

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA (.30 ACRES) = 13,068 SF
ALLOWED IMPERVIOUS COVERAGE [I.C.] = 60 %
ALLOWABLE I.C. LOT GSF = 7,841 SF
CURRENT I.C. % = 12 %

NEW ZONING = O+HO+CO

CURRENT PROFESSIONAL OFFICE RSF @1,423 SF
PARKING RATIO = 1:300 GSF | REQ'D SPACES = 5

CURRENT CONCEPT PROVIDES 8 SPACES WITHOUT USE OF INTERIOR GARAGE

FUTURE ADDTN'L PROFESSIONAL OFFICE RSF @ 768 SF
PARKING RATIO = 1:300 GSF | REQ'D SPACES = 3

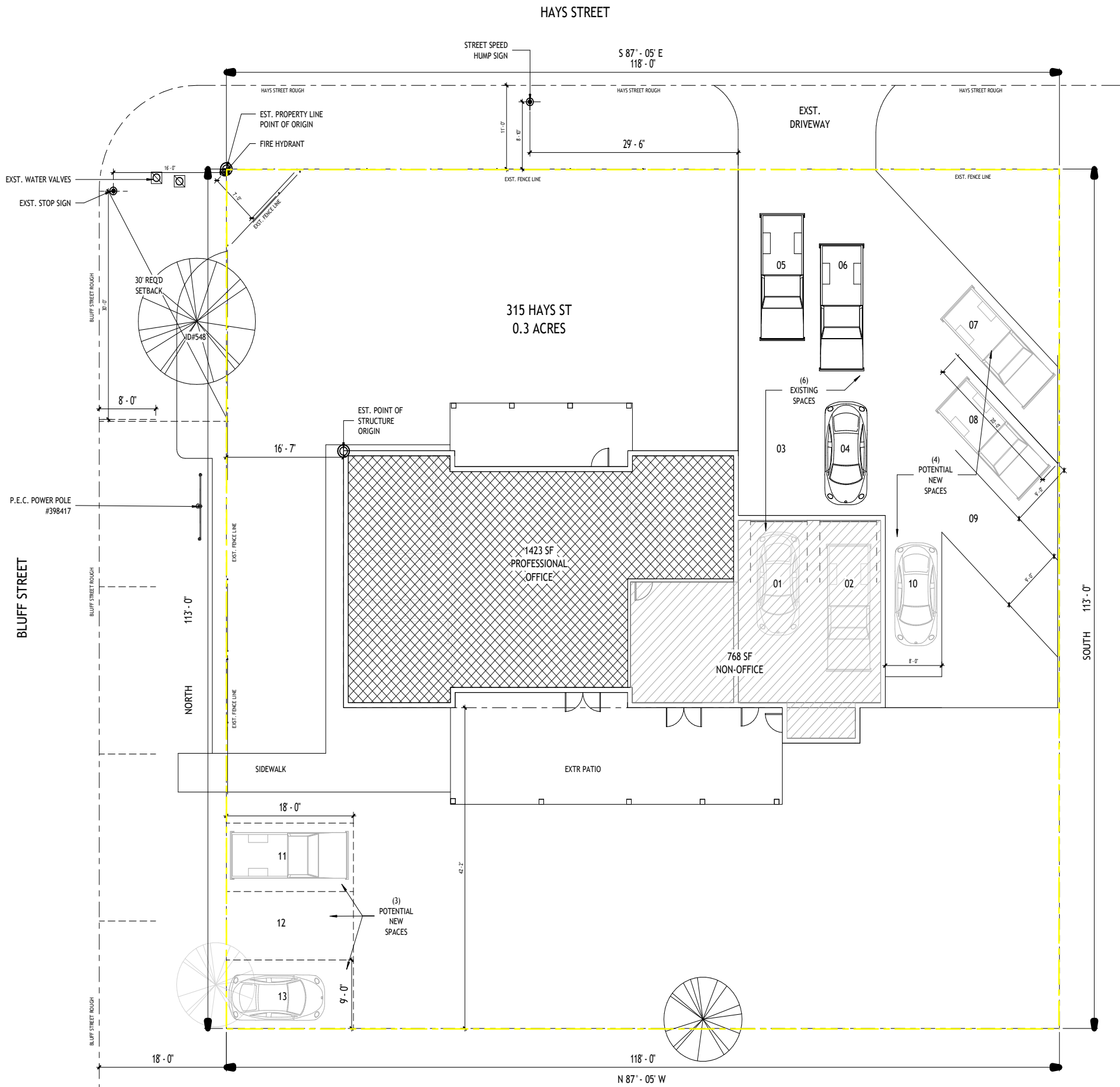
FUTURE CONCEPT PROVIDES UP TO (11) SPACES TOTAL

LEGENDS

ARCEL BOUNDARY



1 REFERENCE AERIAL
A.4 NOT TO SCALE



2 CONCEPT SITE PLAN
A.4 NOT TO SCALE



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OWNER / CLIENT

CONNOLLYS
LAND OWNER

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MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS
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ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

HISTORIC HAYS STREET
PROFESSIONAL OFFICE
315 HAYS ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:

PARCEL ID # AS NOTED
LEGAL DESC. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 09.18.26

REVISION 01 09/21/26

REVISION 02 <->

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:

CONCEPT
MASTER SITE
PLAN
KEY LEGEND

SHEET NUMBER

A.4