

CONDITIONAL USE SITE PLAN

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

OWNER:

COLUMBINE PROPERTIES, INC.
1410 TURTLE CREEK DRIVE
LUFKIN, TEXAS 75904-4380
PH. (713) 213-8998
CONTACT: WILLIAM D. TAMMINGA

INDEX OF DRAWINGS:

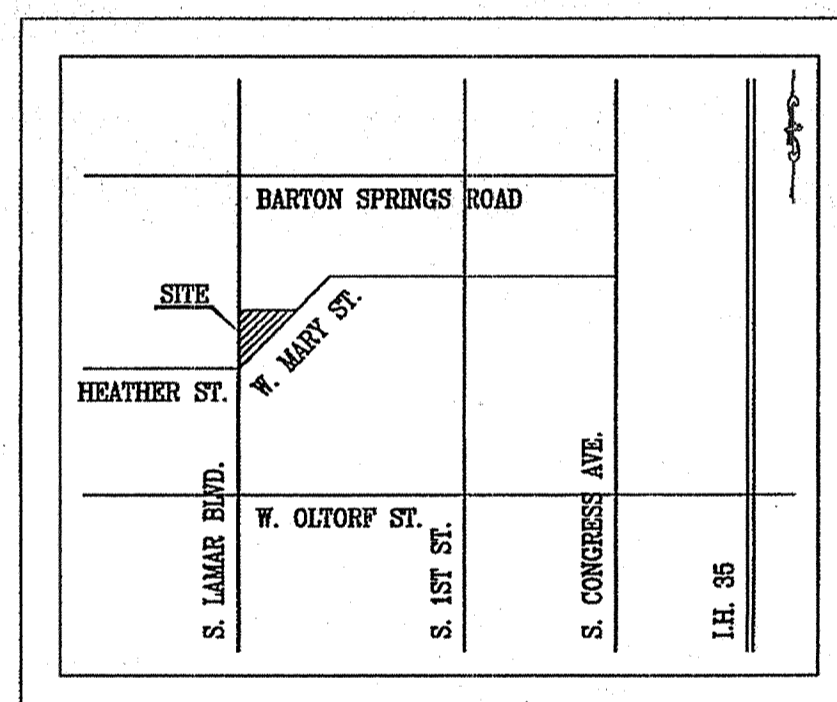
- COVER SHEET AND SITE PLAN
- TABLES AND GENERAL DETAILS

LEGAL DESCRIPTION:

0.266 AC. LOTS 8-9, FREDRICKSBURG ROAD
ACRES 2, DOCUMENT NO. 2009133177TR, DEED
RECORDS OF TRAVIS COUNTY, TEXAS.
LEGAL STATUS DETERMINATION NO. C81-01-0026

FLOOD PLAIN NOTE:

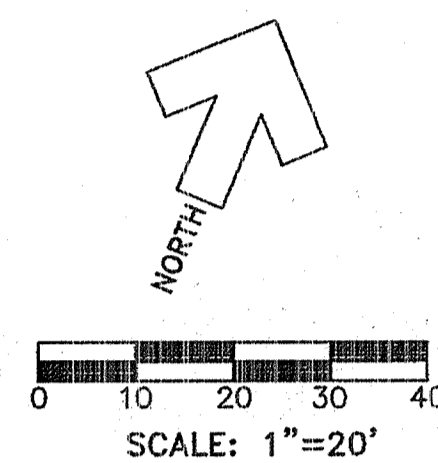
NO PORTIONS OF THESE TRACTS ARE WITHIN
THE LIMITS OF A DESIGNATED SPECIAL FLOOD
HAZARD ACRES AS SHOWN ON THE FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD HAZARD RATE MAP (FHRM) 48453C0585H,
TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26,
2008.



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

SITE PLAN NOTES

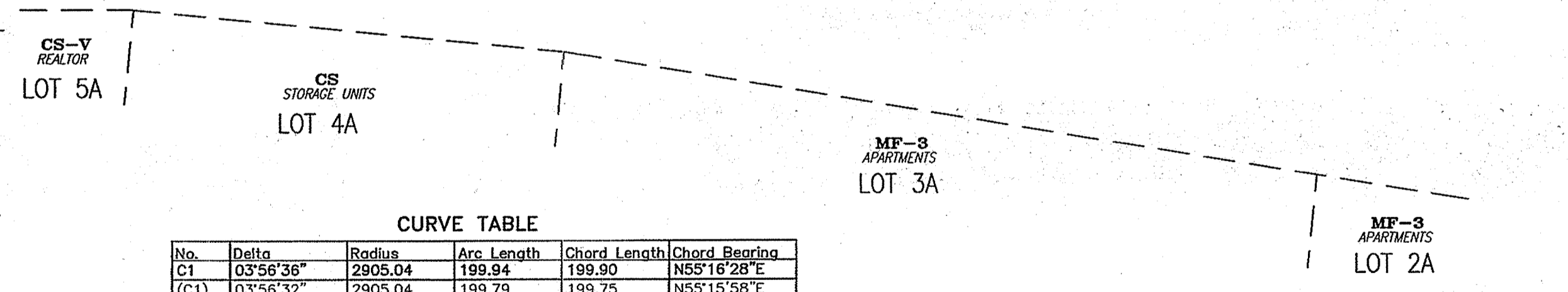
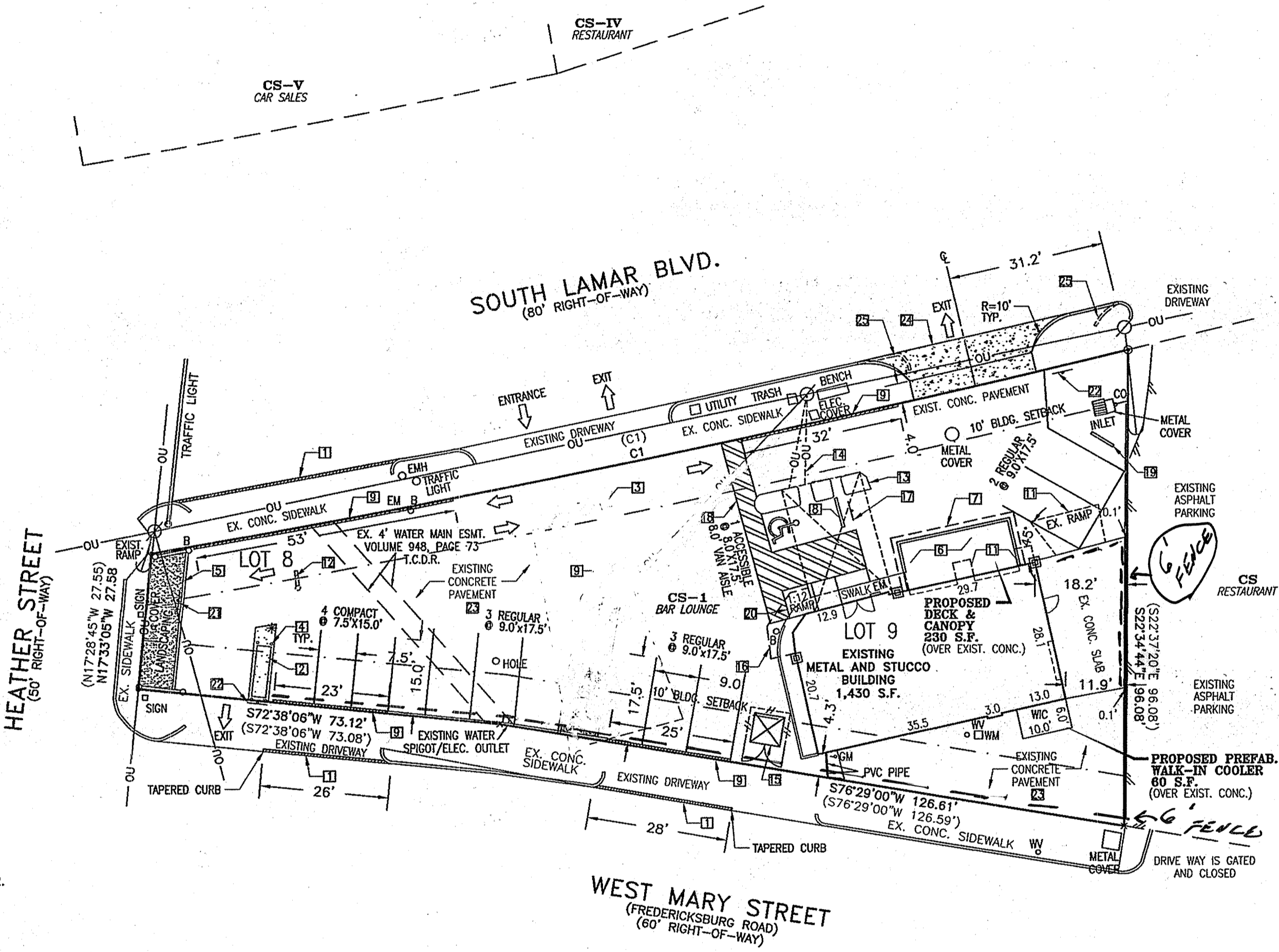
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS SHALL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- 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 OR PLANNING COMMISSION APPROVED SITE PLANS.
- THIS PROJECT IS LOCATED IN THE WEST BOLLIN CREEK WATERSHED, WHICH IS CLASSIFIED BY THE CITY OF AUSTIN AS AN URBAN WATERSHED. THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 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 60" MINIMUM ABOVE THE GROUND SO THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE. (IBC 1110.1, ANSI 502.7).



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

KEY NOTES

- 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.
- EXISTING ATM ON CONCRETE ISLAND TO REMAIN.
- EXISTING OVERHEAD BILLBOARD TO REMAIN.
- NEW 6" STEEL BOLLARD. REFER TO DETAIL ON SHT. 2.
- NEW LANDSCAPING PLANTER.
- NEW WOOD DECK.
- NEW METAL CANOPY.
- NEW WHEELSTOP.
- NEW 6" CONCRETE STAND UP CURB. REFER TO DETAIL ON SHEET 2.
- NEW DECORATIVE BRICK/STUCCO COLUMN.
- DEMOLISH EXISTING CONCRETE.
- REMOVE SIGN.
- EXISTING CANOPY AND CONCRETE ISLANDS TO REMAIN.
- EXISTING OVERHEAD LINES TO BE REMOVED.
- NEW TRASH DUMPSTER WITH 6' WOOD FENCE SCREEN.
- NEW 5' METAL CANOPY.
- NEW ACCESSIBLE PARKING SIGN.
- NEW 4' ACCESSIBLE ROUTE.
- NEW BIKE RACK. REFER TO DETAIL ON SHEET 2.
- NEW 1:12 ACCESSIBLE CONCRETE RAMP. DEMOLISH EXISTING CONCRETE SIDEWALK AS NECESSARY.
- NEW "ONE-WAY" SIGN.
- NEW "DO NOT ENTER" SIGN.
- EXISTING CONCRETE PAVEMENT TO BE REPAIRED AS NECESSARY. REFER TO DETAIL ON SHEET 2.
- NEW 26" TYPE II CONCRETE DRIVEWAY. MATCH GRADE TO EXISTING STREET GRADE. REFER TO DETAIL ON SHEET 2.
- DEMOLISH EXISTING CONCRETE DRIVEWAY.



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	NET CHANGE IMP. COVER	SITE IMPERV. COVER	% SITE IMPERV. COVER	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED
1	DELETE OVERHEAD SIGN BOLLARDS - ADD 6' FENCE ALONG W. MARY ST.	REVISE 118	2	0	100%	100%	9/19/11	
2	ADD 6' FENCE ALONG W. MARY ST.	REVISE 118	0	0	100%	100%	9/19/11	

PREPARED BY:

ATX design group
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Austin, Texas 78744
Mobile: 512.584.0211
email: atxdesign@gmail.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: C81-01-0026

SIGNATURE BLOCK

REVIEWED BY:

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

Franklin S. Brown 7/12/11
AUSTIN WATER UTILITY DATE

Paul A. ... 7/8/11
INDUSTRIAL WASTE DEPARTMENT DATE

Paul A. ... 9/19/11
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT DATE

SUBMITTAL DATE: APRIL 4, 2011

SITE PLAN RELEASE Project Director 4/4/11 Sheet 1 of 2

FILE NUMBER: SPC-2011-0100A EXPIRATION DATE: 9/19/11
CASE MANAGER: D. Grubbs APPLICATION DATE: 4/4/11
APPROVED ADMINISTRATIVELY ON: 9/19/11
APPROVED BY PLANNING COMMISSION ON: 9/19/11
APPROVED BY CITY COUNCIL ON: 12/2/11
under Section 146 of Chapter 255 of the Austin City Code.

Planning and Development Review Department
DATE OF RELEASE: 9/19/11 Zoning: CS-1
Rev. 1 Correction 1 9/19/11
Rev. 2 Correction 2 9/19/11
Rev. 3 Correction 3 9/19/11

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.