

OWNER: RED BLUFF PARTNERS, LLC
11036 ARROYO CANYON DRIVE
AUSTIN, TX 78736
(512) 799-3777
CONTACT: WILLIAM STEAKLEY

ENGINEER: BIG RED DOG ENGINEERING | CONSULTING
2021 EAST 5TH STREET, SUITE 110 (OFFICE)
815-A BRAZOS ST., #319 (MAIL)
AUSTIN, TX 78701
(512) 669-5560
CONTACT: DIANA WANG, P.E.

ARCHITECT: BOKA POWELL, LLC
327 CONGRESS AVENUE, SUITE 600
AUSTIN, TX 78701
(512) 687-0699
CONTACT: ERIC VAN HYFTE, AIA

LAND USE DOCUMENTS (PART A)
FOR
RED BLUFF HOTEL
4701 RED BLUFF ROAD
AUSTIN, TRAVIS COUNTY, TEXAS 78702

CIVIL SHEET INDEX

Table with 2 columns: SHEET NO. and SHEET TITLE. Rows include COVER SHEET, LAND STATUS DETERMINATION, EXISTING CONDITIONS, SITE PLAN, BUILDING ELEVATIONS AND COMPATIBILITY, and LANDSCAPE PLAN.

ZONING:

ZONING: GR-MJ-CO-NP

LAND USE SUMMARY:

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

FLOODPLAIN:

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.

BENCHMARK:

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'.

WATERSHED STATUS

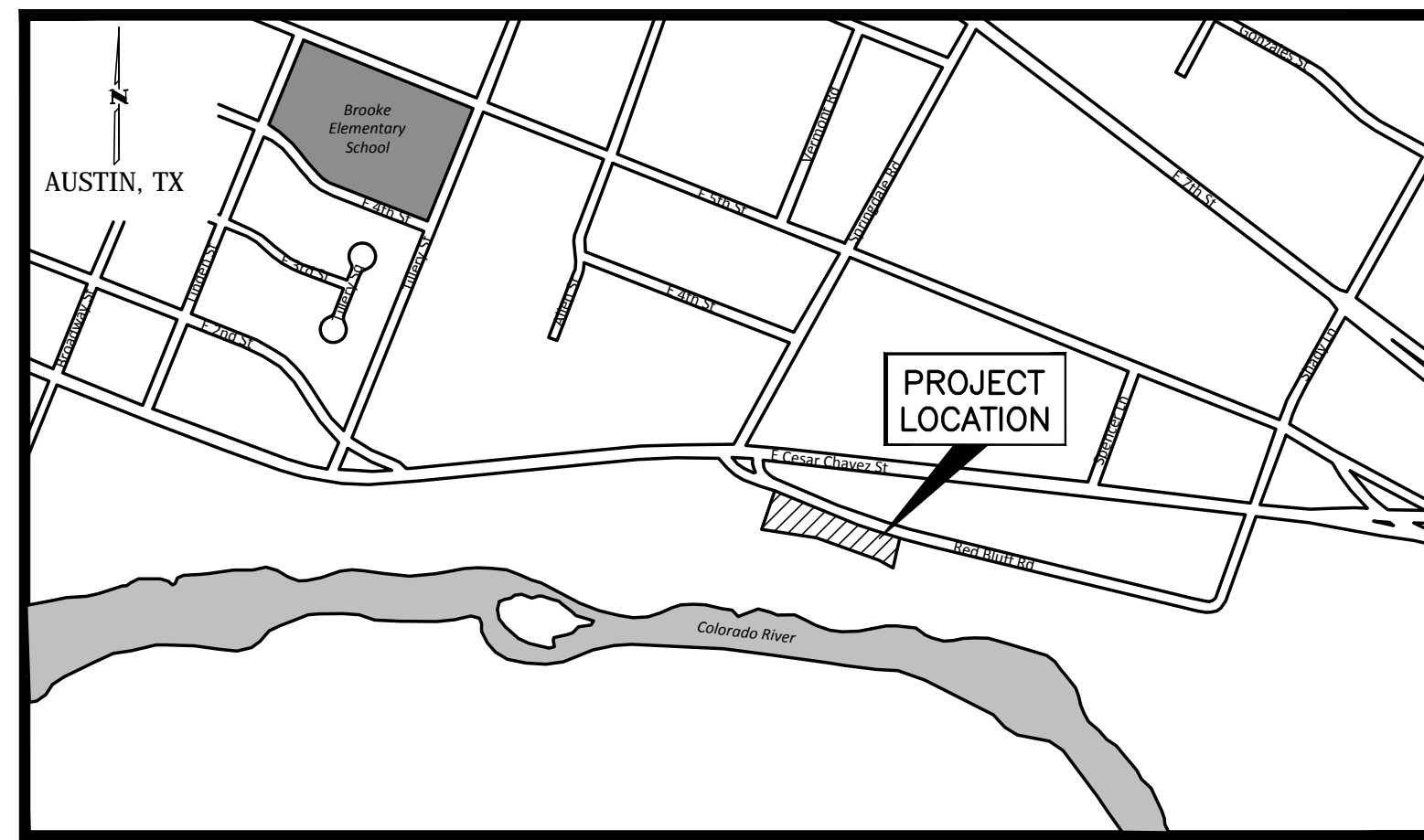
THIS PROJECT IS LOCATED IN THE COLORADO RIVER WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED. THIS PROJECT IS SUBJECT TO THE WATERSHED PROTECTION ORDINANCE.

AQUIFER NOTE

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

NOTES:

- 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.
3. THIS SITE IS LOCATED IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN.
4. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
5. THIS PROJECT IS WITHIN THE RED BLUFF SUBDISTRICT OF THE WATERFRONT OVERLAY.
6. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS). RED BLUFF ROAD, AN URBAN ROADWAY, IS THE PRINCIPAL STREET.
7. ANY EASEMENTS ESTABLISHED BY THE PART B SITE PLAN WILL REQUIRE A CORRECTION TO THIS PART A SITE PLAN.
8. ANY AMENITIES ESTABLISHED BY THE PART B SITE PLAN WILL REQUIRE A CORRECTION TO THIS PART A SITE PLAN.
9. 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.



VICINITY MAP

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

SUBMITTAL DATE:

MAY 27, 2014

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.2168 ACRES, MORE OR LESS, SITUATED IN THE JESSE C. TANNHILL 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 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

PROJECT DESCRIPTION:

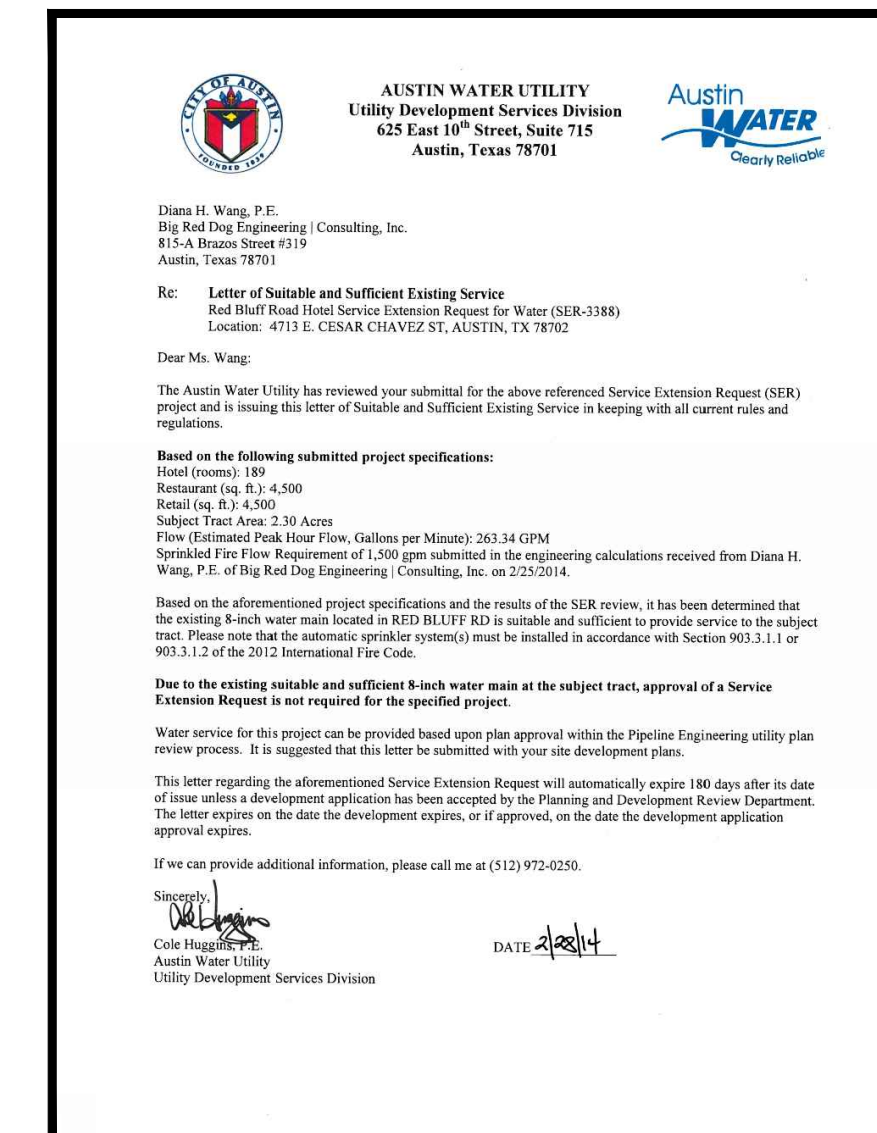
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF ONE THREE-STORY HOTEL AND RESTAURANT TOTALING 53,002 SQ. FT. (GSF) ON A 1.2168-ACRE SITE. ASSOCIATED PARKING, WATER QUALITY, AND UTILITY IMPROVEMENTS WILL BE PERMITTED AND CONSTRUCTED WITH SITE PLAN PART B CONSTRUCTION DOCUMENTS. THE TOTAL IMPERVIOUS COVER IS 65%.

RELATED CASES:

C14-02-0183
ORDINANCE NO. 030327-12
GOVALLE-JOHNSTON NEIGHBORHOOD PLAN (CEA)

REVISIONS / CORRECTIONS

Table with 8 columns: Number, Description, Revise (R) Add (A) Void (V) Sheet No.'s, Sheets in Plan Set, Net Change Imp. Cover (sq. ft.), Total Site Imp. Cover (sq. ft.)%, Approval Date, Date Imaged.



Water and Wastewater Service Extension Request for Consideration form. Includes fields for Name, Service Requested, Meter Number, Location, and various checkboxes for service details.

SUBMITTED BY:

Bradley J. Lingva

BRADLEY J. LINGVA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 98217
BIG RED DOG ENGINEERING | CONSULTING
2021 EAST 5TH STREET, #110 (OFFICE)
815-A BRAZOS STREET, #319 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)
(512) 669-5560 (MAIN)

APPROVED BY:

INDUSTRIAL WASTE DEPARTMENT

AUSTIN FIRE DEPARTMENT

DIRECTOR OF PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

SPC-2014-0175A
SITE DEVELOPMENT PERMIT NUMBER

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
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. 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.

Vertical sidebar containing logos for Big Red Dog Engineering, State of Texas Professional Engineer seal for Bradley J. Lingva, and project address: RED BLUFF ROAD HOTEL SITE, 4701 RED BLUFF ROAD, AUSTIN, TRAVIS COUNTY, TEXAS 78702. Includes sheet number C-001 and permit number SPC-2014-0175A.