



# PATRIOTS' HALL OF DRIPPING SPRINGS

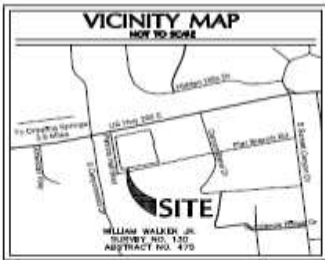


CONCRETE EMBANKMENT



**LEGEND**

- ① PATRIOTS' HALL ENTRY COURT
- ② AMERICAN LEGION / VP ENTRY COURT
- ③ SHADED SEATING AND LIGHTING AT ENTRY
- ④ OUTDOOR FLEXIBLE COURTYARD
- ⑤ COVERED BBQ AND SERVING STRUCTURE
- ⑥ OUTDOOR EVENT SPILLOVER
- ⑦ COUNSELING BUILDING
- ⑧ NATURAL TRAILS
- ⑨ OBSTACLE COURSE
- ⑩ EVENT LAWN
- ⑩ MEMORIAL OPPORTUNITY
- ⑪ CONCRETE TRAIL (ADA COMPLIANT)
- ⑫ INTERSECTION GARDEN
- ⑬ HORSE CORRAL AND BARN
- ⑭ CAMPING GROUNDS
- ⑮ POND WITH THREE BUBBLERS
- ⑯ FISHING PIER
- ⑰ SHADED NOOK
- ⑱ SHADED NOOK
- ⑲ SHADED NOOK
- ⑳ LABYRINTH AND NOOK
- ㉑ BEE-KEEPING (APIARY)
- ㉒ GREENHOUSE
- ㉓ COMMUNITY GARDEN AND SHED (PROXIMITY / ACCESS TO PARKING)
- ㉔ CHAPEL WITH ROSE GARDEN (VIEW OF POND)
- ㉕ LAWN GAMES
- ㉖ CHILDREN'S NATURE PLAY



HAYS COUNTY  
STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE HANSON GARDENAS, 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.

**PRELIMINARY**

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

HAYS COUNTY  
STATE OF TEXAS  
COUNTY OF HAYS

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE BELIEF CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

**PRELIMINARY**

CHAD GULPH, CITY ENGINEER  
CITY OF DRIPPING SPRINGS DEVELOPMENT SERVICES  
HAYS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS: \_\_\_\_\_ STATE OF TEXAS COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT ME, PATRIOTS' HALL OF DRIPPING SPRINGS, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 100 COMMONS RD, SUITE 7 #377, DRIPPING SPRINGS, TEXAS 78820, JOINING THE OWNERS OF LOTS 18, 19, 20, AND 24, SUNSET CANYON SUBDIVISION, SECTION 2C, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 97 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS:

DO HEREBY SUBDIVIDE 10.01 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS:

PATRIOTS' HALL

IN WITNESS WHEREOF, PATRIOTS' HALL OF DRIPPING SPRINGS, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NAME: PATRIOTS' HALL OF DRIPPING SPRINGS  
DATE: \_\_\_\_\_  
100 COMMONS RD,  
SUITE 7 #377,  
DRIPPING SPRINGS, TX 78820

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC BY MY COMMISSION EXPIRES: \_\_\_\_\_ IN AND FOR THE STATE OF TEXAS

PATRIOTS' HALL OF DRIPPING SPRINGS  
100 COMMONS RD,  
SUITE 7 #377,  
DRIPPING SPRINGS, TX 78820  
CONTACT: \_\_\_\_\_

ENGINEER:  
DOUCET & ASSOCIATES, INC.  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TX 78735  
512-583-2600  
CONTACT: JOE GRASSO, P.E.

SURVEY:  
DOUCET & ASSOCIATES, INC.  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TX 78735  
512-583-2600  
CONTACT: CHRIS TERRY, R.P.L.S.

SURVEYOR'S CERTIFICATION:  
STATE OF TEXAS  
COUNTY OF TRAVIS

UTILITY:  
WATER/WASTEWATER:  
WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTP/PLA)

ELECTRIC:  
FEDERALELECTRIC COOPERATIVE

JURISDICTION:  
CITY OF DRIPPING SPRINGS (ETJ)  
HAYS COUNTY

I, CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

**PRELIMINARY** 03/30/2022

CHRISTOPHER W. TERRY DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6649  
DOUCET & ASSOCIATES, INC.  
C.TERRY@DOUCETANDASSOCIATES.COM

ENGINEER'S CERTIFICATION:  
STATE OF TEXAS  
COUNTY OF HAYS

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.

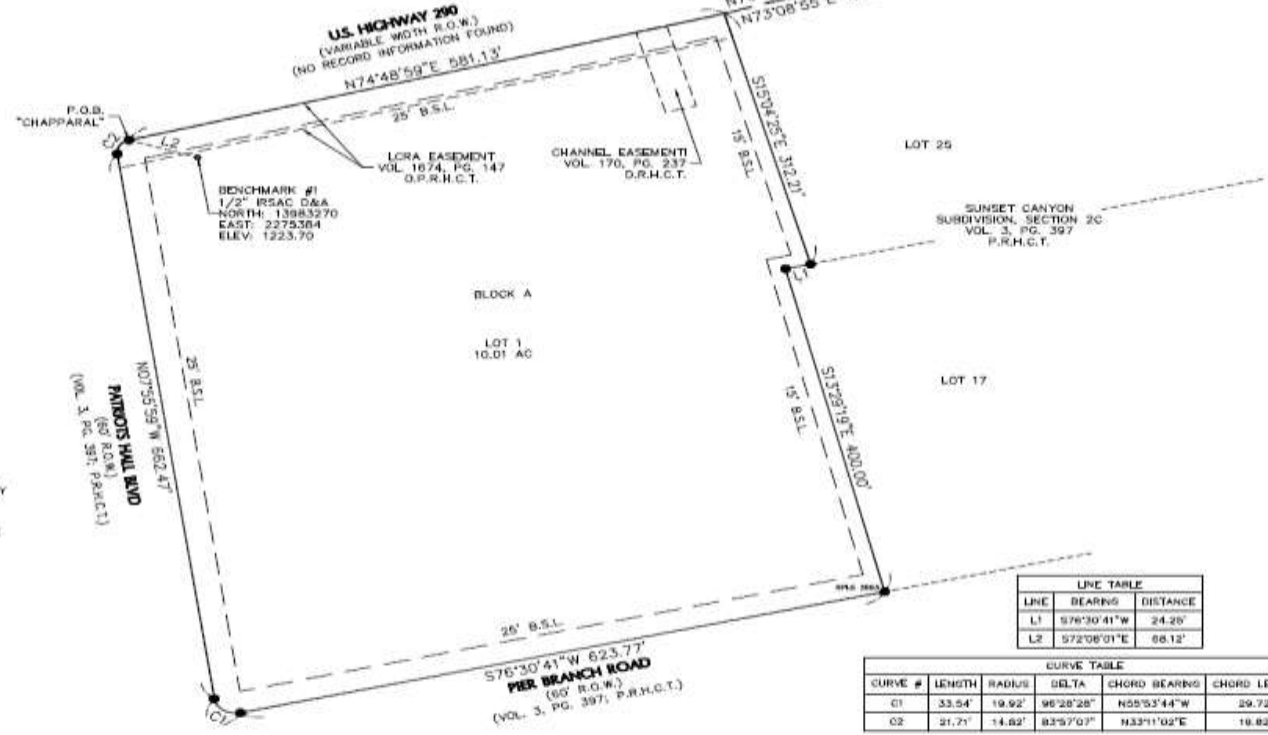
**PRELIMINARY** 03/30/2022

JOE GRASSO, P.E., CPEBC DATE  
TEXAS REGISTRATION NO. 73285  
DOUCET & ASSOCIATES, INC.  
7401B HIGHWAY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735

CITY OF DRIPPING SPRINGS  
APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS.

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
MM JAMES, PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_



HAYS COUNTY MONUMENT NO. 58  
NORTH: 13,984.257'  
EAST: 2,278.237'  
ELEV: 1,241.13'

HAYS COUNTY MONUMENT NO. 57  
NORTH: 13,983.884'  
EAST: 2,277.337'  
ELEV: 1,254.62'

- NOTES:
- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRA TERRITORIAL JURISDICTION (ETJ).
  - 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 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.
  - DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ'S) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE).
  - 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.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
  - THE FOLLOWING HAYS COUNTY GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:

- #57 ALUMINUM DISK IN CONCRETE  
GRID N=13,983.884'  
EAST E=2,277.337'  
ELEV: 1,254.62'
- #58 ALUMINUM DISK IN CONCRETE  
GRID N=13,984.257'  
EAST E=2,278.237'  
ELEV: 1,241.13'

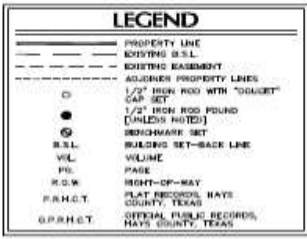
- AREA TABLE
- TOTAL LOT ACREAGE: 10.01 ACRES.  
THIS PROJECT CONTAINS 1 LOT, AVERAGING 10.01 AC. THERE ARE:  
1 LOTS > 10 AC;  
0 LOT BETWEEN 10 AC AND 5 AC;  
0 LOTS BETWEEN 5 AC AND 2 AC;  
0 LOTS BETWEEN 2 AC AND 1 AC;  
0 LOTS < 1 AC.
  - THE TOTAL AREA OF R.O.W. IN THIS SUBDIVISION IS 0.00 ACRES.
  - THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 0.00 LINEAR FEET.
- TOTAL ACREAGE: 10.01 ACRES.

FLOOD NOTE:  
THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 4820R0001001 EFFECTIVE SEPTEMBER 2, 2020 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

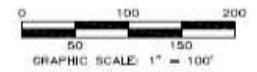
LINE	BEARING	DISTANCE
L1	S76°30'41"W	24.26'
L2	S72°08'01"E	68.12'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
01	33.54'	19.92'	98°28'28"	N55°53'44"W	29.72'
02	21.71'	14.82'	82°57'07"	N33°11'02"E	16.82'



BENCHMARK NOTE:  
BENCHMARK #1  
ELEVATION: 1,233.70'  
A. DESCRIPTION: 1/2" IRON ROD WITH DOUCET CAP SET, LOCATED APPROXIMATELY 1,315 FEET EAST FROM THE INTERSECTION OF U.S. HIGHWAY 290 WEST AND SOUTH CANYONWOOD DRIVE. [SHOWN HEREON].

CONTROL NOTE:  
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT (DPOUCH 2010) AND A VERTICAL DATUM OF NAVD83, GEOID 128. ALL COORDINATES AND DISTANCES ARE GRID VALUES.  
UNITS: U.S. SURVEY FEET





# REPLAT OF PATRIOTS' HALL CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

**DA DOUCET & ASSOCIATES**  
Civil Engineering • Planning • Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735. Phone: (512)-583-2600  
www.doucetandassociates.com  
TSPS Firm No.: 10105800  
TSPS Firm No. P-3937

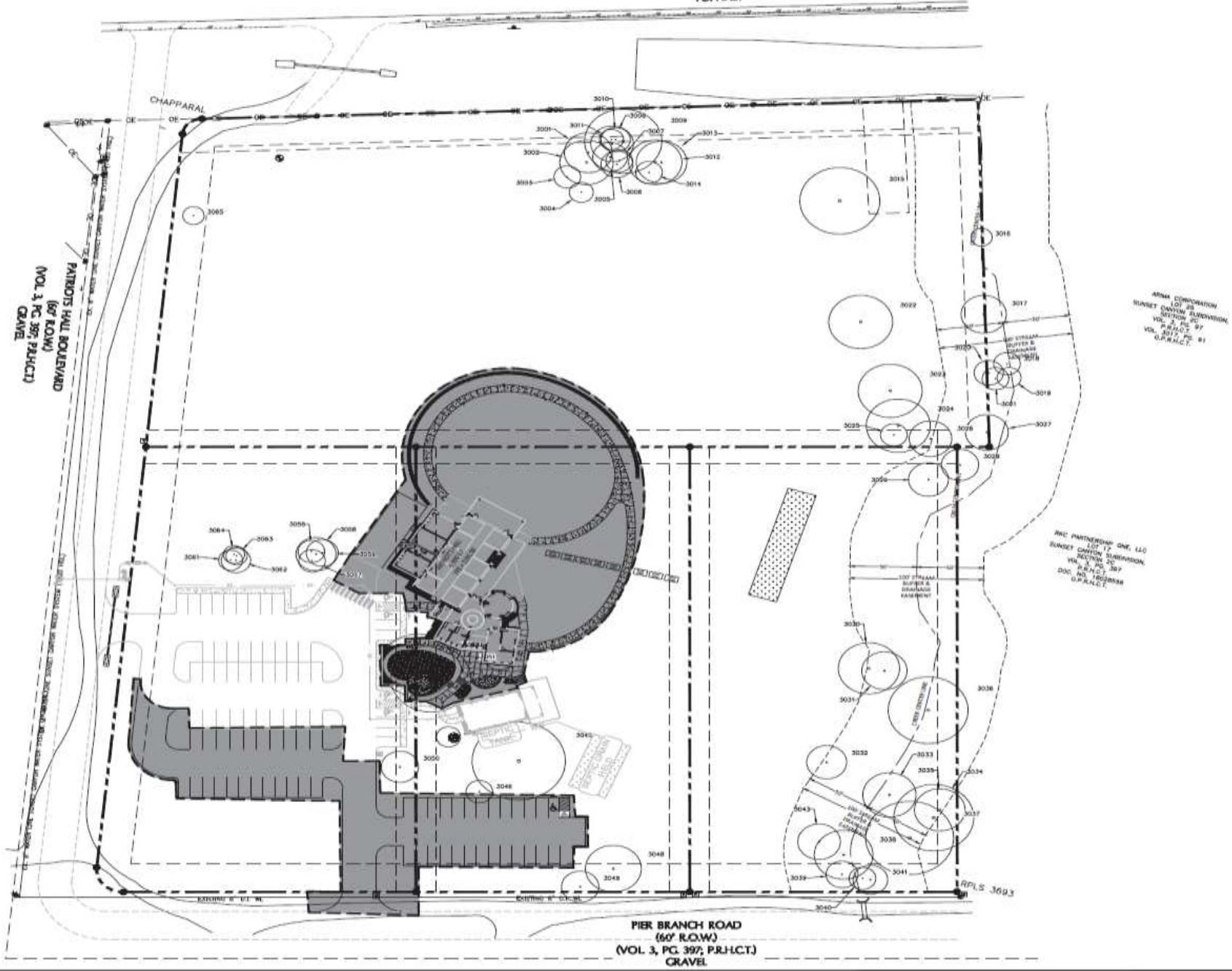
Date:	03/30/2022
Scale:	1" = 100'
Drawn by:	JWF
Reviewed by:	GC
Project:	1754-001
Sheet:	1 OF 1
Field Book:	022
Party Chief:	ADM
Survey Date:	10/03/2019



**LEGEND**

-  AREAS OF SITE WORK AS PART OF THIS PERMIT SET OF PLANS.
-  LIMITS OF SITE PLAN

U.S. HIGHWAY 290  
(VARIABLE WIDTH R.O.W.)  
(NO RECORD INFORMATION FOUND)  
ASPHALT



PATRIOTS HALL BOULEVARD  
(60' R.O.W.)  
(VOL. 3, PG. 397, PRJ.C.T.)  
GRAVEL

PIER BRANCH ROAD  
(60' R.O.W.)  
(VOL. 3, PG. 397, PRJ.C.T.)  
GRAVEL

ARMA CORPORATION  
LOT 23  
SUNSET CANYON SUBDIVISION  
VOL. 2 PG. 97  
PRJ.C.T.  
VOL. 2 PG. 81  
O.P.R.N.C.T.

RVC PARTNERSHIP ONE, L.L.C.  
LOT 17  
SUNSET CANYON SUBDIVISION  
VOL. 2 PG. 97  
PRJ.C.T.  
DOC. NO. 188888  
O.P.R.N.C.T.

**DOUCET**  
Civil Engineering / Surveying / Construction / Geomatics  
2401 E. Highway 77 N. Ste. 148  
Aurora, TX 78002, Tel: (817) 882-2000  
www.doucet.com  
TXSPEL License Number: 3107  
TXSPEL Exp. Number: 10/28/20

**OVERALL SITE PLAN**

**PATRIOT'S HALL - PHASE 1B**  
231 PATRIOTS HALL BOULEVARD  
HAYS COUNTY, DRIPPING SPRINGS, TEXAS  
CASE #SD2022-0008



Designed:	JWB
Checked:	JWB
Reviewed:	JWB
Date:	04/20/2022
SHEET	
<b>8</b>	
OF 28	
Project No.:	2355-002

**PATRIOTS HALL BOULEVARD**  
(60' ROW)  
(VOL 3, PG 397, P.R.H.C.T.)  
GRAVEL

**LEGEND**

- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- PROPOSED PARKING SPACES CYCL/M'
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET.
- PROPOSED MEDIUM DUTY DI-2 ASPHALT PAVEMENT, SEE DETAIL SHEET AND GEOTECH REPORT.
- PROPOSED LIGHT DUTY DI-1 ASPHALT PAVEMENT, SEE DETAIL SHEET AND GEOTECH REPORT.
- FIRE LANE ACCESS AREAS (NO PARKING ALLOWED) ALL FIRE LANE ACCESS PAVEMENT SHALL BE DESIGNED FOR HS-20 LOADING.
- TRAFFIC DIRECTION

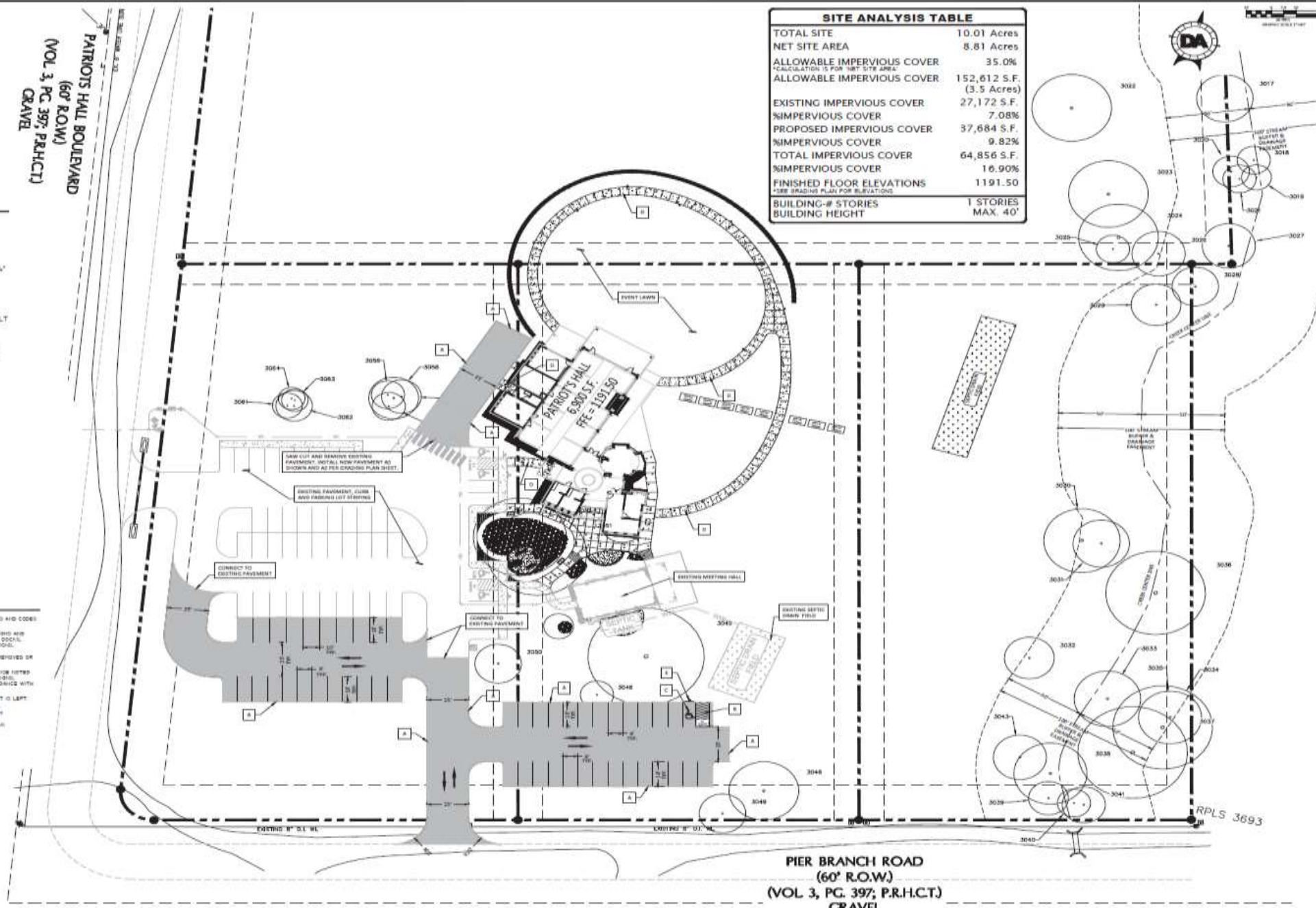
**SITE LEGEND**

- GRID BY ANNUAL MAINTENANCE
- GRID BY 1/2" WIDE YELLOW LINE AT 4' AND 8' O.C. E.G.
- GRID BY 1/2" WIDE YELLOW LINE AT 4' AND 8' O.C. E.G.
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**SITE NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND D.I.A.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, FLOOR RAISING, SIDEWALKS, BUILT ARCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. EXISTING STRUCTURES WITH CONSTRUCTION LIGHTS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATING, GRABBED OR OTHERWISE HINDERED PLANTS INCLUDING BUT NOT LIMITED TO, ALL SPECIES, STORM DRAINAGE, SIGN, TRAFFIC SIGNALS & SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT AUTHORITARY REQUIREMENTS.
5. ALL PAVEMENT PROVIDED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN SMOOTH FINISH STRAIGHT EDGE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND PATCHES TO ANY EXISTING THAT OCCURS DURING CONSTRUCTION OF SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

SITE ANALYSIS TABLE	
TOTAL SITE	10.01 Acres
NET SITE AREA	8.81 Acres
ALLOWABLE IMPERVIOUS COVER	35.0%
*CALCULATION IS FOR NET SITE AREA	
ALLOWABLE IMPERVIOUS COVER	152,612 S.F. (3.5 Acres)
EXISTING IMPERVIOUS COVER	27,172 S.F.
%IMPERVIOUS COVER	7.08%
PROPOSED IMPERVIOUS COVER	37,684 S.F.
%IMPERVIOUS COVER	9.82%
TOTAL IMPERVIOUS COVER	64,856 S.F.
%IMPERVIOUS COVER	16.90%
FINISHED FLOOR ELEVATIONS	1191.50
*SEE GRADING PLAN FOR ELEVATIONS	
BUILDING-# STORIES	1 STORIES
BUILDING HEIGHT	MAX. 40'



**PIER BRANCH ROAD**  
(60' R.O.W.)  
(VOL 3, PG. 397, P.R.H.C.T.)  
GRAVEL

**DOUCET**  
Civil Engineering (7) Engineers (7) Geotechnical  
3001 E. Highway 71 W. 1st. 1st  
Aurora, TX 75205, Tel: (817) 482-2400  
www.doucet.com  
TXSPEL No. 0000000000

**SITE PLAN**

**PATRIOTS HALL - PHASE 1B**  
231 PATRIOTS HALL BOULEVARD  
HAYS COUNTY, DRIPPING SPRINGS, TEXAS  
CASE #SD2022-0008



Designed:	J.W.B.P.
Drawn:	J.P.
Permitted:	J.W.B.P.
Date:	04/22/2022
SHEET	
<b>9</b>	
OF 28	
Project No.:	2355-002











