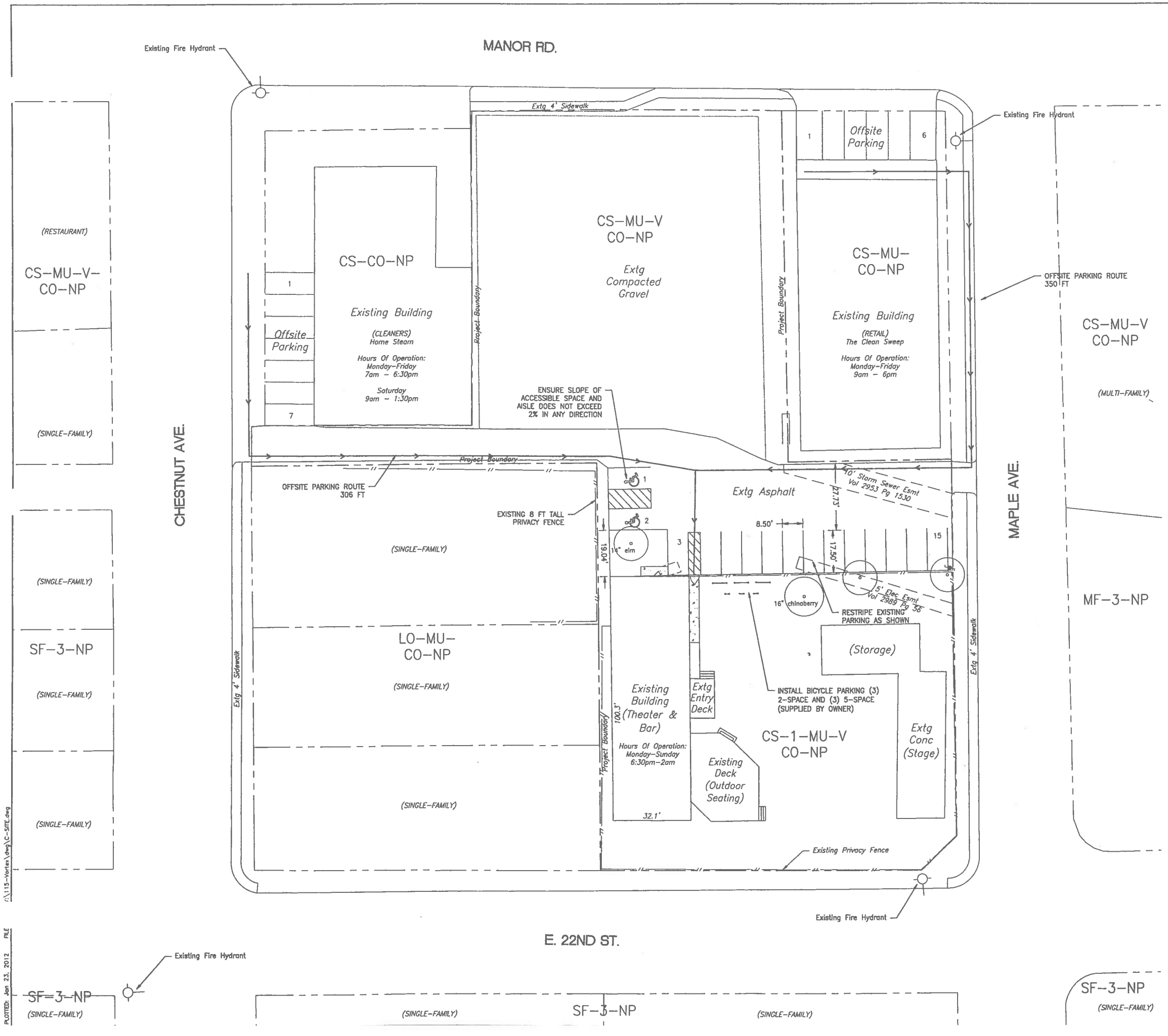

C16

SCALE: 1" = 20'

0 20' 40'

SITE CALCULATIONS:

SITE AREA:	1.02 AC		
ZONING:	CS-1-MU-V-CO-NP		
IMPERVIOUS COVER:			
ALLOWABLE I.C.	42,375 SF	0.97 AC	95%
BASE I.C. (EXISTING CONDITION):			
BUILDING	3,240 SF	0.07 AC	7.26%
DECK (50%)	442 SF	0.01 AC	0.99%
SIDEWALK/CONCRETE	2,014 SF	0.05 AC	4.52%
PARKING-PAVED	9,167 SF	0.21 AC	20.55%
PARKING-GRAVEL	15,239 SF	0.35 AC	34.16%
EXISTING IC	30,102 SF	0.69 AC	67.49%

BUILDING:

PUBLIC AREAS:	
THEATER	439 SF
BAR	860 SF
DECK	884 SF
TOTAL AREA	2,183 SF

PARKING:

REQUIRED SPACES	
1:100 RATIO (<2,500 SF)	21.8
20% URBAN REDUCTION	4.4
TOTAL REQUIRED SPACES	17
PROVIDED SPACES	
STANDARD SPACES	13
COMPACT SPACES	0 (25% of required spaces max)
ACCESSIBLE SPACES	2
OFFSITE PARKING	13
TOTAL PROVIDED SPACES	28
BICYCLE PARKING (TYPE C)	
REQUIRED (5%)	1 (5 Minimum)
PROVIDED	21

NOTES

1. Signage shall be provided indicating off-site parking as follows: one sign shall be provided at the off-site parking indicating the property or use which it serves, and one sign shall be provided on the site of the use served indicating the location of the off-site parking.

DIMENSION CONTROL

STANDARD SPACES	8.5' X 17.5'
COMPACT SPACE	7.5' X 15.0'
ACCESSIBLE SPACE	8' X 17.5'
VAN ACCESSIBLE AISLE	8' X 17.5'
ACCESSIBLE AISLE	5' X 17.5'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BLAYNE E. STANSBERRY, P.E. 88646 ON JANUARY 23, 2012

STATE OF TEXAS
BLAYNE E. STANSBERRY
88646
LICENSED
PROFESSIONAL ENGINEER

SITE PLAN RELEASE

FILE NUMBER: SPC-2011-0223AT EXPIRATION DATE:
CASE MANAGER: Donna Galati APPLICATION DATE: Sep. 19, 2011
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section: of Chapter of the Austin City Code.

for Director, Watershed Protection and Development Review

DATE OF RELEASE: Zoning:
Rev.1 Correction 1
Rev.2 Correction 2
Rev.3 Correction 3

SPC-2011-0223.AT

STANSBERRY ENGINEERING CO.
www.stansberryengineering.com phone 512 / 292-8000
Texas Registered Engineering Firm F-8276

THE VORTEX
2307 MANOR RD., AUSTIN, TX 78722
EXISTING CONDITION SITE PLAN

DATE: 01/23/201
PROJECT NO: 11
DESIGNED BY: BE

C2

PLOTTED: Jan 23, 2012 FILE I:\115-Vortex\dwg\C-SITE.dwg