

(N 27°12'00" W 15.00')  
N 27°02'22" W 15.00'

EXIT ONLY  
DO NOT ENTER

EXIT ONLY  
DO NOT ENTER

(S 62°40'00" E 130.18')  
N 62°57'18" E 133.68'

GRAPHIC SCALE  
0 10 20 40  
SCALE: 1" = 20'

### LEGEND

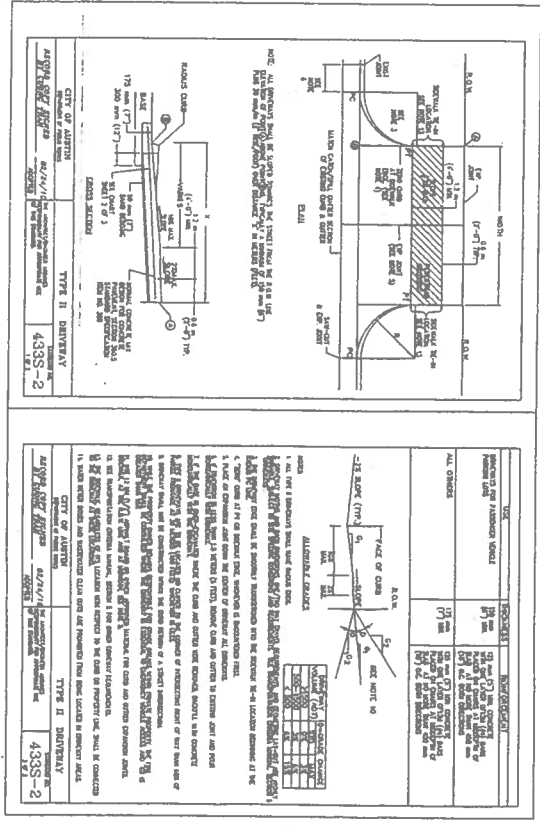
#### SYMBOLS DESCRIPTION

- BOUNDARY LINES
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- LOT LINE
- EXISTING CONTOUR
- LIMIT OF CONSTRUCTION
- CONSTRUCTION TREE PROTECTION FENCE
- BLDG. SETBACK
- ADJ. BOUNDARY LINE
- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- EX. CHAINLINK FENCE
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- EX. WASTEWATER LINE
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- POWER POLE
- LIGHT POLE
- WATER VALVE
- SIGN
- GAS METER
- TRANSFORMER
- ELECTRIC METER
- # OF PARKING SPACES
- EXIST. TREE TO REMAIN
- EXIST. TREE TO BE REMOVED
- PARKING LOT BUMPER CURB

PARKING SUMMARY		
ZONED (S.D. 2012)	REQ. PER BOA CASE#	PROVIDED
USE	CIS-2012-0063	
OFFSITE PARKING FOR A COCKTAIL LOUNGE (THIS PLAN)		
CODE: 25-2-(4)(5)	13	13

IMPERVIOUS COVER QUANTITIES		
SITE - ALLOWABLE IMPERVIOUS COVER 85%		
DESCRIPTION	EXISTING FOOTAGE/PERCENTAGE	PROPOSED FOOTAGE/PERCENTAGE
GROSS SITE AREA	5,824 S.F. / 10.1337 AC.	4,975 S.F. / 0.1142 AC.
PARKING LOT	0 S.F. / 0 %	4,975 S.F. / 1.85 %
TOTAL IMP. COVER	0 S.F. / 0 %	4,975 S.F. / 1.85 %

S 27°08'54" E 130.18'  
(S 27°12'00" E 129.43')



NOTE: 4" MAXIMUM DEPTH OF  
DISTURBED SOIL WITHIN ALL  
TREE C.R.Z.

### SITE NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE CITY OF AUSTIN.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL. APPROVAL MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
3. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
4. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
5. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
6. FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO, UTILITIES.
7. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW PERMIT IS REQUIRED.
8. 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.
9. DAYS AND HOURS OF OPERATION FOR THE OFF-SITE PARKING SHALL BE FROM 11:00 AM TO 2:00 AM DAILY.

### SITE PLAN RELEASE

FILE NUMBER: **SP-2012-002001** SHEET **1** OF **14**  
EXPIRATION DATE: **08-18-2012**  
CASE MANAGER: **AMANDA COUCH** APPLICATION DATE: **08-18-2012**  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
under Section \_\_\_\_\_ of Chapter \_\_\_\_\_ of the Austin City Code.  
Director, Planning & Development Review Department  
DATE OF RELEASE: \_\_\_\_\_ Zoning: \_\_\_\_\_  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

1. I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

CITY OF AUSTIN DISCLAIMER:  
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.

### SITE PLAN

DATE ISSUED		RELEASES	
09/19/2012		NO.	DATE
		1	11/20/2012
		2	12/21/2012
DRAWN BY		FILE NAME	
		1206051.C1	
		SHEET NO.	
		60f14	



**2306 WEBBERVILLE ROAD**  
**PARKING LOT**  
**2306 WEBBERVILLE RD**  
**AUSTIN, TX 78702**

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- CIVIL
- STRUCTURAL
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- ELECTRICAL
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- SURVEYING
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