

NOTES:

- APPROVAL OF THESE PLANS BY HAYS COUNTY INDICATES COMPLIANCE WITH APPLICABLE COUNTY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK

INDIVIDUAL TRUNK DIA. (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

CDR=CEDAR
CE=CEDAR ELM
LO=LIVE OAK

1775 CDR 8 3	**1788 CE 17
1776 CE 19	1789 LO 8
1777 CE 19	1790 LO 20
1778 CE 19	**1791 CE 16
1779 CDR 8 6 6 6 6 4 4	1792 CDR 11 7 6 6
**1780 LO 19	1793 CE 16
**1781 CE 18	1794 LO 16
**1782 CE 15	1795 LO 18
**1783 CE 15	1796 LO 11
**1784 CE 15	1797 LO 8
**1785 CE 15	1798 LO 8
1786 LO 18	**1799 CE 11
1787 CE 16	

** TREES TO BE REMOVED

THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW. NOT A CERTIFIED ARBORIST. CONSULT A CERTIFIED ARBORIST FOR FINAL DETERMINATION OF SPECIES.

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

Existing Conditions HMS Values

Label	Area (sq mi)	CN	IC (%)	Tc Lag (min)
EX-1	0.002718	84.0	0%	5.0

Existing Conditions for Wenty Winery

Hydrologic Element	Drainage Area	Peak Discharge (cfs)				
		2-yr	5-yr	10-yr	25-yr	100-yr
DA-1	0.002720	6.47	9.17	11.61	15.02	20.54
POA-1	0.002720	6.47	9.17	11.61	15.02	20.54

Proposed Development HMS Values

Label	Area (sq mi)	CN	IC (%)	Tc Lag (min)
PR-1	0.002718	84.0	35%	5.0

DETENTION POND - POND STORAGE

elevations	[sq. feet]	[acre]	Volume [cubic feet]	Cumulative Volume
1211.8	0			
1211.90	10.00	0.0002	0.50	0.50
1212.00	175.00	0.0040	9.25	9.75
1212.20	1,385.00	0.0318	156.00	165.75
1212.40	3,610.00	0.0829	499.50	665.25
1212.60	4,895.00	0.1124	850.50	1,515.75
1212.80	5,005.00	0.1149	990.00	2,505.75
1213.00	5,115.00	0.1174	1,012.00	3,517.75

Proposed Pond Outlets

Culvert

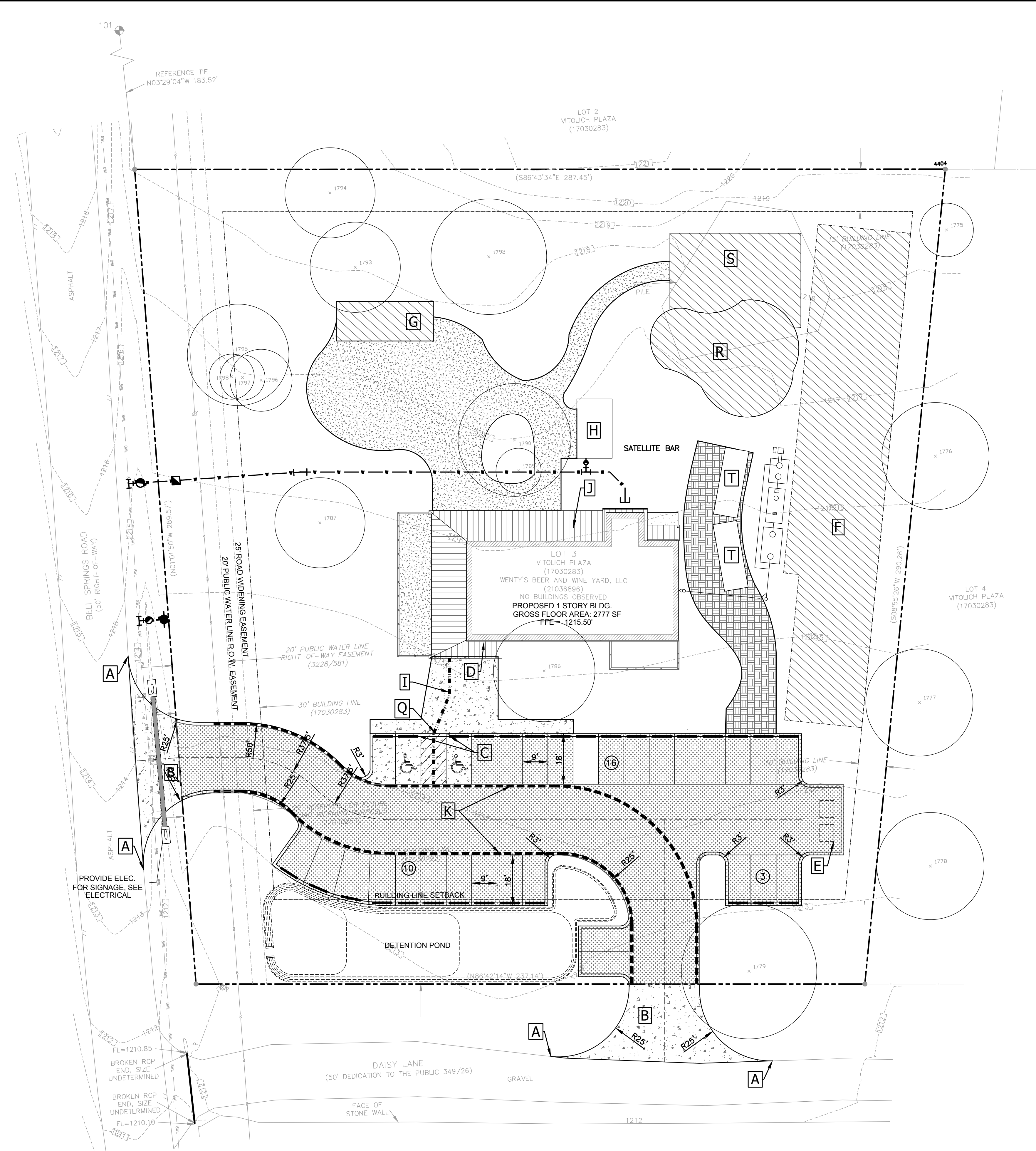
Barrels = 7
Shape = Circular
Length = 5.00
Size = 0.6667 ft
Inlet Elev = 1211.9
Coef = 1
Out Elev = 1211.85
Coef = 1
Manning n = 0.013

Spillway

Elevation = 1212.6
Width = 15
Coef = 3

Proposed Development for Wenty Winery

Hydrologic Element	Drainage Area	Peak Discharge (cfs)				
		2-yr	5-yr	10-yr	25-yr	100-yr
DA-1	0.002720	7.38	9.99	12.34	15.63	20.99
Pond	0.002720	5.99	8.89	11.35	14.68	19.93
POA-1	0.002720	5.99	8.89	11.35	14.68	19.93



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- EXISTING BUILDING FACE
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OVERHEAD UTILITY LINE
- LIMITS OF CONSTRUCTION
- RETAINING / SCREEN WALL
- WIRE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- SCREENING FENCE
- BUILDING PAD AREA
- PERVIOUS CONCRETE
- COMPACTED GRANITE/AGG BASE- 1" MINIMUM
- DECOMPOSED GRANITE WITH STABILIZER ADA ACCESSIBLE AREAS
- ROD/NAIL FOUND OR SET BENCHMARK
- TREE W/ TAG (TO REMAIN) HERITAGE TREE
- TREE TO BE REMOVED

- A** SAW-CUT EXISTING PAVEMENT. TIE TO EXISTING PAVEMENT PROPOSED PAVEMENT/CURB SHALL MATCH EXISTING GRADE
- B** CONCRETE PAVEMENT. REFERENCE PAVEMENT SECTION(S) ON CONSTRUCTION DETAILS SHEET(S)
- C** PARKING WHEEL STOPS TYP.
- D** BUILDING ENTRANCE, REFERENCE BUILDING PLANS.
- E** TRASH/DUMPSTER/RECYCLING LOCATION
- F** SEPTIC FIELD
- G** SOUND STAGE. ELECTRICITY TO BE PROVIDED
- H** SATELLITE BAR
- I** ADA ROUTE MAX. RUNNING SLOPE (5%) WITH A MAXIMUM (2%) CROSS SLOPE. DECOMPOSED GRANITE WITH STABILIZER TO BE USED IN ALL ACCESSIBLE PATHWAYS.
- J** COVERED PORCH
- K** FIRE LANE
- L** EXIT SIGN
- M** UNDERGROUND SEPTIC TANK.
- O** ADULT OUTDOOR AREA INCLUDING SEATING, PICNIC TABLES & OFF LEASH DOG AREA.
- P** SPLASH PAD AREA WITH EQUIPMENT HOUSE. ELECTRIC CONNECTION & WATER TO BE PROVIDED.
- Q** ACCESSIBLE PARKING SIGN AND "VAN ACCESSIBLE" SIGN WITH BOLLARD.
- R** SPLASH PAD. PROVIDE WATER AND PLUMBING. SEE PLUMBING AND ELECTRICAL PLANS.
- S** PLAYGROUND
- T** FOOD TRUCK PARKING

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	DATE	REVISION

WENTY'S WINE BAR
5307 BELL SPRINGS ROAD
DRIPPING SPRINGS, HAYS COUNTY, TEXAS 78620

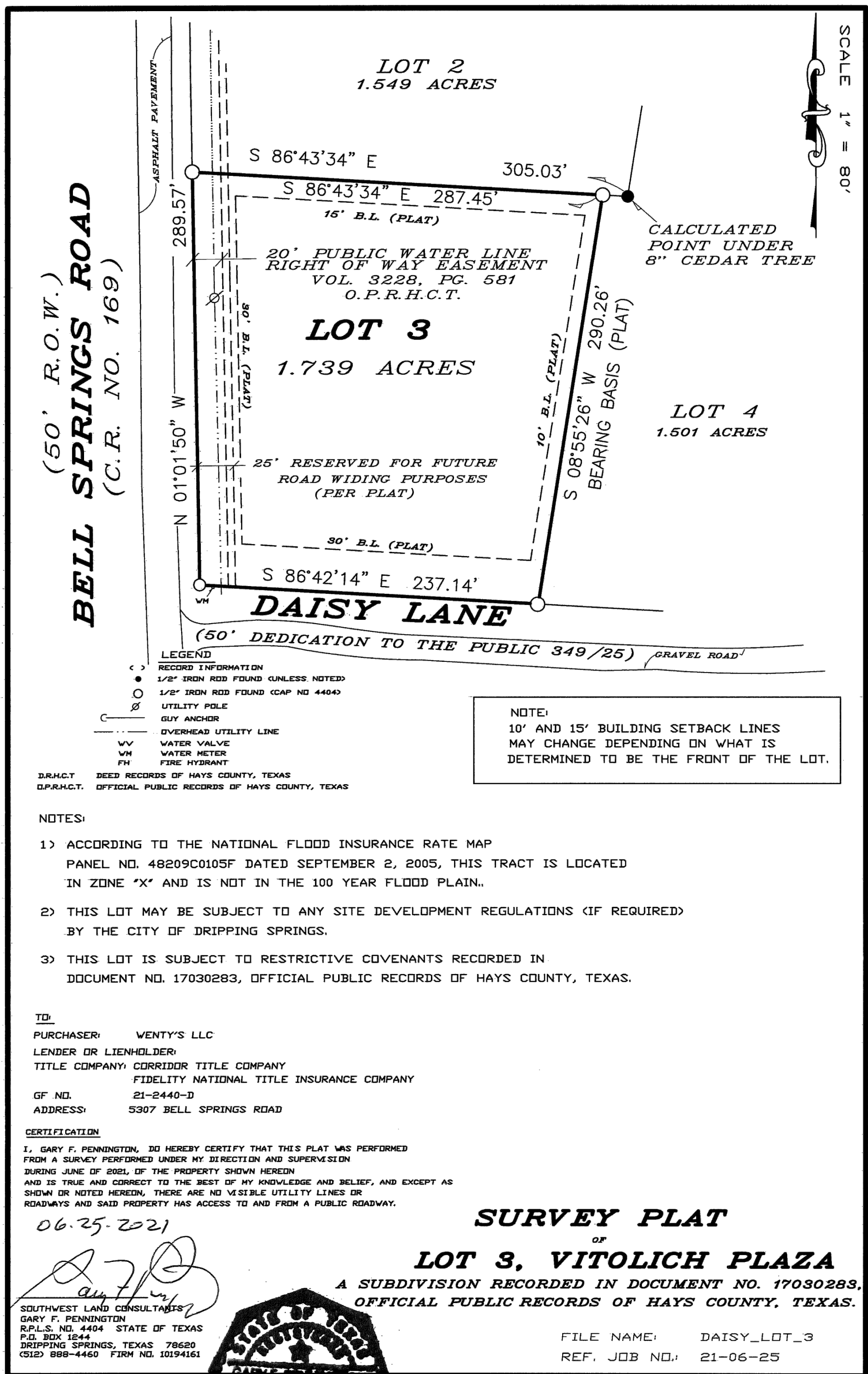
SITE PLAN



MOUNTAIN SUN DEVELOPMENT CO.
1601-B BOLDWIN AVE
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PH: +1 800 581-2674 (INTL)
RUSS@MOUNTAINSUNRESOURCES.COM

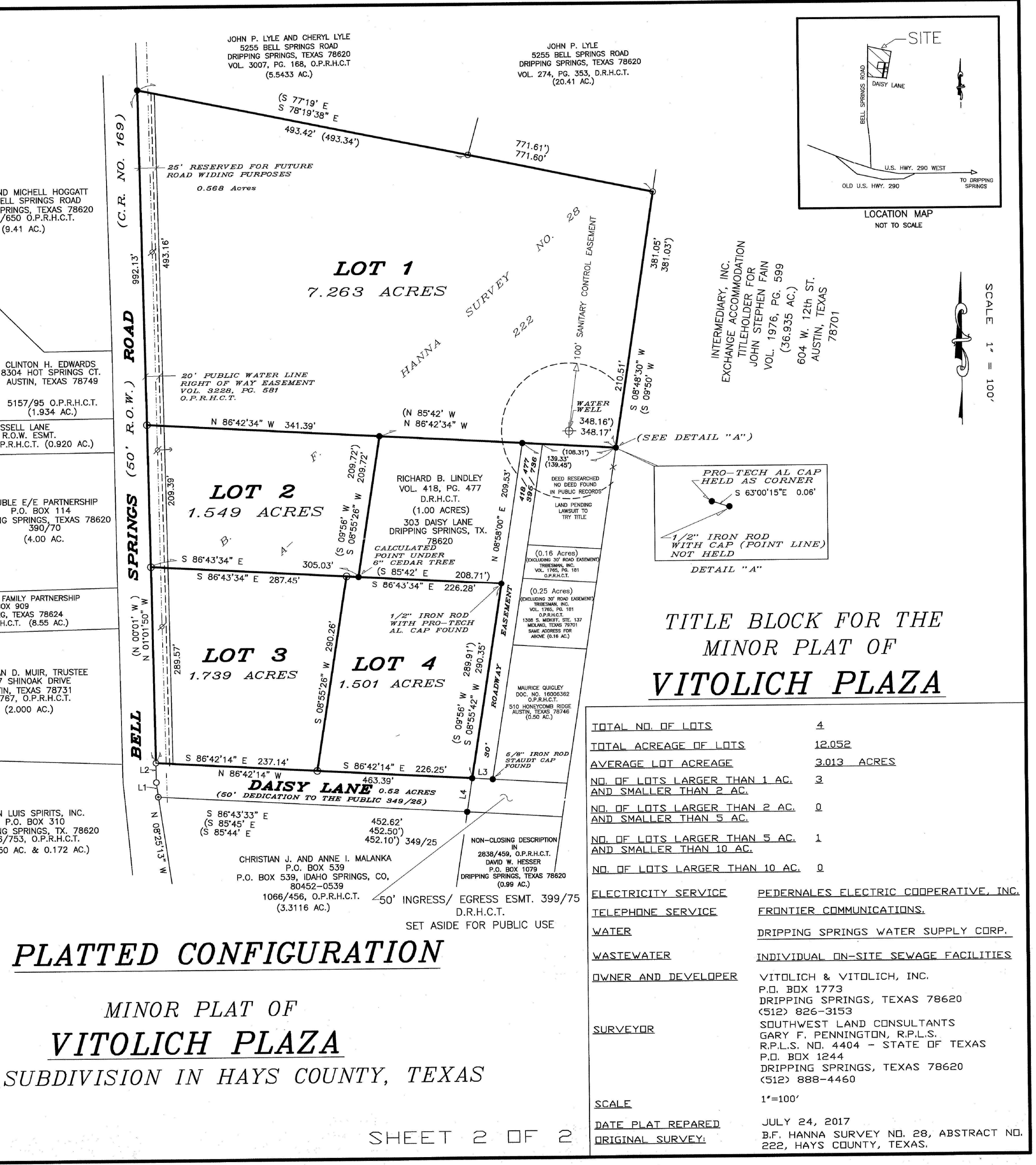
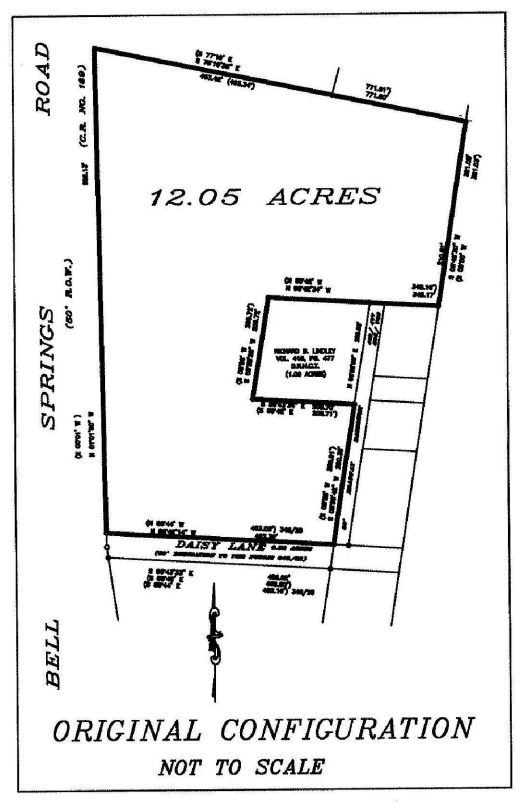


User: User
 Modified: Feb 07, 2022 - 01:09
 Drawing: C:\Users\hays\OneDrive\Documents\Projects\Wenty's Wine Bar\Hwy\Wentys\Wentys\03_10_001_LC_007_SITE_PLAN.dwg
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Instrument # 17030283 Number 2 of 2 filed and Recorded: 8/23/2022 11:25:30 AM
Liz Q. Gonzalez, Hays County Clerk, Texas Rec.#12100 Deput. Clerk: RICHAELBY

- GENERAL NOTES**
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0105F, DATED SEPT. 02, 2005, THIS PROPERTY IS LOCATED IN ZONE "X", AND IS NOT IN THE 100 YEAR FLOODPLAIN.
 - NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE THIS SUBDIVISION DOES LIE WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 - THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND MATTERS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAT.
 - THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
 - MINIMUM CULVERT SIZE FOR DRIVEWAYS WITHIN THIS SUBDIVISION, IF REQUIRED, SHALL BE 18" C.M.P. OR AS DIRECTED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
 - THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.
 - THIS PROPERTY IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - THIS PROPERTY IS LOCATED WITHIN THE NORTH HAYS COUNTY ES DISTRICT # 1 AND THE HAYS COUNTY ES DISTRICT #6.
 - BEARING BASIS IS WGS 84 UTILIZING G.P.S. OBSERVATIONS ON A LOCAL GRID.
 - THE FOLLOWING BUILDING SETBACK LINES ARE HEREBY DEDICATED:
30' FRONT YARD SETBACK ADJACENT TO ALL ROADWAYS
15' SIDE YARD SETBACK ALONG EACH SIDE OF INTERIOR LOT LINES
10' REAR YARD SETBACK



WENTY'S WINE BAR
5307 BELL SPRINGS ROAD
DRIPPING SPRINGS, HAYS COUNTY, TEXAS 78620

PLAT



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