SURVEY CONTROL:

ELEVATIONS SHOWN HEREON ARE BASED UPON A CITY OF AUSTIN BENCHMARK LOCATED AT WEST ANNIE STREET & SOUTH 6TH STREET, DESCRIBED AS AN "X" CUT ON THE EASE CURB OF SOUTH 6TH STREET, 40 FEET SOUTH OF THE CENTERLINE OF WEST ANNIE STREET. ELEVATION 524.50' NAVD29 (GRID H–20 REFERENCE FB 3068, PG. 6)

OWNER: JUDY BRIZENDINE
DJB INVESTMENT PROPERTY, LLC
8 WILDWOOD CIRCLE
WIMBERLEY, TEXAS 78676
(512) 913–0231

DEVELOPER: 1219 SOUTH LAMAR VENTURE, LLC.
5350 BURNET ROAD, SUITE 215
AUSTIN, TEXAS 78756
(512) 472–6445
BRETT DENTON

ARCHITECT: RHODE: PARTNERS
515 CONGRESS AVE., SUITE 1600
AUSTIN, TX 78701
(512) 473–0923 x 201
BRETT RHODE, AIA, LEED AP

ENGINEER: VICKREY & ASSOCIATES, INC.
1717 W 6TH STREET, SUITE 260
AUSTIN, TX 78703
(512) 494–8014
JOHN NICK MCINTYRE, P.E.

SURVEYOR: HOLT CARSON, INC.
1904 FORTVIEW RD.
AUSTIN, TX 78704
(512) 442–0990
ANNE THEYER, RPLS.

LANDSCAPE ARCHITECT: LAND DESIGN PARTNERS, INC.
221 W. SIXTH ST., SUITE 300
AUSTIN, TX 78701
(512) 327–5900
ZACK HUNTER

PERMIT NUMBER: SPC–2014–0192A SUBMITTAL DATE: 05/20/2014

SUBDIVISION: TEMPLER LOTS 1–4

LEGAL DESCRIPTION: LOTS 1, 2, 3 AND 4, TEMPLER LOTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 770 PAGE 1 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AS CORRECTED IN VOLUME 778 PAGE 238 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

PROJECT ADDRESS: 1201 SOUTH LAMAR BLVD., AUSTIN, TEXAS 78704

WATERSHED: WEST BOULDIN CREEK

CLASSIFICATION: THIS PROJECT IS LOCATED IN THE WEST BOULDIN CREEK WATERSHED WHICH IS CLASSIFIED AS AN URBAN WATERSHED. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR THE BARTON SPRINGS ZONE.

FLOODPLAIN: THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 100–YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48453C0445H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

PRESSURE ZONE: CENTRAL SOUTH (CS1)

ZONING: CS–MU–V–CO

ZONING CASE: C14–2008–0060

ALTERNATIVE EQUIVALENT COMPLIANCE GRANTED (SUBCHAPTER E): GRANTED 04–21–2011

RELATED CASE: SP–2011–0141C

SUBMITTAL DATE: 03/31/2014

SUBMITTED BY: 12-16-2014
DATE

VICKREY & ASSOCIATES, INC.
1717 W 6TH STREET, SUITE 260
AUSTIN, TX 78703
(512) 494–8014

FIRM REGISTRATION # – F–159

STATE OF TEXAS
JAMES C. MASSARO
92530
LICENSED
PROFESSIONAL ENGINEER

APPROVED BY: 2/5/15
CITY OF AUSTIN
PLANNING COMMISSION
DATE

CONDITIONAL USE PERMIT FOR LATE HOURS

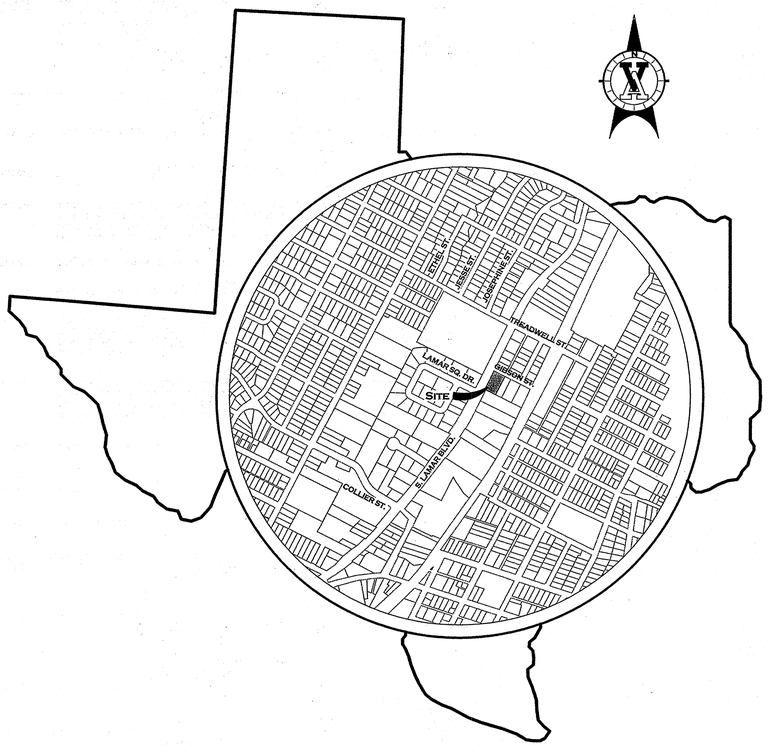
ODD DUCK RESTAURANT

- NO SITE WORK -

1201 S.LAMAR BLVD.

AUSTIN, TX 78704

SUBMITTAL DATE: 05/20/2014



LOCATION MAP
MAPSCO PG 614
MAPSCO GRID #121
NOT TO SCALE

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
1717 West 6th Street, Suite 260 Austin, Texas 78703
Telephone: (512) 494–8014
Firm Registration # – F–159

SOUTH LAMAR BOULEVARD	GIBSON STREET
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.	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.

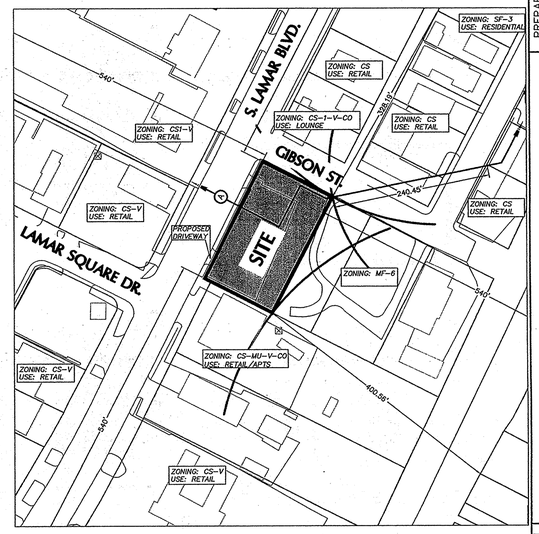
SITE PLAN APPROVAL SHEET 1 OF 3
FILE NUMBER SPC-2014-0192A APPLICATION DATE 5-20-2014
APPROVED BY COMMISSION ON 1-27-15 UNDER SECTION 142 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 1-27-18 CASE MANAGER N. Hoelter
PROJECT EXPIRATION DATE (ORD.#970905-A) N/A DWPZ — DDZ —

Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE: 2-10-15 ZONING CS-MU-V-CO
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.

CONDITIONAL USE PERMIT
NOTE:
HOURS OF OPERATION –
11AM – 2AM
WEEKLY. 7 DAYS PER WEEK

NO AMPLIFIED OUTDOOR SOUND IS ALLOWED FOR THE RESTAURANT USE.



LAND USE PLAN
N.T.S.

REVISIONS:

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

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

INDEX OF SHEETS

1 COVER SHEET
2 SITE DATA EXHIBIT
3 BUILDING ELEVATIONS

NOTES:

1. THIS SITE IS SUBJECT TO SUB CHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERICAL DESIGN STANDARDS).

2. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5).

3. I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND IN COMPLIANCE WITH CHAPTER 25–8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

4. 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.

5. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL APPROVED BY THE CITY AND/OR COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.

6. I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS [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.

7. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR TO EQUAL OR BETTER CONDITION, AT HIS/HER EXPENSE.

8. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, ALL SUBCONTRACTORS, AND MATERIAL SUPPLIERS HE/SHE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND ARE SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF THEIR KNOWLEDGE AND HIS/HER SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE THAT ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

9. ALL SIGN LIGHTING, BUILDING LIGHTING, AND PARKING LOT LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 5 OF SUBCHAPTER E, DESIGN STANDARDS AND MIXED USE.

10. WATER QUALITY FOR THIS SITE IS PROVIDED BY PAYMENT OF A FEE IN LIEU OF PROVISION OF WATER QUALITY.

11. A UNIFIED DEVELOPMENT AGREEMENT FOR THIS PROJECT IS RECORDED IN DOC NO. 2011164072 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

12. BASED ON THE RESULTS OF A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT BY TERRACON, PROJECT NO. 961170035, FEBRUARY 23, 2011, THIS SITE IS NOT LOCATED OVER A LANDFILL.

13. SIDEWALK EASEMENT SHALL BE DEDICATED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

NOTE:
TRIPS FOR THIS SITE (ZONING CASE C14–01–0136) AND THE SITE TO THE SOUTH (SP–2011–0160C) ARE LESS THAN 2,000 TRIPS PER DAY.

DATE	NO.	DESCRIPTION

SUBMITTAL DATE: 05/20/2014

SPC-2014-0192A

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # F-00159
1717 West 6th Street, Suite 260
Austin, Texas 78703
Phone: (512) 494-8014 Fax: (512) 494-8054

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PREPARED FOR:
JACKSON WALKER LLP
100 CONGRESS AVE
SUITE 1100
AUSTIN, TEXAS 78701
(512) 236–2259

COVER SHEET
ODD DUCK RESTAURANT
1201 SOUTH LAMAR BLVD.
AUSTIN, TEXAS 78704

DRAWN BY:	DMG REV. AGT
CHECKED BY:	AWD
APPROVED BY:	AWD
DATE:	10/02/2014
SHEET	OF
1	3

PROJ NO. 2319–003

Drawing: W:\2319-003\Engineering\DWG\2014-10-01\ch_01_Cover.dwg (01 Cover
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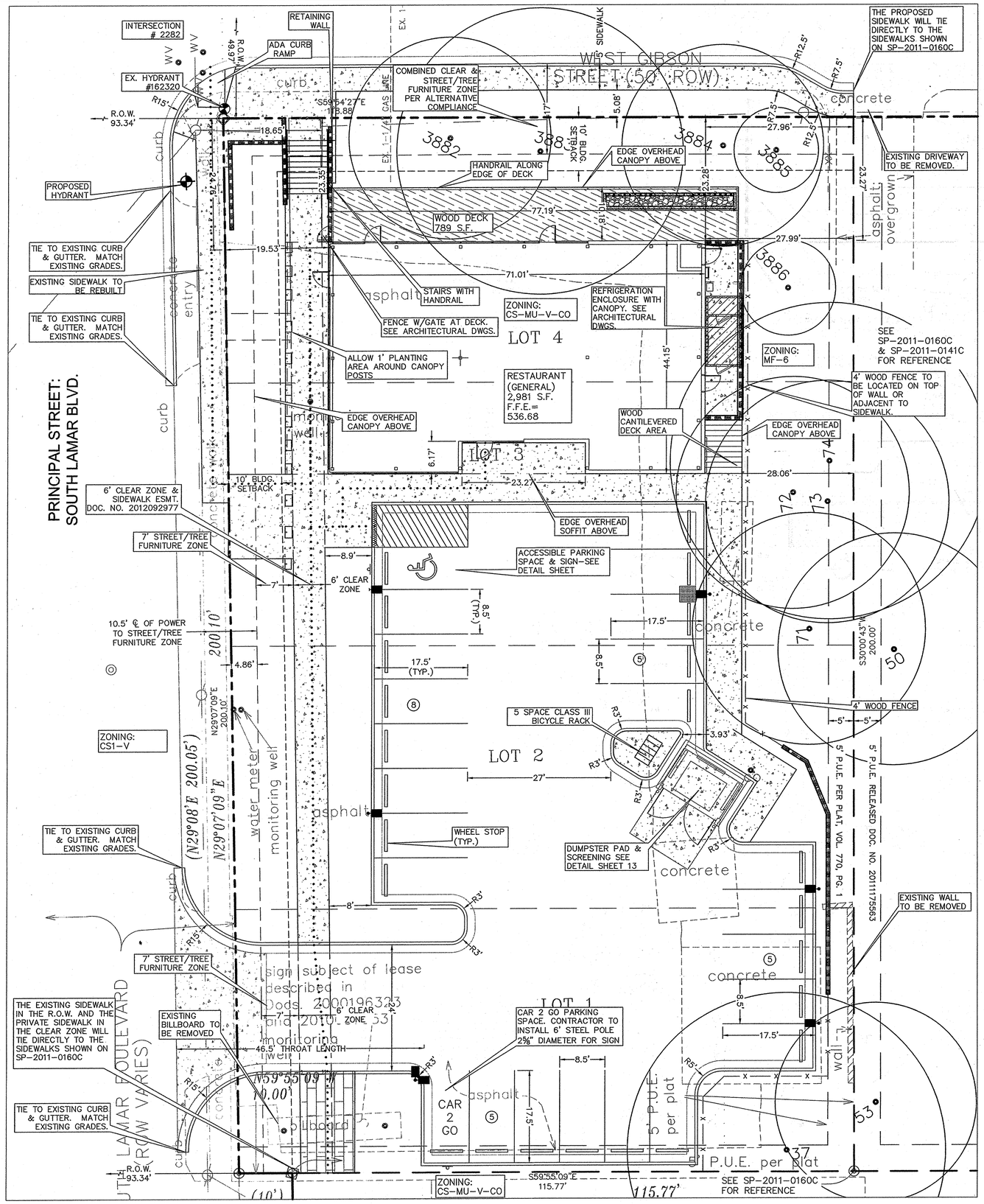
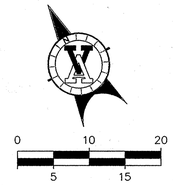
Plot Date/Time: Oct. 01, 14 – 18:33:37





LEGEND

- PROPERTY LINE
- FIRE LANE STRIPING
- FENCE
- ACCESSIBLE ROUTE
- RETAINING WALL
- SET IRON ROD
- ELECTRIC POLE
- HANDICAP PARKING
- ACCESSIBLE RAMP
- SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STANDARD CURB & GUTTER
- LAYDOWN CURB & GUTTER
- STANDARD CONC. PAVEMENT
- SHADED SIDEWALK
- TREES TO REMAIN
- TREES TO BE REMOVED
- PARKING COUNT

CONDITIONAL USE PERMIT NOTE:
HOURS OF OPERATION – OPEN UNTIL 2:00 AM WEEKLY. 7 DAYS PER WEEK

SITE PLAN APPROVAL SHEET 2 OF 3
FILE NUMBER SPC-2014-0192A APPLICATION DATE 5-20-2014
APPROVED BY COMMISSION ON 1-27-15 UNDER SECTION 142 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 1-27-18 CASE MANAGER N. Hoelter
PROJECT EXPIRATION DATE (ORD.#970905-A) N/A DWPZ — DDZ —

Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE: 2-10-15 ZONING CS-MU-V-CO
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.

Existing Site Data	
Zoning	CS-MU-V-CO
Total Site Area (ac./sf.)	0.5399 /23,518.04 s.f.
Floor to Area Ratio	0.1603 Max FAR 2:1
Total Impervious Cover (ac.)	0.3934
Total Impervious Cover (sf.)	17,137
% of Site with Impervious Cover	72.87%
Total Building Coverage (ac.)	0.10
Total Building Coverage (sf.)	4,353 Includes 1,372 sf Canopy
Total Building Coverage (%)	18.51%
Total Building Area (sf)	3,770 Includes 789 sf Deck
Total Parking and Sidewalks (ac.)	0.2935

PARKING REQUIREMENTS

BUILDING/FUNCTION	NET AREA/UNITS (S.F.)	PARKING REQUIREMENTS (SPACES PER S.F.)	PARKING SPACES REQUIRED	80% PARKING REDUCTION	PARKING PROVIDED
Restaurant	2981	1/75	40	32	
Deck	789	1/75	11	9	
Canopies	2244	0	0	0	

TOTAL PARKING REQUIRED	41
CAR 2 GO SPACE	1
PARKING PROVIDED	23
TOTAL SPACES PROVIDED (INCLUDES 1 VAN ACCESSIBLE SPACE & 1 STD. ACCESSIBLE SPACE)	24
CAR 2 GO PARKING CREDIT	20
TOTAL =	44
CLASS III BICYCLE PARKING PROVIDED =	5

	NUMBER STORIES	MAX BLDG. HEIGHT	FINISHED FL. ELEV.	FOUNDATION TYPE
Restaurant	1	15'	536.68	SLAB

NOTE:
TRIPS FOR THIS SITE (ZONING CASE C14-01-0136) AND THE SITE TO THE SOUTH (SP-2011-0160C) ARE LESS THAN 2,000 TRIPS PER DAY.

NOTE:
PURSUANT TO SECTION 25-6-478(F)(3), THE MINIMUM OFF-STREET PARKING REQUIREMENT SHALL BE REDUCED BY TWENTY(20) SPACES, WHICH WOULD REDUCE THE PARKING REQUIREMENT FOR THIS SITE TO A TOTAL OF 21 SPACES AND WOULD BE MORE THAN A 40% REDUCTION IN THE PARKING REQUIREMENT. PURSUANT TO 25-6-478(G), THE DIRECTOR, WITH CONSULTATION WITH THE DIRECTOR OF PUBLIC WORKS, GRANTS A WAIVER IN EXCESS OF 40% OF THE SITE'S REQUIRED PARKING.

DATE	NO.	DESCRIPTION

SUBMITTAL DATE: 05/20/2014 SPC-2014-0192A

STATE OF TEXAS JAMES C. MASSARO 92530 LICENSED PROFESSIONAL ENGINEER 12/16/14

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # F-00019
1717 West 6th Street, Suite 260
Austin, Texas 78703
Phone: (512) 494-8014 Fax: (512) 494-8054

PREPARED FOR:
JACKSON WALKER LLP
100 CONGRESS AVE
SUITE 1100
AUSTIN, TEXAS 78701
(512) 236-2259

SITE DATA EXHIBIT
ODD DUCK RESTAURANT
1201 SOUTH LAMAR BLVD.
AUSTIN, TEXAS 78704

DRAWN BY:	DMG REV. AGT
CHECKED BY:	AWD
APPROVED BY:	AWD
DATE:	10/02/2014
SHEET	2 OF 3

PROJ NO. 2319-003

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Drawing: M:\2319-003\Engineering\Unit\2014-10-01\ab_05_Site Plan.dwg, 1th 2_Site Data Exhibit
User: ATKILGR
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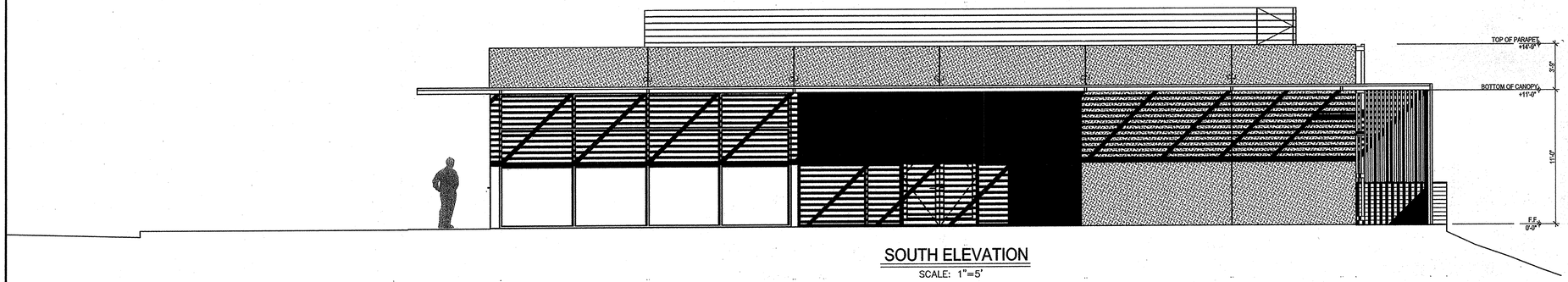
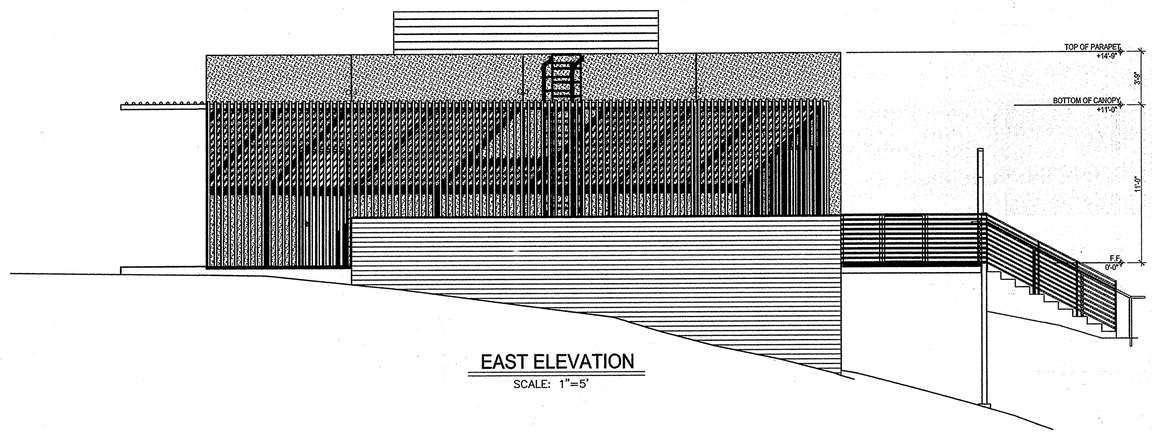
Plot Date/Time: Oct. 01, 14 - 17:23:30

SUBMITTAL DATE: 05/20/2014 SPC-2014-0192A



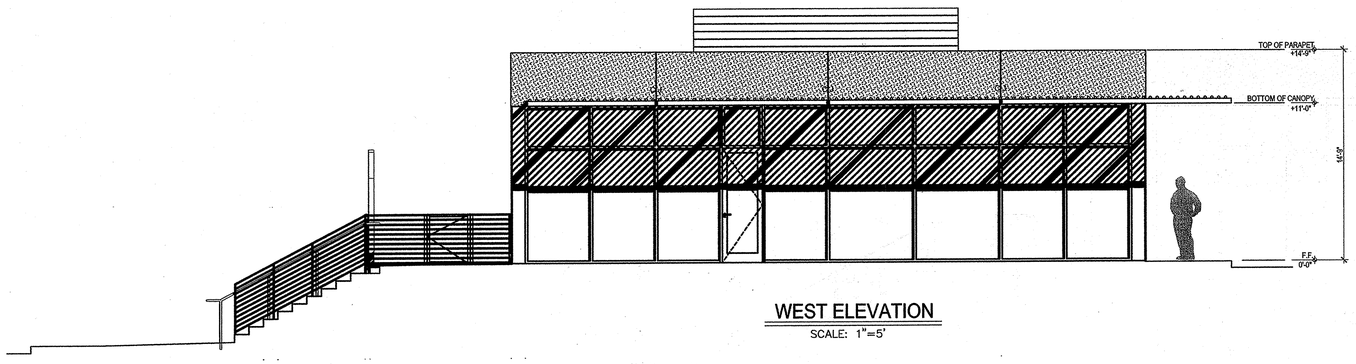
SOUTH ELEVATION

SCALE: 1"=5'



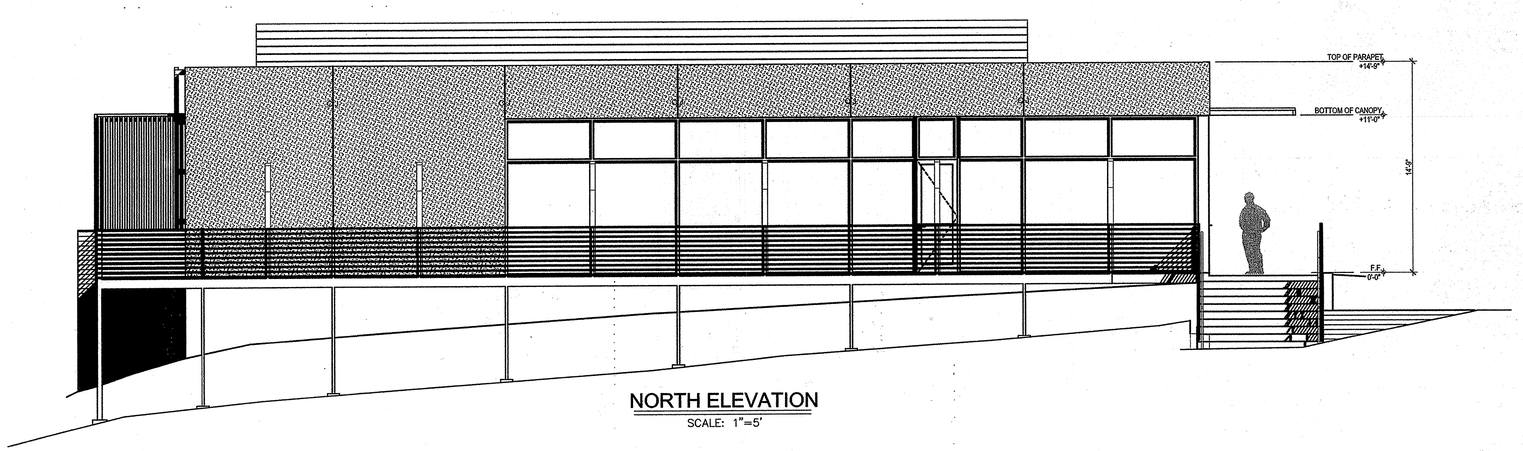
EAST ELEVATION

SCALE: 1"=5'



WEST ELEVATION

SCALE: 1"=5'



NORTH ELEVATION

SCALE: 1"=5'

SITE PLAN APPROVAL SHEET 3 OF 3
FILE NUMBER SPC-2014-0192A APPLICATION DATE 5-20-2014
APPROVED BY COMMISSION ON 1-27-15 UNDER SECTION 142 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 1-27-18 CASE MANAGER N. Hoelter
PROJECT EXPIRATION DATE (ORD.#970905-A) N/A DWPZ — DDZ —

Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE: 2-10-15 ZONING CS-MU-V-CO
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.

GENERAL NOTES:

1. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, & IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

DATE	NO.	DESCRIPTION

SUBMITTAL DATE: 05/20/2014 SPC-2014-0192A

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # F-000159
1717 West 6th Street, Suite 260
Austin, Texas 78703
Phone: (512) 494-8014 Fax: (512) 494-8054
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PREPARED FOR:
JACKSON WALKER LLP
100 CONGRESS AVE
SUITE 1100
AUSTIN, TEXAS 78701
(512) 236-2259

BUILDING ELEVATIONS
ODD DUCK RESTAURANT
1201 SOUTH LAMAR BLVD.
AUSTIN, TEXAS 78704

DRAWN BY:	DMG REV. AGT
CHECKED BY:	AWD
APPROVED BY:	AWD
DATE:	10/02/2014
SHEET	OF
3	3

PROJ NO. 2319-003

Drawing: W:\2319-003\Engineering\DWG\2014-10-01\ph_03_Bldg Elev.dwg (Sh 3_Building Elevations
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