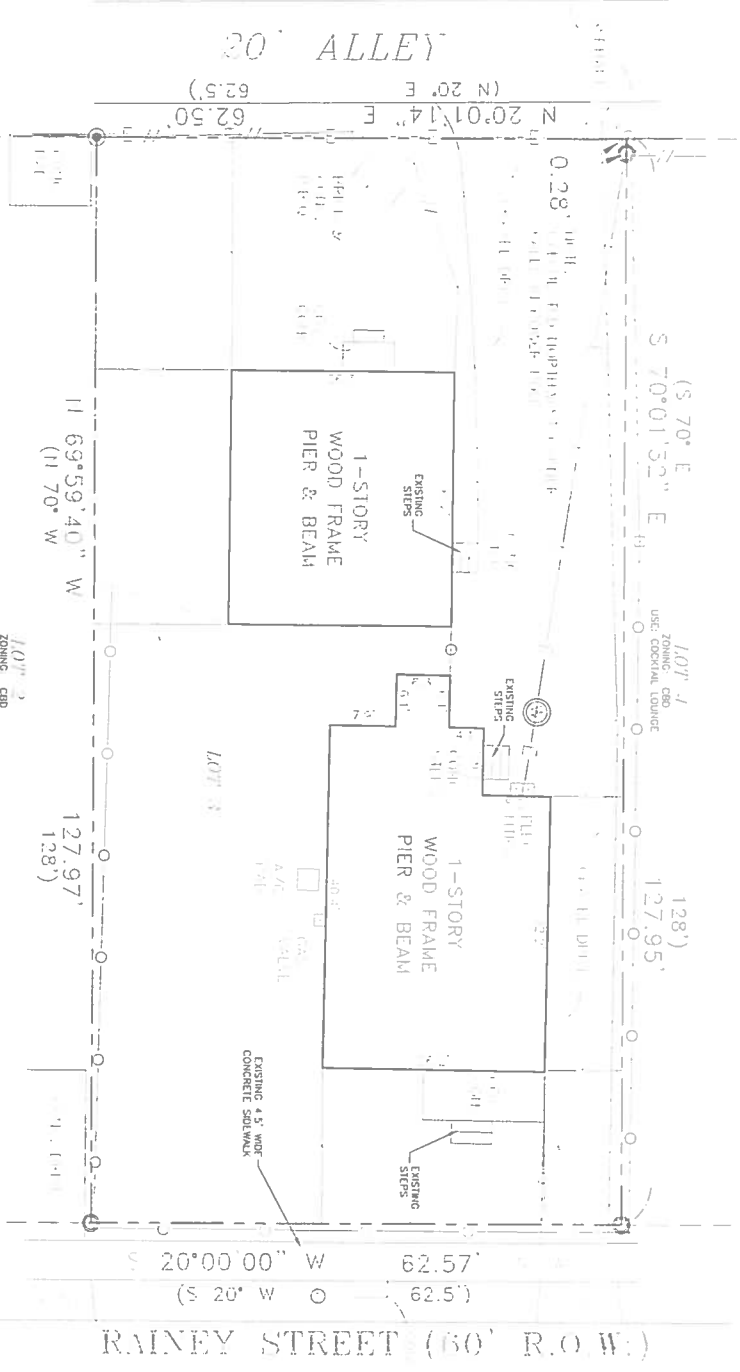


LOT 5  
ZONING: CBD  
USE: MIXED USE

LOT 6  
ZONING: CBD  
USE: MIXED USE

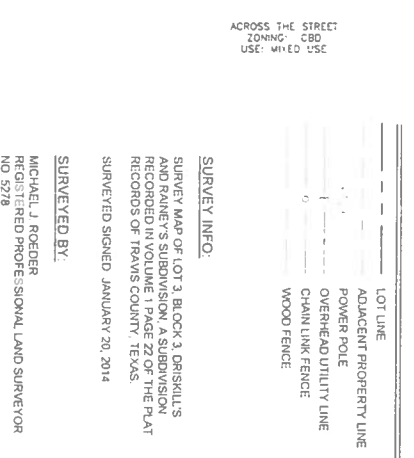
LOT 7  
ZONING: CBD  
USE: MIXED USE



LOT 8  
ZONING: CBD  
USE: COCKTAIL LOUNGE

**SITE SUMMARY**

EXISTING GRAVEL DRIVE	8,000 SF (0.183 AC)
EXISTING BUILDING COVER	1,683 SF (0.038 AC)
EXIST. RAMP, WALKS, ETC.	1,825 SF (0.041 AC)
COVERED PORCH AREA	63 SF (0.001 AC)
TOTAL IMPERVIOUS COVER	3,677 SF (0.084 AC)
ALLOWABLE IMPERVIOUS COVER	8,000 SF (0.183 AC)
PROPOSED FLOOR AREA RATIO	0.21:1
ALLOWABLE FLOOR AREA RATIO	8:1
BUILDING HEIGHT	1 STORY (3'-6")



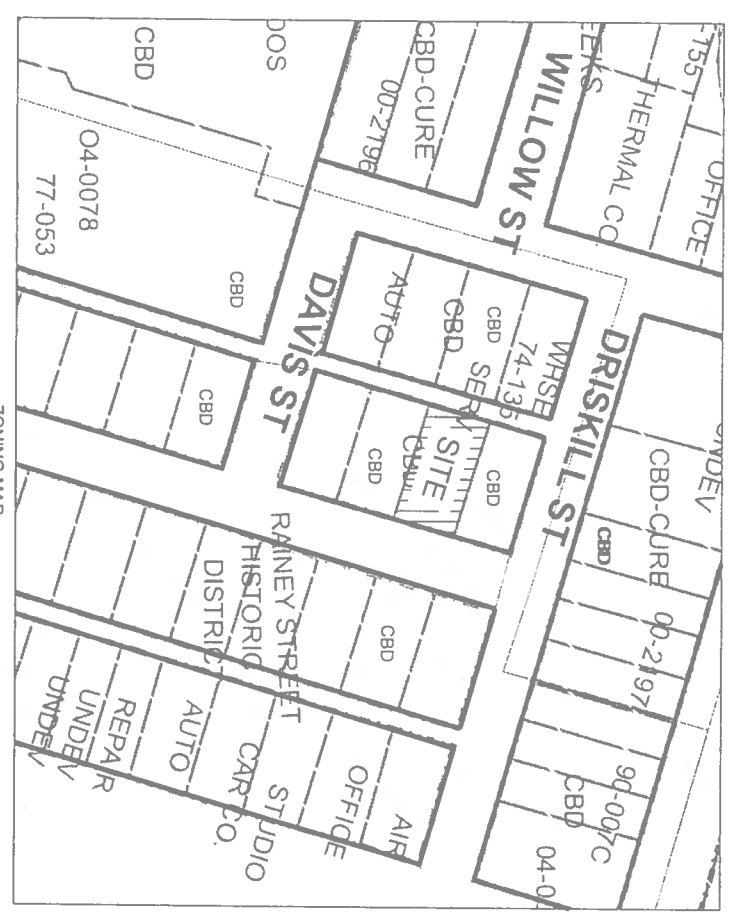
**SURVEY INFO:**  
 SURVEY MAP OF LOT 3, BLOCK 3, DRISKILL'S AND RAINIER'S SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 22 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.  
 SURVEYED SIGNED JANUARY 20, 2014

**SURVEYED BY:**  
 MICHAEL J. BODDER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5278  
 RODRIGUEZ SURVEYING  
 3705 VINELAND DRIVE  
 AUSTIN, TEXAS 78722  
 (512) 478-7013

**SITE NOTES:**

1. THE PROPOSED USE IS COCKTAIL LOUNGE.
2. THIS SITE MEETS THE REQUIREMENTS OF COA LDC 25-5-146, SECTION 10.03.01 (B)(1), BECAUSE IT IS A SINGLE-FAMILY RESIDENCE (SF-5) ZONE, SINGLE-FAMILY AND CONDOMINIUM RESIDENCE (SF-5) DISTRICT, OR MORE RESTRICTIVE, BY MORE THAN 200 FEET.
3. ALL SITE IMPROVEMENTS ARE EXISTING - NO CONSTRUCTION IS PROPOSED WITH THIS PLAN.
4. THE WATER METER IS EXISTING - WATER AND WASTEWATER SERVICE IS PROVIDED BY AUSTIN WATER UTILITY. THERE ARE NO PROPOSED CHANGES FOR THE WATER SERVICE OR EXISTING SITE PLUMBING. THERE IS AN EXISTING WASTEWATER CLEANOUT AT THE PROPERTY LINE.
5. THE EXISTING LIGHTING WILL BE USED. THERE IS NO NEW LIGHTING OR NEW ELECTRICAL WORK PROPOSED.
6. TRASH PICKUP PROVIDED BY A PRIVATE SERVICE. NO DUMPSTERS ARE PROPOSED.
7. THE SIDEWALK, BIKE LANE AND TRAFFIC LANES OF RAINIER STREET ADJACENT TO THIS PROJECT WILL BE RECONSTRUCTED AND RECONSTRUCTED WITH THE PUBLIC WORKS PROJECT, RAINIER ST. DRISKILL ST. TO RIVER ST. MOBILITY & PARKING IMPROVEMENTS (PROJECT ID #7333.002).
8. ALL SITE HANDICAP IMPROVEMENTS, INCLUDING ACCESSIBLE SIDEWALKS, ARE TO BE SUBMITTED, FORS, AND ACCESS TO APPROVAL AS PART OF THE CITY OF AUSTIN'S SITE PLAN EXEMPTION PROCESS, OR FULL SITE PLAN PERMIT PROCESS, DEPENDING ON THE EXTENTS OF THE FINAL SITE DESIGN.
9. FUTURE PARKING WILL HAVE ACCESS OFF THE CURRENT LOT. THE CITY OF AUSTIN'S SITE PLAN EXEMPTION PROCESS OR FULL SITE PLAN PERMIT PROCESS, BIKE PARKING WILL ALSO BE PROVIDED TO CITY OF AUSTIN REQUIREMENTS.

- STANDARD SITE PLANS NOTES:**
- ORDINANCE REQUIREMENTS:**
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
  2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE 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 SIGN AND LAND DEVELOPMENT CODE.
  4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
  5. ADDITIONAL ELECTRIC EQUIPMENTS 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. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
  2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT SHALL 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 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 THE CENTER OF THE FIRE PUMP. THE FOUR-INCH OPENING MUST FACE THE DIRECTION OF THE FIRE PUMP. THE FIRE PUMP MUST BE INSTALLED WITH THE 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 CITY OF AUSTIN, THE DUES SHALL INCLUDE ALL SERVICE ACCESS ROADS WHICH SHALL BE INSTALLED AND MAINTAINED AS A CONDITION OF PROTECTION AS APPROVED BY THE FIRE CHIEF. THE ABOVE MAY BE MODIFIED OR WAIVED.
  4. ALL RECREATIONAL PAVING SHALL BE ENGINEERED AND INSTALLED FOR A MINIMUM OF 100 FEET FROM THE PROPERTY LINE AND 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
  5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 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 14 FEET 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, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.



**SITE PLAN RELEASE** Sheet 2 of 2

FILE NUMBER: SPC-2014-0060A APPLICATION DATE: 3/20/2014  
 CASE MANAGER: APPLICATION DATE: 3/20/2014  
 APPROVED ADMINSTRATIVELY ON: 3/20/2014  
 APPROVED BY PLANNING COMMISSION ON: 3/20/2014  
 APPROVED BY CITY COUNCIL ON: 3/20/2014

CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW  
 DATE OF RELEASE: 3/20/2014  
 Revision 1: 3/20/2014  
 Revision 2: 3/20/2014  
 Revision 3: 3/20/2014

SPC-2014-0060A FEB. 20, 2014

**PLAN STATUS** 03/20/14

DATE	DESCRIPTION
JH	DESIGN
BD	DESIGN
JH	DESIGN
DR	DESIGN
CH	DESIGN

SCALE: 1/8" = 1'-0"

DATE: 03/20/2014

FILE NO: 00598-01-001-00



**SITE PLAN**

94 RAINEY STREET  
 94 RAINEY ST., AUSTIN, TEXAS 78701

Bowman Consulting Group, Ltd.  
 3101 Bee Caves Road  
 Suite 100  
 Austin, Texas 78746

Phone: (512) 327-1180  
 Fax: (512) 327-4062

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

**Bowman CONSULTING**

TBPE Firm Registration No. F-14303