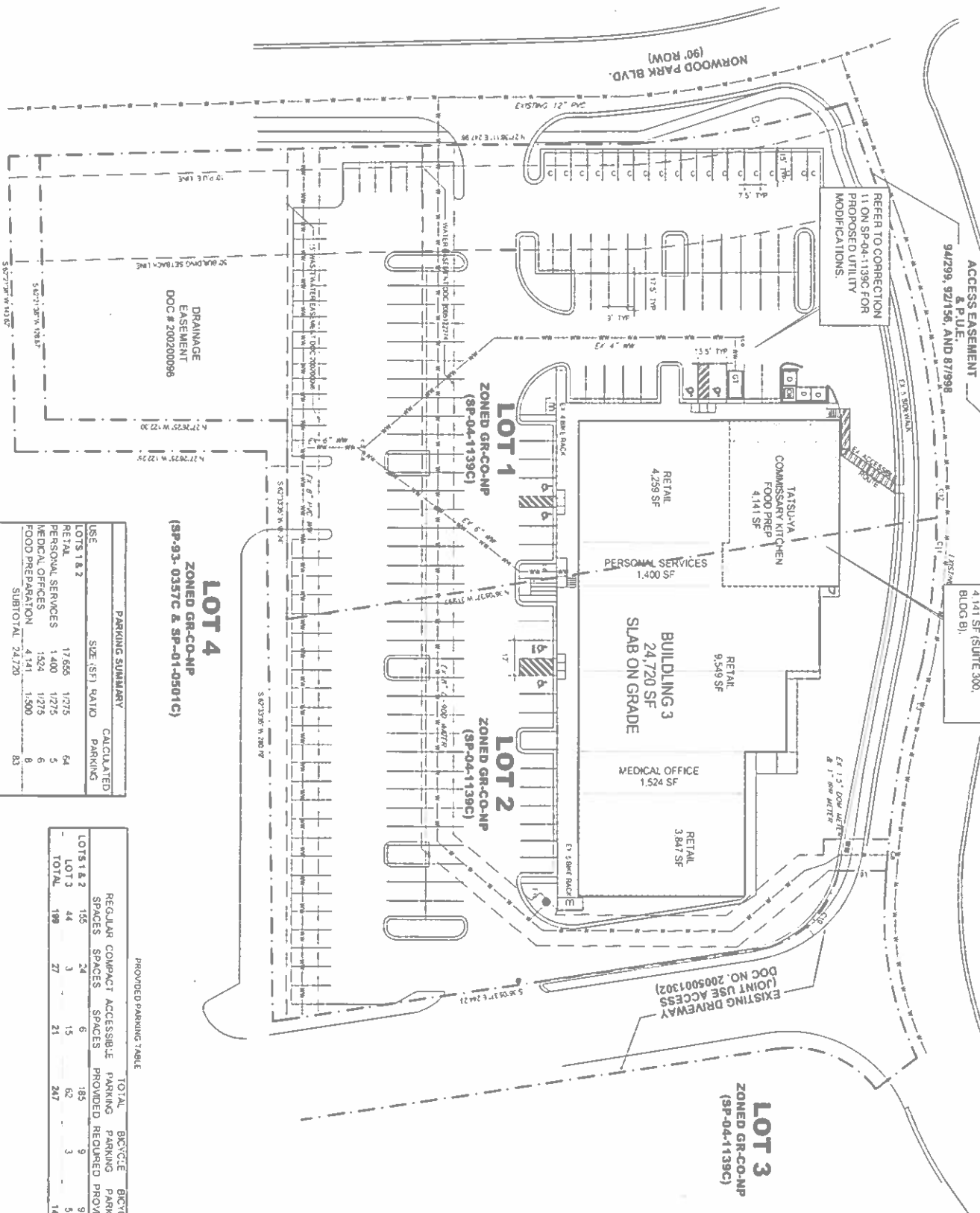
REPLAT OF NORWOOD PARK
RESUBDIVISION OF LOT 5 AND LOT 7

HATCHED AREA IS
INCLUDED IN C.U.P. #
4 141 SF (SUITE 300,
BLDG. B).

ACCESS EASEMENT
6 FT. WIDE
94/299, 92/150, AND 87/998

REFER TO CORRECTION
11 ON SP-04-1139C FOR
PROPOSED UTILITY
MODIFICATIONS.

NORWOOD PARK BLVD.
(90' ROW)



**LOT 4
ZONED GR-CO-HP
(SP-93-0357C & SP-01-0501C)**

USE	SIZE (SF)	RATIO	CALCULATED PARKING
RETAIL	17,655	1/275	64
PERSONAL SERVICES	1,400	1/275	5
MEDICAL OFFICES	1,524	1/275	6
FOOD PREPARATION	4,141	1,500	8
SUBTOTAL	24,720		83
LOT 3	4,767	1/275	17
SMALL RESTAURANT	2,450	1/100	25
FOOD SALES (TAKE OUT)	1,600	1/275	6
FINANCIAL SERVICES	2,033	1/275	7
SUBTOTAL	10,850		55
TOTAL REQUIRED PARKING			138

PROPOSED PARKING TABLE

REGULAR	COMPACT	ACCESSIBLE	TOTAL	BICYCLE	BICYCLE
LOT 1 & 2	130	24	6	185	9
LOT 3	44	3	15	62	3
TOTAL	199	27	21	247	14

**LOT 3
ZONED GR-CO-HP
(SP-04-1139C)**

EXISTING DRIVEWAY
(JOINT USE ACCESS
DOC NO. 2005001302)

**LOT 2
ZONED GR-CO-HP
(SP-04-1139C)**

**LOT 1
ZONED GR-CO-HP
(SP-04-1139C)**

**LOT 4
ZONED GR-CO-HP
(SP-93-0357C & SP-01-0501C)**

NOTES

1. ALL SITE & UTILITY INFORMATION OBTAINED FROM SP-04-1139C.
2. NO SITE CONSTRUCTION PROPOSED AS PART OF THIS CONDITIONAL USE PERMIT. FOR SITE CONSTRUCTION, PLEASE SEE CORRECTIONS TO SITE PLAN SP-04-1139C.
3. LOT 3 PARKING DEMAND AND PARKING SUMMARY SHOWN FOR CLARIFICATION.
4. LOTS 1 AND 2 ARE TIED TOGETHER IN A UNIFIED DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 200613487.



SITE PLAN RELEASE NOTES

- ALL INFORMATION SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL INFORMATION SHALL BE SQUARE DEVELOPMENT REVIEW AND APPROVAL OF THE PLANNING AND DEVELOPMENT DEPARTMENT NOT INCLUDE BUILDING AND FIRE CODE APPROVALS. THE INFORMATION PROVIDED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE (CHAPTER 25-10).
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DEPARTMENT (UTILITY DEPARTMENT) AND THE CITY OF AUSTIN WATER DEPARTMENT (WATER DEPARTMENT).
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF AUSTIN DEVELOPMENT DEPARTMENT (DEVELOPMENT DEPARTMENT) AND THE CITY OF AUSTIN WATER DEPARTMENT (WATER DEPARTMENT).
- DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO ANY APPLICATION FOR CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OR ON DAMAGE TO UTILITIES FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY. A ROW EXCAVATION PERMIT IS REQUIRED.

SITE IMPERVIOUS COVER TABLE: LOTS 1 & 2

NET SITE AREA - GROSS SITE AREA 3,310 AC (144,217 SF)	TOTAL BUILDING COVERAGE: 24,720 SF (EXISTING)	PERCENT IMPERVIOUS COVER
ROOF & COVERED WALK	24,720 SF	17.14%
CONCRETE	3,025 SF	2.10%
ASPHALT	78,990 SF	54.49%
TOTAL	106,735 SF	73.73%
PERVIOUS COVER	37,882.00 SF	26.27%
GOOD GRASS		

BUILDING SUMMARY TABLE

EXISTING USE	RETAIL	PERSONAL SERVICES	MEDICAL OFFICES	FOOD PREPARATION
EXISTING USE	21,798 SF	1,400 SF	1,524 SF	24,720 SF
PROPOSED USE	17,655 SF	1,400 SF	1,524 SF	24,720 SF
PERSONAL SERVICES		1,400 SF		
MEDICAL OFFICES			1,524 SF	
FOOD PREPARATION				24,720 SF
RETAIL	17,655 SF			
PERSONAL SERVICES		1,400 SF		
MEDICAL OFFICES			1,524 SF	
FOOD PREPARATION				24,720 SF
GROSS FLOOR AREA	4,141 SF	1,400 SF	1,524 SF	24,720 SF
PROPOSED USE	17,655 SF	1,400 SF	1,524 SF	24,720 SF
PERSONAL SERVICES		1,400 SF		
MEDICAL OFFICES			1,524 SF	
FOOD PREPARATION				24,720 SF
RETAIL	17,655 SF			
PERSONAL SERVICES		1,400 SF		
MEDICAL OFFICES			1,524 SF	
FOOD PREPARATION				24,720 SF
GROSS FLOOR AREA	4,141 SF	1,400 SF	1,524 SF	24,720 SF
FFFE	0.17%			
FAR	0.17%			
BUILDING COVERAGE	694.0 AND 697.0			
ZONING	24,720 SF (17.14%)	GR-CO-HP		
MAX BUILDING HEIGHT ALLOWED	25' (17'9" AND 17'2" INCL.)			
NUMBER OF STORIES	60			
BUILDING TYPE	1			

BUILDING SUMMARY TABLE

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MAX BUILDING HEIGHT ALLOWED	25' (17'9" AND 17'2" INCL.)			
NUMBER OF STORIES	60			
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1801 Registered Firm No. 1-2641

 3405 5th Street, Suite 300
 Austin, Texas 78701

SEAL
 10/14/2014

NO.	REVISIONS	DATE
1	Drawn	03-SEP-2014
2	Checked	JT

**TATSU-YA
COMMISSARY KITCHEN**
 1030 NORWOOD PARK BOULEVARD, BLDG. 3 SUITE 300
 AUSTIN, TEXAS 78753

CONDITIONAL
USE PERMIT

SITE PLAN &
DIMENSIONAL
CONTROL PLAN

SHEET: 04 OF 4

SPC-2014-0345AS
4 OF 4