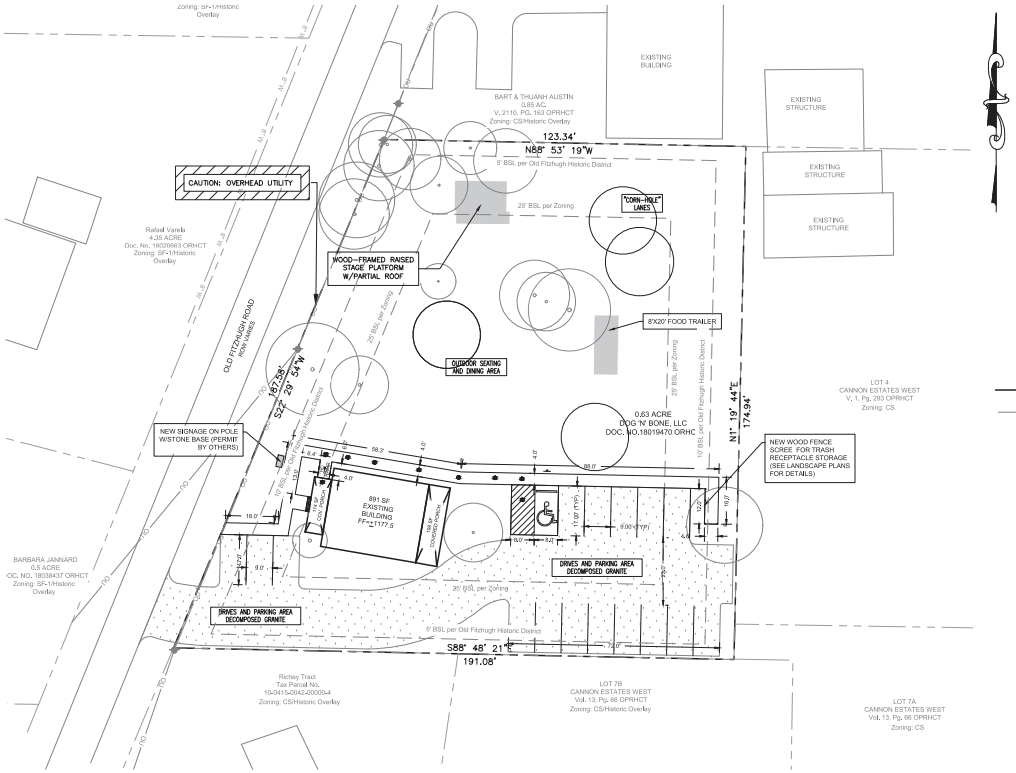



*LEGEND*

| | |
|---|---|
| EXISTING 8" DSWSC WATER LINE PER RECORD INFORMATION | |
| EXISTING TREE W/TAG | |
| PROPERTY LINE PER RECORD INFORMATION | |
| OU — OVERHEAD UTILITY | |
| UTILITY POLE | |
| ORHCT — OFFICIAL RECORDS HAYS COUNTY TEXAS | |
| OPRHCT — OFFICIAL PLAT RECORDS HAYS COUNTY TEXAS | |
| PROPOSED DECOMPOSED GRANITE | |
| PROPOSED CONCRETE PAVEMENT | |
| HC ACCESSIBLE ROUTE | |

TREE LIST

| TAG | SIZE | TYPE |
|---|---|---|
| 1 | 11 | Live Oak |
| 2 | 11 | Live Oak |
| 3 | 10 | Live Oak |
| 4 | 11 | Live Oak |
| 5 | 11 | Live Oak |
| 6 | 9 | Live Oak |
| 7 | 14 | Live Oak |
| 8 | 14 | Live Oak |
| 9 | 13 | Live Oak |
| 10 | 8 | Loblolly Pine |
| 11 | 13 | Live Oak |
| 12 | 11 | Live Oak |
| 13 | 16 | Live Oak |
| 14 | 17 | Live Oak |
| 15 | 10 | Live Oak |
| 16 | 11 | Live Oak |
| 17 | 7 | Live Oak |
| 18 | 13 | Live Oak |

BUILDING SETBACKS:
GR ZONING DISTRICT

| | (ft) |
|---|---|
| FRONT | 25 |
| SIDE | 25 |
| REAR | 25 |

**IMPERVIOUS COVER CALCULATIONS**

| | (ACRE) | (SF) | (%) |
|---|---|---|---|
| TOTAL SITE AREA | 0.630 | 27,443 | |
| EXISTING IMPERVIOUS COVER | 0.02 | 1047 | 3.82% |
| PROPOSED IMPERVIOUS COVER | | | |
| BUILDING | | 412 | 1.50% |
| PARKING/DRIVES/SIDEWALKS | | 4,485 | 16.34% |
| TOTAL PROPOSED | | 4,897 | 17.85% |
| TOTAL SITE | | 5,944 | 21.66% |

NOTES:

1. EXISTING SITE DEVELOPMENT PERMIT APPROVED FOR 8,679 SF (31.58%) IMPERVIOUS COVER WITH NO WATER QUALITY REQUIREMENTS.
2. REDUCTION OF 2,735 SF OF IMPERVIOUS COVER, NO WATER QUALITY PROPOSED.
3. SITE CONCEPT PLAN PREVIOUSLY SUBMITTED TO THE CITY INDICATED OUTDOOR SEATING. OUTDOOR SEATING HAS BEEN REMOVED FROM THIS APPLICATION AS THIS PLAN PROPOSES NO SEATING AS PERMANENT ELEMENTS.

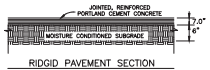
**PARKING DATA**

| USE | AREA | TYPE | REQUIRED | PROVIDED |
|---|---|---|---|---|
| | | | # OF SPACES | |
| BAR/PUB | 1,203 | REGULAR | 13 | 13 |
| MOBILE FOOD TRAILER | NA | REGULAR | 3 | 3 |
| | | VAN HANDICAP | 1 | 1 |
| | | REG. HANDICAP | 0 | 0 |
| | | TOTAL* | 16 | 17 |

20 10 0 20 40
1" = 20' AG

NOTES:

1. BOUNDARY BY DEED INFORMATION, NO SURVEY DATA PROVIDED
2. ADJACENT PROPERTY INFORMATION PER HAYS COUNTY CENTRAL APPRAISAL DISTRICT INFORMATION AND HAYS COUNTY PLAT RECORDS.
3. SITE TOPOGRAPHIC AND TREE DATA PROVIDED BY OWNER.
4. ALL UTILITY INFORMATION (ABOVE AND BELOW GROUND) PER CLIENT PROVIDED DATA OR UTILITY RECORD INFORMATION. CONTRACTOR SHALL VERIFY PRIOR TO SITE CONSTRUCTION WORK
5. ALL EXCAVATION AND PLACEMENT OF FILL SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT. ANY DISCREPANCIES BETWEEN THESE PLANS AND GEOTECHNICAL REPORT SHALL DEFER TO THE INFORMATION IN THE GEOTECHNICAL REPORT.
6. PER OWNER, SITE IS CURRENTLY CONNECTED TO CITY OF DRIPPING SPRINGS WASTEWATER SYSTEM. NO MODIFICATIONS TO THE EXISTING CONNECTION ARE PROPOSED PER THESE PLANS.
7. PER OWNER, SITE IS CURRENTLY CONNECTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION WATER SYSTEM. NO MODIFICATIONS TO THE EXISTING CONNECTION ARE PROPOSED PER THESE PLANS.
8. SIDEWALK CROSS SLOPES SHALL NOT EXCEED ¼ PER FOOT UNLESS OTHERWISE NOTED.
9. AS-BUILT CONSTRUCTION PLANS AND AN ENGINEERING CONCURRENCE LETTER IS REQUIRED PRIOR CITY'S ISSUANCE OF CERTIFICATE OF OCCUPANCY LETTER FOR THE PROJECT.
10. THE PROPOSED NEW BUILDING WILL REQUIRE BUILDING REVIEW BY ESD #6 (NORTH HAYS COUNTY FIRE AND RESCUE) PRIOR TO CONSTRUCTION.
11. FIRE APPARATUS ACCESS ROADS BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH (4) WHITE LETTERS AT TWENTY-FIVE FOOT (25) INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB. AREAS OF ACCESS ROAD WITHOUT PAINTABLE SURFACE SHALL HAVE FIRE LANE SIGNS INSTALLED.
12. NO EXTERIOR LIGHTS ARE PROPOSED FOR THE BUILDING OR IN THE PARKING AREA PER THIS PERMIT. ANY FUTURE EXTERIOR LIGHTING WILL REQUIRE APPROVAL FROM THE CITY OF DRIPPING SPRINGS.
13. NO SITE SIGNAGE IS PROPOSED PER THIS PERMIT. (LOCATION SHOWN FOR INFORMATION ONLY) ANY FUTURE SIGNAGE WILL REQUIRE APPROVAL BY THE CITY OF DRIPPING SPRINGS.
14. ANY ADDITIONAL JURISDICTIONAL PERMIT REQUIREMENTS SHALL BE OBTAINED BY OWNER/CONTRACTOR.




RIDGID PAVEMENT SECTION

DECOMPOSED GRANITE PAVEMENT

PAVING NOTES:

1. PAVEMENT DETAILS PROVIDED ABOVE ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR MUST VERIFY THE DETAILS WITH THE MOST CURRENT GEOTECHNICAL RECOMMENDATIONS PRIOR TO CONSTRUCTION.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF THREE WEEKS BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

| # | REVISION | DATE |
|---|---|---|
| | | |

SCALE: 1" = 20'
DATE: 6/12/2019
JOB: 1386-01
DRAWN BY: BR
CHECKED BY: LEA

ALDERSON GROUP, INC.
TEXAS REGISTERED ENGINEERING FIRM F-14,709
16746 Fitzhugh Rd.
Ste 103
Dripping Springs, TX 78620
(512) 364-0989

STATE OF TEXAS
LYNN E. ALDERSON
96455
LICENSED PROFESSIONAL ENGINEER
FOR PRELIMINARY REVIEW ONLY - NOT APPROVED FOR RECORDATION OR CONSTRUCTION.

DOG AND BONE PUB
310 OLD FITZHUGH ROAD

SITE PLAN

SHEET
5 OF 10

Drawing: C:\Users\Owner .swa\OneDrive\1386-dog and Bone\ACAD\Plans\1386 SITE PLAN.dwg, 2019 PLAN
Edited: Jun 12, 19 - 14:37
Plotted: Jun 12, 19 - 14:37