

Revisions/Corrections

No.	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
1	REVISE BLDG. FROM 1- STORY RESTAURANT TO 3- STORY OFFICE/RETAIL	(R) 1, 4, 7, 8, 10, 12, 13, 14	14	- 42,955	36,175 / 7.1%	COM 2/14/15	
2	C.O.U. #300 to metal office	(R) 1, 7	14		36,175	COM 2/14/15	
3	Update water connection	1, 10	14	0	36,175 / 7.1%	COM 2/14/15	
4	ADDITIONAL SIDEWALKS	(R) 1, 7	14	0	36,175 / 7.1%	COM 2/14/15	
5	Change of use to Personal, Equip. Serv. Use	(R) 1, 7	14	0	36,175 / 7.1%	COM 2/14/15	

Site Development Data

Owner: Ms. Lora Margaret Gilbreth
1151 County Road 330
Granger, Texas 76530

Landscape Architect: Thomas D. Brown & Associates
2 Depot Square, Suite B
Elgin, Texas 78621
Phone: (512) 328-3289
Email: tom@thomasbrownla.com

Legal Description: Lot Z 2401 Bluebonnet Addition, T.C.P.R., Vol. 68, Pg. 97
1.05 acres

Subdivision File No. None

Zoning Case No. C14-2008-0060

Waivers Granted to Project: Under Review

Limits of Construction: 1.07 acres

This project is located within the West Bouldin Creek Watershed (Urban Class). All storm flows from this site will be directed to the West Bouldin Creek Watershed. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel 48453C0585H, dated September 26, 2008 for Travis County.

All temporary spoils and equipment storage areas shall have silt fence placed along the perimeter of the downslope side. Additional erosion/sedimentation controls may be required at the direction of the City's Environmental and Conservation Services Department Officer/Inspector. The contractor shall work closely with all City Personnel to insure adequacy of placement and maintenance of all erosion/sedimentation control devices. Only those construction entrances shown on the approved site plan shall be used for ingress and egress to and from site. In the event that additional entrance locations are required to facilitate placement of materials, the contractor shall construct a stabilized construction entrance in accordance with City of Austin Standard Details in order to comply with all provisions of the City's Land Development Code and Environmental Protection Ordinances.

Edwards Aquifer Note: This project is not located within the Edwards Aquifer Recharge Zone or the Edwards Aquifer Contributing Zone.

This site plan is subject to Subchapter E of the Land Development Code (Commercial Design Standards). Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review.

The disturbed areas within this project shall be revegetated and all permanent erosion/sedimentation controls completed prior to the issuance of occupancy permits for that phase. 25-8-182(B) Temporary erosion/sedimentation controls shall be adjusted as needed prior to this release to insure that subsequent phase disturbed areas are adequately covered. Any area within the limit of disturbance of the project which is not adequately revegetated shall be brought into compliance prior to the release of the final phase.

All potable water system components installed after January 4, 2014, shall be essentially "lead free" according to the US Safe Drinking Water Act. Examples are valves (corporation stop, curb stop, and pressure reducing), nipples, bushings, pipe, fittings and backflow preventers. Fire hydrants, tapping saddles and 2 inch and larger gate valves are the only components exempt from this requirement. Components that are not clearly identified by the manufacturer as meeting this requirement either by markings on the component or on the packaging shall not be installed.

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing 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.

A civil engineer registered in Texas must certify a plan or plat as complete, accurate, and in compliance with Chapter 25-2 Subchapter A of the Land Development Code. The director may waive this requirement after making a determination that the plan or plat includes only minor alterations or improvement that do not require the services of an engineer.

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.

Notes:
1. The project shall be developed, constructed, and maintained in conformance with the terms and conditions of the City of Austin.
2. This plan was reviewed under the Watershed Rules and Regulations, in particular, Chapter 25-8 of the Land Development Code (LDC 25-8).

Electrical Notes:
The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) Regulations, City of Austin Rules and Regulations and Texas State Law pertaining to clearances when working in close proximity to power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

Site Plan Submittal

Abel's Rib House

MIRABEAU OFFICES

2330 South Lamar

Austin, Texas 78704

ALTERNATIVE EQUIVALENT COMPLIANCE WAS GRANTED FOR THIS PROJECT PER APPROVAL LETTER DATED DECEMBER 21, 2013 FOR THE FOLLOWING:

- 1) SECTION 2.2.2.B - SIDEWALKS
- 2) SECTION 2.2.2.E - OFF STREET PARKING
- 3) SECTION 2.2.3 - URBAN ROADWAY SIDEWALKS
- 4) SECTION 2.3.1.A - ADDITIONAL CONNECTIVITY
- 5) SECTION 2.4.B - BUILDING ENTRYWAYS

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT WAIVE THESE RESPONSIBILITIES.

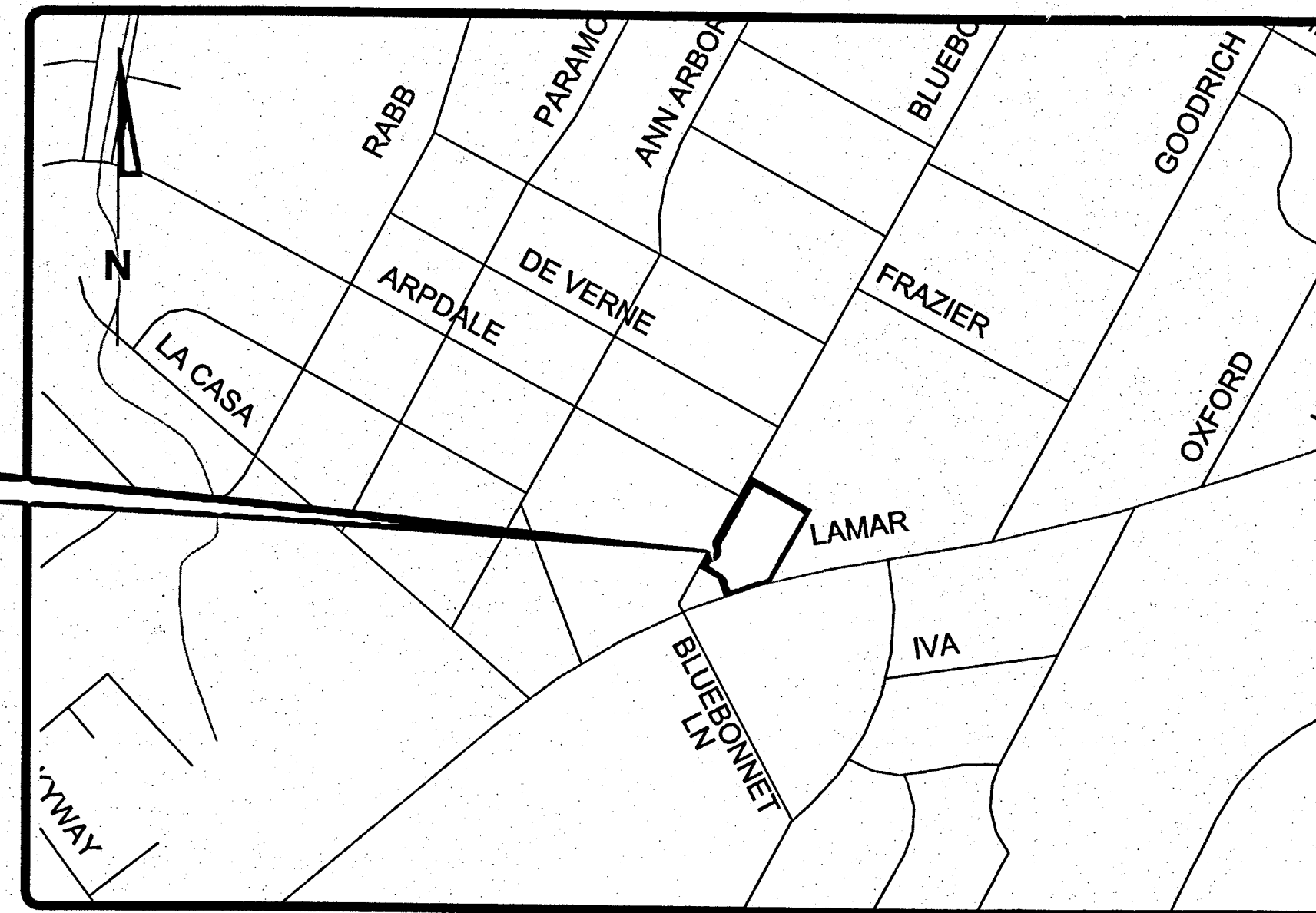
REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

Inspection Notice: Please call Development Services Department, Site and Subdivision Inspection Division at 787-6360 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any pre-construction meeting can be held.

AUSTIN WATER UTILITY
EXPIRATION DATE
JUL 23 2015

Submittal Date: June 25, 2014

PROJECT
LOCATION



Project Location Map
N.T.S.
Mapsc0 # 614K
City of Austin Grid # G20

PROTECTED STREETS

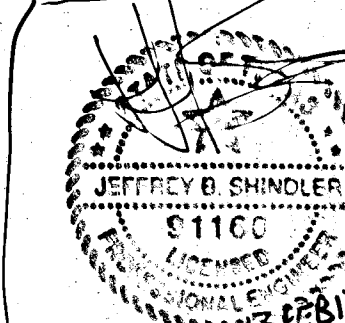
The engineer of record acknowledges and confirms the protected street status as determined by the Street and Bridge Division as of the date of the Engineer's signature. Protected street status is subject to change over time. It is the owner's / engineer of record's responsibility to confirm the street status prior to construction as protected street status will directly impact the construction costs. If protected streets are proposed to be disturbed, approval of the Street and Bridge Division is required.

Fire Flow Demand:
BUILDING TYPE: Sprinkled II-B
BUILDING AREA: 8,076 SF 32,444 sq. ft.
REQUIRED FIRE FLOW: 1500 GPM
AVAILABLE FIRE FLOW: 2828 GPM

Water Demand:
Domestic Demand: 34 GPM 100
Fixture Units: 38 250
Irrigation Demand: 15 GPM
Backflow Preventer #: 1 total

THE SEAL OF JEFFREY B. SHINDLER, P.E.

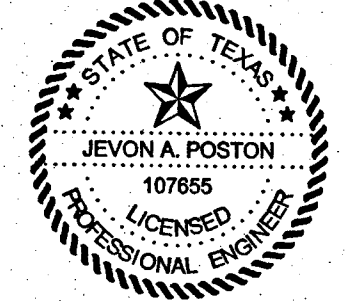
APPEARS ON THESE PLANS IN RELATION TO REVISION 1 ONLY. ALL OTHER ITEMS REMAIN THE RESPONSIBILITY OF THE ORIGINAL DESIGN ENGINEER.



TEXAS DESIGN INTERESTS, LLC
777 FIRM REG. F-8601

I, Jevon A. Poston, do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me, as authorized by the Act. The plan or plat is complete, accurate and in compliance with Chapter 25-8 Subchapter A of the Land Development Code. 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.

Jevon A. Poston, P.E.
Garrett-Ihnen Civil Engineers



Sheet List Table

Sheet Number	Sheet Title
1	Cover
2	Subdivision Plat
3	Notes
4	Erosion and Sedimentation
5	Erosion Control Notes
6	Demolition Plan
7	Dimensional Control
8	Grading and Drainage Plan
9	Offsite Drainage Area Map
10	Utility Tap Plan
11	Construction Details 1
12	Construction Details 2
13	Landscape Plan
14	Building Elevations Sheet

Reviewed By:

Planning and Development Review Department
SP-2014-0245C
Development Permit No.
City of Austin Fire Department
Austin Water Utility
Central Pressure Zone 55 p.s.i.
Pressure Zone Static Pressure
Industrial Waste
Date 7/27/2015
Date 7/23/15
Date 7/13/2015

Traffic Control Plan Note:

This note is being placed on the plan set in place of a temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by the Right of Way Management Division. The owner/ representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

- The following must be taken into consideration when developing future traffic control strategies:
- Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by Right of Way Management.
 - No long-term lane closures will be authorized, unless Right of Way Management determines that adequate accommodations have been made to minimize traffic impact.
 - Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.

SITE PLAN APPROVAL
FILE NUMBER SP-2014-0245C APPLICATION DATE June 25, 2014
APPROVED ON 7/27/15 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 7-29-16 CASE MANAGER Christine Barton-Holmes
DWFP 002X
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 7-29-15 ZONING CS 11-12
Rev. 1 7/27/15 Correction 1 7/27/15
Rev. 2 7/27/15 Correction 2 7/27/15
Rev. 3 7/27/15 Correction 3 7/27/15
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.

SP-2014-0245C