

SITE DATA				
	EXISTING		PERCENT	ALLOWED
ACRES	10.906			
SQUARE FEET	1,675,000			
TOTAL GROSS SITE AREA	0.25			
NEW IMPERVIOUS COVER	0.04			
TOTAL IMPERVIOUS COVER	0.12	5,258.0	48%	95%
BUILDING COVERAGE	0.08	3,583.0	33%	95%

Building Data Table				
Existing Building	Building Height (ft)	Building Construction Type(s)	Total Gross Floor Area (sf)	Proposed Use
1	1 Story	V-B	2,270	COCKTAIL LOUNGE
2	1 Story	V-B	1313	COCKTAIL LOUNGE
OUTDOOR PATIO			3200	COCKTAIL LOUNGE
TOTAL			6,783	

PARKING TABLES: (FROM SP-2018-0025T)

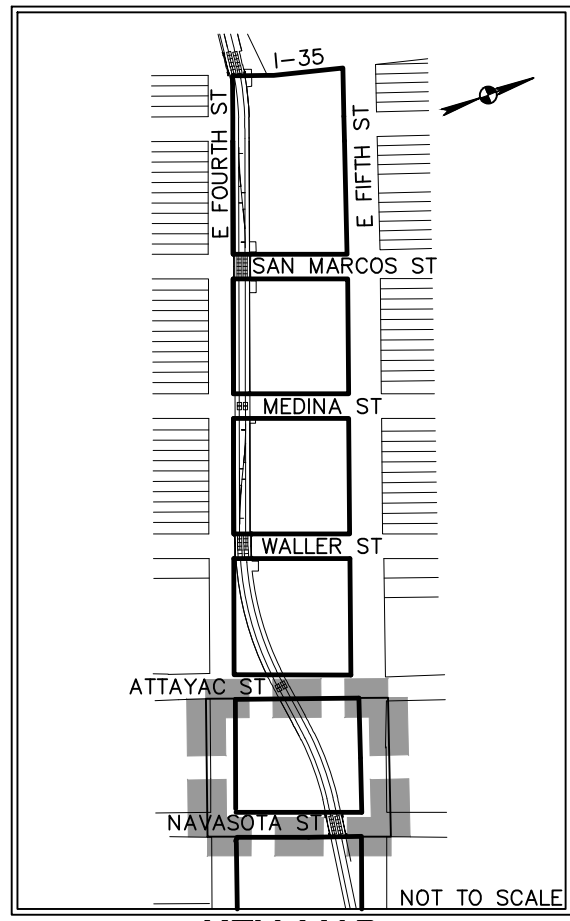
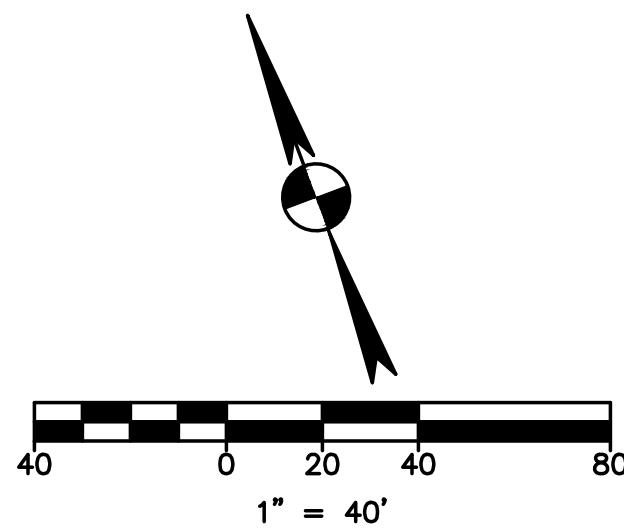
Block A-C					Block D&E				
	Spaces	per unit	Units	Spaces		Spaces	per unit	Units	Spaces
One Bed	1.50	/	1 Bed	435	1-bed	653			
Two Bed	2.00	/	2 Bed	105	2-bed	210			
Office	1.00	/	275 GLA	150,000	GLA	545			
Retail	1.00	/	275 GSF	70,828	GSF	258			
Restaurant <2500 GSF	1.00	/	100 GSF	3,651	GSF	37			
Restaurant >2500 GSF	1.00	/	75 GSF	26,400	GSF	352			
Lounge	1.00	/	100 GSF	-	GSF				
Appendix A Requirement					Appendix A Requirement				
TOD Reduction					TOD Reduction				
On-Street Reduction					On-Street Reduction				
Reserved Car2Go					Reserved Car2Go				
9 Car2Go					2 Car2Go				
Adjusted Requirement					Adjusted Requirement				
Min Required					Min Required				
Off-site Parking Required for SP-2015-0479C*					Off-site Parking Required for SP-2015-0479C*				
Provided					Provided				
Surplus/(Deficit)					Surplus/(Deficit)				
ADA REQUIRED					ADA REQUIRED				

THE PARKING TABLE REFERENCED ABOVE IS ASSOCIATED WITH THE TRANSPORTATION SITE PLAN SP-2018-0025T.

PARKING TABLES NOTES:

- PARKING TABLES CORRESPOND WITH TRANSPORTATION SITE PLAN SP-2018-0025T.
- THE 91 PARKING SPACE DEFICIT ON BLOCKS D&E (SP-2015-0479C(R1)) IS PROVIDED BY 91 PARKING SPACES ON BLOCKS A-C (SP-2015-0480C(R1)).

HOURS OF OPERATION: 7AM - 2AM, MONDAY - SUNDAY.



EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE (R.O.W.) LINE
		RECORD INFORMATION
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GRATE INLET
		CURB INLET (SIZE VARIES)
		OVERHEAD ELECTRIC
		ELECTRIC MANHOLE (SIZE VARIES)
		STORMWATER MANHOLE (SIZE VARIES)
		SEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		CLEANOUT
		GENERATOR
		SWITCH GEAR
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		IMPERVIOUS AREA
		INTEGRAL COLORED IMPERVIOUS AREA (REF. LANDSCAPE ARCHITECT)
		WALL
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (HANDICAP SPACES)
		HANDICAP SPACE
		BIKE PARKING
		TRASH CAN (REF. LANDSCAPE ARCHITECT)
		TREE TO BE SAVED
		GARBAGE COMPACTOR
		OUTDOOR COCKTAIL LOUNGE CUP AREA
		INDOOR COCKTAIL LOUNGE CUP AREA

NOTES:

- NO CONSTRUCTION OR DEMOLITION WORK IS PROPOSED WITH THIS PERMIT. THE CONSTRUCTION OF FUTURE IMPROVEMENTS WILL BE PERMITTED THROUGH SITE PLAN EXEMPTION AND BUILDING PERMITS.
- THE LOCATION OF THE ACCESSIBLE PATH FROM THE ROW TO THE SITE AND ITS CORRESPONDING BUILDINGS IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON SITE CONDITIONS. THE EXACT ALIGNMENT WILL BE REFINED AND PERMITTED UNDER A SEPARATE PERMIT.
- ONE DRIVEWAY IS ALLOWED ON THE PROPERTY. ANY PROPOSED DRIVEWAYS WILL BE REVIEWED AT THE TIME A SITE DEVELOPMENT PERMIT OR SITE PLAN EXEMPTION IS SUBMITTED TO THE CITY OF AUSTIN.

ORDINANCE REQUIREMENTS

- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION OR RELOCATION PERMITS APPROVAL.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

COMPATABILITY NOTES:

- HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES, OR PROPERTY ZONED RESIDENTIAL.
- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SITE PLAN APPROVAL	Sheet 4 of 5
FILE NUMBER:	APPLICATION DATE: 10/09/2018
APPROVED BY COMMISSION ON:	UNDER SECTION 142 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81.LDC)	CASE MANAGER ANNAH JOHNSON
PROJECT EXPIRATION DATE (ORD.#970905-A)	DWPZ DDZ
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE:	ZONING: TOD-H-NP
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
FINAL PLAN 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 A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	

CONDITIONAL USE  
SITE PLAN

PLAZA SALTILLO BLOCK E TEXACO  
1300 E. 4TH ST., AUSTIN, TX  
ENDEAVOR REAL  
ESTATE GROUP

DRAWN BY: PSD  
DESIGNED BY: DMM  
QA / QC: JAI  
PROJECT NO.: 222010116