

CONSOLIDATED USE SITE PLAN

GYPSEY LOUNGE 1504 E. 6th STREET AUSTIN, TEXAS 78702

C16

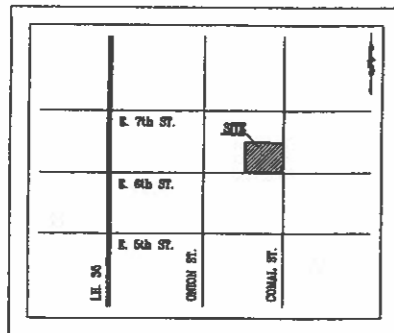
OWNER:
ENEDINA COSTILLA
6113 CLUB TERRACE
AUSTIN, TEXAS 78741
PH. (512)

LEGAL DESCRIPTION:

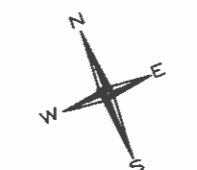
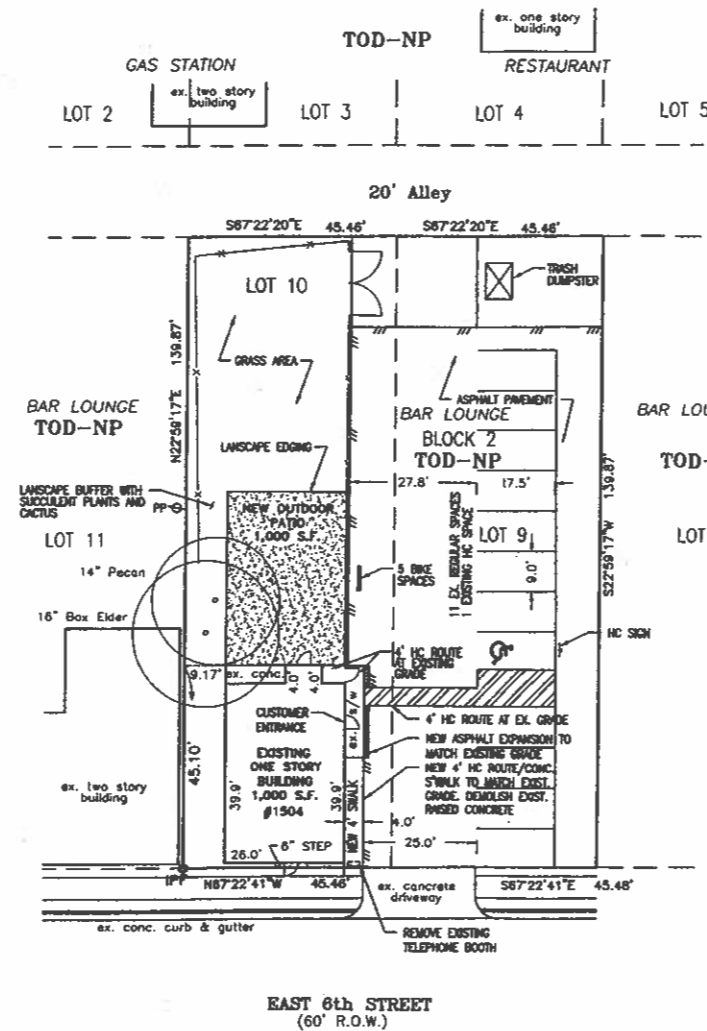
LOTS 9-10, BLOCK 2, M.A. TAYLOR SUBDIVISION,
OF OUTLOT 4, DIVISION 'A', RECORDED IN
VOLUME W, PAGE 392, DEED RECORDS OF
TRAVIS COUNTY, TEXAS

FLOOD PLAIN NOTE:

NO 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) 480624
0165E, TRAVIS COUNTY, TEXAS DATED
SEPTEMBER 26, 2008.



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



SCALE: 1"=20'

LEGEND

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- X- Wire Fence
- // Wood Board Fence
- /-/- Edge of Asphalt

UNIFIED DEVELOPMENT NOTE

THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

SITE PLAN NOTES

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS SHALL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF AUSTIN.
6. ANY EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. THIS PROJECT IS LOCATED IN THE LAKE LADY BIRD (TOWN LAKE) WATERSHED, WHICH IS CLASSIFIED BY THE CITY OF AUSTIN AS AN URBAN WATERSHED. THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
9. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 80" MINIMUM ABOVE THE GROUND SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. (IBC 1110.1, ANSI 502.7).

RESTAURANT
TOD-NP
RESTAURANT

REVISIONS/CORRECTIONS

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

PREPARED BY:

ATX design group



PERMITTING BY:

AEC, INC.
P.O. Box 684594
Austin, Texas 78768
PH. (512) 474-7377

SUBMITTAL DATE: NOVEMBER 24, 2010

SITE PLAN RELEASE

FILE NUMBER: SPC-2010-0340A 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.

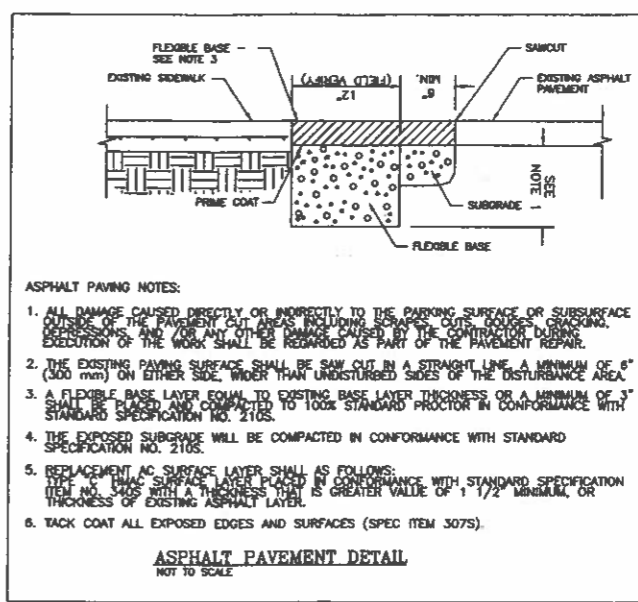
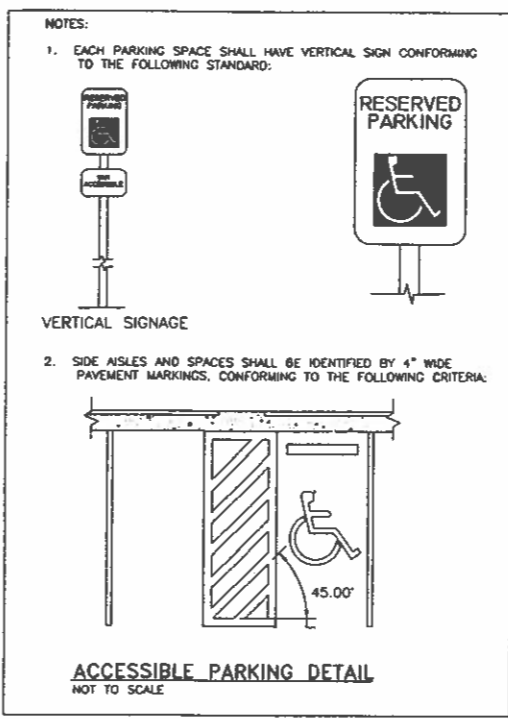
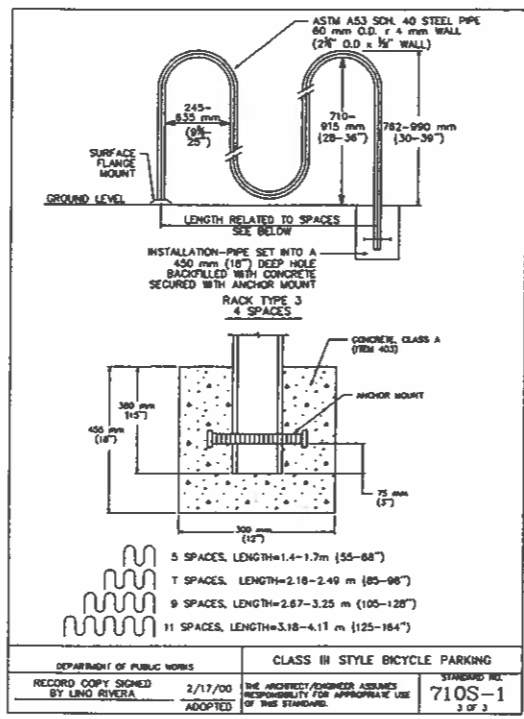
Valeried Protection and Development Review
DATE OF RELEASE _____ Signing: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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 COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CITY COMPLIANCE BY CITY ENGINEERS.

SPC-2010-0340A

PARKING TABLE	
SPACES REQUIRED:	
LOUNGE BAR (1/100): 1000/100=	10 SPACES
LOUNGE OUTDOOR PATIO (1/100): 1000/100=	10 SPACES
TOTAL SPACES REQUIRED:	20 SPACES
(40% REDUCTION PER SALTILLO PLAZA TOD)	- 8 SPACES
TOTAL SPACES REQUIRED W/ REDUCTIONS:	12 SPACES
EXISTING SPACES:	
ACCESSIBLE:	1 SPACES
REGULAR:	11 SPACES
TOTAL EXISTING SPACES PROVIDED:	12 SPACES

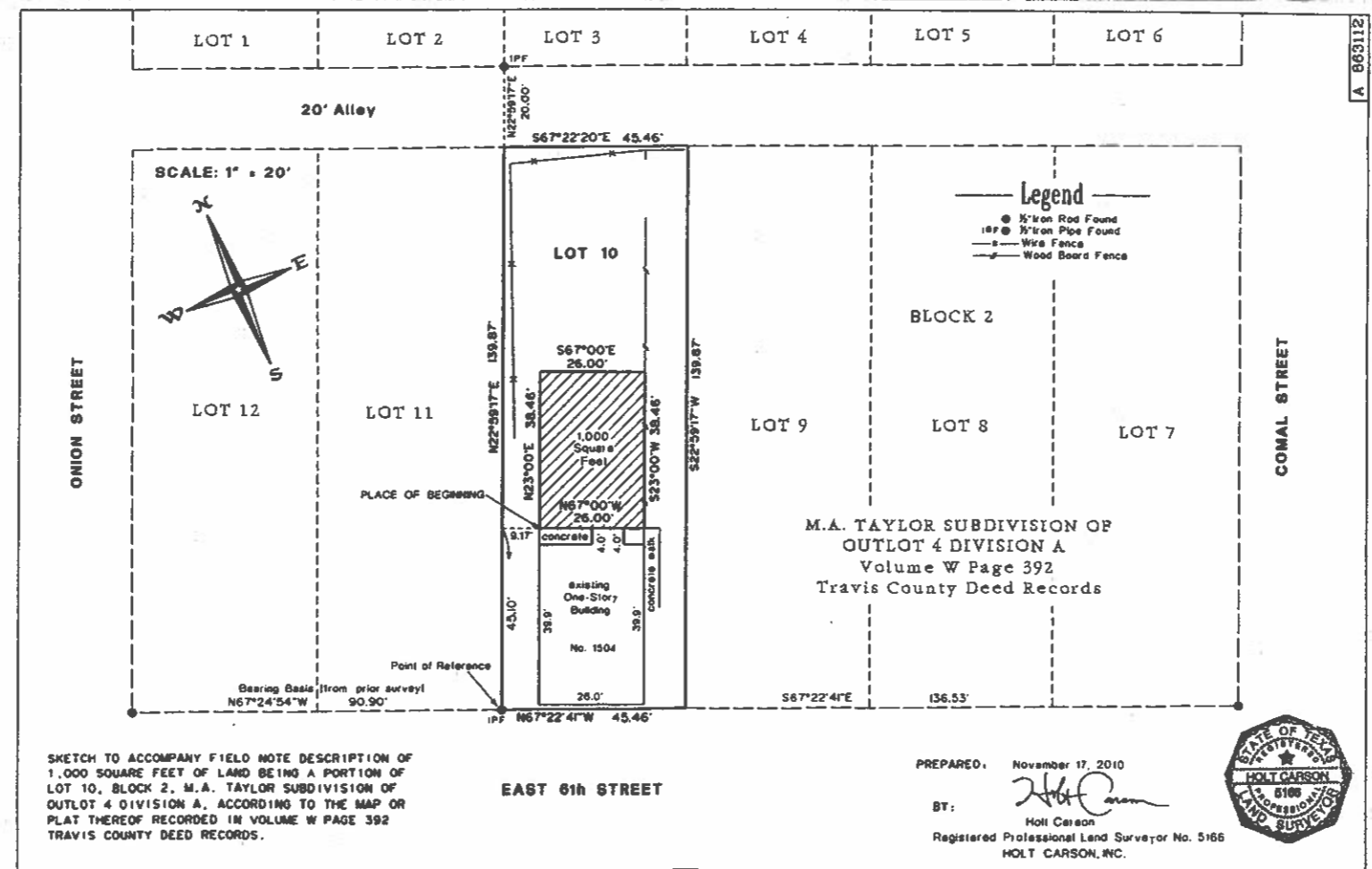
ACCESSIBLE ROUTE SLOPE		
ALL ACCESSIBLE ROUTES NOT TO EXCEED A MAXIMUM SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:50. ALL PARKING ACCESS AISLE NOT TO EXCEED A MAXIMUM SLOPE OF 1:48 ON ANY DIRECTION.		
SLOPE	MAX. RISE IN	MAX. HORIZ. PROJECTION FT
1:12 < 1:18	30	30
1:18 < 1:20	30	40
A RISE GREATER THAN 6" WILL REQUIRE HANDRAILS ON BOTH SIDES OF RAMP.		



BICYCLE PARKING TABLE	
BICYCLE SPACES REQUIRED: 5% X 12 = 1 SPACE OR 5 SPACES MINIMUM PER LDC, 25-6-477, APPENDIX 'A', TCM, 9.2.0, #11)	
TOTAL BICYCLE SPACES PROVIDED	5

BUILDING SUMMARY TABLE	
BUILDING CONSTRUCTION TYPE:	TYPE #
FOUNDATION TYPE:	SLAB ON GRADE
ZONING:	TOD-NP
BUILDING AREA:	1,000 S.F.
BUILDING HEIGHT:	12 FT.
NO. STORIES:	1

IMPERVIOUS COVER CALCULATIONS			
LOT 9-10 NET SITE AREA= 12,600 S.F. (0.2893 AC.)			
FLOOR TO AREA RATIO = 0.0794 : 1 (2:1 MAX. F.A.R.)			
ZONING: TOD-NP			
IMPERVIOUS COVER:	EXISTING	PROPOSED	TOTAL
ROOF:	1,000 S.F. (7.9%)	+ 0 S.F.	= 1,000 S.F. (7.9%)
CONCRETE:	80 S.F. (0.6%)	+ 0 S.F.	= 80 S.F. (0.6%)
ASPHALT:	6,100 S.F. (48.4%)	+ 0 S.F.	= 6,100 S.F. (48.4%)
COMPACTED BASE:	0 S.F. (0.0%)	+ 1,000 S.F.	= 1,000 S.F. (4.0%)
TOTAL	7,180 S.F. (56.9%)	+ 1,000 S.F.	= 8,180 S.F. (64.9%)
PERVIOUS COVER:	5,420 S.F. (43.1%)		4,420 S.F. (35.1%)



SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF 1,000 SQUARE FEET OF LAND BEING A PORTION OF LOT 10, BLOCK 2, M.A. TAYLOR SUBDIVISION OF OUTLOT 4 DIVISION A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME W PAGE 392 TRAVIS COUNTY DEED RECORDS.

PREPARED: November 17, 2010
 BY: *[Signature]*
 Holt Carson
 Registered Professional Land Surveyor No. 5166
 HOLT CARSON, INC.



SITE PLAN RELEASE		Sheet 2 of 2
FILE NUMBER: SPC-2010-0340A	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.		
Waterland Protection and Development Review		
DATE OF RELEASE	Zoning	
Rev. 2	Correction 2	
Rev. 3	Correction 3	
Rev. 4	Correction 4	
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REVISIONS

AEC, INC.
 P.O. Box 684594
 Austin, Texas 78768
 PH. (512) 474-7377

GYPSY LOUNGE
 1504 E. 6th Street
 Austin, Texas 78702
 SURVEY AND GENERAL DETAILS

design group
 6301 Chenoweth Dr.
 Austin, Texas 78745
 Tel: 512.452.1211
 Email: ronald@designgroup.com

ATX

DATE: 6/22/11
 SCALE: N.T.S.
 DRAWN: RD
 FILE: S:\survey\2010\11\11-0611-CLM
 SHEET