



LEGEND		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT BOUNDARY
---	---	CONTOURS
---	---	LOT LINE
---	---	CENTER LINE OF DITCH
TEL	TEL	TELEPHONE LINE
W	W	WATER LINE
WV	WV	WATER VALVE
WV	WV	FIRE HYDRANT
WV	WV	WATER METER
WV	WV	TRANSFORMER BOX
WV	WV	WASTEWATER LINE
FM	FM	FORCE MAIN
WV	WV	WASTEWATER MANHOLE
WV	WV	WASTEWATER CLEANOUT
WV	WV	WASTEWATER SERVICE
WV	WV	FLUSH VALVE
OHE	OHE	AIR RELEASE VALVE
UE	UE	OVER HEAD ELECTRIC
OHT	OHT	UNDERGROUND ELECTRIC
OHT	OHT	OVER HEAD TELEPHONE
WV	WV	POWER POLE
WV	WV	GLY WIRE
SS	SS	STORM SEWER
ATT	ATT	CMP/ RCP/ HDPE PIPES
ATT	ATT	AT&T LINE
FOC	FOC	FIBER OPTIC CABLE
GAS	GAS	GAS LINE
CONC	CONC	PAVEMENT
CONC	CONC	CONCRETE
LP	LP	LIGHT POLE
CLF	CLF	CHAIN LINK FENCE
WF	WF	WOOD FENCE
BWF	BWF	BARB WIRE FENCE
TF	TF	TRAFFIC FLOW
HS	HS	HANDICAP SPACE

PROPOSED IMPERVIOUS COVER	
TOTAL SITE AREA: (4.0 AC.)	174,240 SF
ZONING: N/A	17,500 SF
PROPOSED BUILDINGS:	39,778 SF
PAVED AREA:	0 SF
SIDEWALK:	293 SF
DUMPSTER PAD:	2,758 SF
MISC. CONCRETE:	60,329 SF
TOTAL PROPOSED IMPERVIOUS COVER:	60,329 SF
TOTAL IMPERVIOUS COVERAGE=	60,329 / 174,240 = 34.62%

PARKING REQUIREMENTS:						
USE	TOTAL AREA	PARKING RATIO	PARKING REQUIRED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED	PARKING PROVIDED
COMMERCIAL	35,000 SF			3	4	68
	35,000 SF				4	68 TOTAL

- SITE PLAN NOTES:**
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL 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.
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT.
 - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.
 - FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
 - A TEMPORARY ADDRESS SHALL BE POSTED AS SOON AS WORK BEGINS ON THE SITE. THE NUMBERS/LETTERS SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT AND PLAINLY VISIBLE FROM THE ROAD.

- CONSTRUCTION NOTES:**
- UTILIZES APPLICABLE IMPERVIOUS COVERAGE REDUCTION INCENTIVES.
 - EXISTING POWER POLES SHALL BE RELOCATED.
 - EXISTING 18" CMP CULVERT SHALL REMAIN IN SERVICE.
 - NEW TYPE II DRIVEWAY SHALL BE CONSTRUCTED PER DETAIL 4335-2 ON SHT.16.

- REFERENCE NOTES:**
- FOR EROSION CONTROL PLAN, SEE SHEET 5.
 - FOR UTILITY LAYOUT, SEE SHEET 9.
 - FOR GRADING PLAN, SEE SHEET 11.
 - FOR WATER QUALITY/DETENTION POND DETAILS, SEE SHEET 14 & 15.
 - FOR DIMENSIONAL CONTROL PLAN, SEE SHEET 16.

BY: DATE:	
DESCRIPTION:	
REVISION:	
SITE PLAN 4400 U.S. 290 WEST DRIPPING SPRINGS, TEXAS 78626	
OWNER: CYRUS GAVRIEL 4400 W. Hwy. 290, LLC 2640 COUNTY ROAD 419 NOVICE, TEXAS 79538 mrcyrusgav@aol.com (646)235-0846	
DATE:	SEPT., 2021
PROJECT:	21-268
DRAWING'S NAME: SITE PLAN	
DESIGN: CDE	CHEKED: CDE
DRAWN: RA	APPROVED: HE, Jr.
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