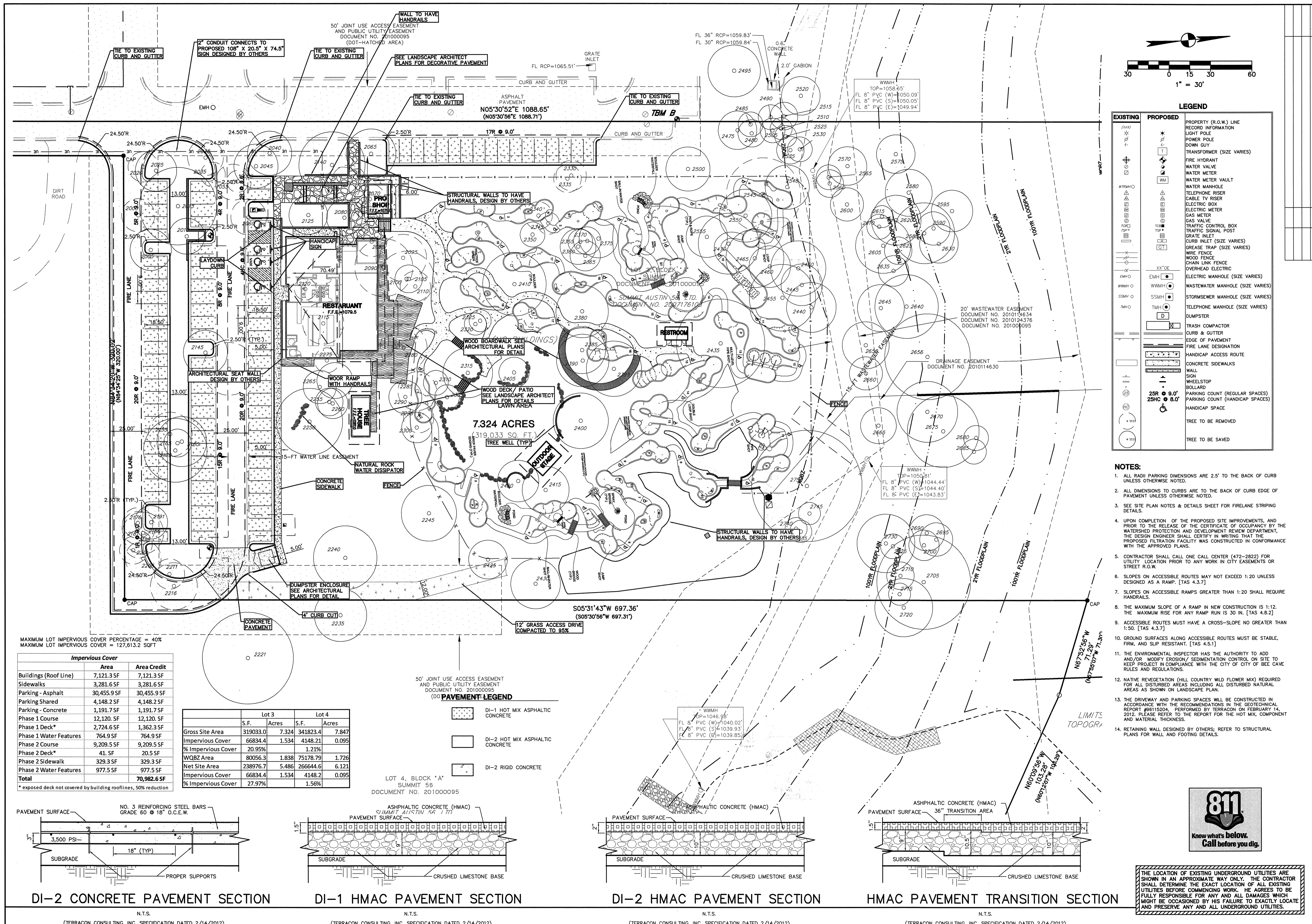


10-16-12

**SITE PLAN**

**HILL COUNTRY GOLF AND GUITAR**  
 15606 W. HWY 71  
**LAKE TRAVIS ENTERTAINMENT, LLC**

DRAWN BY: ML  
 DESIGNED BY: ML/JAI  
 REVIEWED BY: JAI  
 PROJECT NO.: 108739-10002



**LEGEND**

EXISTING	PROPOSED	PROPERTY (R.O.W.) LINE
(Symbol)	(Symbol)	RECORD INFORMATION
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	POWER POLE
(Symbol)	(Symbol)	DOWN GUY
(Symbol)	(Symbol)	TRANSFORMER (SIZE VARIES)
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	WATER METER
(Symbol)	(Symbol)	WATER METER VAULT
(Symbol)	(Symbol)	WATER MANHOLE
(Symbol)	(Symbol)	TELEPHONE RISER
(Symbol)	(Symbol)	CABLE TV RISER
(Symbol)	(Symbol)	ELECTRIC BOX
(Symbol)	(Symbol)	ELECTRIC METER
(Symbol)	(Symbol)	GAS METER
(Symbol)	(Symbol)	GAS VALVE
(Symbol)	(Symbol)	TRAFFIC CONTROL BOX
(Symbol)	(Symbol)	TRAFFIC SIGNAL POST
(Symbol)	(Symbol)	GRATE INLET (SIZE VARIES)
(Symbol)	(Symbol)	CURB INLET (SIZE VARIES)
(Symbol)	(Symbol)	GREASE TRAP (SIZE VARIES)
(Symbol)	(Symbol)	WIRE FENCE
(Symbol)	(Symbol)	WOOD FENCE
(Symbol)	(Symbol)	CHAIN LINK FENCE
(Symbol)	(Symbol)	OVERHEAD ELECTRIC
(Symbol)	(Symbol)	ELECTRIC MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	WASTEWATER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	STORMSEWER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	TELEPHONE MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	DUMPSTER
(Symbol)	(Symbol)	TRASH COMPACTOR
(Symbol)	(Symbol)	CURB & GUTTER
(Symbol)	(Symbol)	EDGE OF PAVEMENT
(Symbol)	(Symbol)	FIRE LANE DESIGNATION
(Symbol)	(Symbol)	HANDICAP ACCESS ROUTE
(Symbol)	(Symbol)	CONCRETE SIDEWALKS
(Symbol)	(Symbol)	WALL SIGN
(Symbol)	(Symbol)	WHEELSTOP
(Symbol)	(Symbol)	BOLLARD
(Symbol)	(Symbol)	PARKING COUNT (REGULAR SPACES)
(Symbol)	(Symbol)	PARKING COUNT (HANDICAP SPACES)
(Symbol)	(Symbol)	HANDICAP SPACE
(Symbol)	(Symbol)	TREE TO BE REMOVED
(Symbol)	(Symbol)	TREE TO BE SAVED

- NOTES:**
- ALL RADIUS PARKING DIMENSIONS ARE 2.5' TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - SEE SITE PLAN NOTES & DETAILS SHEET FOR FIRELANE STRIPING DETAILS.
  - UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED FILTRATION FACILITY WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
  - CONTRACTOR SHALL CALL ONE CALL CENTER (472-2822) FOR UTILITY LOCATION PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
  - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
  - SLOPES ON ACCESSIBLE RAMPS GREATER THAN 1:20 SHALL REQUIRE HANDRAILS.
  - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
  - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
  - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
  - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/ SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF BEE CAVE RULES AND REGULATIONS.
  - NATIVE REVEGETATION (HILL COUNTRY WILD FLOWER MIX) REQUIRED FOR ALL DISTURBED AREAS INCLUDING ALL DISTURBED NATURAL AREAS AS SHOWN ON LANDSCAPE PLAN.
  - THE DRIVEWAY AND PARKING SPACES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT #98115204, PERFORMED BY TERRACON ON FEBRUARY 14, 2012. PLEASE REFER TO THE REPORT FOR THE HOT MIX, COMPONENT AND MATERIAL THICKNESS.
  - RETAINING WALL DESIGNED BY OTHERS; REFER TO STRUCTURAL PLANS FOR WALL AND FOOTING DETAILS.

MAXIMUM LOT IMPERVIOUS COVER PERCENTAGE = 40%  
 MAXIMUM LOT IMPERVIOUS COVER = 127,613.2 SQFT

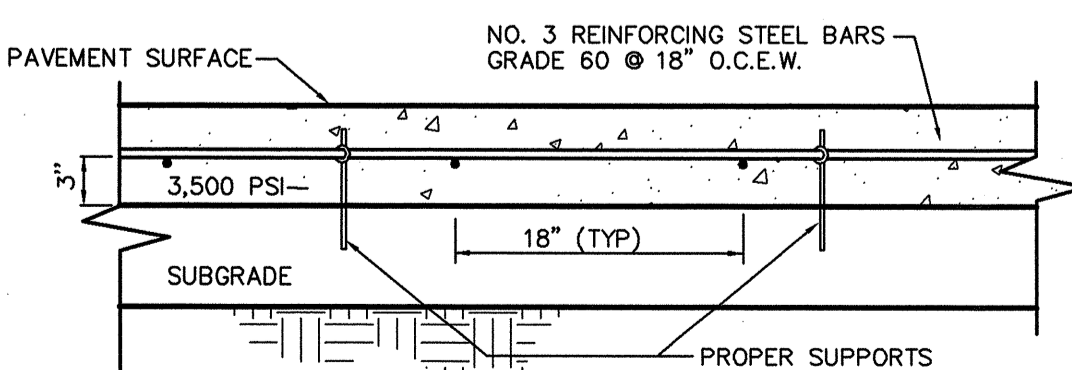
Impervious Cover	Area	Area Credit
Buildings (Roof Line)	7,121.3 SF	7,121.3 SF
Sidewalks	3,281.6 SF	3,281.6 SF
Parking - Asphalt	30,455.9 SF	30,455.9 SF
Parking Shared	4,148.2 SF	4,148.2 SF
Parking - Concrete	1,191.7 SF	1,191.7 SF
Phase 1 Course	12,120. SF	12,120. SF
Phase 1 Deck*	2,724.6 SF	1,362.3 SF
Phase 1 Water Features	764.9 SF	764.9 SF
Phase 2 Course	9,209.5 SF	9,209.5 SF
Phase 2 Deck*	41. SF	20.5 SF
Phase 2 Sidewalk	329.3 SF	329.3 SF
Phase 2 Water Features	977.5 SF	977.5 SF
<b>Total</b>	<b>70,982.6 SF</b>	

\*exposed deck not covered by building rooflines, 50% reduction

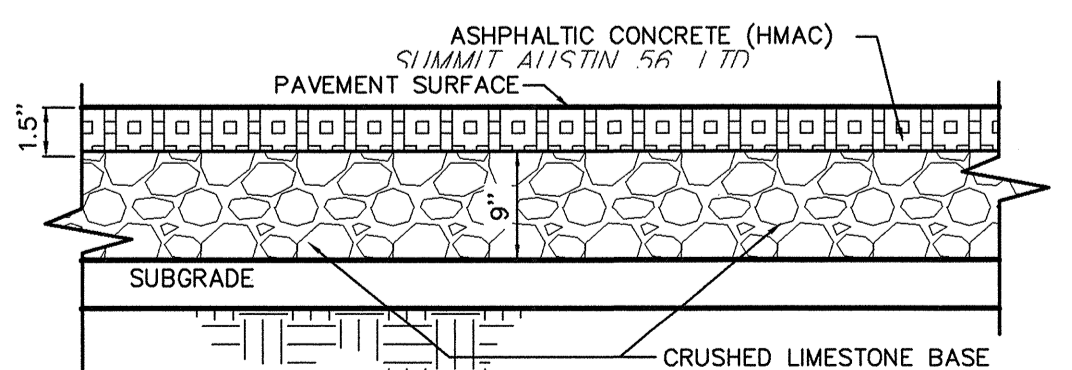
	Lot 3	Lot 4		
Gross Site Area	319033.0	7.324	341823.4	7.847
Impervious Cover	66834.4	1.534	4148.21	0.095
% Impervious Cover	20.95%		1.21%	
WOQBZ Area	80056.3	1.838	75178.79	1.726
Net Site Area	238976.7	5.486	266644.6	6.121
Impervious Cover	66834.4	1.534	4148.2	0.095
% Impervious Cover	27.97%		1.56%	

**PAVEMENT LEGEND**

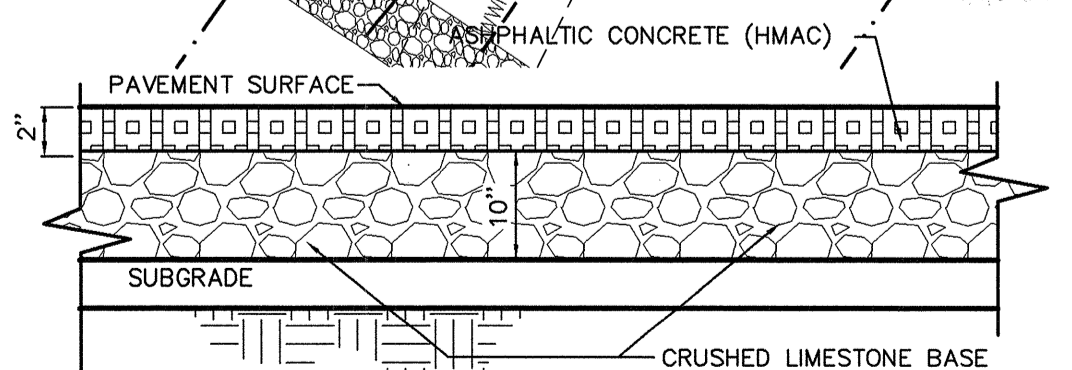
- DI-1 HOT MIX ASPHALTIC CONCRETE
- DI-2 HOT MIX ASPHALTIC CONCRETE
- DI-2 RIGID CONCRETE



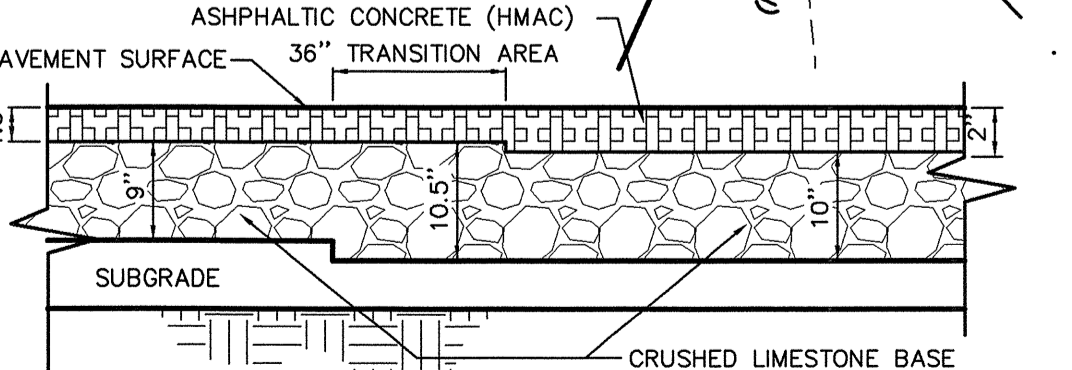
**DI-2 CONCRETE PAVEMENT SECTION**  
 N.T.S.  
 (TERRACON CONSULTING, INC. SPECIFICATION DATED 2/14/2012)



**DI-1 HMAC PAVEMENT SECTION**  
 N.T.S.  
 (TERRACON CONSULTING, INC. SPECIFICATION DATED 2/14/2012)



**DI-2 HMAC PAVEMENT SECTION**  
 N.T.S.  
 (TERRACON CONSULTING, INC. SPECIFICATION DATED 2/14/2012)



**HMAC PAVEMENT TRANSITION SECTION**  
 N.T.S.  
 (TERRACON CONSULTING, INC. SPECIFICATION DATED 2/14/2012)



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.