

Date: 20-MAR-2014
Drawn: JT
Checked: JT

NO.	DATE	REVISIONS

1300 LAMAR PLAZA II
1300 SOUTH LAMAR BOULEVARD
AUSTIN, TEXAS

SITE DEVELOPMENT

COVER SHEET

SHEET:
1
1 OF 4

NON-CONSOLIDATED SITE PLAN FOR 1300 PLAZA II

CONDITIONAL USE PERMIT/OFFSITE PARKING PLAN

1300 SOUTH LAMAR BOULEVARD
AUSTIN, TEXAS
SUBMITTAL DATE: 07-JUNE-2013

NO CONSTRUCTION ALLOWED
WITH THIS PERMIT

WATER SUPPLY INFORMATION:
DATE: MAY 1, 2012
RESIDUAL HYDRANT #162511:
STATIC PRESSURE: 74 PSI
RESIDUAL PRESSURE: 70 PSI
FLOW HYDRANT #660186:
FLOW RATE: 1110 GPM
VELOCITY PRESSURE: 63 PSI
LOCATION: 1300 BLOCK OF SOUTH LAMAR
PRESSURE ZONE: CENTRAL
GRID #: H21
MAPSCO PG. #: 684
SOURCE: CITY OF AUSTIN FIRE DEPARTMENT
BUILDING TYPE: V-B - 2,100 SF.
FIRE FLOW DEMAND PER IFC: 1,500 GPM/2HRS

BENCHMARK INFO:

ON SITE BM:
BM 1 - SQUARE CUT ON TOP OF THE EAST END OF CONCRETE RETAINING WALL ON THE NORTH PROPERTY LINE OF LOT 21-A, BEING APPROXIMATELY 13' EAST OF THE NORTHEAST CORNER OF THE EXISTING BUILDING ON LOT 21-A, AND 43' NORTHWEST OF THE NORTHEAST CORNER OF LOT 21-A.
ELEVATION: 545.35

ELEVATION DATUM:

ELEVATIONS ARE C.O.A. BENCHMARK H-20-1003, 3" BRASS DISK ON NORTH SIDE OF W. MARY STREET ON EAST END OF SIDEWALK OF BOX CULVERT BRIDGE OVER BOULDIN CREEK. NAVD '88 ELEV. = 521.51

OWNER / DEVELOPER: **1300 LAMAR PLAZA, LLC. (SCOTT TRAINER)**
P.O. BOX 160896
AUSTIN, TEXAS 78716
(512) 965-1309

CIVIL ENGINEER (CONTACT): UTE CONSULTANTS, INC. (JOAN D. TERNUS, P.E.)
307 EAST 2ND STREET
AUSTIN, TEXAS 78701
(512) 789-5018

SURVEYOR: FLUGEL LAND SURVEYING (PAUL FLUGEL, R.P.L.S.)
14910 DORIA DRIVE
AUSTIN, TX 78728
(512) 633-6996

SITE INFORMATION

SITE DEVELOPMENT PERMIT NUMBER: SPC-2013-0209.AT

LEGAL DESCRIPTION: LOT 21B, BLOCK A OF THE RESUBDIVISION OF LOTS 17, 20-22 LAMAR SQUARE AS RECORDED IN PLAT BOOK 39, PAGE 29 OF THE TRAVIS COUNTY PLAT BOOK.

PROJECT ADDRESS: 1300 SOUTH LAMAR BOULEVARD

WATERSHED: WEST BOULDIN CREEK

CLASSIFICATION: URBAN - THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN: THE TRACT SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0445H, ZONE: X, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

PRESSURE ZONE: CENTRAL PRESSURE ZONE

ZONING: CS-V AND CS-1-V

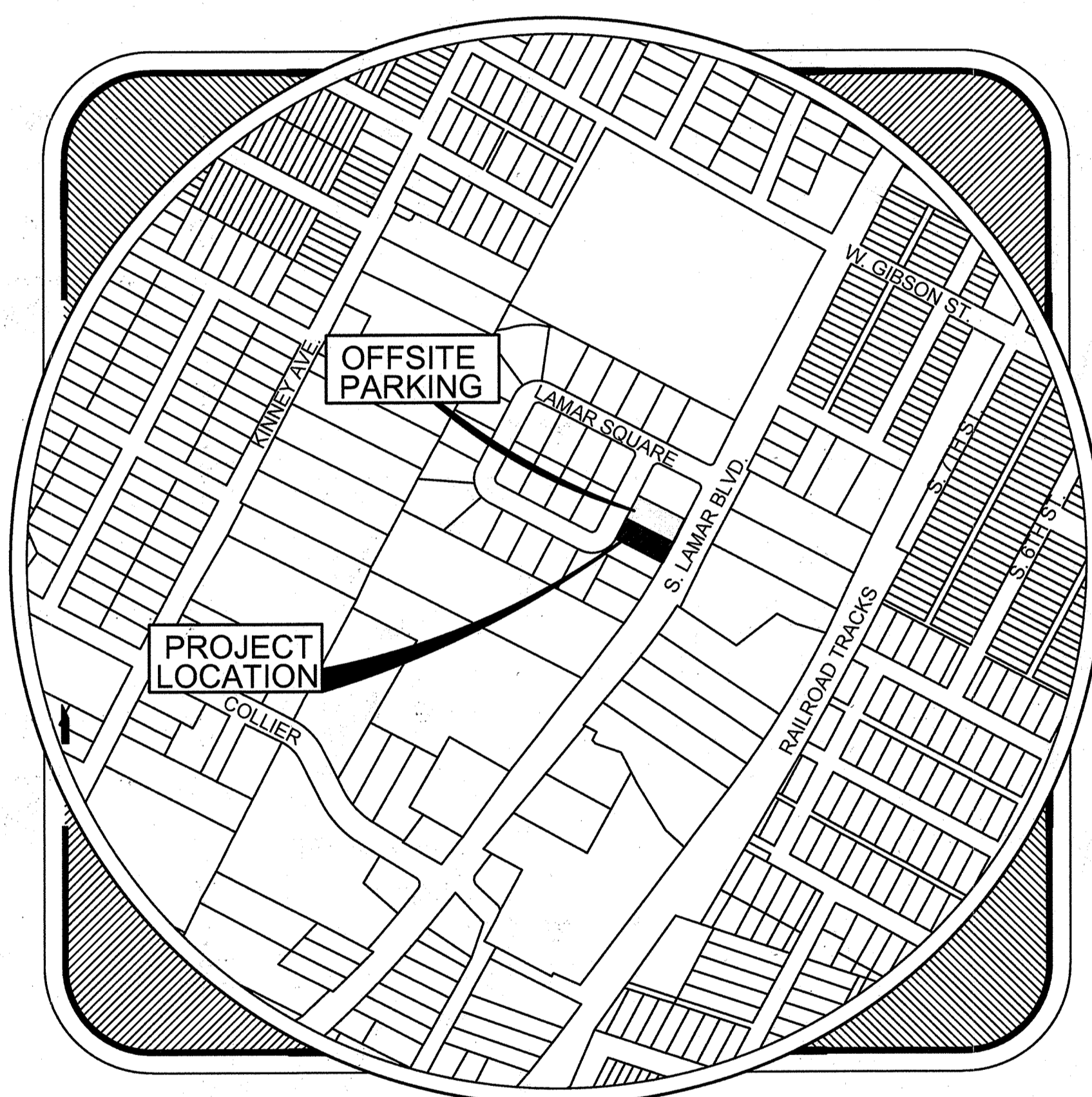
OFFSITE PARKING INFORMATION

SITE DEVELOPMENT PERMIT NUMBER: SP-2013-0180.C

LEGAL DESCRIPTION: LOT 21A, BLOCK A OF THE RESUBDIVISION OF LOTS 17, 20-22 LAMAR SQUARE AS RECORDED IN PLAT BOOK 39, PAGE 29 OF THE TRAVIS COUNTY PLAT BOOK.

PROJECT ADDRESS: 1234 SOUTH LAMAR BOULEVARD

ZONING: CS-V



VICINITY MAP
MAPSCO PG. #: 614 - GRID #: H21

GENERAL CONSTRUCTION NOTES

- 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 ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL CALL THE ONE CALL SYSTEM (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPWT) AT 974-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH: ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
*RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT (INSIDE THE CITY LIMITS); OR
*INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ).
- ALL DETENTION BASINS, WATER QUALITY PONDS AND APPURTENANCES WHICH RECEIVE STORMWATER RUNOFF FROM COMMERCIAL DEVELOPMENTS SHALL BE MAINTAINED BY THE RECORD OWNER IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE DRAINAGE AND ENVIRONMENTAL CRITERIA MANUALS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TRAFFIC CONTROL PERMIT PRIOR TO CONSTRUCTION IN THE RIGHT-OF-WAY.

THIS PROJECT IS SUBJECT TO THE CITY OF AUSTIN WATERSHED PROTECTION REGULATIONS.

CONDITIONAL USE PERMIT NOTES:
THIS SITE OBTAINED A CONDITIONAL USE SITE PLAN PERMIT FROM PLANNING COMMISSION ON 21-MAR-2013 FOR A COCKTAIL LOUNGE. THE CONDITIONAL USE PERMIT SHALL ENCOMPASS 1880 SF OF BUILDING 400 SF OF ROOFTOP DECK AND 235 SF OF STAIRS.
COCKTAIL LOUNGE HOURS: 3 P.M. - 2 A.M. MONDAY - SUNDAY.
LIQUOR STORE HOURS: 10 A.M. - 9 P.M. MONDAY - SATURDAY.

SUBCHAPTER E NOTE:
LAMAR BOULEVARD IS A CORE TRANSIT CORRIDOR
THIS PLAN IS NOT SUBJECT TO SUBCHAPTER "E" OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS)

REVISIONS/CORRECTIONS:

NO.	DESCRIPTION	REVISE (R)/ADD (A) SHEET NO'S	TOTAL # SHEET IN PLAN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED DATE
R1	Modify Cop and Parking Easement to Reflect Actual Bar and Deck Size.	(R) Cumesheet Add 314	4	-	-	-	02/24/13

SUBMITTED BY: JOAN D. TERNUS, P.E. DATE
UTE CONSULTANTS, INC.
307 E. 2ND STREET
AUSTIN, TEXAS 78701

APPROVED BY: *Keith Hill* DATE: 6/26/2014
CITY OF AUSTIN
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

Abelays DATE: 6/16/2014
CITY OF AUSTIN
FIRE DEPARTMENT

N/A DATE
AUSTIN WATER UTILITY

SITE PLAN APPROVAL SHEET 1 OF 4
FILE NUMBER: SPC-2013-0209.AT APPLICATION DATE: 07-JUNE-2013
APPROVED BY COMMISSION ON: 4/28/14 UNDER SECTION 19A
CHAPTER 25-3 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC): 4/22/17 CASE MANAGER: NIKKI HOELTER
PROJECT EXPIRATION DATE (ORD.#970905-A): NA DWP#: NA DDDZ NA

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 6/26/14 ZONING: CS-1-V/CS-V
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 building permit is not required), must also be approved prior to the Expiration Date.