<u>OWNER:</u>	RED BLUFF PARTNERS, LLC 11036 ARROYO CANYON DRIVE AUSTIN, TX 78736 (512) 799–3777 CONTACT: WILLIAM STEAKLEY
ENGINEER:	BIG RED DOG ENGINEERING CONSULTING 2021 EAST 5TH STREET, SUITE 110 (OFFICE) 815–A BRAZOS ST., #319 (MAIL) AUSTIN, TX 78701 (512) 669–5560 CONTACT: DIANA WANG, P.E.
ARCHITECT:	BOKA POWELL, LLC 327 CONGRESS AVENUE, SUITE 600 AUSTIN, TX 78701 (512) 687–0699 CONTACT: ERIC VAN HYFTE, AIA
ZONING:	
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ZONING: GR-MU-C LAND USE SUM GROSS ACREAGE: LIMITS OF CONSTRUC PROPOSED USE: FLOODPLAIN: PORTIONS OF THIS T RIVER ACCORDING TC	MARY: 1.213 ACRES TION: ±1.213 ACRES PROPOSED USE: HOTEL AND RESTAURANT PROPOSED USE: HOTEL AND RESTAURANT RACT LIE WITHIN THE BOUNDARIES OF THE 100-YEAR AND 500-YEAR FLOODPLAINS OF THE COLORADO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FIRM PANEL #48453C0465H, DATED
ZONING: GR-MU-C LAND USE SUM GROSS ACREAGE: LIMITS OF CONSTRUC PROPOSED USE: FLOODPLAIN: PORTIONS OF THIS T RIVER ACCORDING TC SEPTEMBER 26, 2003 BENCHMARK: TEMPORARY BENCHM	MARY: 1.213 ACRES TION: ±1.213 ACRES PROPOSED USE: HOTEL AND RESTAURANT PROPOSED USE: HOTEL AND RESTAURANT RACT LIE WITHIN THE BOUNDARIES OF THE 100-YEAR AND 500-YEAR FLOODPLAINS OF THE COLORADO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FIRM PANEL #48453C0465H, DATED
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ZONING: GR-MU-C LAND USE SUM GROSS ACREAGE: LIMITS OF CONSTRUC PROPOSED USE: FLOODPLAIN: PORTIONS OF THIS T RIVER ACCORDING TC SEPTEMBER 26, 2003 BENCHMARK: TEMPORARY BENCHM. STREET ±650' EAST TEMPORARY BENCHM. MEDIAN AT THE INTER	MARY: 1.213 ACRES TION: ±1.213 ACRES PROPOSED USE: HOTEL AND RESTAURANT RACT LIE WITHIN THE BOUNDARIES OF THE 100-YEAR AND 500-YEAR FLOODPLAINS OF THE COLORA THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FIRM PANEL #48453CO465H, DATED 3, FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. ARK #1 - COTTON SPINDLE SET IN A POWER POLE ON THE SOUTH SIDE OF EAST CESAR CHAVEZ OF RED BLUFF ROAD. ELEVATION = 458.00'. ARK #2 - SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTHEAST SIDE OF A TRIANGULAR RESECTION OF EAST CESAR CHAVEZ STREET WITH RED BLUFF ROAD, ± 4' SOUTH OF A "DO NOT ION = 457.86'.

THIS PROJECT IS SUBJECT TO THE COMPREHENSIVE WATERSHED ORDINANCE AS AMENDED.

AQUIFER NOTE

NO PART OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES

RELATED CASES

C14-02-0183 ORDINANCE NO. 030327-12 Govalle-Johnston Neighborhood Plan (CEA)

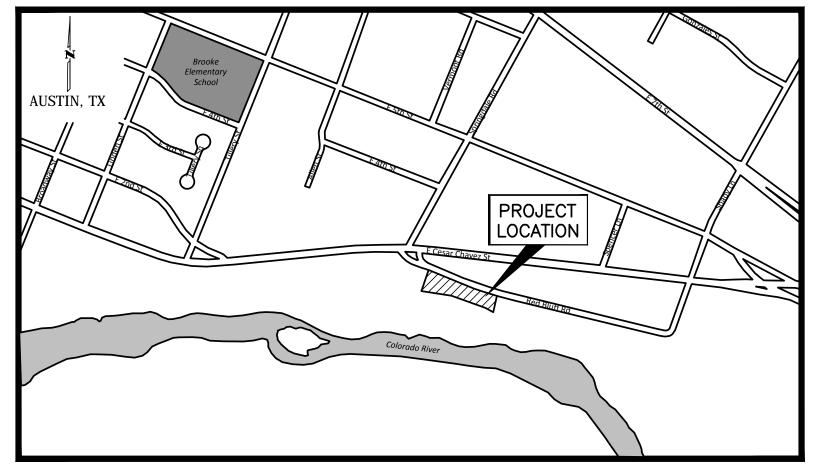
NOTES:

1. THESE PLANS ARE FOR CITY OF AUSTIN LAND USE REVIEW (ZONING) AND ARE NOT INTENDED FOR CONSTRUCTION.

2. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/ HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

LAND USE DOCUMENTS (PART A) FOR **RED BLUFF HOTEL** 4701 RED BLUFF ROAD

AUSTIN, TRAVIS COUNTY, TEXAS 78702



VICINITY MAP

N.T.S. C.O.A. GRID NO. L21 (MAPSCO PAGE 616E)

SUBMITTAL DATE: MAY 27, 2014

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.2168 ACRES, MORE OR LESS, SITUATED IN THE JESSE C. TANNEHILL LEAGUE NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, SAID TRACT BEING THAT CALLED 1.213 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN VOLUME 12740, PAGE 1800 OR THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

REVISIONS / CORRECTIONS									
Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Sheets in Plan Set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)/%	Approval Date -	Date Imaged		

CIVIL SHEET INDEX

SHEET NO. SHEET TITLE

C-001	1 OF 2	COVER SHEET
C-101	2 OF 2	EXISTING CONDITIONS
CS101	3 OF 3	SITE PLAN

)F	
RED BLUFF ROAD HOTEL SITE	512.669.5560 WWW.BIGREDDOG.COM
4701 RED BLUFF ROAD	
AUSTIN, TRAVIS COUNTY, TEXAS 78702	
COVER CHEET	ENGINEERING CONSULTING
	2021 F 5TH ST #110 (OFEICF) BI5-A BRAZOS ST #319 (MAIL)
	AUSTIN, TEXAS 78702 • TEXAS REG. NO. F-15964 NO. PATE REVISION REVISION

APPROVED BY:

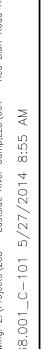
INDUSTRIAL WASTE DEPARTMENT	DATE
AUSTIN FIRE DEPARTMENT	DATE
DIRECTOR OF PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	DATE

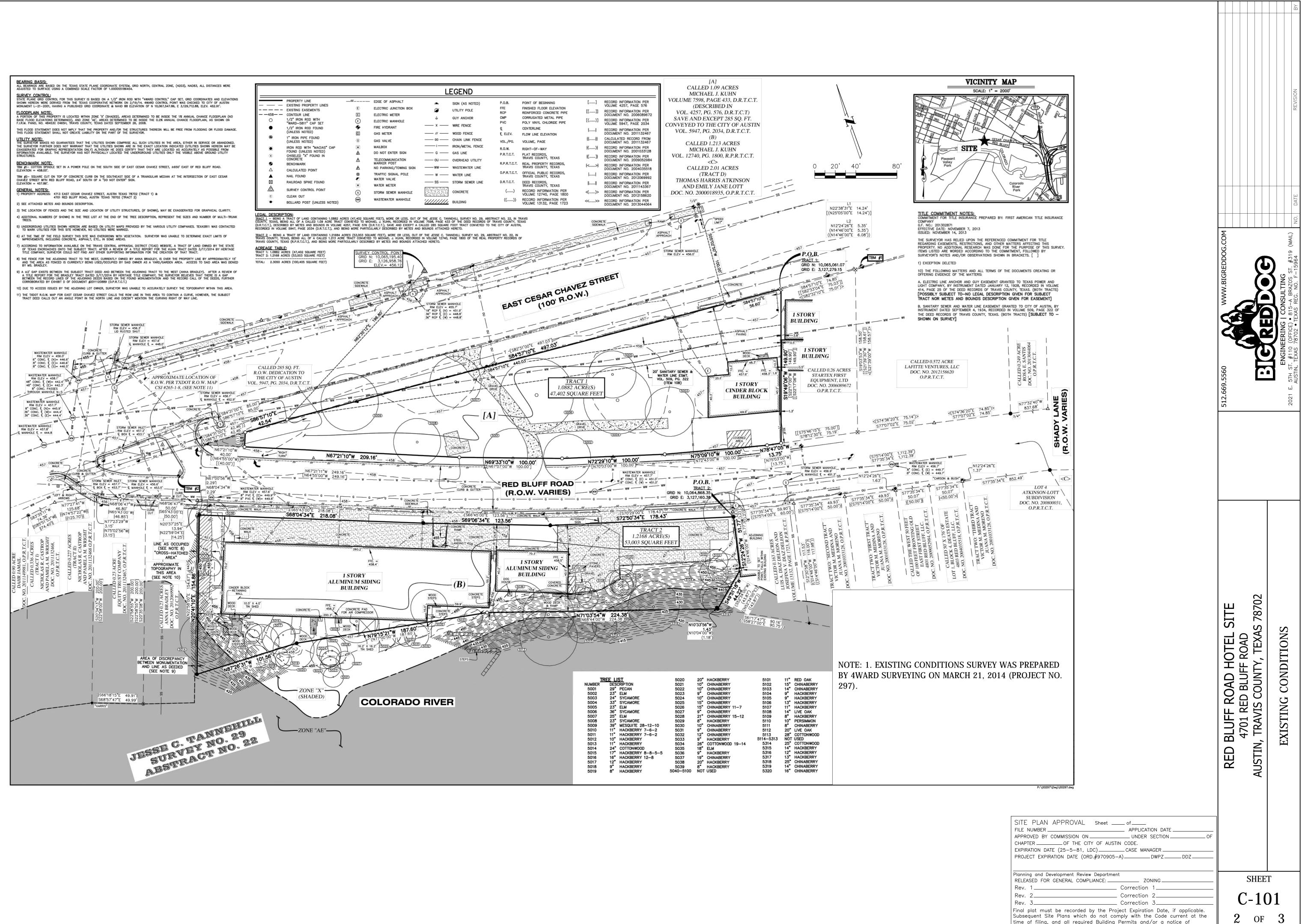
SPC-2014-XXXXA SITE DEVELOPMENT PERMIT NUMBER	SITE PLAN APPROVAL Sheet of FILE NUMBER APPLICATION DATE APPROVED BY COMMISSION ON UNDER SECTION OF CHAPTER OF THE CITY OF AUSTIN CODE. EXPIRATION DATE (25–5–81, LDC) CASE MANAGER	
	Planning and Development Review Department RELEASED FOR GENERAL COMPLIANCE: ZONING Rev. 1 Correction 1 Rev. 2 Correction 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	SHEET C-001 1 of 3
	construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.	SPC-2014-XXXXA



288 288

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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. SPC-2014-XXXXA

IMPEI	RVIOUS COVER IN	WATERFRONT OVERLAY DATA		PARKING	DATA - REQUIRED			BUILDING DATA			SITE DATA - ZONING: GR-MU-CO
OTAL SITE AREA	53,003 SF	NOTE: EXISTING IMPERVIOUS COVER (USE PARKI		SPACES ACCESSIBLE	AREA	EXISTING	PROPOSED	ALLOWABLE PER	
	DE 400.05	ON ALTA/ACSM LAND TITLE SURVE			R ROOM	64 3				BASE GR ZONING	SITE AREA (AC.)
TE AREA IN PRIMARY SETBACK TE AREA IN SECONDARY SETBACK	25,423 SF 27,580 SF	SURVEYING DATED APRIL		RESTAURANT10PETOTAL PARKING REQUIRED - UNDER APPENDI	R 1,000 GSF	41 2 105 5 (1 VAN)	BASEMENT* FIRST FLOOR	- SF 20,203 SF	4,000 SF 20,140 SF		
						100 J (1 VAIN)	SECOND FLOOR	1,747 SF	18,200 SF		LAND USE
STING IMPERVIOUS COVER IN PRIMA	The set of the second second second	PROPOSED IMPERVIOUS COVER IN PRI		PARKING	DATA - PROVIDED			- SF	14,662 SF	F2 002 05	IMPERVIOUS COVER (%)*
LDING A	3,338 SF	BUILDING A	3,338 SF			VAN ACCESSIBLE	TOTAL ENCLOSED GROSS FLOOR AREA FAR*	21,950 SF 0.41 :1	57,002 SF 1.00 :1	53,003 SF 1.00 :1	IMPERVIOUS COVER (SF)*
LDING B ICRETE WALK	2,211 SF 7 SF	BUILDING B WOOD DECK	2,211 SF 550 SF	SURFACE LOT	15	1 5		20,203 SF	20,185 SF	39,752 SF	MAX. BUILDING HEIGHT (FT)**
DD DECK	306 SF	CONCRETE PATIO	1,471 SF	STREET PARKING GARAGE (ACROSS STREET)*	18 72	0 0 0 0	BUILDING COVERAGE	38.12%	55.74%	75.00%	MAX. NUMBER OF STORIES
SHED	37 SF	CONCRETE PATIO	3,040 SF	· · · · · · · · · · · · · · · · · · ·		0 0	*Basement area is not included in FAR cal		PL/1		* - See Impervious Cover & Water
IED	51 SF			TOTAL PROVIDED	105	1 5	BUILDING AREA BY USE AUTO/MOTORCYCLE REPAIR		EXISTING 13,400 SF	PROPOSED - SF	**- Max. allowable per waterfron
CRETE STEPS	21 SF			*NOTE: A PARKING AGREEMENT WITH THE LO		F ROAD WILL BE ESTABLISHEE	COMMERCIAL KITCHEN		5,250 SF	- SF - SF	
OD STEPS	12 SF			DURING THE SITE PLAN PART B REVIEW PROCE	-SS.		VACANT		3,300 SF	- SF	
ICRETE STEPS G HOUSE	11 SF 18 SF				G - REQUIRED / PROVID)FD	HOTEL (79 ROOMS)		- SF	48,916 SF	
OD DECK AND RAMP	89 SF			DICTCLE PARKING	- REQUIRED / PROVID	SPACES PROVIDE	RESTAURANT TOTAL		- SF 21,950 SF	4,086 SF	
ERED CONCRETE	117 SF			5% OF PARKING REQUIRED = (105*.05) = 5.2	5 BIKE SPACES REQUIR				21,950 SF	53,002 SF	NOTE: 1. THIS SITE F
DNE PAVERS	98 SF			-							OVERLAY V
PERVIOUS GRAVEL	151 SF 4,143 SF			1							INTENDED
TAL IMPERVIOUS	4,143 SF 10,610 SF	TOTAL IMPERVIOUS	10,609 SF	1							
	41.73%		41.73%]							
				1							
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ILDING A	14,028 SF	BUILDING A	18,815 SF								
ILDING B DNCRETE PAVING	626 SF 9,288 SF	BUILDING B CONCRETE PAVING	1,370 SF 3,311 SF		OU OU	00					
NCRETE WALK	25 SF	CONCRETE PAVING CONCRETE WALKS/PATIOS	472 SF								
AL IMPERVIOUS	23,968 SF	TOTAL IMPERVIOUS	23,968 SF]							
	86.90%		86.90%	4		-77/y1					
	24 577 65	TOTAL PROPOSED IMPERVIOUS COVER	DA E77 CF	4				7			
AL EXISTING IMPERVIOUS COVER	34,577 SF 65.24%		₹ 34,577 SF 65.24%					<i></i>	y	77/	
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/	/		5' RESIDENTIAL SETBABILITY STORY J30')			T, WIDE	TREE/ FURNITURE ZONE (R.O.W. VAR				
/	ZONING: GR-MU USE: SF RESID		37.25 37.25 37.25 27.25			WIDE CON	TREE		7		
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/	/		(2 CO (2 CO (2 CO	THE CORY AND			- WALK ONE ZONE (R. C. BLUER				SETBA,
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, /	/			is STORY			VAR				
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/ /	/			HOTEL USE IN (+/- 22' HEIGHT) (0) (1) (1) (1) (1) (1) (1) (1) (1	BASEA			/ /	,	/ /	
/				(+/-22'HEIGHT)	USF WENTLEN					/ /	
			EXTERIOR HA	17,366 GSF		EL) ENCLOSED	STORY ADDITION		······	/ /	
/			ERMEARLE SUPA AME			"ALKWAY	TSO CSE TON		00	« /	
			ERMEARLE HONEL AMEL	"I'Y SPACE / "			\mathcal{K} \mathcal{K} \mathcal{K} \mathcal{K}	HC HC			
					`	PRIMARY SETBAG		HC		OU	Fr Fr
			$(\cdot) \circ $			PRIMAN I OLI	TSTORY RESTAURANT	8,	9 0 5	PARKING	
			\mathcal{N}		X X		2,837 CAURA		$\frac{1}{\sqrt{2}}$	PARKING SPACES	
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:: aaron.bourgeois . Modified: May. 20, 14 -wing: Z:\Projects\288 - E

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