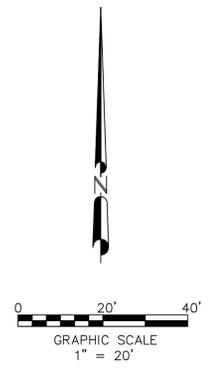


LOCATION MAP
(NTS)

SITE PLAN SUMMARY	
ZONED:	Mixed Use (MO)
LOT AREA:	0.886 ACRES (38,588 SQ. FT)
BUILDING:	TOTAL BUILDING FLOOR AREA = 4740 SF TOTAL ADDITION = 1122 SF TOTAL BUILDING AREA = 5862 SF
PARKING:	PARKING REQUIRED = 1 PER 4 SEATS = $12 \frac{3}{4} = 44$ PARKING PROVIDED = 44 HANDICAP SPACE: REQUIRED: 3 PROVIDED: 3
LANDSCAPING:	LANDSCAPE AREA REQUIRED: 7,718.00 S.F. (min 20%) LANDSCAPE AREA PROVIDED: 7,798.00 S.F. (20%)

LEGEND

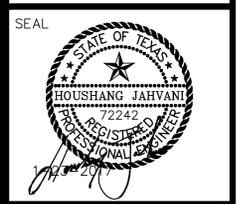
- ⊙ IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▲ PK FOUND
- ⊠ CALCULATED POINT
- CONCRETE MONUMENT
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ DOWN GUY
- //— P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- ⊕ GAS METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ CONTROL POINT
- ⊕ UNDGRND. UTILITY MARKER SIGN
- ⊕ UNDGRND. UTIL. TEST STA.
- ⊕ SIGN POST
- SSMH ○ SANITARY SEWER MANHOLE
- × LIGHT POLE
- CO ○ CLEANOUT
- ⊕ CABLE PEDESTAL
- GV ○ GAS VALVE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC GROUND
- STMH ○ STORM SEWER MANHOLE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ TRAFFIC SIGNAL BOX
- LS LANDSCAPE AREA



KOBE STEAK HOUSE
210 SPRINGTOWN WAY
LOT 2, BLOCK 9/83 SPRINGTOWN V SUBDIVISION
SAN MARCOS, TEXAS

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198
2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS	DATE



DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 1-23-2017

2 OF 6
SHEET NUMBER