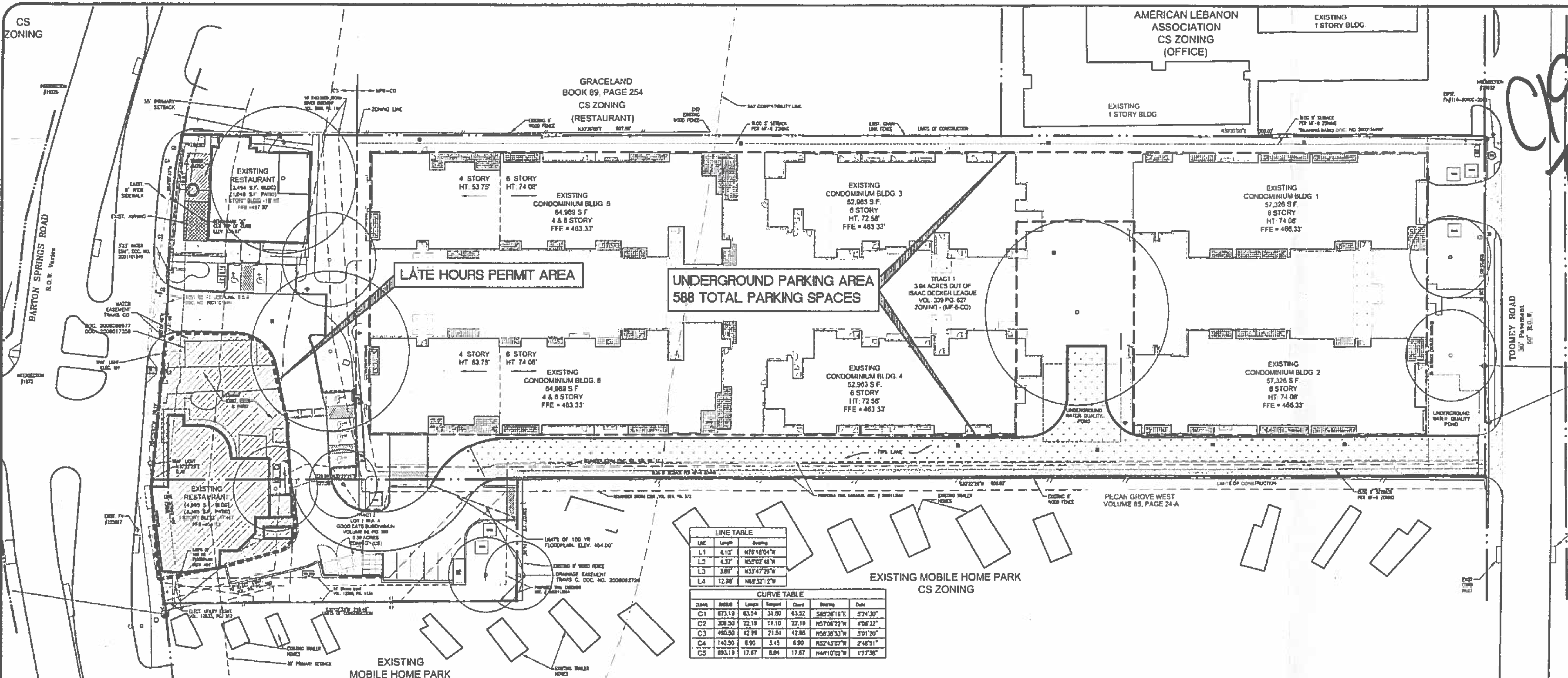


| LINE TABLE | | |
|---|---|---|
| LINE | Length | Bearing |
| L1 | 4.13' | N76°18'04"W |
| L2 | 4.37' | N55°02'48"W |
| L3 | 3.89' | N13°47'29"W |
| L4 | 12.88' | N68°32'12"W |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | Radius | Length | Tangent | Chord | Bearing | Delta |
| C1 | 673.19 | 63.54 | 31.80 | 63.52 | S48°26'15"E | 5°24'30" |
| C2 | 308.50 | 22.19 | 11.10 | 22.19 | N57°06'22"W | 4°06'32" |
| C3 | 490.50 | 42.99 | 21.51 | 42.98 | N56°38'53"W | 5°01'20" |
| C4 | 140.50 | 6.90 | 3.45 | 6.90 | N52°43'07"W | 2°48'51" |
| C5 | 693.19 | 17.67 | 8.84 | 17.67 | N46°10'02"W | 1°27'38" |

## SITE PLAN NOTES

1. THIS SITE PLAN IS FOR THE COMPATIBILITY STANDARDS WAIVER ONLY AND IS NOT INTENDED FOR CONSTRUCTION. REFERENCE SP-2007-0603C (BARTON PLACE CONDOMINIUMS) FOR THE SITE DEVELOPMENT PERMIT PLANS.
2. ALL REQUIREMENTS FOR SP-2007-0603C (BARTON PLACE CONDOMINIUMS) REMAIN IN EFFECT.
3. NO CONSTRUCTION IS PROPOSED WITH THIS SITE PLAN.

## PARKING TABLE (CS AND MF-6 ZONING)

| USE | REQUIRED 100% | REQUIRED 80% | PROVIDED STANDARD | PROVIDED COMPACT | PROVIDED HANDICAP | TOTAL |
|---|---|---|---|---|---|---|
| PROPOSED CONDOMINIUM RESIDENTIAL | | | | | | |
| (74 - 1 BED. @ 1.5 SP. / UNIT) | 111 | 89 | | | | |
| (156 - 2 BED. @ 2 SP. / UNIT) | 312 | 250 | | | | |
| (40 - 3 BED. @ 2.5 SP. / UNIT) | 100 | 80 | 497 | 75 | 16 | 588 |
| EXISTING RESTAURANT & STORAGE | | | | | | |
| RESTAURANT (4,500 S.F. @ 1 SP. / 75 S.F.) | 60 | 48 | | | | |
| RESTAURANT (8,432 S.F. @ 1 SP. / 75 S.F.) | 113 | 90 | | | | |
| SUBTOTAL | 696 | 557 | | | | |
| TOTAL | | 557 | 497 | 75 | 16 | 588 |
| BICYCLE (558 @ 5%) | | 28 | | 28 | | 28 |

*PARKING REDUCTION PER LDC SEC. 25-6-478

## SITE DATA FOR CS ZONING AREA

| | TOTAL |
|---|---|
| TOTAL SITE AREA | 41,746 S.F. / .96 ac. |
| TOTAL AREA WITHIN L.O.C. | .25 ac. |
| TOTAL F.A.R. | .32 : 1 |
| BUILDING COVERAGE | 8,999 S.F. / 21.55 % |
| TOTAL GROSS S.F. | 13,430 S.F. |
| EXISTING USE | REST./STORAGE |
| STORIES | 1 |
| HEIGHT | 15', 17' |
| FIRE SPRINKLER PROTECTED | NO |
| FINISHED FLOOR | 457.50, 454.53 |
| FOUNDATION TYPE | CONC. SLAB |
| ZONING | CS |
| TOTAL IMPERVIOUS COVER | 34,783 S.F. |
| PERCENT OF TOTAL SITE IMPERVIOUS COVER | 83.77 % |

ATTENTION

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ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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## STANDARD SITE PLANS NOTES

Ordinance Requirements

1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Review Department; minor corrections may be approved by the Building Plan Review Section at the time of building permit.
2. Approval of this site plan does not include Building C ode approval; Fire Code approval; or building, demolition, or relocation permits approval. A City demolition or relocation permit can only be issued once the historic review process is completed.
3. All signs must comply with the requirements of the Land Development Code.
4. The owner is responsible for all costs of relocation of, or damage to, utilities.
5. Additional electric easements may be required at a later date.
6. A Development Permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.

Compatibility

1. The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited.
2. The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.
3. All exterior lighting shall be hooded or shielded from the view of adjacent residential uses.
4. Exterior lighting above the second floor is prohibited when adjacent to residential property.
5. 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.

Fire Department

1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface."
2. Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four- inch opening must face the driveway or street with three- to six-foot setbacks from the curbline(s). No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
3. TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
4. All pervious/decorative paving shall be engineered and installed for 80,000 lb live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
5. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.
6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
7. Vertical clearance required for fire apparatus is 13 feet, 6 inches for full width of access drive.

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.

## LEGEND

PRIVATE COMMON OPEN SPACE
TC TOP OF CURB
BC BOTTOM OF CURB
HP HIGH POINT
GRD GROUND
FL FLOW LINE
TG TOP OF GRATE
TW TOP OF WALL
PVMT PAVEMENT
MH MANHOLE
CO CLEANOUT
REF. DET. REFER DETAIL
REF. ARCH. REFER ARCHITECTURAL PLANS
TYP. TYPICAL
CONC. CONCRETE
EXIST. EXISTING
N00°00'00"E SURVEY DATA
(N00°00'00"E) RECORD DATA
BM BENCHMARK
TBM TEMPORARY BENCHMARK
SURVEY MONUMENT
IRON ROD FOUND
IRON ROD SET
COTTON ON BOLT
PROPERTY LINE
LIMITS OF CONSTRUCTION
100.00 EXISTING SPOT ELEVATION
100.00 PROPOSED SPOT ELEVATION
EXISTING CONTOUR
PROPOSED CONCRETE WALK
PROPOSED CONCRETE PAVING
PROPOSED ASPHALT PAVING
PROPOSED CONTOUR
MORTAR STACK ROCK WALL
RETAINING WALL
"X" HT. WOOD FENCE
WATER LINE
WASTE WATER LINE
STORM SEWER LINE
OVERHEAD UTILITIES
DOWN GUY
UNDERGROUND UTILITIES
GAS LINE
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
SILT FENCE
FILTER DIKE
TREE PROTECTION FENCE
EXIST. SIGN
EXIST. LIGHT POLE
DS DOWNSPOUTS
HAND RAILS
TRAFFIC GUARD RAIL
FIRE LANE DESIGNATION
ACCESSIBLE ROUTE

## SITE PLAN APPROVAL

Sheet 2 of 3

FILE NUMBER: SP-2014-0415W APPLICATION DATE: 10/14/2014
APPROVED BY COMMISSION ON: ______
under Section ____ of Chapter ____ of Austin City Code.
EXPIRATION DATE (25-5-81, LDC): ______
CASE MANAGER: M. Simmons-Smith
PROJECT EXPIRATION DATE (ORD.#970905-A) ____ DWPZ ____ DDZ ____

Director, 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 CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

STATE OF TEXAS
MARK T. BURSON
68334
LICENSED
PROFESSIONAL ENGINEER
1/5/15

UBBS LLC
1710 EVERGREEN LANE
AUSTIN, TX 78704

# UNCLE BILLY'S BREWERY + SMOKEHOUSE
1530 BARTON SPRINGS RD.

SITE PLAN

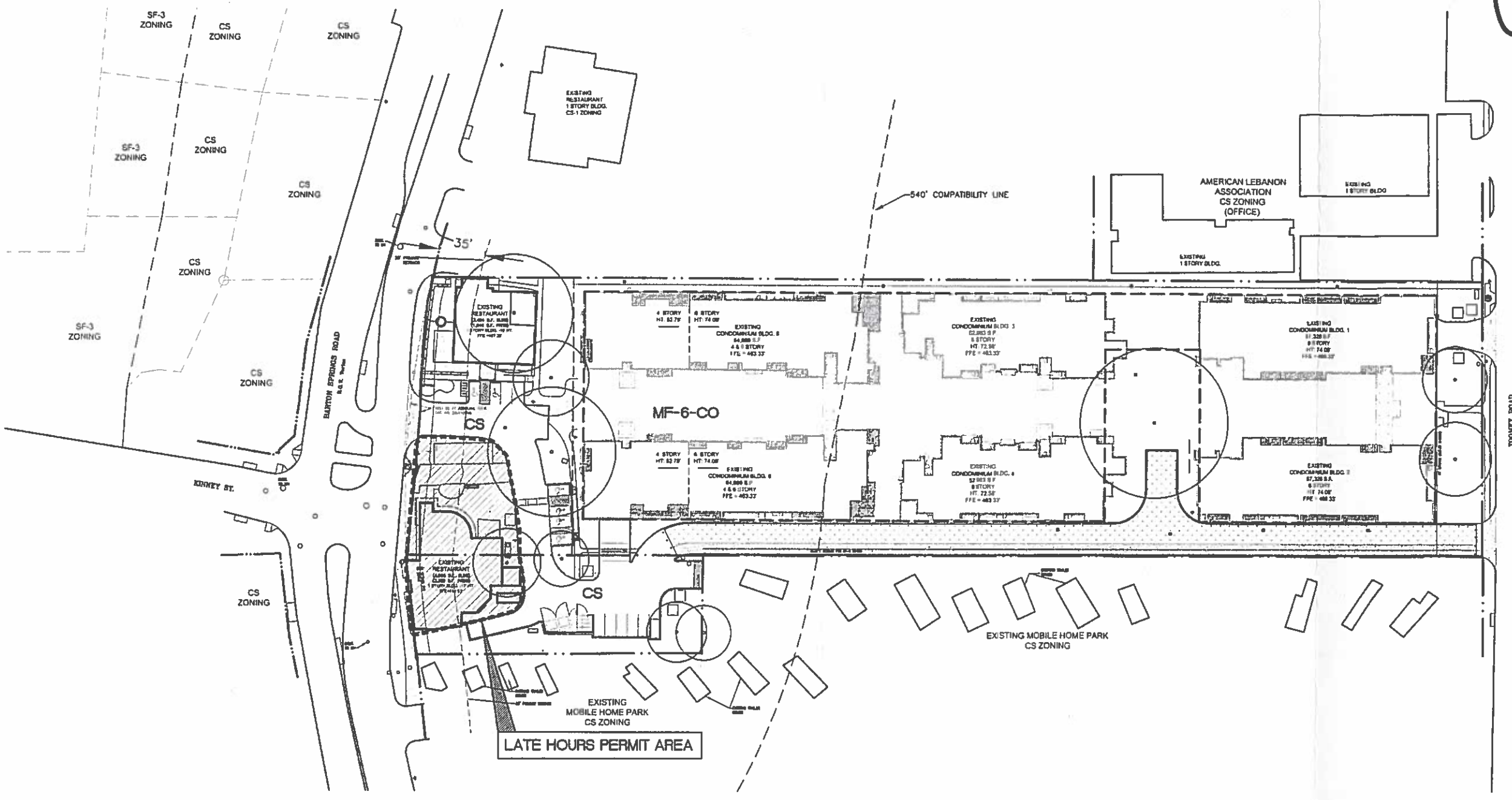
Consort, Inc
T.B.P.E. Firm Registration No. F-559

NORTH

JOB NO.: 1493-003
DRAWN BY:
SCALE: 1"=30'
DATE: 01/05/15
FILE: 02-SP
XREF:
REV./CORR.:



SPC-2014-0415W

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SITE PLAN APPROVAL Sheet 3 of 3

FILE NUMBER: SP-2014-0415W APPLICATION DATE: 10/24/2014
APPROVED BY COMMISSION ON: _____
under Section ____ of Chapter ____ of Austin City Code.
EXPIRATION DATE (§§-6-81, LDC): _____
CASE MANAGER: W. Rhoades-Smith
PROJECT EXPIRATION DATE (ORD.#970905-A) ____ DWP2 ____ DDZ ____

Director, 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 CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

STATE OF TEXAS
MARK T. BURSON
86334
LICENSED PROFESSIONAL ENGINEER
1/5/15

UBBS LLC
1710 EVERGREEN LANE
AUSTIN, TX 78704

UNCLE BILLY'S BREWERY + SMOKEHOUSE
1530 BARTON SPRINGS RD.

COMPATIBILITY PLAN

Consort, Inc
Civil | Water Resources | Land Development
Austin, Texas 78752 / (512) 452-0050
T.B.P.E. Firm Registration No. 2913

NORTH

JOB NO.: 1493-003
DRAWN BY:
SCALE: 1" = 40'
DATE: 01/05/15
FILE: 03-COMPAT
XREF:
REV/CORR:

SHEET 3 of 3

SPC-2014-0415W

FILE: J:\WORK\1493-003\WAIVER PLAN SET\03-COMPAT.DWG - PLOTTED ON: 01/05/15 3:20PM - BY: JOEL