

# CONDITIONAL USE SITE PLAN

## CROSSROADS BAR LOUNGE 1901 S. LAMAR BLVD. AUSTIN, TEXAS 78704

INDEX OF DRAWINGS:  
1. COVER SHEET AND SITE PLAN  
2. TABLES AND GENERAL DETAILS

C2

**OWNER:**

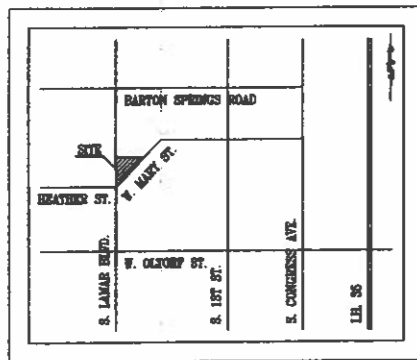
OLUMBINE PROPERTIES, INC.  
410 TURTLE CREEK DRIVE  
WILKIN, TEXAS 75904-4380  
H. (713) 213-8998  
CONTACT: WILLIAM D. TAMMINGA

**LEGAL DESCRIPTION:**

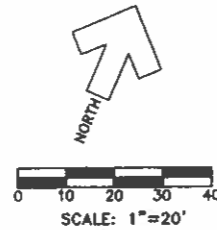
.266 AC. LOTS 8-9, FREDRICKSBURG ROAD  
CREW 2, DOCUMENT NO. 2009133177TR, DEED  
RECORDS OF TRAVIS COUNTY, TEXAS.  
LEGAL STATUS DETERMINATION NO. C8i-01-0026

**FLOOD PLAIN NOTE:**

PORTIONS OF THESE TRACTS ARE WITHIN  
THE LIMITS OF A DESIGNATED SPECIAL FLOOD  
HAZARD ACRES AS SHOWN ON THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY (FEMA)  
FLOOD HAZARD RATE MAP (FHRM) 48453C0585H,  
RAISIN COUNTY, TEXAS DATED SEPTEMBER 26,  
2006.



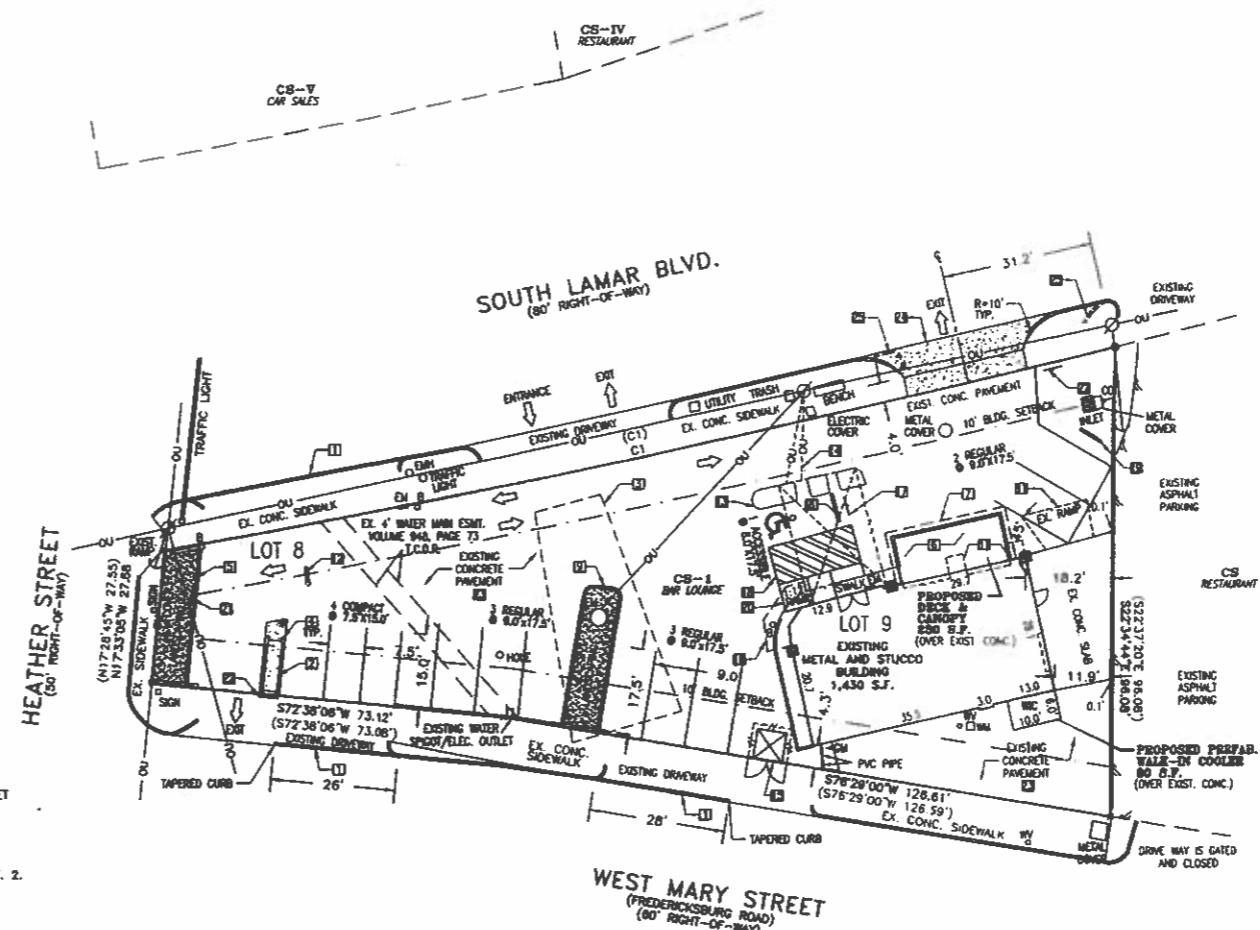
VICINITY MAP  
SCALE: NOT TO SCALE  
MAPSCO GRID: K-22



- LEGEND**
- X 3/4" FOUND IN CONCRETE
  - 1/2" IRON ROD FOUND
  - 3/8" IRON PIPE FOUND
  - ( ) RECORD INFORMATION
  - EXISTING CONCRETE
  - WM EXISTING WATER METER
  - EM EXISTING ELECTRIC METER
  - EXISTING EDGE OF ASPHALT
  - EXISTING COVERED AREA
  - GM EXISTING GAS METER
  - WM EXISTING WATER VALVE
  - BO EXISTING STEEL BOLLARD
  - PO EXISTING POWER POLE
  - EXISTING GUY WIRE
  - EXISTING OVERHEAD UTILITY
  - EX. UNDERGROUND ELECTRIC
  - T.E.D.R. COUNTY DEED RECORDS
  - T.E.P.R. COUNTY PLAT RECORDS
  - ↑ TRAFFIC FLOW ARROW

**KEY NOTES**

1. NEW 6" CONCRETE CURB AND GUTTER AT EXISTING DRIVEWAY. MATCH GRADE TO EXISTING STREET AND CURB GRADE. TAPER CURB END AT W. MARY STREET ONLY. REFER TO DETAIL ON SHEET 2.
2. EXISTING ATM ON CONCRETE ISLAND TO REMAIN.
3. EXISTING OVERHEAD BILLBOARD TO REMAIN.
4. NEW 6" STEEL BOLLARD. REFER TO DETAIL ON SHEET 2.
5. NEW LANDSCAPING PLANTER.
6. NEW WOOD DECK.
7. NEW METAL CANOPY.
8. NEW WHEELSTOP.
9. NEW 6" CONCRETE STAND UP CURB. REFER TO DETAIL ON SHEET 2.
10. NEW DECORATIVE BRICK/STUCCO COLUMN.
11. DEMOLISH EXISTING CONCRETE.
12. REMOVE SIGN.
13. EXISTING CANOPY AND CONCRETE ISLANDS TO REMAIN.
14. EXISTING OVERHEAD LINES TO BE REMOVED.
15. NEW TRASH DUMPSTER WITH 6' WOOD FENCE SCREEN.
16. NEW 5' METAL CANOPY.
17. NEW ACCESSIBLE PARKING SIGN.
18. NEW 4' ACCESSIBLE ROUTE.
19. NEW BIKE RACK. REFER TO DETAIL ON SHEET 2.
20. NEW 1:12 ACCESSIBLE CONCRETE RAMP. DEMOLISH EXISTING CONCRETE SIDEWALK AS NECESSARY.
21. NEW 'ONE-WAY' SIGN.
22. NEW 'DO NOT ENTER' SIGN.
23. EXISTING CONCRETE PAVEMENT TO BE REPAIRED AS NECESSARY. REFER TO DETAIL ON SHEET 2.
24. NEW 22" TYPE II CONCRETE DRIVEWAY. MATCH GRADE TO EXISTING STREET GRADE. REFER TO DETAIL ON SHEET 2.
25. DEMOLISH EXISTING CONCRETE DRIVEWAY.



**CURVE TABLE**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	03°56'36"	2905.04	199.94	199.90	N55°16'28"E
(C1)	03°56'32"	2905.04	199.79	199.75	N55°15'58"E

**REVISIONS/CORRECTIONS**

NO.	DESCRIPTION	REVISE(R) VOID(V)/ADD(A) SHEET NO.'S	TOTAL # SHEETS IN PLAN	NET CHANGE MP COVER	SITE IMPERV. COVER	% SITE IMPERV. COVER	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

**PREPARED BY:**

**ATX design group**

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Email: haley@atxdesign.com

**RELATED CASES**

SITE PLAN: SP-01-0114CS  
SITE PLAN EXEMPTION: DA-2008-0274  
SITE PLAN EXEMPTION: DA-2011-0182  
ZONING CASE: C14-2010-0118  
LAND STATUS DETERMINATION: C8i-01-0026

**SIGNATURE BLOCK**

REVIEWED BY:	DATE
<i>[Signature]</i> AUSTIN FIRE DEPARTMENT	7/8/11
<i>[Signature]</i> AUSTIN WATER UTILITY	7/12/11
<i>[Signature]</i> INDUSTRIAL WASTE DEPARTMENT	7/8/11
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	DATE

SUBMITTAL DATE: APRIL 4, 2011

**SITE PLAN RELEASE** Sheet 1 of 1

FILE NUMBER: SPC-2011-0100A EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
under Section \_\_\_\_\_ of Chapter \_\_\_\_\_ of the Austin City Cod

Planning and Development Review Department

DATE OF RELEASE \_\_\_\_\_ Zoning: \_\_\_\_\_

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

**SITE PLAN NOTES**

ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS ALL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF AUSTIN.

ANY EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED PLANNING COMMISSION APPROVED SITE PLANS.

THIS PROJECT IS LOCATED IN THE WEST BOULDER CREEK WATERSHED, WHICH IS CLASSIFIED BY THE CITY OF AUSTIN AS AN URBAN WATERSHED. THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.