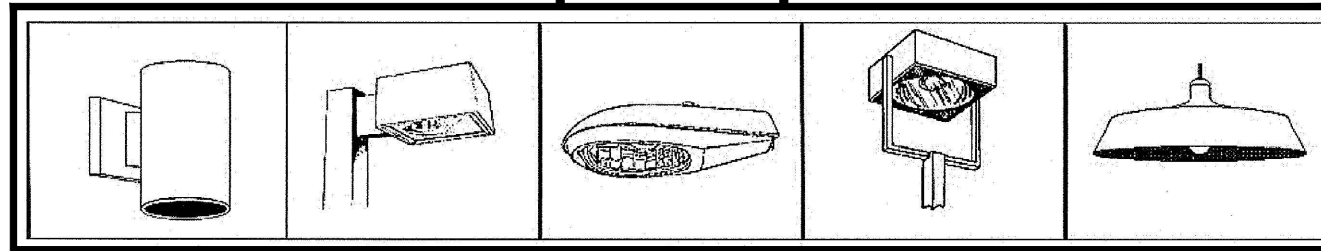


IMPERVIOUS COVER IN WATERFRONT OVERLAY DATA			
TOTAL SITE AREA	53,003 SF	NOTE: EXISTING IMPERVIOUS COVER CALCULATIONS BASED ON ALTA/ACSM LAND TITLE SURVEY BY 4WARD LAND SURVEYING DATED AUGUST 20, 2014	
SITE AREA IN PRIMARY SETBACK	25,423 SF		
SITE AREA IN SECONDARY SETBACK	27,580 SF		
EXISTING IMPERVIOUS COVER IN PRIMARY SETBACK		PROPOSED IMPERVIOUS COVER IN PRIMARY SETBACK	
BUILDING A	3,338 SF	BUILDING A	286 SF
BUILDING B	2,211 SF	BUILDING B	129 SF
CONCRETE WALK	7 SF	BUILDING D	1,834 SF
WOOD DECK	306 SF	BUILDING E	29 SF
TIN SHED	37 SF	OUTDOOR IMPERVIOUS COVER	1,790 SF
TIN SHED	51 SF		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		
SUBTOTAL	10,610 SF	SUBTOTAL	4,068 SF
	41.73%		16.00%
EXISTING IMPERVIOUS COVER IN SECONDARY SETBACK		PROPOSED IMPERVIOUS COVER IN SECONDARY SETBACK	
BUILDING A	14,028 SF	BUILDING A	5,296 SF
BUILDING B	626 SF	BUILDING B	3,120 SF
CONCRETE PAVING	9,288 SF	BUILDING C	4,368 SF
CONCRETE WALK	25 SF	BUILDING D	4,681 SF
		BUILDING E	957 SF
		OUTDOOR IMPERVIOUS COVER	4,804 SF
SUBTOTAL	23,968 SF	SUBTOTAL	23,226 SF
	86.90%		84.21%
TOTAL EXIST. IMP. COVER IN SETBACKS	34,577 SF	TOTAL PROP. IMP. COVER IN SETBACKS	27,294 SF
	65.24%		51.50%

RED BLUFF HOTEL SOUTH - PARKING REQUIRED			
TYPE	NO.	REQUIRES RATIO	PARKING REQUIRED
HOTEL ROOM	50	1.1/ROOM	55
FOOD PREPARATION	1,580	1/275 SF	6
RESTAURANT	2,460	1/100 SF	25
RETAIL	825	1/275 SF	3
		SUBTOTAL	88
		LESS URBAN CORE PARKING REDUCTION (20%)	18
		LESS CAR SHARING REDUCTION (20 SPACES)	20
		LESS ADJACENT ON-STREET PARKING	17
		MAXIMUM PARKING REDUCTION (40%)	35
		TOTAL PARKING REQUIRED	53
		BICYCLE PARKING REQUIRED (5% OF PARKING REQUIRED)	3

BUILDING DATA			
AREA	EXISTING	PROPOSED	ALLOWABLE PER BASE GR ZONING
FIRST FLOOR	20,203 SF	18,544 SF	
SECOND FLOOR	1,747 SF	19,714 SF	
THIRD FLOOR	- SF	13,611 SF	
TOTAL ENCLOSED GROSS FLOOR AREA	21,950 SF	51,869 SF	53,003 SF
FAR*	0.41 :1	0.98 :1	1.00 :1
BUILDING COVERAGE	20,203 SF	20,700 SF	39,752 SF
	38.12%	39.05%	75.00%
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 (50 ROOMS)		- SF	47,004 SF
RETAIL		- SF	825
FOOD PREPARATION		- SF	1,580
RESTAURANT		- SF	2,460 SF
TOTAL		21,950 SF	51,869 SF

FIGURE 34










SITE DATA - ZONING: GR-MU-CO-NP			
SITE AREA (AC.)	EXISTING	PROPOSED	REQUIRED/ALLOWABLE
	1.21	1.21	-
LAND USE	AUTO BODY SHOP/ COMMERCIAL KITCHEN	HOTEL AND RESTAURANT	GR-MU-CO-NP (Including Hotel and Restaurant)
IMPERVIOUS COVER (%)	65.2%	51.5%	65.2%
IMPERVIOUS COVER (SF)*	34,577	27,294	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

LEGEND

	BOUNDARY / RIGHT OF WAY
	CURB / EDGE OF PAVEMENT
	OVERHEAD UTILITY LINE
	EXISTING BUILDING FACE
	CONCRETE SWLK. / PMVT.
	LIMITS OF CONSTRUCTION
	1.471 ACRES / 61,311 SF
	ACCESSIBLE ROUTE

GENERAL NOTES:

- THIS SITE PLAN IS FOR THE WATERFRONT OVERLAY VARIANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).
- AT THE TIME OF CONSTRUCTION WITH A PART B SITE PLAN, ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- THIS PROPERTY IS WITHIN THE CONTROLLED COMPATIBLE LAND USE AREA DEFINED BY CHAPTER 241 OF THE LOCAL GOVERNMENT CODE. DEVELOPMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE AUSTIN CITY CODE. AIRPORT HAZARDS AS DEFINED IN FEDERAL AVIATION REQUIREMENTS PART 77, AS ADOPTED BY THE CITY IN SECTIONS 25-13-23, ARE PROHIBITED.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDED ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF THE FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- ALL NON CONFORMING DRIVEWAYS WILL BE BROUGHT TO CODE WITH CONSTRUCTION PLANS.
- ANY RELOCATION OF ELECTRIC FACILITIES WILL BE A THE LANDOWNERS/DEVELOPERS EXPENSE.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE THE SITE AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

COMPATIBILITY STANDARD NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
- 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. [SECTION 25-2-1067].
- 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. [SECTION 25-2-1067].
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].
- PER SECTION 25-2-740(E), THE MAXIMUM HEIGHT PERMITTED WITHIN THE SECONDARY SETBACK IS THE LOWER OF 35' OR THE MAXIMUM HEIGHT ALLOWED IN THE BASE ZONING DISTRICT.

SITE PLAN APPROVAL Sheet 4 of 4
FILE NUMBER SPC-2014-0175A APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER DONNA GALATI
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWP2 _____ DDZ _____

Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
Final plot 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.

WWW.BIGREDDOG.COM

512.669.5560

BIG RED DOG
ENGINEERING | CONSULTING
P.E. #98217 ON
MARCH 31, 2015
AUSTIN, TEXAS 78702 • TEXAS REG. NO. F-15864

REVISION
DATE
NO.

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
BRADLEY J. LINGVAL,
P.E. #98217 ON
MARCH 31, 2015

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

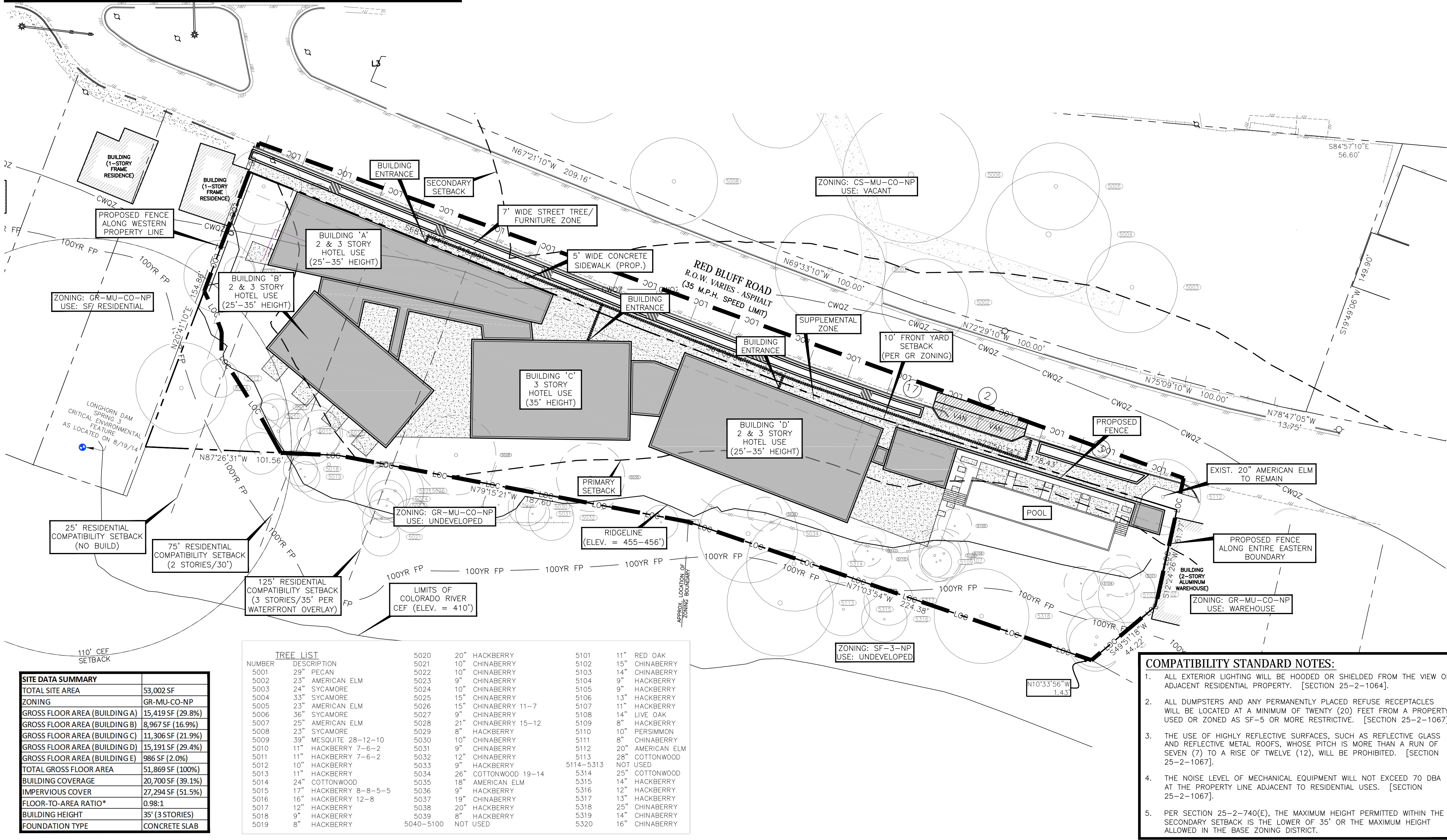
SITE PLAN

SHEET

CS101

5 OF 8

SPC-2014-0175A



SITE DATA SUMMARY	
TOTAL SITE AREA	53,002 SF
ZONING	GR-MU-CO-NP
GROSS FLOOR AREA (BUILDING A)	15,419 SF (29.8%)
GROSS FLOOR AREA (BUILDING B)	8,967 SF (16.9%)
GROSS FLOOR AREA (BUILDING C)	11,306 SF (21.9%)
GROSS FLOOR AREA (BUILDING D)	15,191 SF (29.4%)
GROSS FLOOR AREA (BUILDING E)	986 SF (2.0%)
TOTAL GROSS FLOOR AREA	51,869 SF (100%)
BUILDING COVERAGE	20,700 SF (39.1%)
IMPERVIOUS COVER	27,294 SF (51.5%)
FLOOR-TO-AREA RATIO*	0.98:1
BUILDING HEIGHT	35' (3 STORIES)
FOUNDATION TYPE	CONCRETE SLAB

TREE LIST	
NUMBER	DESCRIPTION
5001	29" PECAN
5002	23" AMERICAN ELM
5003	24" SYCAMORE
5004	33" SYCAMORE
5005	23" AMERICAN ELM
5006	36" SYCAMORE
5007	25" AMERICAN ELM
5008	23" SYCAMORE
5009	39" MESQUITE 28-12-10
5010	11" HACKBERRY 7-6-2
5011	11" HACKBERRY 7-6-2
5012	10" HACKBERRY
5013	11" HACKBERRY
5014	24" COTTONWOOD
5015	17" HACKBERRY 8-8-5-5
5016	16" HACKBERRY 12-8
5017	12" HACKBERRY
5018	9" HACKBERRY
5019	8" HACKBERRY

5020	20" HACKBERRY	5101	11" RED OAK
5021	10" CHINABERRY	5102	15" CHINABERRY
5022	10" CHINABERRY	5103	14" CHINABERRY
5023	9" HACKBERRY	5104	9" HACKBERRY
5024	10" CHINABERRY	5105	9" HACKBERRY
5025	15" CHINABERRY	5106	13" HACKBERRY
5026	15" CHINABERRY 11-7	5107	11" HACKBERRY
5027	9" CHINABERRY	5108	14" LIVE OAK
5028	21" CHINABERRY 15-12	5109	8" HACKBERRY
5029	8" HACKBERRY	5110	10" PERSIMMON
5030	10" CHINABERRY	5111	8" CHINABERRY
5031	9" HACKBERRY	5112	20" AMERICAN ELM
5032	12" CHINABERRY	5113	28" COTTONWOOD
5033	9" HACKBERRY	5114-5313	NOT USED
5034	26" COTTONWOOD 19-14	5314	25" COTTONWOOD
5035	18" AMERICAN ELM	5315	14" HACKBERRY
5036	9" HACKBERRY	5316	12" HACKBERRY
5037	19" CHINABERRY	5317	13" HACKBERRY
5038	20" HACKBERRY	5318	25" HACKBERRY
5039	8" HACKBERRY	5319	14" CHINABERRY
5040-5100	NOT USED	5320	16" CHINABERRY