

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

C5

TR:

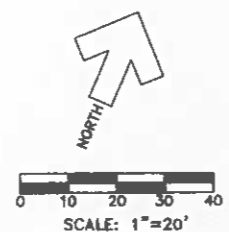
3INE PROPERTIES, INC.
URTLE CREEK DRIVE
, TEXAS 75904-4380
(3) 213-8998
T: WILLIAM D. TAMMINGA

L DESCRIPTION:

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

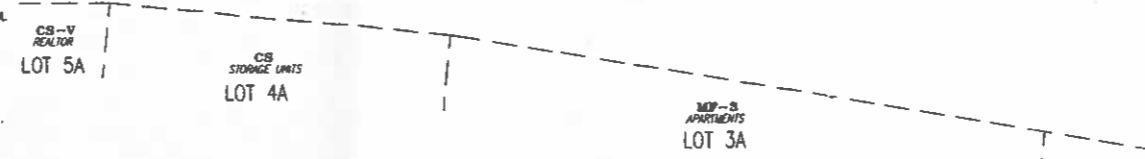
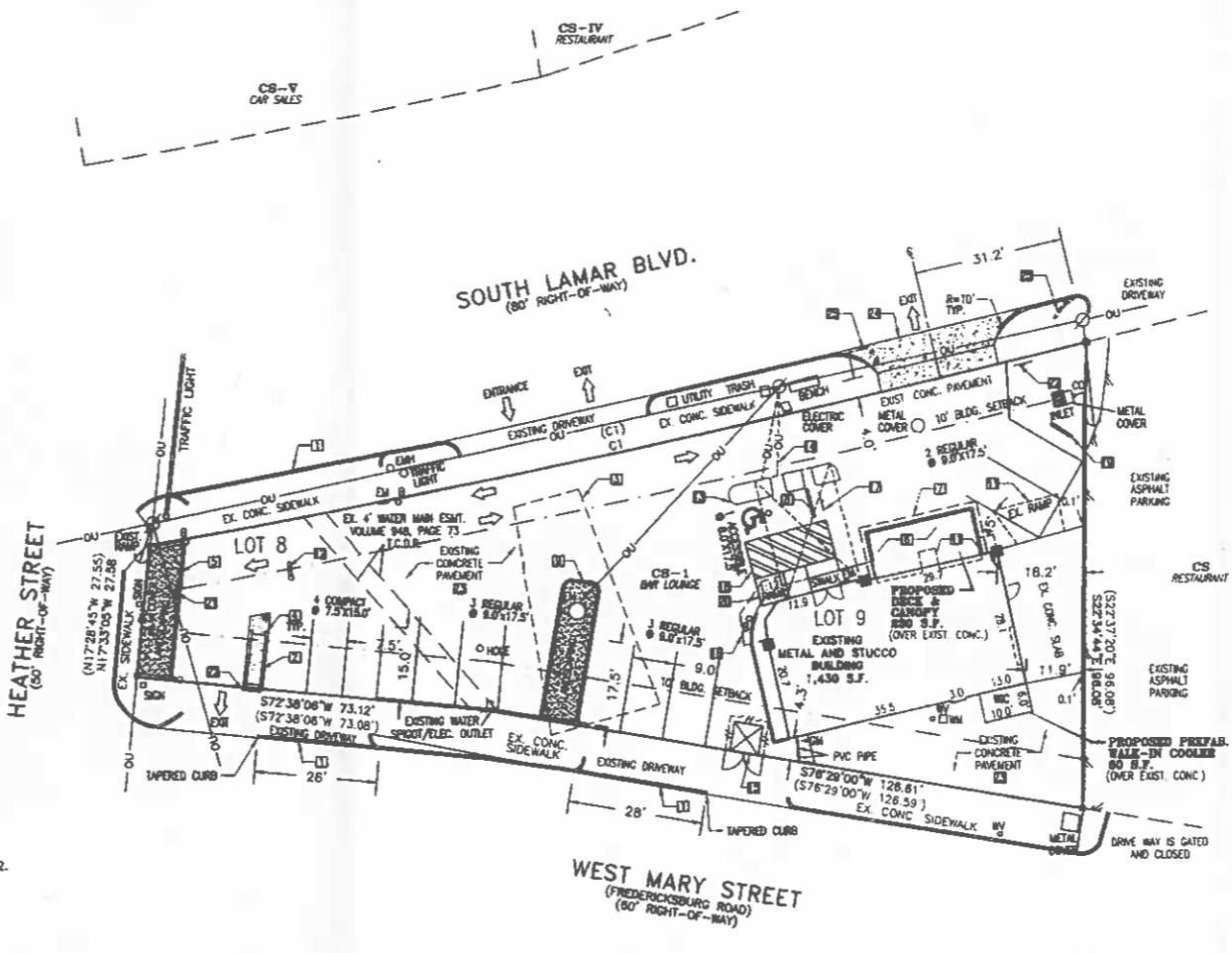
D PLAIN NOTE:

RTIONS OF THESE TRACTS ARE WITHIN
IMITS OF A DESIGNATED SPECIAL FLOOD
ACRES AS SHOWN ON THE FEDERAL
ENCY MANAGEMENT AGENCY (FEMA)
HAZARD RATE MAP (FHRM) 48453C0585H,
COUNTY, TEXAS DATED SEPTEMBER 26,



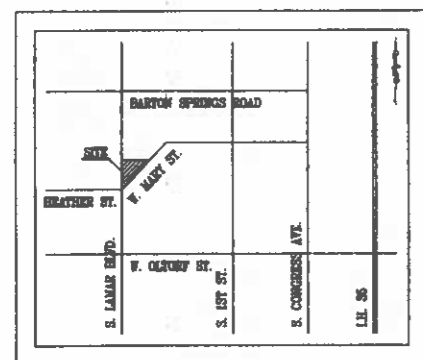
- LEGEND**
- ✕ "X" FOUND IN CONCRETE
 - 1/2" IRON ROD FOUND
 - 3/8" IRON PIPE FOUND
 - () RECORD INFORMATION
 - EXISTING CONCRETE
 - WM EXISTING WATER METER
 - EM EXISTING ELECTRIC METER
 - ↑ EXISTING EDGE OF ASPHALT
 - ▭ EXISTING COVERED AREA
 - GM EXISTING GAS METER
 - EV EXISTING WATER VALVE
 - SB EXISTING STEEL BOLLARD
 - PP EXISTING POWER POLE
 - OW EXISTING OVERHEAD UTILITY
 - UCDR COUNTY DEED RECORDS
 - Y.C.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 SHT. 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 20" 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°58'38"	2905.04	199.84	199.90	N50°18'28"E
(C1)	03°58'32"	2903.04	199.79	199.75	N55°15'58"E



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

NOTES

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

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

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

ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

WASTEWATER SERVICE IS PROVIDED BY THE CITY OF AUSTIN.

NG STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN
DEVELOPMENT REVIEW DEPARTMENT.

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

ECT IS LOCATED IN THE WEST BOULDER CREEK WATERSHED, WHICH IS CLASSIFIED BY THE CITY OF AUSTIN
WATERSHED. THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PEOPLE DRIVING SHOULD BE ADVISED BY A SIGN CENTERED AT THE HEAD OF THE PARKING SPACE

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

1700 Ten Penn Blvd
Austin, Texas 78704
Phone: 512.834.0111
www.atxdesigngroup.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:

Jan A. Prew 7/8/11
AUSTIN FIRE DEPARTMENT DATE

Brian S. ... 7/12/11
AUSTIN WATER UTILITY DATE

[Signature] 7/8/11
INDUSTRIAL WASTE DEPARTMENT DATE

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT DATE

SUBMITTAL DATE: APRIL 4, 2011

SITE PLAN RELEASE Sheet 1 of 2

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 _____

NOTE: PART OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL