

LEGEND

- EXISTING CURB & GUTTER
- EXISTING MASTER WATER MANHOLE
- PROPOSED PAVING BANNER
- EXISTING FIRE HYDRANT
- EXISTING FIRE ALARM
- PROPOSED SIGN
- PROPOSED SIGN
- EXISTING TREE TO REMAIN
- PROPOSED LANDSCAPING TREE
- ELECTRIC METER
- PROPOSED PAVING SYMBOL
- PROPERTY BOUNDARY
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING RETAINING WALL
- EXISTING SIDEWALK
- PROPOSED FIRE LANE STRIPING
- PROPOSED SPEED HUMP

SITE PLAN

- 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.I.A. PARKING
 6. DAMPSTER PAD WITH 6'-HIGH ENCLOSURE WALL AND GATE. (SEE DETAIL ON SITE DETAIL SHEET)
 7. 8" -THICK CONCRETE RETAINING WALL
 8. 8" -THICK CONCRETE FOND WALL (SEE W/P POND PLANS FOR WALL ELEVATIONS)
 9. 8" -THICK CONCRETE FOND WALL WITH 6'-HIGH ENCLOSURE WALL AND GATE. (SEE W/P POND PLANS FOR WALL ELEVATIONS)
 10. CONCRETE PAVING ROLLS AT 25' SPACING, CENTER-TO-CENTER
 11. INSTALL 5'-HIGH WROUGHT IRON FENCE AT TOP OF WALL
 12. INSTALL APPROX. 105 LF OF 6"-WIDE CONCRETE SIDEWALK
 13. INSTALL APPROX. 33 LF OF GUARDRAIL ALONG TOP OF RETAINING WALL
 14. INSTALL ROOF DRAIN WITH SPLASH BLOCK

- PAVING LEGEND**
- PAVE HEAVY DUTY CONCRETE PAVEMENT. (7" PORTLAND CEMENT CONCRETE, 8" COMPACTED SUBGRADE) SEE DETAIL.
 - PAVE LIGHT-DUTY CONCRETE PAVEMENT. (4" PORTLAND CEMENT CONCRETE, 6" COMPACTED SUBGRADE) SEE DETAIL.
 - PAVE CONCRETE SIDEWALK PAVEMENT (8x8-SIT) PER COA DETAIL A32-1 (SEE DETAIL SHEET D11)
 - PAVE CONCRETE SIDEWALK PAVEMENT (8x8-SIT) PER COA DETAIL A32-1 (SEE DETAIL SHEET D11)

**JWLP LOT 6
 CONSTRUCTION PLAN
 DRIPPING SPRINGS, TEXAS**

NOTE: THIS PLAN USES MATERIALS AND METHODS APPROVED BY THE CITY OF DRIPPING SPRINGS, TEXAS. FOR THE PURPOSES OF THIS PLAN, THE CITY OF DRIPPING SPRINGS, TEXAS IS THE AUTHORITY OF THE CITY OF DRIPPING SPRINGS, TEXAS.

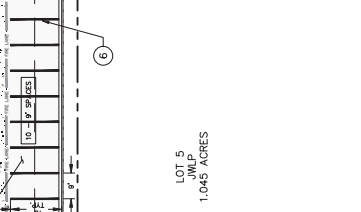
DRIPPING SPRINGS MEDICAL CENTER, LLC
 LOT 9
 11.116 ACRES

SPORTSPLEX SUBDIVISION
 NUMBER THREE
 VOLUME 12, PAGE 59
 O.P. P.L.C.T.
 12.274 ACRES

LOT 5
 JWLP
 1.045 ACRES

PROPOSED BUILDING
 FLOOR AREA: 13,200 SF
 BLDG. HEIGHT: 26'

SPORTSPLEX DRIVE 217 P.R.H.C.T.



DRIPPING SPRINGS MEDICAL CENTER, LLC
 LOT 9
 11.116 ACRES

IMPERVIOUS COVER CALCULATIONS

AREA	(SF)
BUILDING	63,500
PAVEMENT	36,686
SIDWALK	1,786
TOTAL	33,666

ZONING

CS - COMMERCIAL SERVICES

IMPERVIOUS COVER REQUIREMENTS:

MAXIMUM IMPERVIOUS COVER (%): NET SITE AREA (sq ft) = 796
 NET SITE AREA (sq ft) = 29 ac
 TOTAL ALLOWABLE IMPERVIOUS COVER: 39,334.68 sq ft, 0.90 ac
 PROPOSED IMPERVIOUS COVER: 33,666 sq ft, 0.773 ac
 PROPOSED IMPERVIOUS COVER %: 59.90%

OFF-STREET PARKING REQUIREMENTS:

OFFICE ONLY (3 SPACES PER THOUSAND (600) 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 (3 SPACES/1000 SF): 44
 STANDARD PARKING SPACES PROVIDED: 45
 TOTAL PARKING SPACES PROVIDED: 47

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SIDWALK	1,786
TOTAL	33,666

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