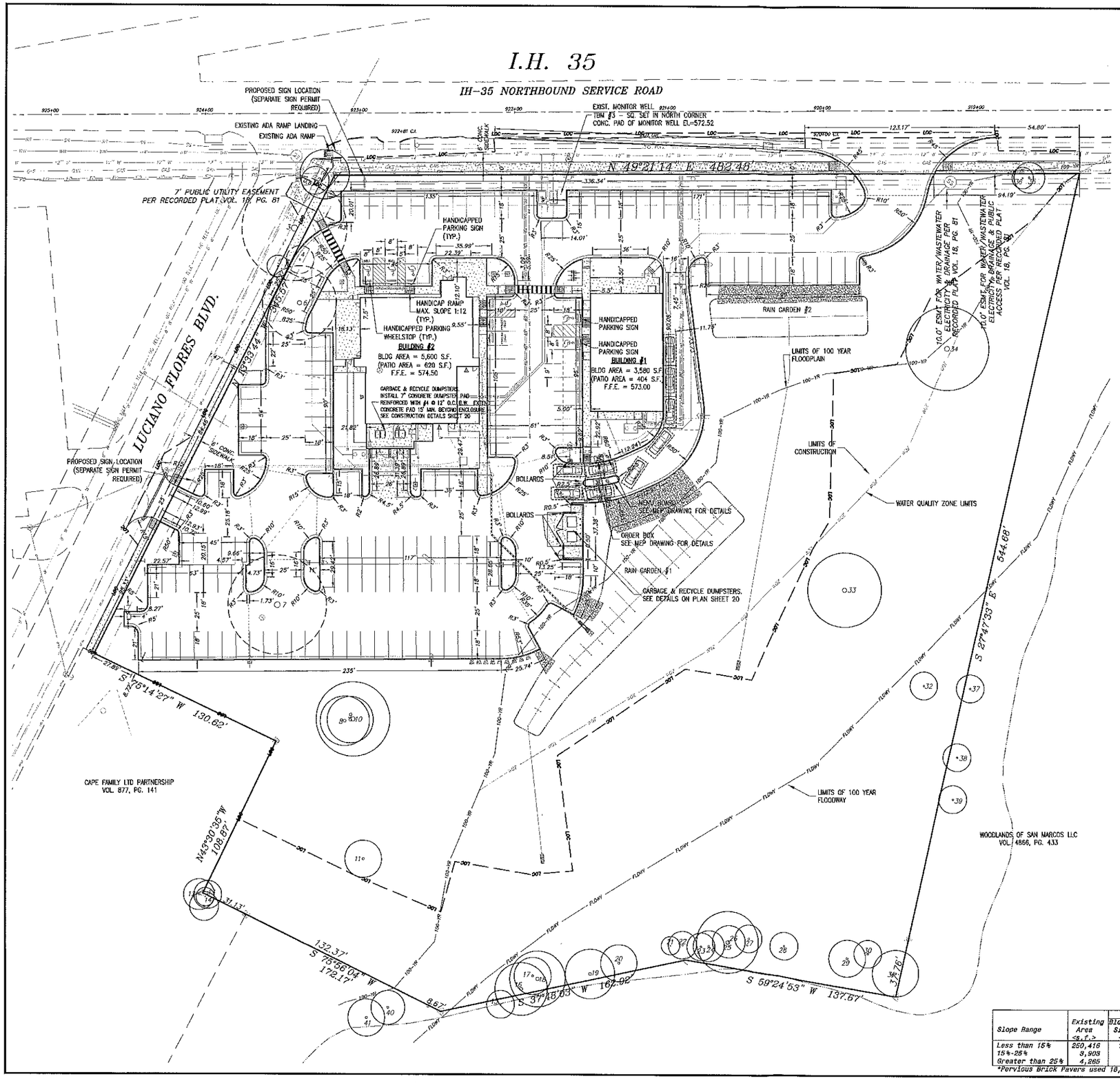

SCALE: 1" = 30'

LEGEND:

- - - - - -	FIRE LANE (TYPICAL) WITHIN 150' OF ALL PORTIONS OF BUILDING EXTERIORS.
100-YR	LIMITS OF 100-YEAR FLOODPLAIN
FLOWY	LIMITS OF 100-YEAR FLOODWAY
WQZ	LIMITS OF WATER QUALITY ZONE

NOTES:

1. PROPERTY OWNER TO BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE IN ROW.
2. ALL HANDICAPPED RAMPS HAVE A MAX. SLOPE OF 1:12.
3. ALL VAN ACCESSIBLE HANDICAPPED SPACES ARE 18' DEEP AND 8' WIDE WITH AISLE ADJACENT TO THE PARKING SPACE OF 8' WIDE. STANDARD HANDICAPPED SPACES ARE 18' DEEP AND 8' WIDE WITH AISLE ADJACENT TO THE PARKING SPACE OF 5' WIDE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. THE EXACT LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
6. SIDEWALKS REQUIRED PROPERTY LINE TO PROPERTY LINE ALONG BOTH PUBLIC STREETS.
7. SCREENING IS REQUIRED FOR UTILITIES, INCLUDING TRANSFORMERS, FROM ALL PUBLIC STREET VIEWS.

SITE AREA CALCULATIONS:

TOTAL LOT AREA = 258,584.5 S.F.
TOTAL DEVELOPED SITE AREA = 175,045 S.F. (EXCLUDED AREA WITHIN WQZ)

10% OF DEVELOPED SITE AREA = 17,504.5 S.F.

REQUIRED PLANTINGS: 1 TREE (2" CALIPER) & 3-5 GAL. SHRUBS PER 1,000 S.F. REQUIRED LANDSCAPE AREA

SEE LANDSCAPE PLAN FOR TREE & SHRUB PLANTING REQUIRED & PROVIDED.

LANDSCAPE PLANTING NOTES:

1. TREES PLANTED IN LANDSCAPE ISLANDS SHALL BE AT LEAST 4' FROM PAVEMENT.
2. SEE LANDSCAPE PLAN FOR ADDITIONAL DETAILS.
3. ALL UTILITY AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY/STREET. SHRUBS AND LANDSCAPING ARE SUFFICIENT SCREENING MECHANISMS.

PARKING CALCULATIONS

BUILDING	USE	NUMBER OF FLOORS	GROSS FLOOR AREA (S.F.)	PARKING SPACES REQUIRED
#1	RESTAURANT	1	3,984	40
#2	RESTAURANT	1	6,220	62
TOTAL PARKING SPACES REQUIRED				102
TOTAL PARKING SPACES PROVIDED (TOTAL INCLUDES ADA & TO-GO PARKING)				161
TOTAL HANDICAP SPACES PROVIDED				6
TOTAL TO GO PARKING PROVIDED				2
TOTAL STANDARD PARKING PROVIDED				153

PARKING REQUIRED FOR RESTAURANT: 1 PE 100 GFA

SITE IS WITHIN THE GC ZONING DISTRICT

IMPERVIOUS COVER CALCULATIONS:

Slope Range	Existing Area <s.f.>	Impervious Cover: Bldg, Patio, Sidewalk <s.f.>	Impervious Cover: Concrete Pavement <s.f.>	Impervious Cover: Pervious Brick Pavers <s.f.>	Total Impervious Cover <s.f.>	Proposed Impervious Cover <%>	Allowable Impervious Cover* <%>
Less than 15%	250,416	13,933	65,610	5,673*	75,116	30.00%	30.00%
15%-25%	3,903	0	0	0	0	0.00%	20.00%
Greater than 25%	4,265	0	0	0	0	0.00%	10.00%

*Pervious Brick Pavers used 18,909 s.f. (13,236 s.f. - 70% pervious, 5,673 s.f. - 30% impervious)

These drawings are the property of Vigil & Assoc. and shall not be used on other work without our approval.

If this sheet does not measure 24"x36" it has been modified.

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REVISION

NO.	DESCRIPTION	DATE

VIGIL & ASSOC.
FIRM REGISTRATION NO. F-4768
P.O. BOX 163314, AUSTIN, TEXAS 78716-3314
TEL 512-326-2667

STATE OF TEXAS
50259
REGISTERED PROFESSIONAL ENGINEER
Nov. 6, 15

SITE PLAN

RIVER VIEW
LOT 1, THORNTON ADDITION
310 I.H. 35
SAN MARCOS, TX. 78666

APPROVED BY: HV
DRAWN BY: LE
DESIGNED BY: LE

Update 1: Nov 6, 2015
DATE: Sept. 30, 2015

SHEET: 5 OF 22