

REVISIONS/CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq.ft.%)	City of Austin Approval- date	Date Imaged

SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. COMPATIBILITY PLAN

CONDITIONAL USE PERMIT
FOR

UNCLE BILLY'S
BREWERY
&
SMOKEHOUSE

OWNER:
UBBS, LLC
1710 EVERGREEN LANE
AUSTIN, TX 78704

1530 BARTON SPRINGS ROAD
AUSTIN, TEXAS 78704

Submittal Date: OCTOBER 14, 2014

Site Planning, Engineering, & Landscape Architecture

OWNER:
UBBS, LLC
1710 EVERGREEN LANE
AUSTIN, TEXAS 78704
(512)707-1110
CONTACT: RICK ENGEL

ENGINEER:
CONSORT, INC.
1646 E. CESAR CHAVEZ
AUSTIN, TEXAS 78703
(512)469-0500
CONTACT: ENRIQUE SERNA

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0205E, DATE JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS.

THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE WATERSHED WHICH IS CLASSIFIED BY THE CITY OF AUSTIN AS AN URBAN WATERSHED.

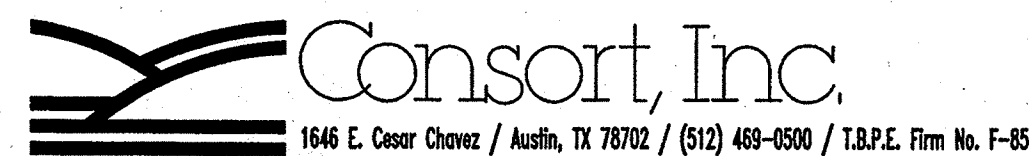
THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

THE SITE IS COMPOSED OF TWO (2) LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

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

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.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED, AND THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

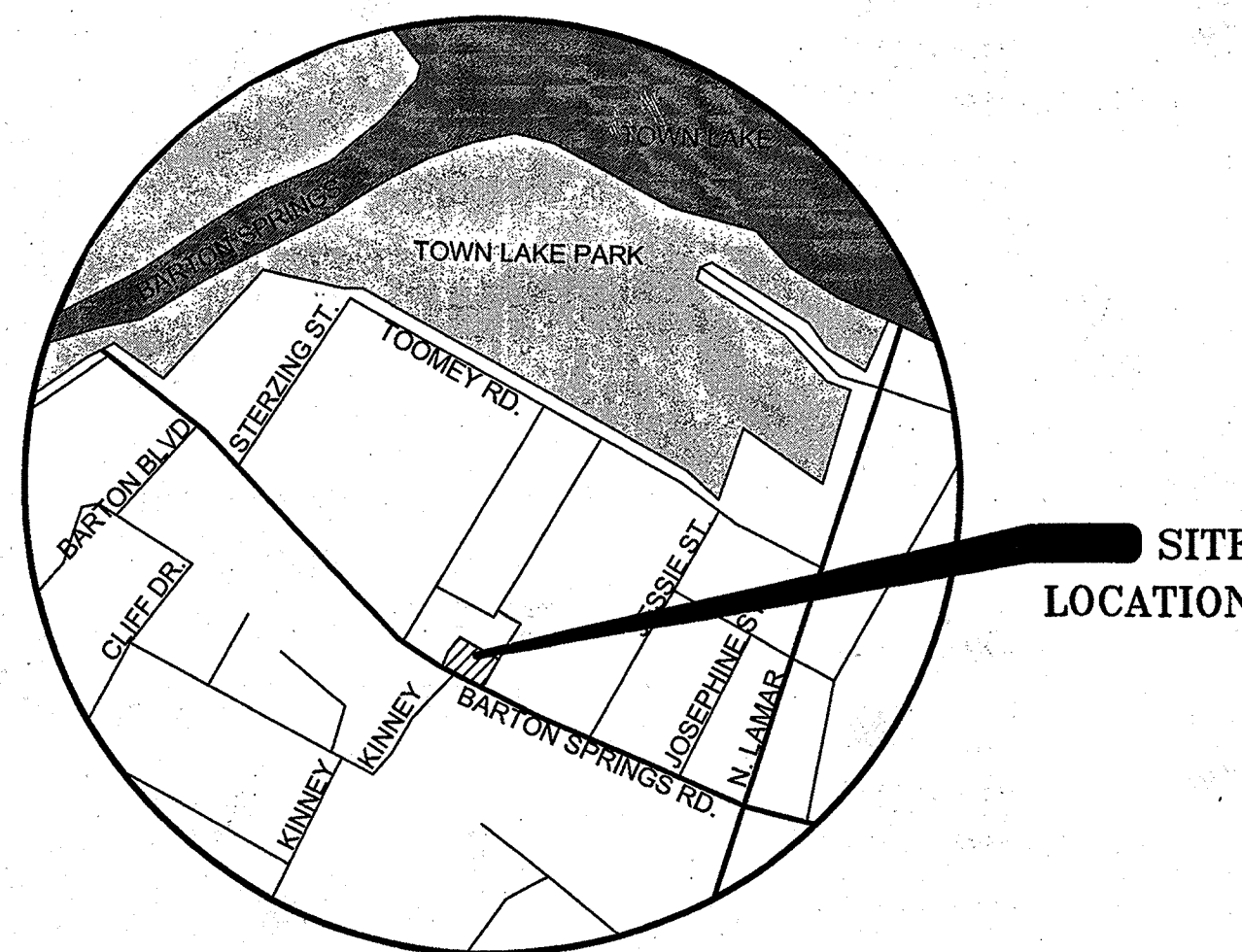


LEGAL DESCRIPTION: TRACT 1: 3.94 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 4.08 ACRE TRACT OF LAND DESCRIBED IN VOLUME 339, PAGE 627 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 450, PAGE 349 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: LOT 1, BLOCK "A", GOOD EATS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 95, PAGE 360 OF THE PLAT RECORDS OF TRAVIS COUNTY.

BENCHMARK: Δ CUT TOP OF CURB ELEV. 455.97' NEAR SOUTH WEST CORNER OF THE PROPERTY

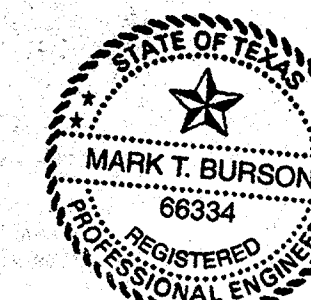
WATERSHED: LADY BIRD LAKE
CLASS: URBAN
RELATED CASES:
ZONING: C14-07-0018
SUBDIVISION: C8-95-0117.0A, C8I-83-195
SITE PLAN: SP-2007-0603C



LOCATION MAP
MAPSCO PAGE #: 584Y
CITY GRID: H-22
NTS

REVIEWED BY: *[Signature]* 4-22-15
Planning and Development Review Department Date
Site Plan Development Permit Number
Austin Water Utility Date
Fire Department Date
Industrial Waste Date

I, Mark T. Burson, a professional engineer, do hereby certify that these plans are complete, accurate and in compliance with Chapter 25-8 Subchapter A of the Land Development Code.
[Signature] 4/21/15
Signature Date



SITE PLAN APPROVAL Sheet 1 of 3
FILE NUMBER: SP-2014-0415W APPLICATION DATE: 10/14/2014
APPROVED BY COMMISSION ON: 4-21-15
under Section 112 of Chapter 25-5 of Austin City Code.
EXPIRATION DATE (25-5-81, LDC): 4-22-18
CASE MANAGER: M. Simmons-Smith
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ
[Signature]
Director, Planning and Development Review Department
RELEASED FOR: GENERAL COMPLIANCE: 4-22-15 Zoning: CS
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.

DRAWING FILENAME: J:\Work\1493-003\Water Plan Set\01-CV.dwg DATE: Jan 05, 2015 3:15pm CAD OPERATOR: Joel