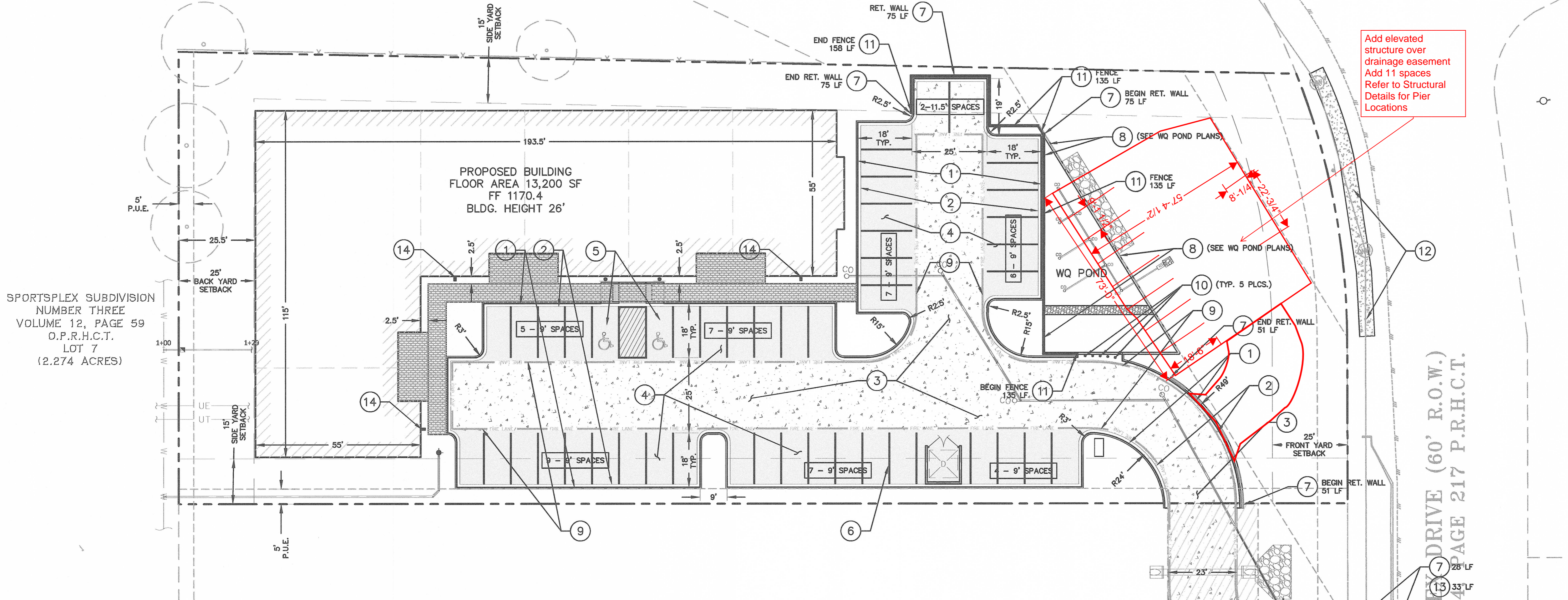
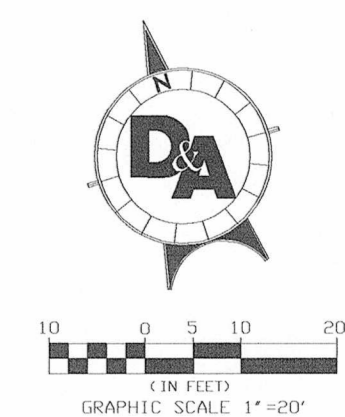


DRIPPING SPRINGS MEDICAL CENTER LLC  
LOT 3  
(1.116 ACRES)

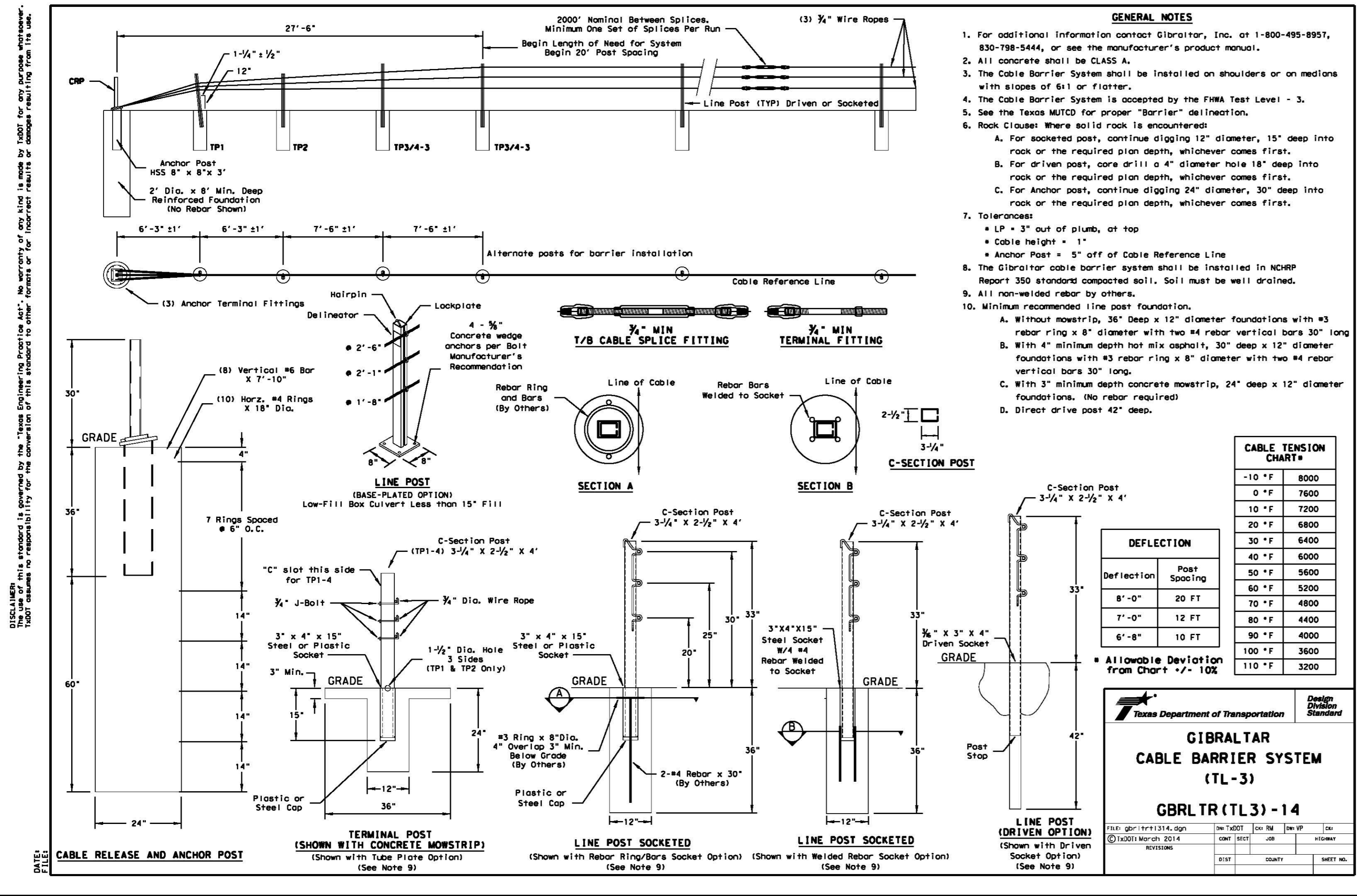


SPORTSPLEX SUBDIVISION  
NUMBER THREE  
VOLUME 12, PAGE 59  
O.P.R.H.C.T.  
LOT 7  
(2.274 ACRES)

LEGEND	
	EXISTING CURB INLET
	EXISTING WASTEWATER MANHOLE
	PROPOSED PARKING BUMPER
	EXISTING FIRE HYDRANT
	EXISTING TRANSFORMER PAD
	PROPOSED SIGN
	EXISTING TREE TO REMAIN
	ELECTRIC METER
	PROPOSED ADA PARKING SYMBOL
	EXISTING FENCE
	PROPERTY BOUNDARY
	LOT BOUNDARY
	EXISTING EDGE OF PAVEMENT
	EXISTING RETAINING WALL
	EXISTING FIRE LANE STRIPING
	PROPOSED FIRE LANE STRIPING
	PROPOSED SPEED HUMP

SITE LEGEND	
1	CONSTRUCT CURB & GUTTER (SEE DETAIL ON SITE DETAIL SHEET)
2	EDGE OF CONCRETE PAVEMENT
3	HEAVY-DUTY CONCRETE PAVEMENT
4	LIGHT-DUTY CONCRETE PAVEMENT
5	VAN-ACCESSIBLE A.D.A. PARKING
6	DUMPSTER PAD WITH 6'-HIGH ENCLOSURE WALL AND GATE. (SEE DETAIL ON SITE DETAIL SHEET)
7	8"-THICK CONCRETE RETAINING WALL
8	8"-THICK CONCRETE POND WALL (SEE WQ POND PLANS FOR WALL ELEVATIONS)
9	INSTALL FIRE LANE STRIPING, PAINTED 4" WHITE LETTERS ON RED BACKGROUND "FIRE LANE - NO PARKING" AT 25' INTERVALS.
10	INSTALL CONCRETE PARKING BOLLARDS AT 2.5' SPACING, CENTER-TO-CENTER
11	INSTALL 5'-HIGH WROUGHT IRON FENCE AT TOP OF WALL
12	INSTALL APPROX. 105 LF OF 5'-WIDE CONCRETE SIDEWALK
13	INSTALL APPROX. 33 LF OF GUARDRAIL ALONG TOP OF RETAINING WALL
14	INSTALL ROOF DRAIN WITH SPLASH BLOCK

PAVING LEGEND	
	PLACE HEAVY DUTY CONCRETE PAVEMENT. (7" PORTLAND CEMENT CONCRETE, 8" COMPACTED SUBGRADE) SEE DETAIL.
	PLACE LIGHT DUTY CONCRETE PAVEMENT. (5" REINFORCED CONCRETE, 8" COMPACTED SUBGRADE) SEE DETAIL.
	PLACE CONCRETE SIDEWALK PAVEMENT (ON-SITE) PER COA DETAIL 432S-1 (SEE DETAIL SHEET DT1)
	PLACE CONCRETE SIDEWALK PAVEMENT (OFF-SITE) PER COA DETAIL 432S-1 (SEE DETAIL SHEET DT1)



- GENERAL NOTES**
- For additional information contact Gibraltar, Inc. at 1-800-495-8957, 830-798-5444, or see the manufacturer's product manual.
  - All concrete shall be CLASS A.
  - The Cable Barrier System shall be installed on shoulders or on medians with slopes of 6:1 or flatter.
  - The Gibraltar system is accepted by the FHWA Test Level - 3. See the Texas MUTCD for proper "Barrier" delineation.
  - Rock Closures where solid rock is encountered:
    - For socketed post, continue digging 12" diameter, 15" deep into rock or the required plan depth, whichever comes first.
    - For driven post, core drill a 4" diameter hole 18" deep into rock or the required plan depth, whichever comes first.
    - For anchor post, continue digging 24" diameter, 30" deep into rock or the required plan depth, whichever comes first.
  - Tolerances:
    - LP = 3" out of plumb, at top
    - Cable Height = 1'
    - Anchor Post = 5" off of Cable Reference Line
  - The Gibraltar barrier system shall be installed in NCHRP Report 350 standard compacted soil. Soil must be well drained.
  - All non-welded rebar by others.
  - Minimum recommended line post foundation:
    - Without mostrip, 36" Deep x 12" diameter foundations with #3 rebar ring x 8" diameter with two #4 rebar vertical bars 30" long
    - With 4" minimum depth hot mix asphalt, 30" deep x 12" diameter foundations with #3 rebar ring x 8" diameter with two #4 rebar vertical bars 30" long.
    - With 3" minimum depth concrete mostrip, 24" deep x 12" diameter foundations. (No rebar required)
    - Direct drive post 42" deep.

IMPERVIOUS COVER CALCULATIONS	
AREA	(SF)
BUILDING	13,200
PAVEMENT	23440
SIDEWALK	1,780
TOTAL	38,420

**ZONING**  
CS - COMMERCIAL SERVICES

**IMPERVIOUS COVER REQUIREMENTS:**

MAXIMUM IMPERVIOUS COVER (%) x NET SITE AREA (sq ft) = TOTAL ALLOWABLE IMPERVIOUS COVER (sq ft)

MAXIMUM IMPERVIOUS COVER %, CS: 70%  
NET SITE AREA: 56192.4 sq ft 1.29 ac  
TOTAL SEPTIC AREA: N/A  
TOTAL ALLOWABLE IMPERVIOUS COVER: 39,334.68 sq ft 0.90 ac

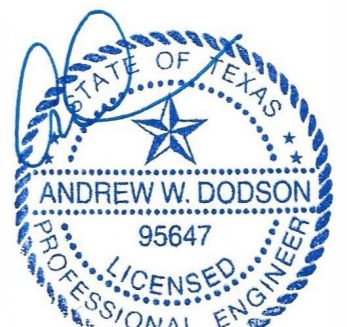
PROPOSED IMPERVIOUS COVER: 33,660 sq ft 0.773 ac  
PROPOSED IMPERVIOUS COVER %: 59.90%

**OFF-STREET PARKING REQUIREMENTS:**

OFFICE: ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA IN ADDITION TO ANY REQUIRED STACKING SPACES FOR DRIVE-THROUGH FACILITIES.

GROSS FLOOR AREA: 13,200 sf  
REQUIRED PARKING (1 SPACE/300 SF): 44  
STANDARD PARKING SPACES PROVIDED: 45  
(ACCESSIBLE PARKING SPACES PROVIDED: 2  
TOTAL PARKING SPACES PROVIDED: 47 58 spcs

38420 SF 68.3%

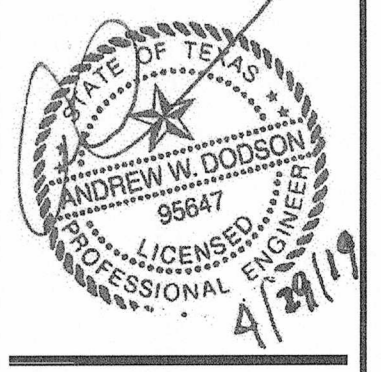


**DA DOUCET & ASSOCIATES**  
Civil Engineering - Eriements - Surveying/Mapping  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetengineers.com  
Firm Registration Number: 3937

SITE PLAN

JWLP LOT 6  
CONSTRUCTION PLAN  
DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF ANDREW DODSON, P.E. TBP#95647, ON APR. 29, 2019, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF DRIPPING SPRINGS.



Designed: SK  
Drawn: CP  
Reviewed: AD  
Date: APRIL 2019  
SHEET  
9 OF 23  
Project No: 1770-002