

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:

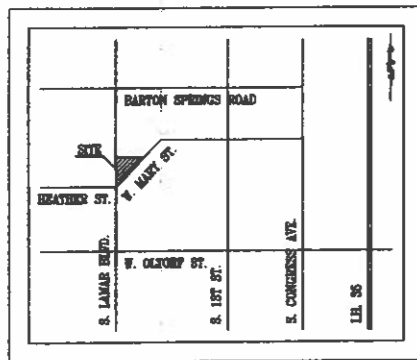
OLUMBINE PROPERTIES, INC.
410 TURTLE CREEK DRIVE
WILKIN, TEXAS 75904-4380
H. (713) 213-8998
CONTACT: WILLIAM D. TAMMINGA

LEGAL DESCRIPTION:

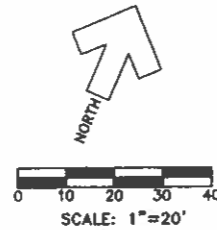
.266 AC. LOTS 8-9, FREDRICKSBURG ROAD
CREW 2, DOCUMENT NO. 2009133177TR, DEED
RECORDS OF TRAVIS COUNTY, TEXAS.
LEGAL STATUS DETERMINATION NO. C8i-01-0026

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.



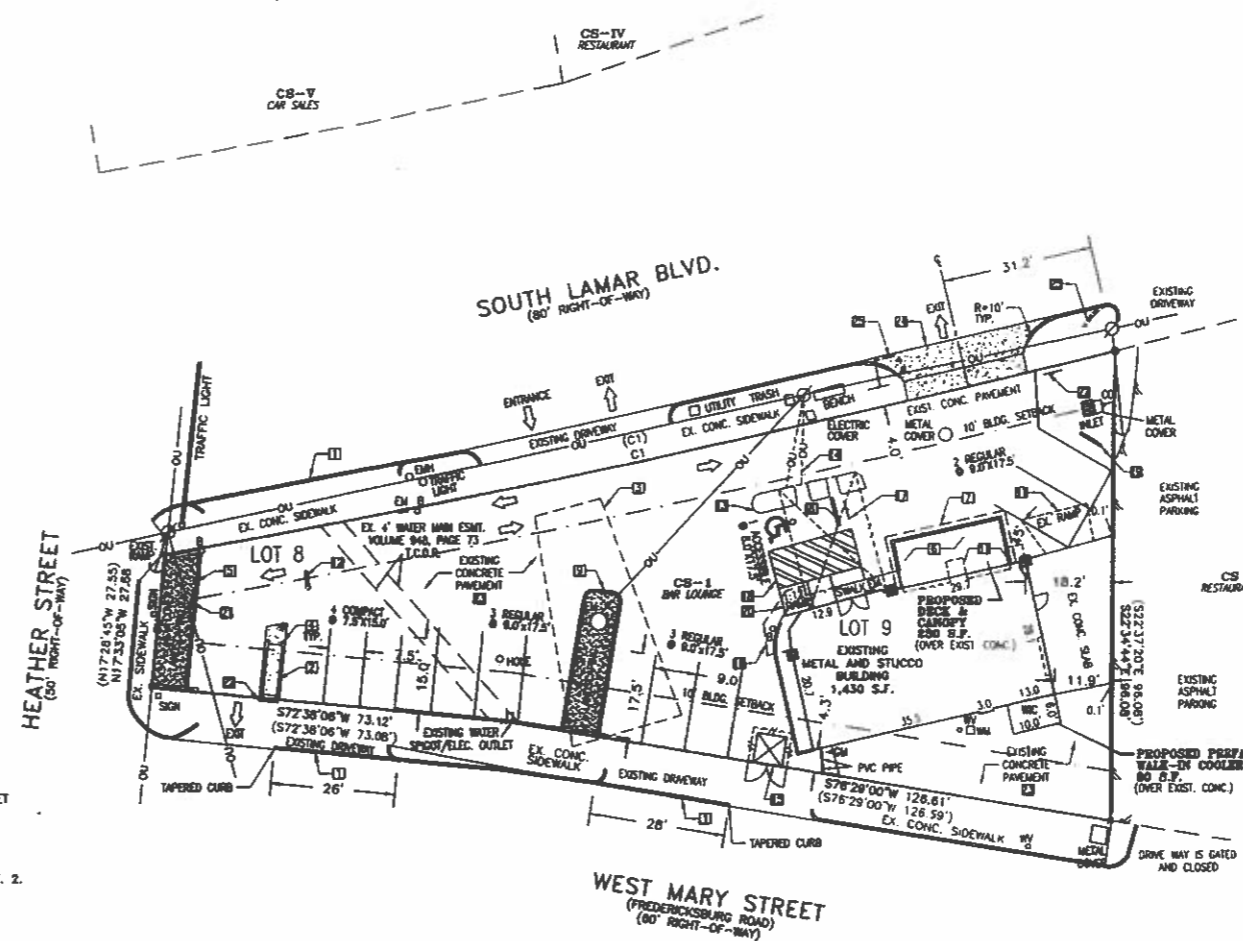
VICINITY MAP
SCALE: NOT TO SCALE
MAPSCO GRID: K-22



- LEGEND**
- X 7" 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
 - ⊕ 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:

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Austin, Texas 78704
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Email: hurray@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

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 Code

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.