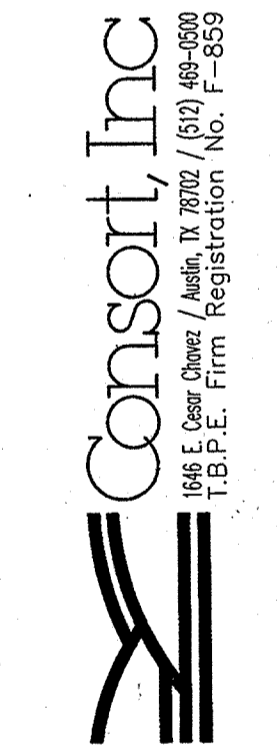


IBBS LLC
170 EVERGREEN LANE
AUSTIN, TX 78704

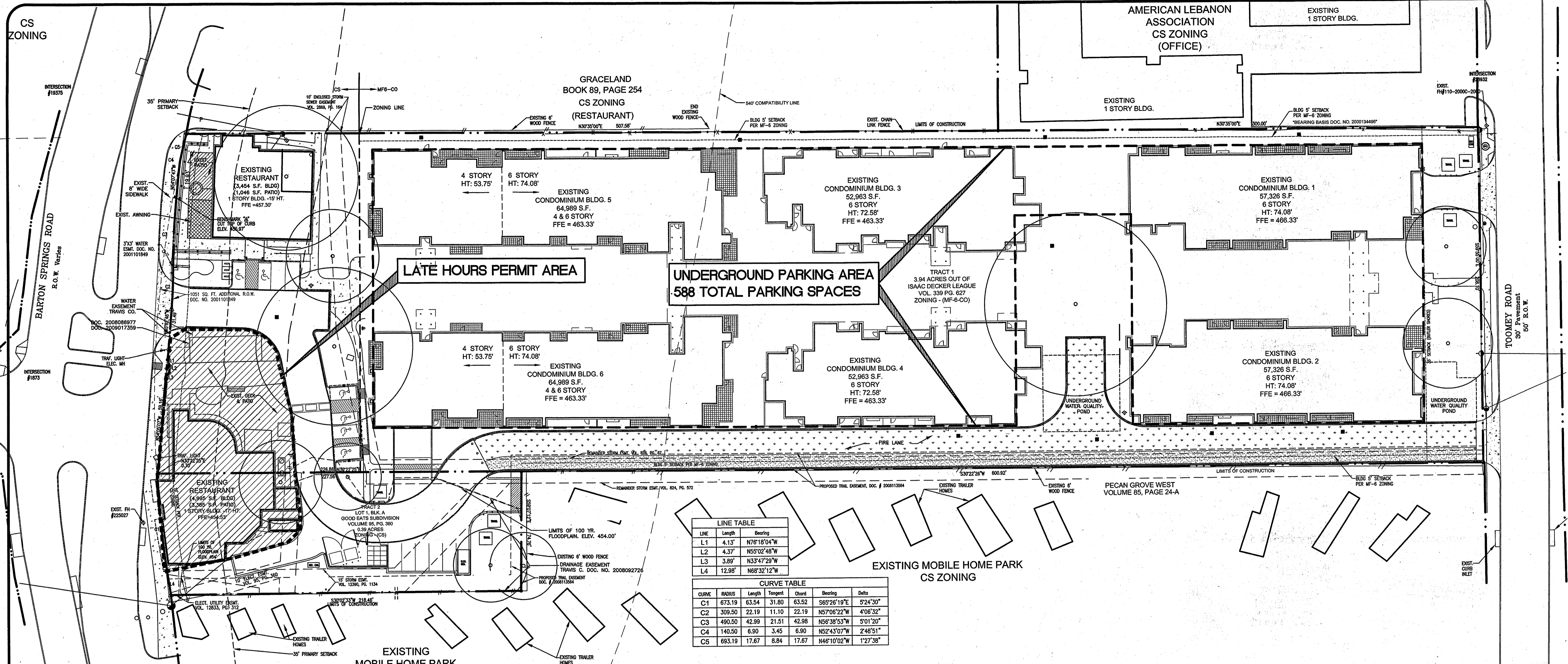
UNCLE BILLY'S BREWERY + SMOKEHOUSE
1530 BARTON SPRINGS RD.

SITE PLAN



JOB NO.: 1493-003
DRAWN BY: 1"=30'
SCALE: 01/05/15
DATE: 02-SP
FILE: XREF:
REV./CORR:

SHEET
2
of
3



UNDERGROUND PARKING AREA
588 TOTAL PARKING SPACES

LATE HOURS PERMIT AREA

LINE TABLE

LINE	Length	Bearing
L1	4.13'	N76°18'04"W
L2	4.37'	N55°02'48"W
L3	3.89'	N33°47'29"W
L4	12.98'	N68°32'12"W

CURVE TABLE

CURVE	RADIUS	Length	Tangent	Chord	Bearing	Delta
C1	673.19	63.54	31.80	63.52	S65°26'19"E	52°43'30"
C2	309.50	22.19	11.10	22.19	N57°06'22"W	4°06'32"
C3	490.50	42.99	21.51	42.98	N56°38'53"W	5°01'20"
C4	140.50	6.90	3.45	6.90	N52°43'07"W	2°48'51"
C5	693.19	17.67	8.84	17.67	N46°10'02"W	1°27'38"

PARKING TABLE (CS AND MF-6 ZONING)

USE	REQUIRED		PROVIDED			TOTAL
	100%	80%	STANDARD	COMPACT	HANDICAP	
PROPOSED CONDOMINIUM RESIDENTIAL (74 - 1 BED. @ 1.5 SP. / UNIT) (156 - 2 BED. @ 2 SP. / UNIT) (40 - 3 BED. @ 2.5 SP. / UNIT)	111 312 100	89 250 80	497	75	16	588
EXISTING RESTAURANT & STORAGE RESTAURANT (4,500 S.F. @ 1 SP. / 75 S.F.) RESTAURANT (8,452 S.F. @ 1 SP. / 75 S.F.)	60 113	48 90				
SUBTOTAL	696	557				
TOTAL	557		497	75	16	588
BICYCLE (558 @ 5%)	28			28		28

*PARKING REDUCTION PER LDC SEC. 25-6-478

SITE DATA FOR CS ZONING AREA

	TOTAL
TOTAL SITE AREA	41,748 S.F.
TOTAL AREA WITHIN L.O.C.	.96 ac.
TOTAL F.A.R.	.32 : 1
BUILDING COVERAGE	6,999 S.F.
EXISTING USE	21.55 %
TOTAL GROSS S.F.	13,430 S.F.
STORIES	1
HEIGHT	15', 17'
FIRE SPRINKLER PROTECTED	NO
FINISHED FLOOR	457.30, 454.53
FOUNDATION TYPE	CONC. SLAB
ZONING	CS
TOTAL IMPERVIOUS COVER	34,763 S.F.
PERCENT OF TOTAL SITE IMPERVIOUS COVER	83.27 %

STANDARD SITE PLANS NOTES

- Ordinance Requirements
- All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Review Department; minor corrections may be approved by the Building Plan Review Section at the time of building permit.
 - 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.
 - All signs must comply with the requirements of the Land Development Code.
 - The owner is responsible for all costs of relocation of, or damage to, utilities.
 - Additional electric easements may be required at a later date.
 - A Development Permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.

Compatibility

- 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.
- The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.
- All exterior lighting shall be hooded or shielded from the view of adjacent residential uses.
- Exterior lighting above the second floor is prohibited when adjacent to residential property.
- 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.

Fire Department

- The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface."
- Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must face the driveway or street with three- to six-foot setbacks from the curbline(s). No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
- TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
- All pervious/decorative paving shall be engineered and installed for 80,000 lb. live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
- Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.
- Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
- Vertical clearance required for fire apparatus is 13 feet, 6 inches 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.

SITE PLAN NOTES

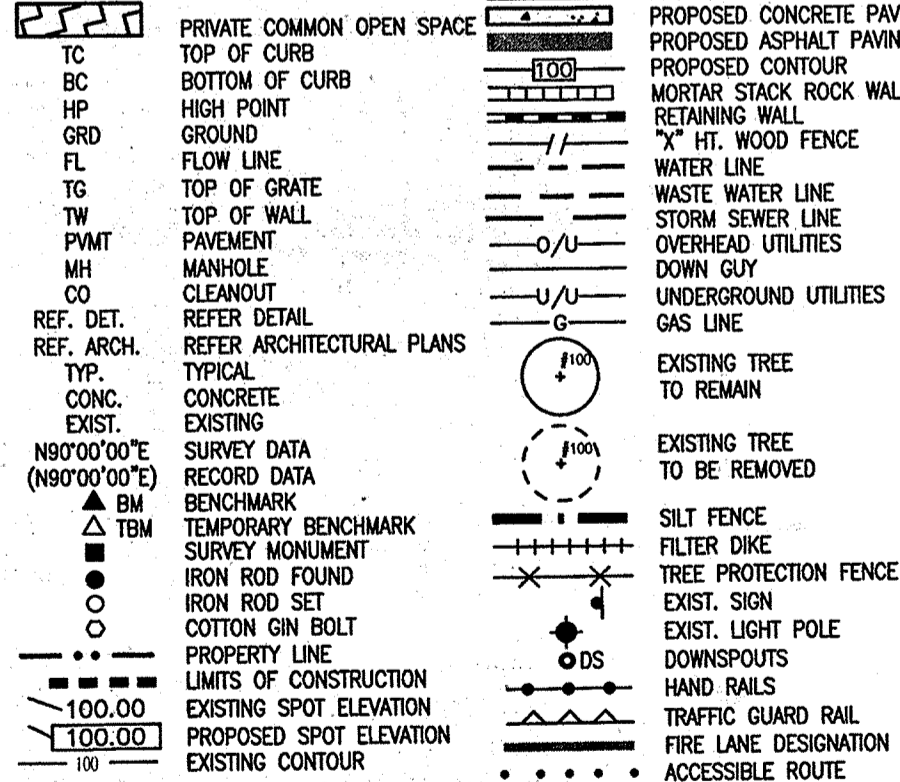
- THIS SITE PLAN IS FOR THE COMPATIBILITY STANDARDS WAIVER ONLY AND IS NOT INTENDED FOR CONSTRUCTION. REFERENCE SP-2007-0603C (BARTON PLACE CONDOMINIUMS) FOR THE SITE DEVELOPMENT PERMIT PLANS.
- ALL REQUIREMENTS FOR SP-2007-0603C (BARTON PLACE CONDOMINIUMS) REMAIN IN EFFECT.
- NO CONSTRUCTION IS PROPOSED WITH THIS SITE PLAN.

ATTENTION

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION. CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG TESS) AT (800/344-8377) AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY SUBSURFACE WORK OR ANY OTHER WORK THAT WOULD AFFECT UTILITIES.

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NO PART OF THIS SITE PLAN MAY BE REPRODUCED OR DISTRIBUTED IN ANY FORM OR BY ANY MEANS OR STORED IN A DATA BASE OR RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF CONSORT, INC.

LEGEND



SITE PLAN APPROVAL

FILE NUMBER: SP-2014-0415W APPLICATION DATE: 10/14/2014
APPROVED BY COMMISSION ON: 12-21-15
under Section 212.002 of Chapter 212 of Austin City Code.
EXPIRATION DATE (25-5-81, LDC): 4-22-15
CASE MANAGER: M. Sumner-Smith
PROJECT EXPIRATION DATE (ORD #970905-A): DWP2-DDZ
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 PLAN 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 (OF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.