

STEPHENSON BUILDING
SITE DEVELOPMENT PLAN
311 OLD FITZHUGH ROAD
HAYS COUNTY, DRIPPING SPRINGS, TX
AUGUST 2024

OWNER: CITY OF DRIPPING SPRINGS
511 MERCER STREET
DRIPPING SPRINGS, TEXAS 78620

CONTACT: MICHELLE FISCHER
(512) 858-4725

ENGINEER: DOUCET & ASSOCIATES
7401B HWY 71 WEST, SUITE 160
AUSTIN, TX 78735

CONTACT: JOE GRASSO, P.E.
(512) 583-2600

LAND SURVEY: DOUCET & ASSOCIATES
7401B HWY 71 WEST, SUITE 160
AUSTIN, TX 78735

CONTACT: CHRIS TERRY, R.P.L.S.
(512) 583-2600

PROJECT ADDRESS: 311 OLD FITZHUGH ROAD,
DRIPPING SPRINGS TEXAS

LEGAL DESCRIPTION: 1.43 ACRES LOT 1, BLOCK 1 MINOR REPLAT OF STEPHENSON CIVIC DISTRICT
RECORDED IN DOCUMENT NO. _____ OF THE PLAT RECORDS OF HAYS
COUNTY, TEXAS

WATERSHED: THIS SITE IS LOCATED IN THE ONION CREEK WATERSHED WHICH IS CLASSIFIED AS A
SUBURBAN WATERSHED. THIS PROJECT IS WITHIN THE EDWARDS AQUIFER
CONTRIBUTING ZONE AS REGULATED BY TEXAS COMMISSION ON ENVIRONMENTAL
QUALITY (TCEQ).

FLOODPLAIN: ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER
48209C0105F, DATED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS, NO PORTIONS OF
THIS PROPERTY LIE WITHIN THE DESIGNATED HUNDRED YEAR FLOOD PLAIN FLOOD
HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART
OF THE SURVEYOR OR ENGINEER.

ZONING: GUI - GOVERNMENT/UTILITY/INSTITUTIONAL / HISTORIC OVERLAY

WATER SERVICE: DRIPPING SPRINGS WATER SUPPLY CORP.

WASTEWATER SERVICE: CITY OF DRIPPING SPRINGS

SUBMITTAL DATE: AUGUST 2024

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE,
ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT
AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SUBMITTED BY:
JOE GRASSO, P.E.
DOUCET & ASSOCIATES
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600

APPROVED BY:
CHAD GILPIN, CITY ENGINEER, CITY OF DRIPPING SPRINGS

TORY CARPENTER, PLANNING DIRECTOR, CITY OF DRIPPING SPRINGS

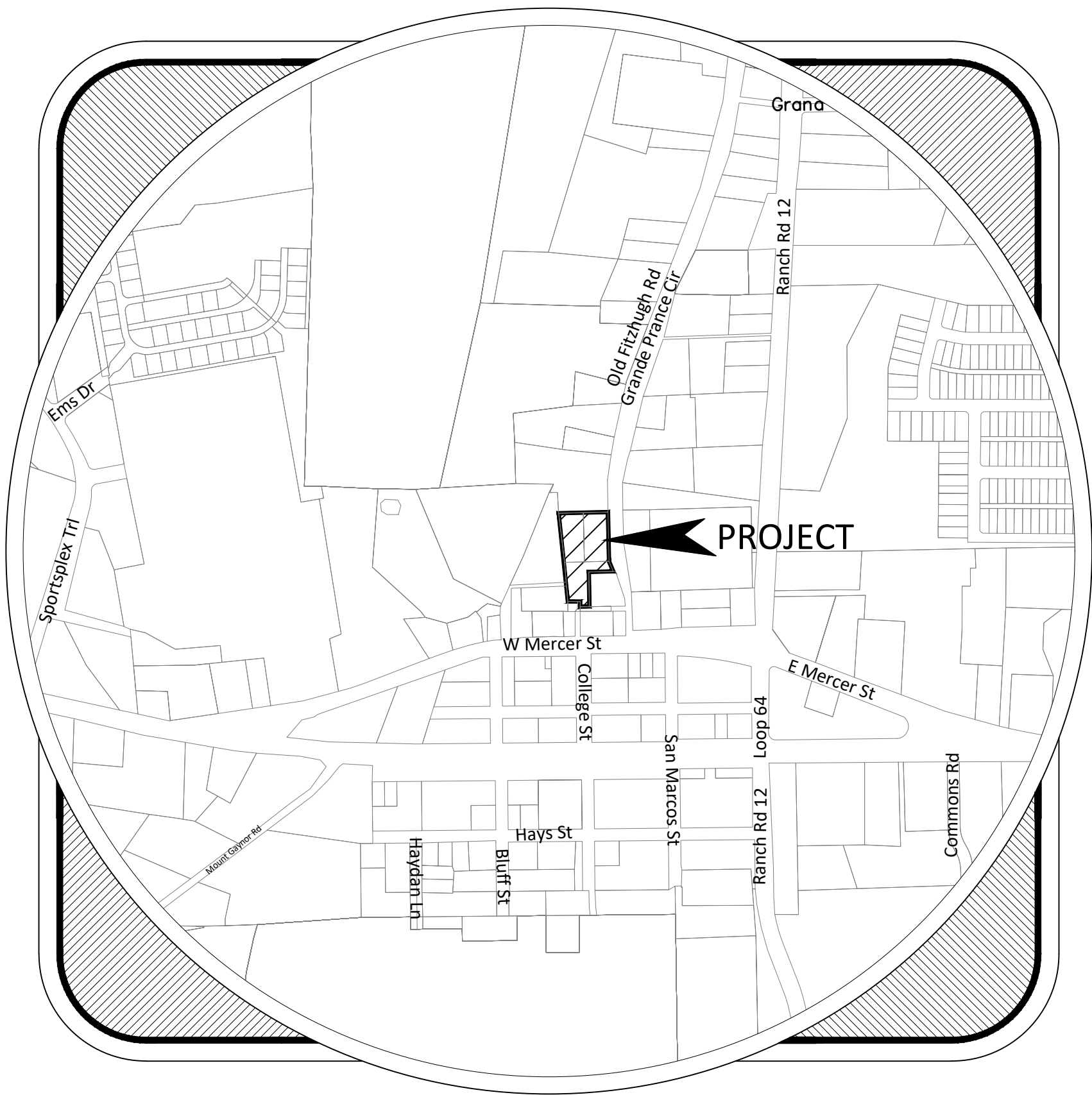
ROBBY CALLEGARI, P.E., CITY OF DRIPPINGS SPRINGS, WASTEWATER ENGINEER

DILLON POLK - ESD #6 FIRE INSPECTOR

DRIPPING SPRINGS WATER SUPPLY CORPORATION

DANE SORRENSEN, UTILITY DIRECTOR

CITY OF DRIPPING SPRINGS SITE DEVELOPMENT PERMIT #SP2024-022



MAPSCO: PG. 588L & 588Q GRID R23
VICINITY MAP



ELECTRONIC FILE NOTE:

AT THE BIDDER'S/CONTRACTOR'S REQUEST, DOUCET WILL FURNISH ELECTRONIC
FILES AS SUPPORT DOCUMENTS FOR THE APPROVED CONSTRUCTION DOCUMENTS.
THE ELECTRONIC FILES ARE PROVIDED AS A SERVICE AND ARE SUBORDINATE TO
THE APPROVED CONTRACT DOCUMENTS. IN THE EVENT THE APPROVED CONTRACT
DOCUMENTS ARE MODIFIED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO
COMPARE THE ELECTRONIC DOCUMENTS TO THE MODIFIED CONTRACT
DOCUMENTS PRIOR TO RELEASE OF THE ELECTRONIC FILES, AN ELECTRONIC FILE
RELEASE AGREEMENT WITH DOUCET AND ASSOCIATES MUST BE SIGNED BY THE
CONTRACTOR.

NOTES:

- CITY OF DRIPPING SPRINGS WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF
STORMWATER UTILITIES, INCLUDING BMPs, PONDS, AND PERMEABLE PAVER SYSTEMS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO
PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF WORK
OF THE DESIGN ENGINEER.
- A WATER QUALITY BMP MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS
ON FILE AT CITY HALL IN SITE DEVELOPMENT CASE # SD2024-022.

REVISIONS: REVISION NOTE: ALL REVISIONS AND CORRECTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

NO.	DESCRIPTION	REVISE (R/ADD) (A) SHEET NO.'S	TOTAL # SHEET IN PLAN SET	NET CHANGE BMP COVER	SITE BMP COVER	% SITE BMP COVER	APPROVED DATE	TNR	COA

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14	PROPOSED DRAINAGE PLAN
15	RAIN GARDEN
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20	UTILITY DETAILS
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29	E103 ELECTRICAL PLAN
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33	E107 ELECTRICAL SCHEDULES

COVER

STEPHENSON BUILDING
SITE DEVELOPMENT PLAN
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
JOE GRASSO, P.E.,
TBPES#73285, ON 6-17-25
FOR THE PURPOSES OF
REVIEW AND ARE NOT TO BE
USED FOR CONSTRUCTION
PRIOR TO APPROVAL BY
THE CITY OF DRIPPING
SPRINGS.



Designed: RLE/PM

Drawn: RLE

Reviewed: TM/JG

Date: 6/10/25

SHEET

1
OF 33

Project No.:

1577-009C

SD2024-022

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GENERAL NOTES:

- SAW CUT AND MATCH ALL EXISTING PAVEMENT.
- NO BLASTING IS ALLOWED.
- ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS STANDARD SPECIFICATION 602S FOR SODDING OR 604S FOR SEEDING, AT THE CONTRACTOR'S DISCRETION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION UNLESS OTHERWISE REQUESTED BY THE PROPERTY OWNER.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF DRIPPING SPRINGS, THE ENGINEER, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR THE ENGINEER MAY REQUIRE.
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- DENSITY TESTING FOR TRENCH BACKFILL IS TO BE DONE IN 12" LIFTS AT ONE TEST PER 500' OR EACH LINE SEGMENT.
- A STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT.
- THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE STATE LAW (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436-C) AND THE NEED FOR EFFECTIVE PRECAUTIONARY MEASURES WHEN OPERATING EQUIPMENT IN THE VICINITY OF ELECTRICAL LINES. IF THE CONTRACTOR CHOOSES TO USE EQUIPMENT WITH THE POTENTIAL OF COMING WITHIN THE DISTANCE PRESCRIBED BY THE STATUTE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE WORK WITH THE APPROPRIATE ELECTRIC UTILITY COMPANY.
- CONTRACTOR SHALL NOTIFY THE CITY OF DRIPPING SPRINGS ENGINEERING INSPECTION DEPARTMENT AT 512-858-4699 PRIOR TO CONSTRUCTING DRAINAGE IMPROVEMENTS IN EASEMENTS OR RIGHTS-OF-WAY. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, IS TO BE TYPE II (WATER BASED). STOP BARS REQUIRE TYPE I THERMOPLASTIC.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ITEMS REGARDING THE 2012 INTERNATIONAL FIRE CODE (IFC) AND AS AMENDED BY THE CITY OF DRIPPING SPRING'S DEVELOPMENTAL ORDINANCE.

SPOIL SITE NOTES:

- THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN ON THE EROSION CONTROL PLAN. THE DEPTH OF SPOIL WILL NOT EXCEED 10 FEET IN ANY AREA.
- NO SPOILS DISPOSAL ON-SITE EXCEPT AS SHOWN ON THE PLANS.

CONSTRUCTION SEQUENCE:

- CALL CITY OF DRIPPING SPRINGS AT 48 HOURS PRIOR TO BEGINNING ANY WORK. CALL THE ONE CALL CENTER AT 811 FOR UTILITY LOCATIONS AND OBTAIN PERMIT FOR ANY WORK WITHIN TXDOT OR CITY OF DRIPPING SPRINGS RIGHT-OF-WAY.
- THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MEASURES AS SHOWN WITHIN THESE PLANS.
- THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE.
- WITH THE APPROVAL OF ALL AFFECTED PARTIES, THE CONTRACTOR MAY BEGIN CLEARING AND GRUBBING.
- ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL (SECTION 8.3) AND/OR THE ENVIRONMENTAL CRITERIA MANUAL (SECTION 1.4.2.K). THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
- COMPLETE ALL GRADING AND UNDERGROUND INSTALLATIONS WITHIN THE PROJECT.
- COMPLETE DRIVEWAYS AND PARKING PAVEMENT.
- COMPLETE BUILDING CONSTRUCTION.
- COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
- REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL, INCLUDING CONSTRUCTION SPOILS AREA.
- COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY RE-VEGETAION, MULCH, TARP OR REVEGETATION MATTING.

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTIVE FENCING PRIOR TO ANY WORK (CLEARING, GRUBBING OR EXCAVATION).
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- THE PLACEMENT OF TREE PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE DETAILS AND NOTES FOR TREE AND NATURAL AREA PROTECTION.
- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX INCHES.

WATER NOTES:

- THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SYSTEM AT 811 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL ALSO CONTACT DRIPPING SPRINGS WATER SUPPLY CORPORATION AT 512-858-7897 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS. KNOWN EXISTING UTILITIES ARE SHOWN ON THE DRAWINGS. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
- PRESSURE TAPS SHALL BE IN ACCORDANCE WITH THE DSWSC OR CITY OF AUSTIN STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, ETC. AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A DSWSC INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED IN SERVICE.
- FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE. HYDRANTS MUST BE EQUIPPED WITH A 5" STORZ CONNECTOR WITH A BLIND CAP AFFIXED TO THE STEAMER CONNECTION. THE 2.5" CONNECTIONS MUST BE NH THREAD. A BLUE REFLECTIVE MARKER SHALL BE AFFIXED TO THE ROADWAY DIRECTLY IN LINE WITH THE HYDRANT IN ORDER TO IDENTIFY THE LOCATION OF EACH HYDRANT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION BETWEEN HIMSELF/HERSELF AND OTHER CONTRACTORS AND UTILITIES IN THE VICINITY OF THE PROJECT. THIS INCLUDES GAS, WASTEWATER, WATER, ELECTRICAL, TELEPHONE, CABLE TV, AND STREET DRAINAGE WORK. ONCE THE CONTRACTOR BECOMES AWARE OF A POSSIBLE CONFLICT, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER WITHIN TWENTY-FOUR (24) HOURS.
- WATER LINE TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD AND TCEQ.
- ALL MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(d) (PIPE DESIGN) AND 30 TAC §290.44(e) (WATER DISTRIBUTION).
- PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900 MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100 MIN. CLASS 250). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 psi, SDR-9).
- ALL FIRE HYDRANTS SHALL BE OF THE SAME MANUFACTURER AND IN ACCORDANCE WITH ITEM 17 OF GENERAL CONSTRUCTION NOTES OF DSWSC DATED OCTOBER 2018.
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL. POLYETHYLENE.
- THE CONTRACTOR SHALL CONTACT THE DRIPPING SPRINGS WATER SUPPLY CORPORATION AT 512-858-7897 AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING WATER LINES.
- THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
- LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE DSWSC REPRESENTATIVE AT 512-858-7897.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM DISINFECTION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE DISINFECTION PROCEDURE. THE DISINFECTION PROCEDURE SHALL BE MONITORED BY THE DSWSC PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE DSWSC TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 ppm. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE DSWSC. ALL FLUSHING MUST BE COORDINATED WITH THE DSWSC.
- SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR DSWSC PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE DSWSC NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE DSWSC. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE TEXAS DEPARTMENT OF HEALTH, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE.
- A QUALIFIED LAB SHALL PERFORM TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AT THE OWNER'S EXPENSE. THE OWNERS CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. THE CONTRACTOR SHALL NOTIFY DSWSC NO LESS THAN 48 HOURS PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING. A DSWSC INSPECTOR MUST BE PRESENT FOR ALL TESTS.
- THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE DSWSC.
- ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
- ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BY APPROPRIATELY MARKED AS FOLLOWS:

WATER SERVICE	"W" ON TOP OF CURB
WASTEWATER SERVICE	"S" ON TOP OF CURB
VALVE	"V" ON TOP OF CURB

TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR, OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF DRIPPING SPRINGS.

- SAND, AS DESCRIBED IN SPECIFICATION ITEM §10 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE PIPE EMBEDMENT MATERIAL SHALL BE AS STIPULATED IN ITEM 16 OF DSWSC CONSTRUCTION NOTES DATED OCTOBER 2018.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 MIDNIGHT AND 6 AM.

TRENCH SAFETY NOTES:

- IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS..
- IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25' OF LATERAL TRAVEL.

GRADING NOTES:

- CHANNEL DRAINAGE SLOPES SHALL BE NO STEEPER THAN 3:1 UNLESS OTHERWISE NOTED.
- POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND NOT FLATTER THAN 2% AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS, ITEM 132.

SPECIFICATIONS:

THE FOLLOWING REFERENCED SPECIFICATION REQUIREMENTS SHALL APPLY TO THIS PROJECT CONSTRUCTED WITHIN THE CITY OF DRIPPING SPRINGS PER THE DRIPPING SPRINGS TECHNICAL CRITERIA MANUAL (DSTC) AS SHOWN IN CODE OF ORDINANCES CHAPTER 28, EXHIBIT C SECTION 1. THE CITY REQUIRES THE USE OF THE CITY OF AUSTIN (COA) STANDARD SPECIFICATIONS WHEN REQUIREMENTS ARE NOT SHOWN IN THE HAYS COUNTY TECHNICAL CRITERIA. WATER AND WASTEWATER SHALL BE PER PROVIDER REQUIREMENTS. WORK WITHIN STREET R.O.W. OR CITY EASEMENTS SHALL FOLLOW, HAYS COUNTY SPECIFICATION FOR ROADWAY DESIGN, PAVING AND DRAINAGE IMPROVEMENTS. IF WORK IS WITHIN THE TEXAS DEPARTMENT FOR TRANSPORTATION (TXDOT) R.O.W. THOSE IMPROVEMENTS SHALL FOLLOW TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

ALL WATER LINE INSTALLATIONS SHALL BE PER REQUIREMENTS OF THE DRIPPING SPRINGS WATER SUPPLY CORP. AND DETAILS.

ALL WASTEWATER LINE INSTALLATIONS SHALL BE PER CITY OF DRIPPING SPRINGS REQUIREMENTS AND DETAILS.
ALL REFERENCES TO THE CITY OF AUSTIN (AS REFERENCED IN THE COA STANDARD SPECIFICATIONS) SHALL BE DISREGARDED, AS THE CITY OF AUSTIN IS NOT A PARTY TO THIS CONTRACT. WHERE APPROPRIATE, "OWNER", CAN BE USED IN PLACE OF "CITY OF AUSTIN" FOR ONSITE INSTALLATIONS.
ALL REFERENCES TO "MEASUREMENT AND PAYMENT" IN THE STANDARD SPECIFICATIONS SHALL BE DISREGARDED AND WORK SHALL BE INCLUDED IN THE PROPOSED LUM SUM AMOUNT BID.
THIS PROJECT IS BEING BID LUMP SUM. ALL WORK DEPICTED IN THE PLANS AND CONTRACT DOCUMENTS SHALL BE INCLUDED IN THE SPECIFICATION ITEMS LISTED BELOW WITH THE EXCEPTION OF ITEMS THAT ARE EXPLICITLY EXCLUDED. ANY WORK THAT IS INCIDENTAL TO AN ITEM OR THE GENERAL WORK OF THE CONTRACT WHICH IS NOT SPECIFICALLY DESCRIBED OR INCLUDED IN THE LUMP SUM ITEM, BUT WHICH IS REQUIRED FOR PERFORMANCE AND COMPLETION OF THE WORK REQUIRED UNDER THE CONTRACT, SHALL ALSO BE INCLUDED IN HIS PROJECT WITHIN THE LUMP SUM BID.
ALL REFERENCES TO THE DEPARTMENT IN THE TXDOT STANDARD SPECIFICATIONS SHALL BE DISREGARDED, AS THE TXDOT IS NOT A PARTY TO THIS CONTRACT. WHERE APPROPRIATE, "CITY OF DRIPPING SPRINGS OR OWNER", CAN BE USED IN PLACE OF "DEPARTMENT" DEPENDING ON LOCATION.
WHERE PHRASES IN THE SPECIFICATIONS SUCH AS "AS DIRECTED BY" OR "TO THE SATISFACTION OF THE DIRECTOR OR ENGINEER" OCCUR, IT IS TO BE UNDERSTOOD THAT REQUIREMENTS, ORDERS OR INSTRUCTIONS TO WHICH THEY RELATE ARE WITHIN LIMITATIONS OF AND AUTHORIZED BY THE OWNER/DEVELOPER AND THE CITY OF DRIPPING SPRINGS IF APPLICABLE. WHERE REFERENCE IS MADE TO SPECIFICATIONS OF ASTM, AASHTO, TXDOT, WATER AND WASTEWATER STANDARD PRODUCTS LIST, ETC., IT SHALL MEAN THE LATEST STANDARD (UNLESS OTHERWISE SHOWN IN DETAIL) OR TENTATIVE STANDARD IN EFFECT ON THE DATE OF THE PERMIT AUTHORIZING CONSTRUCTION, UNLESS ANOTHER DATE APPLIES PURSUANT TO STATE STATUTES.

STEPHENSON BUILDING
SITE DEVELOPMENT PLAN
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

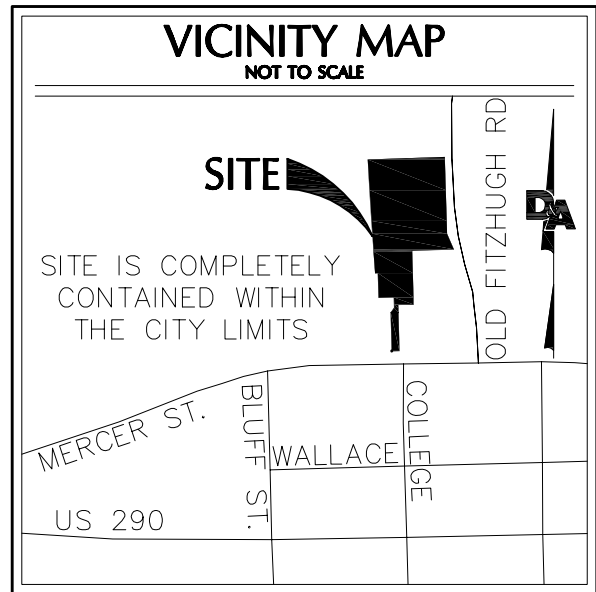
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SPRINGS.



Designed: RLE/PM
Drawn: RLE
Reviewed: TM/JG
Date: 6/10/25



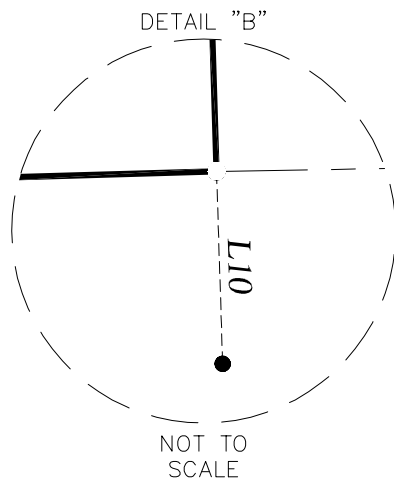
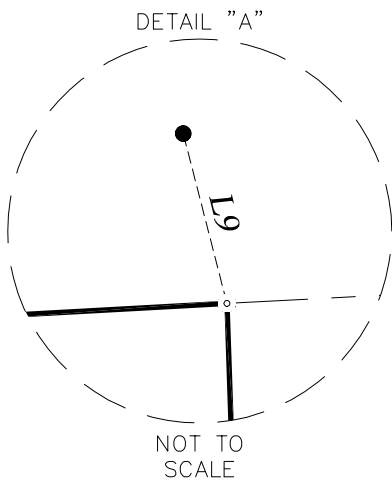
GENERAL NOTES



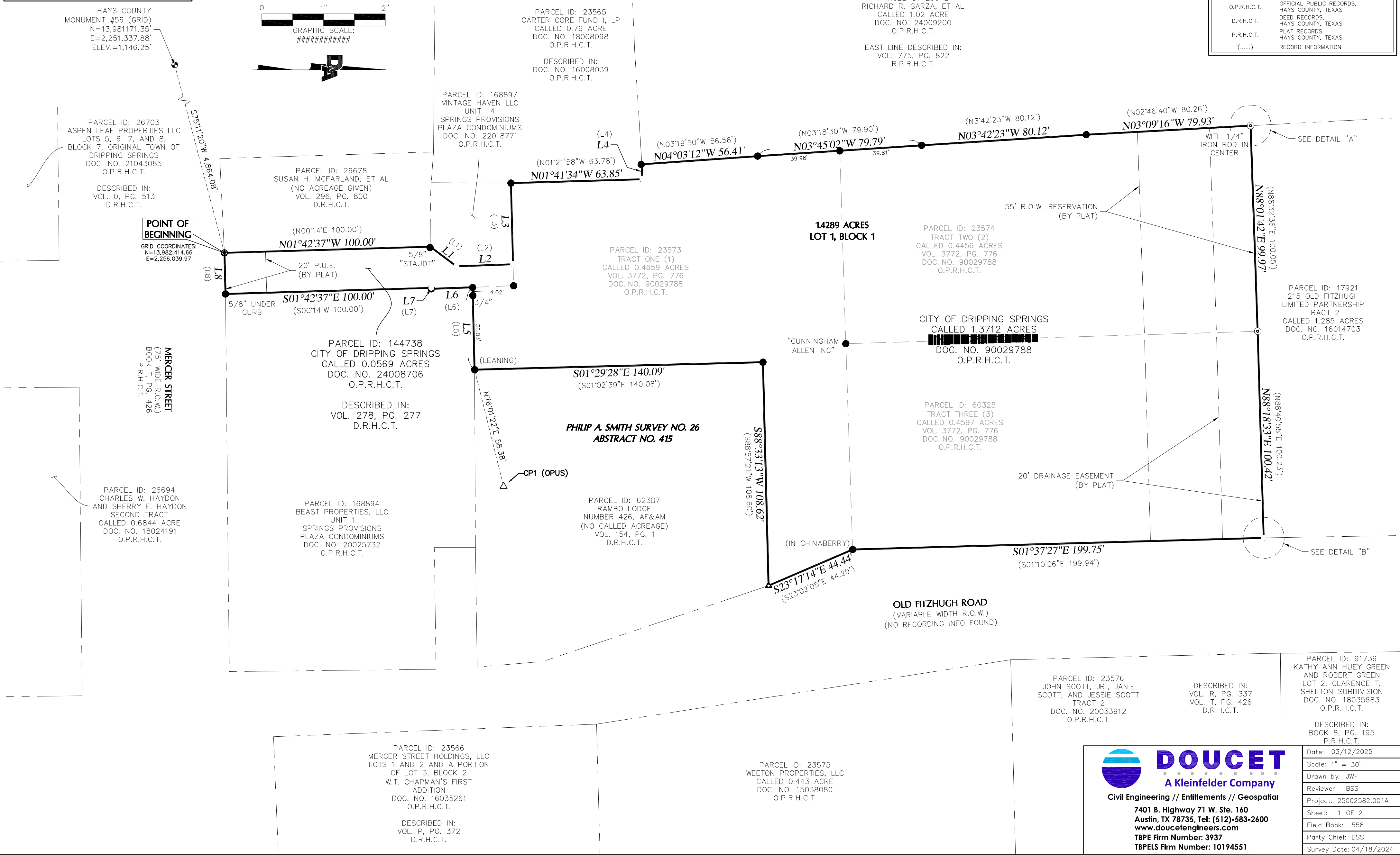
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°38'01"E	15.96'
L2	N02°08'28"W	27.48'
L3	S88°26'48"W	39.41'
L4	S88°12'01"W	7.26'
L5	S88°35'41"W	40.04'
L6	S02°08'28"E	20.01'
L7	S87°33'23"W	0.48'
L8	S88°22'50"W	19.99'
L9	S75°35'30"W	1.94'
L10	N88°09'23"E	1.23'

RECORD LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	N38°35'E	16.12'
(L2)	N00°14'E	27.49'
(L3)	S88°53'07"W	N/A
(L4)	S88°36'50"W	7.26'
(L5)	S89°00'15"W	39.96'
(L6)	S00°14'W	N/A
(L7)	S89°30'W	0.48'
(L8)	S89°30'W	20.00'

MINOR PLAT OF STEPHENSON CIVIC DISTRICT
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE
	ADJOINER PROPERTY LINE
	PROPOSED EASEMENT [AS NOTED]
	1/2" IRON ROD FOUND [UNLESS NOTED]
	1/2" IRON PIPE FOUND
	"MAG" NAIL IN DRIVEWAY FOUND
	1/2" IRON ROD WITH "DOUCET" CAP SET
	COTTON SPINDLE FOUND
	HAYS COUNTY BENCHMARK
	POINT OF BEGINNING
	DOCUMENT NUMBER
	VOLUME
	PAGE
	RIGHT-OF-WAY
	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	DEED RECORDS, HAYS COUNTY, TEXAS
	PLAT RECORDS, HAYS COUNTY, TEXAS
	RECORD INFORMATION



MINOR PLAT OF STEPHENSON CIVIC DISTRICT
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

OWNER’S ACKNOWLEDGMENT:

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

KNOW ALL ME BY THESE PRESENTS:

THAT THE CITY OF DRIPPING SPRINGS, TEXAS, BEING THE OWNER OF 1.4289 ACRES IN THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, BEING COMPRISED OF FOUR (4) SEPARATE TRACTS: TRACT ONE: DESCRIBED AS TRACT ONE (1), A 0.4659 ACRE TRACT; TRACT TWO: DESCRIBED AS TRACT TWO (2), A 0.4456 ACRE TRACT; TRACT THREE: DESCRIBED AS TRACT THREE (3), A 0.4597 ACRE TRACT, ALL CONVEYED IN VOLUME 3772, PAGE 775 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND TRACT FOUR: DESCRIBED AS A 0.0569 ACRE TRACT, CONVEYED IN DOCUMENT NUMBER 24008706 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 1.4289 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

MINOR PLAT OF STEPHENSON CIVIC DISTRICT

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 2024.

CITY OF DRIPPING SPRINGS, TEXAS

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2024.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O’CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O’CLOCK _____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

THIS SUBDIVISION HAS BEEN APPROVED BY THE CITY OF DRIPPING SPRINGS ON THE _____ DAY OF _____, 2024.

TORY CARPENTER, PLANNING DIRECTOR

CHAD GILPIN, P.E. – CITY ENGINEER

WATER SERVICE PROVIDER

WASTEWATER SERVICE PROVIDER

ENGINEER:

DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

SURVEYOR:

DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

UTILITY PROVIDERS:

WATER: DRIPPING SPRINGS WATER SUPPLY CORPORATION (DSWSC)

WASTEWATER: CITY OF DRIPPING SPRINGS

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE (P.E.C.)

GAS: TEXAS GAS SERVICE

EMERGENCY SERVICES: HAYS COUNTY ESD #1 & #6

SCHOOL DISTRICT: DRIPPING SPRINGS ISD

FINAL PLAT NOTES:

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48209C0105F, DATED SEPTEMBER 02, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE–APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE–APPROVED ORGANIZED WASTEWATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT–OF–WAY HAS BEEN ISSUED.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.

ENGINEER’S CERTIFICATION:

STATE OF TEXAS
HAYS COUNTY, TEXAS

I, JOE GRASSO, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

JOE GRASSO, P.E. DATE
TEXAS REGISTRATION NO. 73285
DOUCET, A KLEINFELDER COMPANY
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735

SURVEYOR’S CERTIFICATION:

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

KNOW BY ALL MEN THESE PRESENTS:

THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR (R.P.L.S.) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

JOSHUA P. ARMENDARIZ, R.P.L.S. DATE
TEXAS REGISTRATION NO. 6822
DOUCET, A KLEINFELDER COMPANY
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
JARMENDARIZ@KLEINFELDER.COM

SURVEYORS NOTES:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00008 AND USING CP1 (OPUS) (SHOWN HEREON) AS THE ORIGIN POINT.
US SURVEY FEET.

CP1 (OPUS)
N=13,982,550.27’
E=2,256,153.37’

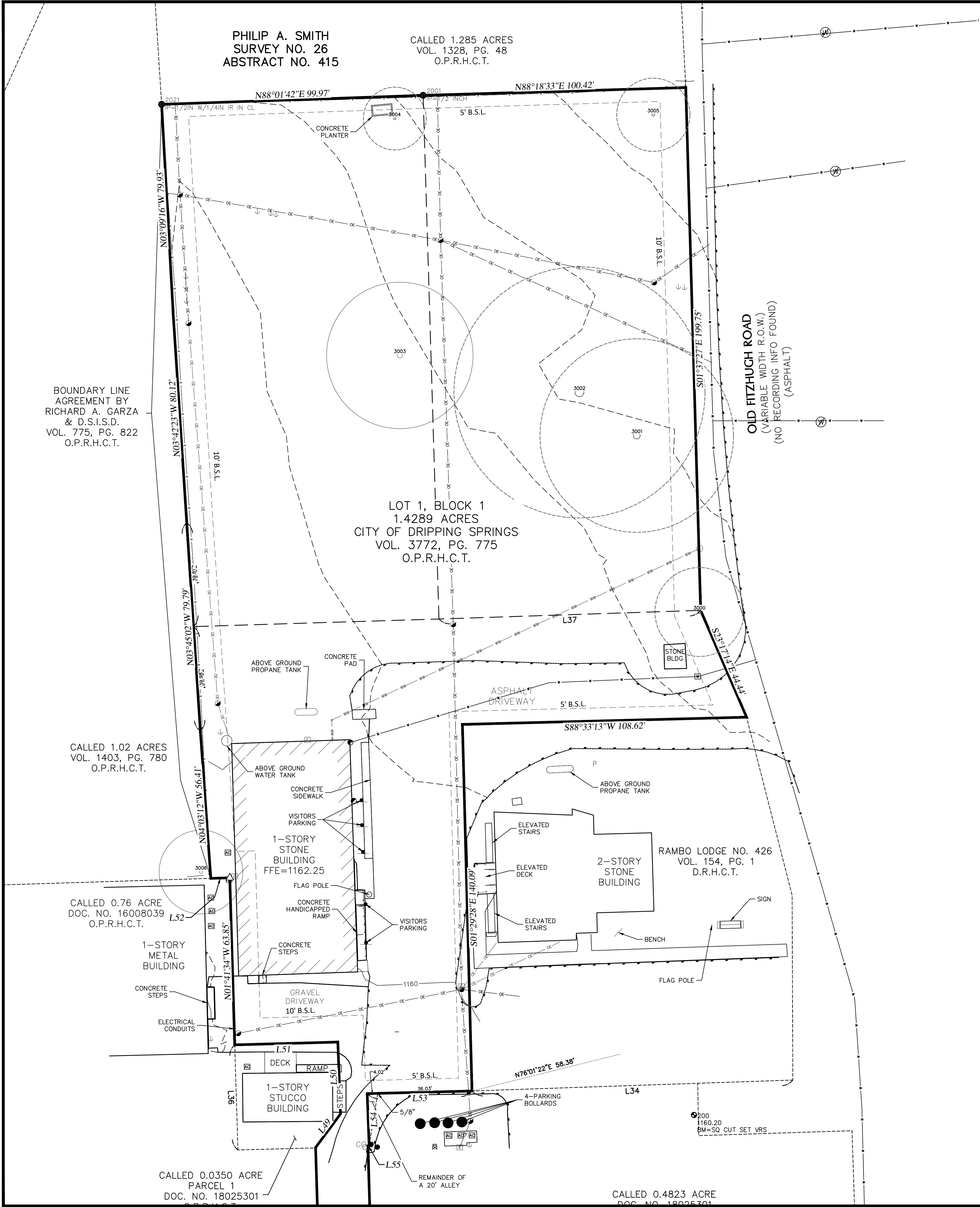
THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.



7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10194551

Date: 03/12/2025
Scale: N/A
Drawn by: JWF
Reviewer: BSS
Project: 25002582.001A
Sheet: 2 OF 2
Field Book: 558
Party Chief: BSS
Survey Date: 04/18/2024

Drawing: C:\pwworking\rlf\4c\proj\richard ellison\01577009C-CD-EXISTING-SURVEY.dwg
User: RELIZONDO
Last Modified: Mar 26, 25 - 13:35
Plot Date/Time: Jun 10, 25 - 10:19:48



TREE TABLE				
NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	MT(IN)
3000	17"	CHINABERRY (M)	34'	9 7 7
3001	37"	TALLOW (M)	74'	21 20 11
3002	48"	CATALPA (M)	96'	17 17 14 13 11 10
3003	28"	LIVE OAK	56'	
3004	12"	HACKBERRY (M)	24'	8 8
3005	14"	HACKBERRY (M)	28'	10 7
3006	16"	HACKBERRY	32'	
3010	7"	PECAN	14'	

LEGEND

--- PROPERTY LINE
--- WATER QUALITY
--- UTILITY EASEMENT
--- BUILDING SETBACK LINE
--- WASTEWATER LINE
--- WATER LINE
--- GAS LINE
--- FIBER OPTIC CABLE
--- WIRE FENCE
--- OVERHEAD ELECTRIC
--- EDGE OF PAVEMENT
--- WATER VALVE
--- WATER METER
--- WASTEWATER MANHOLE
--- WATER MANHOLE
--- TRAFFIC SIGN
--- POWER POLE
--- DOWN GUY
--- CLEAN OUT
--- ELECTRIC PULL BOX
--- COMMUNICATION PULL BOX
--- ELECTRIC VAULT
--- ELECTRIC TRANSFORMER
--- ELECTRIC MANHOLE
--- EXIST./PROP. FIRE HYDRANT
--- GAS METER

DOUCET
A Kleinfelder Company
Civil Engineering // Eminent // Geospatial
7401 E. Highway 71 W. Ste. 140
Austin, TX 78735; Tel: (512) 583-2800
www.doucet-engineering.com
TBP# Firm No: 382 TBP# Firm Number: 10105800

EXISTING CONDITIONS

**STEPHENSON BUILDING
SITE DEVELOPMENT PLAN**
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF JOE GRASSO, P.E., TBP#73285, ON 6-17-25 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF DRIPPING SPRINGS.

6-17-25

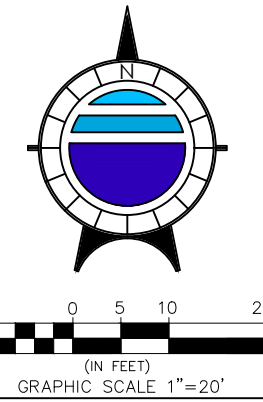
Designed: RLE/PM
Drawn: RLE
Reviewed: TM/JG
Date: 6/10/25

SHEET
5
OF 33

Project No.: 1577-009C
SD2024-022

CALLED 1.285 ACRES
 VOL. 1328, PG. 48
 O.P.R.H.C.T.

TREE TABLE						
NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	MT(IN)		
3000	17"	CHINABERRY (M)	34'	9	7	7
3001	37"	TALLOW (M)	74'	21	20	11
3002	48"	CATALPA (M)	96'	17	17	14 13 11 10
3003	28"	LIVE OAK	56'			
3004	12"	HACKBERRY (M)	24'	8	8	
3005	14"	HACKBERRY (M)	28'	10	7	
3006	16"	HACKBERRY	32'			
3010	7"	PECAN	14'			



LEGEND

- | | PROPERTY LINE |
|----|---|
| | WATER QUALITY |
| | UTILITY EASEMENT |
| | BUILDING SETBACK LINE |
| | WASTEWATER LINE |
| | WATER LINE |
| | GAS LINE |
| | FIBER OPTIC CABLE |
| | WIRE FENCE |
| | OVERHEAD ELECTRIC |
| | EDGE OF PAVEMENT |
| | WATER VALVE |
| | WATER METER |
| | WASTEWATER MANHOLE |
| | WATER MANHOLE |
| | TRAFFIC SIGN |
| | POWER POLE |
| | DOWN GUY |
| CO | CLEAN OUT |
| | ELECTRIC PULL BOX |
| | COMMUNICATION PULL BOX |
| | ELECTRIC VAULT |
| | ELECTRIC TRANSFORMER |
| | ELECTRIC MANHOLE |
| | EXIST./PROP. FIRE HYDRANT |
| | GAS METER |
| | ASPHALT PAVEMENT
AND/OR GRAVEL DRIVE
TO BE REMOVED |
| | CONCRETE PAVEMENT,
SLAB AND/OR SIDEWALK
TO BE REMOVED |
| | BUILDING AND/OR
GARAGE TO BE REMOVED |
| | EXISTING TREE TO BE
REMOVED |

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, PAVEMENT FOUNDATIONS, DRAINAGE, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES AND DISCONNECT/DECOMMISSION AS PER UTILITY AND CITY REQUIREMENTS.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUNDED. EXISTING UTILITY LINES THAT CROSS THE PROPOSED BUILDING PAD SHALL BE REMOVED IN ITS ENTIRETY. ALSO, BEDDING MATERIALS SHALL BE REMOVED WITHIN THE PROPOSED BUILDING FOOTPRINTS.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CITY OF DRIPPING SPRINGS.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED.
10. SHOULD REMOVE AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR STORM INLET STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR/REPLACEMENT PER CITY OF DRIPPING SPRINGS REQUIREMENTS.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH DRIPPING SPRINGS WATER SUPPLY CORPORATION TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE ADJACENT BUILDINGS AND SITE THROUGHOUT CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ABRADING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFF WITH DRIPPING SPRINGS WATER SUPPLY CORPORATION. ANY CO'S ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF TREES TO BE DONE WITH HAND TOOLS OR SMALL EQUIPMENT

**STEPHENSON BUILDING
SITE DEVELOPMENT PLAN**
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
JOE GRASSO, P.E..
TBPE#73285, ON 6-17-25
FOR THE PURPOSES OF
REVIEW AND ARE NOT TO BE
USED FOR CONSTRUCTION
PRIOR TO APPROVAL BY
THE CITY OF DRIPPING
SPRINGS.



Designed:	RLE/PM
Drawn:	RLE
Reviewed:	TM/JG
Date:	6/10/25

SHEET

6
OF 33

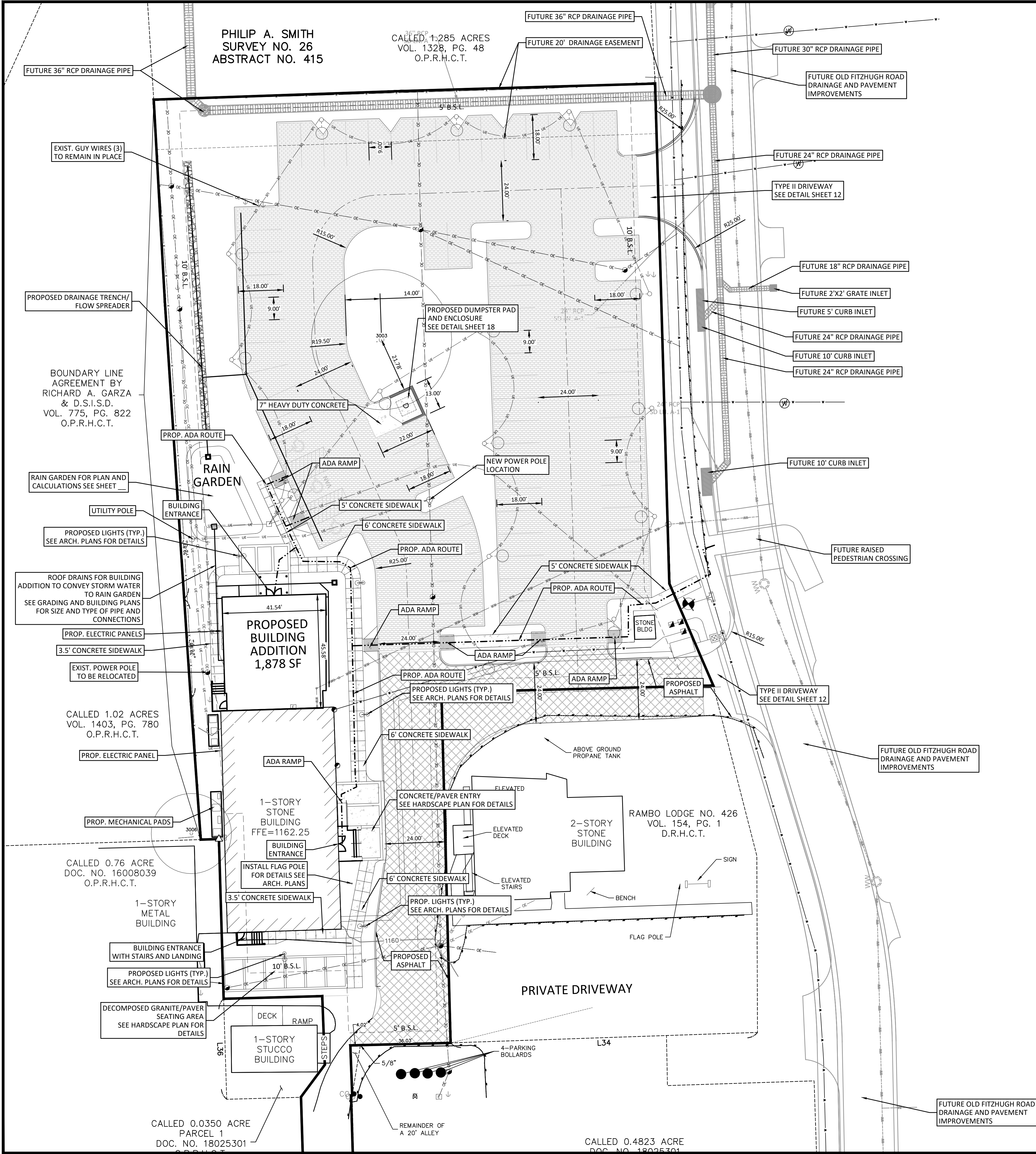
Project No.:
1577-009C

SD2024-022

Drawing: c:\pwworking\kif-dct-prod\richard.elizondo\d0206630\1577009C-CD-EXISTING-SURVEY.dwg
User: RELIZONDO
Last Modified: Mar. 26. 25 - 13:35
Plot Date/Time: Jun. 10. 25 - 10:20:01



Drawing: C:\pwworking\jlf\4c\proj\charlie\london\j020626\01577009C-CD-SF.dwg
User: RELJZND00
Last Modified: Mar. 26, 25 - 13:34
Plot Date/Time: Jun. 10, 25 - 10:20:22



SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
5. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN SMOOTH SAWCUT STRAIGHT EDGE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND DAMAGE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
7. STRIPING - FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN THE FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BOARDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.
8. SIGNS - SIGNS SHALL READ "FIRE LANE - NO PARKING" AND SHALL BE 12" WIDE AND 18" HIGH. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN 2" LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE SIX FEET, SIX INCHES (6'-6") ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN FIFTY FEET (50') APART ALONG BOTH SIDES OF THE FIRE LANE. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS OR AS APPROVED.

Parking Table		
Existing Building 4,023	No additional parking required	
Mercer St. Historic District, Ord. #2020-27		
Community Center Building Addition 1,849 SF	10 Spaces Required	
(10 spaces plus 1 for every 2,000 SF)		
Standard Spaces Provided	67	
Per IBC Table 1106.1 51 to 75, 3 spaces including 1 Van)	3	
Accessible Spaces Provided	70	
Total Parking Spaces Provided	70	
Bicycle Parking Provided	0	

Site Table - Existing Conditions			
Gross Site Area	62291 sf	1.43 ac	
No. of Buildings	1		
Building Coverage	4,023 sf	6.5%	
Impervious Cover	12,447 sf	20.0%	

Site Table - Proposed Conditions			
Gross Site Area	62,291 sf	1.43 ac	
No. of Buildings	1		
Building Coverage	4,023 sf	9.7%	
Gross Floor Area of Proposed Building	1,878 sf		
Height (stories & feet) of Proposed Building	1 story	19 ft	
Impervious Cover	36,986 sf	59.4%	
Limits of Construction	50,865 sf	1.16 ac	

GRAPHIC SCALE 1"=20'

LEGEND

- PROPERTY LINE
- WATER QUALITY
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WASTEWATER LINE
- WATER LINE
- GAS LINE
- FIBER OPTIC CABLE
- WIRE FENCE
- OVERHEAD ELECTRIC
- EDGE OF PAVEMENT
- BUILDING OVERHANG
- PROPOSED 6" VERTICAL CURB
- ACCESSIBLE ROUTE - PEDESTRIAN ACCESS
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED MEDIUM DUTY HMA PAVEMENT
- PROPOSED PERMEABLE PAVERS HERRINGBONE PATTERN
- WATER VALVE
- WATER METER
- WASTEWATER MANHOLE
- WATER MANHOLE
- TRAFFIC SIGN
- POWER POLE
- DOWN GUY
- CLEAN OUT
- ELECTRIC PULL BOX
- COMMUNICATION PULL BOX
- ELECTRIC VAULT
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- EXIST./PROP. FIRE HYDRANT
- GAS METER

DOUCET
A Kleinfelder Company
Civil Engineering // Enhancements // Geospatial
7401 E. Highway 71 W. Ste. 140
Austin, TX 78735; Tel: (512) 583-2600
info@doucet.com
TBP# Firm No: 1832
TBP# Firm Number: 10105800

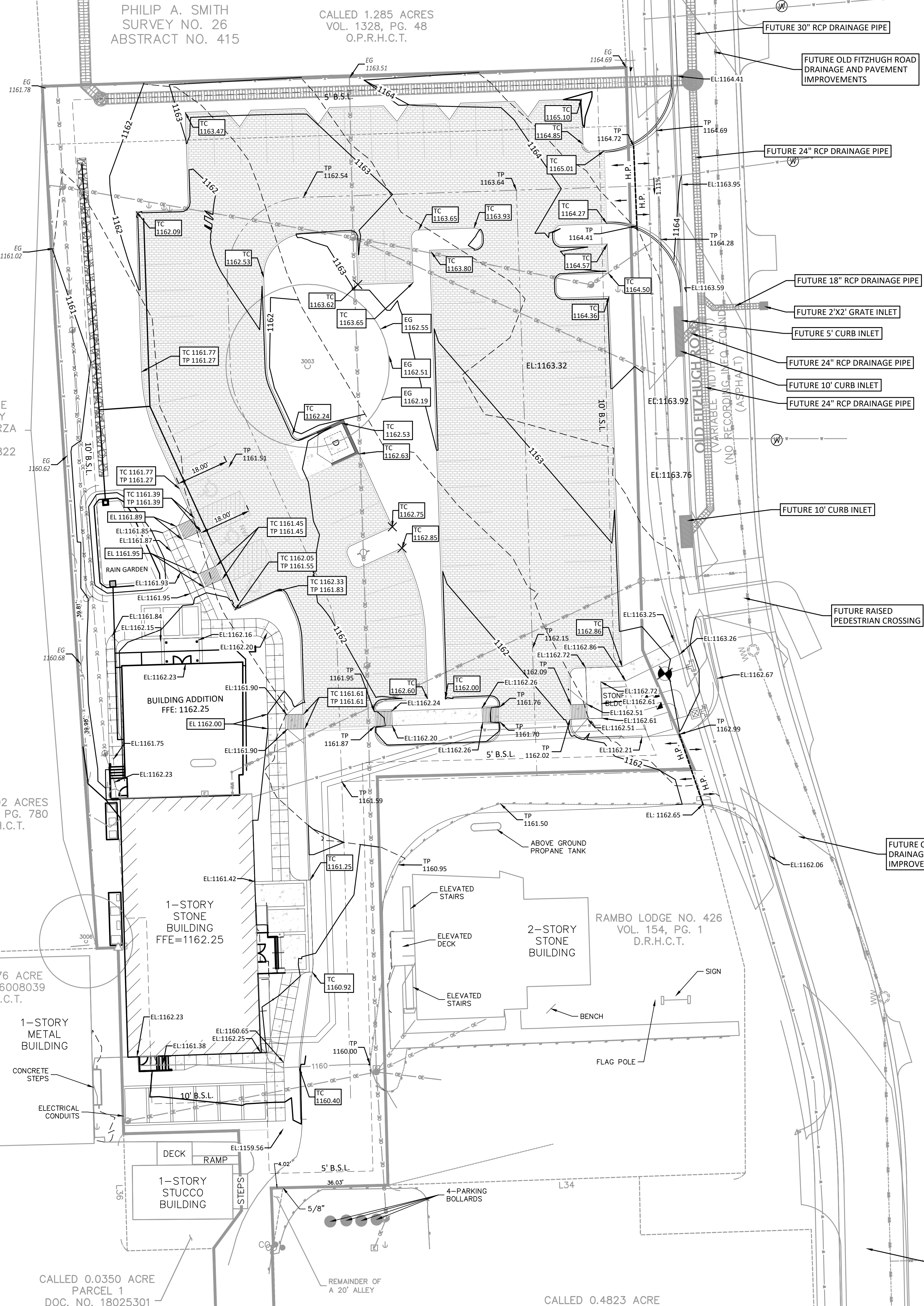
STEPHENSON BUILDING
SITE DEVELOPMENT PLAN
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF JOE GRASSO, P.E., TBP#73285, ON 6-17-25 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF DRIPPING SPRINGS.

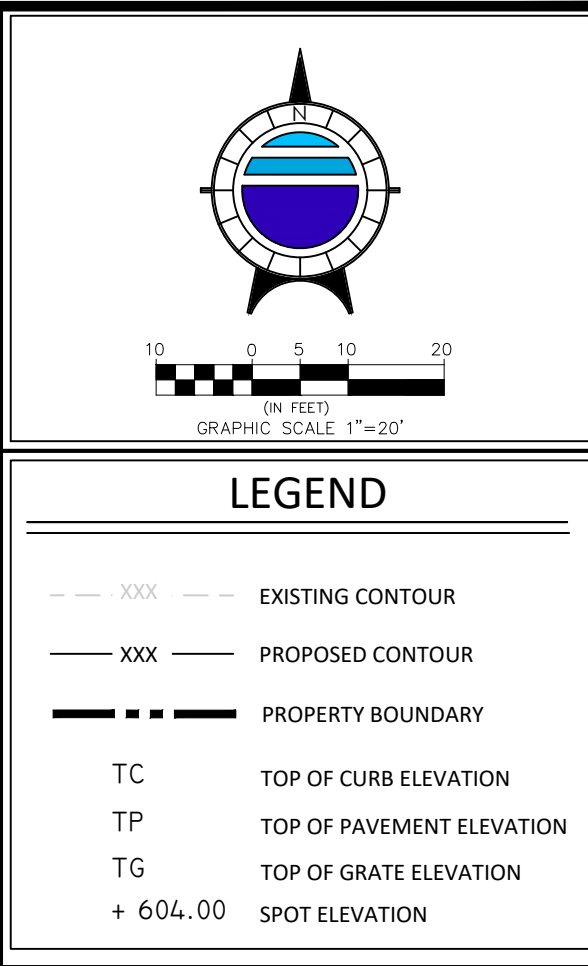
Designed: RLE/PM
Drawn: RLE
Reviewed: TM/JG
Date: 6/10/25

SHEET
8
OF 33

Project No.: 1577-009C
SD2024-022



1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, INCLUDING IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY AND/OR EASEMENTS, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING FOR ALL NATURAL AND PAVED AREAS.
3. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY DOUCET AND ASSOCIATES, INC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SURVEY AT THEIR EXPENSE. A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO SLOPE FAILURE IV OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.



**STEPHENSON BUILDING
SITE DEVELOPMENT PLAN**

**311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS**

THESE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
JOE GRASSO, P.E..
TBPE#73285, ON 6-17-25
FOR THE PURPOSES OF
REVIEW AND ARE NOT TO BE
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PRIOR TO APPROVAL BY
THE CITY OF DRIPPING
SPRINGS.



Designed:	RLE/PM
Drawn:	RLE
Reviewed:	TM/JG
Date:	6/10/25

SHEET

10

OF 33

Project No.:
1577-009C

Drawing: c:\pwworking\elf-dct-prod\richard.elizondo\d0206630\1577009C-CD-GRADING.dwg
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CALLLED 1.02 ACRES
VOL. 1403, PG. 780
O.P.R.H.C.T.

CALLLED 0.76 ACRE
DOC. NO. 16008039
O.P.R.H.C.T.

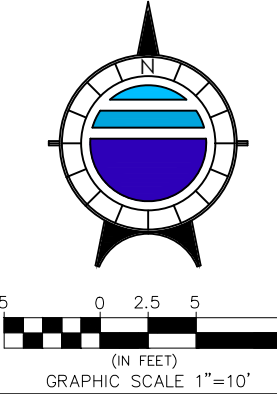
1-STORY
METAL
BUILDING

BUILDING ADDITION
FFE: 1162.25

1-STORY
STONE
BUILDING
FFE=1162.25

DECK
RAMP
1-STORY
STUCCO
BUILDING

STEPS



GRAPHIC SCALE 1"=10'

LEGEND

--- XXX --- EXISTING CONTOUR
--- XXX --- PROPOSED CONTOUR
--- --- PROPERTY BOUNDARY

TC TOP OF CURB ELEVATION
TP TOP OF PAVEMENT ELEVATION
TG TOP OF GRATE ELEVATION
+ 604.00 SPOT ELEVATION

STEPHENSON BUILDING
SITE DEVELOPMENT PLAN
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED
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Designed: RLE/PM
Drawn: RLE
Reviewed: TM/JG
Date: 6/10/25

SHEET
11
OF 33

Project No.:
1577-009C

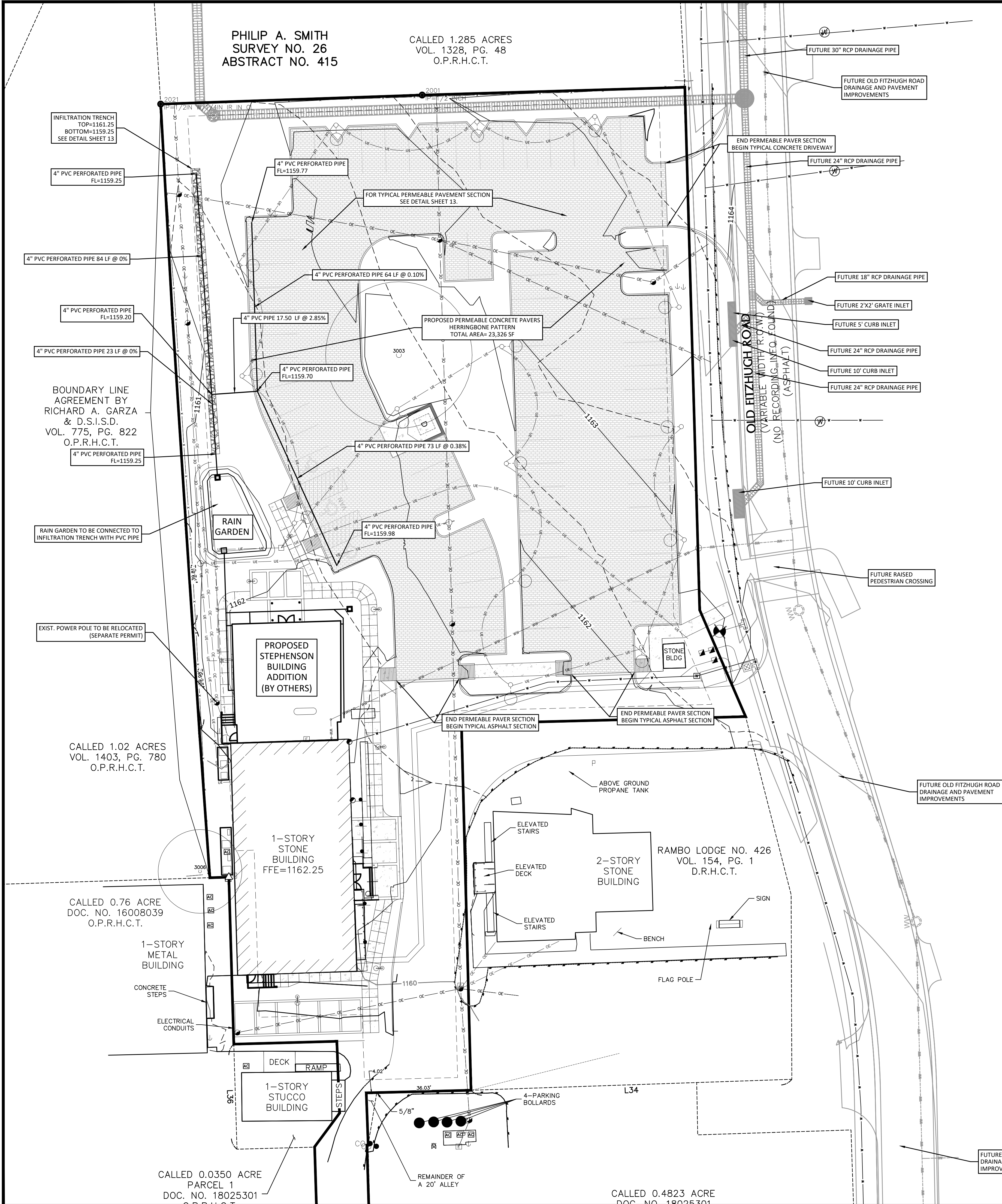


DOUCET
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Civil Engineering // Efillments // Geospatial
7401 E. Highway 71 W. Ste. 140
Austin, TX 78735; Tel: (512) 583-2600
www.doucet-engineers.com
TBPEN Firm Number: 1892
TBPEN Firm Number: 10105800


BUILDING GRADING PLAN

Drawing: C:\pwworking\fil\4dc\proj\richard ellison\01577009C-CD-STORM PLAN.dwg
User: RELIZONDO
Last Modified: Mar 26, 25 - 13:34
Plot Date/Time: Jun 10, 25 - 10:21:09



Permeable Interlocking Concrete Pavements Structural and Hydrological Design Inputs	
Project: Perm Pavers [AASHTO Method]	
Site Information	
Pavement Length	ft
Pavement Width	ft
Pavement Area	23,326 ft²
Catchment Area	23,326 ft² (Avg CN=0)
Layer Information	
Paving Layer	
Concrete Pavers + ASTM No 89 Stone	
Structural Coefficient	0.3
Structural Number	1.5 in
Thickness	5.125 in
Base Material	
ASTM No 57 Stone	
Structural Coefficient	0.09
Structural Number	0.36 in
Thickness	4.0 in
Porosity	0.318
Void Ratio	0.47
Permeability	1,502 in/hr
Subbase Material	
ASTM No 4 Stone	
Structural Coefficient	0.06
Structural Number	0.72 in
Thickness	12.0 in
Porosity	0.347
Void Ratio	0.53
Permeability	20,305 in/hr
Subgrade Material	
SW-Well Graded Sand	
Subgrade Strength	23,000 psi
Porosity	0.275
Void Ratio	0.38
Permeability	0.795 in/hr
Structural Design Information	
Average Annual Daily Traffic	75,000
Design ESALs	1.31
Design Structural Number	2.58
Pavement Structural Number	Yes
Structurally Adequate	Yes
Hydrological Design Information	
Rainfall Location	Dripping Springs, TX, TX
Storm Type	III

Permeable Interlocking Concrete Pavements Structural and Hydrological Design Inputs	
Project: Perm Pavers [AASHTO Method]	
Hydrological Design Results	
Equivalent Design Storm	
Storage Goal	100 year storm
Storage Capacity	100 year storm
Pavement Water Storage Capacity	10,574 ft³



Permeable Interlocking Concrete Pavements Structural and Hydrological Design Inputs

Project: Perm Pavers [AASHTO Method]

Hydrological Evaluation Results					
Storm Return Period (Years)	24-hour Rainfall Intensity in	Satisfies Paver Infiltration Capacity	Satisfies Granular Infiltration Capacity	Satisfies Storage Goal	Satisfies Storage Capacity
2	4.1	Yes	Yes	Yes	Yes
5	5.5	Yes	Yes	Yes	Yes
10	6.8	Yes	Yes	Yes	Yes
25	8.9	Yes	Yes	Yes	Yes
50	10.7	Yes	Yes	Yes	Yes
100	12.8	Yes	Yes	No	No

Storage goal represents 100 percent of maximum water storage capacity

Water Balance						
Return Period (Years)	Inflow (ft³)			Outflow (ft³)		
	Initial Water in the Pavement	Surface Inflow	Pavement Storage	Subgrade Infiltration	Pipe Drainage	Surface Runoff
2	0.0	8,047.5	0.0	8,047.5	0.0	0.0
5	0.0	10,710.5	0.0	10,710.5	0.0	0.0
10	0.0	13,295.8	0.0	13,295.8	0.0	0.0
25	0.0	17,300.1	0.0	17,300.1	0.0	0.0
50	0.0	20,779.6	1,151.2	19,628.4	0.0	0.0
100	0.0	24,881.1	2,815.1	22,066.0	0.0	0.0

LEGEND

100 YEAR FLOOD PLAIN

CEF

WATER QUALITY

UTILITY EASEMENT

BUILDING SETBACK LINE

STORM SEWER PIPING

GRATED DROP INLET

TC TOP OF CURB ELEVATION

TP TOP OF GRATE ELEVATION

TG TOP OF PAVEMENT ELEVATION

+ 604.00 SPOT ELEVATION

PROPOSED FLOW ARROW

EXISTING FLOW ARROW

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TBPE Firm Number: 382

TBPE Firm Number: 10105800

STEPHENSON BUILDING

SITE DEVELOPMENT PLAN

PERMEABLE PAVER PLAN AND CALCULATIONS

311 OLD FITZHUGH ROAD,

HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF JOE GRASSO, P.E., TBPE#73285, ON 6-17-25 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF DRIPPING SPRINGS.

STATE OF TEXAS

JOE GRASSO

13285

REGISTERED PROFESSIONAL ENGINEER

6-17-25

Designed: RLE/PM

Drawn: RLE

Reviewed: TM/JG

Date: 6/10/25

SHEET

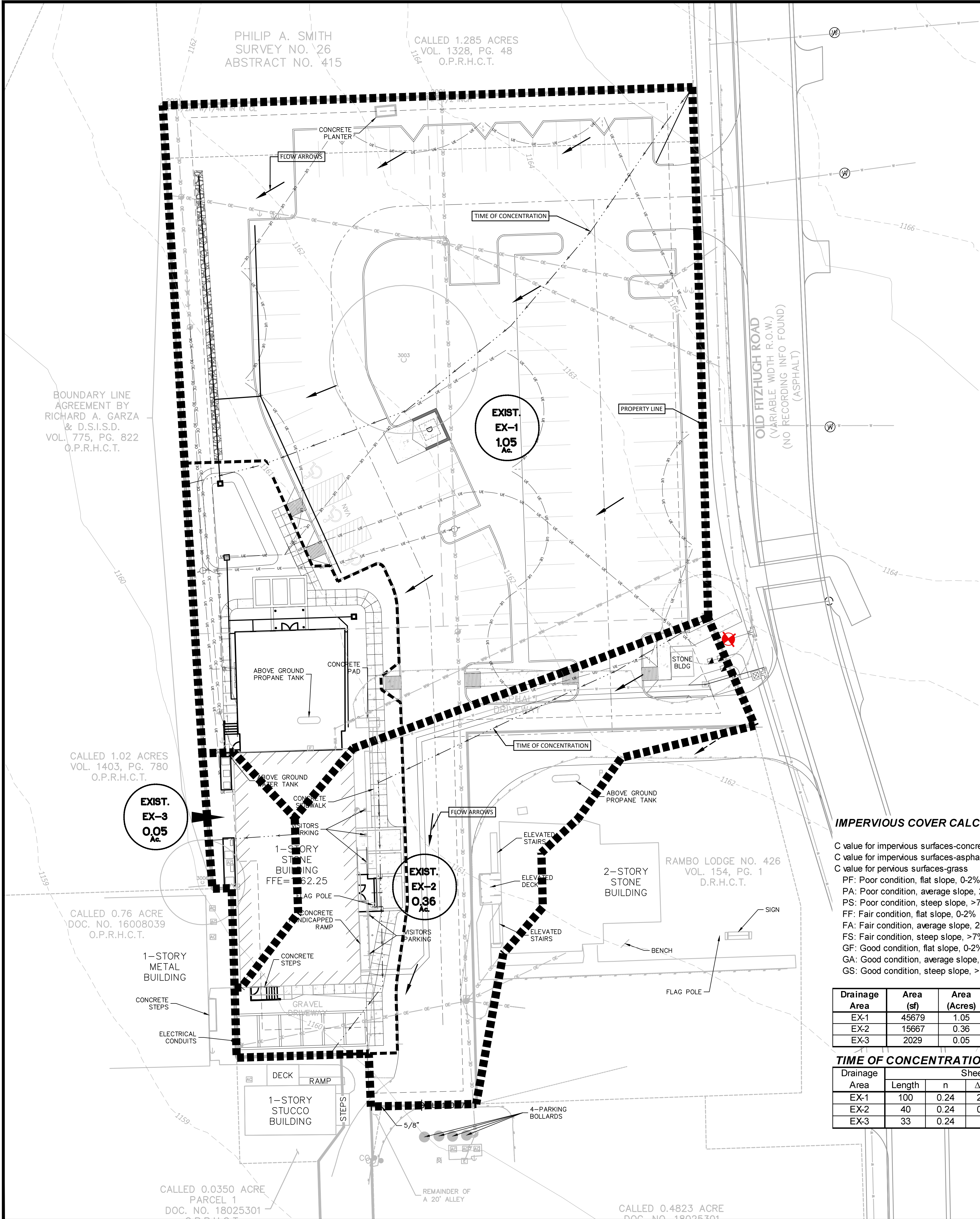
12

OF 33

Project No.: 1577-009C

SD2024-022

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Last Modified: Aug. 02, 24 - 10:33
Plot Date/Time: Sun, 10, 25 - 10:23:14



LEGEND

— PROPOSED CONTOURS
--- EXISTING CONTOURS

EXIST.
EX-1
1.05
Ac.

DRAINAGE AREA NUMBER

DRAINAGE AREA ACREAGE

— EXISTING DRAINAGE AREA BOUNDARY
--- TIME OF CONCENTRATION ROUTE

IMPERVIOUS COVER CALCULATIONS

	25-year	100-year
C value for impervious surfaces-concrete	0.88	0.97
C value for impervious surfaces-asphalt	0.86	0.95
C value for pervious surfaces-grass	0.40	0.47
PF: Poor condition, flat slope, 0-2%	0.46	0.53
PA: Poor condition, average slope, 2-7%	0.49	0.55
PS: Poor condition, steep slope, >7%	0.34	0.41
FF: Fair condition, flat slope, 0-2%	0.42	0.49
FA: Fair condition, average slope, 2-7%	0.46	0.53
FS: Fair condition, steep slope, >7%	0.29	0.36
GF: Good condition, flat slope, 0-2%	0.39	0.46
GA: Good condition, average slope, 2-7%	0.44	0.51
GS: Good condition, steep slope, >7%		

TIME OF CONCENTRATION CALCULATIONS

Drainage Area	Sheet Flow 1					Shallow Concentrated Flow 1						Channel/Storm Drain Flow					Time of Concentration
	Length	n	ΔElev	Slope	Sub Tc	Length	n	ΔElev	Slope	Velocity	Sub Tc	Length	n	ΔElev	Velocity	Sub Tc	
EX-1	100	0.24	2.14	0.021	12.33	152		2.84	0.019	2.21	1.15	No Channelized Flow					13.5
EX-2	40	0.24	0.68	0.017	6.50	209		2.18	0.010	1.65	2.11	No Channelized Flow					8.6
EX-3	33	0.24	2	0.061	3.35	No Shallow Concentrated Flow						No Channelized Flow					5.0

EXISTING - HYDROLOGY CALCULATIONS 3A

Drainage Area	Area Acres	T _c min	I ₂₅	I ₁₀₀	C ₂₅	C ₁₀₀	Q ₂₅ cfs	Q ₁₀₀ cfs
EX-1	1.05	13.5	8.32	10.86	0.38	0.44	3.3	5.1
EX-2	0.36	5.0	8.32	10.86	0.66	0.73	2.0	2.9
EX-3	0.05	0.0	8.32	10.86	0.54	0.60	0.2	0.3

STEPHENSON BUILDING

ADDITION

311 OLD FITZHUGH ROAD,
DRIPPING SPRINGS, TEXAS

EXISTING DRAINAGE
CONDITIONS

6-17-25

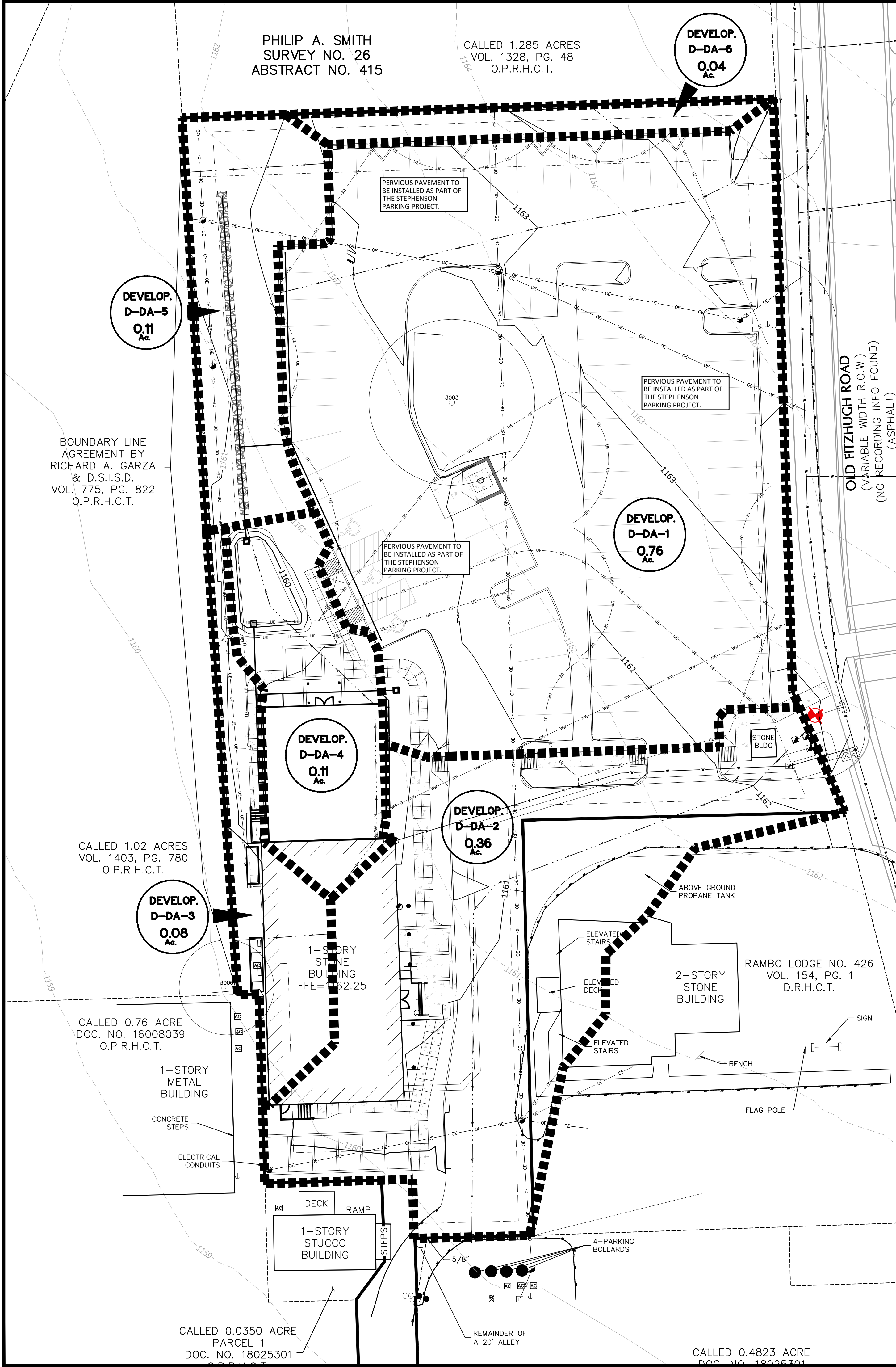
Designed: RLE/MH/PM
Drawn: RLE
Reviewed: TM/JG
Date: 10/25/24

SHEET
13
OF 33

Project No.:
1577-009C

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TBPES Firm Number: 182
TBPES Firm Number: 10105800

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Last Modified: Aug 02, 24 - 10:33
Plot Date/Time: Jun 10, 25 - 10:21:16



LEGEND
--- PROPOSED CONTOURS
--- EXISTING CONTOURS

DEVELOP.
D-DA-1
1.00
Ac.

--- DRAINAGE AREA NUMBER
--- DRAINAGE AREA ACREAGE

--- PROPOSED DRAINAGE AREA BOUNDARY

--- TIME OF CONCENTRATION ROUTE

NOTE:

PROPOSED RAIN GARDEN WILL BE USED FOR DRAINAGE AREA D-DA-4. SEE SHEET 11.

PERVIOUS PAVEMENT WILL BE USED FOR WATER QUALITY AND DETENTION FOR D-DA-1 AND WILL BE IN THE STEPHENSON PARKING IMPROVEMENT PLANS.

IMPERVIOUS COVER CALCULATIONS

C value for impervious surfaces-concrete	25-year 0.88	100-year 0.97
C value for impervious surfaces-asphalt	0.86	0.95
C value for pervious surfaces-grass	(Reference COA Drainage Criteria Manual)	
PF: Poor condition, flat slope, 0-2%	0.40	0.47
PA: Poor condition, average slope, 2-7%	0.46	0.53
PS: Poor condition, steep slope, >7%	0.49	0.55
FF: Fair condition, flat slope, 0-2%	0.34	0.41
FA: Fair condition, average slope, 2-7%	0.42	0.49
FS: Fair condition, steep slope, >7%	0.46	0.53
GF: Good condition, flat slope, 0-2%	0.29	0.36
GA: Good condition, average slope, 2-7%	0.39	0.46
GS: Good condition, steep slope, >7%	0.44	0.51

Drainage Area	Area (sf)	Area (Acres)	Area (Sq. Mi.)	Impervious Cover		Impervious Cover Composite C Value		Percent Impervious	Pervious Classification	Pervious C Value		Composite C Value	
				Concrete (%)	Asphalt (%)	25-year	100-year			25-year	100-year	25-year	100-year
PR-1	33106	0.76	0.001188	75.00	0.00	0.66	0.73	75%	Good condition, Slopes 2-7%	0.39	0.46	0.59	0.66
PR-2	15682	0.36	0.000563	29.25	46.14	0.65	0.72	75.39%	Good condition, Slopes 2-7%	0.39	0.46	0.59	0.66
PR-3	3485	0.08	0.000125	51.60	0.00	0.45	0.50	51.60%	Good condition, Slopes 2-7%	0.39	0.46	0.42	0.48
PR-4	4792	0.11	0.000172	61.23	0.00	0.54	0.59	61.23%	Good condition, Slopes 2-7%	0.39	0.46	0.48	0.54
PR-5	4792	0.11	0.000172	0.00	0.00	0.00	0.00	0%	Good condition, Slopes 2-7%	0.39	0.46	0.39	0.46
PR-6	1742	0.04	0.000063	0.00	0.00	0.00	0.00	0%	Good condition, Slopes 2-7%	0.39	0.46	0.39	0.46

TIME OF CONCENTRATION CALCULATIONS

Drainage Area	Sheet Flow 1						Shallow Concentrated Flow 1						Channel/Storm Drain Flow						Time of Concentration
	Length	n	ΔElev	Slope	Sub Tc		Length	n	ΔElev	Slope	Velocity	Sub Tc	Length	n	ΔElev	Velocity	Sub Tc		
PR-1	31	0.24	1	0.032	4.10		158	0.015	2.74	0.017	2.12	1.24	No Channelized Flow						5.3
PR-2	27	0.24	0.86	0.032	3.69		215	0.015	1.93	0.009	1.53	2.34	No Channelized Flow						6.0
PR-3	33	0.24	2	0.061	3.35	No Shallow Concentrated Flow							No Channelized Flow						5.0
PR-4	30	0.24	2	0.067	2.99		72	0.015	2.42	0.034	2.96	0.41	No Channelized Flow						5.0
PR-5	48	0.24	1.64	0.034	5.68	No Shallow Concentrated Flow							No Channelized Flow						5.7
PR-6	15	0.24	1	0.067	1.72	No Shallow Concentrated Flow							No Channelized Flow						5.0

PROPOSED - HYDROLOGY CALCULATIONS 3A

Drainage Area	Area Acres	T _c min	I ₂₅	I ₁₀₀	C ₂₅	C ₁₀₀	Q ₂₅ cfs	Q ₁₀₀ cfs
PR-1	0.76	5.3	8.32	10.86	0.59	0.66	0.0	0.0
PR-2	0.36	6.0	8.32	10.86	0.59	0.66	1.8	2.6
PR-3	0.08	5.0	8.32	10.86	0.42	0.48	0.3	0.4
PR-4	0.11	5.0	8.32	10.86	0.48	0.54	0.4	0.6
PR-5	0.11	5.7	8.32	10.86	0.39	0.46	0.4	0.5
PR-6	0.04	5.0	8.32	10.86	0.39	0.46	0.1	0.2

- NOTE:
- DA-1 WILL HAVE ZERO FLOW LEAVING THE DRAINAGE AREA AS ALL WATER CAPTURED BY THE AREA WILL INFILTRATE INTO THE PERVIOUS PAVERS AND DOWN INTO THE SOIL. LEAVE NO FLOW LEAVING THE AREA.

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www.doucet-engineering.com
TBP# Firm Number: 10105600

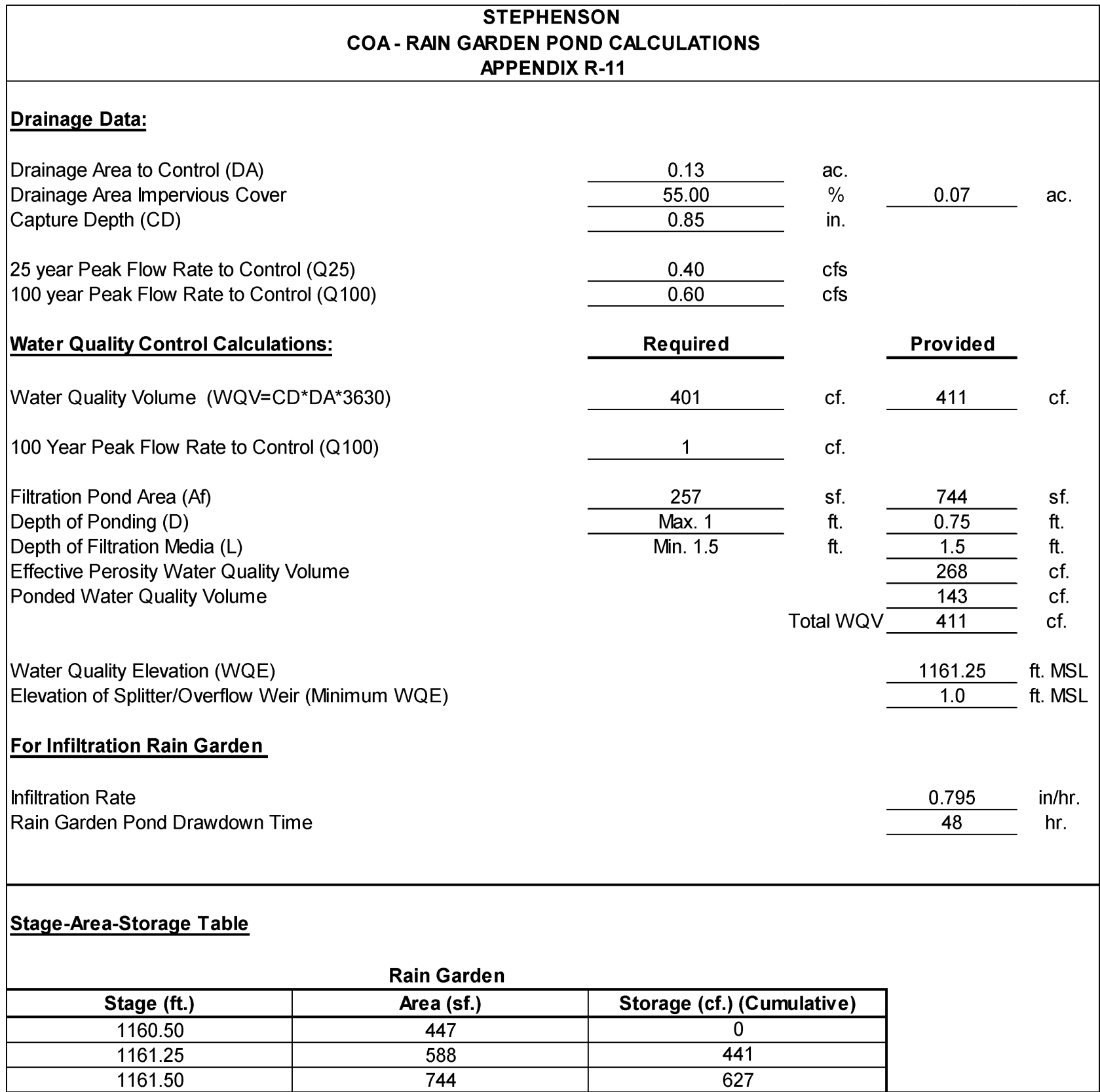
PROPOSED DRAINAGE PLAN

STEPHENSON BUILDING
ADDITION
311 OLD FITZHUGH ROAD,
DRIPPING SPRINGS, TEXAS

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Designed: RLE/MH/PM
Drawn: RLE
Reviewed: TM/JG
Date: 10/25/24

CALLED 1.02 ACRES
 VOL. 1403, PG. 780
 D P R H C T



2'x2' GRATE AND CONC. BOX TO COVER STAND PIPE. SEE DETAIL SHEET 13

TOP OF BERM ELEV.=1161.50

SET TOP OF GRATE AT WATER QUALITY ELEV.=1160.25

WATER QUALITY ELEVATION=1160.25

36.00 FT

TOP OF MEDIA ELEVATION=1159.50

3" SOD LAYER

4" PVC

3" RAIN GARDEN MEDIA

"MIXING" ZONE

BOTTOM OF MEDIA ELEVATION=1158.25

SECTION A-A
NTS

TOP OF BERM ELEV.=1161.50

(VARIES)

WATER QUALITY ELEVATION= 1160.25

3" SOD LAYER

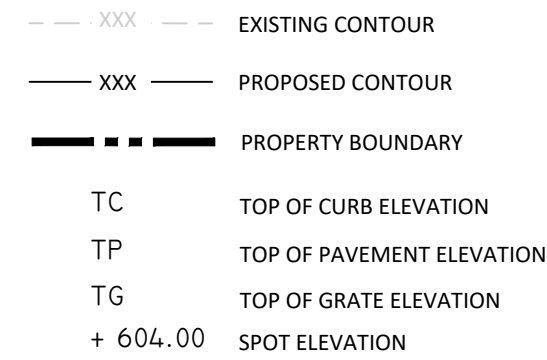
3" RAIN GARDEN MEDIA

"MIXING" ZONE

BOTTOM OF MEDIA ELEVATION=1158.25

SECTION B-B
NTS

RAIN GARDEN- FULL INFILTRATION (EARTHEN)
NTS



RAIN GARDEN

**STEPHENSON BUILDING
SITE DEVELOPMENT PLAN**
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

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Designed:	RLE/PM
Drawn:	RLE
Reviewed:	TM/JG
Date:	6/10/25

SHEET

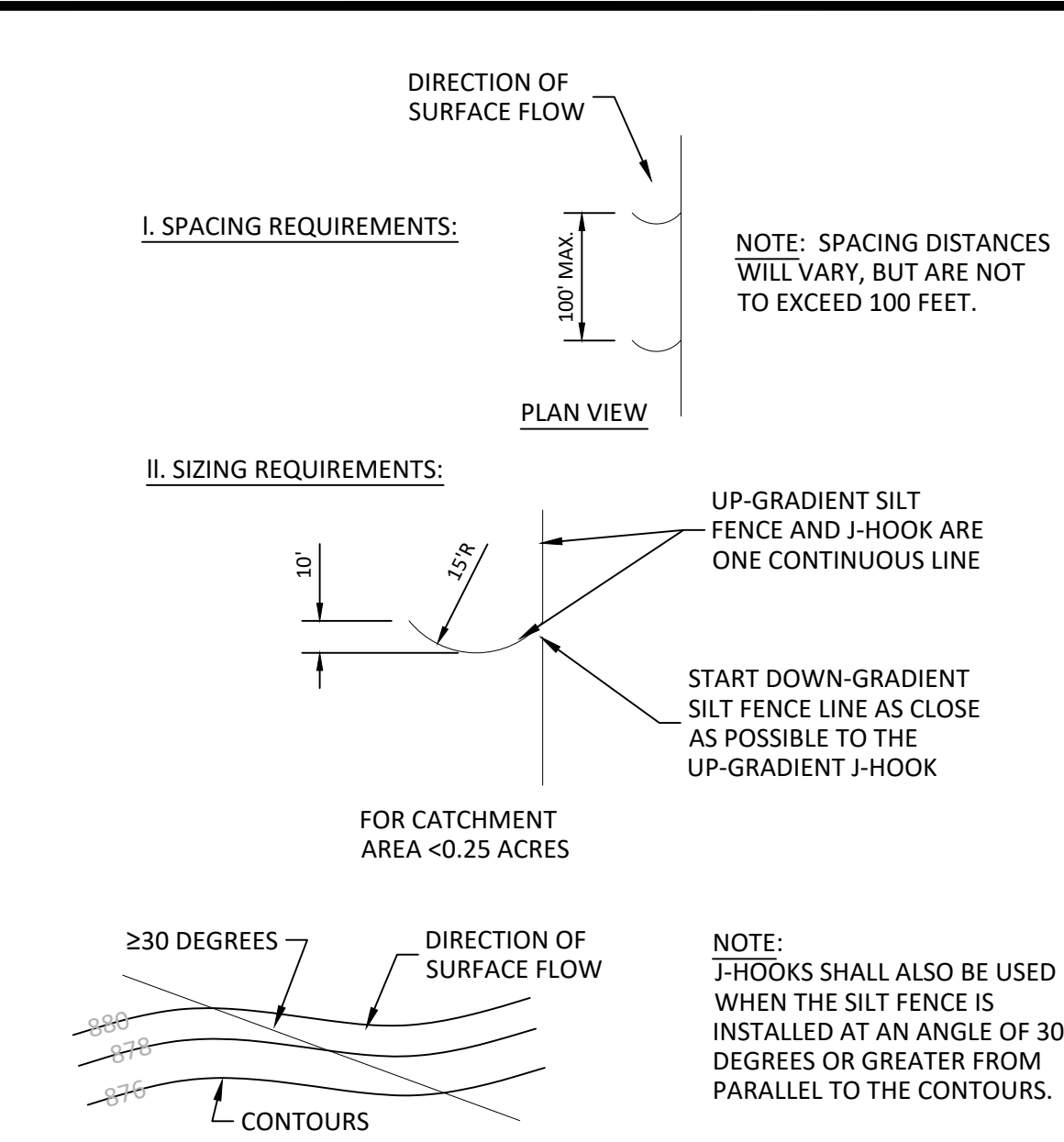
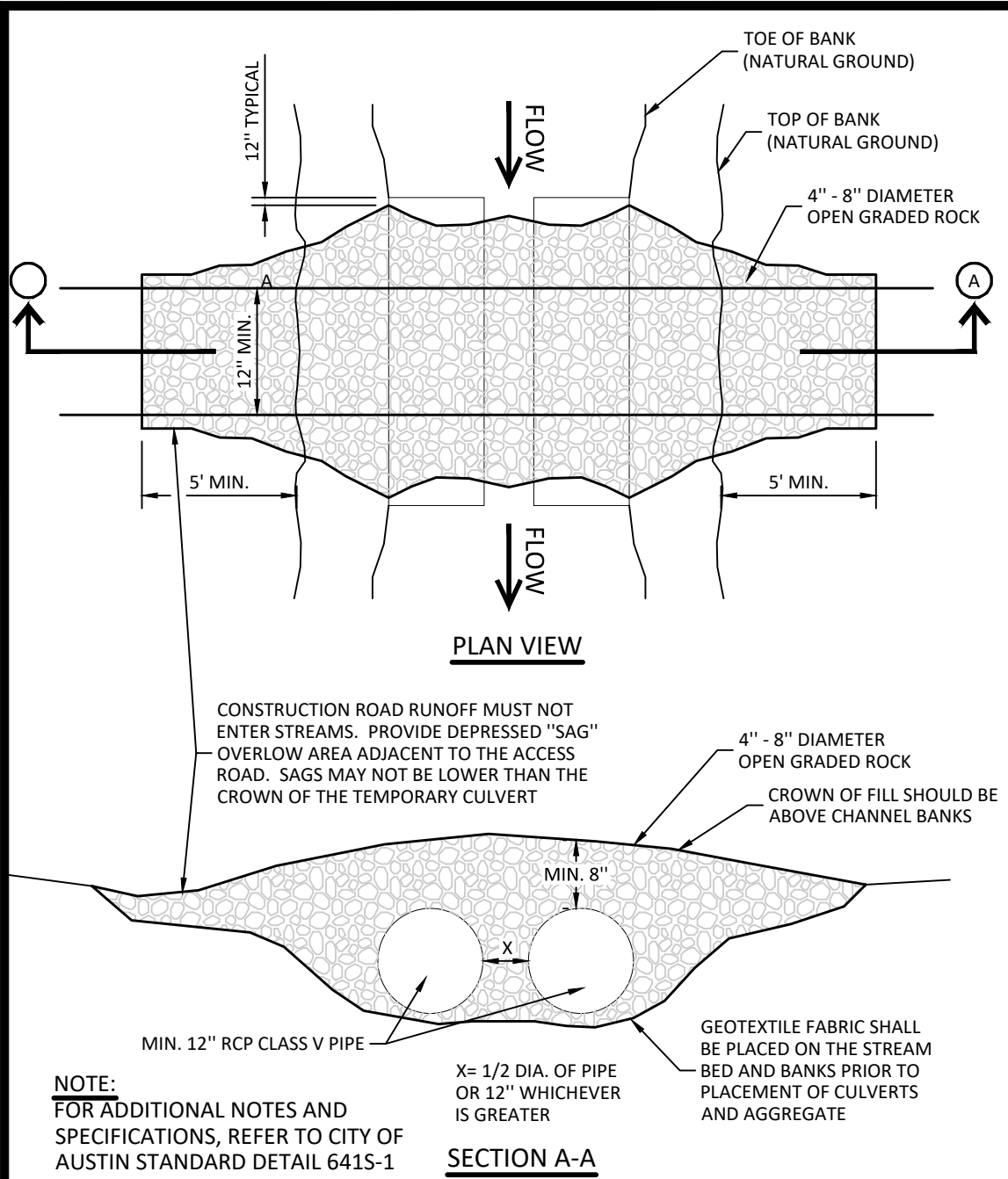
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OF 33

Project No.:
1577-009C

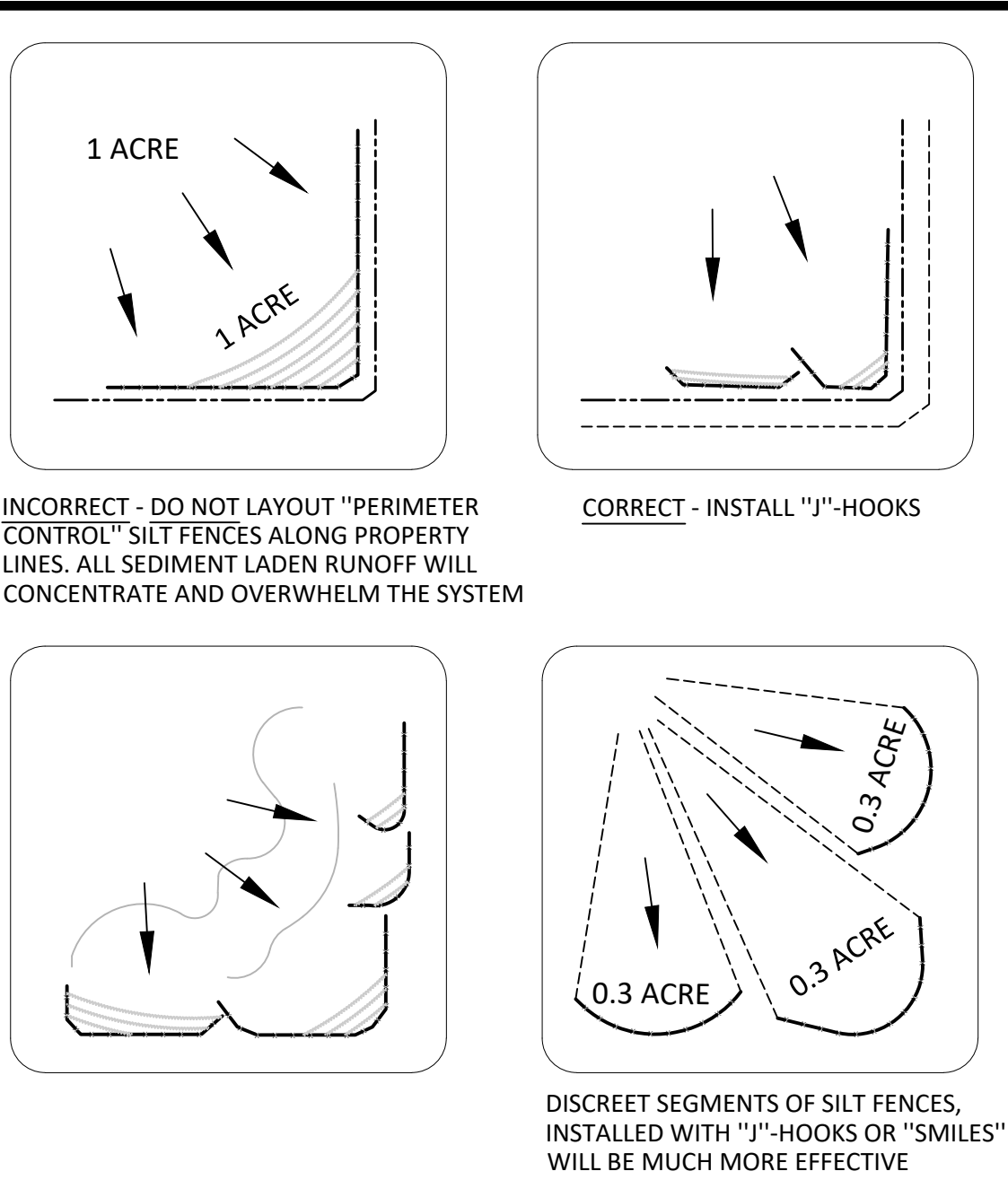
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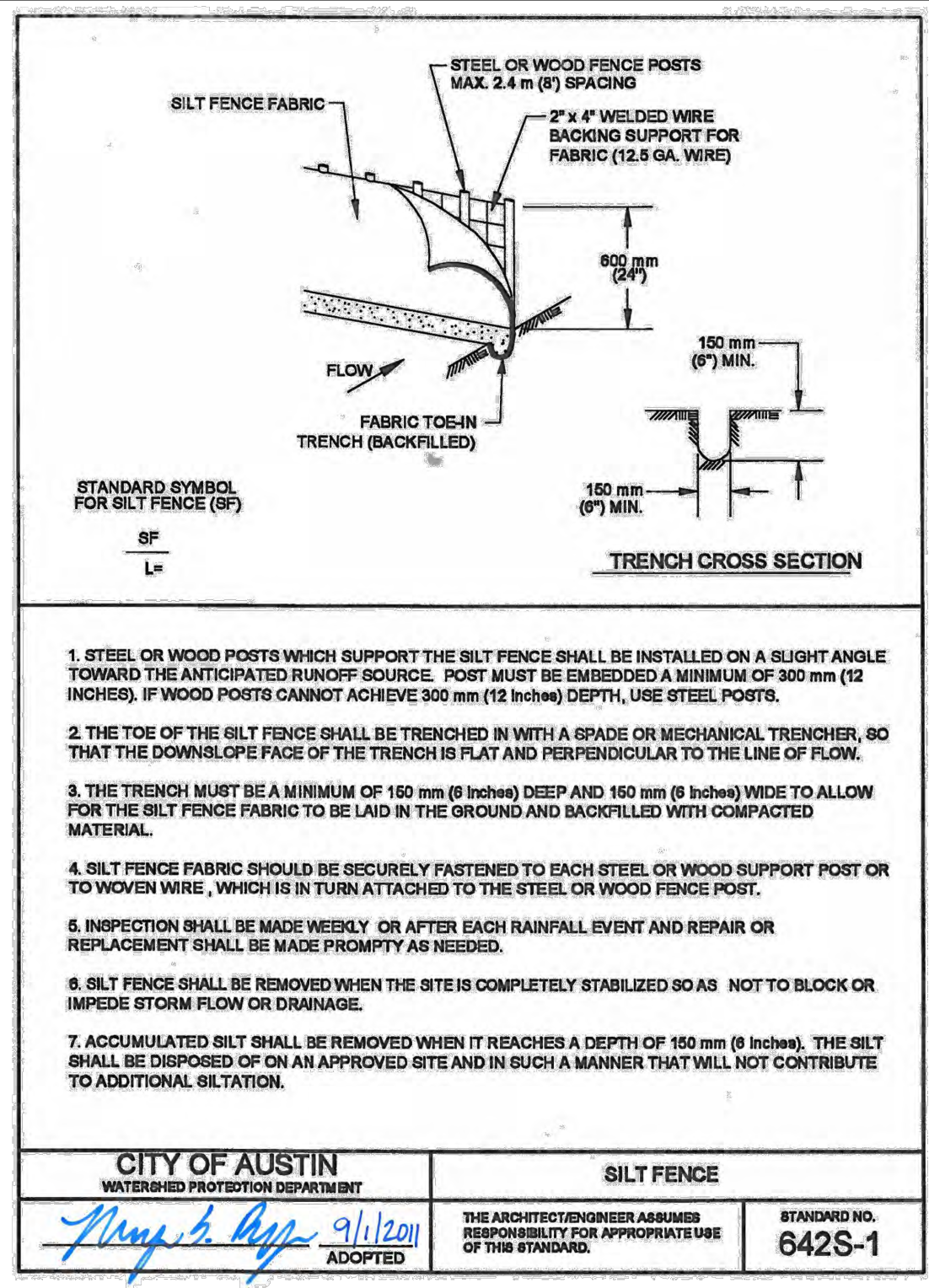
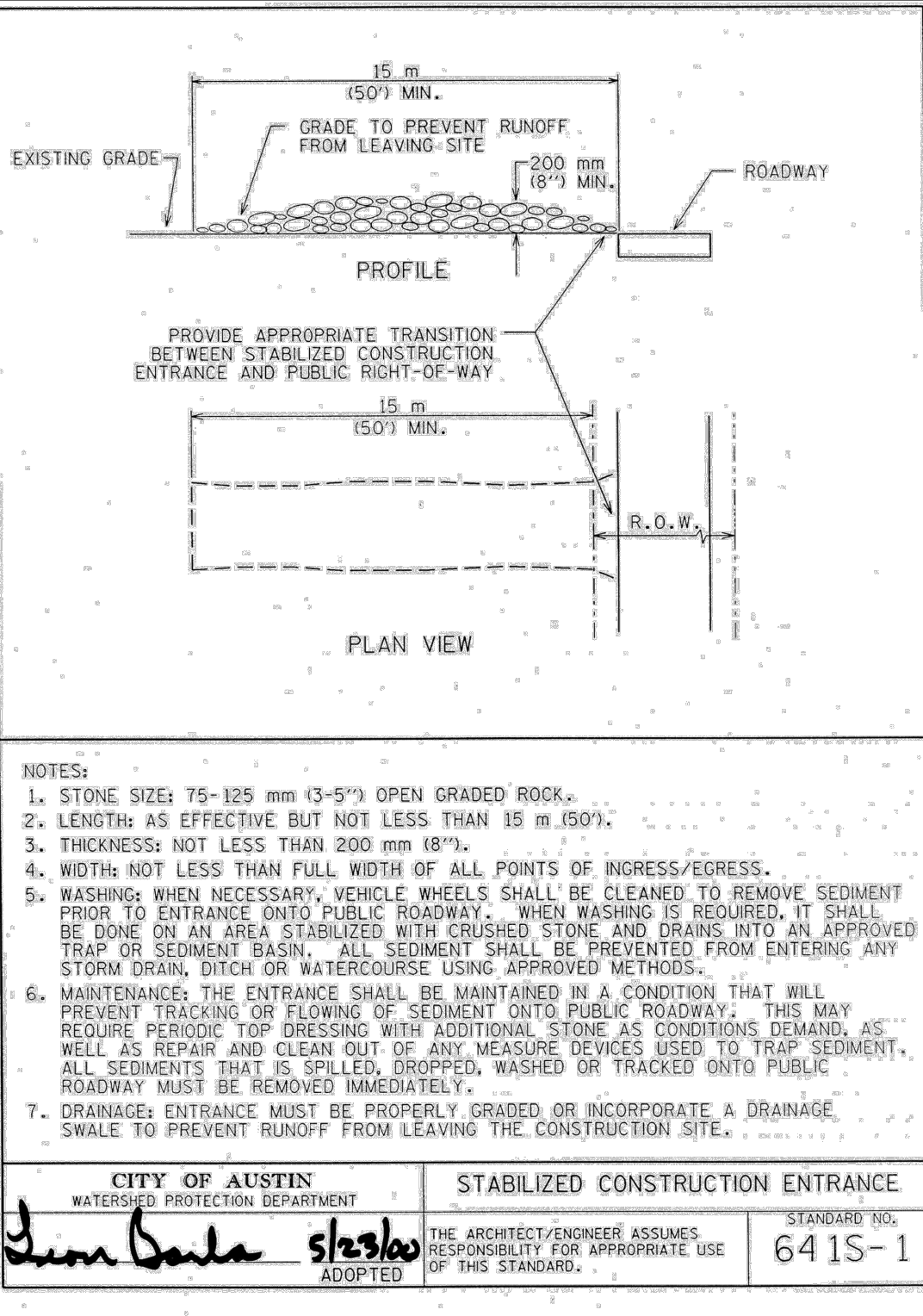
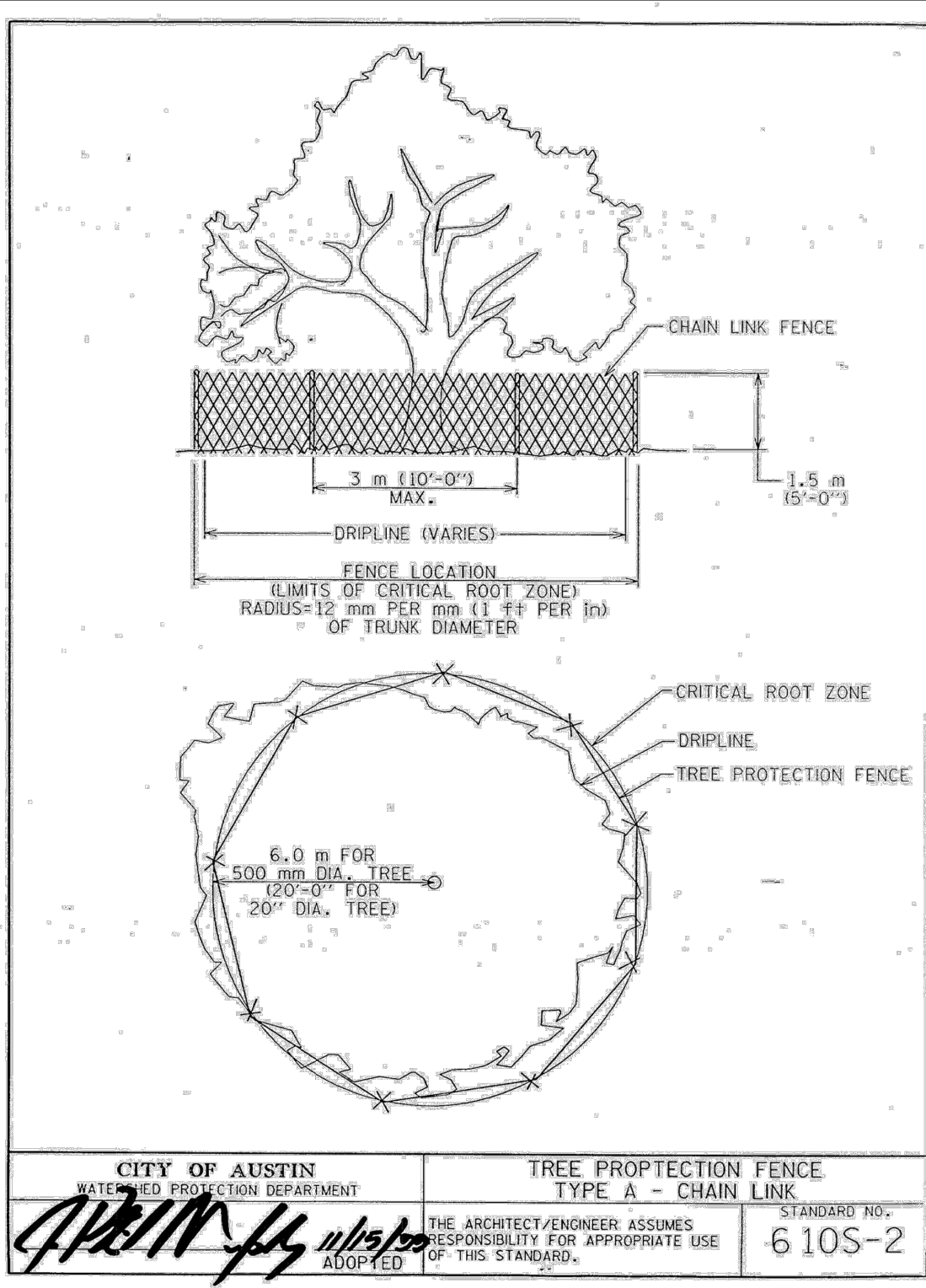
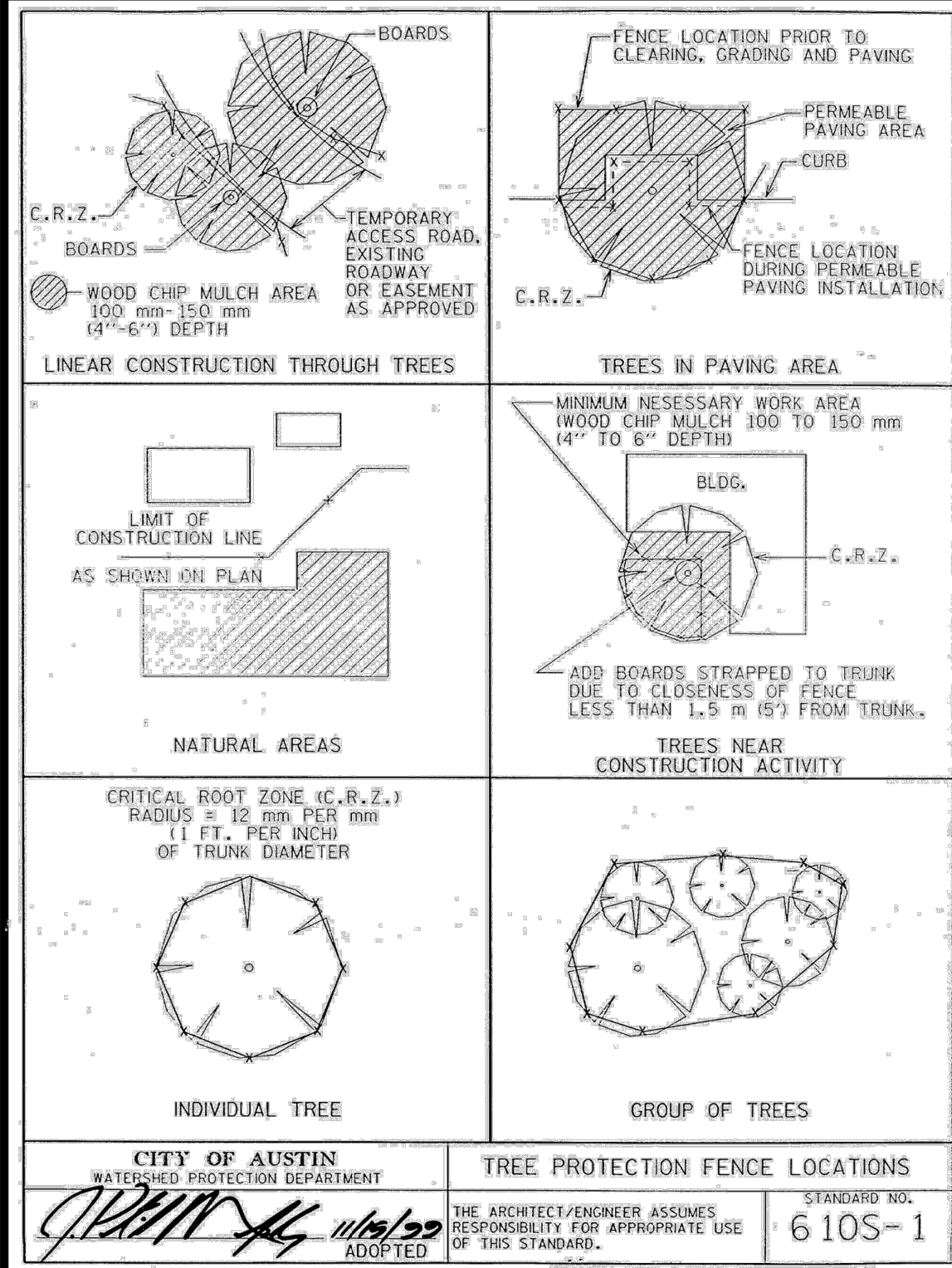
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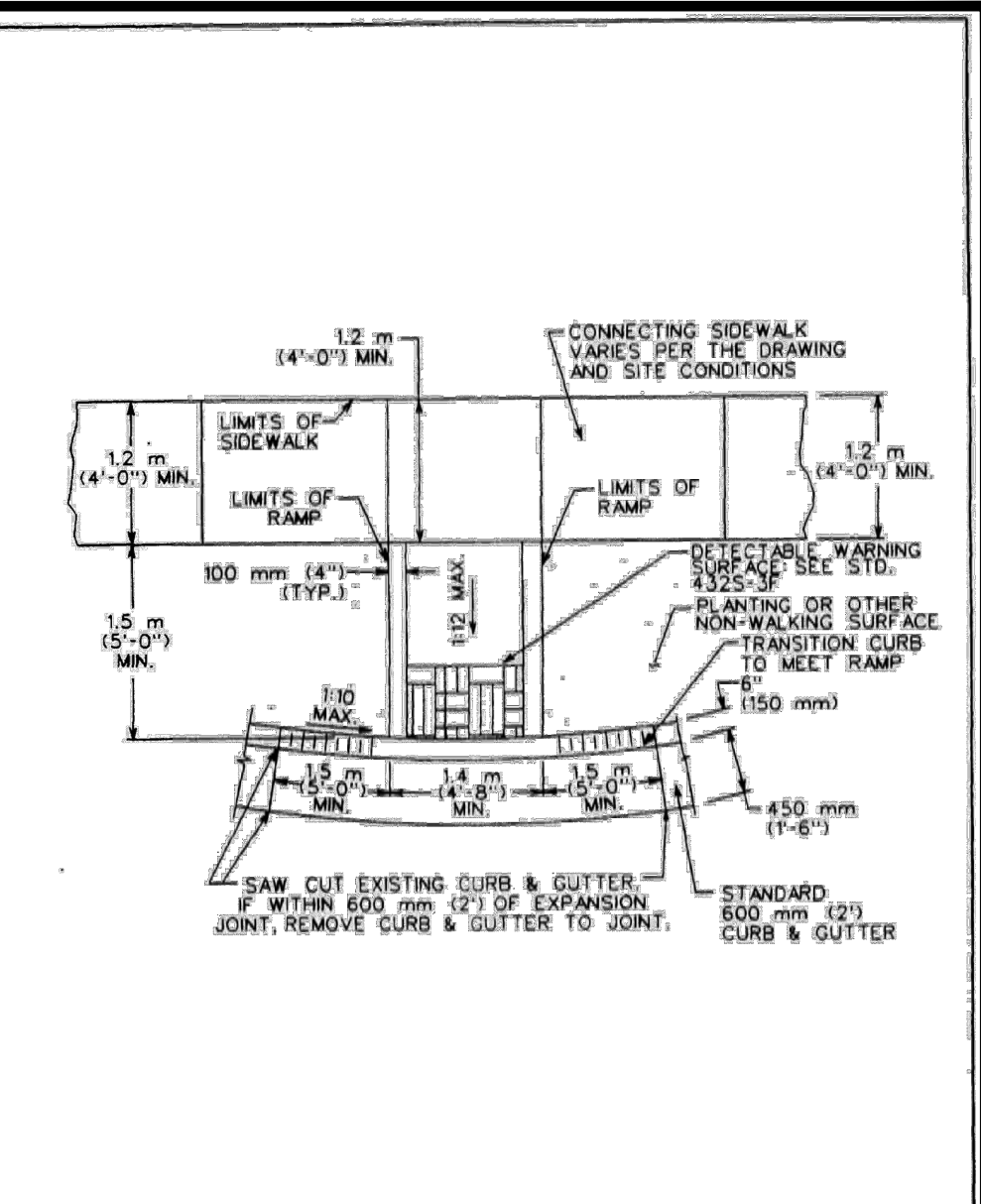


SILT FENCE "J" - HOOK DETAIL
SCALE: NONE (COA DETAIL: ECM FIGURE 1.4.5.G.4)
CUST 388

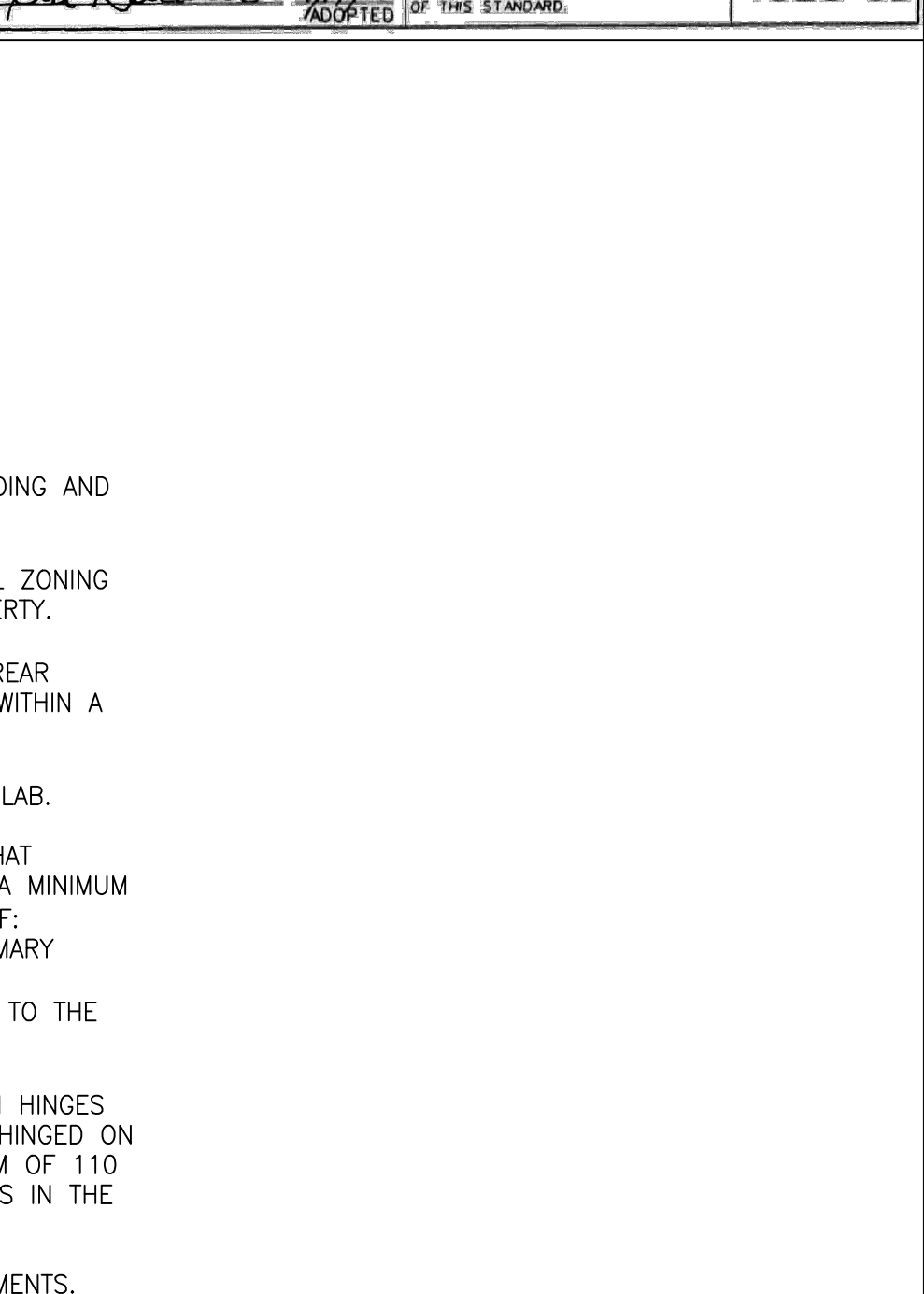


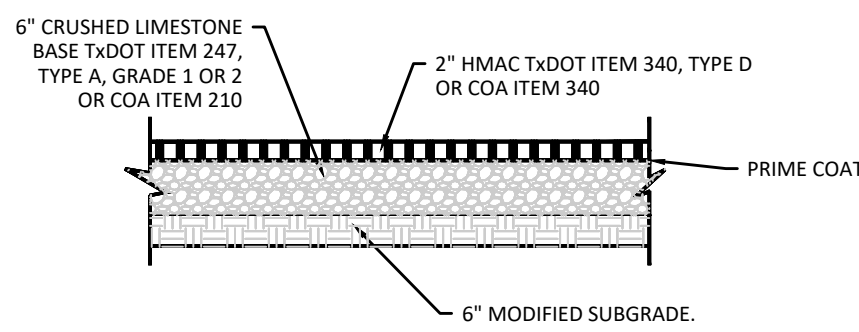
SILT FENCE PLACEMENT FOR PERIMETER CONTROL
SCALE: NONE COA DETAIL: ECM FIGURE 1.4.5.G.3
CUST 456



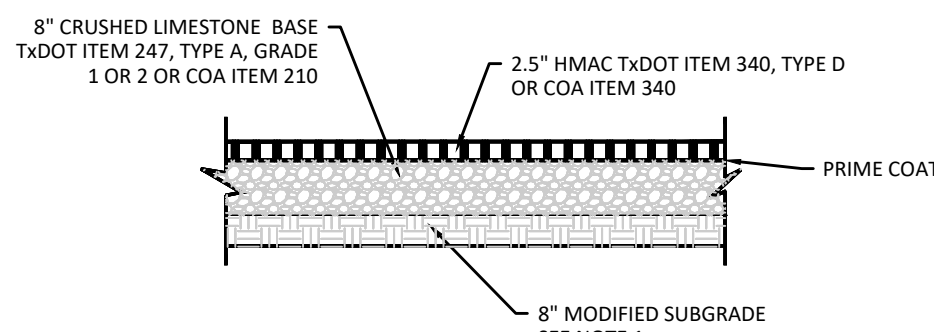


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1B SIDEWALK CURB RAMP	STANDARD NO.
<i>Sip Shaden 7/4/65</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE	432S-5B





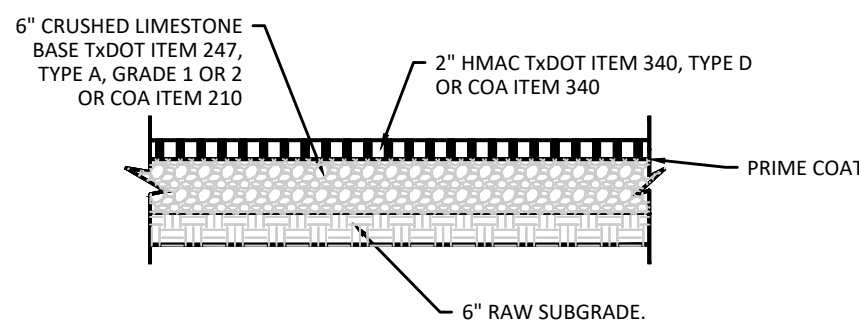
LIGHT DUTY ASPHALT
PAVEMENT SECTION



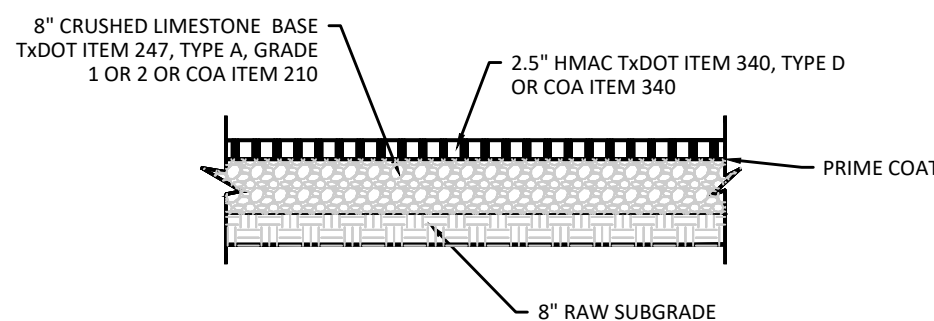
MEDIUM DUTY ASPHALT
PAVEMENT SECTION

NOTE1: GEOGRID MAY BE USED IN LIEU OF MODIFIED SUBGRADE

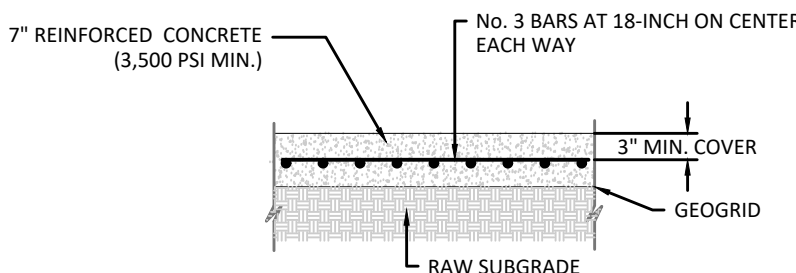
PAVEMENT SECTION WITH MODIFIED SUBGRADE



LIGHT DUTY ASPHALT
PAVEMENT SECTION

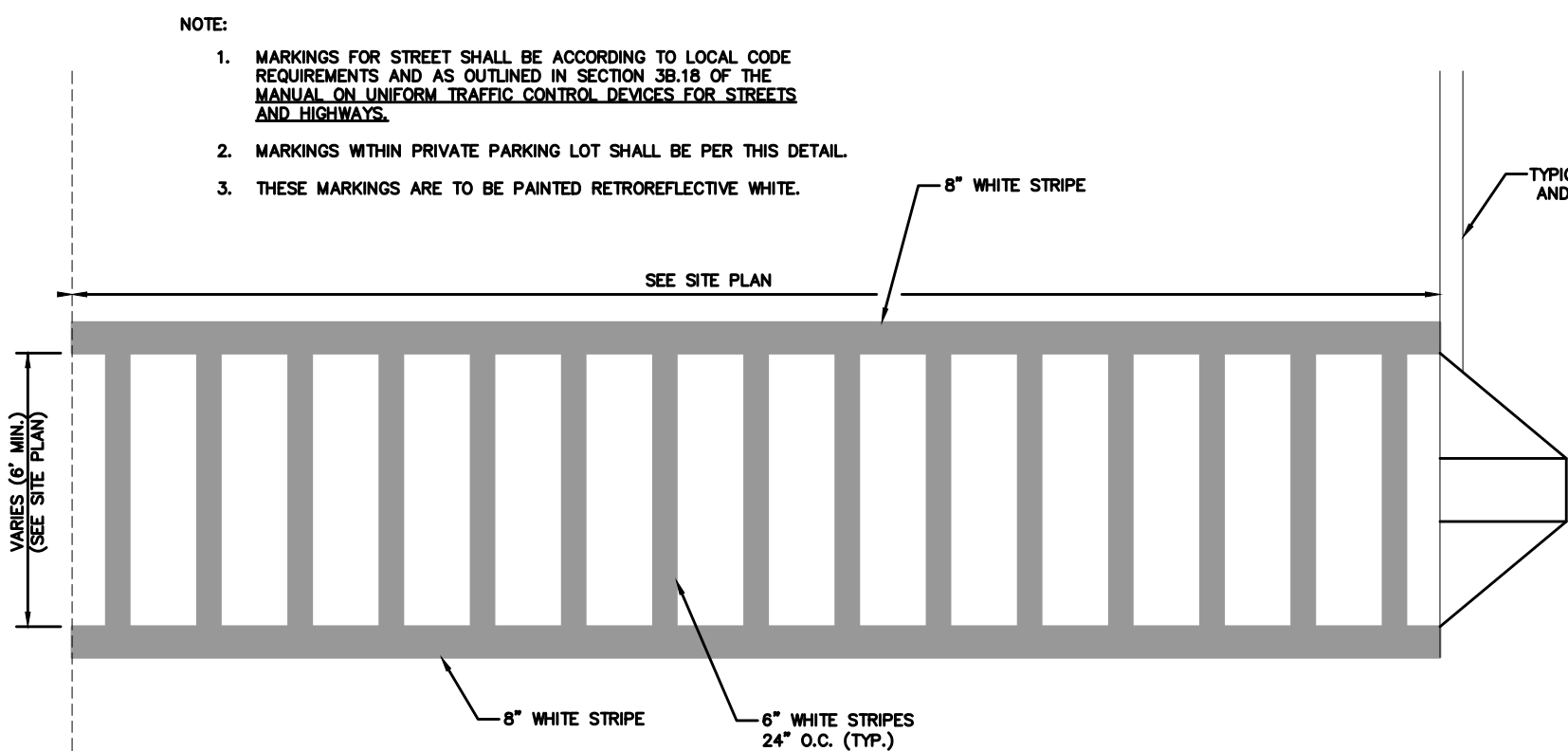


MEDIUM DUTY ASPHALT
PAVEMENT SECTION



HEAVY DUTY CONCRETE PAVEMENT

PAVEMENT SECTION WITH RAW SUBGRADE



PEDESTRIAN CROSSWALK

Hot Mix Asphaltic Concrete (HMAC) Courses - The HMAC surface course should be plant mixed, hot laid Type D. Each mix should meet the master specifications requirements of 2014 TxDOT Standard Specifications Item 341, Item SS 3224 (2011) and specific criteria for the job mix formula.

Flexible Base Material - Flexible Base Material should meet the requirements of TxDOT 2014 Standard Specifications Item 247, Grade 1-2, Type A. The crushed limestone base material should be compacted to at least 95 percent in accordance with ASTM D 1557 and within the range of 2 percentage points below to 2 percentage points above the material's optimum moisture content.

Modified Subgrade - Due to the presence of clay (with a PI over 20) and low plasticity soils, both lime stabilization and cement modification of the pavement subgrade can be considered at this site. Recommendations for both lime stabilized subgrade and cement modified subgrade are provided below:

Lime Stabilized Subgrade - Due to the presence of clayey soils (with a PI over 20) at this site, the pavement subgrade may be treated with hydrated lime. The subgrade should be scarified to a depth of 8 inches and mixed with a minimum 6 percent hydrated lime (by dry soil weight) in conformance with TxDOT Standard Specification Item 260. The actual amount of lime required should be confirmed by additional laboratory tests (ASTM C 977 Appendix XI) prior to construction. The soil-lime mixture should be compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D 698) and within the range of 0 to 4 percentage points above the mixture's optimum moisture content. In

all areas where hydrated lime is used to stabilize subgrade soil, routine Atterberg-limit tests should be performed to verify the resulting Plasticity Index of the soil-lime mixture is at/or below 20 percent. In addition, the clay soils at the final pavement subgrade should be tested for the presence of soluble sulfates prior to the use of lime. Subgrade preparation utilizing lime stabilization as described herein will not prevent normal seasonal movement of the underlying untreated materials.

Cement Stabilized Subgrade - The pavement subgrade should be scarified to a depth of 8 inches and mixed with 4 percent of Portland Cement (by dry unit weight) in conformance with TxDOT Item 275. The soil-cement mixture should be compacted to at least 95 percent of the standard Proctor maximum dry density (ASTM D 698) and within the range of -1 to +3 percentage points of the mixture's optimum moisture content. Cement stabilized soil should be micro-cracked where asphalt concrete pavement is utilized to reduce future pavement cracking. The micro-cracking should be performed with a minimum of one pass of a vibratory roller.

Geogrid - Geogrid may be used in lieu of the 8 inches of modified subgrade for asphalt pavements. The geogrid should consist of Tensar TX130S, Tensar Biaxial Type 1 or geogrid that meets TxDOT Type 2 geogrid specifications. The geogrid should be placed at the bottom of the flexible base material layer. However, the pavement subgrade should consist of Recompacted Subgrade (see below).

Recompacted Subgrade - The subgrade should be scarified to a depth of 8 inches and compacted to a dry density of at least 95 percent in accordance with ASTM D 698 and within the range of 0 to +4 percentage points of optimum moisture content.

6.3 Pavement Subgrade Preparation

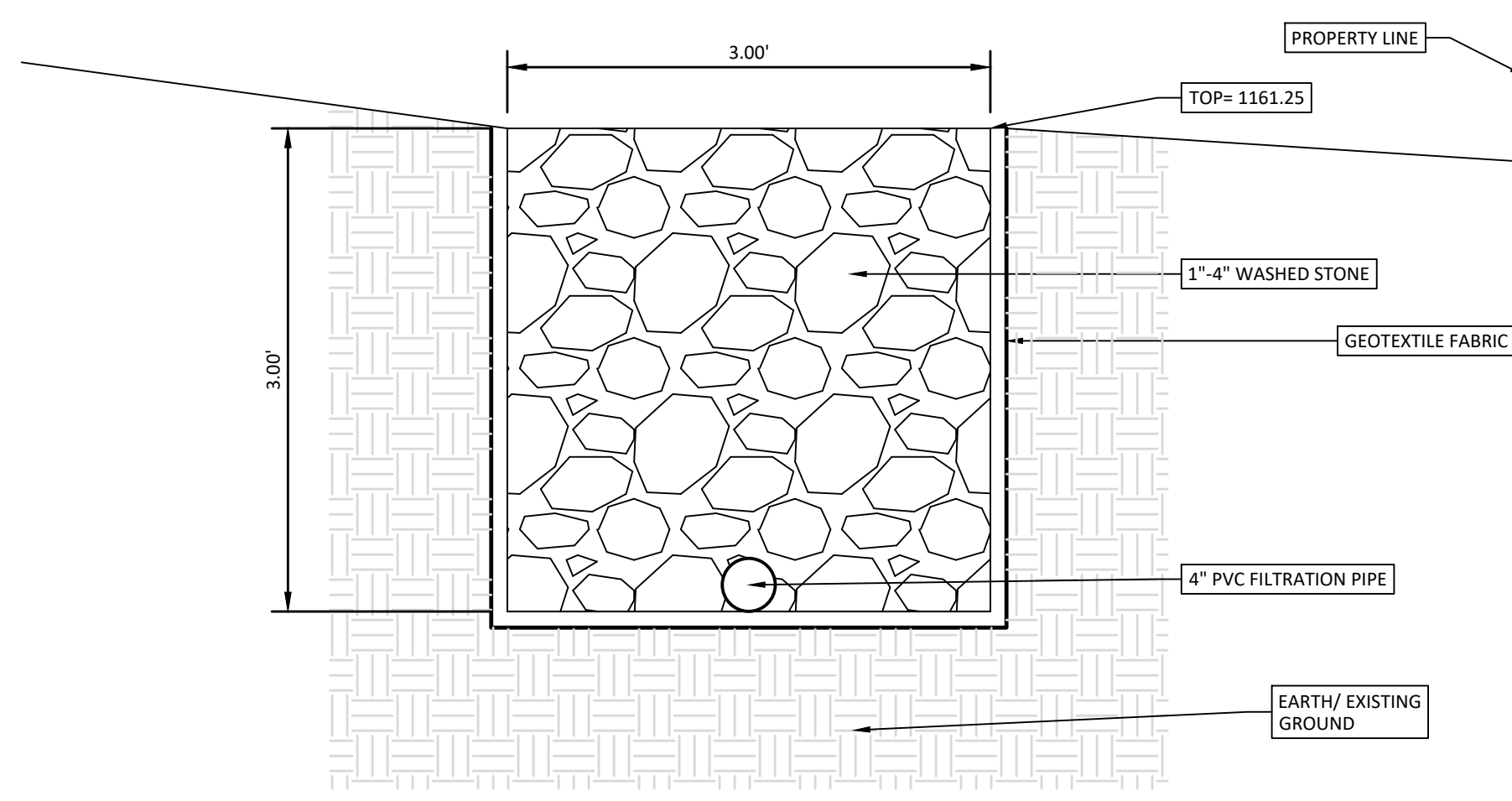
The pavement subgrade is expected to consist of natural undisturbed cohesive soils or fill material in cut areas, and cohesive fill utilizing soils taken from the cut to raise grades where required. The native clay soils are moderately plastic and will be susceptible to shrink/swell movements associated with moisture changes. Areas of the site within the proposed pavement sections should be excavated to sufficient depths to expose clay soils. The clay soils should be scarified to a depth of 8 inches and compacted at 95 percent of the maximum dry density as determined by ASTM D698. The moisture content should be within the range of 0 to +4 percentage points of optimum. At least 6 inches of granular structural fill should be placed as soon as possible after compaction of clay soils in order to limit moisture loss within the upper clays.

We understand a drainage layer may be used directly under the pavement section. If used, the pavement recommendations for raw subgrade (without subgrade modification) provided in Table 3 should be used. The drainage layer should be separated from the above flexible base material using a non-woven filter fabric (Mirafi 140N, or equivalent) to prevent intrusion of flexible base material into the drainage layer.

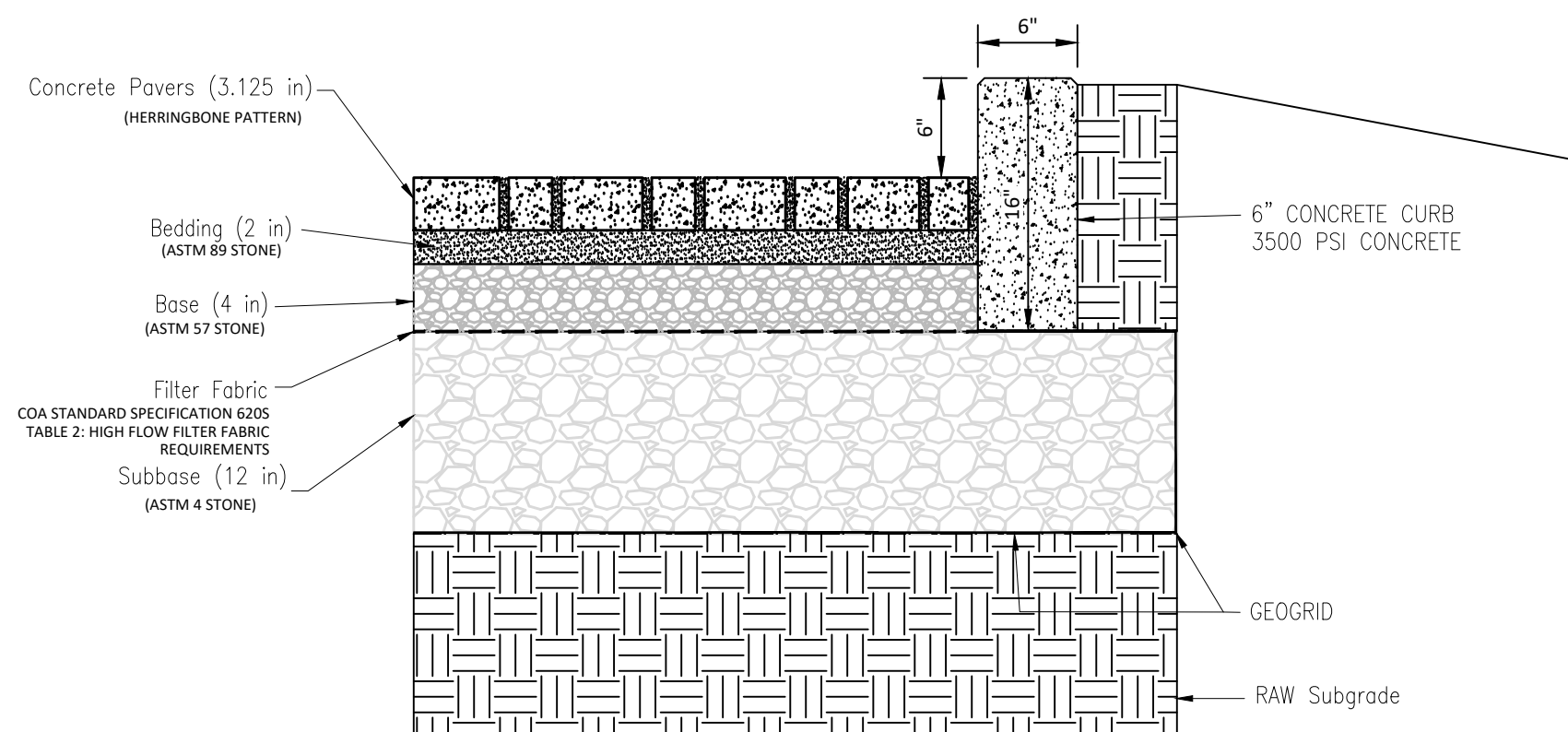
Table 3 – AASHTO Flexible Pavement Specifications

	FLEXIBLE PAVEMENT SYSTEM (inches)			
	Raw Subgrade		Modified Subgrade	
Materials	Light Duty	Medium Duty	Light Duty	Medium Duty
HMAC Surface Course – Type D	2.0	2.0	2.0	2.5
Flexible Base Material	8.0	12.0	6.0	8.0
Modified Subgrade ¹	----	----	8.0	8.0
Recompacted Subgrade	8.0	8.0	----	----

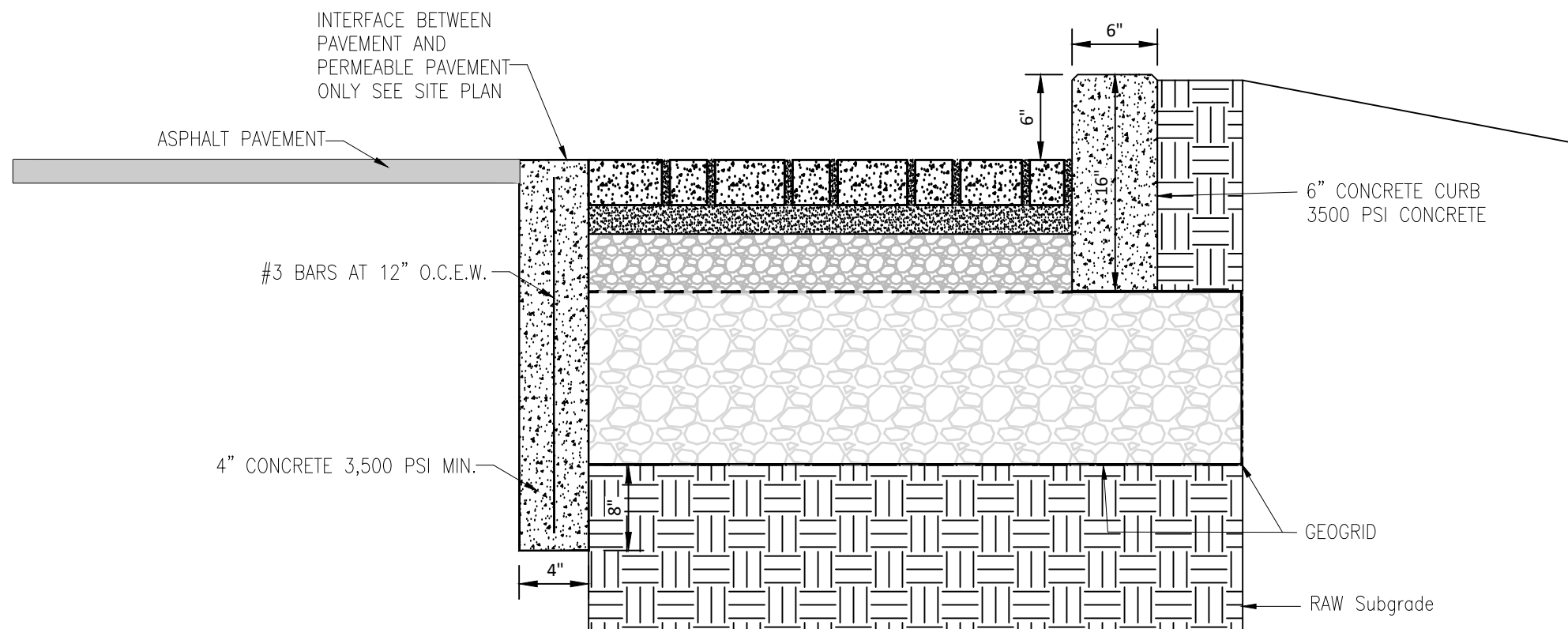
¹ Geogrid may be used in lieu of the 8-inch Modified Subgrade. Criteria for geogrid can be found in Section 6.2.



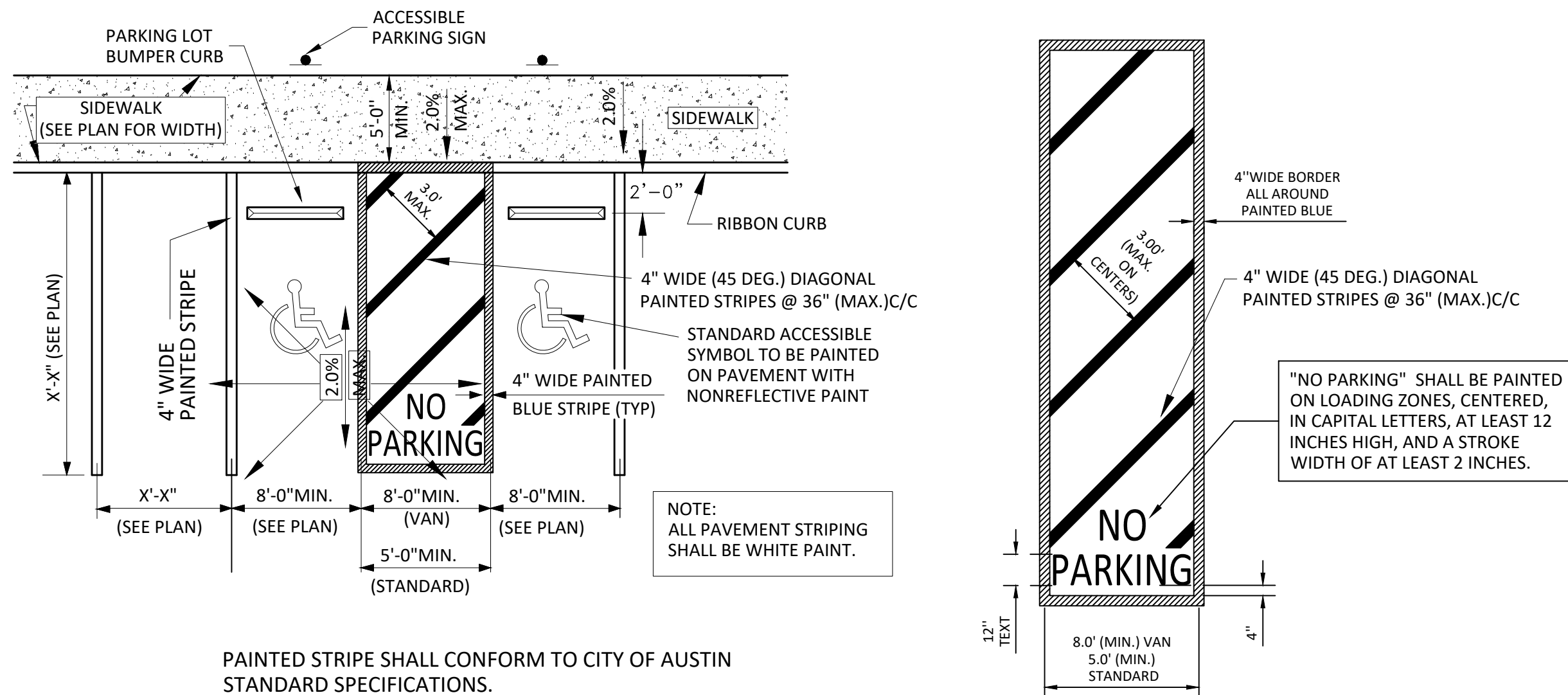
INFILTRATION TRENCH



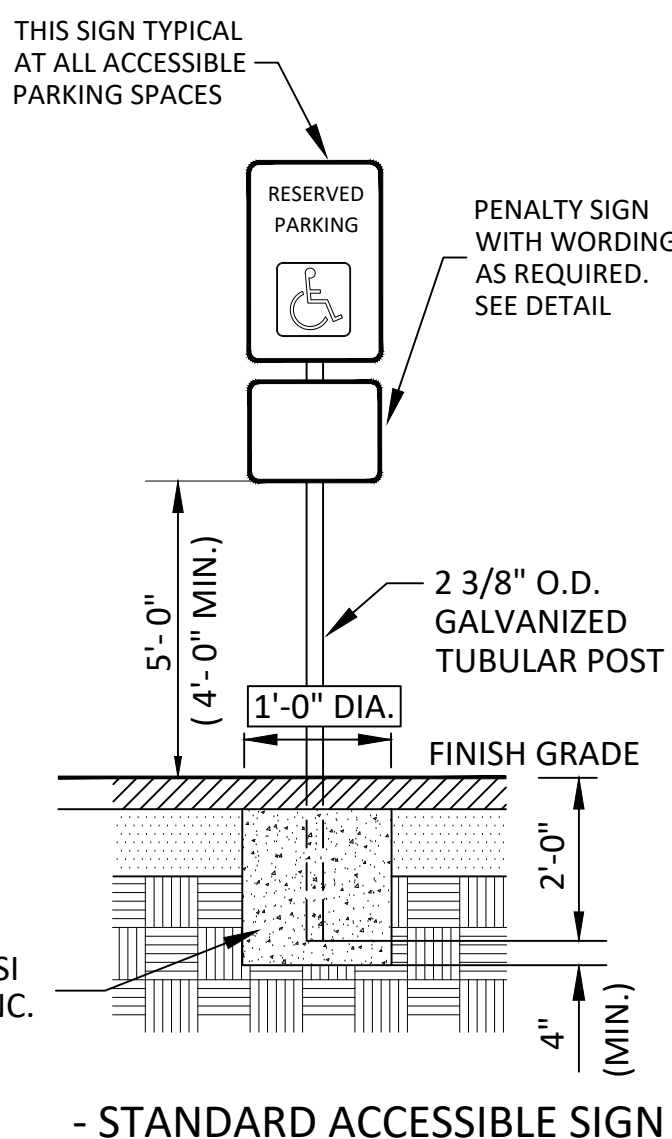
TYPICAL PERMEABLE PAVER SECTION



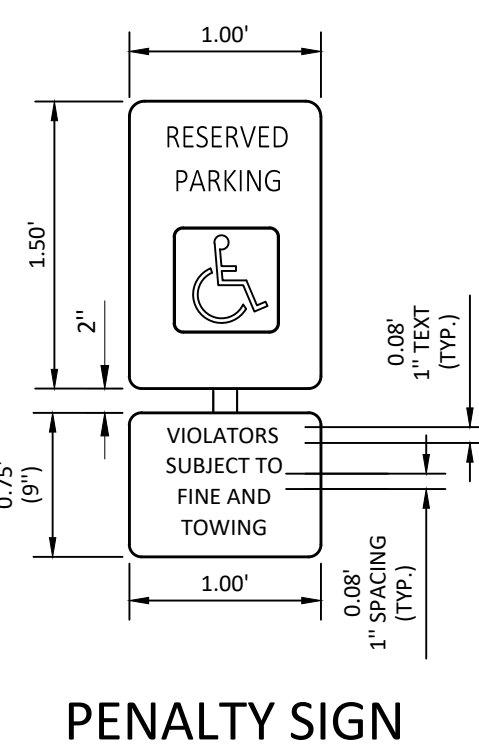
PERMEABLE PAVER ASPHALT PAVEMENT INTERFACE SECTION



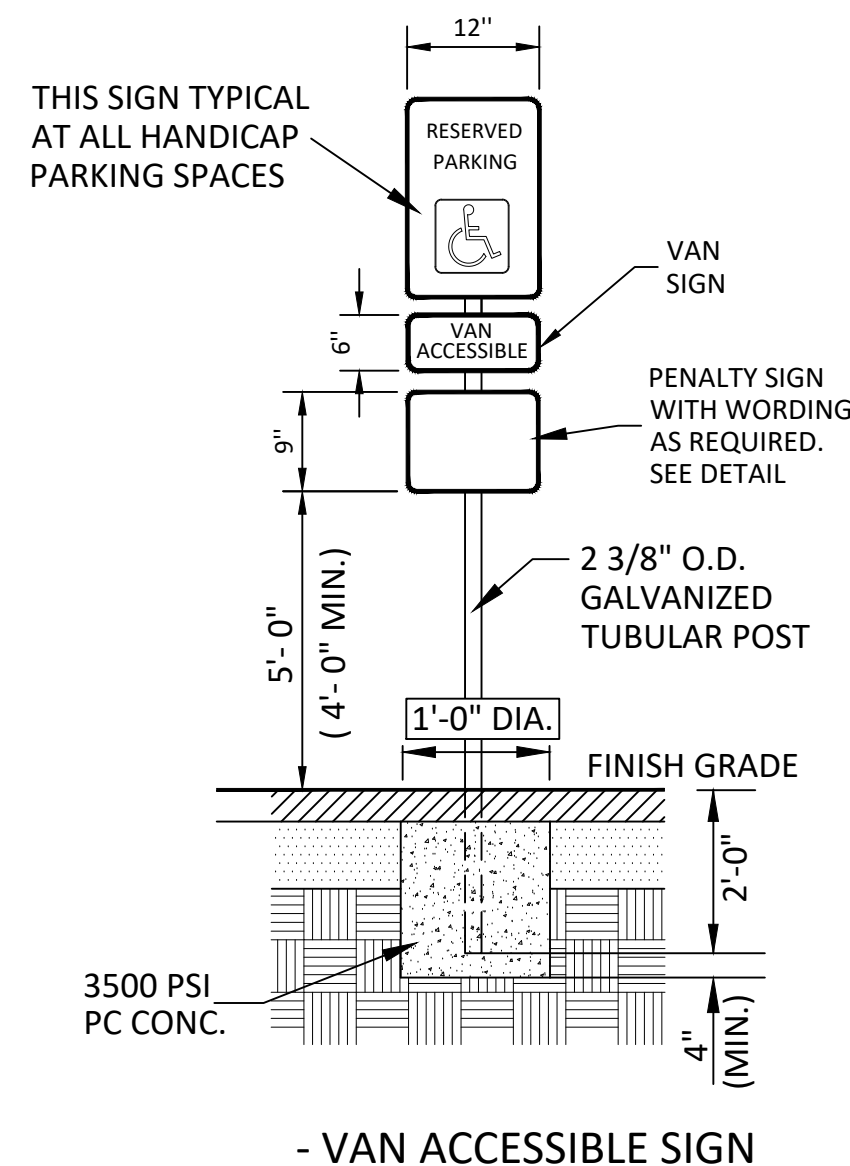
ACCESSIBLE PARKING SPACE LAYOUT



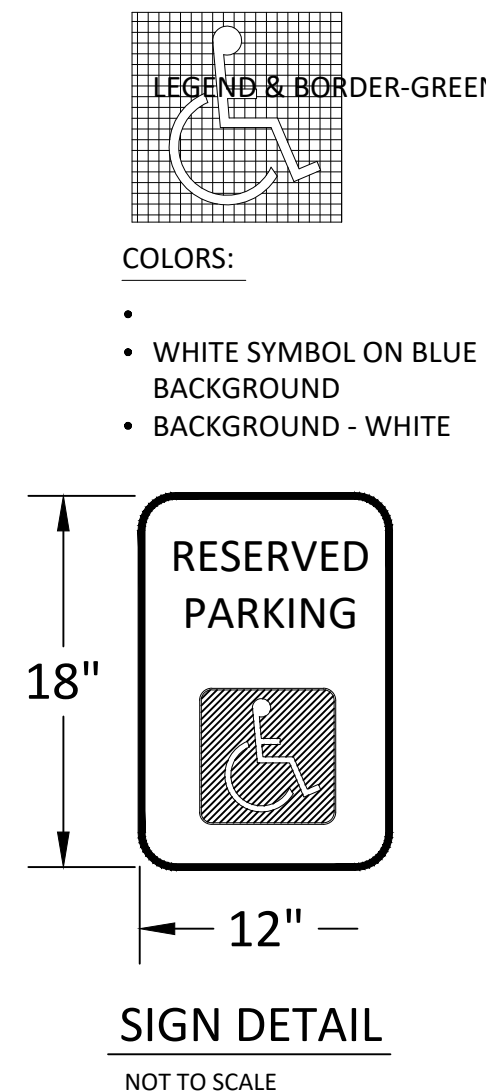
- STANDARD ACCESSIBLE SIGN



PENALTY SIGN



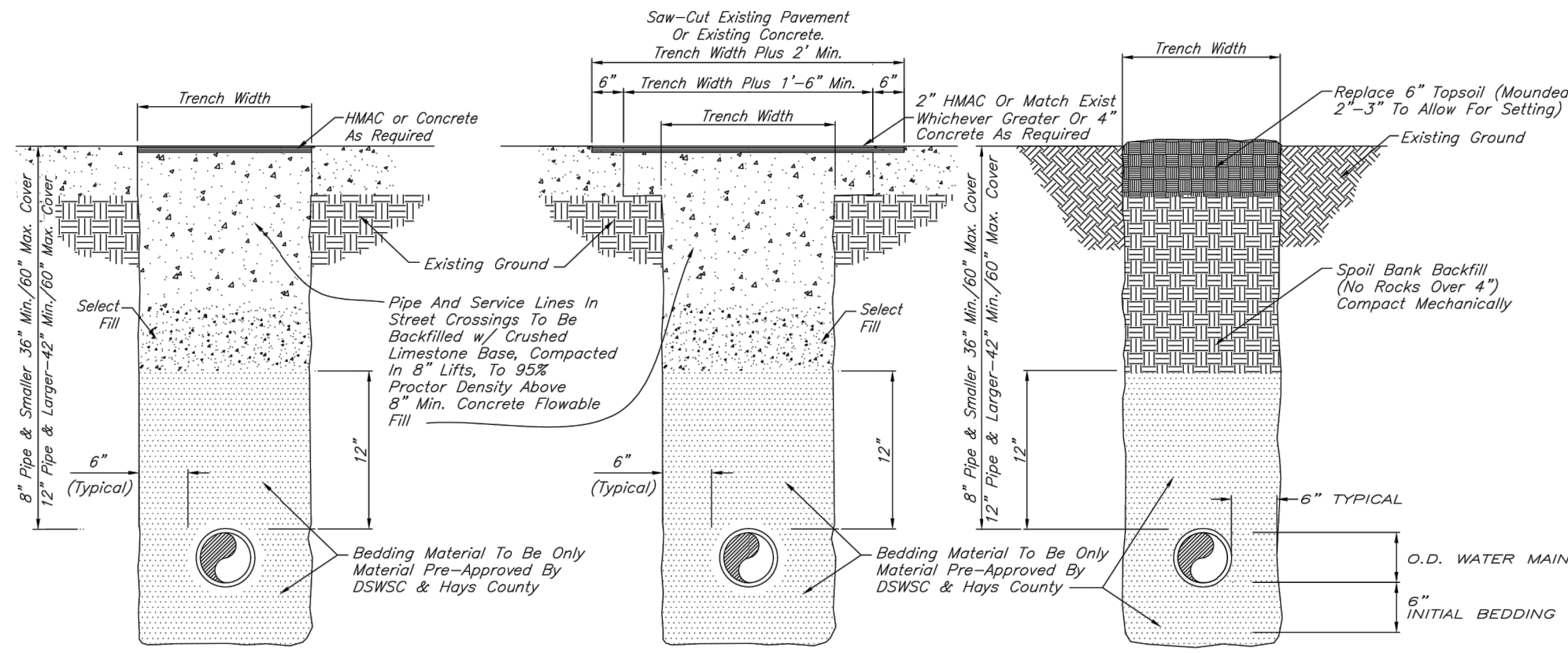
VAN AND STANDARD
ACCESSIBLE PARKING SIGNS



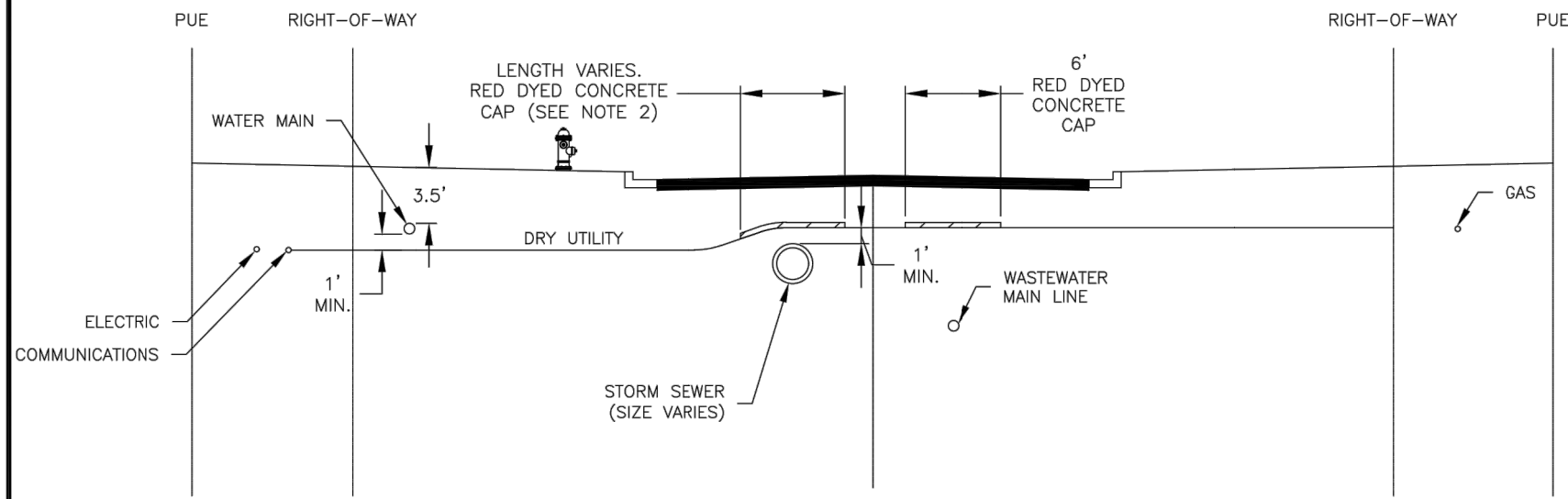
SIGN DETAIL
NOT TO SCALE

Drawing: C:\pwworking\lfr\dwg\proj\chard\eltondo\02248411577009C-CD-BUILDING-DETAILS.dwg
User: RELIZONDO
Last Modified: Mar. 26, 25 - 13:31
Plot Date/Time: Jun. 10, 25 - 12:21:58

borings - Nov 09, 2022 - 11:47am - File: C:\Operations\BOD-Buoy\BOS-AUS\Sub\District\UTILITY-DISTRICTS\Dripping Springs Water Supply Corporation\Details and Specifications\DSRCS-WATER-STANDARDS-2022.dwg

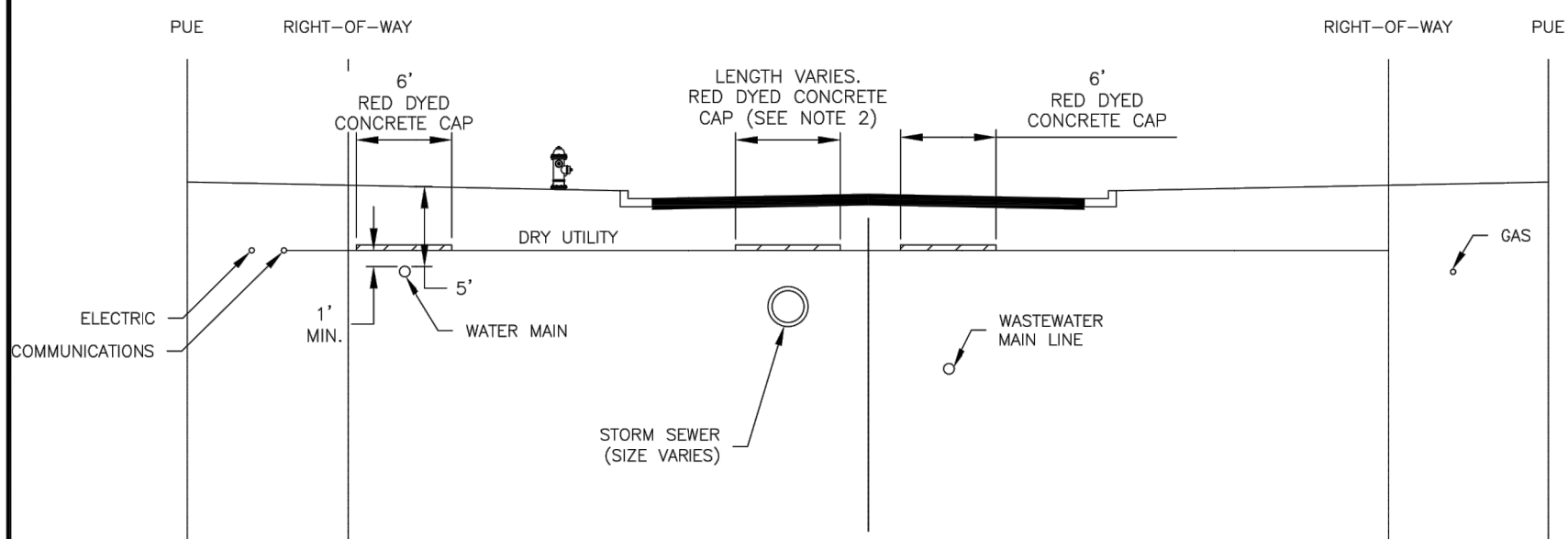


PIPELINE EMBEDMENT



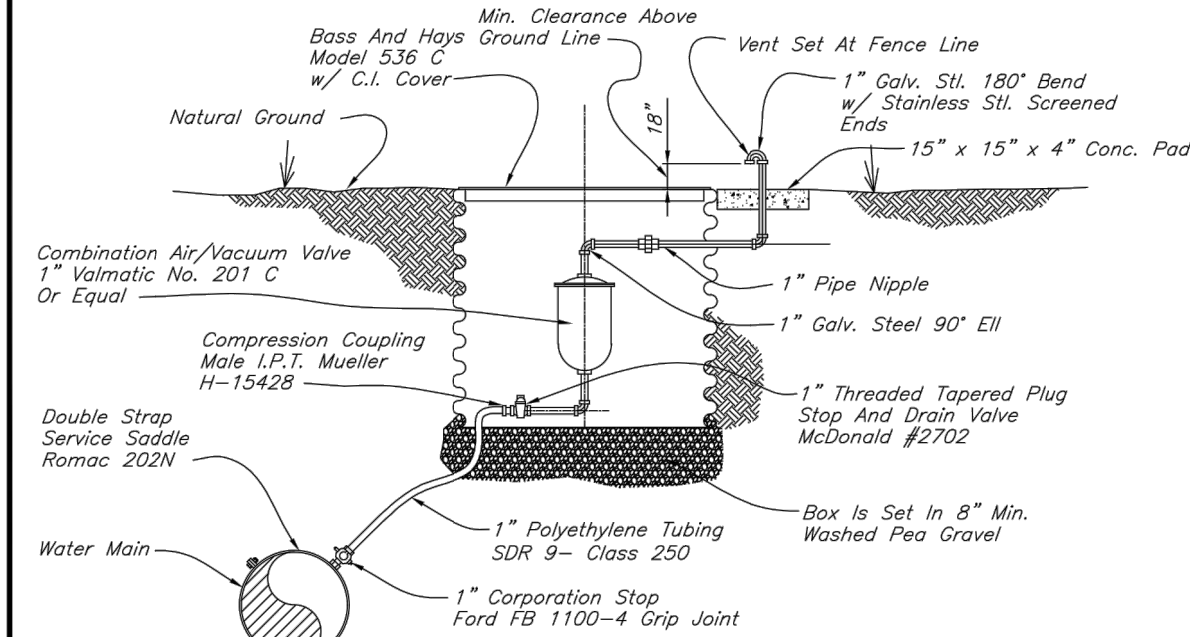
DRY UTILITY LOCATION - WATER LINE DEPTH LESS THAN 5'

- NOTES:
1. DETECTABLE WARNING TAPE SHOULD BE PLACED ON ALL DRY UTILITY MAIN LINES AND SERVICES.
 2. CONCRETE CAP SHOULD BE EXTENDED 2' OUTSIDE THE STORM SEWER.

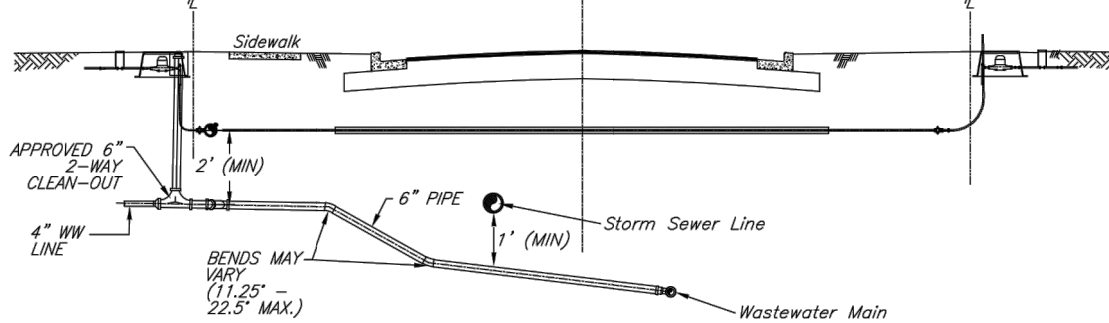


DRY UTILITY LOCATION - WATER LINE DEPTH OF 5' OR LARGER

- NOTES:
1. DETECTABLE WARNING TAPE SHOULD BE PLACED ON ALL DRY UTILITY MAIN LINES AND SERVICES.
 2. CONCRETE CAP SHOULD BE EXTENDED 2' OUTSIDE THE STORM SEWER.

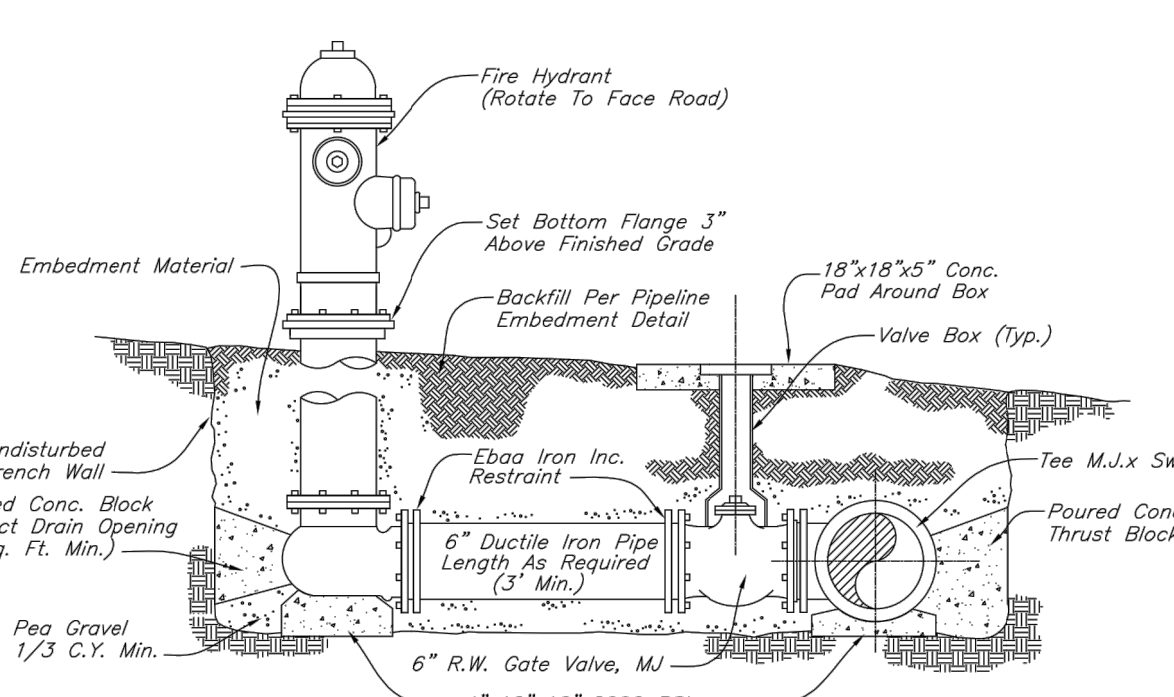


COMBINATION AIR/VACUUM VALVE



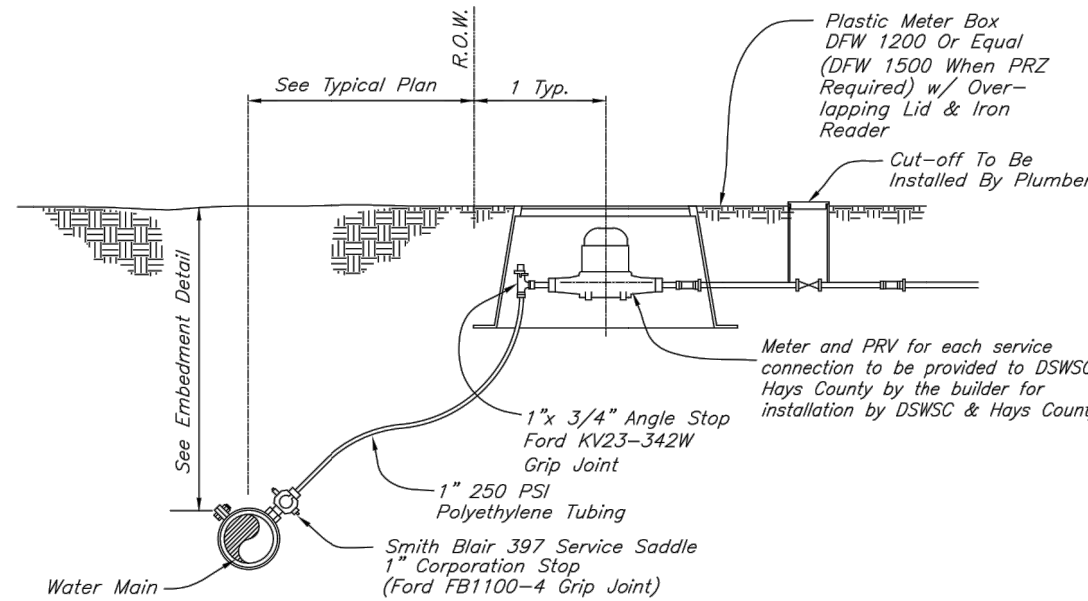
ALTERNATE DEEP SERVICE CONNECTION

- NOTES:
1. This detail to be used when the depth of the wastewater service cleanout is greater than 6'.
 2. See utility assignment cross-sections for actual utility assignments.

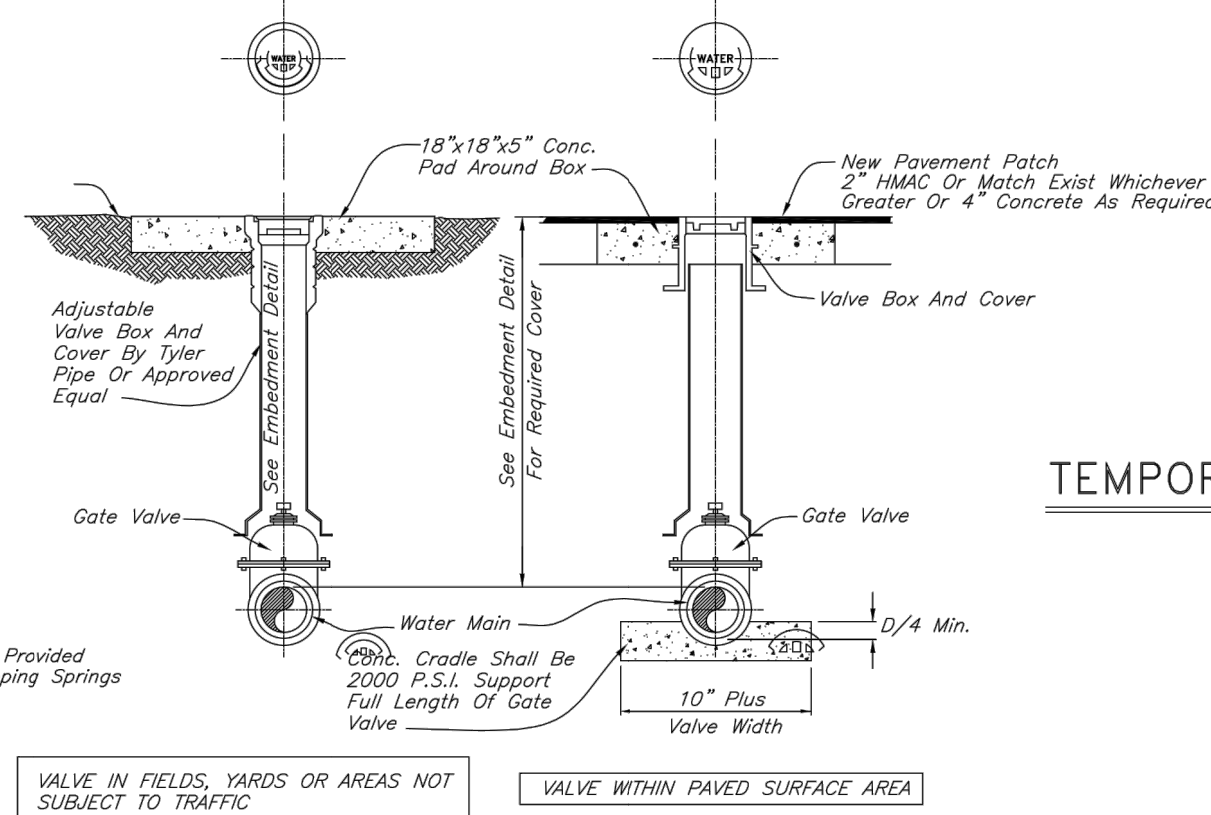


- NOTES:
1. Face of Fire Hydrant to be 3' from back of curb on streets with 6" curb and gutters, unless otherwise noted.
 2. Face of Fire Hydrant to be 10' from back of ribbon/rolled curb on streets with ribbon/rolled curb, unless noted otherwise.
 3. Fire hydrant should not be in conflict with sidewalks, curb ramps, or any other improvements.
 4. Hydrants require 5 1/4" Storz connection.

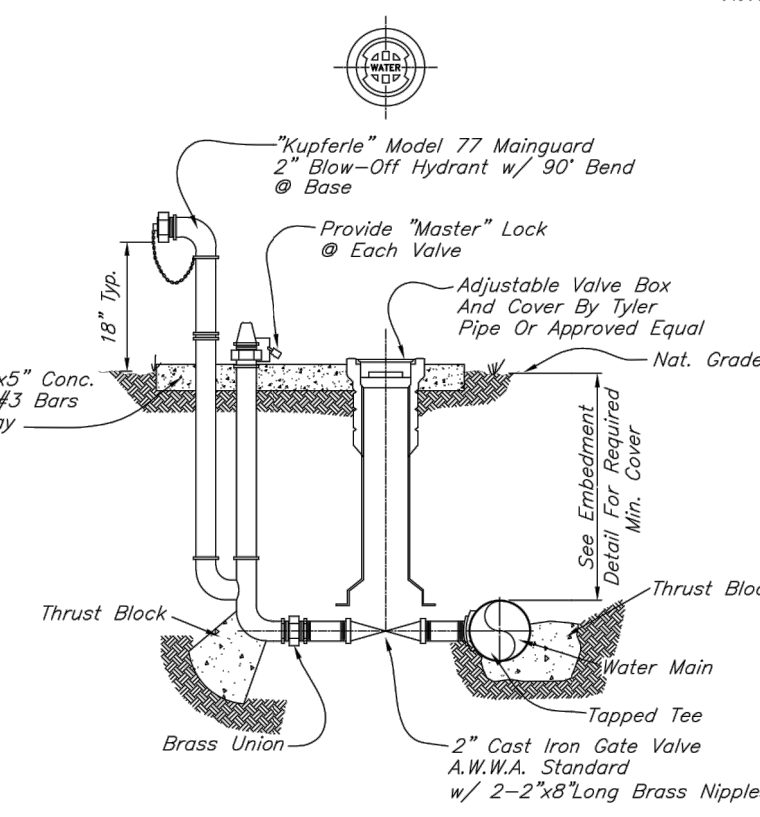
FIRE HYDRANT ASSEMBLY



RESIDENTIAL WATER SERVICE CONNECTION

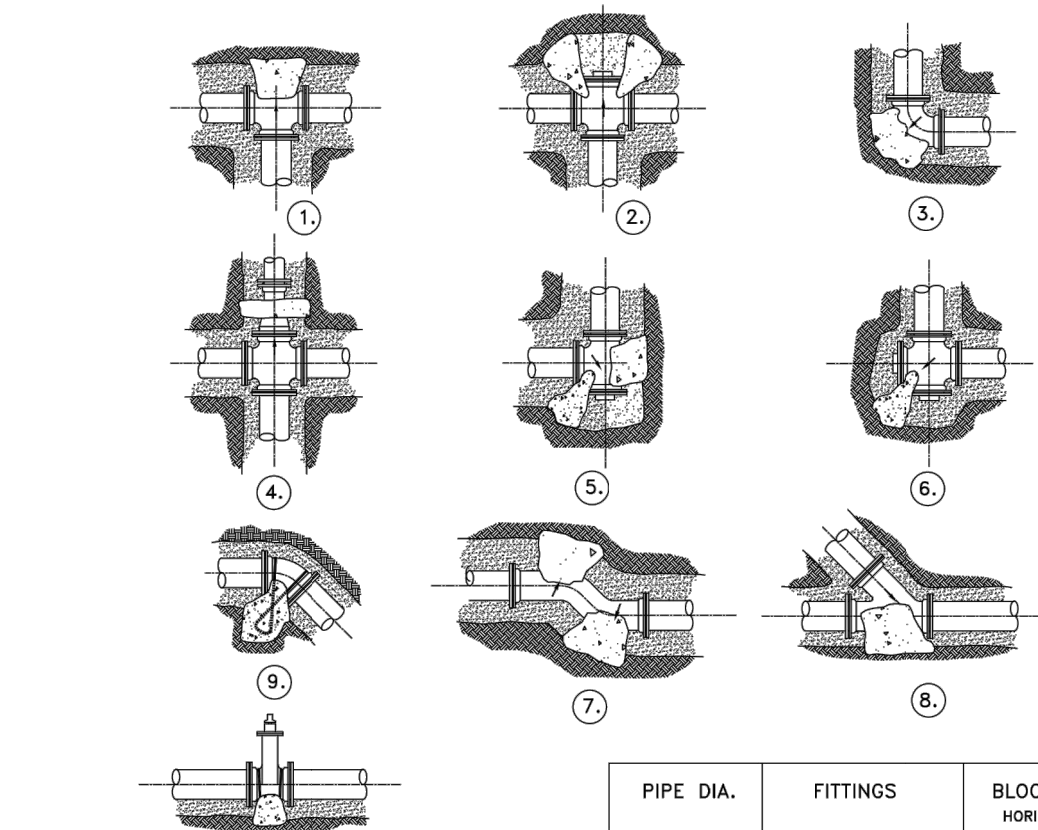


GATE VALVE & BOX



FLUSH VALVE

- NOTE: Thrust Blocking Shall be Placed in A Manner Not To Plug Integral Weep Hole

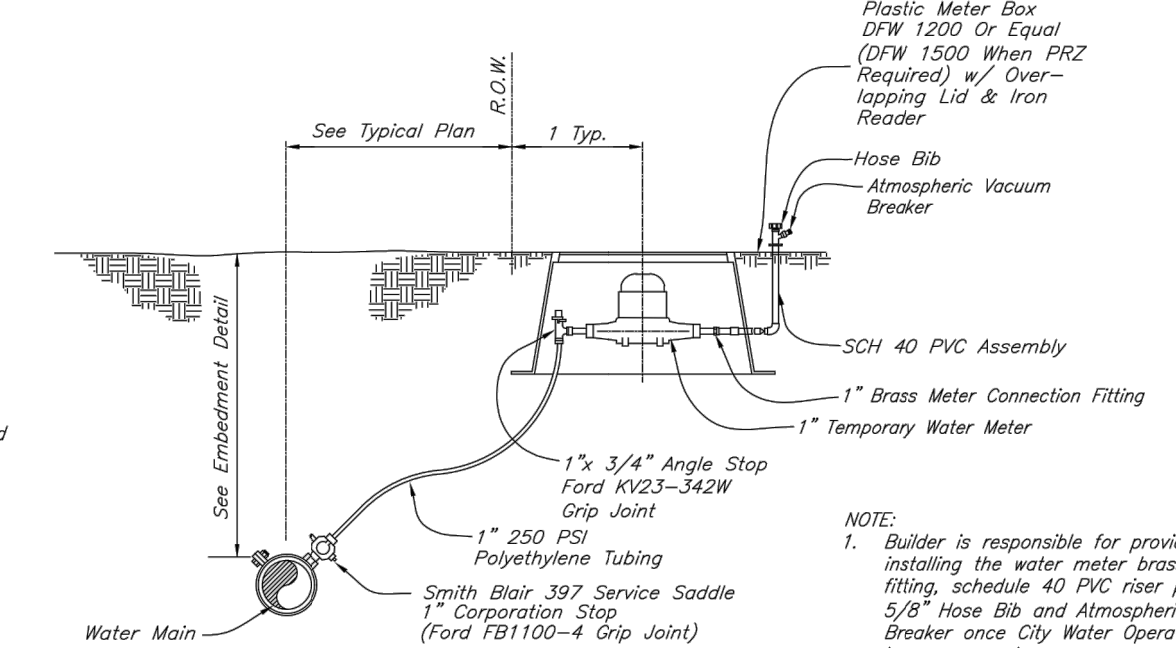


- NOTES:
- 1 Thru Line Connection, Tee
 - 2 Thru Line connection, Cross Used As Tee
 - 3 Directional Change, Elbow
 - 4 Change Line Size, Reducer
 - 5 Direction Change, Tee Used As Elbow
 - 6 Direction Change, Cross Used As Elbow
 - 7 Direction Change
 - 8 Thru Line Connection
 - 9 Valve Anchor
 - 10 Direction Change Vertical, Bend Anchor

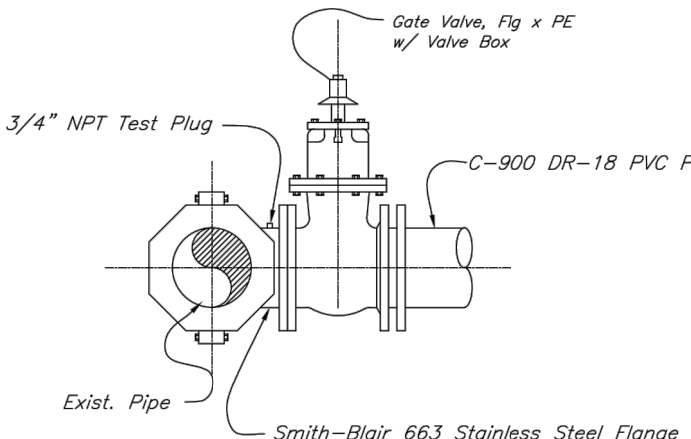
PIPE DIA.	FITTINGS	BLOCK DIMENSION INCHES
2"	All Fittings	1.5 2.0
4"	All Fittings	1.5 2.0
6"	Tee, Cross, Valve	1.5 1.5
6"	90° Bend	1.5 2.0
8"	Tee, Cross, Valve	2.0 2.0
8"	90° Bend	2.0 2.5
12"	Tee, Valve	3.0 3.0
12"	90° Bend	4.5 2.5
12"	45° Bend	2.5 2.5

NOTE: Each Mechanical Joint Fitting And Gate Valves Shall Have Ebaa Iron Inc. Restraint.

TYPICAL THRUST BLOCKING



TEMPORARY RESIDENTIAL CONSTRUCTION METER CONNECTION



TAPPING SLEEVE AND VALVE

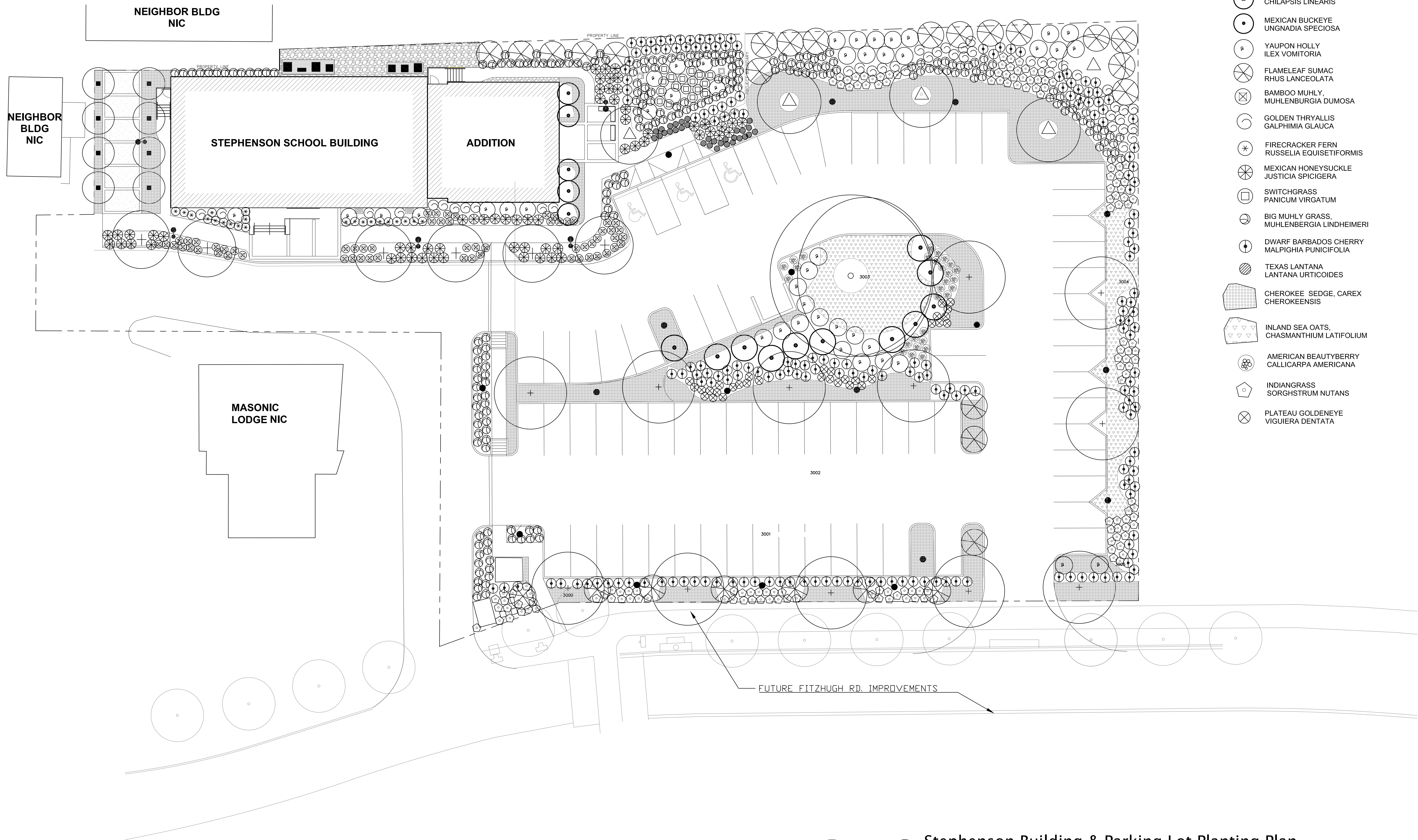
DRIPPING SPRINGS WATER
SUPPLY CORPORATION
DETAILS 1 OF 2
JUNE 2022

UTILITY DETAILS

STEPHENSON BUILDING
SITE DEVELOPMENT PLAN
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF
JOE GRASSO, P.E.,
TBPES73285, ON 6-17-25
FOR THE PURPOSES OF
REVIEW AND ARE NOT TO BE
USED FOR CONSTRUCTION
PRIOR TO APPROVAL BY
THE CITY OF DRIPPING
SPRINGS.





PLANTING LEGEND

- CHINQUAPIN OAK, QUERCUS MUHLENBERGII
- CEDAR ELM, ULMUS CRASSIFOLIA
- DESERT WILLOW CHILAPIS LINEARIS
- MEXICAN BUCKEYE UNGNADIA SPECIOSA
- YAUPON HOLLY ILEX VOMITORIA
- FLAMELEAF SUMAC RHUS LANCEOLATA
- BAMBOO MUHLY, MUHLENBURGIA DUMOSA
- GOLDEN THYALLIS GALPHIMIA GLAUCA
- FIRECRACKER FERN RUSSELLIA EQUISETIFORMIS
- MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA
- SWITCHGRASS PANICUM VIRGATUM
- BIG MUHLY GRASS, MUHLENBURGIA LINDHEIMERI
- DWARF BARBADOS CHERRY MALPIGHIA PUNICIFOLIA
- TEXAS LANTANA LANTANA URTICOIDES
- CHEROKEE SEDGE, CAREX CHEROKEENSIS
- INLAND SEA OATS, CHASMANTHIUM LATIFOLIUM
- AMERICAN BEAUTYBERRY CALLICARPA AMERICANA
- INDIANGRASS SORGHSTRUM NUTANS
- PLATEAU GOLDENEYE VIGUIERA DENTATA



CO'DESIGN, LLC
 1200 Yaupon Valley Rd.
 Austin, TX 78746
 512-423-1298
 www.codesignaustin.co

City of Dripping Springs
 STEPHENSON SCHOOL
 BUILDING &
 PARKING LOT

311 Old Fitzhugh
 Dripping Springs, TX
 78620

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REVISION HISTORY

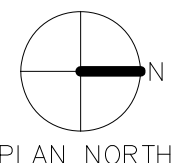
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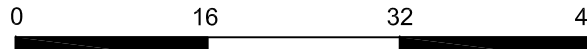
Project No. _____ Date
 August 2, 2024

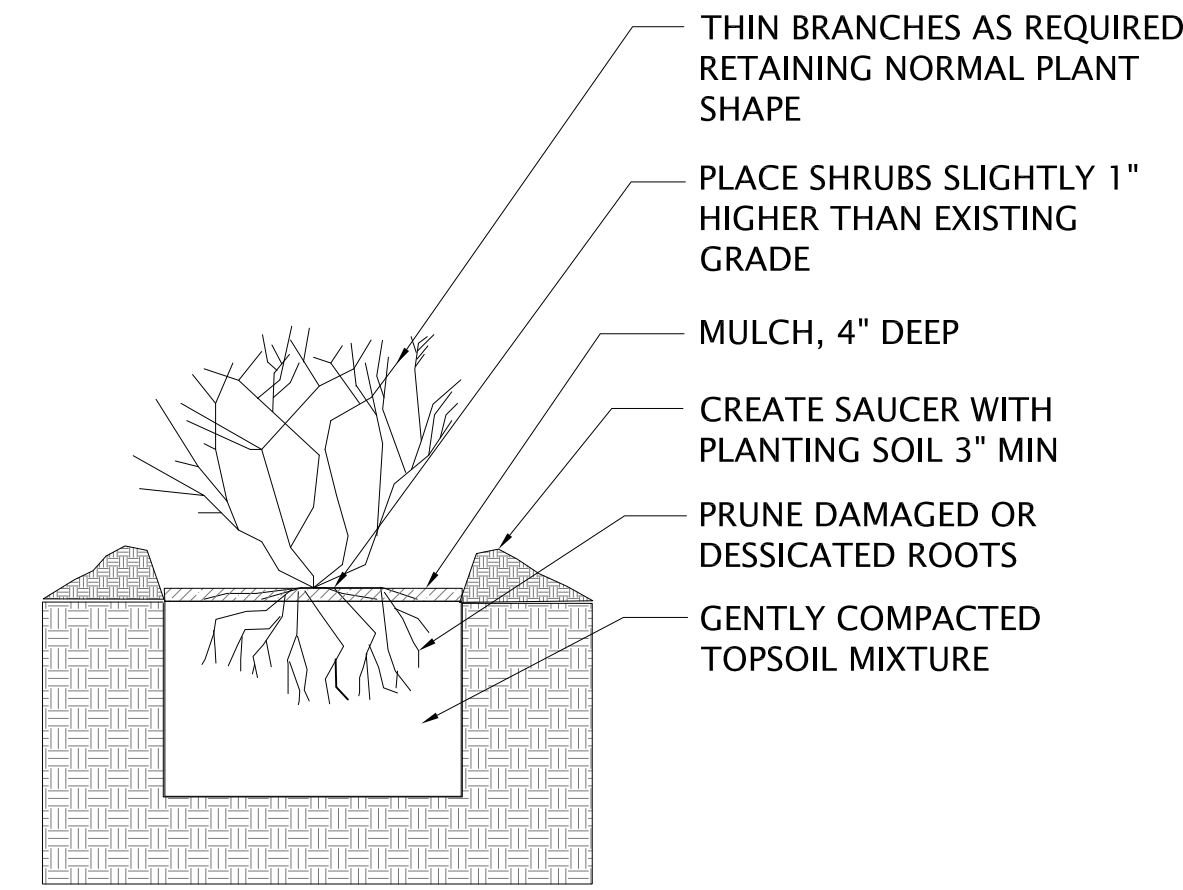
Sheet Name
 Planting Plan

Sheet Number



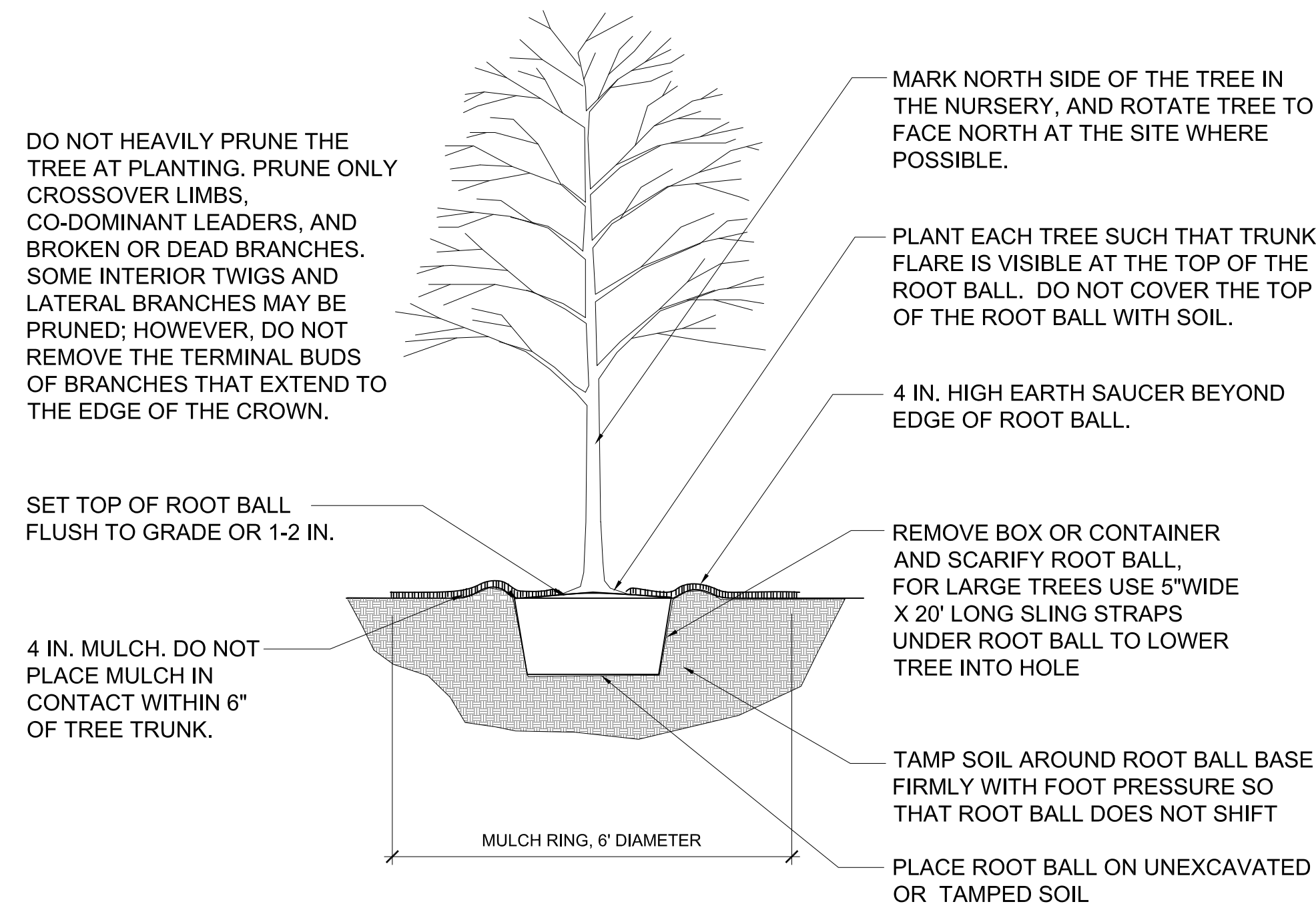
1 Stephenson Building & Parking Lot Planting Plan
 SCALE: 3/32"=1'





Shrub Planting Detail

SCALE: NTS



Tree Planting

SCALE: NTS

TREE PLANTING NOTES:

1. PLANTED TREES SHALL BE STAKED AND WRAPPED
2. PRE- AND POST-CONSTRUCTION FERTILIZATION IS REQUIRED FOR EXISTING TREES THAT WILL BE OR HAVE BEEN DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING DISTURBANCE OF THE CRITICAL ROOT ZONE. FERTILIZERS MUST BE PHOSPHATE-FREE.
3. TREE PROTECTION SHALL REMAIN IN PLACE UNTIL FINAL LANDSCAPING INSTALLATION AS APPROVED BY THE CITY ADMINISTRATOR OR DESIGNEE. REFER TO CIVIL DRAWINGS FOR TREE PROTECTION PLANS & DETAILS
4. PARKING OR STORING OF VEHICLES, EQUIPMENT OR MATERIALS ALLOWED WITHIN THE CRITICAL ROOT ZONE IS PROHIBITED.

MAINTENANCE NOTES:

THE OWNER SHALL BE RESPONSIBLE FOR (UNLESS OTHERWISE SPECIFIED HEREIN):

- (1) REGULAR MAINTENANCE OF ALL REQUIRED LANDSCAPED AREAS AND PLANT MATERIALS IN A VIGOROUS AND HEALTHY CONDITION, FREE FROM DISEASES, PESTS, WEEDS, AND LITTER. THIS MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZATION, PRUNING, MOWING, EDGING, MULCHING, OR OTHER NECESSARY MAINTENANCE IN ACCORDANCE WITH GENERALLY ACCEPTED HORTICULTURAL PRACTICE;
- (2) THE REPAIR OR REPLACEMENT OF REQUIRED LANDSCAPE STRUCTURES (WALLS, FENCES, ETC.) TO A STRUCTURALLY SOUND CONDITION;
- (3) THE REGULAR MAINTENANCE, REPAIR, OR REPLACEMENT, WHERE NECESSARY, OF ANY SCREENING OR BUFFERING;
- (4) REPLACING PLANTED TREES IF THEY DIE OR BECOME DISEASED BEYOND REPAIR WITHIN FIVE (5) YEARS AFTER PLANTING; AND
- (5) REPAIRING DAMAGE TO LANDSCAPED AREAS, STRUCTURES, SCREENING, BUFFERING, OR TREES AS A RESULT OF INGRESS OR EGRESS FROM SITE EASEMENTS BY AUTHORIZED OR UNAUTHORIZED PARTIES.

SEC. 28.06.058 INTEGRATED PEST MANAGEMENT AIR INTEGRATED PEST MANAGEMENT PLAN (IPM) SHALL BE SUBMITTED WITH THE SITE PLAN. THE IPM SHALL INCLUDE THE FERTILIZER RATIOS, BRANDS, AND TYPES OF FERTILIZATION APPLICATION METHODS TO BE USED. FERTILIZERS MUST BE PHOSPHATE-FREE.

TREE CALCULATIONS (SEE CIVIL DRAWINGS FOR TREE SURVEY AND DEMOLITION PLAN FOR TREE REMOVALS):

TREE REMOVALS & CALCULATIONS BASED ON CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TREE ORDINANCE:

#3000 17" CHINABERRY--25% REPLACEMENT OR 8.5" (NOT A TREE IN APPENDIX F)
#3001 37" TALLOW--50% REPLACEMENT OR 18.5" (NOT A TREE IN APPENDIX F)
#3002 48" CATALPA-- 100% REPLACEMENT OR 48" (IN APPENDIX F)

#3004 12" HACKBERRY--50% REPLACEMENT OR 6" (IN APPENDIX F)

#3005 14" HACKBERRY----50% REPLACEMENT OR 7" (IN APPENDIX F)

#3010 7" PECAN--UNDERSIZED LESS THAN 8" NO REPLACEMENT REQUIRED.

TREES TO REMAIN
3003 28" LIVE OAK-- COUNTS AS TWO 4' REPLACEMENT TREE CREDIT PER SEC.
28.06.055C PARKING AREA LANDSCAPING. A TOTAL OF 8" CREDIT.

TOTAL REPLACEMENT INCHES REQUIRED:

88" REPLACEMENT DUE TO REMOVAL

8" CREDIT

REPLACEMENT INCHES REQUIRED: 80"

REPLACEMENT INCHES PROVIDED: 284"

Plant Schedule							
COMMON NAME	BOTANICAL NAME	SIZE	NOTES	HT	SPD	QTY	TREE CAL. INCHES
Large Trees							
Chinquapin Oak	Quercus muhlenbergii	4" cal.	36" box	15-17'	8-10'	4	16
Cedar Elm	Ulmus crassifolia	4" cal.	36" box	15-17'	8-10'	18	72
Retama 'Desert Museum'	Parkinsonia Aculeata	3"	24" box	10-12'	6-8'	8	24
Small Trees							
Yaupon Holly	Ilex vomitoria	2" min.	20 gal. multi trunk, container	6'-7'	5-6'	43	86
Mexican Buckeye	Ungnadia speciosa	2" min.	20 gal. multi trunk, container	6'-7'	5-6'	16	32
Flameleaf Sumac	Rhus Lanceolata	2" min.	20 gal. multi trunk, container	6-7'	5-6'	27	54
						TOTAL TREE CAL. INCHES	284

Shrubs and Groundcover			
Big Muhly Grass	Muhlenbergia lindheimeri	5 Gal.	full dense
Switchgrass	Panicum virgatum	5 Gal.	full dense
Bamboo Muhly	Muhlenbergia dumosa	5 Gal.	full dense
Firecracker Fern	Russelia equisetiformis	5 Gal.	full dense
Texas Lantana	Lantana urticoides	5 Gal.	full dense
Dwarf Barbados Cherry	Malpighia glabra dwarf	5 Gal.	full dense
Golden Thryallis	Galphimia glauca	5 Gal.	full dense
Mexican Honeysuckle	Justica spicigera	5 Gal.	full dense
Cherokee Sedge	Carex cherokeensis	1 gal. pots @ 24" oc	full dense
Inland Sea Oats	Chasmanthium latifolium	1 gal. pots @ 24" oc	full dense
American Beautyberry	Callicarpa americana	5 Gal.	full dense
Indiangrass	Sorghstrum nutans	1 gal.	full dense
Plateau Goldeneye	Viguiera dentata	1 gal.	full dense

Note: Landscape Contractor is responsible for verifying plant quantities.





CO'DESIGN

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1200 Yaupon Valley Rd.
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City of Dripping Springs
STEPHENSON SCHOOL
BUILDING &
PARKING LOT

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

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REVISION HISTORY

PERMIT SET



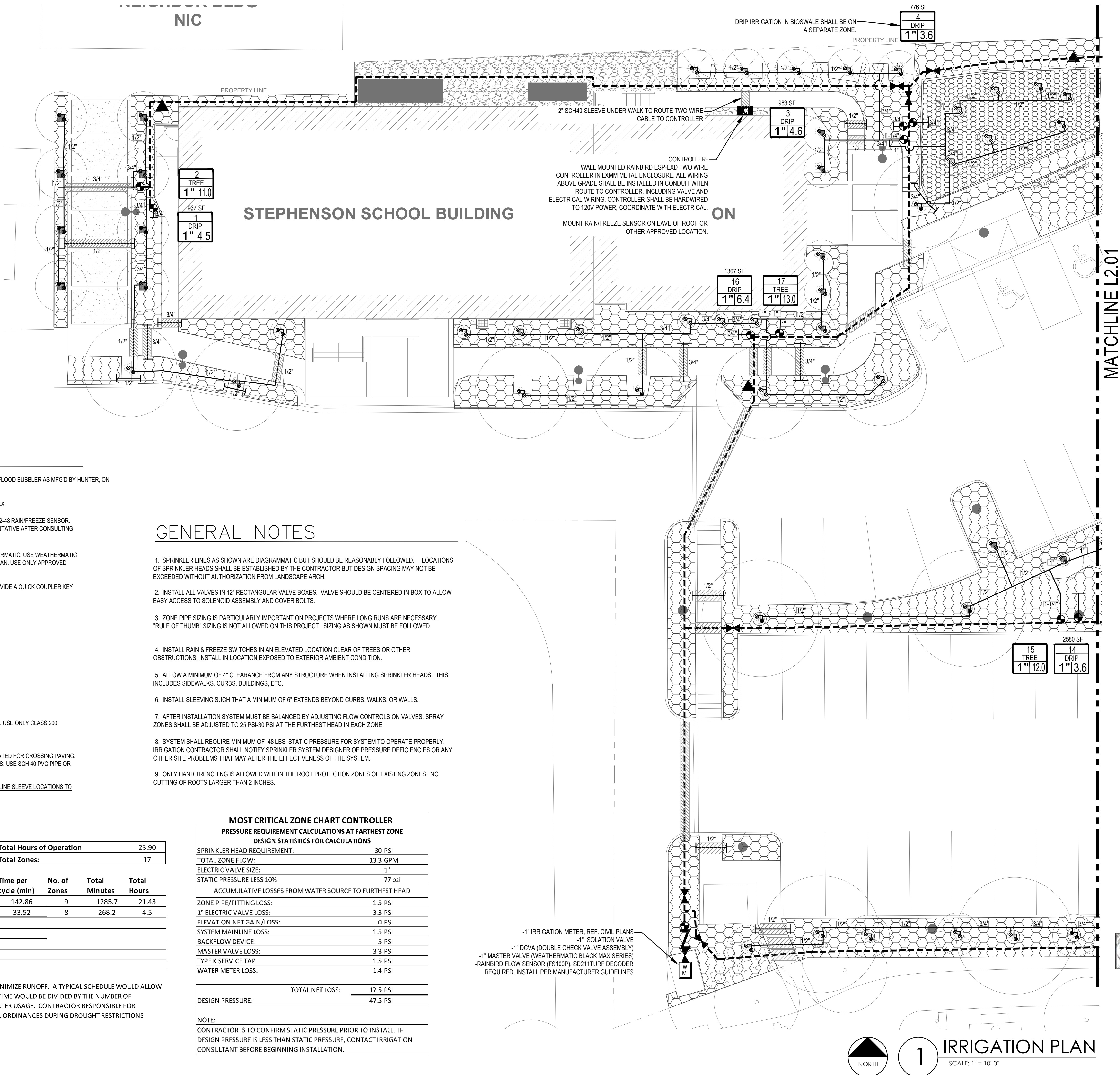
Project No. Date
August 2, 2024

Sheet Name
Irrigation Plan

Sheet Number

23 OF 33

L2.00



LEGEND

- BUBBLER - PRESSURE COMPENSATING BUBBLER (0.5 G.P.M.), PCN-50 FLOOD BUBBLER AS MFG'D BY HUNTER, ON HUNTER PROS-06 6" POP UP SPRAY.
- INDICATES DRIP TUBING BY NETAFIM, NETAFIM TECHLINE CV TCV-18XX
- CONTROLLER - RAINBIRD ESP-LXD TWO WIRE CONTROLLER WITH WR2-48 RAIN/FREEZE SENSOR. FINAL LOCATION IS TO BE DETERMINED BY OWNER OR HIS REPRESENTATIVE AFTER CONSULTING WITH PROJECT ARCHITECT.
- REMOTE CONTROL VALVE - BLACK MAX SERIES AS MFG'D BY WEATHERMATIC. USE WEATHERMATIC SCZ-MAX-DW-10 DRIP KIT FOR DRIP ZONES. SIZE AS NOTED ON PLAN. USE ONLY APPROVED SPLICE KITS SUCH AS 3M DBY CONNECTORS.
- QUICK COUPLING VALVE - SERIES 44LRC AS MFG'D BY RAINBIRD, PROVIDE A QUICK COUPLER KEY W/ SWIVEL HOSE ELL FOR EVERY THREE (3) VALVES.
- ISOLATION GATE VALVE - LINE SIZE
- BACKFLOW PREVENTER-D.C.V. ASSEMBLY
- 1" WATER METER
- 1250 SF DRIP ZONE SF, IF APPLICABLE
A-5 ZONE IDENTIFICATION
1" 5.8 IRRIGATION TYPE (SHRUB, TURF DRIP, ROTOR, OR BUBBLER)
ZONE SIZE IN GALLONS PER MINUTE
VALVE SIZE THIS ZONE
- 1/2" LATERAL LINE - SIZE AS NOTED ON PLAN. DO NOT DEVIATE ON SIZING. USE ONLY CLASS 200 OR 315 PVC PIPE.
- MAIN LINE - USE 2" SCH 40 PVC PIPE AS DESIGNATED ON PLANS.
- SLEEVE - USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE DESIGNATED FOR CROSSING PAVING. WHERE REQUIRED, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES. USE SCH 40 PVC PIPE OR AS DESIGNATED ON PLANS.
- NOTE: PROVIDE AN EXTRA 2" SCH 40 PVC SLEEVE NEXT TO ALL MAINLINE SLEEVE LOCATIONS TO ALLOW FOR ELEC. VALVE WIRING FROM CONTROLLER.

GENERAL NOTES

- SPRINKLER LINES AS SHOWN ARE DIAGRAMMATIC BUT SHOULD BE REASONABLY FOLLOWED. LOCATIONS OF SPRINKLER HEADS SHALL BE ESTABLISHED BY THE CONTRACTOR BUT DESIGN SPACING MAY NOT BE EXCEEDED WITHOUT AUTHORIZATION FROM LANDSCAPE ARCH.
- INSTALL ALL VALVES IN 12" RECTANGULAR VALVE BOXES. VALVE SHOULD BE CENTERED IN BOX TO ALLOW EASY ACCESS TO SOLENOID ASSEMBLY AND COVER BOLTS.
- ZONE PIPE SIZING IS PARTICULARLY IMPORTANT ON PROJECTS WHERE LONG RUNS ARE NECESSARY. "RULE OF THUMB" SIZING IS NOT ALLOWED ON THIS PROJECT. SIZING AS SHOWN MUST BE FOLLOWED.
- INSTALL RAIN & FREEZE SWITCHES IN AN ELEVATED LOCATION CLEAR OF TREES OR OTHER OBSTRUCTIONS. INSTALL IN LOCATION EXPOSED TO EXTERIOR AMBIENT CONDITION.
- ALLOW A MINIMUM OF 4" CLEARANCE FROM ANY STRUCTURE WHEN INSTALLING SPRINKLER HEADS. THIS INCLUDES SIDEWALKS, CURBS, BUILDINGS, ETC..
- INSTALL SLEEVING SUCH THAT A MINIMUM OF 6" EXTENDS BEYOND CURBS, WALKS, OR WALLS.
- AFTER INSTALLATION SYSTEM MUST BE BALANCED BY ADJUSTING FLOW CONTROLS ON VALVES. SPRAY ZONES SHALL BE ADJUSTED TO 25 PSI-30 PSI AT THE FURTHEST HEAD IN EACH ZONE.
- SYSTEM SHALL REQUIRE MINIMUM OF 48 LBS. STATIC PRESSURE FOR SYSTEM TO OPERATE PROPERLY. IRRIGATION CONTRACTOR SHALL NOTIFY SPRINKLER SYSTEM DESIGNER OF PRESSURE DEFICIENCIES OR ANY OTHER SITE PROBLEMS THAT MAY ALTER THE EFFECTIVENESS OF THE SYSTEM.
- ONLY HAND TRENCHING IS ALLOWED WITHIN THE ROOT PROTECTION ZONES OF EXISTING ZONES. NO CUTTING OF ROOTS LARGER THAN 2 INCHES.

Scheduling Controller

Typical Weekly, Based on Precipitation Rate	Total Hours of Operation	25.90
Total Zones:	17	

ZONE TYPE	Precipitation Rate (in/hr)	Water Desired Inch/Week	Time per cycle (min)	No. of Zones	Total Minutes	Total Hours
DRIP	0.42	1.00	142.86	9	1285.7	21.43
.5 GAL TREE BUBBLER	1.79	1.00	33.52	8	268.2	4.5

NOTE:

IT WILL BE NECESSARY TO DIVIDE TIME INTO 2 TO 3 CYCLES TO MINIMIZE RUNOFF. A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO DAYS PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE. CONTRACTOR RESPONSIBLE FOR WATERING SCHEDULE DURING ESTABLISHMENT. FOLLOW LOCAL ORDINANCES DURING DROUGHT RESTRICTIONS

MOST CRITICAL ZONE CHART CONTROLLER PRESSURE REQUIREMENT CALCULATIONS AT FARTHEST ZONE DESIGN STATISTICS FOR CALCULATIONS

SPRINKLER HEAD REQUIREMENT:	30 PSI
TOTAL ZONE FLOW:	13.3 GPM
ELECTRIC VALVE SIZE:	1"
STATIC PRESSURE LESS 10%:	77 psi
ACCUMULATIVE LOSSES FROM WATER SOURCE TO FURTHEST HEAD	
ZONE PIPE/FITTING LOSS:	1.5 PSI
1" ELECTRIC VALVE LOSS:	3.3 PSI
ELEVATION NET GAIN/LOSS:	0 PSI
SYSTEM MAINLINE LOSS:	1.5 PSI
BACKFLOW DEVICE:	5 PSI
MASTER VALVE LOSS:	3.3 PSI
TYPE K SERVICE TAP	1.5 PSI
WATER METER LOSS:	1.4 PSI
TOTAL NET LOSS:	
17.5 PSI	
DESIGN PRESSURE:	47.5 PSI
NOTE:	
CONTRACTOR IS TO CONFIRM STATIC PRESSURE PRIOR TO INSTALL. IF DESIGN PRESSURE IS LESS THAN STATIC PRESSURE, CONTACT IRRIGATION CONSULTANT BEFORE BEGINNING INSTALLATION.	

- 1" IRRIGATION METER, REF. CIVIL PLANS
-1" ISOLATION VALVE
-1" DOVA (DOUBLE CHECK VALVE ASSEMBLY)
-1" MASTER VALVE (WEATHERMATIC BLACK MAX SERIES)
-RAINBIRD FLOW SENSOR (FS100P), SD211TURF DECODER REQUIRED. INSTALL PER MANUFACTURER GUIDELINES

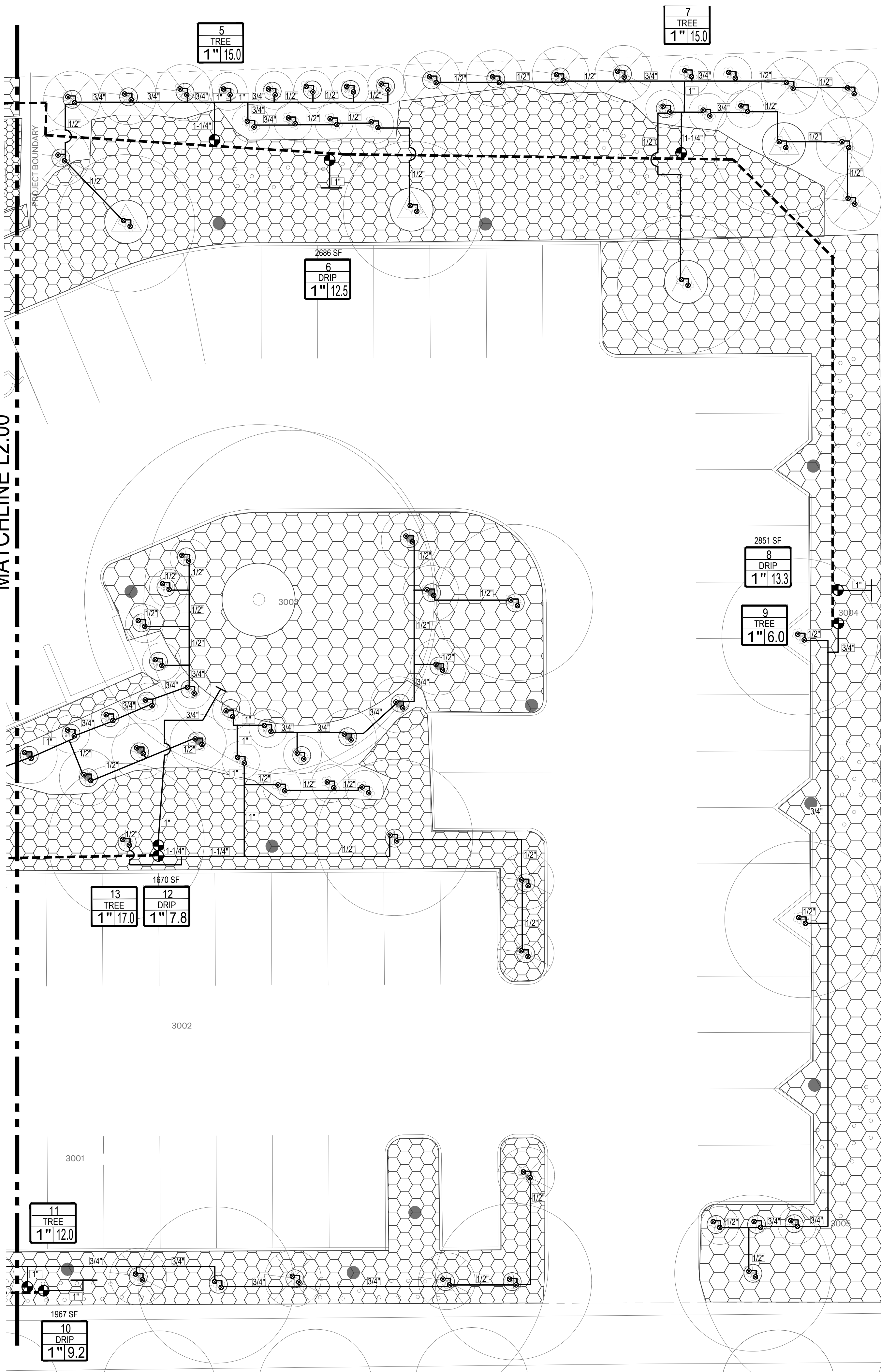


1 IRRIGATION PLAN
SCALE: 1" = 10'-0"

LEGEND

- BUBBLER - PRESSURE COMPENSATING BUBBLER (0.5 G.P.M.), PCN-50 FLOOD BUBBLER AS MFG'D BY HUNTER, ON HUNTER PROS-06 6" POP UP SPRAY.
- INDICATES DRIP TUBING BY NETAFIM, NETAFIM TECHLINE CV TLCV-18XX
- CONTROLLER - RAINBIRD ESP-LXD TWO WIRE CONTROLLER WITH WR2-48 RAIN/FREEZE SENSOR. FINAL LOCATION IS TO BE DETERMINED BY OWNER OR HIS REPRESENTATIVE AFTER CONSULTING WITH PROJECT ARCHITECT.
- REMOTE CONTROL VALVE - BLACK MAX SERIES AS MFG'D BY WEATHERMATIC. USE WEATHERMATIC SCZ-MAX-DW-10 DRIP KIT FOR DRIP ZONES. SIZE AS NOTED ON PLAN. USE ONLY APPROVED SPLICE KITS SUCH AS 3M DBY CONNECTORS.
- QUICK COUPLING VALVE - SERIES 44LRC AS MFG'D BY RAINBIRD. PROVIDE A QUICK COUPLER KEY W/ SWIVEL HOSE ELL FOR EVERY THREE (3) VALVES.
- ISOLATION GATE VALVE - LINE SIZE
- BACKFLOW PREVENTER-D.C.V. ASSEMBLY
- 1" WATER METER
- 1250 SF DRIP ZONE SF. IF APPLICABLE
- ZONE IDENTIFICATION
- IRRIGATION TYPE (SHRUB, TURF, DRIP, ROTOR, OR BUBBLER)
- ZONE SIZE IN GALLONS PER MINUTE
- VALVE SIZE THIS ZONE
- LATERAL LINE - SIZE AS NOTED ON PLAN. DO NOT DEVIATE ON SIZING. USE ONLY CLASS 200 OR 315 PVC PIPE.
- MAIN LINE - USE 2" SCH 40 PVC PIPE AS DESIGNATED ON PLANS.
- SLEEVE - USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE DESIGNATED FOR CROSSING PAVING. WHERE REQUIRED, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES. USE SCH 40 PVC PIPE OR AS DESIGNATED ON PLANS.
- NOTE: PROVIDE AN EXTRA 2" SCH 40 PVC SLEEVE NEXT TO ALL MAINLINE SLEEVE LOCATIONS TO ALLOW FOR ELEC. VALVE WIRING FROM CONTROLLER

MATCHLINE L2.00



1

IRRIGATION PLAN

SCALE: 1" = 10'-0"



CO'DESIGN, LLC
1200 Yaupon Valley Rd.
Austin, TX 78746
512-423-1298
www.codedesignaustin.co

City of Dripping Springs
STEPHENSON SCHOOL
BUILDING &
PARKING LOT

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

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REVISION HISTORY

PERMIT SET



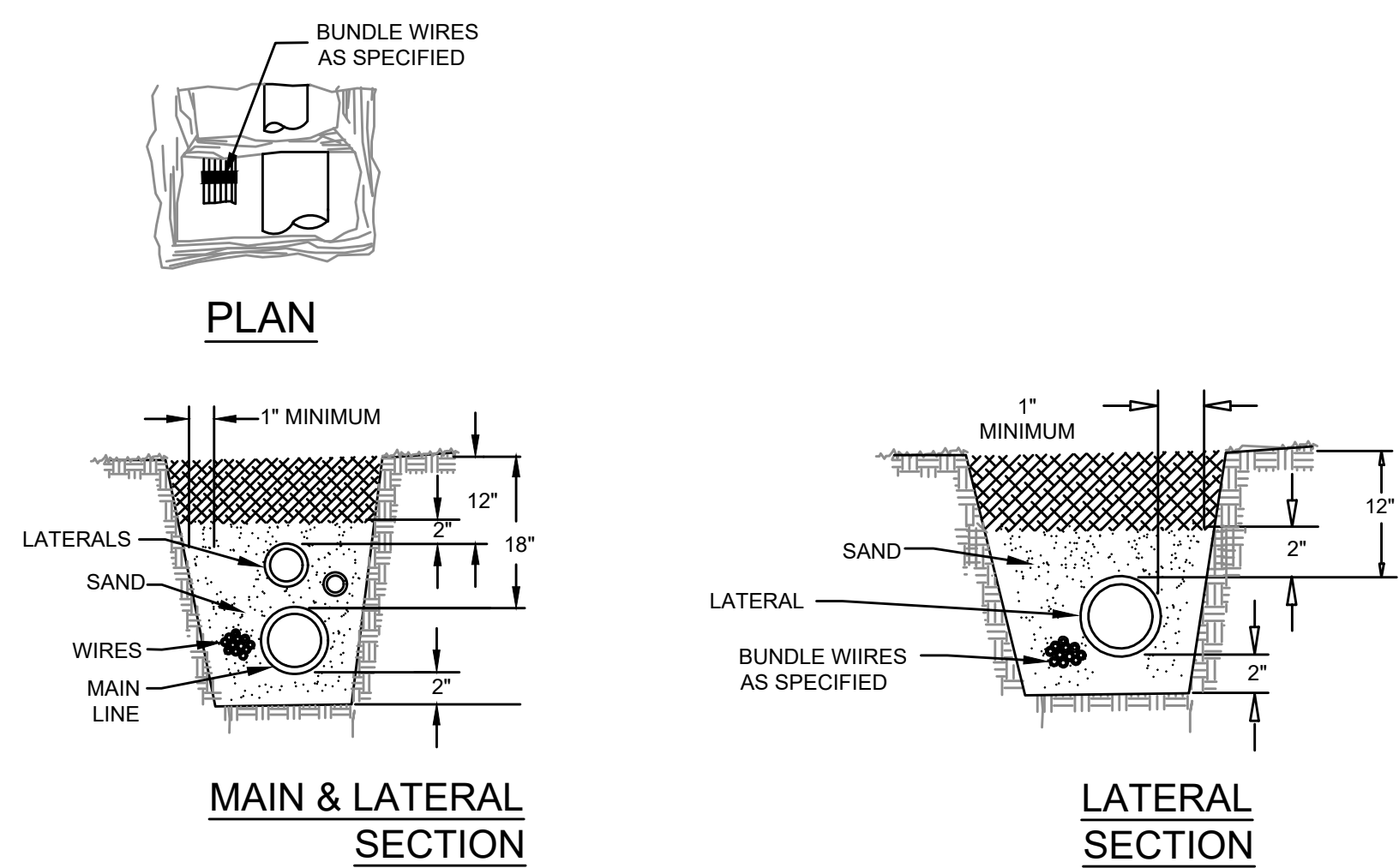
Project No. Date
August 2, 2024

Sheet Name
Irrigation Plan

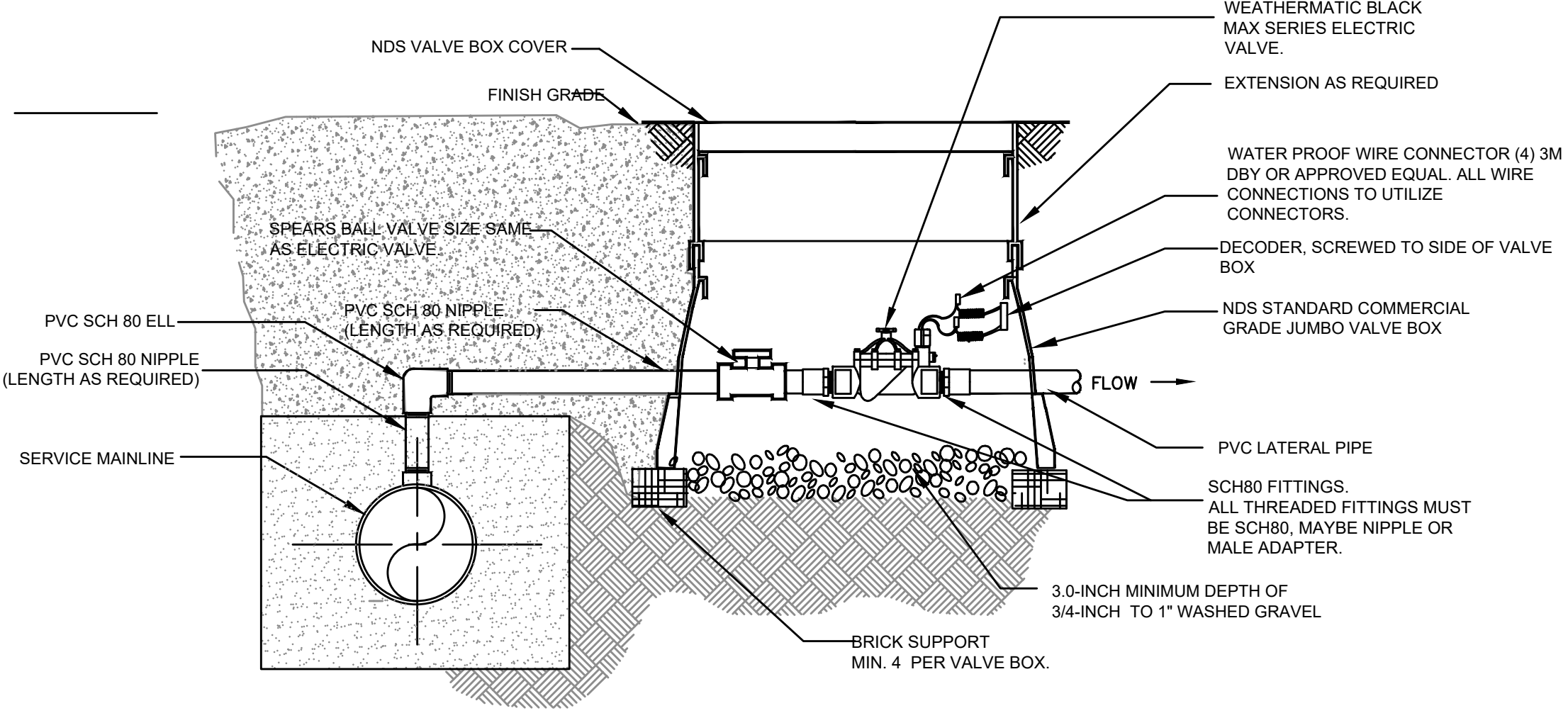
Sheet Number

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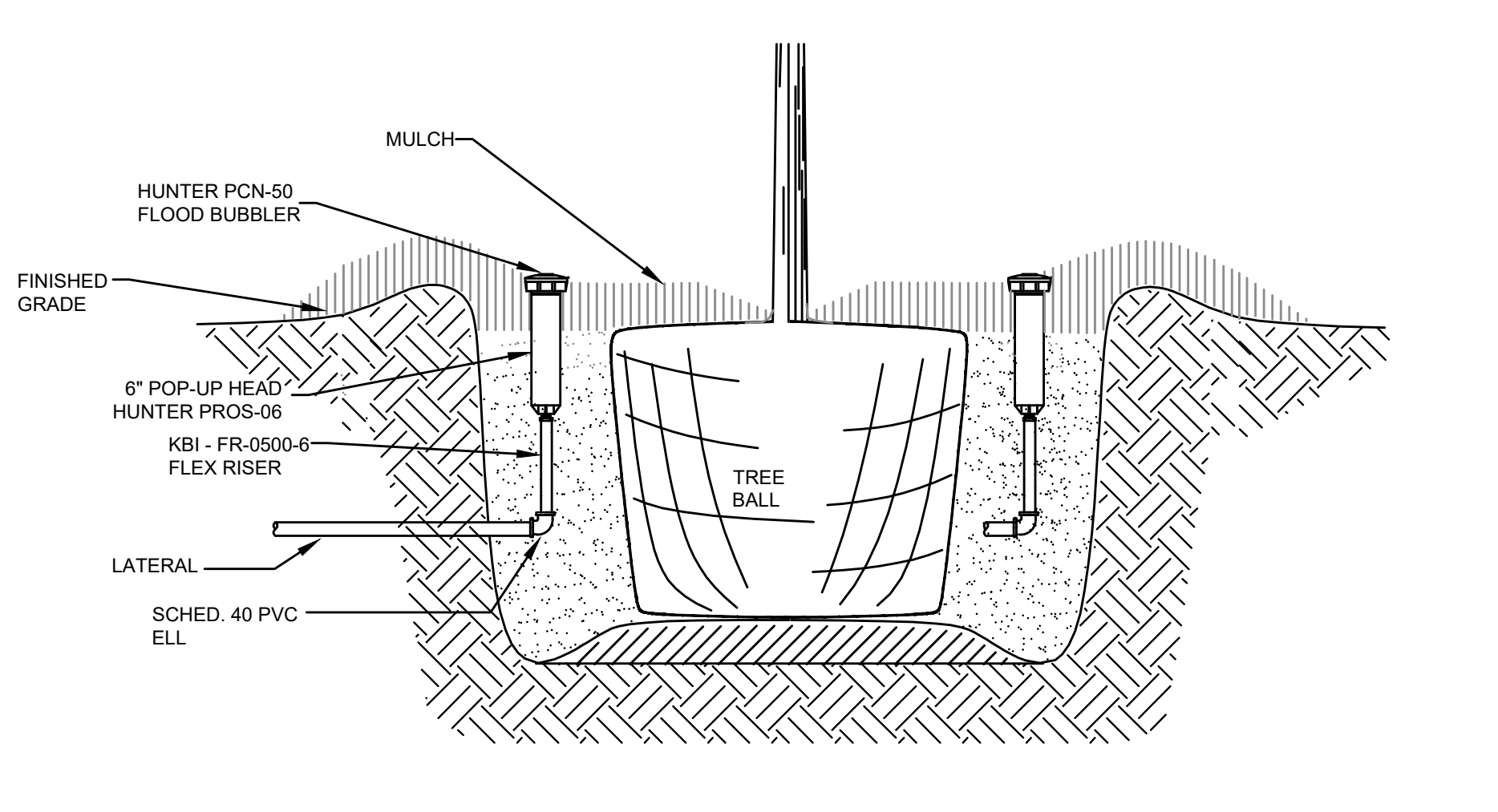
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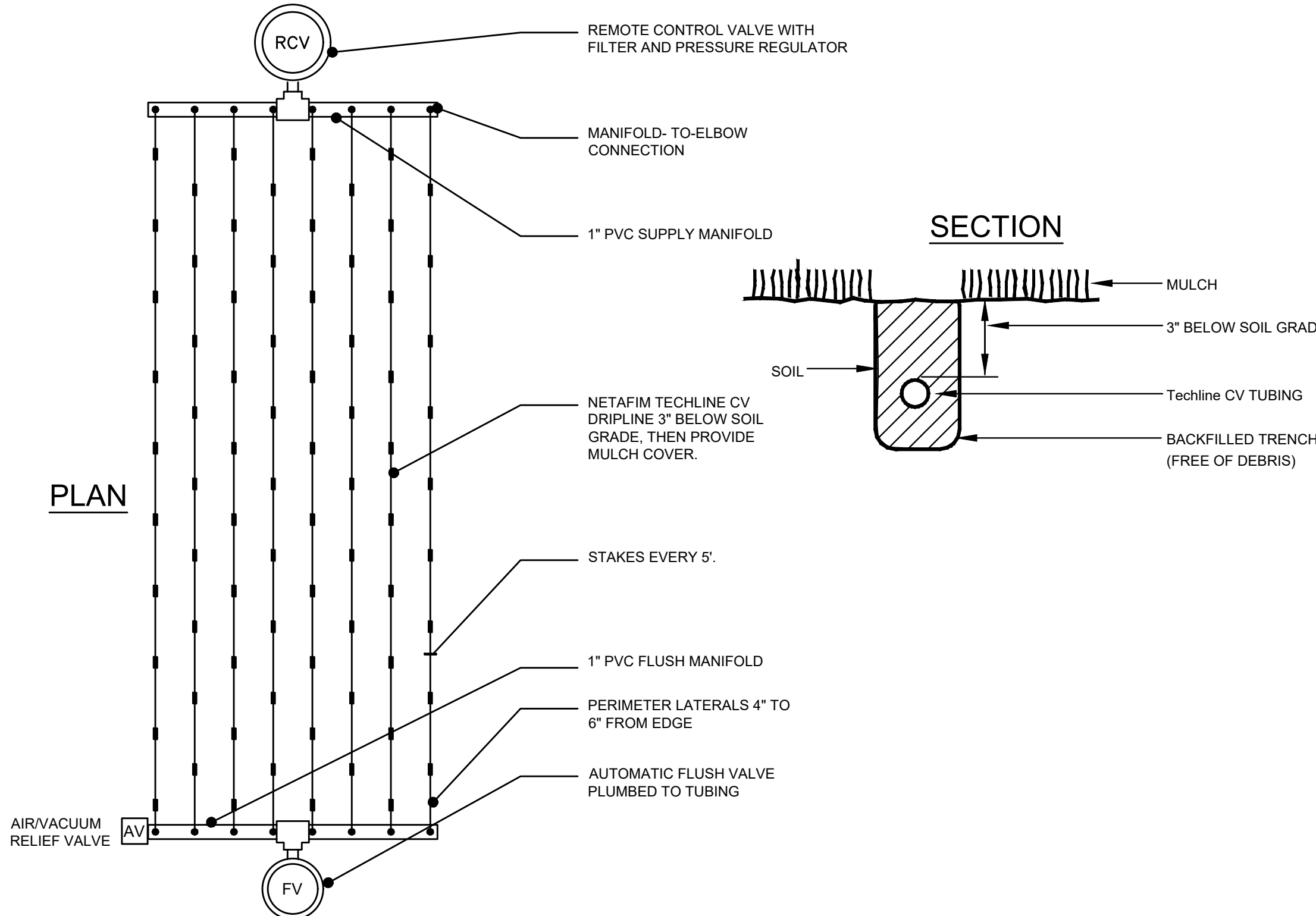
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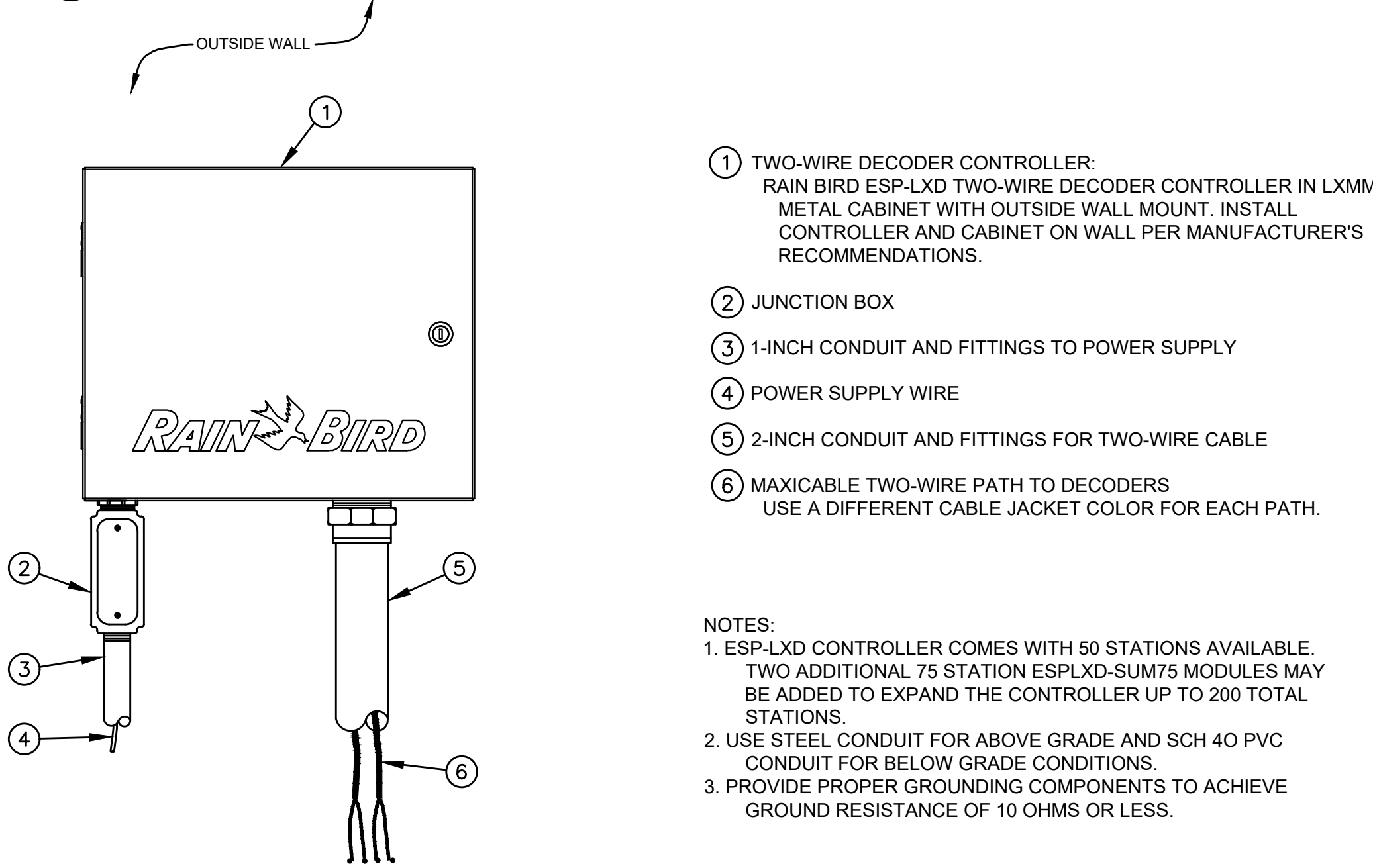
2 ELECTRIC VALVE DETAIL AT SERVICE LINE
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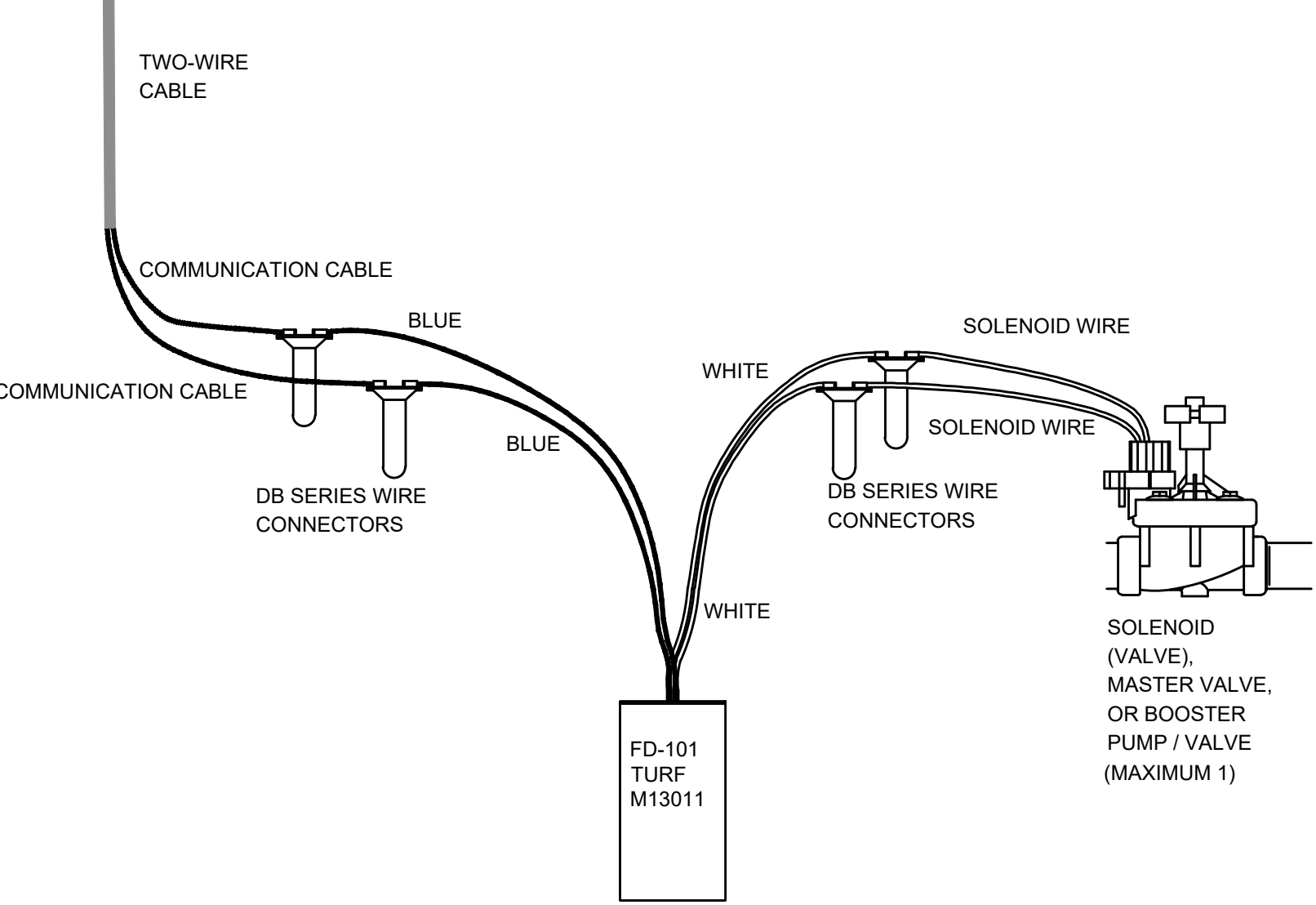
3 BUBBLERS AT TREE - SECTION
NOT TO SCALE



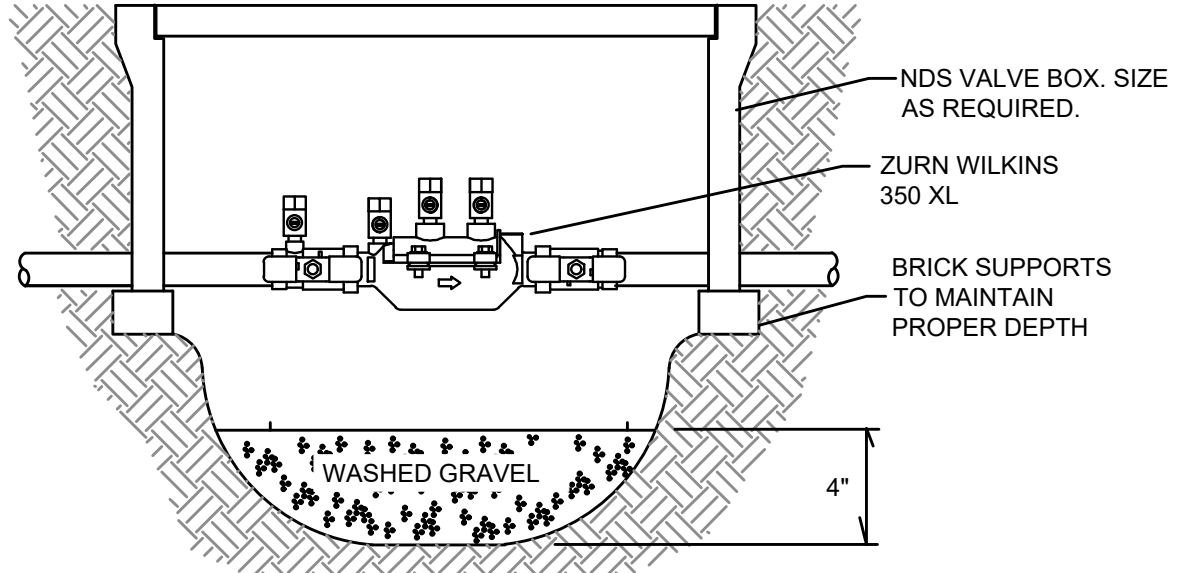
4 DRIP ZONE INSTALLATION DETAIL (TYP.)
NOT TO SCALE



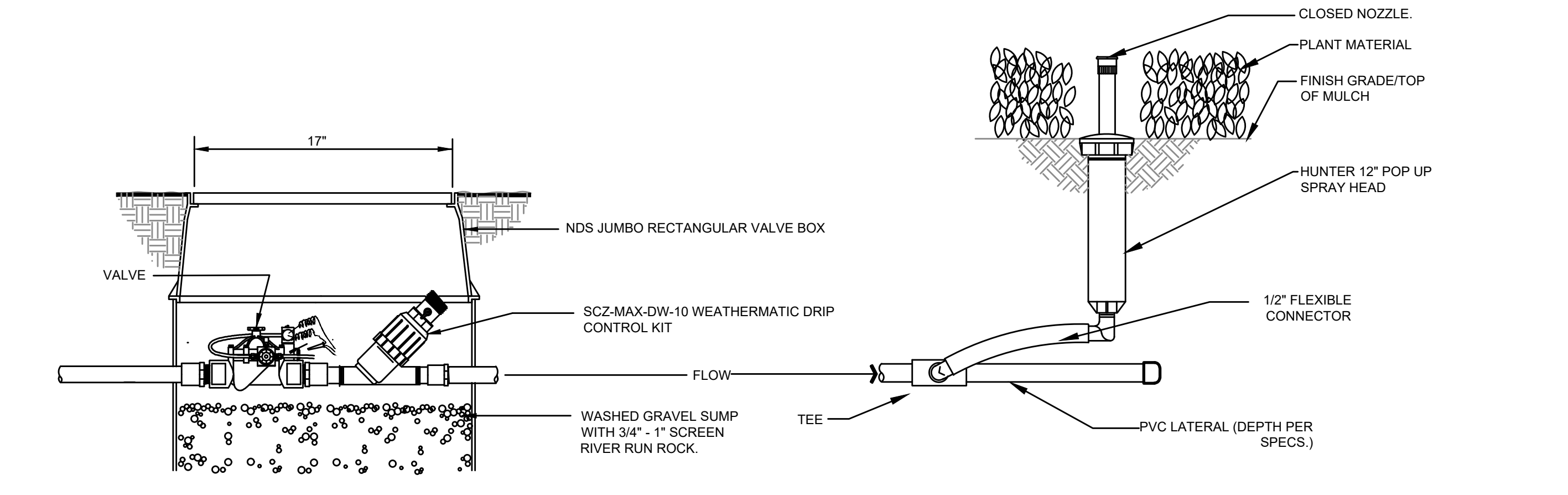
5 ESP-LXD TWO WIRE DECODER CONTROLLER IN METAL CABINET



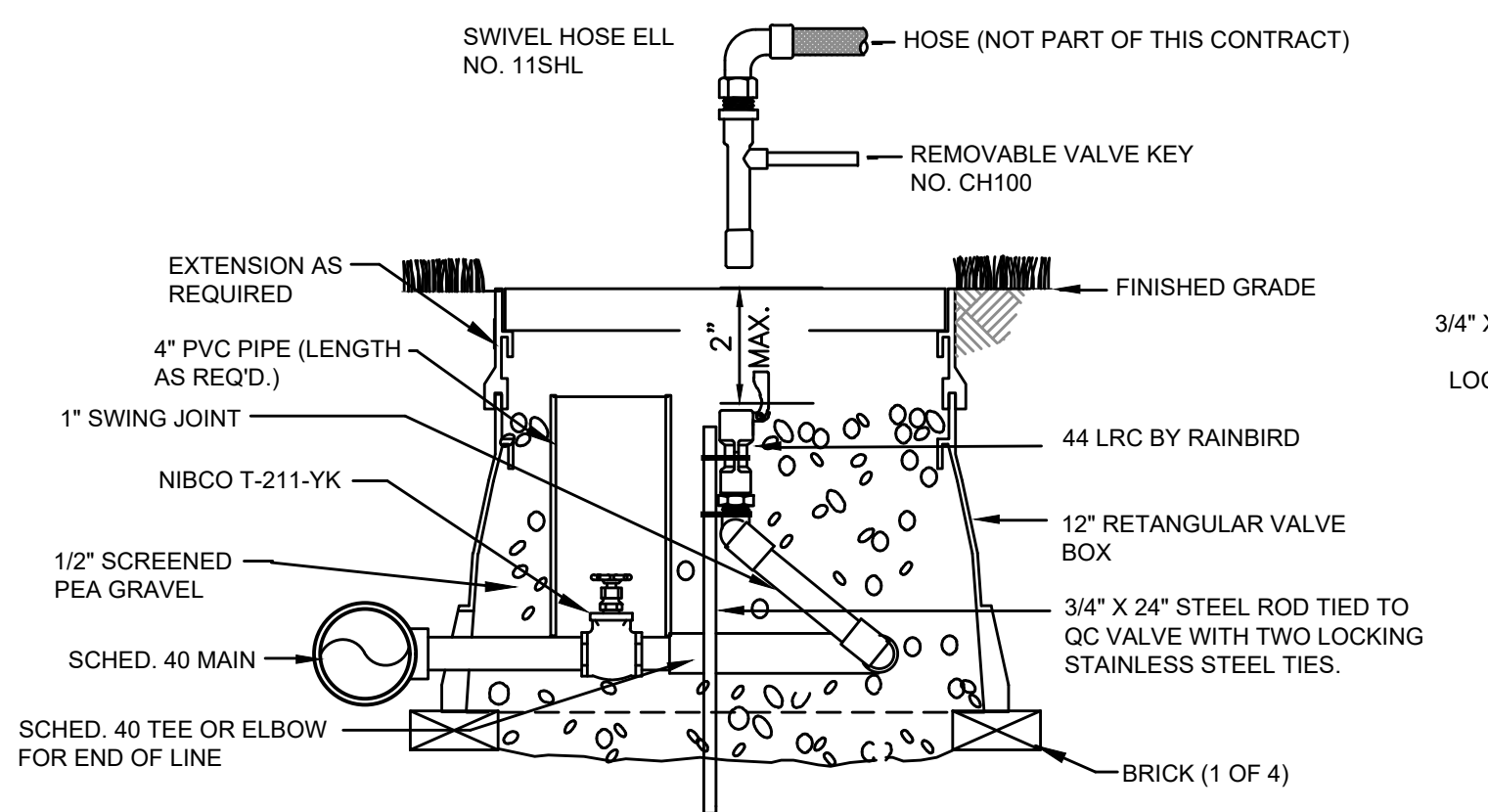
6 FD-101TURF DECODER WIRING DIAGRAM



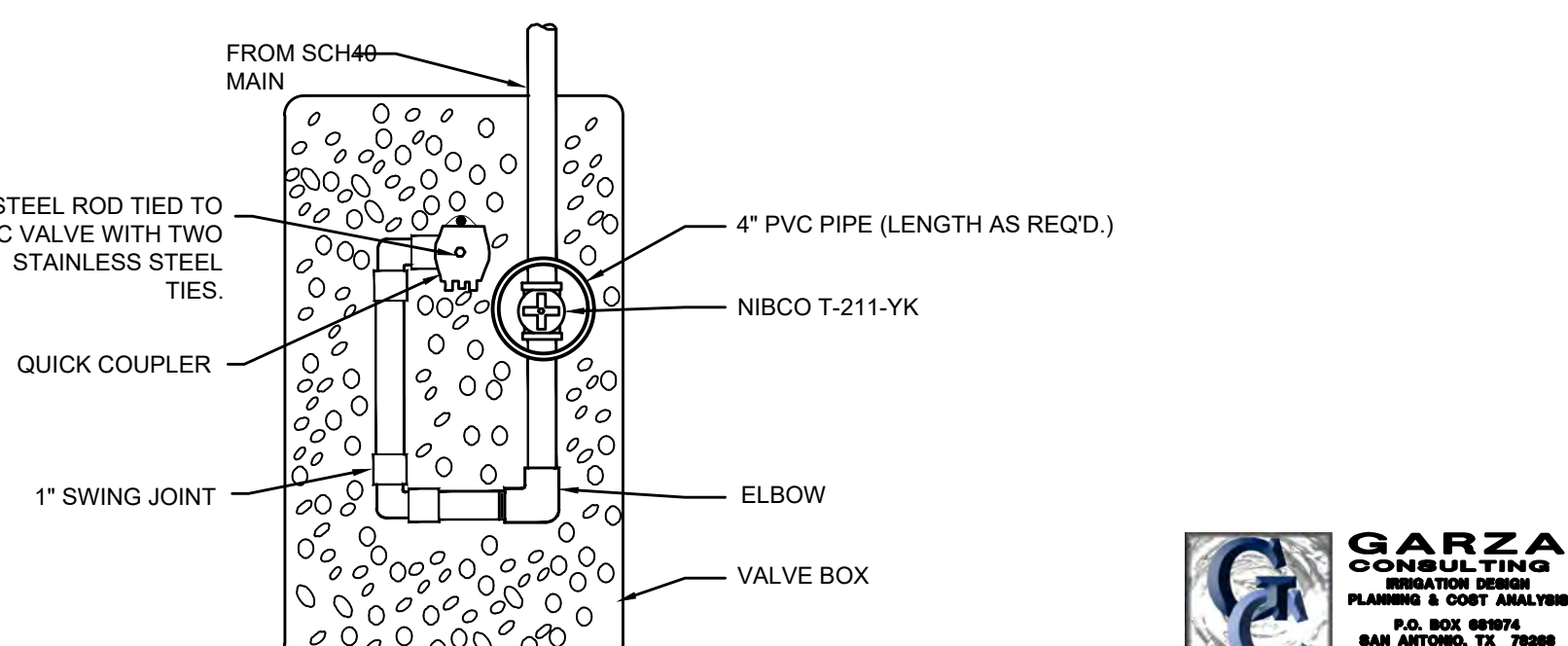
7 DOUBLE CHECK VALVE ASSEMBLY
NOT TO SCALE



8 WEATHERMATIC DRIP CONTROL KIT (SCZ-MAX-DW-10)
NOT TO SCALE



9 QUICK-COUPLING VALVE DETAIL
NOT TO SCALE



PLAN

City of Dripping Springs
STEPHENSON SCHOOL
BUILDING &
PARKING LOT

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

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REVISION HISTORY

PERMIT SET

STATE OF TEXAS
STEVEN GARZA
15791
08-02-2024

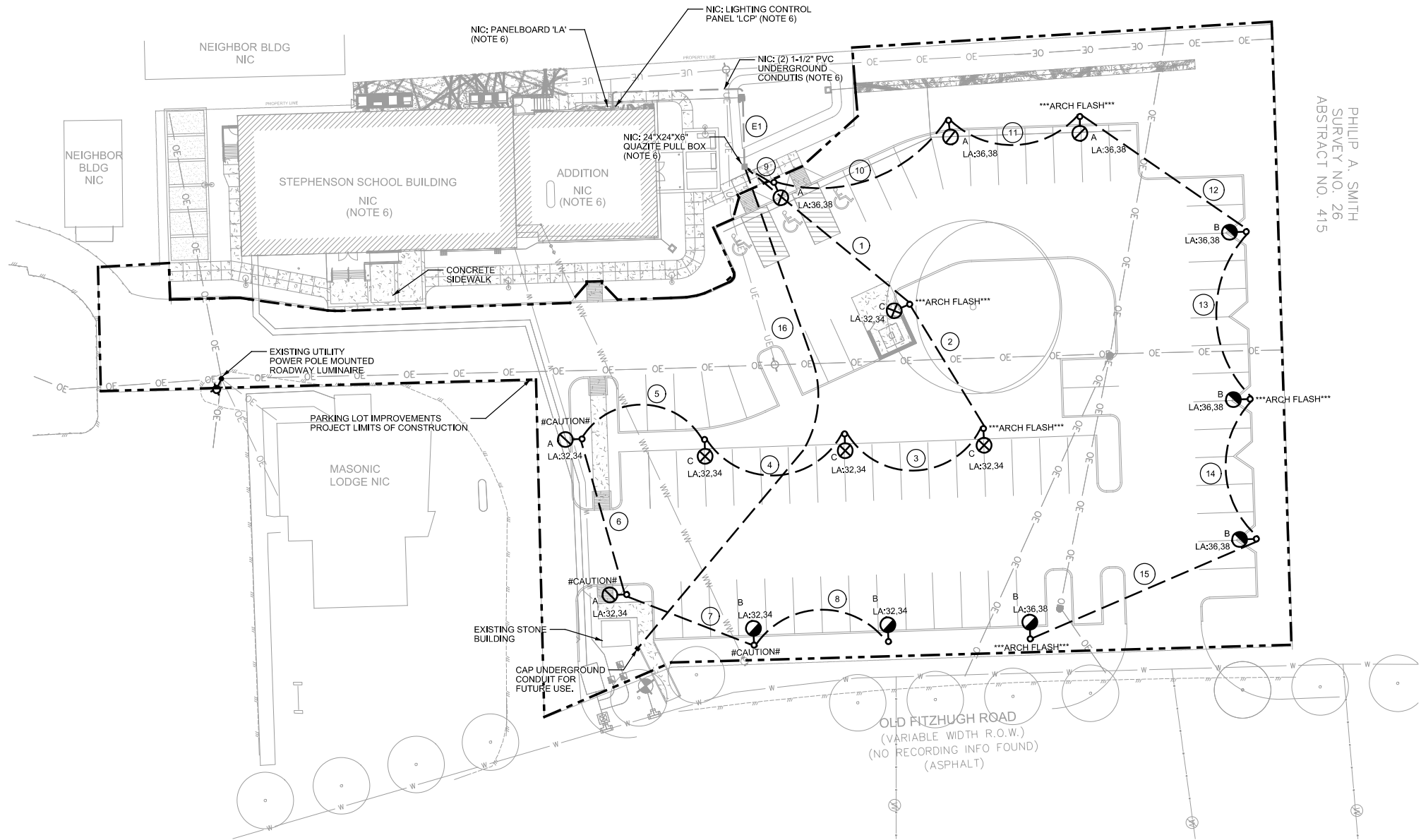
Project No. Date
August 2, 2024

Sheet Name
Irrigation Details

Sheet Number

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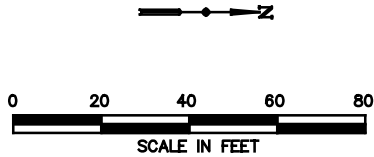
1 PARKING LOT ILLUMINATION PLAN

SCALE: 1" = 20'-0"

CONDUCTORS AND CONDUIT SUMMARY							
PANEL	CIRCUIT	SEGMENT NO.	SEGMENT LENGTH (FT)	CONDUIT	CONDUCTORS		NOTES
				1-1/2" PVC SCH 40	#6 BARE (GROUND)	#6 XHHW (POWER)	
LA	32,34	E1	72	(NOTE 1)	1 X 77 = 77	2 X 77 = 154	1
	(NOTE 1)			1 X 77 = 77	2 X 77 = 154		
LA	32,34	1	70	1 X 70 = 70	1 X 75 = 75	2 X 75 = 150	
LA	32,34	2	48	1 X 48 = 48	1 X 53 = 53	2 X 53 = 106	
LA	32,34	3	55	1 X 55 = 55	1 X 60 = 60	2 X 60 = 120	
LA	32,34	4	55	1 X 55 = 55	1 X 60 = 60	2 X 60 = 120	
LA	32,34	5	49	1 X 49 = 49	1 X 54 = 54	2 X 54 = 108	
LA	32,34	6	53	1 X 53 = 53	1 X 58 = 58	2 X 58 = 116	
LA	32,34	7	45	1 X 45 = 45	1 X 50 = 50	2 X 50 = 100	
LA	32,34	8	51	1 X 51 = 51	1 X 56 = 56	2 X 56 = 112	
LA	36,38	9	11	1 X 11 = 11	1 X 16 = 16	2 X 16 = 32	
LA	36,38	10	65	1 X 65 = 65	1 X 70 = 70	2 X 70 = 140	
LA	36,38	11	48	1 X 48 = 48	1 X 53 = 53	2 X 53 = 106	
LA	36,38	12	67	1 X 67 = 67	1 X 72 = 72	2 X 72 = 144	
LA	36,38	13	60	1 X 60 = 60	1 X 65 = 65	2 X 65 = 130	
LA	36,38	14	51	1 X 51 = 51	1 X 56 = 56	2 X 56 = 112	
LA	36,38	15	82	1 X 82 = 82	1 X 87 = 87	2 X 87 = 174	
LA	FUTURE	16	180	1 X 180 = 180	(FUTURE)	(FUTURE)	2
SHEET TOTAL				990	1039	2078	

NOTES:
1) THE (2) 1-1/2" SCH 40 PVC CONDUITS FOR THIS SEGMENT ARE PART OF THE STEPHENSON SCHOOL BUILDING REHABILITATION AND ADDITION CONSTRUCTION PROJECT. SEE GENERAL NOTE 6 ON THIS SHEET. CONTRACTOR TO INSTALL PARKING LOT ILLUMINATION BRANCH CIRCUIT CONDUCTORS WITHIN PROVIDED CONDUITS FROM THE PARKING LOT ILLUMINATION ASSEMBLIES TO STEPHENSON BUILDING PANELBOARD 'LA' AND LIGHTING CONTROL PANEL 'LCP'.
2) PROVIDE EMPTY SPARE CONDUIT WITH HIGH STRENGTH PULLSTRING FOR FUTURE USE.

SHEET SUMMARY OF ESTIMATED QUANTITIES			
ITEM#	DESCRIPTION	UNIT	QTY
001	24" DIA. DRILL SHAFT POLE FOUNDATION	LF	135
002	TYPE A AREA LED ILLUMINATION ASSEMBLY	EA	5
003	TYPE B AREA LED ILLUMINATION ASSEMBLY	EA	6
004	TYPE C AREA LED ILLUMINATION ASSEMBLY	EA	4
005	1-1/2" SCH 40 PVC CONDUIT - TRENCH	LF	990
006	NO. 6 BARE ELEC CONDUCTOR	LF	1039
007	NO. 6 INSULATED ELEC CONDUCTOR	LF	2078



LEGEND

- X TYPE 'A' AREA ILLUMINATION ASSEMBLY, 22'-0" MOUNTING HEIGHT, LED LUMINAIRE WITH FULL "CUT-OFF" (NIGHTTIME FRIENDLY - DARK SKY) TYPE III MEDIUM DISTRIBUTION OPTICS, INTEGRAL EXTERNAL GLARE SHIELD.
- X TYPE 'B' AREA ILLUMINATION ASSEMBLY, 22'-0" MOUNTING HEIGHT, LED LUMINAIRE WITH FULL "CUT-OFF" (NIGHTTIME FRIENDLY - DARK SKY) TYPE III BACKLIGHT CONTROL DISTRIBUTION OPTICS, INTEGRAL EXTERNAL GLARE SHIELD.
- X TYPE 'C' AREA ILLUMINATION ASSEMBLY, 22'-0" MOUNTING HEIGHT, LED LUMINAIRE WITH FULL "CUT-OFF" (NIGHTTIME FRIENDLY - DARK SKY) TYPE V MEDIUM DISTRIBUTION OPTICS, INTEGRAL EXTERNAL GLARE SHIELD.

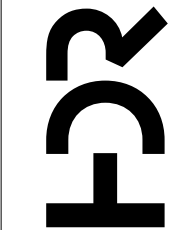
SUBSCRIPTS:

- X - INDICATES LUMINAIRE TYPE PER ILLUMINATION ASSEMBLY SCHEDULE
- Y - INDICATES CIRCUIT DESIGNATION FROM PANELBOARD

- UNDERGROUND BRANCH CIRCUIT CONDUIT AND CONDUCTORS DUCT BANK. RE: DETAIL #3 ON E501.
- NIC NOT IN CONTRACT
- CONDUCTORS/CONDUIT SEGMENT NO.

GENERAL NOTES:

- ALL WORK SHALL BE COMPLETED ACCORDING TO APPLICABLE CITY OF DRIPPING SPRINGS STANDARDS, UTILITY COMPANY STANDARDS, AND THE NATIONAL ELECTRICAL CODE.
- THE CONTRACTOR SHALL VERIFY WITH ALL UTILITY COMPANIES THE EXACT LOCATION OF EXISTING/ PROPOSED UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION TO AVOID CONFLICT OR DAMAGE TO THE EXISTING/ PROPOSED UTILITIES.
- REFER TO ILLUMINATION SCHEMATIC, SCHEDULES, AND DETAILS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO INSTALL ALL SITE/AREA PARKING LOT ILLUMINATION ASSEMBLIES PER DETAIL #1 ON E501.
- ALL SITE AREA LUMINAIRES TO BE CONTROLLED BY CENTRAL LIGHTING CONTROL PANEL 'LCP' (NOTE 6).
- STEPHENSON BUILDING ELECTRICAL SERVICE EQUIPMENT, PANELBOARD 'LA', LIGHTING CONTROL PANEL 'LCP', AND PANELBOARD 'LA' CIRCUIT BREAKERS ARE PART OF THE STEPHENSON SCHOOL BUILDING REHABILITATION AND ADDITION CONSTRUCTION PROJECT AND NOT PART OF THIS PROJECT. CONTRACTOR TO REFER TO THE STEPHENSON SCHOOL BUILDING REHABILITATION AND ADDITION CONSTRUCTION DOCUMENTS FOR EXACT STEPHENSON BUILDING ELECTRICAL SERVICE EQUIPMENT, PANELBOARD 'LA', LIGHTING CONTROL PANEL 'LCP', AND PANELBOARD 'LA' CIRCUIT BREAKERS DESIGN INFORMATION.
- CONTRACTOR TO HAND DIG ILLUMINATION ASSEMBLY DRILL SHAFT POLE FOUNDATIONS FOR ALL LOCATIONS LABELED #CAUTION# ON THIS PLAN. THE POLE LOCATIONS INDICATED HAVE POTENTIAL IMPACTS TO EXISTING/ PROPOSED UNDERGROUND UTILITIES. ONE WEEK NOTICE REQUIRED FOR ALL POT HOLING CLOSER THAN 18" OFFSET OF ALL EXISTING/PROPOSED UNDERGROUND UTILITIES.
- ***ARCH FLASH HAZARD*** - CONTRACTOR TO COORDINATE THE INSTALLATION OF THE ILLUMINATION ASSEMBLIES WITH ALL OVERHEAD UTILITY COMPANIES. ALL OVERHEAD UTILITY COMPANIES TO PROVIDE PROTECTION FROM THE OVERHEAD UTILITY LINES DURING ILLUMINATION ASSEMBLY INSTALLATION.



ILLUMINATION PLAN

STEPHENSON BUILDING
PARKING IMPROVEMENTS
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

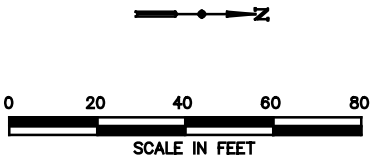
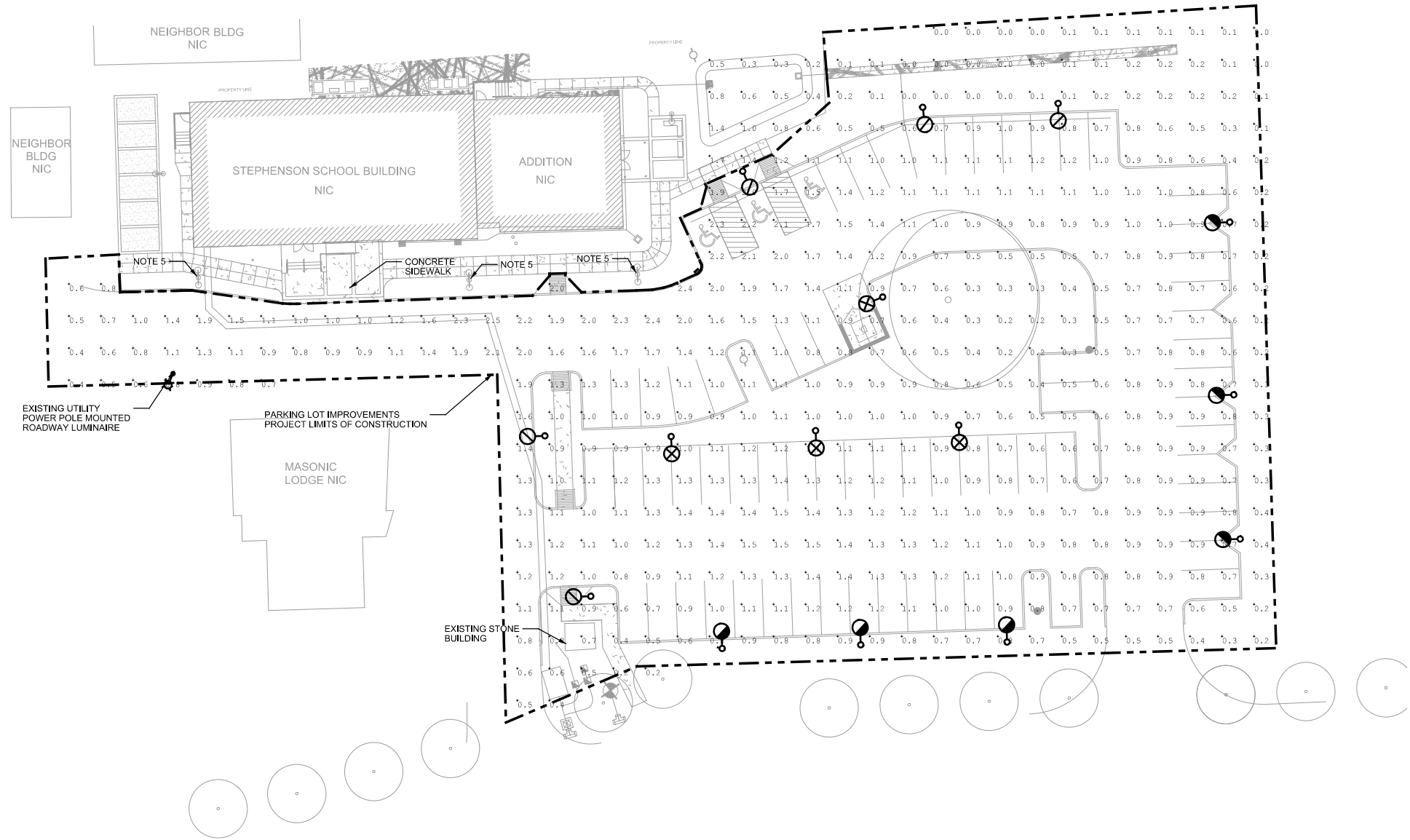
THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF
PAUL K. DAVILA, P.E.
TPEP#73285, ON 5/30/2025
FOR THE PURPOSES OF
REVIEW AND ARE NOT TO BE
USED FOR CONSTRUCTION
PRIOR TO APPROVAL BY
THE CITY OF DRIPPING
SPRINGS.



Designed: GM
Drawn: EW
Reviewed: PKD
Date: 5/30/2025

SHEET
E100
26 OF 33
Project No.:
10248905

SP-YEAR-2024



- LEGEND**
- TYPE 'A' AREA ILLUMINATION ASSEMBLY, 22'-0" MOUNTING HEIGHT, LED LUMINAIRE WITH FULL "CUT-OFF" (NIGHTTIME FRIENDLY - DARK SKY) TYPE III MEDIUM DISTRIBUTION OPTICS, INTEGRAL EXTERNAL GLARE SHIELD.
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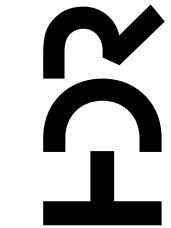
- GENERAL NOTES:**
- REFER TO ILLUMINATION SCHEMATIC, SCHEDULES, AND DETAILS FOR ADDITIONAL INFORMATION.
 - CONTRACTOR TO SUBMIT PROJECT LIMITS (EXTERIOR BASE, PARKING, AND WALKWAYS) PHOTOMETRIC AND POWER DENSITY ANALYSIS FOR ALL SUBMITTED APPROVED EQUAL/ ALTERNATE LUMINAIRE MANUFACTURERS AND MODEL NUMBERS NOT LISTED ON THE LUMINAIRE SCHEDULE. SUBMITTED APPROVED EQUAL/ ALTERNATE LUMINAIRE MANUFACTURERS AND MODEL NUMBERS MUST MEET THE REQUIRED PHOTOMETRIC AND POWER DENSITY STATISTICS FOR ALL AREAS/ SPACES INDICATED ON THIS SHEET. INCREASING LUMINAIRE QUANTITIES SHOWN ON THIS SHEET, INCREASING THE LUMEN OUTPUT ON THE LUMINAIRE SCHEDULE, OR INCREASING THE VA (VOLTAGE AMPS) ON THE LUMINAIRE SCHEDULE FOR THE PHOTOMETRIC AND POWER DENSITY STATISTICS COMPLIANCE IS PROHIBITED.
 - AGI32-20.10 SOFTWARE WAS UTILIZED FOR DEVELOPING THE PHOTOMETRIC ANALYSIS.
 - 10' X 10' POINT-BY-POINT GRID LAYOUT WAS UTILIZED FOR THE SPECIFIC ZONE.
 - ILLUMINATION POLES ARE PART OF THE STEPHENSON SCHOOL BUILDING REHABILITATION AND ADDITION CONSTRUCTION PROJECT AND ARE NOT PART OF THIS PROJECT. PHOTOMETRIC CALCULATIONS SHOWN INCLUDE THE LUMEN OUTPUT OF THE ILLUMINATION POLES.

1 PARKING LOT ILLUMINATION PHOTOMETRIC ANALYSIS - PROJECT LIMITS

SCALE: 1" = 20'-0"

PHOTOMETRIC ANALYSIS STATISTICS							
DESCRIPTION ZONE	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVG./MIN.	LLF
LIMITS OF CONSTRUCTION	+	0.88 FC	2.5 FC	0.00 FC	N.A.	N.A.	0.8

Drawing: ...STEPH_ILLUM_PA_ROW.dgn
User: EWHITE
Last Modified: 5/30/2025
Plot Date/Time: 5/30/2025 3:45:18 PM



ILLUMINATION PHOTOMETRIC ANALYSIS

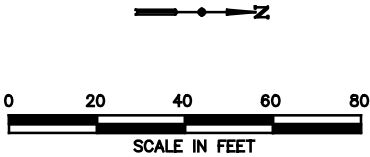
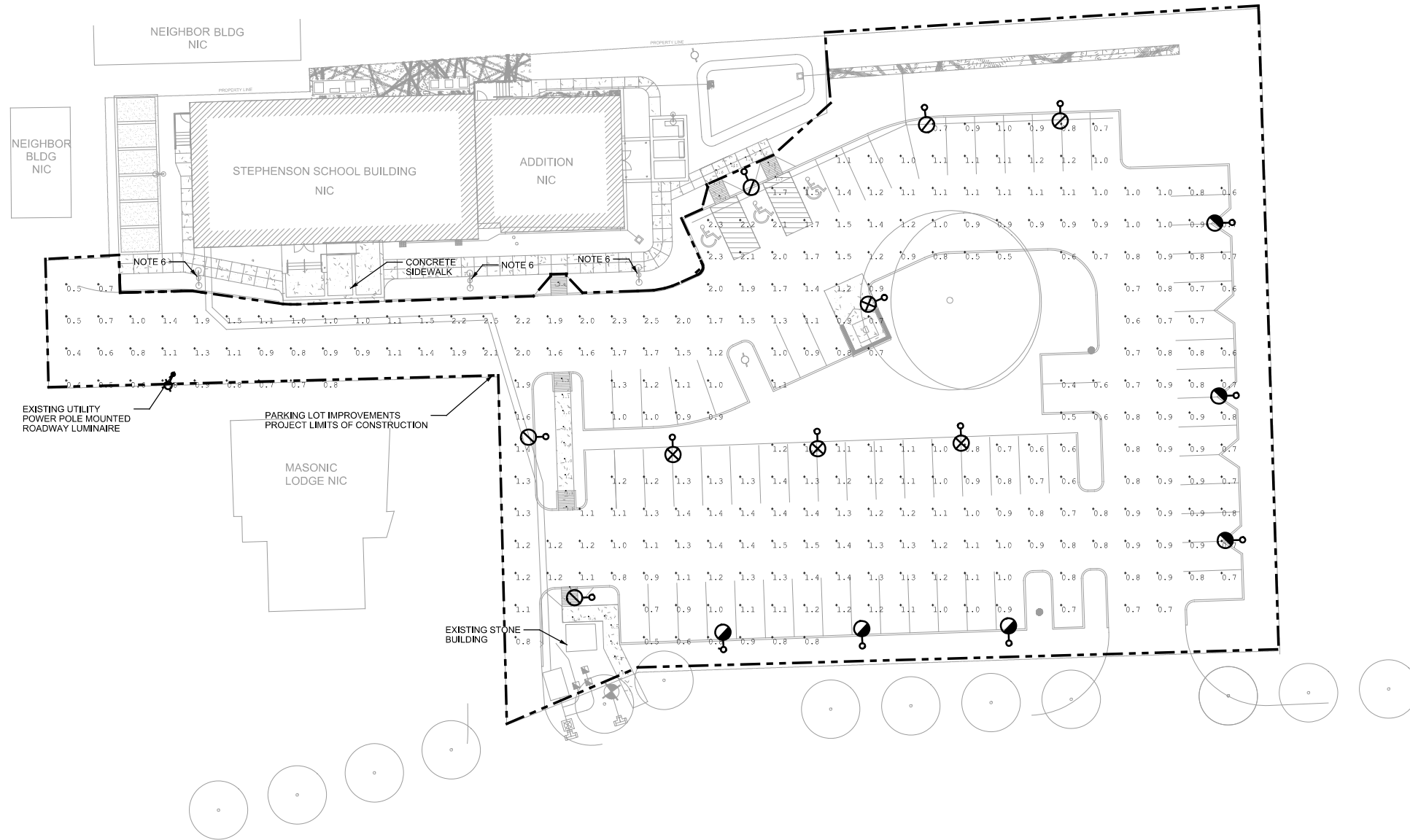
**STEPHENSON BUILDING
PARKING IMPROVEMENTS**
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF PAUL K. DAVILA, P.E. TPE#73285, ON 5/30/2025 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF DRIPPING SPRINGS.



Designed: GM
Drawn: EW
Reviewed: PKD
Date: 5/30/2025

SHEET
E101
27 OF 33
Project No.: 10248905



LEGEND

- TYPE 'A' AREA ILLUMINATION ASSEMBLY, 22'-0" MOUNTING HEIGHT, LED LUMINAIRE WITH FULL "CUT-OFF" (NIGHTTIME FRIENDLY - DARK SKY) TYPE III MEDIUM DISTRIBUTION OPTICS, INTEGRAL EXTERNAL GLARE SHIELD.
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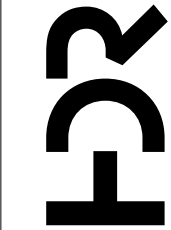
GENERAL NOTES:

- REFER TO ILLUMINATION SCHEMATIC, SCHEDULES, AND DETAILS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO SUBMIT PROJECT LIMITS (EXTERIOR BASE, PARKING, AND WALKWAYS) PHOTOMETRIC AND POWER DENSITY ANALYSIS FOR ALL SUBMITTED APPROVED EQUAL/ ALTERNATE LUMINAIRE MANUFACTURERS AND MODEL NUMBERS NOT LISTED ON THE LUMINAIRE SCHEDULE. SUBMITTED APPROVED EQUAL/ ALTERNATE LUMINAIRE MANUFACTURERS AND MODEL NUMBERS MUST MEET THE REQUIRED PHOTOMETRIC AND POWER DENSITY STATISTICS FOR ALL AREAS/ SPACES INDICATED ON THIS SHEET. INCREASING LUMINAIRE QUANTITIES SHOWN ON THIS SHEET, INCREASING THE LUMEN OUTPUT ON THE LUMINAIRE SCHEDULE, OR INCREASING THE VA (VOLTAGE AMPS) ON THE LUMINAIRE SCHEDULE FOR THE PHOTOMETRIC AND POWER DENSITY STATISTICS COMPLIANCE IS PROHIBITED.
- AGI32-20.10 SOFTWARE WAS UTILIZED FOR DEVELOPING THE PHOTOMETRIC ANALYSIS.
- 10' X 10' POINT-BY-POINT GRID LAYOUT WAS UTILIZED FOR THE PARKING AREA ZONE.
- 5' POINT-BY-POINT LINE WAS UTILIZED FOR THE WALKWAYS AND RAMPS ZONE.
- ILLUMINATION POLES ARE PART OF THE STEPHENSON SCHOOL BUILDING REHABILITATION AND ADDITION CONSTRUCTION PROJECT AND ARE NOT PART OF THIS PROJECT. PHOTOMETRIC CALCULATIONS SHOWN INCLUDE THE LUMEN OUTPUT OF THE ILLUMINATION POLES.

1 PARKING LOT ILLUMINATION PHOTOMETRIC ANALYSIS - PARKING AREA
SCALE: 1" = 20'-0"

PHOTOMETRIC ANALYSIS STATISTICS							
DESCRIPTION ZONE	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVG./MIN.	LLF
PARKING AREA	+	1.04 FC	2.50 FC	0.4 FC	6.25	2.73	0.8
WALKWAYS AND RAMPS	+	1.09 FC	2.10 FC	0.2 FC	10.50	5.45	0.8

PHOTOMETRIC AND POWER DENSITY STATISTICS - 2018 IECC REQUIREMENTS (ZONE 4)				
DESCRIPTION	MINIMUM (HORIZONTAL)	MAX./MIN.	WIFT2	WILINEAR FT.
PARKING AREAS/ DRIVES	0.2 FC @ AFG	20.01	0.08	N/A
WALKWAYS AND RAMPS LESS THAN 10 FT WIDE (WITHIN PARKING AREA)	0.2 FC @ AFG	20.01	N/A	0.7



ILLUMINATION
PHOTOMETRIC
ANALYSIS

STEPHENSON BUILDING
PARKING IMPROVEMENTS
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF PAUL K. DAVILA, P.E., TPE#75285, ON 5/30/2025 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF DRIPPING SPRINGS.

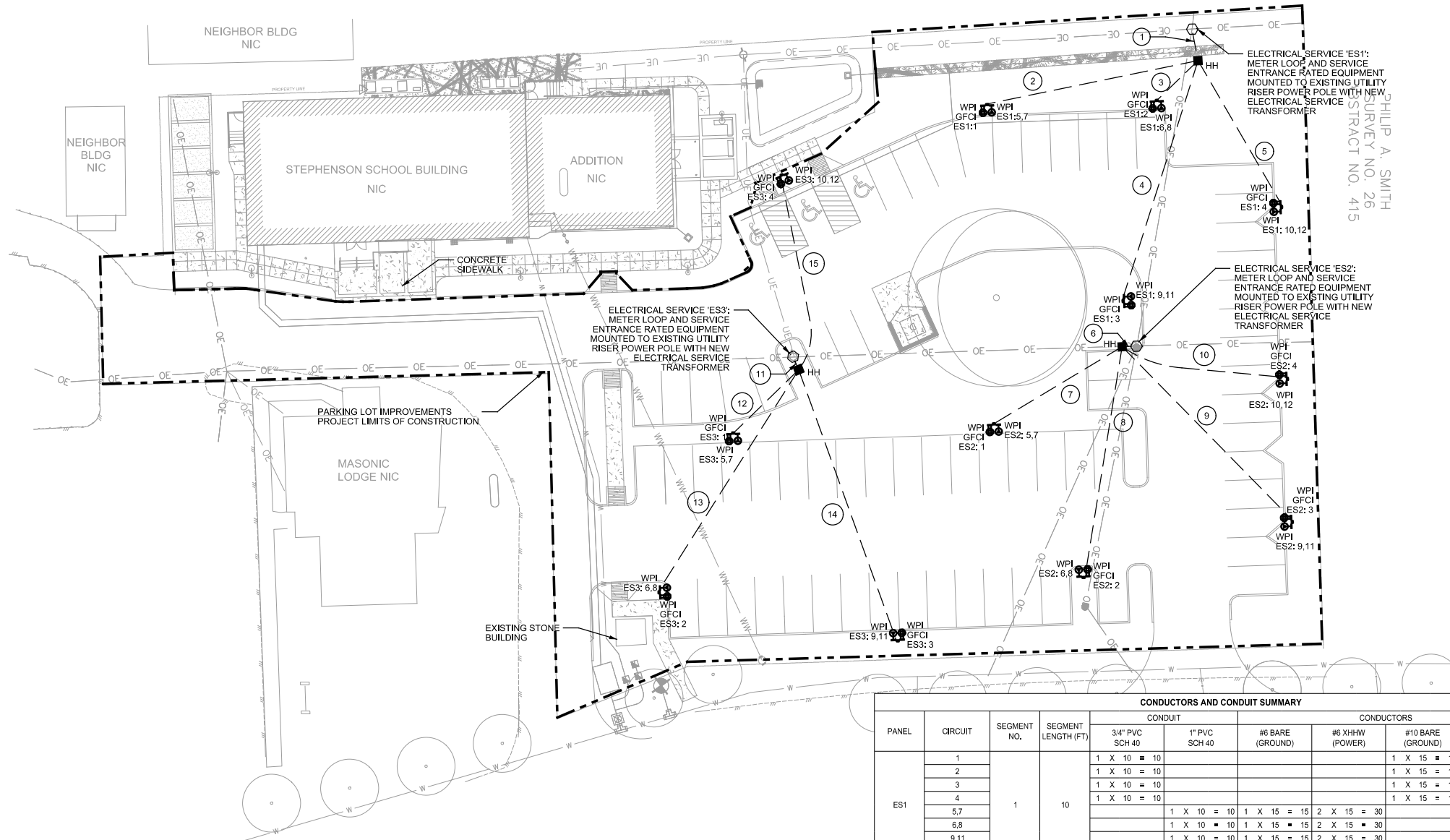


Designed: GM
Drawn: EW
Reviewed: PKD
Date: 5/30/2025

SHEET
E102
28 OF 33

Project No.:
10248905

SP-YEAR-2024



1 PARKING LOT ELECTRICAL PLAN
SCALE: 1" = 20'-0"

SHEET SUMMARY OF ESTIMATED QUANTITIES			
ITEM#	DESCRIPTION	UNIT	QTY
001	225A, 120/240 VOLT, 1 PHASE, 3 WIRE, METER LOOP & ELECTRICAL SERVICE EQUIPMENT	EA	3
002	OUTDOOR RECEPTACLES PLUGGING BOX PEDESTAL (1-20A QUAD & 1-50A LOCKING)	EA	12
003	12" SQUARE PLUGGING BOX FOUNDATION	LF	48
004	3/4" SCH 40 PVC CONDUIT - TRENCH	LF	821
005	1" SCH 40 PVC CONDUIT - TRENCH	LF	821
006	NO. 6 BARE ELEC CONDUCTOR	LF	941
007	NO. 6 INSULATED ELEC CONDUCTOR	LF	1882
008	NO. 10 BARE ELEC CONDUCTOR	LF	941
009	NO. 10 INSULATED ELEC CONDUCTOR	LF	1882
010	TRAFFIC RATED HANDHOLE WITH APRON	EA	3

CONDUCTORS AND CONDUIT SUMMARY										
PANEL	CIRCUIT	SEGMENT NO.	SEGMENT LENGTH (FT)	CONDUIT		CONDUCTORS				NOTES
				3/4" PVC SCH 40	1" PVC SCH 40	#6 BARE (GROUND)	#6 XHHW (POWER)	#10 BARE (GROUND)	#10 XHHW (POWER)	
ES1	1	1	10	1 X 10 = 10				1 X 15 = 15	2 X 15 = 30	
	2			1 X 10 = 10				1 X 15 = 15	2 X 15 = 30	
	3			1 X 10 = 10				1 X 15 = 15	2 X 15 = 30	
	4			1 X 10 = 10				1 X 15 = 15	2 X 15 = 30	
	5,7				1 X 10 = 10	1 X 15 = 15	2 X 15 = 30			
	6,8				1 X 10 = 10	1 X 15 = 15	2 X 15 = 30			
	9,11				1 X 10 = 10	1 X 15 = 15	2 X 15 = 30			
ES1	10,12	2	68	1 X 10 = 10						
	1			1 X 68 = 68			1 X 73 = 73	2 X 73 = 146		
ES1	5,7	3	18	1 X 68 = 68	1 X 73 = 73	2 X 73 = 146				
	2			1 X 18 = 18	1 X 23 = 23	2 X 23 = 46	1 X 23 = 23	2 X 23 = 46		
ES1	6,8	4	80	1 X 18 = 18	1 X 23 = 23	2 X 23 = 46				
	3			1 X 80 = 80			1 X 85 = 85	2 X 85 = 170		
ES1	9,11	5	54	1 X 80 = 80	1 X 85 = 85	2 X 85 = 170				
	4			1 X 54 = 54	1 X 59 = 59	2 X 59 = 118	1 X 59 = 59	2 X 59 = 118		
ES2	10,12	6	5	1 X 54 = 54	1 X 59 = 59	2 X 59 = 118				
	1			1 X 5 = 5			1 X 10 = 10	2 X 10 = 20		
	2			1 X 5 = 5			1 X 10 = 10	2 X 10 = 20		
	3			1 X 5 = 5			1 X 10 = 10	2 X 10 = 20		
	4			1 X 5 = 5			1 X 10 = 10	2 X 10 = 20		
	5,7				1 X 5 = 5	1 X 10 = 10	2 X 10 = 20			
	6,8				1 X 5 = 5	1 X 10 = 10	2 X 10 = 20			
ES2	9,11	7	47	1 X 5 = 5	1 X 10 = 10	2 X 10 = 20				
	1			1 X 47 = 47	1 X 52 = 52	2 X 52 = 104	1 X 52 = 52	2 X 52 = 104		
ES2	5,7	8	75	1 X 47 = 47	1 X 52 = 52	2 X 52 = 104				
	2			1 X 75 = 75	1 X 80 = 80	2 X 80 = 160	1 X 80 = 80	2 X 80 = 160		
ES2	6,8	9	77	1 X 75 = 75	1 X 80 = 80	2 X 80 = 160				
	3			1 X 77 = 77	1 X 82 = 82	2 X 82 = 164	1 X 82 = 82	2 X 82 = 164		
ES2	9,11	10	55	1 X 77 = 77	1 X 82 = 82	2 X 82 = 164				
	4			1 X 55 = 55	1 X 60 = 60	2 X 60 = 120	1 X 60 = 60	2 X 60 = 120		
ES3	10,12	11	5	1 X 55 = 55	1 X 60 = 60	2 X 60 = 120				
	1			1 X 5 = 5			1 X 10 = 10	2 X 10 = 20		
	2			1 X 5 = 5			1 X 10 = 10	2 X 10 = 20		
	3			1 X 5 = 5			1 X 10 = 10	2 X 10 = 20		
	4			1 X 5 = 5			1 X 10 = 10	2 X 10 = 20		
	5,7				1 X 5 = 5	1 X 10 = 10	2 X 10 = 20			
	6,8				1 X 5 = 5	1 X 10 = 10	2 X 10 = 20			
ES3	9,11	12	29	1 X 5 = 5	1 X 10 = 10	2 X 10 = 20				
	1			1 X 29 = 29			1 X 34 = 34	2 X 34 = 68		
ES3	5,7	13	83	1 X 29 = 29	1 X 34 = 34	2 X 34 = 68				
	2			1 X 83 = 83	1 X 88 = 88	2 X 88 = 176	1 X 88 = 88	2 X 88 = 176		
ES3	6,8	14	92	1 X 83 = 83	1 X 88 = 88	2 X 88 = 176				
	3			1 X 92 = 92	1 X 97 = 97	2 X 97 = 194	1 X 97 = 97	2 X 97 = 194		
ES3	9,11	15	63	1 X 92 = 92	1 X 97 = 97	2 X 97 = 194				
	4			1 X 63 = 63	1 X 68 = 68	2 X 68 = 136	1 X 68 = 68	2 X 68 = 136		
ES3	10,12			1 X 63 = 63	1 X 68 = 68	2 X 68 = 136				
SHEET TOTAL				821	821	941	1882	941	1882	

LEGEND

X NEMA MOUNTED QUAD RECEPTACLE AND SPECIAL FOOD TRAILER LOCKING RECEPTACLE. QUANTITY AND TYPE OF RECEPTACLES AS INDICATED. RE: DETAIL #2 ON E502.

SUBSCRIPTS:

X - INDICATES TYPE
GFCI - GROUND FAULT CIRCUIT INTERRUPTER
WPI - WEATHERPROOF IN-USE

Y - INDICATES CIRCUIT DESIGNATION FROM PANELBOARD

225A, 120/240 VOLT, 1 PHASE, 3 WIRE, METER LOOP & ELECTRICAL SERVICE EQUIPMENT. RE: DETAIL #1 ON E502.

UNDERGROUND BRANCH CIRCUIT CONDUIT AND CONDUCTORS DUCT BANK. RE: DETAIL #3 ON E501.

NIC NOT IN CONTRACT

HH TRAFFIC RATED HANDHOLE. REFER TO DETAIL #2 ON SHEET E501.

XX CONDUCTORS/CONDUIT SEGMENT NO.

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED ACCORDING TO APPLICABLE CITY OF DRIPPING SPRINGS STANDARDS, UTILITY COMPANY STANDARDS, AND THE NATIONAL ELECTRICAL CODE.

2. THE CONTRACTOR SHALL VERIFY WITH ALL UTILITY COMPANIES THE EXACT LOCATION OF EXISTING/ PROPOSED UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION TO AVOID CONFLICT OR DAMAGE TO THE EXISTING/ PROPOSED UTILITIES.

3. REFER TO ELECTRICAL SCHEMATICS, SCHEDULES, AND DETAILS FOR ADDITIONAL INFORMATION.

STEPHENSON BUILDING
PARKING IMPROVEMENTS
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF
PAUL K. DAVILA, P.E.
TPEP#73285, ON 5/30/2025
FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF DRIPPING SPRINGS.



Designed: GM
Drawn: EW
Reviewed: PKD
Date: 5/30/2025

SHEET
E103
29 OF 33
Project No.: 10248905

*** ADD ALTERNATE DESIGN ***
(CONTRACTOR TO BID ALL ELECTRICAL WORK INDICATED ON THIS SHEET AS AN ADD ALTERNATE BID, ADD ALTERNATE WORK TO BE APPROVED BY CITY OF DRIPPING SPRINGS PRIOR TO PROCUREMENT AND COMMENCING CONSTRUCTION)

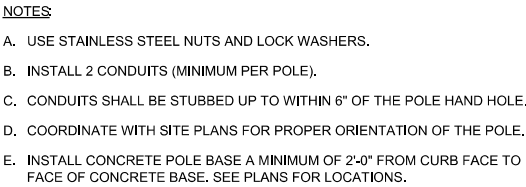


Diagram illustrating the cross-section of a trench or excavation. The diagram shows the trench walls, the backfill material (indicated by a stippled pattern), and the depth of the backfill. Key labels include:

- DEPTH AS SPECIFIED (vertical dimension on the left)
- FINISH GRADE (horizontal line at the top)
- WARNING TAPE (horizontal line below the finish grade)
- BACKFILL PER SPECIFICATION 26 05 43 (stippled area)
- DEPTH AS SPECIFIED (vertical dimension on the right)
- 3" MINIMUM (horizontal dimension for the backfill width)
- NOTE 4 (text inside the backfill area)
- 3" MINIMUM (horizontal dimension for the trench width)
- NOTE 4 (text below the trench width dimension)
- 3" MINIMUM (horizontal dimension for the trench width)

- NOTES:**
1. NUMBER OF CONDUITS AS REQUIRED FOR THE APPLICATION.
 2. P SUBSCRIPT ELECTRICAL POWER OR CONTROL CONDUIT.
 3. C SUBSCRIPT COMMUNICATION (TELEPHONE, DATA, INSTRUMENTATION) CONDUIT.
 4. 6" MINIMUM WHEN POWER CONDUIT CONTAINS LESS THAN 1000V, 12" MINIMUM WHEN POWER CONDUIT CONTAINS MORE THAN 1000V.

20"

15 ³/₈"

2 ¹/₂"

22 ³/₈"

15 ³/₈"

12"

18 ¹/₄"

11 ⁵/₈"

22 ³/₈"

12"-16"

ENCLOSURE WITH STEEL FRAME & COVER

6" MIN CONCRETE COLLAR

EXCAVATED EARTH / BACKFILL MATERIAL

ASPHALT OR CONCRETE PAVEMENT

COMPACTED FILL OR UNDISTURBED SOIL

6"-8" CRUSHED STONE BASE

NOTE:

1. HANDHOLE TO BE AASHTO H20 TRAFFIC RATED.

Diagram illustrating the electrical service for the new addition, showing the path of 1-1/2 inch SCH 40 PVC underground conduits from the existing school building to the new addition.

Key components and labels:

- NIC: PANELBOARD 'LA' (NOTE 1)
- NIC: LIGHTING CONTROL PANEL 'LCP' (NOTE 1)
- NIC: 24"X24"X6" QUAZITE PULL BOX (NOTE 1)
- NIC: (2) 1-1/2" PVC UNDERGROUND CONDUITS (NOTE 1)
- (1) 1-1/2" SCH 40 PVC UNDERGROUND CONDUIT WITH HIGH TENSION PULL-STRING FOR FUTURE USE.
- Electrical Service: Panelboard 'LA', Lighting Control Panel 'LCP', and Panelboard 'LA'.
- Labels for electrical components: A, B, C, LA:32,34, LA:36,38.
- Labels for future use: CAPPED FOR FUTURE USE.

ILLUMINATION DETAILS AND SCHEMATIC

**STEPHENSON BUILDING
PARKING IMPROVEMENTS**

THESE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
PAUL K. DAVILA, P.E.,
TBPE#73285, ON 5/30/2025
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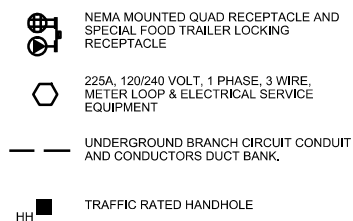
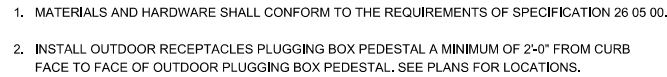
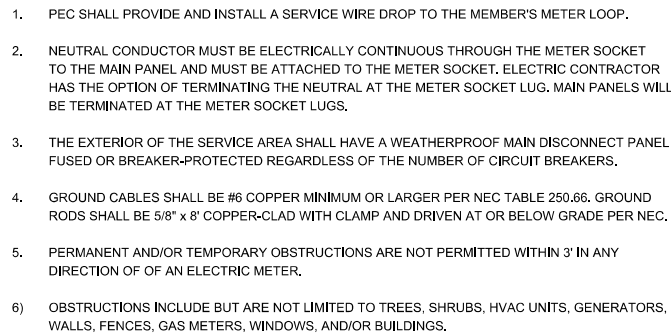
Designed:	GM
Drawn:	EW
Reviewed:	PKD
Date:	5/30/2025

SHEET

E501
30 OF 33




Project No.:
10248905

SP-YEAR-2024



SP-YEAR-2024

Drawing: ...STEPH_ILLUM_SCH01.dgn
User: EWHITE
Last Modified: 5/30/2025
Plot Date/Time: 5/30/2025 3:47:05 PM

ILLUMINATION ASSEMBLY SCHEDULE													
TYPE	MANUFACTURER/ MODEL NUMBER	LAMPS							MOUNTING	HEIGHT	DESCRIPTION	IMAGE	NOTES
		TYPE	TEMP	LUMENS	CRI	BUG RATING	VOLTAGE	VA					
A	LUMINAIRE: LITHONIA #DSX0-LED-P1-27K-80CRI-T3M-MVOLT-SPA-NLTA IR2/PIRHN-EGSR-BAA-DDBXD POLE: HAPCO #SSA20F4-4-D19AS-VD-IC-BM	LED	2700K	2734	80	B0-U0-G1	120-277V	34	POLE (TO BOTTOM OF LUMINAIRE)	22'-0" ABOVE FINISHED GRADE	LUMINAIRE: 26.18" X 14.06" X 2.26" SINGLE MOUNTED AT 90 DEGREES AREA LUMINAIRE WITH HEAVY-DUTY SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, TGIC THERMOSET POWDER COAT DARK BRONZE FINISH, PRECISION-MOLDED PROPRIETARY SILICONE LENS, HIGH OUTPUT LONG LIFE LEDS, INTEGRAL NLIGHT AIR ENABLED CONTROL MOTION/AMBIENT SENSOR ENABLED AT 1 FC, 10kV SURGE PROTECTION, INTEGRAL DRIVER DISCONNECT, HIGH-EFFICIENCY DRIVER, 0-10v DIMMING CONTROLS, INTEGRAL MOUNTING ARM, INTEGRAL "NO-DRILL" SQUARE POLE MOUNTING, IP66 WET LOCATION RATED, 0.44 EPA RATING AT 100MPH, VIBRATION 3G RATED, FULL "CUT-OFF" (NIGHTTIME FRIENDLY - DARK SKY) TYPE III MEDIUM DISTRIBUTION OPTICS, INTEGRAL EXTERNAL GLARE SHIELD. POLE: 20' STRAIGHT SQUARE POLE WITH HEAT TREATED EXTRUDED 6XXX SERIES ALUMINUM ALLOY TUBING, 0.250" THICK TUBING, 4" POLE SHAFT, 1 LUMINAIRE DRILLED AT 90°, 9.4 EPA AT 100 MPH, 8.5"-9.5" BOLT CIRCLE 4-BOLT 356 ALLOY ALUMINUM ANCHOR BASE, ALUMINUM SNAP-IN BOLT COVERS, INTEGRAL TOP CAP COVER, INTEGRAL HANDHOLE @ 18" AFF AND COVER, INTEGRAL GROUNDING HARDWARE, INTEGRAL VIBRATION DAMPER, CORROSION RESISTANT INTERIOR COATING, 3/4"X17"X3" STAINLESS STEEL ANCHOR BOLTS, DARK BRONZE POWDER COAT FINISH.		1, 2
B	LUMINAIRE: LITHONIA #DSX0-LED-P1-27K-80CRI-BLC3-MVOLT-SPA-NLT AIR2/PIRHN-EGSR-BAA-DDBXD POLE: HAPCO #SSA20F4-4-D19AS-VD-IC-BM	LED	2700K	2812	80	B0-U0-G1	120-277V	34	POLE (TO BOTTOM OF LUMINAIRE)	22'-0" ABOVE FINISHED GRADE	LUMINAIRE: 26.18" X 14.06" X 2.26" SINGLE MOUNTED AT 90 DEGREES AREA LUMINAIRE WITH HEAVY-DUTY SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, TGIC THERMOSET POWDER COAT DARK BRONZE FINISH, PRECISION-MOLDED PROPRIETARY SILICONE LENS, HIGH OUTPUT LONG LIFE LEDS, INTEGRAL NLIGHT AIR ENABLED CONTROL MOTION/AMBIENT SENSOR ENABLED AT 1 FC, 10kV SURGE PROTECTION, INTEGRAL DRIVER DISCONNECT, HIGH-EFFICIENCY DRIVER, 0-10v DIMMING CONTROLS, INTEGRAL MOUNTING ARM, INTEGRAL "NO-DRILL" SQUARE POLE MOUNTING, IP66 WET LOCATION RATED, 0.44 EPA RATING AT 100MPH, VIBRATION 3G RATED, FULL "CUT-OFF" (NIGHTTIME FRIENDLY - DARK SKY) TYPE III BACKLIGHT CONTROL DISTRIBUTION OPTICS, INTEGRAL EXTERNAL GLARE SHIELD. POLE: 20' STRAIGHT SQUARE POLE WITH HEAT TREATED EXTRUDED 6XXX SERIES ALUMINUM ALLOY TUBING, 0.250" THICK TUBING, 4" POLE SHAFT, 1 LUMINAIRE DRILLED AT 90°, 9.4 EPA AT 100 MPH, 8.5"-9.5" BOLT CIRCLE 4-BOLT 356 ALLOY ALUMINUM ANCHOR BASE, ALUMINUM SNAP-IN BOLT COVERS, INTEGRAL TOP CAP COVER, INTEGRAL HANDHOLE @ 18" AFF AND COVER, INTEGRAL GROUNDING HARDWARE, INTEGRAL VIBRATION DAMPER, CORROSION RESISTANT INTERIOR COATING, 3/4"X17"X3" STAINLESS STEEL ANCHOR BOLTS, DARK BRONZE POWDER COAT FINISH.		1, 2
C	LUMINAIRE: LITHONIA #DSX0-LED-P1-27K-80CRI-T5M-MVOLT-SPA-NLTA IR2/PIRHN-EGSR-BAA-DDBXD POLE: HAPCO #SSA20F4-4-D19AS-VD-IC-BM	LED	2700K	3143	80	B1-U0-G1	120-277V	34	POLE (TO BOTTOM OF LUMINAIRE)	22'-0" ABOVE FINISHED GRADE	LUMINAIRE: 26.18" X 14.06" X 2.26" SINGLE MOUNTED AT 90 DEGREES AREA LUMINAIRE WITH HEAVY-DUTY SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, TGIC THERMOSET POWDER COAT DARK BRONZE FINISH, PRECISION-MOLDED PROPRIETARY SILICONE LENS, HIGH OUTPUT LONG LIFE LEDS, INTEGRAL NLIGHT AIR ENABLED CONTROL MOTION/AMBIENT SENSOR ENABLED AT 1 FC, 10kV SURGE PROTECTION, INTEGRAL DRIVER DISCONNECT, HIGH-EFFICIENCY DRIVER, 0-10v DIMMING CONTROLS, INTEGRAL MOUNTING ARM, INTEGRAL "NO-DRILL" SQUARE POLE MOUNTING, IP66 WET LOCATION RATED, 0.44 EPA RATING AT 100MPH, VIBRATION 3G RATED, FULL "CUT-OFF" (NIGHTTIME FRIENDLY - DARK SKY) TYPE V MEDIUM DISTRIBUTION OPTICS, INTEGRAL EXTERNAL GLARE SHIELD. POLE: 20' STRAIGHT SQUARE POLE WITH HEAT TREATED EXTRUDED 6XXX SERIES ALUMINUM ALLOY TUBING, 0.250" THICK TUBING, 4" POLE SHAFT, 1 LUMINAIRE DRILLED AT 90°, 9.4 EPA AT 100 MPH, 8.5"-9.5" BOLT CIRCLE 4-BOLT 356 ALLOY ALUMINUM ANCHOR BASE, ALUMINUM SNAP-IN BOLT COVERS, INTEGRAL TOP CAP COVER, INTEGRAL HANDHOLE @ 18" AFF AND COVER, INTEGRAL GROUNDING HARDWARE, INTEGRAL VIBRATION DAMPER, CORROSION RESISTANT INTERIOR COATING, 3/4"X17"X3" STAINLESS STEEL ANCHOR BOLTS, DARK BRONZE POWDER COAT FINISH.		1, 2

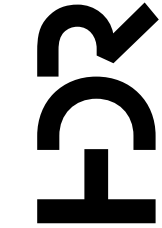
- NOTES:
- 1) LUMINAIRE(S) TO BE CONTROLLED VIA LOCAL FACILITY PHOTOCELL/TIME CLOCK CONTACTOR LUMINAIRE CONTROLS 'LCP'. REFER TO STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION PLANS.
- 2) LUMINAIRE(S) ARE COMPLIANT WITH CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE ARTICLE 24.06.

PARKING LOT LOAD ANALYSIS - ILLUMINATION (PANEL 'LA')			
PROJECT:		CODS STEPHENSON PARKING LOT ILLUMINATION	
STEPHENSON BLDG ELECTRICAL SERVICE:		800A, 120/240V, 1PH, 3W (NOTE 1)	
LOAD TYPE (LIGHTING)	NEW CONNECTED	NEW DEMAND	
20A, 240V, PANEL 'LA', CIRCUIT 32,34 (NOTE 1)	1.12	1.40	AMPS
20A, 240V, PANEL 'LA', CIRCUIT 36,38 (NOTE 1)	0.98	1.23	AMPS
TOTAL LOAD (PARKING LOT ILLUMINATION)	2.10	2.63	AMPS
NOTE:			
1) STEPHENSON BUILDING ELECTRICAL SERVICE EQUIPMENT, PANELBOARD 'LA', LIGHTING CONTROL PANEL 'LCP', AND PANELBOARD 'LA' CIRUIT BREAKERS ARE PART OF THE STEPHENSON SCHOOL BUILDING REHABILITATION AND ADDITION CONSTRUCTION PROJECT AND NOT PART OF THIS PROJECT. CONTRACTOR TO REFER TO THE STEPHENSON SCHOOL BUILDING REHABILITATION AND ADDITION CONSTRUCTION DOCUMENTS FOR EXACT STEPHENSON BUILDING ELECTRICAL SERVICE EQUIPMENT, PANELBOARD 'LA', LIGHTING CONTROL PANEL 'LCP', AND PANELBOARD 'LA' CIRCUIT BREAKERS DESIGN INFORMATION.			

ILLUMINATION (PANEL 'LA') - VOLTAGE DROP												
Project Name:		STEPHENSON PARKING LOT										
Project Number:		10248905										
Date:		May 27, 2025										
Designer:		E.WHITE										
Note: LUMINAIRES MOUNTED AT 22'-0" A.F.F.												
CIRCUIT DESIGNATION	ORIGIN	LENGTH - LINEAR & POLE (FT)	VOLTS	PHASE	LOAD (A)	CONDUCTOR PER PHASE	CONDUCTOR SIZE	RESISTANCE	VOLTAGE DROP (V)	FEEDER PERCENT	PERCENT TOTAL	FINAL VOLTAGE
32,34	PANEL 'LA' (NOTE 1)	678	240	1	1.12	1	6 AWG	0.51	0.77	0.32%	0.32%	239.23
36,38	PANEL 'LA' (NOTE 1)	614	240	1	0.98	1	6 AWG	0.51	0.61	0.26%	0.26%	239.39

LUMINAIRE CONTROLS SEQUENCE			
SPACE/ AREA TYPE	SEQUENCE OF OPERATIONS (NO DAYLIGHT HARVESTING)	SEQUENCE OF OPERATIONS (NO DAYLIGHT HARVESTING)	DAYLIGHT HARVESTING - ILLUMINANCE REQUIREMENTS (FC SETPOINTS)
EXTERIOR PARKING AREA AND DRIVES	INTEGRAL - OCCUPANT ENTERS THE SPACE AND THE LUMINAIRES AUTOMATICALLY TURN ON TO 100% OF FULL LUMINAIRE OUTPUT. UPON SENSING VACANCY AFTER 15 MINUTES, THE LUMINAIRES AUTOMATICALLY TURN DOWN TO 30% OF FULL LUMINAIRE OUTPUT.	CONTROL CIRCUITS TO BE ROUTED THROUGH THE STEPHENSON SCHOOL BUILDING REHABILITATION AND ADDITION LIGHTING CONTROL PANEL 'LCP' (NOTE 2) FOR ON/OFF PHOTOCELL/TIME CLOCK CONTROL. PROVIDE LOCAL LOW-VOLTAGE MANUAL OVERRIDE SWITCH(S) FOR 2 HOUR MAXIMUM OVERRIDE.	N/A

- NOTES:
- 1) REFER TO LIGHTING PLANS FOR ADDITIONAL INFORMATION.
- 2) CONTRACTOR TO REFER TO THE STEPHENSON SCHOOL BUILDING REHABILITATION AND ADDITION CONSTRUCTION DOCUMENTS FOR ADDITIONAL LIGHTING CONTROL PANEL 'LCP' DESIGN INFORMATION AND EXACT LOCATION OF THE LIGHTING CONTROL PANEL 'LCP'.



ILLUMINATION
SCHEDULES

STEPHENSON BUILDING
PARKING IMPROVEMENTS
311 OLD FITZHUGH ROAD,
HAYS COUNTY, DRIPPING SPRINGS, TEXAS

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UNDER THE AUTHORITY OF
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Designed: GM
Drawn: EW
Reviewed: PKD
Date: 5/30/2025

SHEET
E601
32 OF 33

Project No.:
10248905

PANELBOARD ES1																			
LOCATION:		PARKING LOT				VOLTAGE:		120/240 V		KAIC: 22		BUSSING SHALL BE FULLY RATED							
MOUNTING:		UTILITY POWER POLE				PHASE:		1 P /		3W		CODES: 0=EQPT, 1=RCPT, 2=LTG, 3=A/C, 4=HEAT							
ENCLOSURE:		NEMA 3R		STYLE: POW-R-LINE-1A		BUSSING:		225 A				5=CONTINUOUS MOTORS, 6=LRGST MOTOR, 7=PANEL							
BRKR MTG:		BOLT-ON		(SERVICE ENTRANCE RATED)		MCB:		225 A		ACCESSORIES:		GROUND BUS, 24 SPACE							
BREAKERS:		60/75 DEGREE TERMINALS				MLO:		A											
CODE	BRKR	CIRCUIT USE				CKT	LOAD	A	B	LOAD	CKT	CIRCUIT USE		BRKR	CODE				
1	20/1	QUAD GFCI RECEPTACLE 'A'				1	360	X		360	2	QUAD GFCI RECEPTACLE 'B'		20/1	1				
1	20/1	QUAD GFCI RECEPTACLE 'C'				3	360	X	X	360	4	QUAD GFCI RECEPTACLE 'D'		20/1	1				
0	50/2	FOOD TRUCK LOCKING RECEPTACLE 'A'				5	4,800	X		4,800	6	FOOD TRUCK LOCKING RECEPTACLE 'B'		50/2	0				
0						7	4,800	X	X	4,800	8				0				
0	50/2	FOOD TRUCK LOCKING RECEPTACLE 'C'				9	4,800	X		4,800	10	FOOD TRUCK LOCKING RECEPTACLE 'D'		50/2	0				
0						11	4,800	X	X	4,800	12				0				
	20/1	SPARE				13		X			14	SPARE		20/1					
		SPACE				15			X		16	SPACE							
		SPACE				17		X			18	SPACE							
		EQPT VA		RCPT VA		LTG VA		AC/HEAT VA		MOTORS		CONN VA		FTL VA		PANEL VA		PHASE AMP	
PHASE A		19200		720		0		0		0		19920				19920		166	
PHASE B		19200		720		0		0		0		19920				19920		166	
TOTAL		38400		1440		0		0		0		39840				39840			
PANEL DEMAND KVA:				39.84				PANEL DEMAND AMPACITY:				166				AMPS			
RESERVE KVA:				7.97				RESERVE AMPACITY:				33				AMPS			
DEMAND KVA:				47.81				DESIGN AMPACITY:				199				AMPS			

PANELBOARD ES2																	
LOCATION:		PARKING LOT				VOLTAGE:		120/240 V		KAIC: 22		BUSSING SHALL BE FULLY RATED					
MOUNTING:		UTILITY POWER POLE				PHASE:		1 P /		3W		CODES: 0=EQPT, 1=RCPT, 2=LTG, 3=A/C, 4=HEAT					
ENCLOSURE:		NEMA 3R		STYLE: POW-R-LINE-1A		BUSSING:		225 A				5=CONTINUOUS MOTORS, 6=LRGST MOTOR, 7=PANEL					
BRKR MTG:		BOLT-ON		(SERVICE ENTRANCE RATED)		MCB:		225 A		ACCESSORIES:		GROUND BUS, 24 SPACE					
BREAKERS:		60/75 DEGREE TERMINALS				MLO:		A									
CODE	BRKR	CIRCUIT USE				CKT	LOAD	A	B	LOAD	CKT	CIRCUIT USE				BRKR	CODE
1	20/1	QUAD GFCI RECEPTACLE 'E'				1	360	X		360	2	QUAD GFCI RECEPTACLE 'F'				20/1	1
1	20/1	QUAD GFCI RECEPTACLE 'G'				3	360		X	360	4	QUAD GFCI RECEPTACLE 'H'				20/1	1
0	50/2	FOOD TRUCK LOCKING RECEPTACLE 'E'				5	4,800	X		4,800	6	FOOD TRUCK LOCKING RECEPTACLE 'F'				50/2	0
0						7	4,800		X	4,800	8						0
0	50/2	FOOD TRUCK LOCKING RECEPTACLE 'G'				9	4,800	X		4,800	10	FOOD TRUCK LOCKING RECEPTACLE 'H'				50/2	0
0						11	4,800		X	4,800	12						0
	20/1	SPARE				13		X			14	SPARE				20/1	
		SPACE				15			X		16	SPACE					
		SPACE				17			X		18	SPACE					
		EQPT VA	RCPT VA	LTG VA		AC/HEAT VA		MOTORS		CONN VA		FTL VA		PANEL VA	PHASE AMP		
PHASE A		19200	720	0		0		0		19920				19920	166		
PHASE B		19200	720	0		0		0		19920				19920	166		
TOTAL		38400	1440	0		0		0		39840				39840			
PANEL DEMAND KVA:		39.84				PANEL DEMAND AMPACITY:		166				AMPS					
RESERVE KVA:		7.97				RESERVE AMPACITY:		33				AMPS					
DEMAND KVA:		47.81				DESIGN AMPACITY:		199				AMPS					

PANELBOARD ES3																			
LOCATION:		PARKING LOT				VOLTAGE:		120/240 V		KAIC: 22		BUSSING SHALL BE FULLY RATED							
MOUNTING:		UTILITY POWER POLE				PHASE:		1 P /		3W		CODES: 0=EQPT, 1=RCPT, 2=LTG, 3=A/C, 4=HEAT							
ENCLOSURE:		NEMA 3R		STYLE: POW-R-LINE-1A		BUSSING:		225 A				5=CONTINUOUS MOTORS, 6=LRGST MOTOR, 7=PANEL							
BRKR MTG:		BOLT-ON		(SERVICE ENTRANCE RATED)		MCB:		225 A		ACCESSORIES:		GROUND BUS, 24 SPACE							
BREAKERS:		60/75 DEGREE TERMINALS				MLO:		A											
CODE	BRKR	CIRCUIT USE				CKT	LOAD	A	B	LOAD	CKT	CIRCUIT USE				BRKR	CODE		
1	20/1	QUAD GFCI RECEPTACLE 'I'				1	360	X		360	2	QUAD GFCI RECEPTACLE 'J'				20/1	1		
1	20/1	QUAD GFCI RECEPTACLE 'K'				3	360		X	360	4	QUAD GFCI RECEPTACLE 'L'				20/1	1		
0	50/2	FOOD TRUCK LOCKING RECEPTACLE 'I'				5	4,800	X		4,800	6	FOOD TRUCK LOCKING RECEPTACLE 'J'				50/2	0		
0						7	4,800		X	4,800	8						0		
0	50/2	FOOD TRUCK LOCKING RECEPTACLE 'K'				9	4,800	X		4,800	10	FOOD TRUCK LOCKING RECEPTACLE 'L'				50/2	0		
0						11	4,800		X	4,800	12						0		
	20/1	SPARE				13			X		14	SPARE				20/1			
		SPACE				15				X		SPACE							
		SPACE				17			X		18	SPACE							
		EQPT VA		RCPT VA		LTG VA		AC/HEAT VA		MOTORS		CONN VA		FTL VA		PANEL VA		PHASE AMP	
PHASE A		19200		720		0		0		0		19920				19920		166	
PHASE B		19200		720		0		0		0		19920				19920		166	
TOTAL		38400		1440		0		0		0		39840				39840			
PANEL DEMAND KVA:				39.84				PANEL DEMAND AMPACITY:				166				AMPS			
RESERVE KVA:				7.97				RESERVE AMPACITY:				33				AMPS			
DEMAND KVA:				47.81				DESIGN AMPACITY:				199				AMPS			

PARKING LOT LOAD ANALYSIS - ELECTRICAL (PANEL 'ES1')							
PROJECT:		CODS STEPHESON PARKING LOT RECEPTACLES					
MAIN DISTRIBUTION:		PANELBOARD ES1		240		VOLT	
		NEW CONNECTED		NEW DEMAND			
LOAD TYPE	AMPCITY	KVA	AMPCITY	KVA	AMPCITY	KVA	AMPCITY
EQUIPMENT:	160	38	160	38			
RECEPTACLES:	6	1	6	1			
LIGHTING:	0	0	0	0			
A/C	0	0	0	0			
HEATING	0	0	0	0			
CONTINUOUS MOTORS:	0	0	0	0			
20% SPARE CAPACITY	33	8	33	8			
TOTAL		199	48	199	48		
		SERVICE VOLTAGE:		240		VOLTS	
		REQUIRED SERVICE AMPACITY:		199		AMPS	
		SCHEDULED SERVICE AMPACITY:		225		AMPS	

PARKING LOT LOAD ANALYSIS - ELECTRICAL (PANEL 'ES2')					
PROJECT:		CODS STEPHESON PARKING LOT RECEPTACLES			
MAIN DISTRIBUTION:		PANELBOARD ES2	240	VOLT	
		<u>NEW CONNECTED</u>		<u>NEW DEMAND</u>	
LOAD TYPE	AMPCITY	KVA	AMPCITY	KVA	
EQUIPMENT:	160	38	160	38	
RECEPTACLES:	6	1	6	1	
LIGHTING:	0	0	0	0	
A/C	0	0	0	0	
HEATING	0	0	0	0	
CONTINUOUS MOTORS:	0	0	0	0	
20% SPARE CAPACITY	33	8	33	8	
TOTAL		199	48	199	48
SERVICE VOLTAGE:		240	VOLTS		
REQUIRED SERVICE AMPCITY:		199	AMPS		
SCHEDULED SERVICE AMPCITY:		225	AMPS		