

ARCHITECT: BOKA POWELL, LLC
327 CONGRESS AVENUE, SUITE 600
AUSTIN, TX 78701
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CONTACT: ERIC VAN HYFTE, AIA

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

ZONING: GR-MU-CO-NP

GROSS ACREAGE: 1.213 ACRES
LIMITS OF CONSTRUCTION: ±1.213 ACRES
PROPOSED USE: PROPOSED USE: HOTEL AND RESTAURANT

PORTIONS OF THIS TRACT LIE WITHIN THE BOUNDARIES OF THE 100-YEAR AND 500-YEAR FLOODPLAINS OF THE COLORADO RIVER ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FIRM PANEL #48453C0465H, DATED SEPTEMBER 26, 2008, FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

TEMPORARY BENCHMARK #1 - COTTON SPINDLE SET IN A POWER POLE ON THE SOUTH SIDE OF EAST CESAR CHAVEZ STREET ±650' EAST OF RED BLUFF ROAD. ELEVATION = 458.00'.

TEMPORARY BENCHMARK #2 - SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTHEAST SIDE OF A TRIANGULAR MEDIAN AT THE INTERSECTION OF EAST CESAR CHAVEZ STREET WITH RED BLUFF ROAD, ± 4' SOUTH OF A "DO NOT ENTER" SIGN. ELEVATION = 457.86'.

THIS PROJECT IS LOCATED IN THE COLORADO RIVER WATERSHED AND IS CLASSIFIED AS AN URBAN WATERSHED.

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

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

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

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.



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

MAY 27, 2014

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.

[illegible]

INDUSTRIAL WASTE DEPARTMENT

AUSTIN FIRE DEPARTMENT

DIRECTOR OF PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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 _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

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.
Final plat must be recorded for all Subdivisions 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.

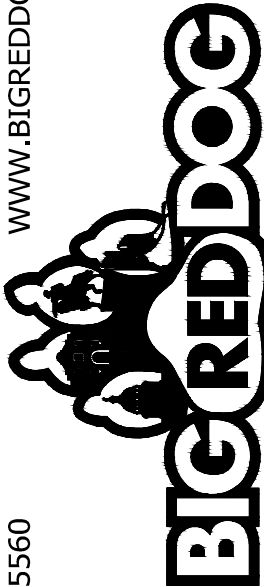
RED BLUFF ROAD HOTEL SITE
4701 RED BLUFF ROAD
AUSTIN, TRAVIS COUNTY, TEXAS 78702

COVER SHEET

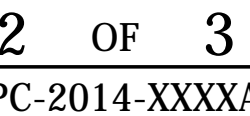
SHEET

C-001

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ENGINEERING | CONSULTING
2021 E. 5TH ST. #110 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
AUSTIN TEXAS 78702 • TEXAS REG. NO. E-15964



2:\Project\288 - Eastside River Camp\LC\001 - Red Bluff Road Hotel\ACAD\Views\288.001_CS101.dwg
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User: doran.bourgeois
Drawing: 288.001_CS101.dwg
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PLEASE RECYCLE

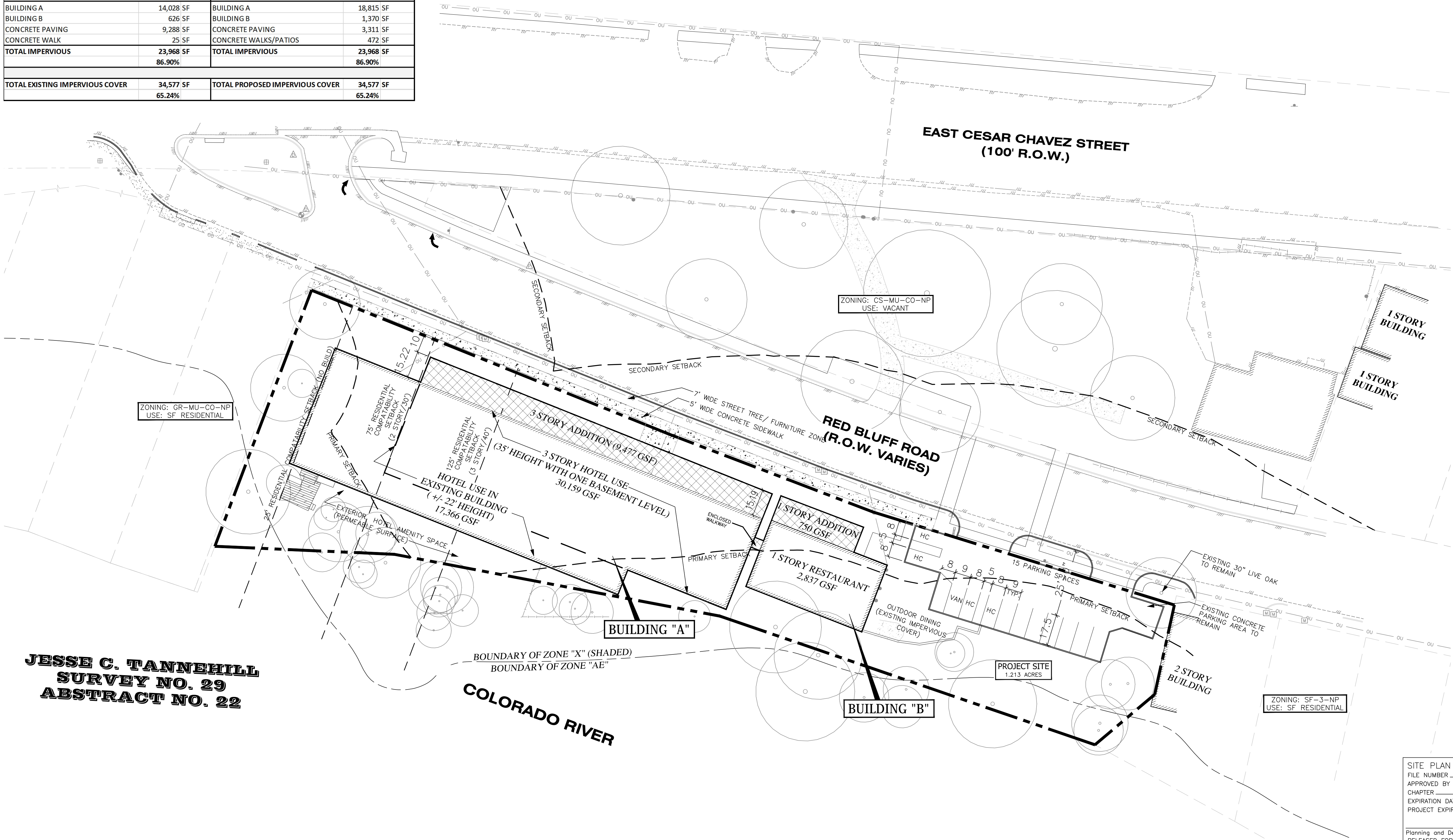
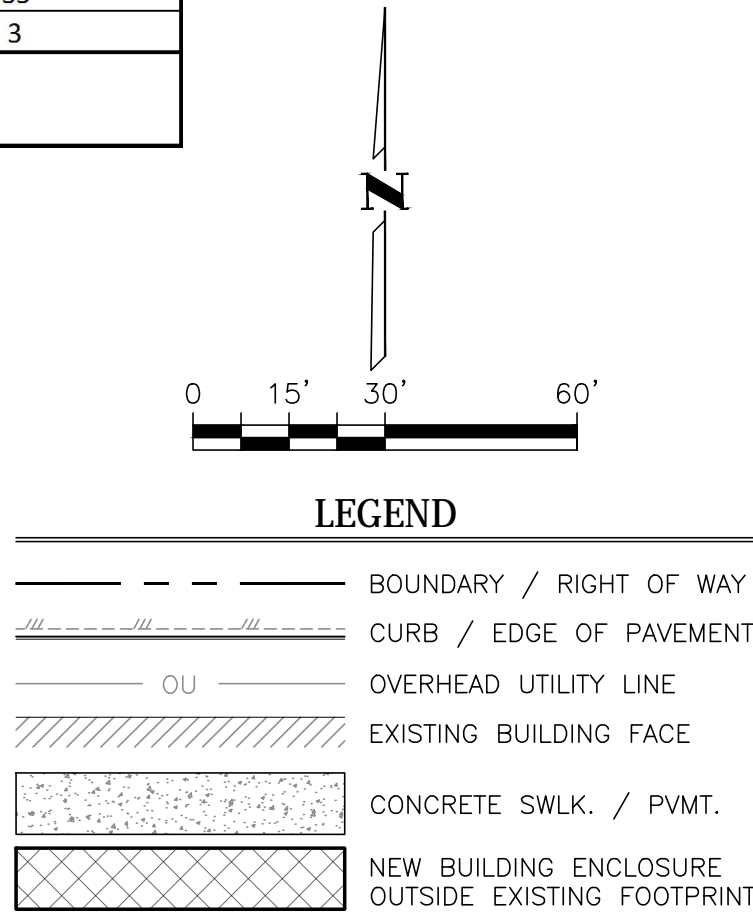
IMPERVIOUS COVER IN WATERFRONT OVERLAY DATA			
TOTAL SITE AREA	53,003 SF	NOTE: EXISTING IMPERVIOUS COVER CALCULATIONS BASED ON ALTA/ACSM LAND TITLE SURVEY BY 4WARD LAND SURVEYING DATED APRIL 24, 2014	
SITE AREA IN PRIMARY SETBACK	25,423 SF		
SITE AREA IN SECONDARY SETBACK	27,580 SF		
EXISTING IMPERVIOUS COVER IN PRIMARY SETBACK		PROPOSED IMPERVIOUS COVER IN PRIMARY SETBACK	
BUILDING A	3,338 SF	BUILDING A	3,338 SF
BUILDING B	2,211 SF	BUILDING B	2,211 SF
CONCRETE WALK	7 SF	WOOD DECK	550 SF
WOOD DECK	306 SF	CONCRETE PATIO	1,471 SF
TIN SHED	37 SF	CONCRETE PAVING	3,040 SF
TIN SHED	51 SF		
CONCRETE STEPS	21 SF		
WOOD STEPS	12 SF		
CONCRETE STEPS	11 SF		
DOG HOUSE	18 SF		
WOOD DECK AND RAMP	89 SF		
COVERED CONCRETE	117 SF		
STONE PAVERS	98 SF		
IMPERVIOUS GRAVEL	151 SF		
CONCRETE PAVING	4,143 SF		
TOTAL IMPERVIOUS	10,610 SF	TOTAL IMPERVIOUS	10,609 SF
	41.73%		41.73%
EXISTING IMPERVIOUS COVER IN SECONDARY SETBACK		PROPOSED IMPERVIOUS COVER IN SECONDARY SETBACK	
BUILDING A	14,028 SF	BUILDING A	18,815 SF
BUILDING B	626 SF	BUILDING B	1,370 SF
CONCRETE PAVING	9,288 SF	CONCRETE PAVING	3,311 SF
CONCRETE WALK	25 SF	CONCRETE WALKS/PATIOS	472 SF
TOTAL IMPERVIOUS	23,968 SF	TOTAL IMPERVIOUS	23,968 SF
	86.90%		86.90%
TOTAL EXISTING IMPERVIOUS COVER	34,577 SF	TOTAL PROPOSED IMPERVIOUS COVER	34,577 SF
	65.24%		65.24%

PARKING DATA - REQUIRED			
USE	PARKING RATIO	SPACES	ACCESSIBLE
HOTEL	0.8 PER ROOM	64	3
RESTAURANT	10 PER 1,000 GSF	41	2
TOTAL PARKING REQUIRED - UNDER APPENDIX A		105	5 (1 VAN)
PARKING DATA - PROVIDED			
	SPACES	VAN	ACCESSIBLE
SURFACE LOT	15	1	5
STREET PARKING	18	0	0
GARAGE (ACROSS STREET)*	72	0	0
TOTAL PROVIDED	105	1	5
*NOTE: A PARKING AGREEMENT WITH THE LOT NORTH OF RED BLUFF ROAD WILL BE ESTABLISHED DURING THE SITE PLAN PART B REVIEW PROCESS.			
BICYCLE PARKING - REQUIRED / PROVIDED			SPACES PROVIDED
5% OF PARKING REQUIRED = (105*.05) = 5.25 BIKE SPACES REQUIRED			5

BUILDING DATA			
AREA	EXISTING	PROPOSED	ALLOWABLE PER BASE GR ZONING
BASEMENT*	- SF	4,000 SF	
FIRST FLOOR	20,203 SF	20,140 SF	
SECOND FLOOR	1,747 SF	18,200 SF	
THIRD FLOOR	- SF	14,662 SF	
TOTAL ENCLOSED GROSS FLOOR AREA	21,950 SF	57,002 SF	53,003 SF
FAR*	0.41 :1	1.00 :1	1.00 :1
BUILDING COVERAGE	20,203 SF	20,185 SF	39,752 SF
	38.12%	55.74%	75.00%
*Basement area is not included in FAR calculations			
BUILDING AREA BY USE		EXISTING	PROPOSED
AUTO/MOTORCYCLE REPAIR		13,400 SF	- SF
COMMERCIAL KITCHEN		5,250 SF	- SF
VACANT		3,300 SF	- SF
HOTEL (79 ROOMS)		- SF	48,916 SF
RESTAURANT		- SF	4,086 SF
TOTAL		21,950 SF	53,002 SF

SITE DATA - ZONING: GR-MU-CO-NP			
SITE AREA (AC.)	EXISTING 1.21	PROPOSED 1.21	REQUIRED/ALLOWABLE -
LAND USE	AUTO BODY SHOP/ COMMERCIAL KITCHEN	HOTEL AND RESTAURANT	GR-MU-CO-NP (Including Hotel and Restaurant)
IMPERVIOUS COVER (%)	65.2%	65.2%	65.2%
IMPERVIOUS COVER (SF)	34,577	34,577	34,577
MAX. BUILDING HEIGHT (FT)**	-	35	35
MAX. NUMBER OF STORIES	-	3	3
* See Impervious Cover & Waterfront Overlay Data table on this sheet for detailed information.			
** Max. allowable per waterfront overlay			

NOTE: 1. THIS SITE PLAN IS FOR THE WATERFRONT OVERLAY VARIANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION.



JESSE C. TANNEHILL
SURVEY NO. 29
ABSTRACT NO. 22

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512.669.5560

WWW.BIGREDDOG.COM

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ENGINEERING | CONSULTING
2021 E. 5TH ST., #110 (OFFICE) • 815-A BRAZOS ST., #319 (MAIL)
AUSTIN, TEXAS 78702 • TEXAS REG. NO. F-15864

RED BLUFF ROAD HOTEL SITE
4701 RED BLUFF ROAD
AUSTIN, TRAVIS COUNTY, TEXAS 78702

SITE PLAN

SHEET

CS101

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SPC-2014-XXXXA