

- LEGEND**
- IRF 1/2" IRON ROD FOUND-UNLESS NOTED
  - IPF 1/2" IRON PIPE FOUND
  - IRFC 1/2" IRON ROD FOUND W/CAP
  - IRS 5/8" IRON ROD SET W/CAP
  - WIRE FENCE
  - CHAIN LINK FENCE
  - OU— OVERHEAD UTILITY WIRE
  - UTILITY POLE
  - GUY WIRE
  - EXISTING 8" DWSW WATER LINE
  - RECORD INFORMATION
  - VOL. 2539, PG. 445 PRHCT
  - DOC. # HC 9917600, OPRHCT
  - VOL. 8, PG. 23-24, PRHCT
  - VOL. 1702, PG. 769, OPRHCT
  - RAINCRETE PVMT
  - HEVY DUTY ASP. PVMT.
  - CONCRETE

- NOTES:**
1. SITE TOPOGRAPHIC DATA PROVIDED STAUDT SURVEYING, INC.
  2. OFF SITE TOPOGRAPHIC DATA PER HAYS COUNTY LIDAR DATA.
  3. 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.
  4. ON SITE SEPTIC UTILITY SHOWN FOR INFORMATION ONLY. REFER TO PLANS/PERMIT BY OTHERS FOR INFORMATION.
  5. DIMENSIONS ARE SHOWN TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  6. SIDEWALK CROSS SLOPES SHALL NOT EXCEED ¼ PER FOOT UNLESS OTHERWISE NOTED.
  7. ADDITIONAL WATER METER APPROVAL MAY BE REQUIRED BY DRIPPING SPRINGS WATER SUPPLY CORP. PRIOR TO ADDITIONAL CONNECTION.
  8. AS-BUILT CONSTRUCTION PLANS AND AN ENGINEERING CONCURRENCE LETTER IS REQUIRED PRIOR CITY'S ISSUANCE OF LETTER OF SIGNIFICANT COMPLIANCE.
  9. THE PROPOSED NEW BUILDINGS WILL REQUIRE BUILDING REVIEW BY ESD #6 (NORTH HAYS COUNTY FIRE AND RESCUE) PRIOR TO CONSTRUCTION.
  10. 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.
  11. 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.
  12. NO SITE SIGNAGE IS PROPOSED PER THIS PERMIT. ANY FUTURE SIGNAGE WILL REQUIRE APPROVAL BY THE CITY OF DRIPPING SPRINGS.
  13. ANY ADDITIONAL JURISDICTIONAL PERMIT REQUIREMENTS SHALL BE OBTAINED BY OWNER/CONTRACTOR.

**SITE IMPERVIOUS COVER CALCULATIONS**

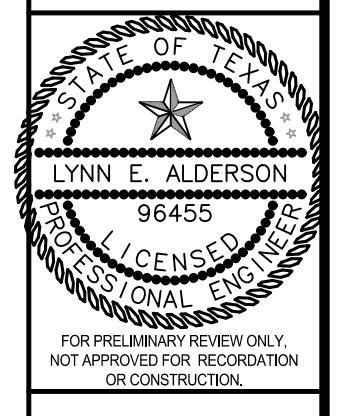
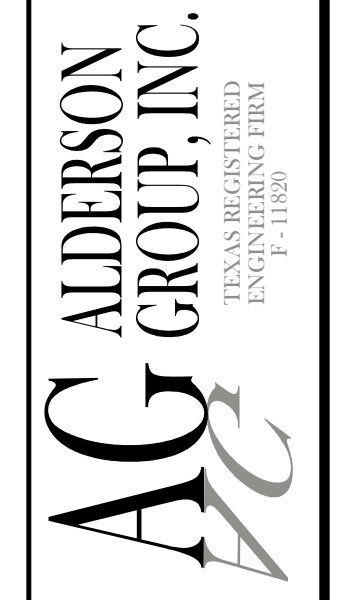
	(ACRE)	(SF)	(%)
TOTAL SITE AREA	6.670	290,545	
EXISTING IMPERVIOUS COVER	0.73	32,014	11.0%
IC TO BE REMOVED BUILDING		1,216	0.42%
PARKING/DRIVES/SIDEWALKS		19,679	6.77%
<b>SUB TOTAL LESS DEMO</b>		11,119	3.83%
PROPOSED IMPERVIOUS COVER			
BUILDING		14,881	5.12%
POARCH/COVERED AREA		2,682	0.92%
PARKING/DRIVES/SIDEWALKS		62,031	21.35%
<b>SUB TOTAL</b>		79,594	27.39%
<b>TOTAL</b>		90,713	31.22%

Allowable Impervious Cover (ETJ, EACZ): 35%

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.

SCALE:	DATE:	JOB:	DRAWN BY:	CHECKED BY:
1" = 30'	3/7/2019	1372-01	BR	LEA

16746 Fitzhugh Rd.  
Ste 103  
Dripping Springs, TX 78620  
(512) 364-0989



SAN LUIS SPRITS EXPANSION  
3530 BELL SPRINGS ROAD  
MASTER  
SITE PLAN

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