PREPARED BY:

DANIEL CRYAN
127112
LICENSED
PROFESSIONAL ENGINEER
6/10/2026

DANIEL CRYAN, P.E. — DATE

Plan Set Markups for Mercer Street Paseo Phase 2 Proposal Request (August 21, 2026)

Items crossed out have been completed by others, or are not required for the current contractor proposal pricing request. See Plan Sheet 6 for general Phasing Plan locations.

APPROVED BY:

TORY CARPENTER - CITY PLANNING DIRECTOR — DATE 07/21/2026

CHAD GILPIN, P.E. - CITY ENGINEER — DATE 07/20/2026

CITY UTILITIES DIRECTOR — DATE 07/20/2026

Dillon Polk (Jul 20, 2026 09:38:26 CDT)
DILLON POLK - ESD #6 FIRE MARSHAL — DATE 07/20/2026

DRIPPING SPRINGS WATER SUPPLY CORPORATION — DATE 7-17-2026

CITY OF DRIPPING SPRINGS SITE DEVELOPMENT PERMIT #: SD2026-010

CONTRACTOR:_____

CONSTRUCTION START:_____

CONSTRUCTION ACCEPTED:_____

PREPARED BY:

GILPIN ENGINEERING
T.B.P.E. Firm Registration # F-27501
9701 BRODIE LANE #203
AUSTIN, TX 78748
PH: 512.220.8100

APPLICABLE BUILDING CODES & ORDINANCES
ALL CONSTRUCTION SHALL BE GOVERNED BY THE ADOPTED SET OF BUILDING CODES AS LISTED BELOW AND ANY LOCAL AMENDMENTS FOUND IN DRIPPING SPRINGS' TECHNICAL AND CONSTRUCTION STANDARDS AS LISTED IN THE CODES & STANDARDS ARTICLE OF THE CITY CODE OF ORDINANCES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL FIRE CODE (IFC)
2023 NATIONAL ELECTRIC CODE (NEC)
2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

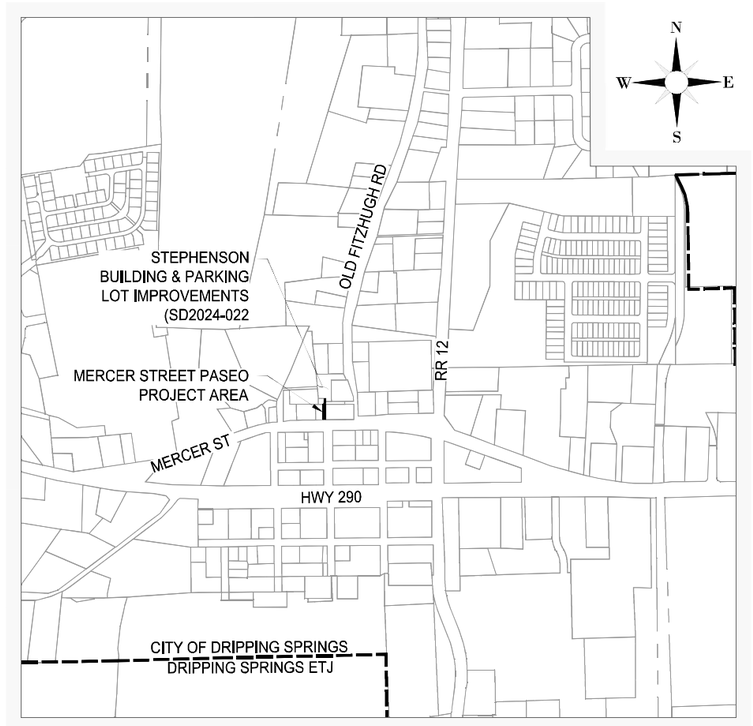
CONSTRUCTION PLANS
MERCER STREET PASEO

JUNE 2026

LEGAL DESCRIPTION: 1.4289 ACRES IN THE PHILIP A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, HAYS CO, TX (COMPRISED OF 4 TRACTS: 0.4659 AC TRACT, 0.4456 AC TRACT, 0.4597 AC TRACT ALL CONVEYED IN VOL. 3772 PG 775 AND 0.0569 AC TRACT CONVEYED IN DOC. NO. 24008706, OPRHCT)

WORK TYPE: ALLEY IMPROVEMENTS INCLUDING SIDEWALK PAVING, ~~CURB & GUTTER,~~ LIGHT FIXTURES, UTILITY SERVICE EXTENSIONS, ~~LANDSCAPE PLANTINGS, DUMPSTER ENCLOSURE, PARKING LOT PAVING~~, AND MISCELLANEOUS SITE IMPROVEMENTS

PROJECT AREA: 0.136 ACRES
TOTAL PARCEL AREA: 1.429 ACRES
TOTAL IMPERVIOUS COVER: 0.972 ACRES (68%) - NO INCREASE IN IC FROM CURRENT PROJECT



APPROX. SCALE: 1" = 1,000'

PREPARED FOR:

CITY OF DRIPPING SPRINGS, TEXAS

DRIPPING SPRINGS
Texas

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CIVIL PLAN SHEETS ARE FULL SIZE AT 11" X 17"

ELECTRICAL SHEETS ARE FULL SIZE AT 36" X 24"

NOTES:

1. THIS PROJECT LIES WITHIN THE CITY LIMITS OF DRIPPING SPRINGS, TEXAS.
2. THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. NO PORTION OF THIS PROJECT IS LOCATED WITHIN A FLOODPLAIN, AS INDICATED ON FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0105G DATED JANUARY 17, 2025 HAYS COUNTY, TEXAS AND INCORPORATED AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL SURVEY VERIFICATION REQUIRED TO COMPLETE THE PROJECT.
5. RIGHT-OF-WAY LINES SHOWN HEREON ARE APPROXIMATE.
6. WATER SERVICE PROVIDER: DRIPPING SPRINGS WSC
7. WASTE WATER SERVICE PROVIDER: CITY OF DRIPPING SPRINGS
8. NOTE - THE CITY OF DRIPPING SPRINGS WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL UTILITIES AND FACILITIES, INCLUDING STORMWATER UTILITIES.
9. ZONING: GUI (GOVERNMENT / UTILITY / INSTITUTIONAL)
10. WATERSHED: ONION CREEK
11. 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.
12. A WATER QUALITY BMP MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS SITE AND IS RECORDED IN DOCUMENT #SD2024-022, CITY HALL, CITY OF DRIPPING SPRINGS, TEXAS.

GILP-BLK.ctb

DS-PASEO_COVER.dwg

A. GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR IS TO CONTACT ONE OF THE FOLLOWING FOR THE LOCATION OF EXISTING FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES:
   - TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-245-4545
   - TEXAS ONE CALL SYSTEM (TOCS) 1-800-344-8377
2. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE INCLUDING THE CITY, THE CONTRACTOR, UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
4. CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE INCURRED TO EXISTING FACILITIES AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER.
5. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS OPERATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
6. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL.
7. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
8. WHEN UN-LOCATED OR INCORRECTLY LOCATED, A BREAK IN UTILITY LINES, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. CONTRACTOR SHALL COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
9. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY.
10. CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS.RECORD SHALL BE KEPT IN AN ONSITE SET OF MARKED-UP RECORD DRAWINGS.
11. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.
12. CONTRACTOR SHALL STRIP SIX (6) INCHES OF TOPSOIL FROM ALL AREAS SUBJECT TO GRADE MODIFICATION. REMOVE ALL AREAS OF WEAK SOIL.
13. THE CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. IN THE EVENT THAT A FENCE MUST BE REMOVED, THE CONTRACTOR SHALL REPLACE SAID FENCE OR PORTION THEREOF WITH THE SAME TYPE OF FENCING TO A QUALITY OF EQUAL OR BETTER THAN THE ORIGINAL FENCE.
14. UPON COMPLETION OF THE PROJECT, THE SITE(S) AS DEFINED HEREIN SHALL BE CLEANED OF ALL DEBRIS AND LEFT IN A NEAT AND PRESENTABLE CONDITION.
15. ALL ADJOINING PAVEMENT SECTIONS SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION AND ANY DAMAGES INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES (NO SEPARATE PAY).
17. TRAFFIC CONTROLS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT TxDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND TxDOT BARRICADE AND CONSTRUCTION STANDARDS.
18. RE-VEGETATE ALL DISTURBED AREAS UPON COMPLETION OF THE WORK PER CITY CONSTRUCTION STANDARDS.
19. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES AND POWER LINES.
20. ALL WORK IS TO BE PERFORMED BETWEEN THE FOLLOWING HOURS:
    8:00 A.M. TO 5:00 P.M. MONDAY - FRIDAY
    ALL WORK REQUIRING CITY INSPECTION SHALL BE PERFORMED MONDAY THRU FRIDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
21. THE CONTRACTOR SHALL MAKE AN EXAMINATION OF THE PROJECT SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH THE NATURE AND EXTENT OF ANY WORK TO BE ACCOMPLISHED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR ANY WORK MADE NECESSARY BY UNUSUAL CONDITIONS OR OBSTACLES ENCOUNTERED DURING THE PROGRESS OF THE WORK, WHEN SUCH CONDITIONS OR OBSTACLES ARE READILY APPARENT UPON A VISIT TO THE SITE. IF THERE ARE ANY QUESTIONS OF THIS REGARD OR IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE SUBMISSION OF BIDS.
22. IN THOSE CASES WHERE FIXED FEATURES REQUIRE, THE DESIGN SLOPES INDICATED HEREIN AND ON THE CROSS SECTIONS MAY BE MODIFIED IN THE FIELD AS DETERMINED BY THE CITY IF EXISTING CONDITIONS SO REQUIRE.
23. ACCESS TO RESIDENCES, BUSINESSES, AND DRIVEWAYS ALONG THE PROJECT MUST RECEIVE PRIORITY BY THE CONTRACTOR.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF HIS MATERIALS AND EQUIPMENT FROM THEFT, VANDALISM, ANIMALS, FIRE, ETC. WHILE SAID MATERIALS AND EQUIPMENT ARE ON THE PROJECT, WHETHER STORED OR INSTALLED IN PLACE, UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY.

B. ENVIRONMENTAL NOTES

1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF THE PROJECT AND GRASS RESTORATION.
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
3. ALL DISTURBED AREAS TO BE RESTORED UPON COMPLETION OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE FOR RE-VEGETATION ACTIVITIES. ALL MATERIALS AND LABOR SHALL BE SUBSIDIARY TO OTHER BID ITEMS.
4. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 85% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
5. A MINIMUM OF FOUR (4) INCHES OF NEW OR SALVAGED TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
6. THE CONTRACTOR TO SEED, SOD OR HYDROMULCH ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION WATER REQUIRED TO ESTABLISH GRASS TO THE REQUIRED 85% COVERAGE.
7. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
8. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
9. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
10. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
11. ANY ROOT EXPOSED BY THE CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATTER IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
12. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.) ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "***NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES***".
13. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING ¼ INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL.

C. EROSION & SEDIMENT CONTROL - SEQUENCE OF CONSTRUCTION:

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE - CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).
2. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
3. THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
4. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
5. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH RE-VEGETATION OF SITE.
6. COMPLETE CONSTRUCTION AND START RE-VEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
7. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL RE-VEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

D. STREET AND DRAINAGE NOTES:

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE CITY'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING.
2. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE UNLESS OTHERWISE SPECIFIED ON THE PLAN.

E. PROJECT NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR THE HAUL-OFF OF DEBRIS AND CONSTRUCTION SPOILS AS PART OF THIS PROJECT. ROADWAY BASE AND ASPHALT FOUND TO BE IN GOOD CONDITION MAY BE STOCKPILED ON-SITE AT THE DIRECTION OF THE CITY UPON APPROVAL OF THE CITY ENGINEER.
2. CONTRACTOR SHALL MAINTAIN SAFE AND CONTINUOUS ACCESS TO ALL FIRE LANES, DRIVEWAYS, SIDE STREETS, AND OTHER ACCESS ROUTES DESIGNATED BY THE CITY AT ALL TIMES UNLESS A TEMPORARY CLOSURE IS APPROVED IN WRITING BY THE CITY ENGINEER. CONTRACTOR SHALL PROVIDE ALL TEMPORARY TRAFFIC, PEDESTRIAN, AND PUBLIC-ACCESS CONTROL MEASURES NECESSARY TO MAINTAIN SUCH ACCESS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY ADDITIONAL TRAFFIC CONTROL SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES AS NECESSARY FOR THE SAFETY OF THE TRAVELING PUBLIC. ALL TRAFFIC CONTROL DEVICES SHALL BE COMPLIANT WITH THE CURRENT TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CITY OF DRIPPING SPRINGS
STANDARD WASTEWATER UTILITY CONSTRUCTION NOTES
JUNE 2024

1. ALL WASTEWATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN AND TCEQ 30 TAC, CHAPTER 217 REQUIREMENTS.
2. CONTRACTOR SHALL GUARANTEE THE WORK AGAINST DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE CITY OF DRIPPING SPRINGS.
3. ALL GAS, ELECTRIC, AND TELECOMMUNICATION LINES MUST CROSS BELOW WASTEWATER MAINS AND SERVICE LINES THAT ARE LESS THAN 5 FEET DEEP, ANY LINE THAT CANNOT CROSS UNDER WILL REQUIRE APPROVAL FROM THE CITY OF DRIPPING SPRINGS
4. BEDDING FOR GRAVITY WASTEWATER LINES, FORCE MAINS, LOW PRESSURE SEWER LINES, AND TREATED EFFLUENT LINES SHALL CONTAIN GREATER THAN 70% OF TOTAL ANALYSIS OF ¾" TO 1 ½" ROCK WITH A 6 OUNCE NONWOVEN GEOTEXTILE FABRIC, MEETING EITHER TXDOT DMS 6200 OR TYPE 1 COA 620S, PLACED OVER THE BEDDING. CONTRACTOR SHALL PROVIDE A MINIMUM 5 GALLON BUCKET SAMPLE OF THE PROPOSED BEDDING MATERIAL FOR CITY OF DRIPPING SPRINGS APPROVAL.
5. WHEN GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, RECOMMENDATIONS ON BEDDING AND BACKFILL SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ALL RECOMMENDATIONS SHALL BE APPROVED BY THE CITY OF DRIPPING SPRINGS.
6. CONTRACTOR SHALL ADHERE TO CITY OF AUSTIN STANDARD 1100S-1 FOR WASTEWATER MANHOLE RING ADJUSTMENTS IN PAVED AREAS.
7. GRAVITY WASTEWATER LINES SHALL BE PVC SDR 26 ASTM D3034 IF LOCATED GREATER THAN 9 FEET FROM A WATERLINE. IF LESS THAN 9 FEET (OUTSIDE OF PIPE OR MANHOLE TO OUTSIDE OF PIPE) FROM ANY WATER LINE, PIPE SHALL BE PVC SDR 26 ASTM D2241 PRESSURE RATED PIPE.
8. FORCE MAINS SHALL BE MINIMUM PVC SDR 26 ASTM D2241 PRESSURE RATED PIPE IN LABELED BROWN POLY BAG.
9. TREATED EFFLUENT LINES SHALL BE MINIMUM PVC SDR 21 ASTM D2241 USING ONLY FACTORY MOLDED PURPLE PRESSURE RATED PIPE.
10. ALL WASTEWATER MANHOLES OR LARGE DIAMETER CLEANOUTS ARE TO BE COATED WITH CEMENTITIOUS LINING (SEWPERCOAT® OR APPROVED EQUAL) PER CITY OF AUSTIN REQUIREMENTS. EXISTING MANHOLES WHERE CONNECTIONS ARE MADE TO THE CITY SEWER SYSTEM SHALL BE COATED OR RECOATED AFTER CONNECTIONS ARE MADE OR AFTER MANHOLE ADJUSTMENTS ARE MADE.
11. ENGINEER AND CONTRACTOR SHALL COORDINATE WITH THE DRIPPING SPRINGS WSC REGARDING WATER LINE AND WATER SERVICE LINE CROSSINGS.
12. CONTRACTOR SHALL INSTALL BOLTED MANHOLE LIDS (EAST JORDAN V2432 OR APPROVED EQUAL) WITH MINIMUM TOP OF LID 10"-12" ABOVE FINISHED GRADE ON ALL MANHOLES OUTSIDE PAVEMENT USING CITY OF DRIPPING SPRINGS WASTEWATER DETAIL.
13. WASTEWATER MANHOLE LIDS SHALL HAVE "SANITARY SEWER" CAST IN THE LID.
14. CITY OF DRIPPING SPRINGS' INSPECTOR SHALL OBSERVE INSTALLATION OF ALL TAPS ONTO WASTEWATER LINES.
15. CITY OF DRIPPING SPRINGS' INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ALL UTILITY LINE TESTING BY CALLING THE CITY 512-858-4725 OR THE DESIGNATED INSPECTOR IDENTIFIED AT THE PRECONSTRUCTION MEETING.
16. CONTRACTOR SHALL PERFORM THE FOLLOWING TESTING ON ALL TYPES OF WASTEWATER IMPROVEMENTS AT HIS EXPENSE:
    a. GRAVITY WASTEWATER LINES AND SERVICES - LOW PRESSURE AIR TEST PER TCEQ CHAPTER 217.57.
    b. GRAVITY WASTEWATER LINES - MANDREL DEFLECTION TESTING AFTER 30 DAYS OF FINAL BACKFILL PER TCEQ CHAPTER 217.57.
    c. GRAVITY WASTEWATER LINES - TELEVISED UPON COMPLETION OF ALL CONSTRUCTION INCLUDING DRY UTILITIES AND PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE THE VIDEOS OF THE PIPES TO THE CITY OF DRIPPING SPRINGS PRIOR TO ACCEPTANCE.
    d. WASTEWATER MANHOLES - VACUUM TEST @ 10 INCHES OF MERCURY FOR 3 MINUTES. THE MANHOLE SHALL HAVE PASSED THE TEST IF THE VACUUM DOES NOT DROP BELOW 9 INCHES OF MERCURY (-4.5 PSIG) WITHIN 3 MINUTES OF THE TIME THE INSPECTOR STARTED THE TEST. NO VACUUM TESTING WILL BE ACCEPTED BY THE CITY OF DRIPPING SPRINGS UNTIL COMPLETION OF MINIMUM FIRST COURSE OF BASE IS INSTALLED.
    e. FORCE MAINS AND TREATED EFFLUENT LINES - HYDROSTATICALLY TEST TO A MINIMUM OF 50 PSI ABOVE NORMAL WORKING PRESSURE AS DETERMINED BY THE CITY OF DRIPPING SPRINGS WASTEWATER ENGINEER AND/OR DESIGN ENGINEER FOR A MINIMUM PERIOD OF 4 HOURS PER TCEQ 217.68.
    f. PRESSURE SEWER MAINS - HYDROSTATICALLY TEST TO A MINIMUM 25 PSI ABOVE NORMAL WORKING PRESSURE OR 1.5 TIMES WORKING PRESSURE, WHICH EVER IS LARGER AS DETERMINED BY THE CITY OF DRIPPING SPRINGS WASTEWATER ENGINEER AND/OR DESIGN ENGINEER FOR A MINIMUM PERIOD OF 4 HOURS PER TCEQ 217.99.
    g. EXISTING WASTEWATER FACILITIES - PRETEST AND POSTTEST EXISTING LINES AND MANHOLES WHEN CONNECTING TO EXISTING FACILITIES AT CONTRACTOR'S SOLE EXPENSE.
17. NO TREES SHALL BE LOCATED CLOSER THAN 10 FEET FROM PUBLIC WASTEWATER MAINS OR SERVICE LINES TO BE MAINTAINED BY THE CITY.
18. WASTEWATER LINES SHALL BE CONSTRUCTED SO THE DRIPPING SPRINGS CITY CAN PERFORM MAINTENANCE ON THEM WHEN NECESSARY THIS INCLUDES:
    a. NO WALLS CONSTRUCTED OVER OR WITHIN SIX FEET OF A WASTEWATER LINE WITHOUT PRIOR APPROVAL FROM THE DRIPPING SPRINGS CITY STAFF OR ITS ENGINEERS.
    b. NO SIGNS CONSTRUCTED OVER OR WITHIN SIX FEET OF A WASTEWATER LINE WITHOUT PRIOR APPROVAL FROM DRIPPING SPRINGS CITY STAFF OR ITS ENGINEERS.
    c. NOTHING CAN BE BUILT OR PLACED WITHIN THE DRIPPING SPRINGS CITY EASEMENTS THAT CANNOT BE EASILY MOVED BY CITY STAFF TO PERFORM MAINTENANCE
    d. ALL WASTEWATER LINES MUST BE CONSTRUCTED OUT OF THE FLOW LINE OF OTHER UTILITY TRENCHES, UNLESS CROSSING AT LEAST A 45 DEGREES ANGLE.
    e. NO WASTEWATER LINE WILL BE CONSTRUCTED IN THE FLOWLINE OF A DRAINAGE DITCH.
19. ALL TESTING EQUIPMENT AND METHODS SHALL BE INSPECTED AND APPROVED BY THE CITY OF DRIPPING SPRINGS PRIOR TO START OF TESTING. ALL OIL FILLED GAUGES SHALL BE PROPERLY SECURED WITH FACES POINTING UPWARDS. NO LOOSE GAUGES WILL BE ACCEPTED.
20. ALL CORING OF MANHOLES AND WET WELLS SHALL HAVE WRITTEN APPROVAL BY THE CITY OF DRIPPING SPRINGS PRIOR TO INSTALLATION. CONTRACTOR SHALL ALSO PROVIDE AN INVERT MODIFICATION SKETCH FOR APPROVAL BY CITY OF DRIPPING SPRINGS WASTEWATER ENGINEER OF THE PROPOSED INVERT CHANGE FOR APPROVAL PRIOR TO INSTALLATION.
21. CITY OF AUSTIN DETAIL 506S-7 SHALL BE USED FOR DROP MANHOLE DETAILS AND PRECAST MANHOLES ON CAST IN PLACE BASES.
22. CITY OF DRIPPING SPRINGS WASTEWATER SERVICE DETAIL SHALL BE USED ON ALL WASTEWATER SERVICE INSTALLATIONS.

GILPIN ENGINEERING
T.B.P.E. Firm Registration # F-27501
9701 BRODIE LANE #203
AUSTIN, TX 78748
PH: 512.220.8100

ENGINEER'S SEAL:



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REVISIONS:

NO.	REVISION	DATE

DATE: 6/10/2026
DESIGNED BY: DC
CHECKED BY: CG
PROJ #:

DRIPPING SPRINGS
Texas

PROJECT:

MERCER
STREET PASEO

SHEET TITLE:

GENERAL NOTES

G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_SOQ.dwg

SCHEDULE OF QUANTITIES:

[redacted]

See Mercer Street Paseo Phase 2
Bid Form for break out of quantities
required for Phase 2 work areas

NOTES RELATED TO PAY ITEMS AND SPECIFICATIONS

WHERE HAYS COUNTY SPECIFICATIONS FOR ROADWAY DESIGN, PAVING AND DRAINAGE ARE IN CONFLICT WITH TXDOT SPECIFICATIONS LISTED ABOVE HAYS COUNTY SPECIFICATIONS SHALL SUPERSEDE. WHERE ADDITIONAL INFORMATION PROVIDED BELOW CONFLICTS WITH EITHER THE TXDOT OR HAYS COUNTY SPECIFICATIONS THE INFORMATION BELOW SHALL SUPERSEDE.

NOTE: CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN, ADJUST, AND REMOVE ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNS, PEDESTRIAN CONTROLS, AND OTHER PUBLIC-PROTECTION MEASURES NECESSARY TO SEPARATE PARK VISITORS FROM THE WORKZONE AND MAINTAIN SAFE PUBLIC USE OF ADJACENT AREAS. NO SEPARATE PAY ITEM WILL BE MADE FOR THIS WORK.

REFER TO NOTES ON TYPICAL SECTION PLAN SHEETS FOR ADDITIONAL INFORMATION RELATED TO SPECIFIC MATERIAL REQUIREMENTS.

HAYS COUNTY ITEM 1.04:
THIS ITEM IS FULL COMPENSATION FOR AUTHORIZED EXCAVTION; DRYING; UNDERCUTTING SUBGRADE IN ROCK CUTS AND REWORKING OR REPLACING THE UNDERCUT MATERIAL; HAULING; DISPOSAL OF MATERIAL NOT USED ELSEWHERE ON THE PROJECT; SCARIFICATION AND COMPACTION; AND EQUIPMENT, LABOR, MATERIALS, TOOLS, AND INCIDENTALS.

TXDOT ITEM 100 - PREPARING RIGHT OF WAY
CONTRACTOR SHALL CLEAR AREAS SHOWN ON THE PLANS OF ALL OBSTRUCTIONS, EXCEPT THOSE LANDSCAPE AND UTILITY FEATURES THAT ARE TO BE PRESERVED AS NOTED ON THE PLANS. UPON RECEIVING NOTICE TO PROCEED CONTRACTOR SHALL STAKE THE LIMITS OF SITE CLEARING ACTVITIES REQUIRED AND REQUEST APPROVAL FROM THE ENGINEER OR CITY'S INSPECTOR PRIOR TO THE START OF SITE CLEARING ACTIVITIES.
THIS ITEM INCLUDES PAYMENT FOR REMOVAL OF EXISTING STRUCTURES SUCH AS EXISTING CONCRETE SIDEWALK, MISCELLANEOUS CONCRETE, BRICK, LUMBER, ERODED ROCK AND SILT DEPOSITS, VEGETATION, CURB AND GUTTER, MISCELLANEOUS STONE, ETC. THIS ITEM INCLUDES TREE AND BRUSH REMOVAL, CLEARING AND GRUBBING AS NECESSARY TO PREPARE THE WORK AREA.

TXDOT ITEM 164 - HYDRO MULCH SEED
SEED MIX SHALL BE NATIVE TRAIL MIX BY NATIVE AMERICAN SEED (HTTPS://SEEDSOURCE.COM/NATIVE-TRAIL-MIX/). SEED SHALL BE APPLIED AT A RATE PER THE MANUFACTURERS RECOMMENDATIONS.

THERE WILL BE NO SEPARATE PAY ITEM FOR WATERING OR TEMPORARY IRRIGATION NECESSARY TO ESTABLISH RE-VEGETATION. ALL IRRIGATION WATER REQUIRED FOR THE ESTABLISHMENT OF 85% COVER FOR THIS PROJECT SHALL BE SUBSIDIARY TO THIS PAY ITEM.

THERE WILL BE NO SEPARATE PAY ITEM FOR FURNISHING AND PLACING TOPSOIL. ON-SITE EXCAVATED SOILS OR ON-SITE SOIL STOCKPILES MAY BE USED FOR TOPSOIL, AND EMBANKMENT PURPOSES UPON APPROVAL BY THE ENGINEER. FOR THE PURPOSES OF ESTABLISHING VEGETATION IN AREAS SHOWN ON PLANS THE CONTRACTOR HAS THE OPTION OF USING ON-SITE SOILS OR BRINGING IN OFF-SITE TOPSOIL (WITH THE ENGINEER'S APPROVAL), THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING VEGETATION.

TXDOT ITEM 310 - PRIME COAT
ALLOW PRIME COAT MATERIAL TO CURE PRIOR TO PLACING HMAC. AE-P PRIME COAT SHALL BE ALLOWED TO CURE 48 TO 72 HOURS, ALTERNATIVELY CSS-1H DILUTED TO 30/70 MAY BE USED TO ALLOW A RAPID CURING (TYPICALLY 2 HOURS)

TXDOT ITEM 341 - HOT MIX ASPHALT CONCRETE PAVEMENT
HMAC SHALL BE PAID FOR BY THE SQUARE YARD (SY).
HMAC SHALL BE APPLIED AT THE FOLLOWING RATES:

HMAC TY B, C & D	115 LBS/SY/IN
PRIME COAT	0.2 GAL/SY
TACK COAT	0.1 GAL/SY

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ENGINEER'S SEAL:



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DRIPPING SPRINGS
Texas

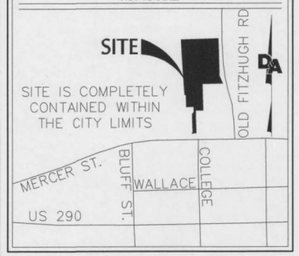
PROJECT:
MERCER
STREET PASEO

SHEET TITLE:
SCHEDULE OF QUANTITIES

G:_PROJECTS\DS-CITY ENGINEERING\GITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_SOQ.dwg

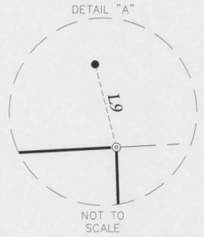
MINOR PLAT OF STEPHENSON CIVIC DISTRICT
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

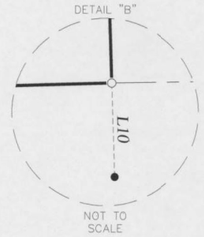
VICINITY MAP
NOT TO SCALE



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'

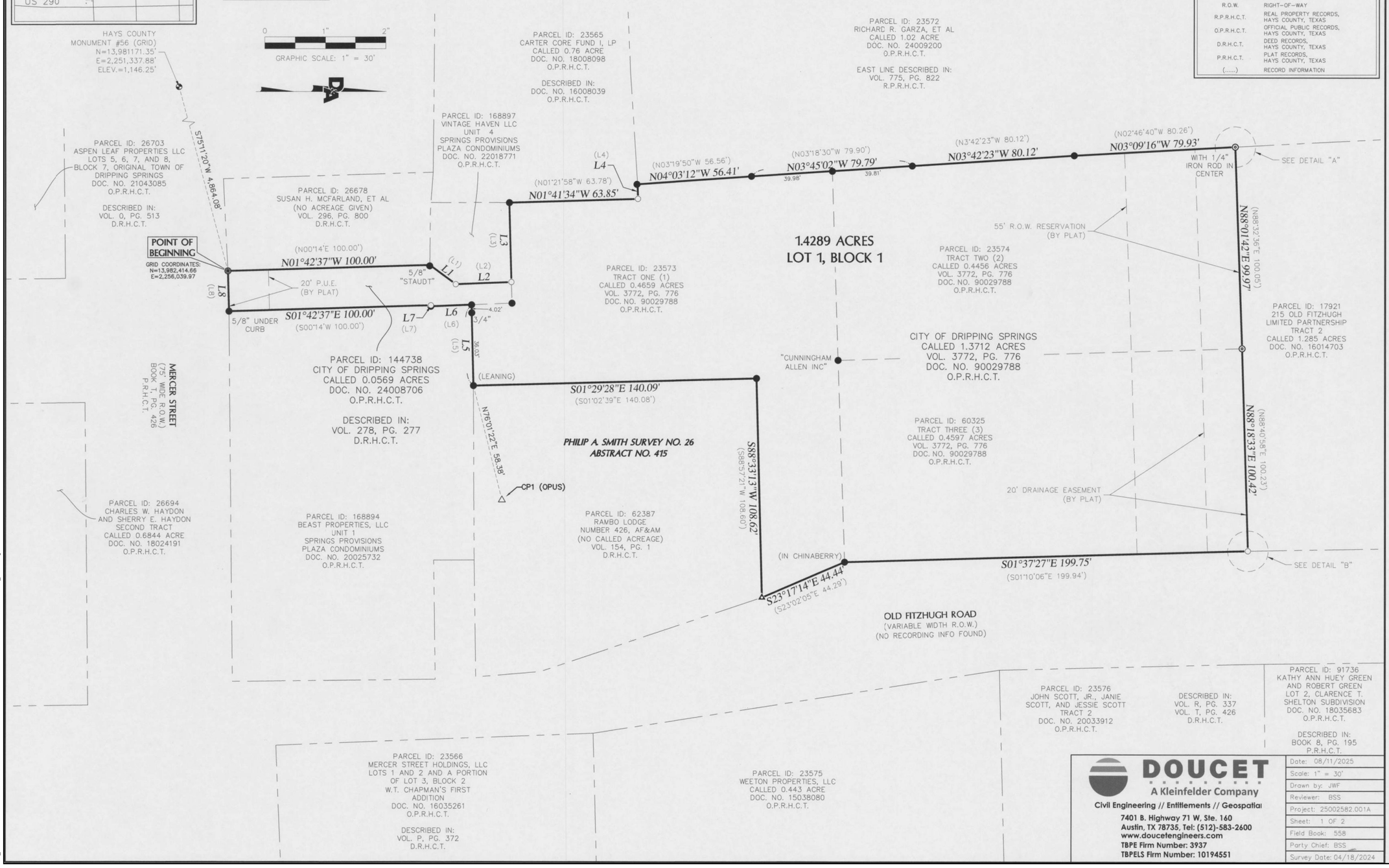
RECORD LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	N38°35'E	16.12'
(L2)	N00°14'E	27.49'
(L3)	S88°53'07"W	N/A
(L4)	S88°36'50"W	7.26'
(L5)	S89°00'15"W	39.96'
(L6)	S00°14'W	N/A
(L7)	S89°30'W	0.48'
(L8)	S89°30'W	20.00'





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
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
R.P.R.H.C.T.	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
(.....)	RECORD INFORMATION



DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
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:	08/11/2025
Scale:	1" = 30'
Drawn by:	JWF
Reviewer:	BSS
Project:	25002582.001A
Sheet:	1 OF 2
Field Book:	558
Party Chief:	BSS
Survey Date:	04/18/2024

GILPIN ENGINEERING
T.B.P.E. Firm Registration # F-27501
9701 BRODIE LANE #203
AUSTIN, TX 78748
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DRIPPING SPRINGS
Texas

PROJECT:

MERCER STREET PASEO

SHEET TITLE:

EXISTING PLAT

1 OF 2

G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_PLAT.dwg

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 27th DAY OF August A.D. 2025.

Michelle J. Fischer
MICHELLE J. FISCHER
CITY ADMINISTRATOR
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 MICHELLE J. FISCHER, 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 27th DAY OF August A.D. 2025.

Glorisela Rivas
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

GLORISELA RIVAS
Notary Public, State of Texas
Comm. Expires 10-22-2028
Notary ID 135140274

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 25th DAY OF September, 2025 A.D. AT 8:29 O'CLOCK A M., AND DULY RECORDED ON THE 25th DAY OF September, 2025 A.D. AT 8:29 O'CLOCK A M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER 25035635.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF September, 2025 A.D.

Elaine H Cardenas by JJ Cordillo, Deputy
ELAINE HANSON CARDENAS, MBA, PHR 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 13 DAY OF February, 2025.

Tory Carpenter 9-10-25
TORY CARPENTER, PLANNING DIRECTOR

CHAD GILPIN 9-9-2025
CHAD GILPIN, P.E. – CITY ENGINEER

9/9/25
RICK BROUN, GENERAL MANAGER
DRIPPING SPRINGS WATER SUPPLY CORP.
WATER SERVICE PROVIDER

9/9/25
DANE SORENSON – UTILITIES DIRECTOR
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:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. 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.
6. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
7. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
8. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
9. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE–APPROVED COMMUNITY WATER SYSTEM.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE–APPROVED ORGANIZED WASTEWATER SYSTEM.
12. 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.
13. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
14. 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.
15. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
16. 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 8-11-25
JOE GRASSO, P.E. DATE
TEXAS REGISTRATION NO. 73285
DOUCET, A KLEINFELDER COMPANY
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735

STATE OF TEXAS
JOE GRASSO
73285
REGISTERED
PROFESSIONAL ENGINEER

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 8-11-25
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

STATE OF TEXAS
JOSHUA P. ARMENDARIZ
6822
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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.

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
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:	08/11/2025
Scale:	N/A
Drawn by:	JWF
Reviewer:	BSS
Project:	25002582.001A
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Party Chief:	BSS
Survey Date:	04/18/2024

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2 OF 2

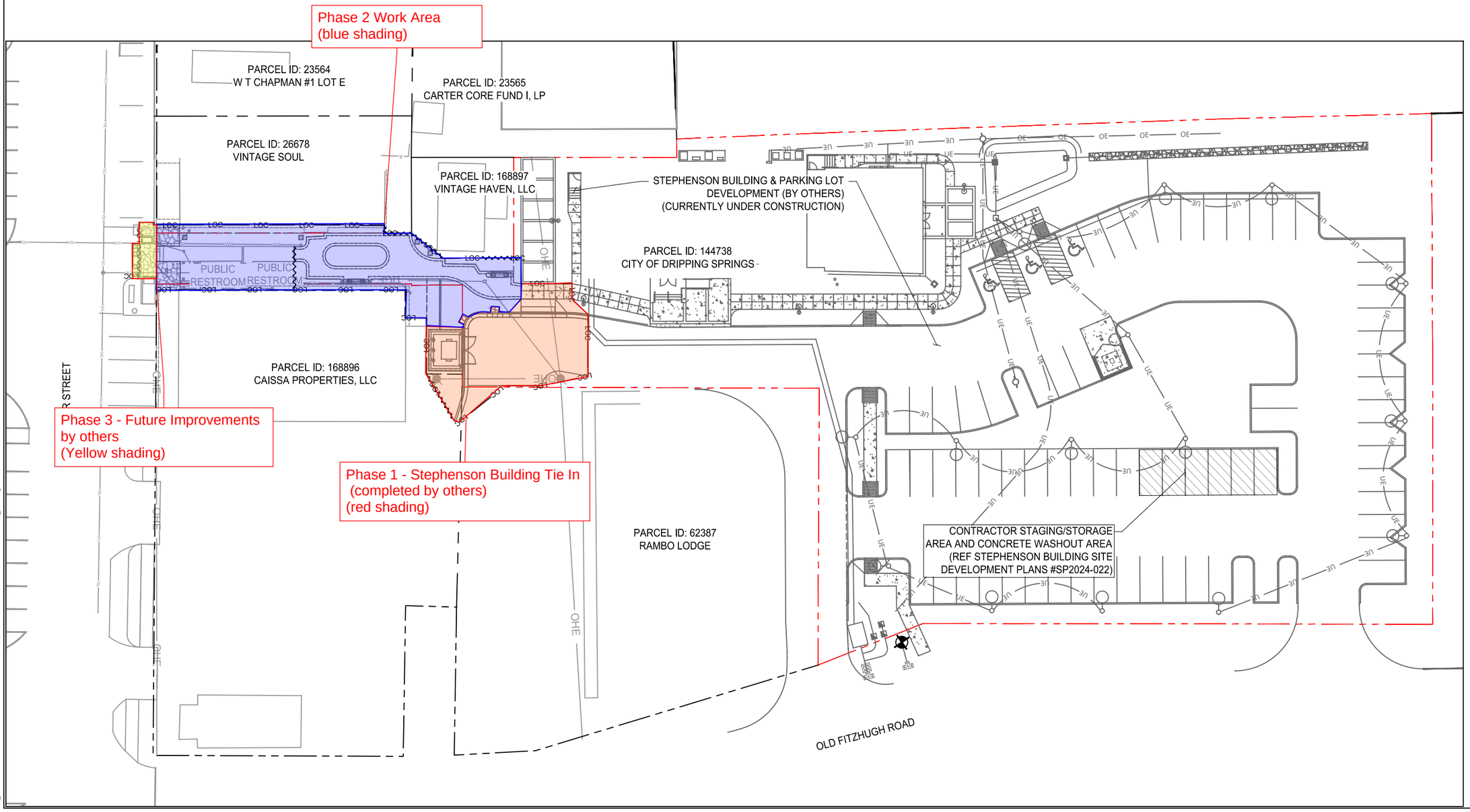
G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_PLAT.dwg

EROSION & SEDIMENTATION CONTROL NOTES:

1. IF DISTURBED ARE IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY VEGETATION, MULCH, TARP, OR RE-VEGETATIVE MATTING.
2. THE CITY'S INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION AND SEDIMENTATION CONTROLS ON-SITE TO KEEP PROJECT IN COMPLIANCE WITH CITY OF DRIPPING SPRINGS RULES AND REGULATIONS.
3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5 (A), OR AS DIRECTED BY THE CITY'S INSPECTOR.
4. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
5. PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER AND CONTRACTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
6. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AS NEEDED TO PREVENT THE MIGRATION OF SEDIMENT DOWNSTREAM INTO EXISTING INFRASTRUCTURE OR ONTO ADJACENT PROPERTIES.

0' 20' 40'
SCALE : 1 " = 40'

LEGEND
- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- LIMITS OF CONSTRUCTION
- SILT FENCE/MULCH SOCK



G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_ESC.dwg

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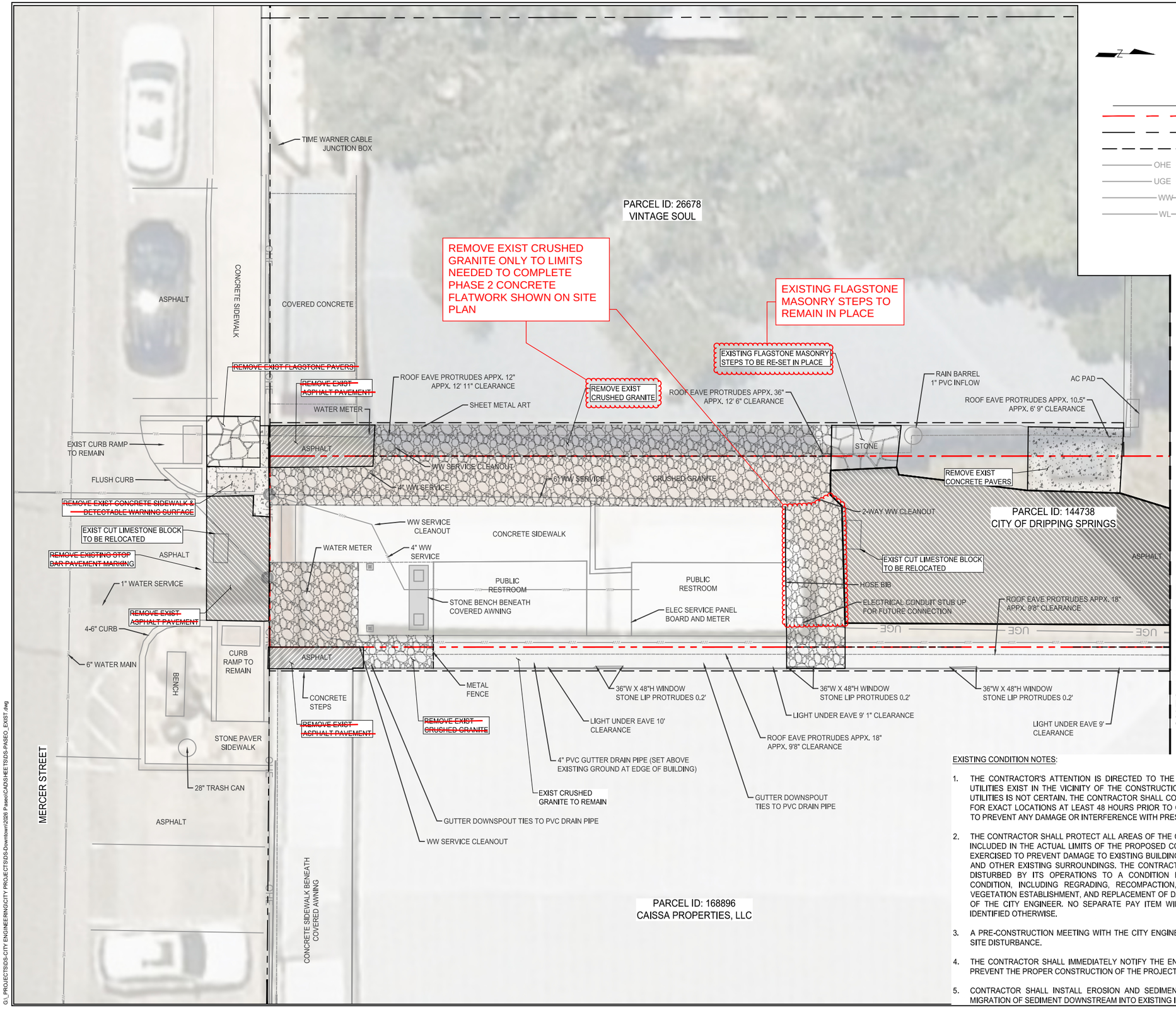
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Texas

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MERCER
STREET PASEO

SHEET TITLE:
EROSION &
SEDIMENTATION
CONTROL PLAN



0' 5' 10'

SCALE : 1 " = 10'

LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- OHE — EXIST OVERHEAD ELECTRIC
- UGE — EXIST UNDERGROUND ELECTRIC
- WW — EXIST WASTEWATER
- WL — EXIST WATERLINE

EXISTING CONDITION NOTES:

1. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT BOTH OVERHEAD AND UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE CONSTRUCTION AREA. THE EXACT LOCATION OF UNDERGROUND UTILITIES IS NOT CERTAIN. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AREA UTILITY COMPANIES FOR EXACT LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR COMMENCING ANY WORK SO AS TO PREVENT ANY DAMAGE OR INTERFERENCE WITH PRESENT UTILITIES.
2. THE CONTRACTOR SHALL PROTECT ALL AREAS OF THE CITY PROPERTY AND RIGHT-OF-WAY WHICH ARE NOT INCLUDED IN THE ACTUAL LIMITS OF THE PROPOSED CONSTRUCTION FROM DESTRUCTION. CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING BUILDINGS, PEDESTRIAN WALKWAYS, BUSINESS ENTRANCES, AND OTHER EXISTING SURROUNDINGS. THE CONTRACTOR, AT ITS EXPENSE, SHALL RESTORE ANY AREAS DISTURBED BY ITS OPERATIONS TO A CONDITION EQUAL TO OR BETTER THAN PRECONSTRUCTION CONDITION, INCLUDING REGRADING, RECOMPACTION, TOPSOIL PLACEMENT, DRAINAGE RESTORATION, VEGETATION ESTABLISHMENT, AND REPLACEMENT OF DAMAGED IMPROVEMENTS, ALL TO THE SATISFACTION OF THE CITY ENGINEER. NO SEPARATE PAY ITEM WILL BE MADE FOR THIS WORK UNLESS EXPRESSLY IDENTIFIED OTHERWISE.
3. A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER AND CONTRACTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THE PROJECT.
5. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AS NEEDED TO PREVENT THE MIGRATION OF SEDIMENT DOWNSTREAM INTO EXISTING INFRASTRUCTURE OR ONTO ADJACENT PROPERTIES.

GILPIN ENGINEERING
T.B.P.E. Firm Registration # F-27501
9701 BRODIE LANE #203
AUSTIN, TX 78748
PH: 512.220.8100

ENGINEER'S SEAL:



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REVISIONS:

NO.	REVISION	DATE

DATE: 6/10/2026
DESIGNED BY: DC
CHECKED BY: CG
PROJ #:

DRIPPING SPRINGS
Texas

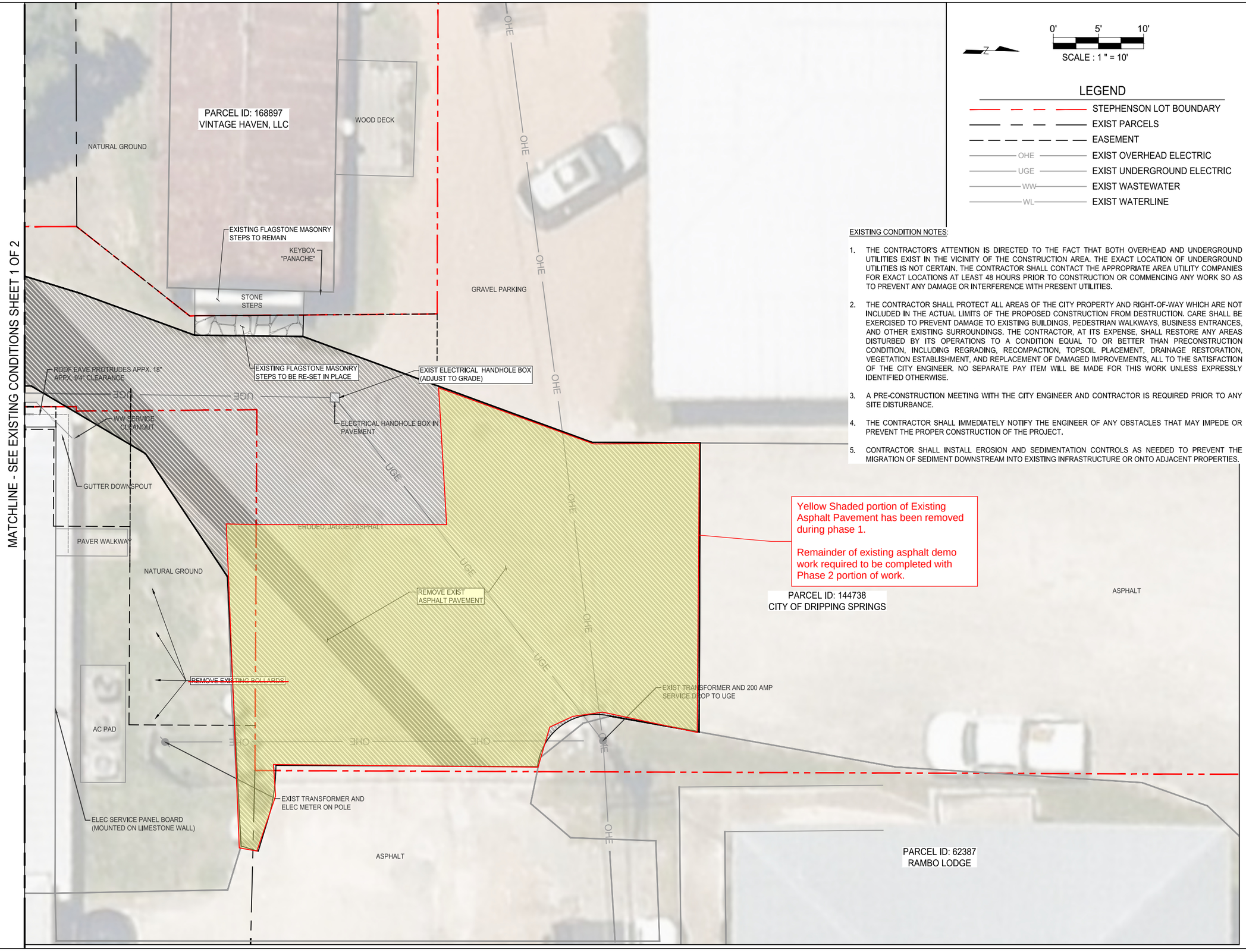
PROJECT:

MERCER STREET PASEO

SHEET TITLE:

EXISTING CONDITIONS & DEMO PLAN
(1 OF 2)

G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_EXIST.dwg



N

0' 5' 10'

SCALE : 1 " = 10'

LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- OHE — EXIST OVERHEAD ELECTRIC
- UGE — EXIST UNDERGROUND ELECTRIC
- WW — EXIST WASTEWATER
- WL — EXIST WATERLINE

EXISTING CONDITION NOTES:

1. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT BOTH OVERHEAD AND UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE CONSTRUCTION AREA. THE EXACT LOCATION OF UNDERGROUND UTILITIES IS NOT CERTAIN. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AREA UTILITY COMPANIES FOR EXACT LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR COMMENCING ANY WORK SO AS TO PREVENT ANY DAMAGE OR INTERFERENCE WITH PRESENT UTILITIES.
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3. A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER AND CONTRACTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THE PROJECT.
5. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AS NEEDED TO PREVENT THE MIGRATION OF SEDIMENT DOWNSTREAM INTO EXISTING INFRASTRUCTURE OR ONTO ADJACENT PROPERTIES.

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ENGINEER'S SEAL:

DANIEL CRYAN
127112
LICENSED
PROFESSIONAL ENGINEER
6/10/2026

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REVISIONS:

NO.	REVISION	DATE

DATE: 6/10/2026
DESIGNED BY: DC
CHECKED BY: CG
PROJ #:

DRIPPING SPRINGS
Texas

PROJECT:

MERCER
STREET PASEO

SHEET TITLE:

EXISTING CONDITIONS & DEMO PLAN
(2 OF 2)

G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_EXIST.dwg

KEYED NOTE LEGEND:

1 COMPACTED DECOMPOSED GRANITE (SEE DETAIL 3, TYPICAL SECTION DETAILS)
2 FLAGSTONE THRESHOLD PAVING (SEE DETAIL 2, TYPICAL SECTION DETAILS)
3 5" CONCRETE SIDEWALK (SEE DETAILS 1-5, SIDEWALK DETAILS)
4 RE-SET EXISTING FLAGSTONE STEP PAVERS
5 6" CURB & GUTTER - CATCH STYLE (SEE DETAIL 1, CURB DETAILS SHEET 1 OF 2)
6 6" SWALE CURB & GUTTER (SEE DETAIL 3, CURB DETAILS SHEET 1 OF 2)
7 6" CURB, NO GUTTER (SEE DETAIL 3, CURB DETAILS SHEET 1 OF 2)
8 PERPENDICULAR VEGETATED AREA INLET (SEE DETAIL 1, CURB DETAILS SHEET 2 OF 2)
9 PERPENDICULAR VEGETATED AREA OUTLET (SEE DETAIL 2, CURB DETAILS SHEET 2 OF 2)
10 PLANTING AREA (SEE PLANTING PLANS)
11 LIGHT FIXTURE (SEE LIGHTING PLANS)
12 STONE BENCH (SEE DETAIL 1, SITE AMENITIES DETAILS)
13 TRASH RECEPTACLE (SEE DETAIL 3, SITE AMENITIES DETAILS)
14 CUT LIMESTONE BLOCK PEDESTRIAN BUFFER (SEE DETAIL 2, SITE AMENITIES DETAILS)
15 STEP STONE PAVERS (SEE DETAIL 3, TYPICAL SECTION DETAILS)
16 DUMPSTER SLAB & ENCLOSURE (SEE DUMPSTER SLAB & ENCLOSURE DETAILS)
17 2" MOUNTABLE CURB & GUTTER (SEE DETAIL 2, CURB DETAILS SHEET 1 OF 2)
18 THICKENED SIDEWALK EDGE (SEE DETIAL 5, SIDEWALK DETAILS)
19 STEEL EDGING (SEE DETAIL 3, TYPICAL SECTION DETAILS)
20 SLOTTED TRENCH DRAIN (SEE DETAIL 4, SITE AMENITIES DETAILS)
21 GUTTER DOWNSPOUT EXTENSION (4" SCH 40 PVC)
22 SIDEWALK SAW CUT/CONTROL JOINT (SEE DETAIL 2, SIDEWALK DETAILS)
23 EXPANSION JOINT (SEE DETAIL 2, SIDEWALK DETAILS)

Phase 2 work area (Blue shading)
Install sleeve for future waterline
Extend WW service line
Exist Crushed Gravel surface to remain in place
beyond limits of proposed concrete flatwork

PARCEL ID: 26678
VINTAGE SOUL

DETECTABLE WARNING SURFACE WITHIN SIDEWALK RAMP

EXIST RAMP & DETECTABLE WARNING SURFACE TO REMAIN

EXIST 6' CONC. WALK

EXISTING MERCER STREET RESTROOMS

MERCER STREET

EXIST RAMP & DETECTABLE WARNING SURFACE TO REMAIN

EXIST FLAGSTONE PAVERS, STONE BENCH, LIGHT POST & RECEPTACLES TO REMAIN

PARCEL ID: 168896
CAISSA PROPERTIES, LLC

MATCHLINE - SEE SITE PLAN SHEET 2 OF 2

SITE PLAN NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER AND CONTRACTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THE PROJECT.
3. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AS NEEDED TO PREVENT THE MIGRATION OF SEDIMENT DOWNSTREAM INTO EXISTING INFRASTRUCTURE OR ONTO ADJACENT PROPERTIES.
4. CONTRACTOR SHALL ADJUST TO PROPOSED FINISHED GRADE ALL EXISTING VALVES, MANHOLES, MANHOLE COVERS, CLEANOUTS, INLET COVERS AND/OR ANY OTHER OBJECTS WITHIN THE PROJECT AREA, IF APPLICABLE.
5. CONTRACTOR SHALL SAWCUT AND/OR ADJUST EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH AND CONTINUOUS TRANSITION GRADE. SAWCUTTING SHALL BE SUBSIDIARY TO APPLICABLE BID ITEMS.
6. CONTRACTOR MAY DEVELOP AN ALTERNATIVE CONCRETE JOINTING PLAN. ANY ADJUSTMENTS TO THE PROPOSED CONCRETE JOINTING PLAN MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO COMMENCING WORK.

SCALE : 1 " = 10'

LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- OHE — EXIST OVERHEAD ELECTRIC
- UGE — EXIST UNDERGROUND ELECTRIC
- WW — EXIST WASTEWATER
- WL — EXIST WATERLINE
- # — KEYED NOTE (SEE LEGEND)

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ENGINEER'S SEAL:
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127112
LICENSED PROFESSIONAL ENGINEER
6/10/2026

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PROJ #:

DRIPPING SPRINGS Texas

PROJECT:
MERCER STREET PASEO

SHEET TITLE:
SITE PLAN
1 OF 2

G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_SITE.dwg

MATCHLINE - SEE SITE PLAN SHEET 1 OF 2

Phase 2 Work Area
(Blue Shading)

PARCEL ID: 168897
VINTAGE HAVEN, LLC

PARCEL ID: 144738
CITY OF DRIPPING SPRINGS

STEPHENSON BUILDING &
PARKING LOT DEVELOPMENT
(CURRENTLY UNDER
CONSTRUCTION)

Phase 1 - Stephenson Building
Tie In (Completed by others)
(red Shading)

DETECTABLE WARNING
SURFACE WITHIN
SIDEWALK RAMP

FULL DEPTH PAVEMENT
(SEE DETAIL 1, TYPICAL
SECTION DETAILS)

BEGIN CURB TRANSITION

END CURB TRANSITION,
BEGIN 2" MOUNTABLE
CURB & GUTTER

R9.75
R16.00
R15.00
R21.50
R6.50
R48.50
R.50

13.5'
11.9'
10.9'
13.5'
5.2'
22.2'
10.5'
29.0'

OHE
UGE
WW
WL

KEYED NOTE LEGEND:

1 COMPACTED DECOMPOSED GRANITE (SEE DETAIL 3, TYPICAL SECTION DETAILS)
~~2 FLAGSTONE THRESHOLD PAVING (SEE DETAIL 2, TYPICAL SECTION DETAILS)~~
3 5" CONCRETE SIDEWALK (SEE DETAILS 1-5, SIDEWALK DETAILS)
~~4 RE-SET EXISTING FLAGSTONE STEP PAVERS~~
~~5 6" CURB & GUTTER - CATCH STYLE (SEE DETAIL 1, CURB DETAILS SHEET 1 OF 2)~~
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20 SLOTTED TRENCH DRAIN (SEE DETAIL 4, SITE AMENITIES DETAILS)
21 GUTTER DOWNSPOUT EXTENSION (4" SCH 40 PVC)
22 SIDEWALK SAW CUT/CONTROL JOINT (SEE DETAIL 2, SIDEWALK DETAILS)
23 EXPANSION JOINT (SEE DETAIL 2, SIDEWALK DETAILS)

0' 5' 10'
SCALE : 1 " = 10'

LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- OHE EXIST OVERHEAD ELECTRIC
- UGE EXIST UNDERGROUND ELECTRIC
- WW EXIST WASTEWATER
- WL EXIST WATERLINE
- # KEYED NOTE (SEE LEGEND)

SITE PLAN NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER AND CONTRACTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THE PROJECT.
3. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AS NEEDED TO PREVENT THE MIGRATION OF SEDIMENT DOWNSTREAM INTO EXISTING INFRASTRUCTURE OR ONTO ADJACENT PROPERTIES.
4. CONTRACTOR SHALL ADJUST TO PROPOSED FINISHED GRADE ALL EXISTING VALVES, MANHOLES, MANHOLE COVERS, CLEANOUTS, INLET COVERS AND/OR ANY OTHER OBJECTS WITHIN THE PROJECT AREA, IF APPLICABLE.
5. CONTRACTOR SHALL SAWCUT AND/OR ADJUST EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH AND CONTINUOUS TRANSITION GRADE. SAWCUTTING SHALL BE SUBSIDIARY TO APPLICABLE BID ITEMS.

GILPIN ENGINEERING
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ENGINEER'S SEAL:
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127112
LICENSED
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6/10/2026

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PROJ #:

DRIPPING SPRINGS
Texas

PROJECT:
MERCER
STREET PASEO

SHEET TITLE:
SITE PLAN
2 OF 2

G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_SITE.dwg

UTILITY NOTES:

1. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT BOTH OVERHEAD AND UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE CONSTRUCTION AREA. THE EXACT LOCATION OF UNDERGROUND UTILITIES IS NOT CERTAIN. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AREA UTILITY COMPANIES FOR EXACT LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR COMMENCING ANY WORK SO AS TO PREVENT ANY DAMAGE OR INTERFERENCE WITH PRESENT UTILITIES.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOURS NOTICE TO CITY INSPECTOR/ENGINEER PRIOR TO ANTICIPATED BACKFILLING ACTIVITIES THAT MAY COVER LINES OR SLEEVES.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, AND ELECTRICAL LINES.
6. CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THE PROJECT.
8. CONTRACTOR SHALL ADJUST TO PROPOSED FINISHED GRADE ALL EXISTING VALVES, MANHOLES, MANHOLE COVERS, CLEANOUTS, INLET COVERS AND/OR ANY OTHER OBJECTS WITHIN THE PROJECT AREA, IF APPLICABLE.

LEGEND

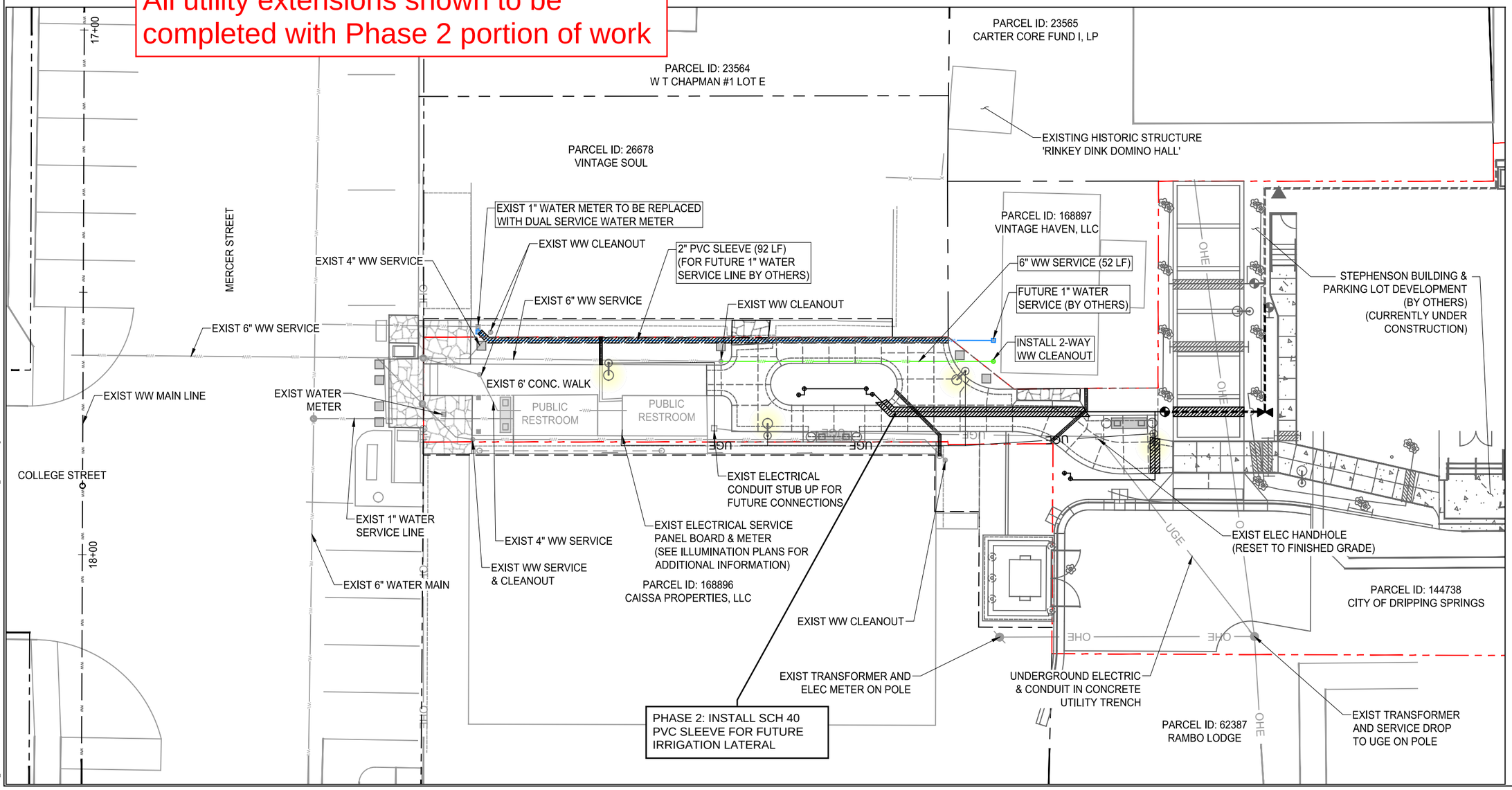
- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- EXIST OVERHEAD ELECTRIC
- EXIST UNDERGROUND ELECTRIC
- EXIST WASTEWATER
- EXIST WATERLINE
- WATERLINE (FUTURE BY OTHERS)
- PROPOSED WASTEWATER SERVICE
- PROPOSED LIGHTING CONDUIT
- SCH 40 PVC SLEEVE - USE TWO (2) SIZES LARGER THAN DESIGNATED PIPE ASSIGNMENT FOR CROSSING PAVING

NOTE: PROVIDE AN EXTRA 2" SCH 40 PVC SLEEVE NEXT TO ALL MAINLINE SLEEVE LOCATIONS TO ALLOW FOR ELEC. VALVE WIRING FROM CONTROLLER

- IRRIGATION MAIN LINE (2" SCH 40 PVC)
- IRRIGATION LATERAL LINE (3/4" CLASS 200 OR 315 PVC)
- TREE BUBBLER (0.5 GPM)
- REMOTE CONTROL VALVE (BLACK MAX SERIES BY WEATHERMATIC)
- ISOLATION GATE VALVE
- PROPOSED LIGHT FIXTURE

SCALE : 1 " = 20'

All utility extensions shown to be completed with Phase 2 portion of work



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ENGINEER'S SEAL:



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PROJ #:

DRIPPING SPRINGS
Texas

PROJECT:

MERCER STREET PASEO

SHEET TITLE:

UTILITIES PLAN

0' 5' 10'

SCALE : 1 " = 10'

LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- OHE — EXIST OVERHEAD ELECTRIC
- UGE — EXIST UNDERGROUND ELECTRIC
- WW — EXIST WASTEWATER
- WL — EXIST WATERLINE
- 1159 — EXIST 1-FT CONTOUR
- 1159.25 — PROP 0.25-FT CONTOUR
- # — GRADING POINT (SEE GRADING POINTS TABLE PLAN SHEET)

Phase 2 work area (Blue shading)
Install sleeve for future waterline
Extend WW service line
Exist Crushed Gravel surface to remain in place beyond limits of proposed concrete flatwork

Tie in proposed flatwork grading to existing ground.
Landscaping and site amenities to be provided in future phases (by others)

PARCEL ID: 26678
VINTAGE SOUL

EXIST RAMP & DETECTABLE WARNING SURFACE TO REMAIN

EXIST 6' CONC. WALK

EXISTING MERCER STREET RESTROOMS

EXIST RAMP & DETECTABLE WARNING SURFACE TO REMAIN

EXIST FLAGSTONE PAVERS, STONE BENCH, LIGHT POST & RECEPTACLES TO REMAIN

PARCEL ID: 168896
CAISSA PROPERTIES, LLC

MERCER STREET

MATCHLINE - SEE GRADING PLAN SHEET 2 OF 2

GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR SHALL ADJUST TO PROPOSED FINISHED GRADE ALL EXISTING VALVES, MANHOLES, MANHOLE COVERS, CLEANOUTS, INLET COVERS AND/OR ANY OTHER OBJECTS WITHIN THE PROJECT AREA, IF APPLICABLE.
3. CONTRACTOR SHALL SAWCUT AND/OR ADJUST EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH AND CONTINUOUS TRANSITION GRADE. SAWCUTTING SHALL BE SUBSIDIARY TO APPLICABLE BID ITEMS.

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DRIPPING SPRINGS
Texas

PROJECT:

MERCER STREET PASEO

SHEET TITLE:

GRADING PLAN

1 OF 2

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MATCHLINE - SEE GRADING PLAN SHEET 1 OF 2

Phase 2 work area (Blue shading)
Install sleeve for future waterline
Extend WW service line
Exist Crushed Gravel surface to remain in place beyond limits of proposed concrete flatwork

Tie in proposed flatwork grading to existing ground.
Landscaping and site amenities to be provided in future phases (by others)

PARCEL ID: 144738
CITY OF DRIPPING SPRINGS

STEPHENSON BUILDING & PARKING LOT DEVELOPMENT (CURRENTLY UNDER CONSTRUCTION)

Phase 1 - Stephenson Building Tie In (Completed by others) (red Shading)

SCALE : 1 " = 10'

LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- OHE — EXIST OVERHEAD ELECTRIC
- UGE — EXIST UNDERGROUND ELECTRIC
- WW — EXIST WASTEWATER
- WL — EXIST WATERLINE
- 1159 — EXIST 1-FT CONTOUR
- 1159.25 — PROP 0.25-FT CONTOUR
- # — GRADING POINT (SEE GRADING POINTS TABLE PLAN SHEET)

GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR SHALL ADJUST TO PROPOSED FINISHED GRADE ALL EXISTING VALVES, MANHOLES, MANHOLE COVERS, CLEANOUTS, INLET COVERS AND/OR ANY OTHER OBJECTS WITHIN THE PROJECT AREA, IF APPLICABLE.
3. CONTRACTOR SHALL SAWCUT AND/OR ADJUST EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH AND CONTINUOUS TRANSITION GRADE. SAWCUTTING SHALL BE SUBSIDIARY TO APPLICABLE BID ITEMS.

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NO.	REVISION	DATE

DATE: 6/10/2026
DESIGNED BY: DC
CHECKED BY: CG
PROJ #:

DRIPPING SPRINGS
Texas

PROJECT:
MERCER STREET PASEO

SHEET TITLE:
GRADING PLAN
2 OF 2

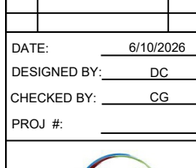
G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2020 Paseo\CAD\SHEETS\DS-PASEO_GRADING.dwg

GRADING POINTS					
POINT #	POINT DESCRIPTION	NORTHING	EASTING	EXISTING GROUND ELEVATION	PROPOSED GROUND ELEVATION
2	FLAGSTONE PAVER	13,982,407.9167	2,256,035.9783	1157.72	1157.72
4	FLAGSTONE PAVER	13,982,413.5039	2,256,035.8547	1157.99	1157.80
5	FLAGSTONE PAVER	13,982,408.1662	2,256,044.3705	1157.69	1157.68
6	FLAGSTONE PAVER	13,982,413.6704	2,256,044.1364	1157.91	1157.76
7	FLAGSTONE PAVER	13,982,408.5329	2,256,057.3428	1158.07	1158.07
8	FLAGSTONE PAVER	13,982,414.5440	2,256,057.2706	1158.07	1158.07
9	FLAGSTONE PAVER	13,982,415.1060	2,256,062.2220	1158.98	1158.98
10	FLAGSTONE PAVER	13,982,424.4979	2,256,061.8808	1158.83	1158.83
11	FLAGSTONE PAVER	13,982,424.2440	2,256,050.8210	1158.61	1158.61
12	FLAGSTONE PAVER	13,982,414.9170	2,256,051.0990	1158.01	1158.01
13	FLAGSTONE PAVER	13,982,423.7394	2,256,044.8522	1158.09	1158.09
14	FLAGSTONE PAVER	13,982,414.7800	2,256,045.0749	1157.89	1157.89
15	FLAGSTONE PAVER	13,982,423.5304	2,256,036.4488	1158.57	1158.57
16	FLAGSTONE PAVER	13,982,413.5338	2,256,036.8240	1157.99	1157.80
17	DG PATH	13,982,423.6113	2,256,039.7027	1158.13	1158.04
18	DG PATH	13,982,448.4349	2,256,038.9615	1158.36	1158.58
19	DG PATH	13,982,448.5915	2,256,044.2050	1158.58	1158.58
20	DG PATH	13,982,473.3634	2,256,038.2172	1158.53	1158.63
21	CONC SIDEWALK	13,982,468.7261	2,256,043.6758	1158.94	1158.94
22	CONC SIDEWALK	13,982,468.9287	2,256,049.5275	1158.87	1158.87
23	CONC SIDEWALK	13,982,473.7593	2,256,051.3896	1158.34	1158.70
24	CONC SIDEWALK	13,982,473.9033	2,256,056.2119	1158.46	1158.70
25	CONC SIDEWALK	13,982,487.4950	2,256,055.8060	1158.37	1158.60
26	CONC SIDEWALK	13,982,487.5543	2,256,057.7964	1158.74	1158.75
27	CONC SIDEWALK	13,982,499.2990	2,256,057.4457	1158.63	1158.77
28	CONC SIDEWALK	13,982,499.2397	2,256,055.4553	1158.45	1158.60
29	CONC SIDEWALK	13,982,485.1642	2,256,050.8724	1158.35	1158.57
30	CONC SIDEWALK	13,982,501.2268	2,256,050.3935	1158.53	1158.57
31	CONC SIDEWALK	13,982,501.0342	2,256,042.3960	1158.84	1159.01
32	CONC SIDEWALK	13,982,484.8350	2,256,042.8797	1158.62	1158.73
33	CONC SIDEWALK	13,982,473.4343	2,256,041.5478	1158.42	1158.68
34	CONC SIDEWALK @ STEPS	13,982,473.3798	2,256,039.7212	1158.47	1158.60
35	CONC SIDEWALK @ STEPS	13,982,480.2543	2,256,039.1950	1158.70	1158.65
36	CONC SIDEWALK @ STEPS	13,982,480.3456	2,256,038.0115	1158.70	1158.70
37	CONC SIDEWALK	13,982,514.6082	2,256,036.9884	1159.33	1159.40
38	CONC SIDEWALK	13,982,524.4749	2,256,046.6216	1159.39	1159.69
39	CONC SIDEWALK @ STEPS	13,982,527.9937	2,256,046.4901	1159.63	1159.63
40	CONC SIDEWALK @ STEPS	13,982,528.0467	2,256,048.6417	1159.36	1159.60
41	CONC SIDEWALK @ STEPS	13,982,540.0557	2,256,048.4267	1159.35	1159.60
42	CONC SIDEWALK	13,982,541.8498	2,256,051.1356	1159.32	1159.62
43	CONC SIDEWALK	13,982,555.0144	2,256,050.6581	1159.52	1159.52
44	CONC SIDEWALK	13,982,555.1362	2,256,055.1592	1159.59	1160.21
45	CONC SIDEWALK	13,982,558.0650	2,256,055.5723	1159.63	1160.33
46	CONC SIDEWALK	13,982,558.2450	2,256,061.5691	1159.65	1160.27
47	CONC SIDEWALK	13,982,548.8914	2,256,062.0605	1159.57	1159.92
48	CONC SIDEWALK	13,982,537.6320	2,256,058.2244	1159.27	1159.50
49	CONC SIDEWALK	13,982,527.4157	2,256,054.6140	1159.26	1159.54
50	CONC SIDEWALK	13,982,526.1350	2,256,054.6523	1159.26	1159.56

GRADING POINTS					
POINT #	POINT DESCRIPTION	NORTHING	EASTING	EXISTING GROUND ELEVATION	PROPOSED GROUND ELEVATION
51	CONC SIDEWALK	13,982,521.1371	2,256,054.8015	1159.19	1159.49
52	DG PATH	13,982,521.5065	2,256,070.0833	1159.40	1159.40
53	DG PATH	13,982,521.6157	2,256,074.5360	1159.54	1159.54
54	DG PATH	13,982,526.6142	2,256,074.4134	1159.73	1159.60
55	DG PATH @ STEPS	13,982,540.0463	2,256,046.0394	1159.49	1159.64
56	DG PATH	13,982,554.8688	2,256,045.4853	1159.59	1159.59
57	EDGE OF PAVEMENT	13,982,567.4968	2,256,095.3499	1160.08	1160.08
58	EDGE OF PAVEMENT	13,982,574.9304	2,256,089.4507	1160.39	1160.16
59	EDGE OF PAVEMENT	13,982,585.3020	2,256,090.9792	1160.32	1160.32
60	EOP/LOG	13,982,584.7247	2,256,068.8037	1160.28	1160.11
61	EOP/LOG	13,982,576.4365	2,256,068.2960	1160.13	1160.01
62	EOP/LOG	13,982,571.9169	2,256,068.4068	1160.03	1159.99
63	EOP/LOG	13,982,558.4225	2,256,068.7379	1159.74	1159.92
64	EOP/LOG	13,982,549.2625	2,256,068.9626	1159.57	1159.91
65	EOP/LOG	13,982,547.2631	2,256,069.0117	1159.52	1159.92
66	EOP/LOG	13,982,539.6501	2,256,070.1001	1159.44	1159.96
67	EOP/LOG	13,982,538.3658	2,256,071.7192	1159.45	1159.95
68	EOP/LOG	13,982,537.9407	2,256,073.7416	1159.48	1159.94
69	EOP/LOG	13,982,538.4885	2,256,096.1050	1159.77	1159.82
70	EOP/LOG	13,982,535.4792	2,256,110.5774	1159.89	1159.89
71	FLUME FL	13,982,548.2301	2,256,067.6542	1159.51	1159.84
72	FLUME FL	13,982,548.1647	2,256,064.9883	1159.48	1159.54
73	FLUME FL	13,982,534.8150	2,256,070.0523	1159.41	1159.75
74	FLUME FL	13,982,537.1588	2,256,071.1526	1159.43	1159.92
75	CONC SIDEWALK	13,982,571.7133	2,256,061.1613	1159.99	1160.34
76	CONC SIDEWALK	13,982,571.5559	2,256,055.1639	1159.95	1160.40
77	DUMPSTER SLAB	13,982,535.9849	2,256,075.6814	1159.49	1160.40
78	DUMPSTER SLAB	13,982,534.9730	2,256,075.2061	1159.48	1160.08
79	DUMPSTER SLAB	13,982,523.4014	2,256,075.4896	1159.68	1160.20
80	DUMPSTER SLAB	13,982,536.3117	2,256,089.0213	1159.73	1160.00
81	DUMPSTER SLAB	13,982,535.3242	2,256,089.5456	1159.75	1160.08
82	DUMPSTER SLAB	13,982,523.7527	2,256,089.8290	1159.94	1160.20

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T.B.P.E. Firm Registration # F-27501
9701 BRODIE LANE #203
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DRIPPING SPRINGS
Texas

PROJECT:

MERCER
STREET PASEO

SHEET TITLE:

GRADING POINTS

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Note: Landscaping, planting, and site amenities to be provided in future phases (by others).

EXIST BUILDING ROOF LINE

EXIST BUILDING FOUNDATION

LANDSCAPING EASEMENT

EXTEND EXISTING SLOTTED DRAIN OUTFALL TO PLANTING AREA

SEE RAIN GARDEN SECTION DETAIL ON PLANTING SCHEDULE & NOTES SHEET

PARCEL ID: 168897
VINTAGE HAVEN, LLC

STEPHENSON BUILDING & PARKING LOT DEVELOPMENT (CURRENTLY UNDER CONSTRUCTION)

EXIST 6' CONC. WALK

VINE TO GROW ON EXISTING PERGOLA COLUMN

EXISTING RESTROOM BUILDING

EXISTING RESTROOM BUILDING

SEE UTILITY PLANS FOR PROPOSED IRRIGATION

PROPOSED CONC. SIDEWALK (WIDTH VARIES)

EXISTING GUTTER DOWNSPOUT & PVC OUTFALL

DIRECT EXISTING GUTTER DOWNSPOUT TO RAIN GARDEN VIA CLOSED PVC PIPE BENEATH SIDEWALK

LANDSCAPING & SHARED DUMPSTER EASEMENT

PARCEL ID: 144738
CITY OF DRIPPING SPRINGS

PROPOSED PARKING LOT IMPROVEMENTS (SEE CIVIL PLANS)

PROPOSED SHARED DUMPSTER ENCLOSURE

PARCEL ID: 168896
CAISSA PROPERTIES, LLC

PARCEL ID: 62387
RAMBO LODGE

0' 5' 10'

SCALE : 1 " = 10'

LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- PROPOSED EASEMENT

PLANTING LEGEND

- CAROLINA BUCKTHORN, *FANGULA CAROLINIANA*
- ESCARPMENT BLACK CHERRY, *PRUNUS SEROTINA VAR. EXIMIA*
- ROCK ROSE, *PAVONIA IASIOPETALA*
- TURK'S CAP, *MALVAVISCUS ABOREUS*
- WHITE MISTFLOWER, *AGERATINA HAVANENSIS*
- TEXAS LANTANA, *LANTANA URTICOIDES*
- BIG MUHLY GRASS, *MUHLENBERGIA LINDHEIMERI*
- DAMINITA, *CHRYSACTINIA MEXICANA*
- MAXIMILIAN SUNFLOWER, *HELIANTHUS MAXIMILIANI*
- INLAND SEA OATS, *CHASMANTHIUM LATIFOLIUM*
- MEALY BLUE SAGE, *LIATRIS PUNCTATA*
- PLATEAU GOLDENEYE, *VIGUIERA DENTATA*
- GREGG'S MISTFLOWER, *CONOCLINIUM GREGGII*
- CEDAR SAGE, *SALVIA ROEMERIANA*
- CHEROKEE SEDGE, *CAREX CHEROKEENSIS*
- GAYFEATHER, *LIATRIS PUNCTATA*
- CORAL HONEYSUCKLE, *LONICERA SEMPERVIRENS*

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ENGINEER'S SEAL:
DANIEL CRYAN
127112
LICENSED PROFESSIONAL ENGINEER
6/10/2026

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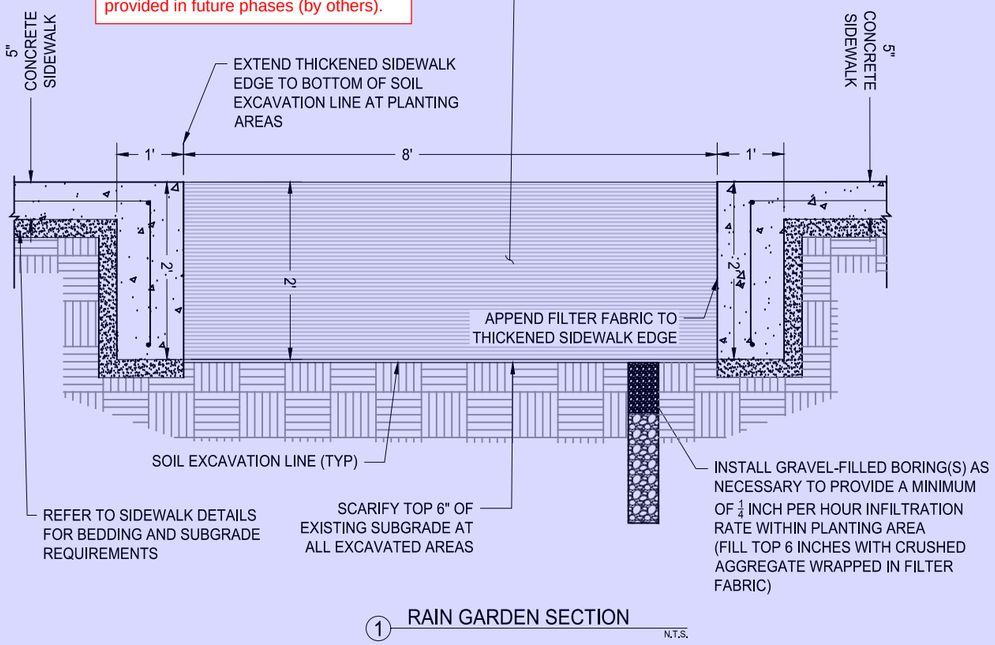
DRIPPING SPRINGS
Texas

PROJECT:
MERCER STREET PASEO

SHEET TITLE:
PLANTING PLAN

G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_PLANTING.dwg

Phase 2: Contractor to complete rain garden earthwork, grading, borings, and backfill per details shown on plans. Final plantings and re-vegetation to be provided in future phases (by others).



1 RAIN GARDEN SECTION N.T.S.

MERCER STREET PASEO PLANTING NOTES:

1. CONTRACTOR TO RE-VEGETATE ALL DISTURBED AREAS UPON COMPLETION OF THE WORK IN COMPLIANCE WITH THE ENVIRONMENTAL NOTES AND SPECIFICATIONS IN THESE DOCUMENTS.
2. TREE AND SHRUB PLANTINGS SHALL BE INSTALLED PER THE DETAILS SHOWN ON PLAN SHEET L1.01 (PLANTING DETAILS, SCHEDULE, TREE MITIGATION & NOTES) OF THE STEPHENSON SCHOOL BUILDING & PARKING LOT PLANS (CITY OF DRIPPING SPRINGS SITE DEVELOPMENT PERMIT #SP2024-022).

TREE CALCULATIONS:

1. NO TREE OR SHRUB REMOVALS ARE REQUIRED FOR THIS PROJECT. THE TOTAL REPLACEMENT INCHES REQUIRED = 0.

MAINTENANCE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF ALL PLANTINGS, SHRUBS, TREES, AND GROUND COVER FOR THE DURATION OF THE WARRANTY PERIOD. ADDITIONAL WATERING NECESSARY FOR THE SUCCESSFUL ESTABLISHMENT OF VEGETATION PLANTINGS IS THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT BE PAID FOR SEPARATELY.

Note: Landscaping, planting, and site amenities to be provided in future phases (by others)

MERCER STREET PASEO – PLANTING SCHEDULE

COMMON NAME	BOTANICAL NAME	INSTALL SIZE	QTY	UNIT	TYPE / USE	EVERGREEN / DECIDUOUS	SEASONAL COLOR > // FRUITS	"MATURE SIZE (HEIGHT/SPREAD)"
TREES								
CAROLINA BUCKTHORN	FRANGULA CAROLINIANA	4" CAL / 36" BOX	2	EA	SMALL SHADE TREE	DECIDUOUS / FALL COLOR	FALL BLOOMS > // FALL BERRIES	20' HT / 15' SPRD
ESCARPMENT BLACK CHERRY	PRUNUS SEROTINA VAR. EXIMIA	4" CAL / 36" BOX	1	EA	LARGE SHADE TREE	DECIDUOUS / FALL COLOR	SPRING BLOOMS > // FRUIT	40' HT / 30' SPRD
SHRUBS & GROUNDCOVER							SEASONAL BLOOMS > // FRUIT	
TEXAS LANTANA	LANTANA URTICOIDES	5 GAL. FULL DENSE	10	EA	FLOWERING SHRUB	DECIDUOUS	SPRING > SUMMER // FALL	4' HT / 3' SPRD
TURK'S CAP	MALVAVISCUS ABOREUS	5 GAL. FULL DENSE	11	EA	FLOWERING SHRUB	DECIDUOUS	SPRING > SUMMER // FALL	4' HT / 3' SPRD
DAMIANITA	CHRYSACTINIA MEXICANA	1 GAL. FULL DENSE	9	EA	FLOWERING SHRUB	EVERGREEEN	SPRING > SUMMER > FALL	2' HT / 2' SPRD
CEDAR SAGE	SALVIA ROEMERIANA	1 GAL. FULL DENSE	60	EA	GROUND COVER	SEMI-EVERGREEN	SPRING > SUMMER	1-2' HT / 1' SPRD
GAYFEATHER	LIATRIS PUNCTATA	1 GAL. FULL DENSE	10	EA	PERENNNIAL	SEMI-EVERGREEN	SUMMER > FALL	3' HT / 1' SPRD
GREGGS MISTFLOWER	CONOCLINIUM GREGGII	1 GAL. FULL DENSE	12	EA	GROUND COVER	DECIDUOUS	SPRING > SUMMER > FALL	2' HT / 1' SPRD
WHITE MISTFLOWER	AGERATINA HAVANENSIS	1 GAL. FULL DENSE	5	EA	FLOWERING SHRUB	DECIDUOUS	SPRING > SUMMER > FALL	4' HT / 3' SPRD
MEALY BLUE SAGE	LIATRIS PUNCTATA	1 GAL. FULL DENSE	14	EA	PERENNNIAL	DECIDUOUS	SPRING > SUMMER > FALL	3' HT / 2' SPRD
ROCK ROSE	PAVONIA LASIOPETALA	1 GAL. FULL DENSE	3	EA	PERENNNIAL	DECIDUOUS	SPRING > SUMMER > FALL	4' HT / 3' SPRD
MAXIMILIAN SUNFLOWER	HELIANTHUS MAXIMILIANI	1 GAL. FULL DENSE	5	EA	PERENNNIAL	DECIDUOUS	FALL	6' HT / 2' SPRD
PLATEAU GOLDENEYE	VIGUIERA DENTATA	1 GAL. FULL DENSE	4	EA	PERENNNIAL	DECIDUOUS	SUMMER > FALL	5' HT / 2' SPRD
GRASSES								
LINDHEIMER (BIG) MUHLY	MUHLENBERGIA LINDHEIMERII	5 GAL. FULL DENSE	22	EA	BUNCH GRASS	EVERGREEN	FALL SEED HEAD	5' HT / 2' SPRD
INLAND SEA OATS	CHASMANTHIUM LAITFOLIUM	1 GAL. / 24' O.C.	290	SF	SHADE GRASS	EVERGREEN	FALL SEED HEAD	3' HT / 2' SPRD
CHEROKEE SEDGE	CAREX CHEROKEENSIS	1 GAL. / 24' O.C.	110	SF	SHADE SEDGE	EVERGREEN	FALL SEED HEAD	2' HT / 1' SPRD
VINES								
CORAL HONEYSUCKLE	LONICERA SEMPERVIRENS	1 GAL.	1	EA	FLOWERING VINE	SEMI-EVERGREEN	SPRING > SUMMER / FALL FRUIT	15-20' / 1' SPRD

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DRIPPING SPRINGS Texas

PROJECT:

MERCER STREET PASEO

SHEET TITLE:

PLANTING SCHEDULE & NOTES

G:_PROJECTS\DS-CITY ENGINEERING\CITY PROJECTS\DS-Downtown\2026 Paseo\CAD\SHEETS\DS-PASEO_PLANTING.dwg

Runoff Coefficients

	C (2-YR)	C (10-YR)	C (25-YR)	C (100-YR)
C1*	0.730	0.810	0.860	0.950
C2**	0.730	0.810	0.860	0.950
C3***	0.750	0.830	0.880	0.970
C1*	Roof			
C2**	Asphalt Pavement			
C3***	Concrete			

0' 15' 30'

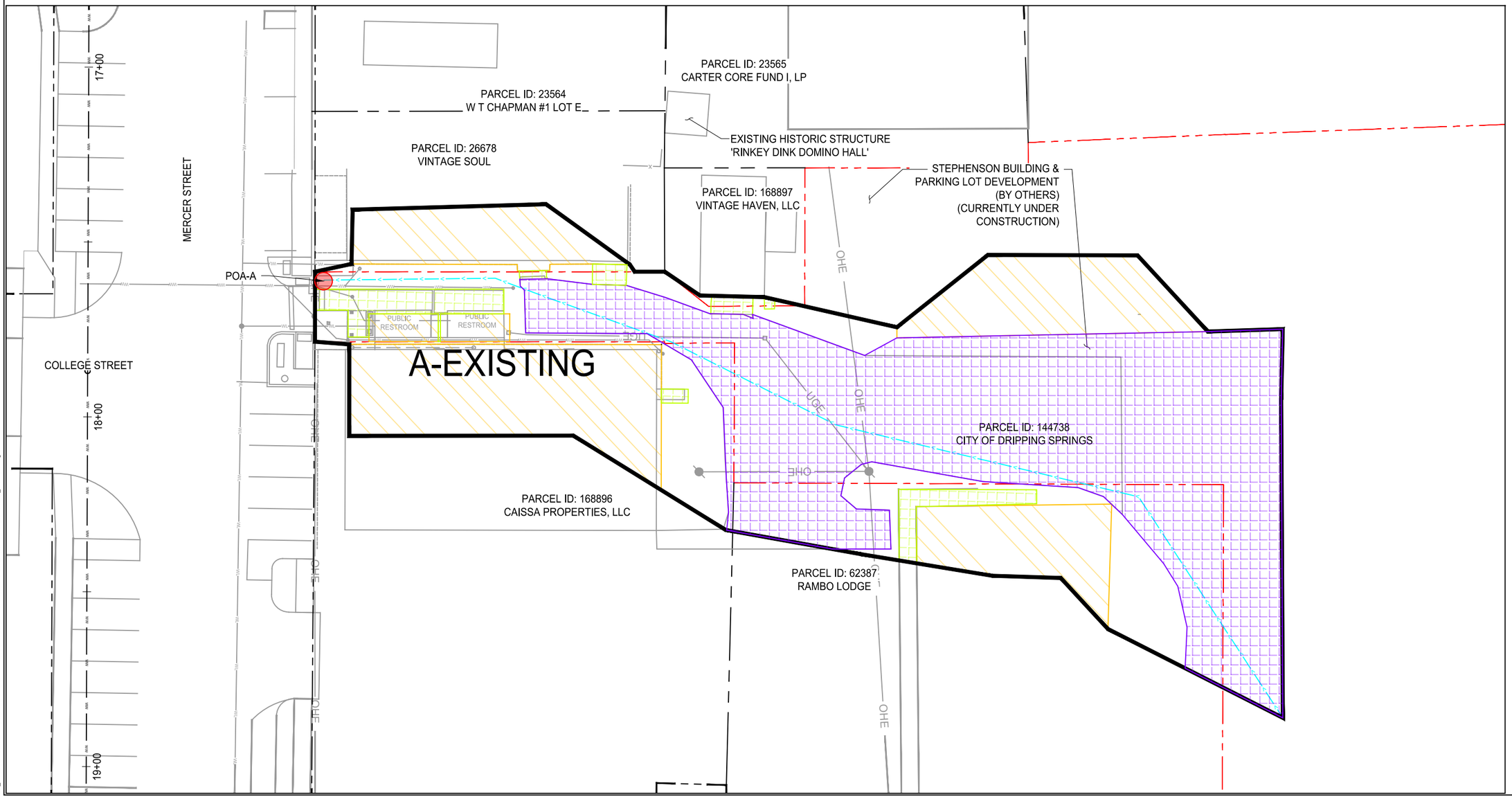
SCALE : 1 " = 30'

LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- DRAINAGE AREA BOUNDARY
- TC FLOW PATH
- IC - ASPHALT
- IC - ROOF
- IC - CONCRETE

DS PASEO - RATIONAL METHOD HYDROLOGIC SUMMARY TABLE - EXISTING CONDITIONS

Drainage Basin	Drainage Area (Acres)	Impervious Area	Runoff Coefficient				Tc (min)	Rainfall Intensities (in/hr)				Runoff (cfs)			
			C (2-YR)	C (10-YR)	C (25-YR)	C (100-YR)		i2	i10	i25	i100	Q2	Q10	Q25	Q100
A-EXISTING	0.4809	85.32%	0.624	0.692	0.735	0.811	5.00	5.62	9.08	11.07	14.12	1.7	3.0	3.9	5.5



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Texas

PROJECT:

MERCER
STREET PASEO

SHEET TITLE:

DRAINAGE
AREA MAP
EXISTING

Runoff Coefficients

	C (2-YR)	C (10-YR)	C (25-YR)	C (100-YR)
C1*	0.730	0.810	0.860	0.950
C2**	0.730	0.810	0.860	0.950
C3***	0.750	0.830	0.880	0.970
C1*	Roof			
C2**	Asphalt Pavement			
C3***	Concrete			

0' 15' 30'

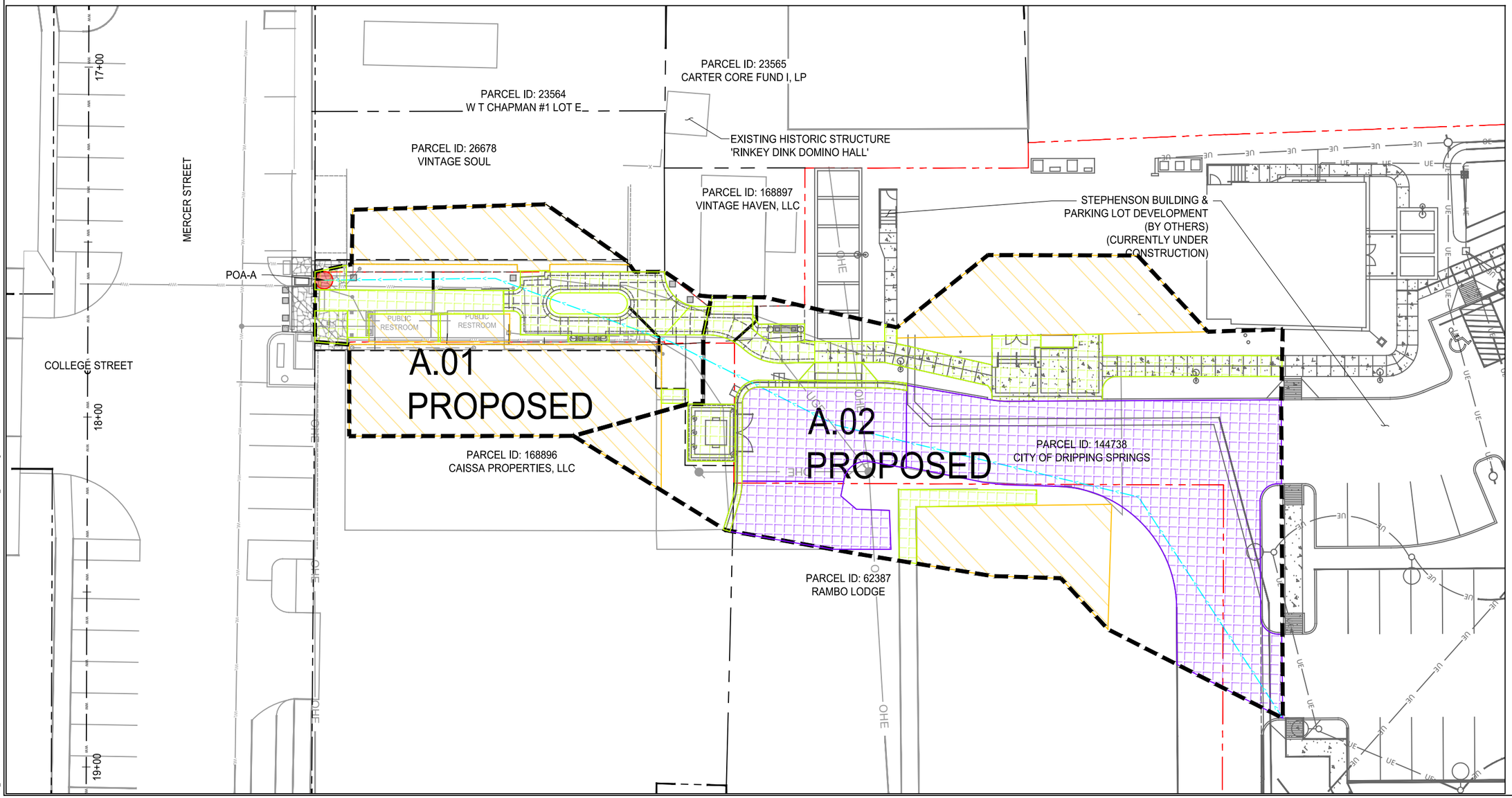
SCALE : 1 " = 30'

LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- DRAINAGE AREA BOUNDARY
- TC FLOW PATH
- IC - ASPHALT
- IC - ROOF
- IC - CONCRETE

DS PASEO - RATIONAL METHOD HYDROLOGIC SUMMARY TABLE - PROPOSED CONDITIONS

Drainage Basin	Drainage Area (Acres)	Impervious Area	Runoff Coefficient				Tc (min)	Rainfall Intensities (in/hr)				Runoff (cfs)			
			C (2-YR)	C (10-YR)	C (25-YR)	C (100-YR)		i2	i10	i25	i100	Q2	Q10	Q25	Q100
A.01	0.1384	83.31%	0.613	0.679	0.721	0.796	5.00	5.62	9.08	11.07	14.12	0.5	0.9	1.1	1.6
A.02	0.3425	77.27%	0.567	0.629	0.668	0.737	5.00	5.62	9.08	11.07	14.12	1.1	2.0	2.5	3.6
A COMBINED	0.4810	79.01%	0.580	0.643	0.683	0.754	5.00	5.62	9.08	11.07	14.12	1.6	2.8	3.6	5.1



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ENGINEER'S SEAL:

DANIEL CRYAN
127112
LICENSED
PROFESSIONAL ENGINEER
6/10/2026

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REVISIONS:

NO.	REVISION	DATE

DATE: 6/10/2026
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PROJ #:

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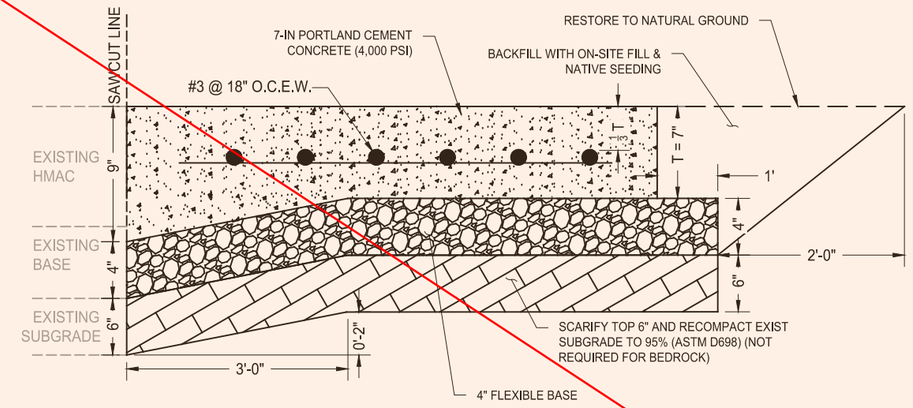
PROJECT:

MERCER
STREET PASEO

SHEET TITLE:

DRAINAGE
AREA MAP
PROPOSED

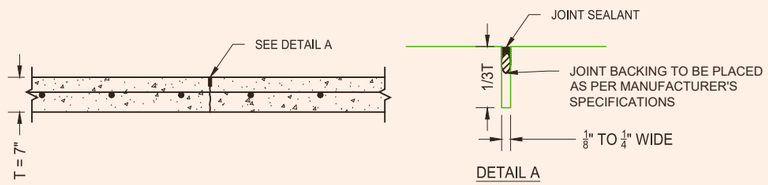
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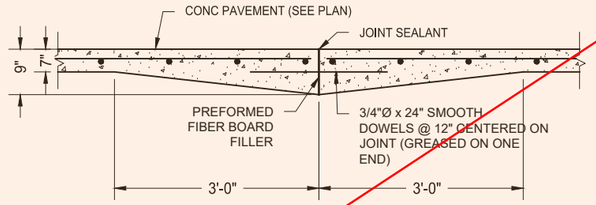
1 REINFORCED CONCRETE PAVEMENT DETAIL
N.T.S.

CONCRETE PAVEMENT NOTES:

1. REFER TO GEOTECH REPORT FOR ADDITIONAL SITE PREPARATION AND MATERIAL REQUIREMENTS.
2. FLEXIBLE BASE SHALL BE CRUSHED LIMESTONE CONFORMING TO TXDOT ITEM 247, TYPE A, GRADE 1-2. TYPE A (CRUSHED ROCK) IS PREFERRED MATERIAL TYPE, HOWEVER TYPE D (CRUSHED CONCRETE) IS A SUITABLE ALTERNATIVE FRO USE BELOW RIGID PAVEMENTS. PLACE FLEXIBLE BASE MATERIAL IN LIFTS NOT EXCEEDING 8" AND COMPACTED TO A MINIMUM OF 100% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN +/-2% OPTIMUM (TEX-113-E).
3. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. LIQUID MEMBRANE-FORMING CURING COMPOUND SHOULD BE APPLIED AS SOON AS PRACTICAL AFTER BROOM FINISHING THE CONCRETE SURFACE.

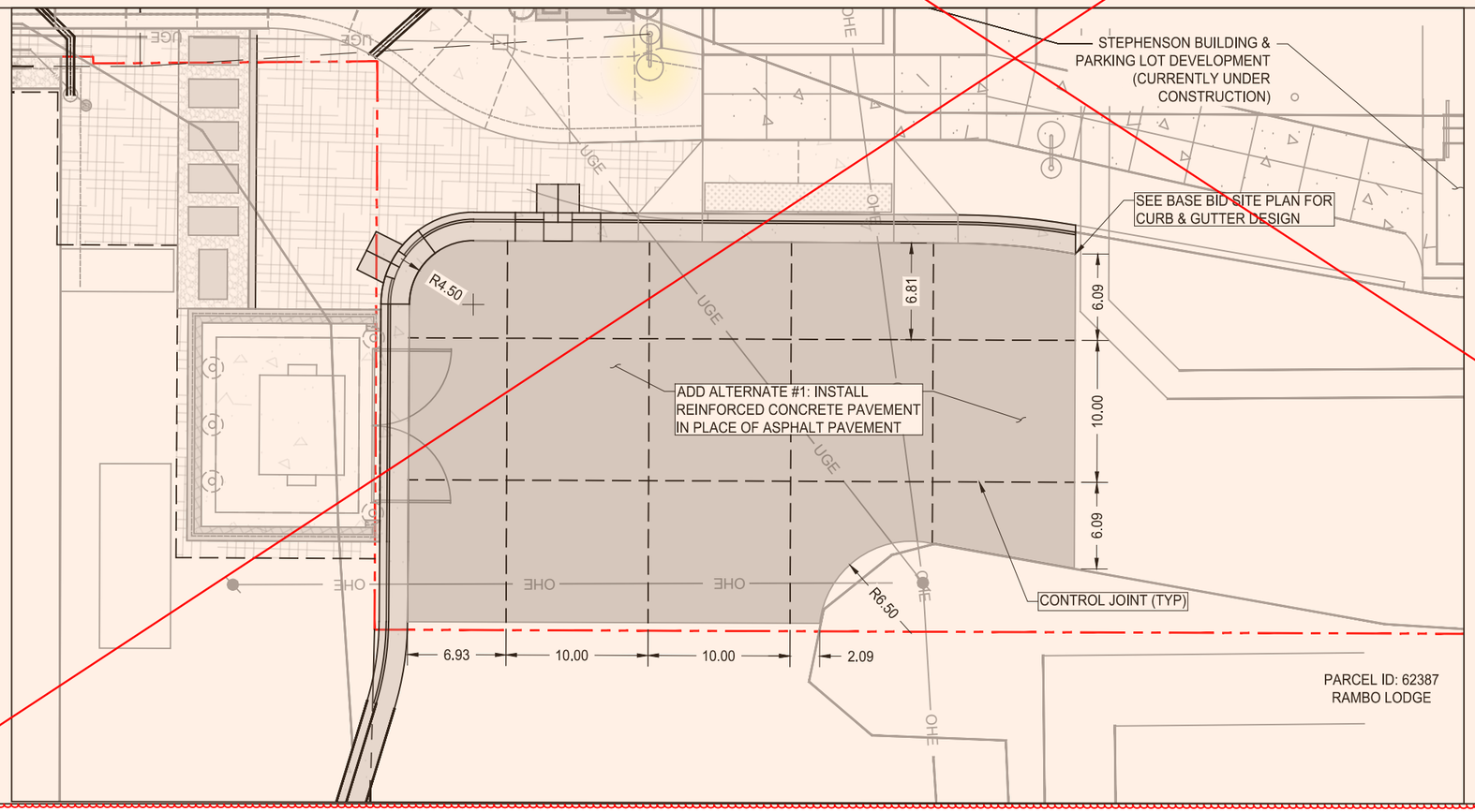


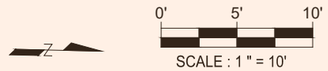
2 CONCRETE PAVEMENT CONTROL JOINT DETAIL
N.T.S.



3 CONCRETE PAVEMENT CONSTRUCTION JOINT DETAIL
N.T.S.

Paving Plans completed with Phase 1 work (by others)





LEGEND

- STEPHENSON LOT BOUNDARY
- EXIST PARCELS
- EASEMENT
- OHE — EXIST OVERHEAD ELECTRIC
- UGE — EXIST UNDERGROUND ELECTRIC
- WW — EXIST WASTEWATER
- WL — EXIST WATERLINE
- # — KEYED NOTE (SEE LEGEND)

SITE PLAN NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER AND CONTRACTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THE PROJECT.
3. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AS NEEDED TO PREVENT THE MIGRATION OF SEDIMENT DOWNSTREAM INTO EXISTING INFRASTRUCTURE OR ONTO ADJACENT PROPERTIES.
4. CONTRACTOR SHALL ADJUST TO PROPOSED FINISHED GRADE ALL EXISTING VALVES, MANHOLES, MANHOLE COVERS, CLEANOUTS, INLET COVERS AND/OR ANY OTHER OBJECTS WITHIN THE PROJECT AREA, IF APPLICABLE.
5. CONTRACTOR SHALL SAWCUT AND/OR ADJUST EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH AND CONTINUOUS TRANSITION GRADE. SAWCUTTING SHALL BE SUBSIDIARY TO APPLICABLE BID ITEMS.

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NO.	REVISION	DATE

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PROJ #:

DRIPPING SPRINGS
Texas

PROJECT:

MERCER STREET PASEO

SHEET TITLE:

ADD ALT 1

PAVING PLAN

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GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER TO REVIEW SITE CONDITIONS UPON SCARIFYING, SHAPING, AND RE-COMPACTING THE SUBGRADE, PRIOR TO PLACING FLEX BASE MATERIAL.

HOT MIX ASPHALT CONCRETE (HMAC) NOTES:

1. TXDOT ITEM 341. ALL HMAC SHALL BE PG70-22 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

2. HMAC TY B: MINIMUM LIFT THICKNESS = 2-1/2", MAXIMUM LIFT THICKNESS = 5".
   HMAC TY C: MINIMUM LIFT THICKNESS = 2", MAXIMUM LIFT THICKNESS = 4".
   HMAC TY D: MINIMUM LIFT THICKNESS = 1-1/2", MAXIMUM LIFT THICKNESS = 3".

3. HMAC UNIT WEIGHT FOR ESTIMATING PURPOSES = 115 LBS/SY/IN

PRIME COAT NOTES:

1. TXDOT ITEM 310 (MULTI OPTION).

2. APPLICATION RATE = 0.2 GAL/SY.

3. PLACE PRIME COAT ON BASE OR SUBGRADE SURFACE PRIOR TO PLACING NEW HMAC MATERIAL. ALLOW PRIME COAT MATERIAL TO CURE PRIOR TO PLACING HMAC. AE-P PRIME COAT SHALL BE ALLOWED TO CURE 48 TO 72 HOURS, ALTERNATIVELY CSS-1H DILUTED TO $\frac{30}{70}$ MAY BE USED TO ALLOW RAPID CURING (TYPICALLY WITHIN 2 HOURS OF PLACEMENT).

SUBGRADE PREPARATION NOTES:

1. PROOFROLL EXISTING SUBGRADE TO REMAIN WITH A MINIMUM OF 5 PASSES OF A FULLY-LOADED DUMP TRUCK OR SIMILAR HEAVILY-LOADED PIECE OF CONSTRUCTION EQUIPMENT. PROOFROLLING OPERATIONS SHOULD BE OBSERVED BY THE CITY INSPECTOR OR ENGINEER TO DOCUMENT SUBGRADE CONDITION AND PREPARATION.

2. WEAK OR SOFT AREAS IDENTIFIED DURING PROOFROLLING SHALL BE REPLACED WITH SUITABLE, COMPACTED ON-SITE SOILS, FREE OF ORGANICS, OVERSIZED MATERIALS, AND DEGRADABLE OR DELETERIOUS MATERIALS.

3. SCARIFY TOP 6 INCHES OF SUBGRADE TO REMAIN AND RECOMPACT TO A MINIMUM OF 95% MAXIMUM DENSITY (TEX-114-E). MAINTAIN MOISTURE CONTENT WITHIN RANGE OF OPTIMUM TO 3% ABOVE UNTIL PERMANENTLY COVERED.

FLEXIBLE BASE NOTES:

1. TXDOT ITEM 247 TYPE A (CRUSHED STONE PRODUCED AND GRADED FROM OVERSIZE QUARRIED AGGREGATE THAT ORIGINATES FROM A SINGLE, NATURALLY OCURRING SOURCE) OR TYPE B (CRUSHED OR UNCRUSHED GRAVEL. BLENDING OF TWO OR MORE SOURCES IS ALLOWED), GRADE 1-2. MAX LIFT DEPTH = 8".

2. COMPACT TO A MINIMUM OF 100% MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN 2% +/- OPTIMUM (TEX-113-E).

3. ON-SITE CRUSHED LIMESTONE MATERIAL MAY BE USED FOR FLEXIBLE BASE MATERIAL, PROVIDED THAT IT MEETS THE GRADATION AND MATERIAL REQUIREMENTS IN TXDOT SPECIFICATION FOR ITEM 247 AND AS NOTED ON THE PLANS.

4. IF CRUSHED ON-SITE MATERIAL IS USED CONTRACTOR IS RESPONSIBLE FOR OBTAINING MATERIAL SAMPLES AND LABORATOR' MATERIAL MATERIAL TESTING TO DEMONSTRATE GRADATION, MOISTURE DENSITY RELATIONSHIP (TEX-113-E), AND ATTERBERG LIMIT (ASTM D4318) OF THE CRUSHED MATERIAL.

EARTHWORK & GRADING NOTES:

1. EARTH CUTS PER HAYS COUNTY SPECIFICATION 1.04.

2. ALL CUT AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" BELOW PROPOSED FINISHED GRADE, AND ALL UNSUITABLE, ORGANIC AND OVERSIZED (6"+ MATERIAL REMOVED.

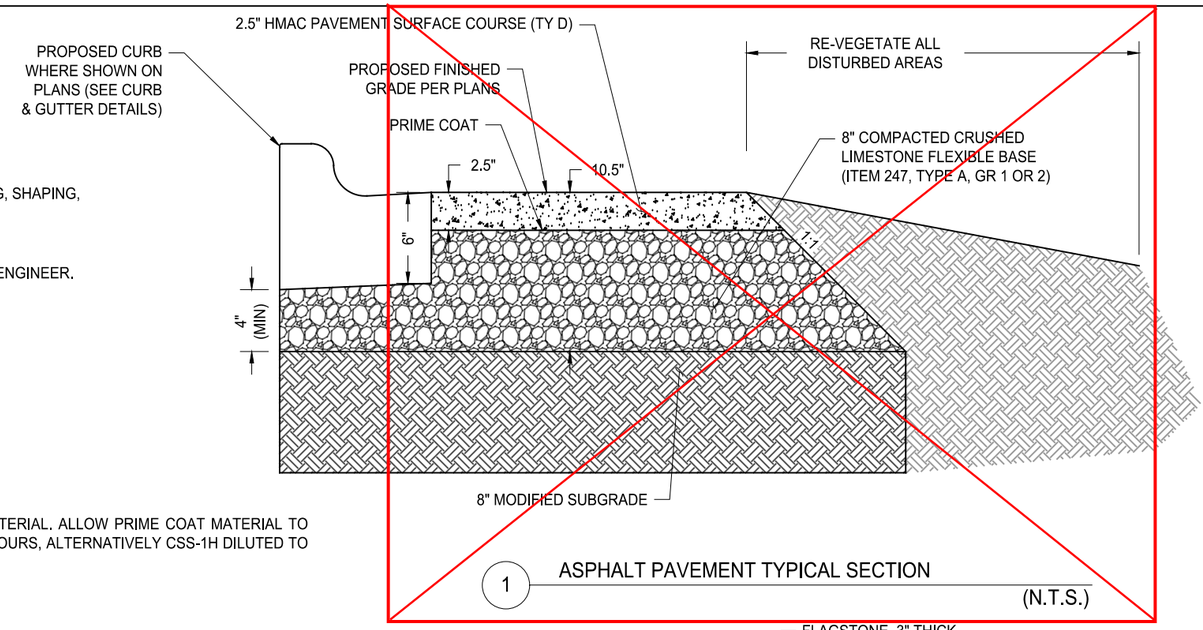
3. EMBANKMENT & EARTH FILLS PER HAYS COUNTY SPECIFICATION 1.03.

4. BACKFILL PLACED BENEATH THE PAVEMENT SECTION TO FILL EXISTING VOIDS AND SHAPE THE EXISTING SUBGRADE SHALL BE COMPACTED TO A MINIMUM DENSITY OF NINETY-FIVE PERCENT (95%) OF THE MAXIMUM DENSITY USING TXDOT TEST METHOD TEX-113-E.

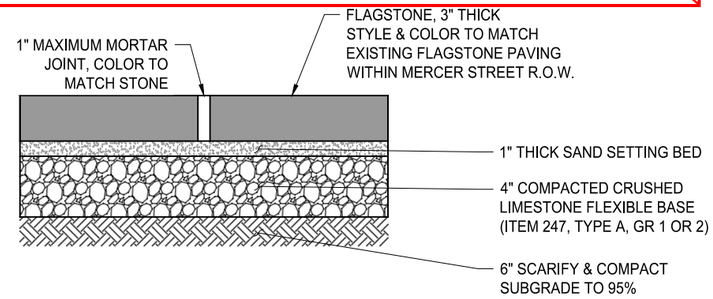
6. BACKFILL ON WHICH VEGETATION WILL BE ESTABLISHED SHALL BE COMPACTED TO A MAXIMUM OF EIGHTY FIVE PERCENT (85%) OF THE MAXIMUM DENSITY USING TXDOT TEST METHOD TEX-113-E.

7. ALL EMBANKMENT LIFTS, INCLUDING ONES THAT HAVE PASSED DENSITY TESTS, ARE SUBJECT TO PROOF ROLL.

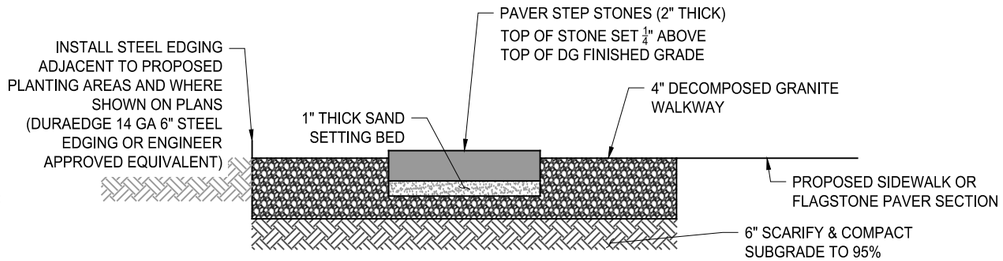
8. MAINTAIN MOISTURE CONTENT WITHIN RANGE OF OPTIMUM TO 3% ABOVE UNTIL PERMANENTLY COVERED.



1 ASPHALT PAVEMENT TYPICAL SECTION (N.T.S.)



2 FLAGSTONE PAVER SIDEWALK TYPICAL SECTION (N.T.S.)



3 COMPACTED DECOMPOSED GRANITE WALKWAY TYPICAL SECTION (N.T.S.)

FLEXIBLE BASE GRADE 1-2 GRADATION REQUIREMENTS	
SIEVE SIZE	% PASSING
2-1/2"	100%
1-3/4"	90-100%
7/8"	65-90%
3/8"	35-70%
#4	25-55%
#40	10-35%
#200	5-15%

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6/10/2026

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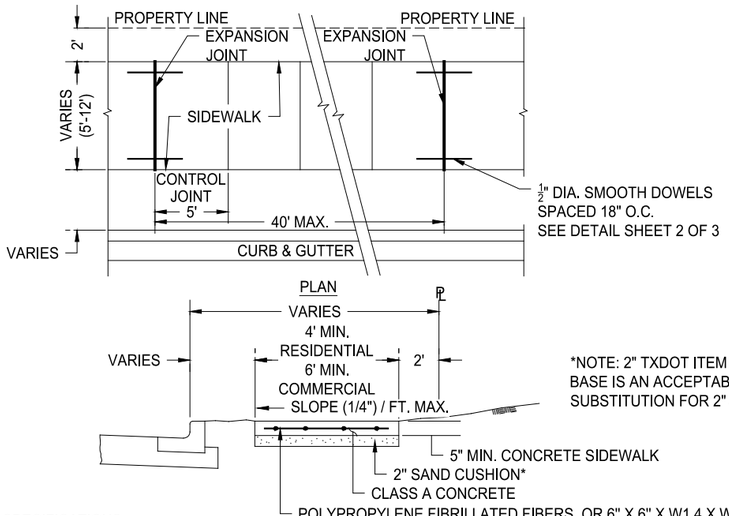
MERCER STREET PASEO

SHEET TITLE:

SITE DETAILS

TYPICAL SECTIONS

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*NOTE: 2" TXDOT ITEM 247 ROAD BASE IS AN ACCEPTABLE SUBSTITUTION FOR 2" SAND CUSHION

REFERENCES:

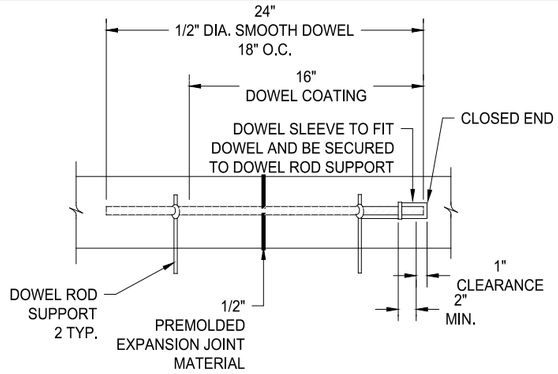
1. HAYS COUNTY STANDARD SPECIFICATIONS SECTION 8.00 - CONCRETE FOR STRUCTURES.

2. TXDOT STANDARD SPECIFICATIONS ITEM 247 - FLEXIBLE BASE.

3. TEXAS DEPARTMENT OF LICENSING AND REGULATION, TEXAS ACCESSIBILITY STANDARDS.

POLYPROPYLENE FIBRILLATED FIBERS, OR 6" X 6" X W1.4 X W1.4 WELDED WIRE FABRIC OR ONE LAYER #3 BARS PLACED NOT MORE THAN 18" C.C. BOTH DIRECTIONS. REINFORCEMENT SHALL BE ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

① SIDEWALK (1 of 3) N.T.S.

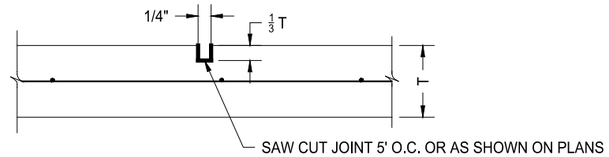


SIDEWALK JOINTING NOTES:

1. JOINT PLAN MUST BE SUBMITTED BY CONTRACTOR AND APPROVED BY ENGINEER PRIOR TO THE INSTALLATION OF CONCRETE FLAT WORK.

2. WHERE EXPANSION JOINTS ARE BEING PLACED AGAINST EXISTING CONCRETE THE SMOOTH DOWEL SHALL BE DRILLED INTO THE EXISTING CONCRETE

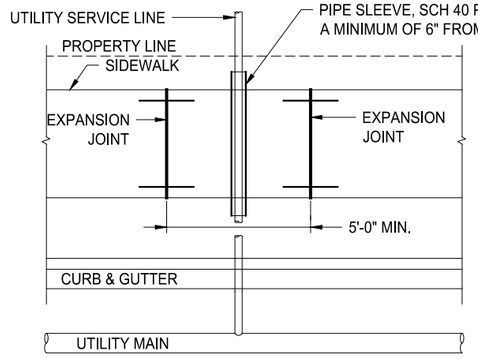
SIDEWALK EXPANSION JOINT DOWEL DETAIL



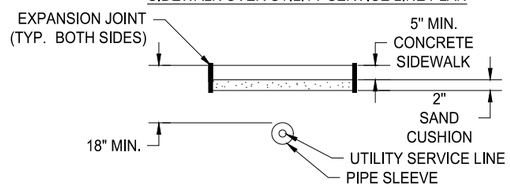
SAW CUT JOINT 5' O.C. OR AS SHOWN ON PLANS & OTHER DETAILS OR TO MATCH EXIST. SAW CUT JOINTS SHALL BE PERFORMED WITHIN 6 TO 12 HOURS AFTER CONCRETE PLACEMENT

SIDEWALK SAW CUT/CONTROL JOINT DETAIL

② SIDEWALK (2 of 3) N.T.S.



SIDEWALK OVER UTILITY SERVICE LINE PLAN



SECTION OF SIDEWALK OVER UTILITY SERVICE LINES

NOTES:

1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.

2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

3. PROVIDE 2" PVC RISER FOR LOCATION AT EACH END OF SLEEVE.

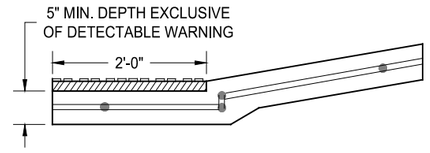
③ SIDEWALK (3 of 3) N.T.S.

PREFABRICATED CAST IRON DETECTABLE WARNING PANEL NOTES

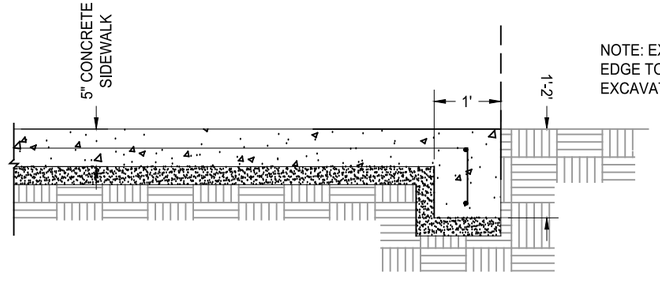
1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH TEXAS ACCESSIBILITY STANDARDS. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH AND INSTALL AN APPROVED CAST-IN-PLACE DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE MATERIAL ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED OTHERWISE IN PLANS.

2. DETECTABLE WARNING SURFACES MUST BE FIRM, STABLE, AND SLIP RESISTANT.

3. PREFABRICATED CAST IRON DETECTABLE WARNING PANEL SHALL BE INSTALLED ON A MINIMUM 5" DEPTH OF CONCRETE EXCLUSIVE OF DETECTABLE WARNING.



④ PREFABRICATED CAST IRON DETECTABLE WARNING PANEL N.T.S.



NOTE: EXTEND THICKENED SIDEWALK EDGE TO BOTTOM OF SOIL EXCAVATION LINE AT PLANTING AREAS

⑤ THICKENED SIDEWALK EDGE N.T.S.

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PROJECT:

MERCER STREET PASEO

SHEET TITLE:

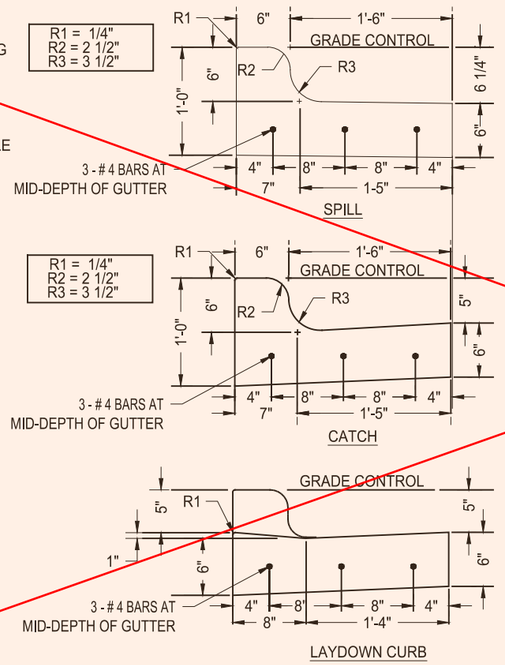
SITE DETAILS

SIDEWALK DETAILS

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CURB AND GUTTER NOTES:

1. CONCRETE SHALL BE CLASS A.
2. ROUND EXPOSED EDGES WITH A ROUNDING TOOL, TO A MINIMUM RADIUS OF 1/4 INCH.
3. TRANSVERSE TOOLED JOINTS SHALL BE PLACED AT 15-FT INCREMENTS.
4. TYPICAL PROFILE GRADE LINE. REFER TO PLAN TYPICAL SECTIONS AND PLAN-PROFILE SHEETS FOR EXACT LOCATIONS.

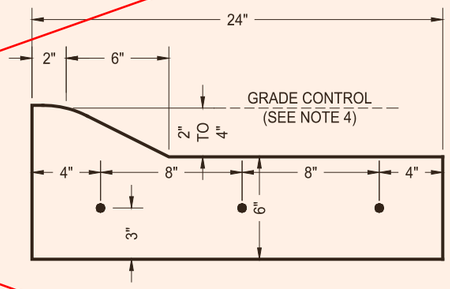


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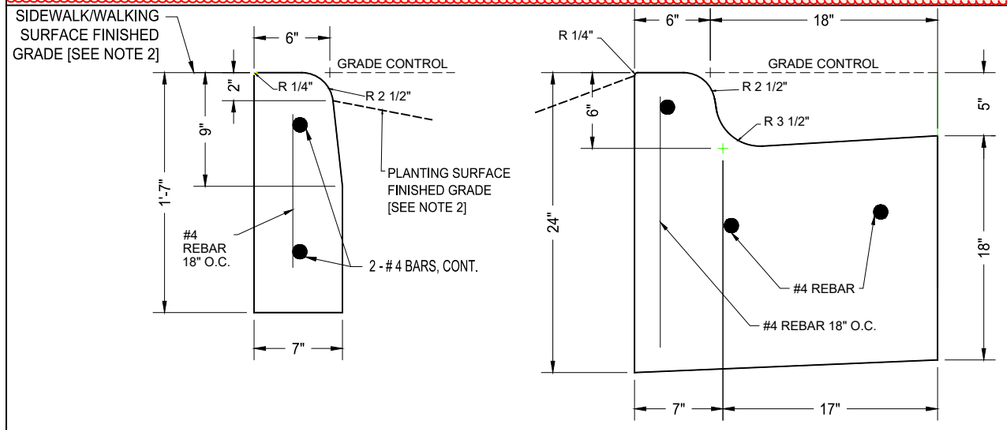
1. HAYS COUNTY STANDARD SPECIFICATIONS SECTION 8.00 CONCRETE FOR STRUCTURES.

1 REINFORCED CURB AND GUTTER
N.T.S.

Parking Lot Curb & Gutter installation completed with Phase 1 work (by others)



2 MOUNTABLE CURB AND GUTTER
N.T.S.



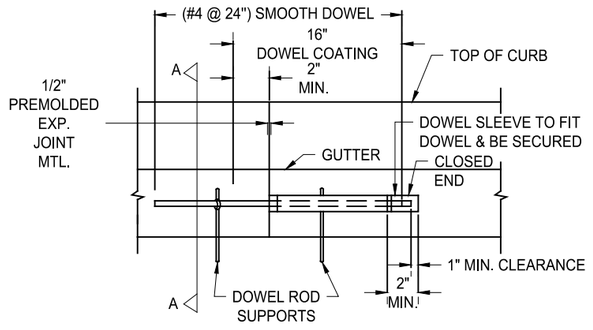
6" FLUSH CURB, NO GUTTER

SWALE CURB

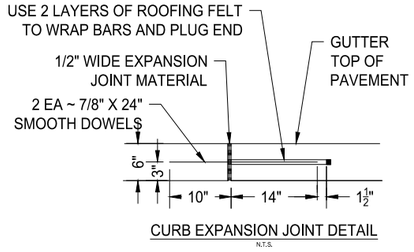
URBAN TREE SPONGE CURB NOTES:

1. CONCRETE SHALL BE CLASS A.
2. SEE PLANTING PLANS AND GRADING PLANS FOR ADDITIONAL INFORMATION.
3. PLACE A MINIMUM OF 4" COMPACTED ROAD BASE BENEATH CURB UNLESS DIRECTED OTHERWISE BY ENGINEER.
4. ROUND EXPOSED EDGES WITH A ROUNDING TOOL, TO A MINIMUM RADIUS OF 1/4 INCH.
5. TRANSVERSE TOOLED JOINTS SHALL BE PLACED AT 15-FT INCREMENTS, AND ALIGNED WITH ADJACENT CONCRETE SIDEWALK AND/OR PAVEMENT JOINTS WHERE POSSIBLE.
6. FOR 2'-0" RIBBON CURB, INSTALL 3-#4 BARS CONTINUOUS AS SHOWN. FOR 1'-6" RIBBON CURB, INSTALL 2-#4 BARS CONTINUOUS EQUALLY SPACED.

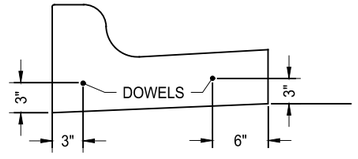
3 URBAN TREE SPONGE CURBS
N.T.S.



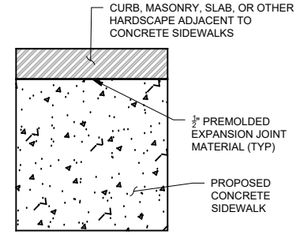
CURB EXPANSION JOINT DOWEL DETAIL



CURB EXPANSION JOINT DETAIL
N.T.S.



SECTION A-A



PLAN VIEW

CURB EXPANSION JOINT NOTES:

1. INSTALL EXPANSION JOINTS IN CURB AND GUTTER AT MAXIMUM INCREMENT OF 40-FT O.C. MEASURED ALONG THE FACE OF CURB, OR WHERE SHOWN ON PLANS.
2. ALL ADJACENT CONCRETE PAVEMENT OR SIDEWALK EXPANSION JOINTS SHALL EXTEND THROUGH CURB AND GUTTER.

4 CURB EXPANSION JOINT
N.T.S.

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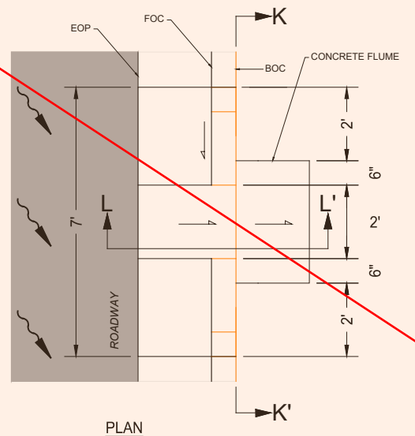
DRIPPING SPRINGS
Texas

PROJECT:

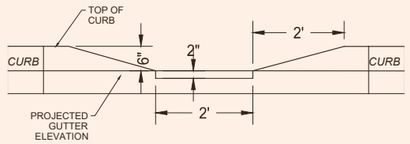
MERCER
STREET PASEO

SHEET TITLE:
SITE DETAILS
CURB DETAILS
(1 of 2)

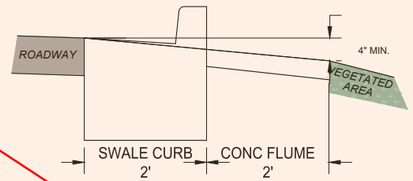
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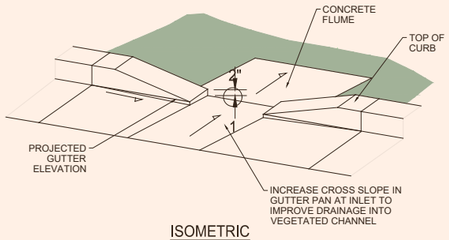
PLAN



CROSS SECTION 'K-K'



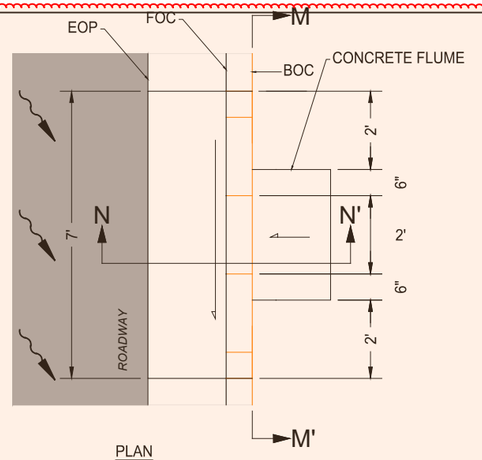
CROSS SECTION 'L-L'



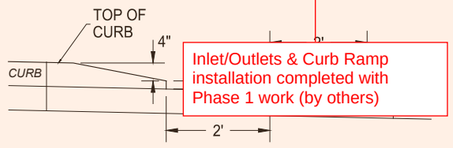
ISOMETRIC

1 PERPINDICULAR VEGETATED AREA INLET DETAIL

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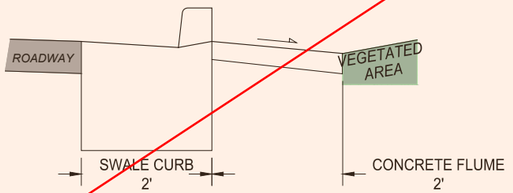


PLAN

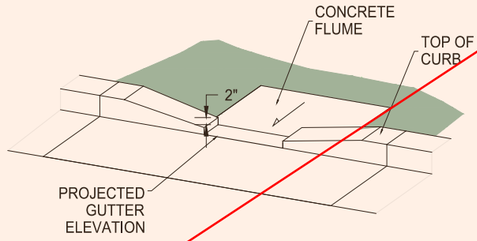


Inlet/Outlets & Curb Ramp installation completed with Phase 1 work (by others)

CROSS SECTION 'M-M'



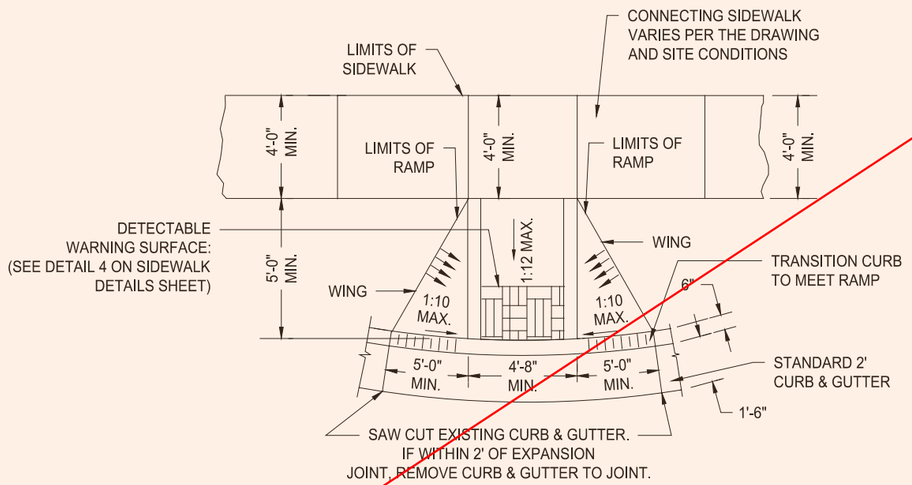
CROSS SECTION 'N-N'



ISOMETRIC

2 PERPINDICULAR VEGETATED AREA OUTLET DETAIL

N.T.S.



REFERENCES:

1. HAYS COUNTY STANDARD SPECIFICATIONS SECTION 8.00 - CONCRETE FOR STRUCTURES.
2. TEXAS DEPARTMENT OF LICENSING AND REGULATION, TEXAS ACCESSIBILITY STANDARDS.

3 TYPE 1 SIDEWALK CURB RAMP

N.T.S.

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9701 BRODIE LANE #203
AUSTIN, TX 78748
PH: 512.220.8100

ENGINEER'S SEAL:



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PROJ #:

DRIPPING SPRINGS
Texas

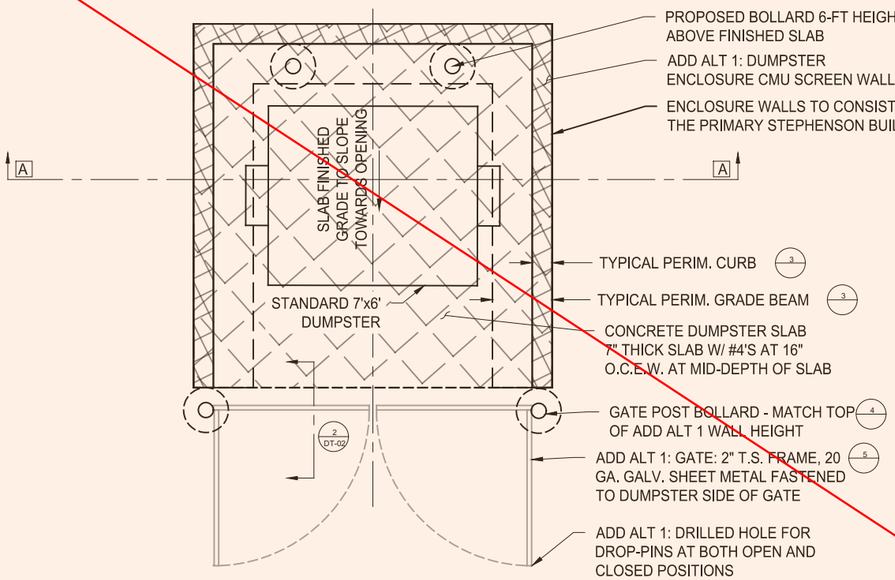
PROJECT:

MERCER
STREET PASEO

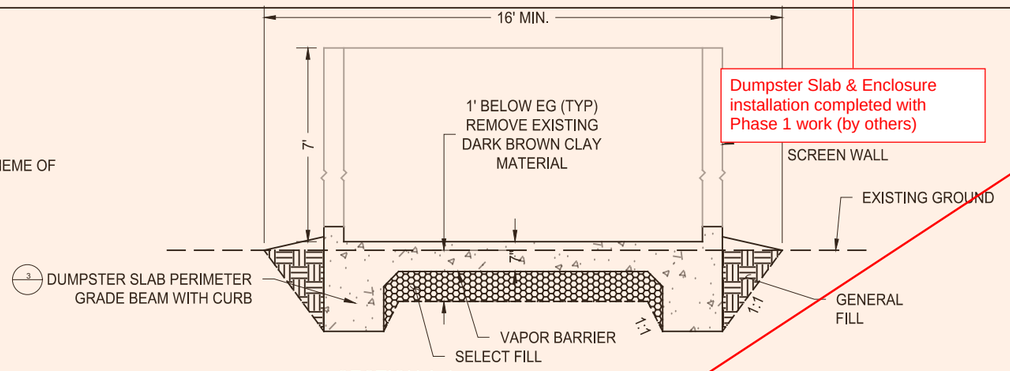
SHEET TITLE:

SITE DETAILS
CURB DETAILS
(2 OF 2)

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1 DUMPSTER SLAB DETAIL
N.T.S.

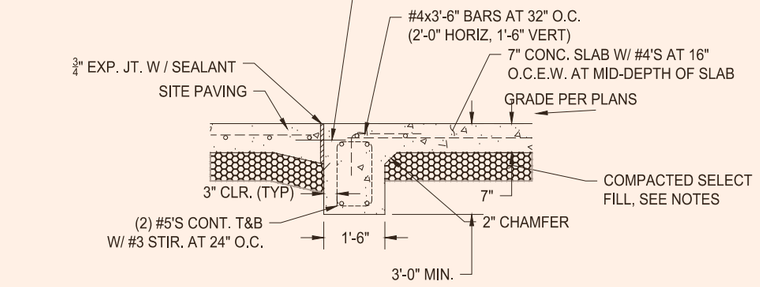


Dumpster Slab & Enclosure installation completed with Phase 1 work (by others)

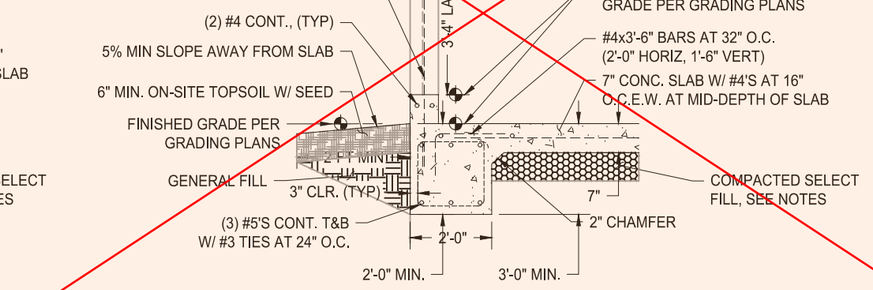
SECTION A-A
N.T.S.

DUMPSTER SLAB NOTES:

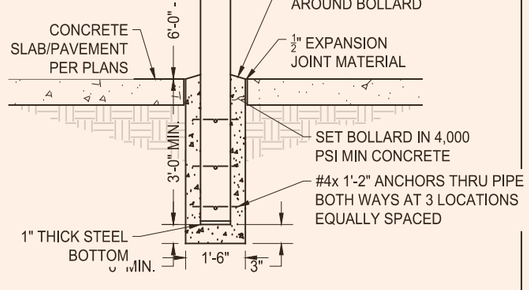
1. REFER TO GEOTECH REPORT FOR ADDITIONAL SITE PREPARATION AND MATERIAL REQUIREMENTS.
2. REMOVE EXISTING VEGETATION AND TOPSOIL AND AT LEAST 1-FT OF EXISTING STRATUM 1 DARK BROWN CLAYS FROM THE FOOTPRINT OF THE STRUCTURE AND REPLACE WITH SELECT FILL. IF LIMESTONE PRESENT, REMOVE TO AT LEAST 6" BELOW SLAB AND REPLACE WITH SELECT FILL.
3. PROOF ROLL EXISTING SUBGRADE WITH A MINIMUM OF 5 PASSES OF A FULLY LOADED DUMP TRUCK OR SIMILAR HEAVILY-LOADED PIECE OF EQUIPMENT. WEAK OR SOFT AREAS IDENTIFIED DURING PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE, COMPACTED ON-SITE CLAYS, FREE OF ORGANICS, OVERSIZED AND DEGRADABLE OR DELETERIOUS MATERIALS.
4. MOISTURE CONDITION EXISTING SUBGRADE BY SCARIFYING TO 6IN. MIN. DEPTH, RECOMPACT TO A MIN. 95% OF MAXIMUM DENSITY (TEX-114-E). MOISTURE CONTENT SHOULD BE MAINTAINED WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3% + OPTIMUM UNTIL PERMANENTLY COVERED.
5. SELECT FILL MATERIAL SHALL CONSIST OF CRUSHED STONE OR GRAVEL AGGREGATE MEETING TXDOT SPECIFICATION ITEM 247, FLEXIBLE BASE, TYPE A OR C, GRADE 1-2 OR 3, WITH A MINIMUM PLASTICITY INDEX OF 20. PLACE SELECT FILL IN LOOSE LIFTS NOT EXCEEDING 8IN. IN THICKNESS AND COMPACTED TO AT LEAST 95% MAX. DENSITY (TEX-113-E). MOISTURE CONTENT OF THE SELECT FILL SHOULD BE MAINTAINED WITHIN 2% +/- OPTIMUM MOISTURE CONTENT UNTIL FINAL COMPACTION.



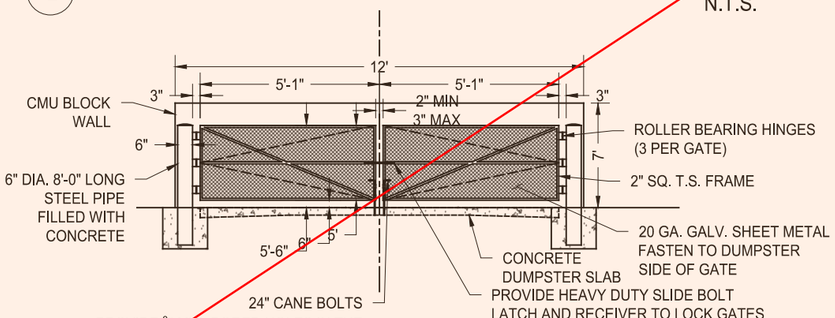
2 DUMPSTER SLAB PERIMETER GRADE BEAM AT MOUNTABLE CURB & GUTTER
N.T.S.



3 DUMPSTER SLAB PERIMETER GRADE BEAM WITH CURB
N.T.S.

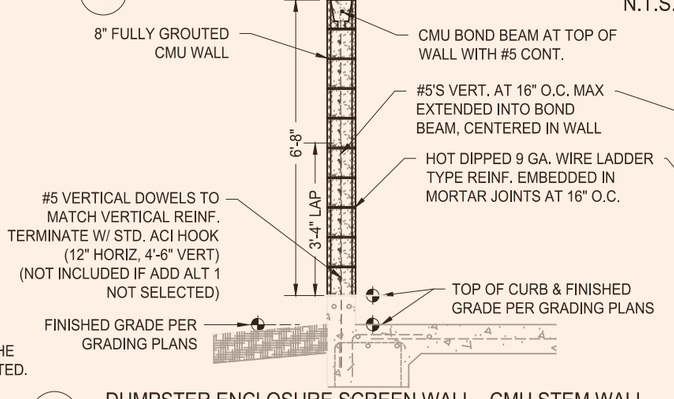


4 BOLLARD DETAIL
N.T.S.

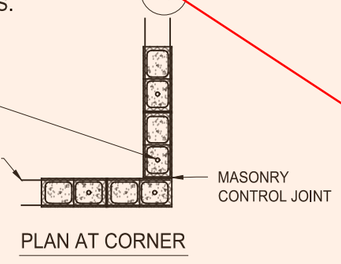


NOTE: DUMPSTER ENCLOSURE GATE SHALL BE PAID FOR BY THE LUMP SUM. ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED.

5 DUMPSTER ENCLOSURE GATE DETAIL
N.T.S.



6 DUMPSTER ENCLOSURE SCREEN WALL - CMU STEM WALL
N.T.S.



PLAN AT CORNER

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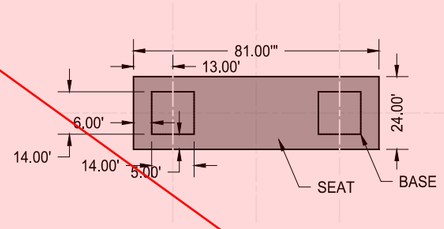
DATE: 6/10/2026
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PROJ #:

DRIPPING SPRINGS
Texas

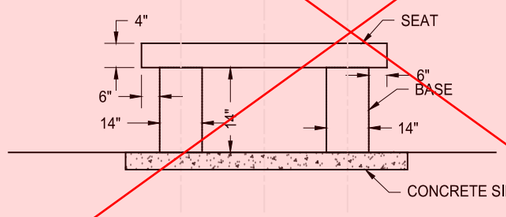
PROJECT:
MERCER STREET PASEO

SHEET TITLE:
SITE DETAILS
DUMPSTER SLAB & ENCLOSURE

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PLAN VIEW



ELEVATION VIEW

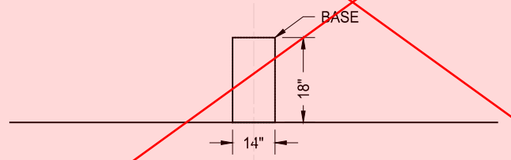
NOTES:
1. STONE BENCH COLOR AND MATERIALS SHALL MATCH EXISTING STONE BENCH AT THE MERCER STREET RESTROOM BUILDING.
2. BASE: 14"x14"x14" LIMESTONE QUARRY BLOCKS, "WHITE/GOLD" COLOR.
3. SEAT: LEUDERS LIMESTONE, 4" SLAB WITH EASED EDGES, PIN TO BASE BLOCKS WITH ½" DIA S.S. DOWELS
4. CONCRETE FOOTING SHALL BE CLASS A. CONCRETE FOOTING SHALL BE SUBSIDIARY TO PAY ITEM FOR STONE BENCH.
5. CONTRACTOR TO STAKE LOCATIONS OF BENCH FOR REVIEW AND APPROVAL OF CITY INSPECTOR/ENGINEER PRIOR TO PLACING CONCRETE FOOTINGS.

1 STONE MASONRY - MONOLITHIC STONE BENCH (SINGLE)
N.T.S.

Site Amenities to be completed with future phases (by others)



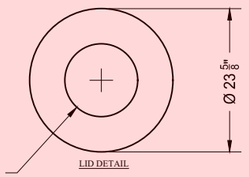
PLAN VIEW



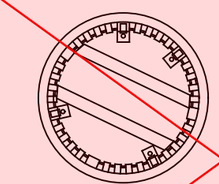
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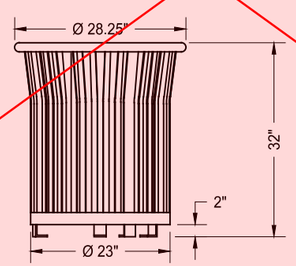
NOTES:
1. CUT STONE BLOCK COLOR AND MATERIALS SHALL MATCH EXISTING CUT STONES AT THE MERCER STREET RESTROOM BUILDING.
2. BASE: 14"x14"x18" LIMESTONE QUARRY BLOCKS, "WHITE/GOLD" COLOR.
3. PLACE CUT LIMESTONE BLOCKS ON FINISHED GRADE SURFACE IN LOCATIONS AS DIRECTED BY THE CITY ENGINEER.

2 CUT LIMESTONE BLOCK DETAIL
N.T.S.



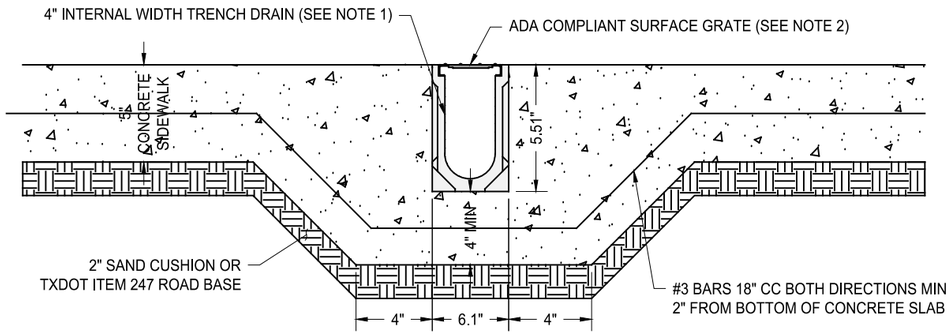
LID DETAIL





NOTES:
1. TRASH RECEPTACLE BASIS OF DESIGN: 32 GALLON "HARMONY", BY KEYSTONE RIDGE DESIGNS - WITH ELEVATED LEGS AND FLAT LID.
2. TRASH RECEPTACLE COLOR TO MATCH EXISTING DOWNTOWN RECEPTACLES ALONG MERCER STREET AND STEPHENSON BUILDING.
3. INSTALL RECEPTACLE ONTO PROPOSED SIDEWALK SLAB PER MANUFACTURER'S RECOMMENDATIONS AT LOCATIONS AS DIRECTED BY THE CITY ENGINEER.

3 TRASH RECEPTACLE DETAIL
N.T.S.



NOTES:
1. INSTALL ACO SYSTEM 4000 OR ENGINEER APPROVED EQUIVALENT OPEN CHANNEL TRENCH DRAIN SYSTEM AT LOCATIONS SHOWN IN THE PLANS. 4" MINIMUM NOMINAL INTERNAL WIDTH. PROVIDE POSITIVE DRAINAGE AWAY FROM GUTTER DOWNSPOUTS TO OUTFALL.
2. INSTALL ACO TYPE 494Q OR ENGINEER APPROVED EQUIVALENT ADA COMPLIANT GRATE.
3. INSTALL 4" ROUND OUTLET CAP AT END OF TRENCH DRAIN.
4. REFER TO MANUFACTURER'S LATEST INSTALLATION GUIDE.

4 SLOTTED TRENCH DRAIN
N.T.S.

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T.B.P.E. Firm Registration # F-27501
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ENGINEER'S SEAL:



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DRIPPING SPRINGS Texas

PROJECT:

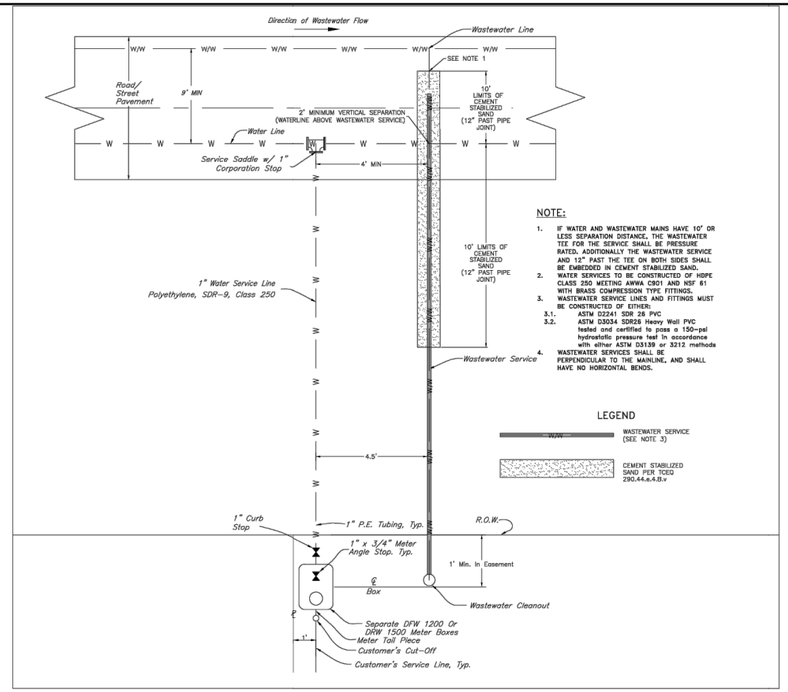
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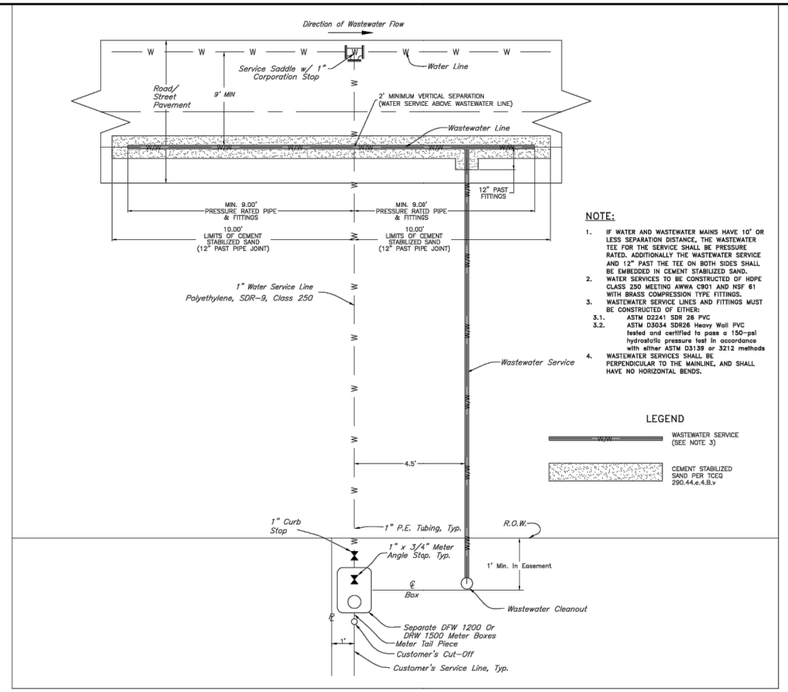
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SITE DETAILS
SITE AMENITIES

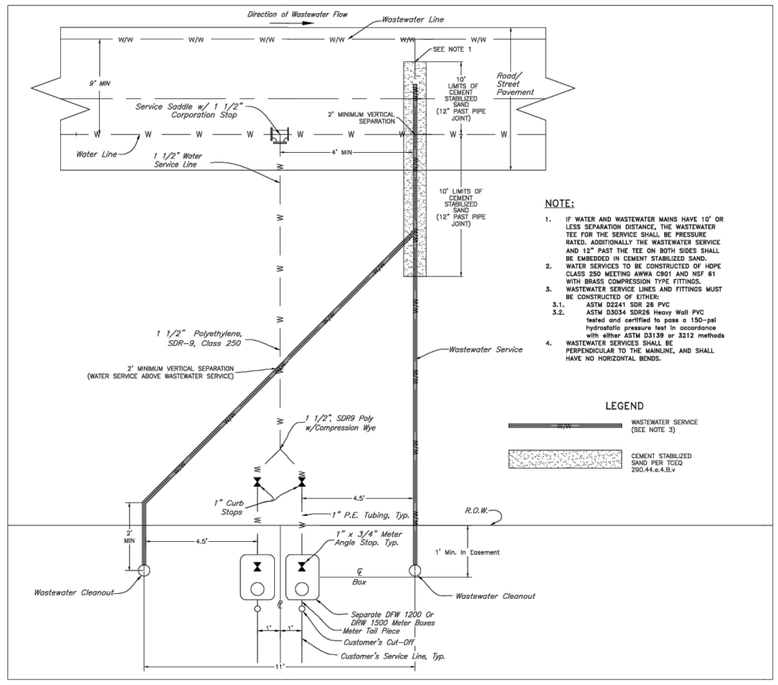
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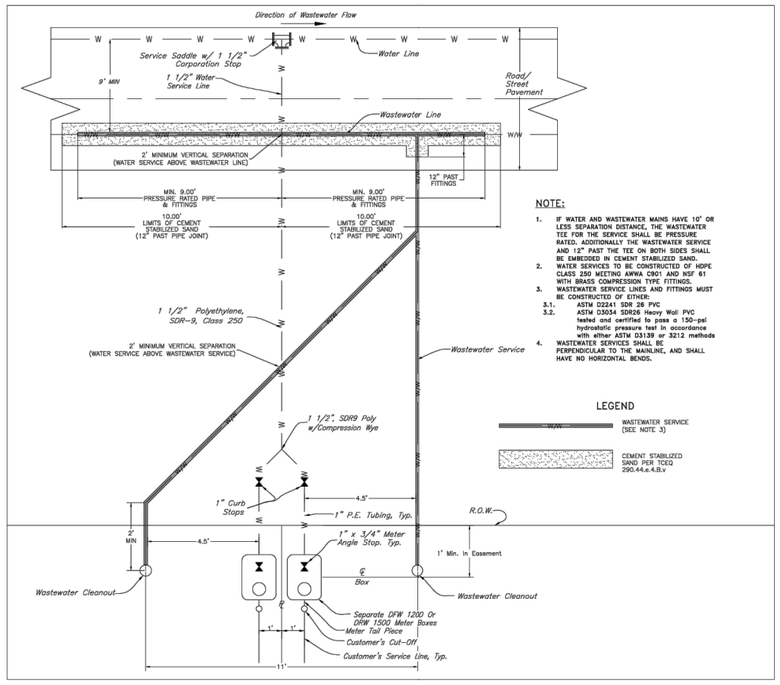
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TYPICAL SINGLE WATER/WASTEWATER SERVICE – PLAN





TYPICAL DOUBLE WATER/WASTEWATER SERVICE – PLAN

TYPICAL WATER SERVICE CONNECTION

SINGLE SERVICE

1" SMITH BLAIR 397 SERVICE SADDLE
1" CORPORATION STOP, FORD
1" POLYETHYLENE TUBING, CL. 250
4" DR 26 PVC CASING (LONG SIDE SERVICE ONLY))
1"X 3/4" ANGLE STOP VALVE (LOCK WING TYPE)
ALL BRASS FITTINGS

SINGLE METER BOX (DFW 1200 Or DFW 1500 If PRZ Required) SET IN SAND OR PEA GRAVEL

SERVICE SHALL BE PERPENDICULAR TO THE MAINLINE AND HAVE NO HORIZONTAL BENDS

DOUBLE SERVICE

1 1/2" SMITH BLAIR 397 SERVICE SADDLE
1 1/2" CORPORATION STOP FORD
1 1/2" CL. 250 POLYETHYLENE TUBING
4" DR 26 PVC CASING (LONG SIDE SERVICE ONLY)
2-1" CURB STOPS, 1- 1/2" BRASS TEE W/ 2- 1" X 3/4" BRASS BUSHINGS
2- 1"X 3/4" METER ANGLE STOP VALVES (LOCK WING TYPE) ALL BRASS FITTINGS

2-SINGLE METER BOX (DFW 1200 OR 1500 IF PRZ REQUIRED) SET IN SAND OR PEA GRAVEL

SERVICE SHALL BE PERPENDICULAR TO THE MAINLINE AND HAVE NO HORIZONTAL BENDS

CITY OF DRIPPING SPRINGS WATER/WASTEWATER SERVICE DETAILS JUNE 2022

GILPIN ENGINEERING
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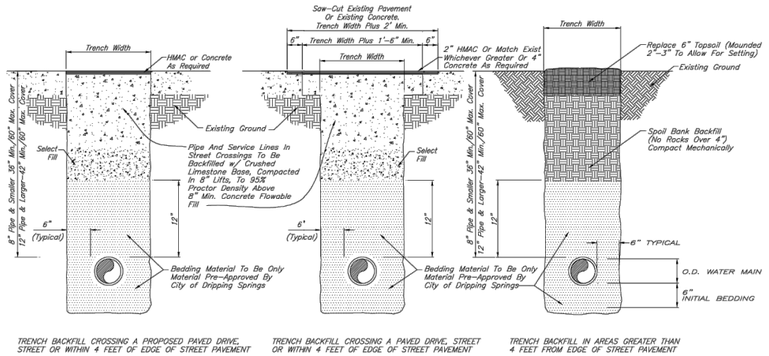
DRIPPING SPRINGS Texas

PROJECT:
MERCER STREET PASEO

SHEET TITLE:
CODS W&WW SERVICE DETAILS
(1 OF 2)

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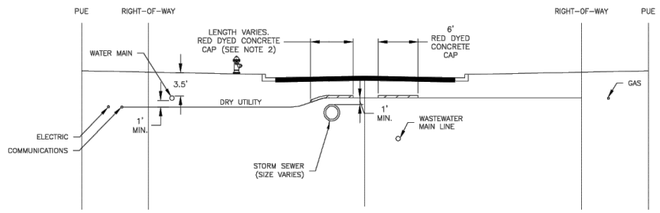


TRENCH BACKFILL CROSSING A PROPOSED PAVED DRIVE, STREET OR WITHIN 4 FEET OF EDGE OF STREET PAVEMENT

TRENCH BACKFILL CROSSING A PAVED DRIVE, STREET OR WITHIN 4 FEET OF EDGE OF STREET PAVEMENT

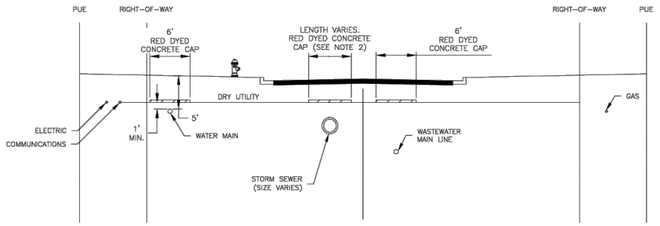
TRENCH BACKFILL IN AREAS GREATER THAN 4 FEET FROM EDGE OF STREET PAVEMENT

PIPELINE EMBEDMENT



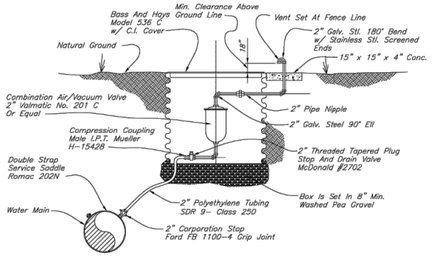
DRY UTILITY LOCATION – WATER LINE DEPTH LESS THAN 5'

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.
3. ANY TIME A DRY UTILITY CROSSES OVER A CITY UTILITY A RED DYED CONCRETE CAP IS REQUIRED. THE LENGTH OF THE CAP SHOULD BE AS REFERENCED IN THIS DETAIL.
4. PROPOSED GAS AND ELECTRIC UTILITY CONSTRUCTION PLANS SHOULD BE SUBMITTED TO THE CITY AND APPROVED PRIOR TO CONSTRUCTION OF THOSE UTILITIES.



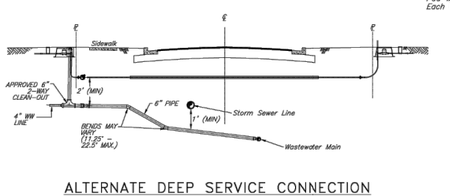
DRY UTILITY LOCATION – WATER LINE DEPTH OF 5' OR LARGER

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.
3. ANY TIME A DRY UTILITY CROSSES OVER A CITY UTILITY A RED DYED CONCRETE CAP IS REQUIRED. THE LENGTH OF THE CAP SHOULD BE AS REFERENCED IN THIS DETAIL.
4. PROPOSED GAS AND ELECTRIC UTILITY CONSTRUCTION PLANS SHOULD BE SUBMITTED TO THE CITY AND APPROVED PRIOR TO CONSTRUCTION OF THOSE UTILITIES.



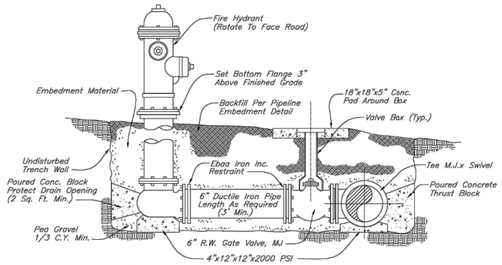
NOTE: Combination Air/Vacuum Valves Shall Be Located As Per Plans At The Highest Point Of The Line.

COMBINATION AIR/VACUUM VALVE



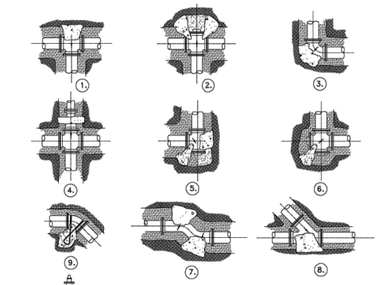
ALTERNATE DEEP SERVICE CONNECTION

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 gutter, 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

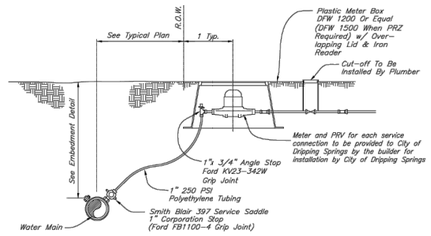


NOTES:
1. Thru Line Connection,Tee
2. Thru Line connection, Cross Used As Tee
3. Directional Change, Elbow
4. Change Line Size, Reducer
5. Direction Change, Tee Used As Elbow
6. Direction Change, Cross Used AS Elbow
7. Direction Change
8. Thru Line Connection
9. Valve Anchor
10. Direction Change Vertical,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

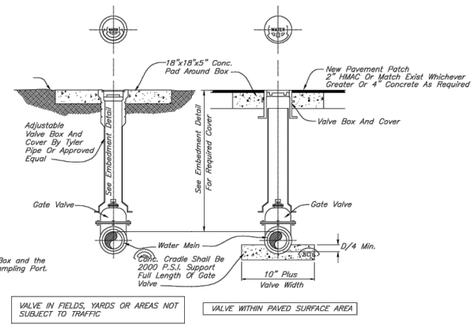
PIPE DIA.	FITTINGS	BLOCK DIMENSION HORIZ.	BLOCK DIMENSION VERT.
2"	All Fittings	1.5	2.0
4"	All Fittings	1.5	2.0
6"	Tee,Cross,Valve	1.5	1.5
6"	90° Bend	1.5	2.0
8"	Tee,Cross,Valve	2.0	2.0
8"	90° Bend	2.0	2.5
12"	Tee,Valve	3.0	3.0
12"	90° Bend	4.5	2.5
12"	45° Bend	2.5	2.5

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

TYPICAL THRUST BLOCKING



RESIDENTIAL WATER SERVICE CONNECTION

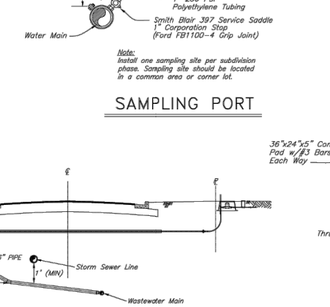


VALVE IN FIELDS, YARDS OR AREAS NOT SUBJECT TO TRAFFIC

VALVE WITHIN PAVED SURFACE AREA

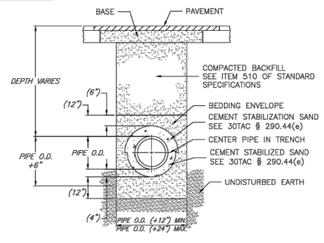
GATE VALVE & BOX

N.T.S



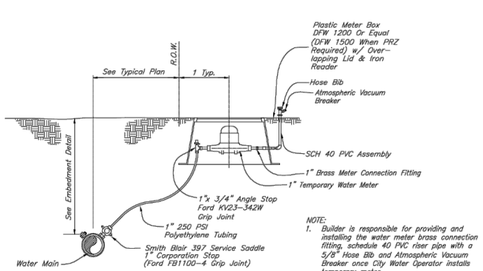
NOTE: Thrust Blocking Shall Be Placed In A Manner Not To Plug Integral Weep Hole

FLUSH VALVE



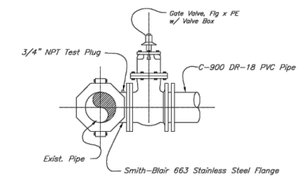
WATER AND WASTEWATER CROSSING OVER EXCAVATION TRENCH DETAIL

NOTES:
1. WHEN CEMENT STABILIZED SAND IS USED, THE TRENCH SHALL BE OVER EXCAVATED BY 12 INCHES TO PROVIDE A MINIMUM OF 12 INCHES OF GRAVEL BELOW THE CEMENT STABILIZED SAND TO ALLOW FOR GROUND WATER FLOW THROUGH TRENCHES.
2. OVER EXCAVATION SHALL EXTEND 5 FEET BEYOND THE CEMENT STABILIZED SAND ON BOTH SIDES OF THE PIPE.
3. THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30TAC § 290.44(e).



NOTE:
1. Builder is responsible for providing and installing the water meter brass connection fitting, schedule 40 PVC riser pipe with a 5/8" Hose Bib and Atmospheric Vacuum Breaker once City Water Operator installs temporary meter.

TEMPORARY RESIDENTIAL CONSTRUCTION METER CONNECTION



TAPPING SLEEVE AND VALVE

CITY OF DRIPPING SPRINGS WATER/WASTEWATER DETAILS FEBRUARY 2024

GILPIN ENGINEERING
T.B.P.E. Firm Registration # F-27501
9701 BRODIE LANE #203
AUSTIN, TX 78748
PH: 512.220.8100

ENGINEER'S SEAL:



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REVISIONS:

NO.	REVISION	DATE

DATE: 6/10/2026
DESIGNED BY: DC
CHECKED BY: CG
PROJ #:

DRIPPING SPRINGS Texas

PROJECT:
MERCER STREET PASEO

SHEET TITLE:
CODS W&WW SERVICE DETAILS
(2 OF 2)

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ELECTRICAL GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR READING ALL NOTES AND SPECIFICATIONS.
2. NOT ALL NOTES APPLY TO THIS PROJECT.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ORDERING, FABRICATING AND/OR INSTALLING ANY DUCT, PIPING, EQUIPMENT OR DEVICES. COORDINATION SHALL INCLUDE BUT NOT BE LIMITED TO ALL MATERIALS, DEVICES AND EQUIPMENT THAT ARE CONCEALED WITHIN WALLS, ABOVE CEILINGS OR BELOW FLOORS, MILLWORK, OR THAT ARE LOCATED WITHIN MECHANICAL SPACES, AND SHALL INCLUDE EQUIPMENT CLEARANCES AND REQUIRED ROUTING TO AVOID STRUCTURAL MEMBERS TO ALIGN WITH WALL AND FLOOR PENETRATIONS, AND WITH RESPECT TO DOOR SWINGS. THE ARCHITECT OF RECORD AND/OR ENGINEER OF RECORD SHOULD BE NOTIFIED OF ANY CONFLICTS.
4. ALL ELECTRICAL WORK SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A LICENSED ELECTRICIAN. INSTALL MATERIALS AND EQUIPMENT TO PRESENT A NEAT APPEARANCE WHEN COMPLETED AND IN ACCORDANCE WITH THE APPROVED RECOMMENDATIONS OF THE MANUFACTURER AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL CONDUIT AND WIRING SHALL RUN PARALLEL OR PERPENDICULAR TO BUILDING LINES.
5. IF DIFFERENCES ARE FOUND BETWEEN THESE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE CONDITIONS OR THE NEW EQUIPMENT MANUFACTURER 'S RECOMMENDATIONS, THESE DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IN A TIMELY FASHION. ALL INFORMATION SHOULD BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
6. DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT NECESSARILY REFLECT ALL WORK REQUIRED TO COMPLETE THE PROJECT. DO NOT SCALE THE DRAWINGS FOR DIMENSIONS; ALL DIMENSIONS SHOULD BE TAKEN FROM ARCHITECTURAL DRAWINGS AND FROM THE EQUIPMENT TO BE FURNISHED.
7. THE CONTRACTOR SHALL PROVIDE (WHICH SHALL BE DEFINED IN THESE DOCUMENTS TO MEAN FURNISH AND INSTALL) ALL MATERIALS, LABOR AND EQUIPMENT AS REQUIRED TO COMPLETE THE PROJECT WITHIN THE DESIGN INTENT AT NO ADDITIONAL COST.
8. ALL NEW AND EXISTING-TO-REMAIN SYSTEMS SHALL BE INSTALLED OR REWORKED SO AS TO BE COMPLETE AND FUNCTIONING SYSTEMS AT THE COMPLETION OF THE PROJECT.
9. THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED CONSTRUCTION TO BECOME THOROUGHLY FAMILIAR WITH DETAILS OF WORK AND WORKING CONDITIONS, VERIFY DIMENSIONS IN THE FIELD, AND ADVISE THE ENGINEER OF ANY DISCREPANCIES BEFORE PROVIDING A BID.
10. THE CONTRACTOR, BY SUBMITTING A BID PROPOSAL, AGREES TO ACCEPT ALL EXISTING SITE CONDITIONS NOT SPECIFICALLY EXEMPTED. ALL EXCEPTIONS SHALL BE PROVIDED TO THE ENGINEER IN WRITING.
11. ALL WORK SHALL BE SCHEDULED FOR A TIME ACCEPTABLE TO THE PROJECT MANAGER. THE BUILDING NEEDS TO REMAIN OPERATIONAL DURING THE CONSTRUCTION PERIOD.
12. CONTRACTOR MAY REQUEST PARKING, MATERIAL STORAGE AND WASTE RECEPTACLE SPACE. THIS REQUEST SHALL BE SENT TO THE UT SITE CONSTRUCTION COORDINATOR TWO WEEKS PRIOR TO WHEN THE SPACES ARE NEEDED. SPACES ARE NOT GUARANTEED. MATERIAL STORAGE AND WASTE RECEPTACLE SPACE SHALL ALSO BE COORDINATED WITH BUILDING MANAGER.
13. ANY CHANGES TO THE CONSTRUCTION DOCUMENTS THAT ARE THE RESULT OF THE OWNER 'S ACCEPTANCE OF CONTRACTOR PROPOSED CHANGES, ALTERNATES AND/OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECEIVE APPROVAL OF THE ENGINEER OF RECORD PRIOR TO IMPLEMENTING CHANGES TO THE CONSTRUCTION DOCUMENTS. ANY CHANGES OR MODIFICATIONS MADE WITHOUT CONSENT MAY RESULT IN WORK REMOVED AND INSTALLED ACCORDING TO THE PLANS WITH NO COST TO THE OWNER OR ENGINEER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO THE EXISTING PROPERTY BY THEIR STAFF AND SUBCONTRACTED STAFF. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT EXISTING CONSTRUCTION AND ADJACENT PROPERTY, WITH WHICH WORK COMES IN CONTACT, AND OVER TO TRANSPORT, HOIST OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC., AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED DURING CONSTRUCTION.
15. MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND SHALL BEAR THE U.L. LABEL WHERE APPLICABLE UNLESS NOTED OTHERWISE.
16. THE CONTRACTOR SHALL MAINTAIN A SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIME SO THAT ALL CHANGES BETWEEN THE DRAWINGS AND THE ACTUAL CONSTRUCTION CAN BE NOTED IN RED. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL SIGN AND DATE THE DRAWINGS CERTIFYING THAT THEY ARE AN ACCURATE REFLECTION OF THE ACTUAL CONSTRUCTION AND TURN IN RED MARKED UP DRAWINGS.
17. THE CONTRACTOR SHALL FURNISH AND INSTALL ARC FLASH WARNING LABELS, PER NEC AND UT STANDARDS, ON ALL PANELS INVOLVED IN PROJECT.
18. IF CONFLICTS BETWEEN THE SPECIFICATIONS AND DRAWINGS OCCUR, THE HIGHER QUALITY OR QUANTITY SHALL BE PROVIDED AND INSTALLED. WHEN CONFLICTS EXIST, CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EXPENSES INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN CLARIFICATION.

REQUIRED CODES AND STANDARDS:

19. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING 2023 NFPA 70 NATIONAL ELECTRIC CODE (NEC), 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), ANSI/ASHRAE/IESNA STANDARD 90.1-2022 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS.
20. WHERE APPROVED STANDARDS HAVE BEEN ESTABLISHED BY OSHA, UL, ASHRAE, IEEE, ASPE, IESNA, ANSI, NFPA, STATE FIRE INSURANCE REGULATORY BODY, AND FM, FOLLOW THESE STANDARDS WHETHER OR NOT INDICATED ON THE DRAWINGS. INCLUDE COST OF WORK REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THESE AUTHORITIES IN THE ORIGINAL PROPOSAL.

SUBSTITUTION REQUESTS:

21. IF THE CONTRACTORS DESIRE TO MAKE A SUBSTITUTION THEY SHALL SUBMIT A SUBSTITUTION REQUEST TO THE ENGINEER OF RECORD ALONG WITH ADEQUATE PRODUCT INFORMATION TO DEMONSTRATE THAT THE PROPOSED PRODUCT WILL MEET THE REQUIREMENTS OF THE APPLICATION. ACCEPTANCE IS AT THE SOLE DISCRETION OF THE ENGINEER OF RECORD.
22. SUBSTITUTION REQUESTS FOR CONVENIENCE OR FOR LACK OF PLANNING WILL NOT BE ACCEPTED.

SUBMITTALS:

23. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL NEW EQUIPMENT, LABELS, MATERIALS, CONTROLS, AND ACCESSORIES TO BE PROVIDED. SUBMIT FOUR (4) COPIES FOR APPROVAL.
24. ENGINEER'S REVIEW OF SUBMITTALS CONSTITUTES AN ACKNOWLEDGEMENT ONLY AND IN NO WAY RELIEVES THE CONTRACTOR OF FULL RESPONSIBILITY FOR PROVIDING ALL SYSTEMS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ANY MATERIAL PROVIDED BY THIS CONTRACTOR WITHOUT APPROVED SHOP DRAWINGS CONSTITUTES THE CONTRACTOR 'S AGREEMENT TO COMPLY WITH THE ENGINEER'S INTENT WHETHER SPECIFIED, SHOWN OR IMPLIED.

REQUESTS FOR INFORMATION (RFI'S):

25. IF THE NEED SHOULD ARISE THAT THE CONTRACTOR NEEDS ADDITIONAL INFORMATION AND/OR CLARIFICATION, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION (RFI).

UTILITY OUTAGES:

26. ALL UTILITY OUTAGES REQUIRE 7 WORKING DAY'S NOTICE. CONTRACTOR SHALL COORDINATE ALL UTILITY OUTAGES WITH CLIENT/OWNER SITE REPRESENTATIVE AND BUILDING MANAGER. CONTRACTOR SHALL PROVIDE CLIENT/OWNER WITH AN OUTAGE SCHEDULE FOR REVIEW.

DEMOLITION:

27. THE CONTRACTOR SHALL REMOVE ELECTRICAL EQUIPMENT, WIRING DEVICES, LIGHTING FIXTURES & CONTROLS, PATHWAYS, ETC. THAT ARE BEING REMOVED FROM SERVICE AS PART OF THIS PROJECT. SALVAGED MATERIALS SHALL BE OFFERED TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL ITEMS THAT THE OWNER DOES NOT ELECT TO RETAIN, FROM THE SITE AND DISPOSE OF THEM IN A RESPONSIBLE AND LEGAL MANNER.
28. PATHWAYS: REMOVE EXISTING CONDUIT, FITTINGS AND DEVICE/JUNCTION BOXES AS INDICATED, INCLUDING PATHWAYS SERVING EQUIPMENT AND ITEMS TO BE REMOVED. WHERE EXISTING PATHWAYS WILL NOT BE RECONNECTED, CAP OR PLUG IN A CONCEALED MANNER AS REQUIRED.
29. LIGHT FIXTURES/WIRING DEVICES: REMOVE EXISTING LIGHT FIXTURES & WIRING DEVICES AS INDICATED.
30. EQUIPMENT: REMOVE EXISTING ELECTRICAL DISTRIBUTION EQUIPMENT AS INDICATED, INCLUDING ASSOCIATED PATHWAYS & CONDUCTORS UNLESS OTHERWISE INDICATED.
31. ALL DEMOLITION WORK SHALL BE COORDINATED WITH OWNER/TENANT REPRESENTATIVE.

ENVIRONMENTAL ISSUES:

32. ALL ENVIRONMENTAL ISSUES SHALL BE ADDRESSED BY OTHERS. THIS WOULD INCLUDE SUCH ITEMS AS ASBESTOS ABATEMENT AND DISPOSAL, MOLD ABATEMENT, LEAD PAINT ABATEMENT, OIL AND OTHER SOLVENTS REMEDIATION AND DISPOSAL, ETC.
33. LEAD PAINT AND ACM WARNINGS: HAZARDOUS MATERIALS TESTING REPORT WILL BE PROVIDED TO THE CONTRACTOR. LOCATIONS AND AMOUNTS OF HAZARDOUS MATERIALS ARE NOT SPECIFICALLY NOTED ON THESE DRAWINGS. IF THE CONTRACTOR UNCOVERS MATERIALS IN AREAS THAT HAVE NOT BEEN ABATED OR TESTED, THEY ARE OBLIGATED TO CONTACT THE CLIENT/OWNER PROJECT MANAGER FOR ADDITIONAL TESTING AND MUST STOP WORK IN THE AFFECTED AREA(S).
34. MAINTAIN WORK AREAS AT A NEGATIVE PRESSURE RELATIVE TO REMAINDER OF BUILDING. COVER ALL OPENINGS INTO THE BUILDING AND / OR PROJECT CONSTRUCTION AREA. PROTECT AND COVER WITH FILTERS ALL MAIN AHU RETURN AIR OPENINGS LOCATED WITH-IN AREA OF CONSTRUCTION. ALERT THE OWNER TO THE POSSIBILITY OF DUST FROM DEMOLITION/CONSTRUCTION ACTIVITIES AT LEAST 24 HOURS IN ADVANCE OF SUCH OPERATIONS, IN WRITING. CONTRACTOR SHALL ERECT DUST BARRIERS PRIOR TO STARTING DEMOLITION OR CONSTRUCTION WORK.
35. POTENTIAL SILICA EXPOSURE WHEN DRILLING, SANDING, OR CUTTING THROUGH CONCRETE, BRICK, CERAMIC TILES, AND STONE PRODUCTS.

CONDUCTORS AND CABLES:

36. ALL BUILDING WIRING SHALL BE INSULATED COPPER CONDUCTORS RUN FROM LOAD TO SOURCE INSIDE RACEWAY, CONTINUOUS (WITHOUT SPLICES) BETWEEN JUNCTION AND PULL BOXES, AND EXPOSED INSIDE PANELS ONLY.
37. ALL WIRING SHALL BE 98% CONDUCTIVITY COPPER WITH TYPE THHN/THWN INSULATION. USE XHHW WHERE INSTALLED IN CONDUIT UNDERGROUND. ALL CONDUCTORS SHALL BE SOLID FOR #10 AWG AND SMALLER AND STRANDED FOR LARGER THAN #10 AWG. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG UNLESS OTHERWISE NOTED. CONTROL WIRING CAN BE #14 AWG.
38. ALL WIRING SHALL BE RUN IN CONDUIT OR SHALL BE PLENUM RATED INSULATION WHERE SPECIFICALLY ALLOWED.
39. METAL CLAD CABLES ASSEMBLIES (TYPE "MC") MAY BE USED FOR DROP FROM J-BOX TO INDIVIDUAL DEVICES, WITHIN WALLS FROM DEVICE TO DEVICE, AND ABOVE CEILING FROM BOX TO FIXTURE AND FIXTURE TO FIXTURE. SUPPORT CABLE ASSEMBLIES FROM STRUCTURE WITH LISTED CLIPS AND STRAPS. DO NOT USE WIRE OR PERFORATED STRAPPING FOR SUPPORT.
    A. CAUTION FOR USE OF FLEX IN HEALTHCARE FACILITIES: FLEX CABLE ASSEMBLIES IN PATIENT CARE AREAS MUST HAVE REDUNDANT GROUND, PROVIDE AFC HCF-90 OR SIMILAR. FLEXIBLE METAL CONDUIT WITH GREEN INSULATED GROUNDING CONDUCTOR MAY ALSO BE USED. REF NEC 517.13A.
40. ALL SINGLE POLE CIRCUITS SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR ROUTED TO THE SOURCE PANEL.
41. ALL POWER & CONTROL WIRING ROUTED THROUGH RETURN AIR PLENUMS SHALL BE PLENUM RATED.
42. UP TO 3-20A CIRCUITS MAY SHARE A RACEWAY FOR HOMERUNS WHERE SUITABLE & PER NEC CONDUIT FILL RULES.
43. MIN. WIRE SIZE IS #12 AWG FOR HOME RUNS UP TO 50'; HOME RUNS LONGER THAN 50' SHALL BE #10 MIN.

GROUNDING AND BONDING:

44. ALL RACEWAYS AND CIRCUITS SHALL BE PROVIDED WITH A NEC 250 COMPLIANT GREEN GROUND CONDUCTOR.
45. UNLESS OTHERWISE NOTED, MINIMUM GROUND WIRE SIZE SHALL BE NO 12 AWG WITH THE EXCEPTION THAT ANY FEEDER EXCEEDING 100 FEET SHALL BE MINIMUM NO 10 AWG.
46. ALL EQUIPMENT SHALL BE PROPERLY BONDED.
47. UPON COMPLETION OF THE WORK, ALL PARTS OF THE ELECTRICAL INSTALLATION SHALL BE MEGGER TESTED AND PROVED TO BE FREE OF UNWANTED GROUNDS AND OTHER DEFECTS.
48. DO NOT SERVE MORE THAN THREE CIRCUITS WITH A SINGLE GROUND WIRE.
49. GROUNDING CONDUCTORS SHALL BE ROUTED ALONG THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE, UNLESS OTHERWISE INDICATED. AVOID OBSTRUCTING ACCESS OR PLACING CONDUCTORS WHERE THEY MAY BE SUBJECT TO STRAIN, IMPACT, OR OTHER DAMAGE.
50. MAKE CONNECTIONS SO GALVANIC ACTION OR ELECTROLYSIS POSSIBILITY IS MINIMIZED. SELECT CONNECTORS, CONNECTION HARDWARE, CONDUCTORS, AND CONNECTION METHODS SO METALS IN DIRECT CONTACT WILL BE GALVANICALLY COMPATIBLE.
51. IF METAL RACEWAYS TERMINATE AT METAL HOUSINGS WITHOUT MECHANICAL AND ELECTRICAL CONNECTION TO HOUSING, TERMINATE EACH CONDUIT WITH A GROUNDING BUSHING. CONNECT GROUNDING BUSHING WITH A BARE GROUNDING CONDUCTOR TO TERMINAL IN HOUSING.

HANGERS AND SUPPORTS:

52. SUPPORT RACEWAYS USING GALVANIZED STEEL OR MALLEABLE IRON STRAPS; CHANNEL OR PIPE CLAMPS AS APPROPRIATE.
53. PROVIDE SUPPORTS AT ALL BOXES, ELEC. EQUIP., LOADS, & AT CODE REQUIRED INTERVALS ALONG RACEWAYS.
54. SUPPORT LIGHTING, ELEC. EQUIP., RACEWAYS/BOXES, ETC. INDEPENDENTLY. DO NOT USE CEILING SUPPORT WIRES, PIPING SYSTEMS, ETC.

RACEWAY AND BOXES:

55. PROVIDE COMPLETE RACEWAY SYSTEMS FROM SOURCE TO ALL LOADS WITH DEDICATED SUPPORTS FOR EACH RACEWAY ELEMENT.
56. PROVIDE ALL REQUIRED BOXES & SUPPORTS FOR WIRING DEVICES, TELECOMMUNICATIONS, FIRE ALARM, ACCESS CONTROL, CONTROLS EQUIPMENT, ALARMS, SENSORS, ETC.
57. ALL J-BOXES SHALL BE SECURE, NO FLOATING BOXES. THERE SHALL BE NO BACK-TO-BACK J-BOX INSTALLATIONS.
58. ALL INTERIOR, DRY LOCATION CONDUIT SHALL BE EMT. WITH COMPRESSION FITTINGS.
59. PROVIDE PULL BOXES AT APPROPRIATE LOCATIONS FOR ALL POWER AND SPECIAL SYSTEMS RACEWAYS WHETHER SHOWN ON PLANS OR NOT. INSTALL IN CONCEALED, ACCESSIBLE LOCATIONS.
60. DO NOT INSTALL RACEWAY WITH MORE THAN THE EQUIVALENT OF THREE NINETY DEGREE BENDS BETWEEN PULL POINTS.
61. THE CONDUIT ROUTING SHOWN ON THESE PLANS IS DIAGRAMMATIC.
62. COORDINATE INTERIOR ROUTING WITH OTHER TRADES; STRUCTURE; NEW AND EXISTING UTILITIES, DUCTWORK, PIPING; AND OTHER EXISTING CONDITIONS AS REQUIRED FOR A COMPLETE, CONFLICT-FREE INSTALLATION.
63. ROUTE RACEWAYS PARALLEL AND PERPENDICULAR TO WALLS, FLOORS, AND CEILINGS.
64. ROUTE EXPOSED CONDUIT PARALLEL AND TIGHT TO STRUCTURAL ELEMENTS. FOLLOW ALL SURFACE CONTOURS; DO NOT ROUTE IN FREE AIR FROM POINT TO POINT.
65. INSTALL RACEWAYS SO THAT IT DRAINS TO JUNCTION AND PULL BOXES TO AVOID MOISTURE TRAPS AT LOW POINTS; INSTALL JUNCTION BOX WITH DRAIN FITTING AT LOW POINTS IN CONDUIT SYSTEM.
66. INSTALL FITTINGS TO ACCOMMODATE EXPANSION AND DEFLECTION WHERE RACEWAY CROSSES SEISMIC, CONTROL, AND EXPANSION JOINTS.
67. INSTALL SUITABLE PULL STRING OR CORD IN EACH EMPTY RACEWAY, LABEL, AND CAP.
68. CLOSE ENDS AND UNUSED OPENINGS IN SURFACE RACEWAYS, WIREWAY, BOXES, AND ENCLOSURES.
69. USE MULTI-GANG BOXES IN ALL POSSIBLE LOCATIONS.
70. PAINT EXPOSED RACEWAYS AND BOXES TO MATCH THE SURFACE TO WHICH THEY ARE ATTACHED IN EXPOSED, FINISHED AREAS.
71. ALL CONDUIT SHALL HAVE AN NEC-COMPLIANT GROUND AND AN INSULATED THROAT BUSHING IN PLACE FOR PULLING CONDUCTORS.
72. IN CONCEALED DRY INTERIOR LOCATIONS PROVIDE RIGID STEEL CONDUIT (RMC), INTERMEDIATE METAL CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT). PROVIDE EMT AND COMPRESSION TYPE FITTINGS THAT COMPLY WITH ANSI 80.3. TYPES AND SIZES SHALL BE PROVIDED AS INDICATED BY THE DRAWINGS OR AS REQUIRED BY CODE FOR EACH APPLICATION, WITH FITTINGS THAT MATCH AND MATE WITH RACEWAYS.
73. IN EXPOSED DRY INTERIOR LOCATIONS PROVIDE RIGID STEEL CONDUIT (RMC) BELOW 10' AFF, OTHERWISE RMC, IMC OR EMT.
74. IN MECHANICAL ROOMS & INDUSTRIAL FACILITIES (LABS) PROVIDE RIGID STEEL CONDUIT (RMC) THROUGHOUT.
75. ALL OUTLET, DEVICE, PULL, AND JUNCTION BOXES SHALL BE MANUFACTURED FROM GALVANIZED SHEETMETAL AND SHALL COMPLY WITH NEMA OS 1.
76. MINIMUM ALLOWED RACEWAY SIZE IS 3/4"Ø.
77. SUPPORT RACEWAYS TO PREVENT BOTH HORIZONTAL AND VERTICAL MOVEMENT. WIRE SUPPORTS FOR CEILING GRID MAY NOT BE USED TO SUPPORT CONDUIT. RUN PARALLEL OR BANKED RACEWAYS TOGETHER, ON COMMON SUPPORTS WHERE PRACTICAL.
78. DURING CONSTRUCTION USE TEMPORARY CLOSURES TO PREVENT FOREIGN MATTER FROM ENTERING RACEWAYS.
79. MAKE BENDS AND OFFSETS SO THAT ID OF RACEWAYS IS NOT REDUCED. KEEP LEGS OF BENDS IN THE SAME PLANE AND STRAIGHT LEGS OF OFFSETS PARALLEL UNLESS OTHERWISE INDICATED.
80. MAKE RACEWAY TERMINATIONS TIGHT. USE INSULATING BUSHINGS AT ALL TERMINATIONS TO PROTECT CONDUCTORS.

WIRING DEVICES:

81. DUPLEX RECEPTACLES MOUNTED ON OPPOSITE SIDES OF A COMMON WALLS SHALL BE A MINIMUM OF 12" APART. (NO BACK TO BACK OUTLETS) TO REDUCE NOISE TRANSFER, JUNCTION BOXES IN ADJACENT ROOMS SHALL NOT BE INSTALLED IN THE SAME WALL CAVITY. SEPARATE ALL JUNCTION BOXES BY AT LEAST ONE FRAMING MEMBER.
82. PROVIDE GFI RECEPTACLES & DIMMERS WITH DEDICATED NEUTRALS INDEPENDENT OF OTHER LOADS ON THE CIRCUIT (WHERE GFI OR DIMMER IS SPECIFIED).
83. PROVIDE A MAXIMUM OF 4 QUAD RECEPTACLES OR 8 DUPLEX RECEPTACLES ON A SINGLE 20A POWER CIRCUIT UNLESS OTHERWISE SHOWN ON DRAWINGS.
84. WIRING DEVICES SHALL BE HEAVY DUTY GRADE (MIN), GROUNDING, AND RATED FOR LOAD (20A MIN). NOTE THAT SOME LOCATIONS REQUIRE WEATHER RATED, INDUSTRIAL OR HEAVY DUTY, AND HOSPITAL GRADE DEVICES.
85. UNLESS OTHERWISE NOTED, WALL PLATES SHALL BE SMOOTH HIGH-IMPACT THERMOPLASTIC WITH METAL SCREWS WITH HEAD COLOR TO MATCH PLATE FINISH. MATCH THE COLOR/FINISH OF THE EXISTING PLATES.
86. USE APPROPRIATELY SIZED WIRE NUTS TO SECURE WIRING. PUSH-ON, "WAGO" STYLE CONNECTORS ARE NOT ACCEPTABLE.
87. UNLESS INDICATED OTHERWISE, ALL RECEPTACLES ARE TO BE DUPLEX, NEMA 5-20R.
88. ON FIRE RATED OR INSULATED WALLS, INSTALL OUTLETS OCCURRING ON OPPOSITE SIDES OF A PARTITION A MINIMUM OF 2 FT. APART, UNLESS NOTED OTHERWISE.
89. INSTALL ADJACENT DATA/TELEPHONE AND ELECTRICAL OUTLETS AT 6 INCHES ON CENTER, UNLESS NOTED OTHERWISE.
90. INSTALL WALL OUTLETS SO THAT THE CENTER LINE IS 1'-6" AFF, TO MATCH EXISTING, UNLESS NOTED OTHERWISE.
91. INSTALL LIGHT SWITCHES 3'-9" AFF AND A MAXIMUM OF 6 INCHES FROM LATCH JAMB (OR SIDELIGHT JAMB) OR A MAXIMUM OF 6 INCHES BEYOND THE LATCH STILE OF THE DOOR IN ITS OPEN POSITION AGAINST THE DOOR STOP. COORDINATE SWITCH ELEVATIONS WITH OTHER TRADES, AND ADA/TAS REQUIREMENTS.

ENCLOSED SWITCHES AND CONTACTORS:

92. TO FACILITATE SAFE REPAIR AND REPLACEMENT OF EQUIPMENT, PROVIDE ALL STARTERS AND DISCONNECTS WITH LOTO PROVISIONS.
93. MOUNT STARTERS AND DISCONNECTS SERVING HVAC EQUIPMENT TO STRUCTURE ADJACENT TO EQUIPMENT SERVED RATHER THAN MOUNTING DIRECTLY TO THE EQUIPMENT. THIS INCLUDES U-CHANNEL SUPPORT AND 120V MAINTENANCE RECEPTACLE FOR ROOF MOUNTED EQUIPMENT. PROVIDE WORKING SPACE PER NEC REQUIREMENTS. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHT FIXTURE LOCATIONS AND QUANTITIES.

LIGHTING:

94. EXAMINE THE AREA OF INSTALLATION TO VERIFY ADEQUATE SPACE AND MOUNTING PROVISIONS ARE PROVIDED FOR THE SPECIFIED LUMINAIRE PRIOR TO ORDERING LUMINAIRES.
95. VERIFY THAT LUMINAIRES WILL NOT INTERFERE WITH REQUIRED CLEARANCES FOR EQUIPMENT INCLUDING FILTER PULL SPACE, NEC WORKING SPACE IN FRONT OF DISCONNECTS, CONTROL PANELS, ETC.
96. COORDINATE EXIT LIGHT LOCATIONS WITH STRUCTURE AND BUILDING SYSTEMS TO ENSURE EXIT SIGNS ARE VISIBLE.
97. EXIT SIGNS WITH BACKWARD LETTERING SHALL NOT BE PERMITTED ANYWHERE. SINGLE-SIDED EXIT SIGNS SHALL HAVE A BLANK/OPAQUE BACK SIDE WITH FINISH SPECIFIED BY THE ARCHITECT. DOUBLE-SIDED EXIT SIGNS SHALL HAVE ENGLISH LETTERS "E X I T" THAT READ FROM LEFT-TO-RIGHT ON EACH SIDE.
98. PROVIDE GROUND WIRE AND ONE NEUTRAL CONDUCTOR PER CIRCUIT IN ALL LIGHTING CONDUIT.
99. LABEL ALL CIRCUIT BREAKERS SERVING EMERGENCY LIGHTING.
100. UNLESS NOTED OTHERWISE, EMERGENCY EGRESS PATHWAY LIGHT FIXTURES, LIGHTS NOTED "xE", AND LIGHTS SHOWN CROSS HATCHED SHALL BE CONNECTED TO THE SWITCHED AREA LIGHTING CIRCUIT FOR NORMAL OPERATION AND AN UNSWITCHED CIRCUIT FROM THE SAME OCPD TO AUTOMATICALLY CONTROL POWER TRANSFER TO AN INTEGRAL BATTERY PACK FOR 90 MINUTES OF EMERGENCY OPERATION WHEN LOSS OF NORMAL POWER IS SENSED ON THE UNSWITCHED CIRCUIT. ALL BATTERY PACKS SHALL HAVE SELF DIAGNOSTICS, WITH A BATTERY STATUS INDICATOR MOUNTED IN A VISIBLE LOCATION.
101. INSTALL FIXTURES PLUMB, SQUARE AND LEVEL WITH CEILINGS AND WALLS AND SECURE FIXTURES PER MANUFACTURER'S PRINTED INSTRUCTIONS.
102. ADJUST AIMABLE FIXTURES, CLEAN, AND PROVIDED ALL FIXTURES WITH LAMPS PRIOR TO OWNER OCCUPANCY.
103. UNLESS NOTED OTHERWISE, LIGHTING SWITCHES IN ROOMS SHALL CONTROL ONLY FIXTURES IN THAT ROOM.
104. WHEN MORE THAN ONE LIGHTING SWITCH IS SHOWN AT A LOCATION THEY SHALL BE GANGED TOGETHER.
105. LUMINAIRE WHIPS SHALL BE FLEXIBLE METAL CONDUIT, 6FT MAX. SECURE TO STRUCTURE WITH LISTED SUPPORTS.

LIGHTING CONTROL REQUIREMENTS:

106. OCCUPANCY SENSOR OFF DELAY SHALL BE SET BY EC AT END OF PROJECT TO 20 MINUTES. AMBIENT LIGHT OVERRIDE SHALL BE SET SUCH THAT THE LUMINAIRES ARE SWITCHED OFF WHEN APPROPRIATE FC LEVEL IS MEASURED ON THE FLOOR (REGARDLESS OF THE FOOTCANDLES MEASURED AT THE OCCUPANCY SENSOR). 2. INSTALL DIMMER SWITCHES ON THE LOAD SIDE OF OCCUPANCY SENSORS AND OTHER CONTROLS.

SPECIAL SYSTEMS:

107. SPECIAL SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO, TELECOMMUNICATIONS, FIRE ALARM, AUDIO/VIDEO, ACCESS CONTROL SYSTEMS.
108. FOR SPECIAL SYSTEMS EQUIPMENT AND DEVICES SHOWN ON THE CONSTRUCTION DOCUMENTS, OR EQUIPMENT AND DEVICES THAT CAN BE REASONABLY IMPLIED AS REQUIRED TO OPERATE ITEMS SHOWN, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR POWER, RACEWAY/BOX/ENCLOSURES ROUGH-IN, AND INFRASTRUCTURE PROVISION EVEN IF SAID SPECIAL SYSTEMS ARE PROVIDED BY A SPECIALIST CONTRACTOR, OWNER'S AGENT, OR UNDER SEPARATE CONTRACT.
109. POWER LIMITED AND NON-POWER LIMITED CABLE SHALL NOT SHARE COMMON RACEWAYS OR ENTER JUNCTION BOXES THROUGH THE SAME OPENING.
110. FIRE ALARM: MODULES, NOTIFICATION APPLIANCES, INITIATING DEVICES, WIRING, BATTERIES, AND MISC. MATERIALS SHALL BE PROVIDED BY SPECIALIST FIRE ALARM CONTRACTOR UNDER THIS CONTRACT.
111. AT MINIMUM, THE FOLLOWING GENERAL PROVISIONS SHALL BE PROVIDED BY THE CONTRACTOR. ADDITIONAL ITEMS SPECIFIED ELSEWHERE ON THE CONSTRUCTION DOCUMENTS:
    a. DOUBLE GANG DEVICE BOX WITH SINGLE GANG REDUCER (AS NEEDED) AT EACH LOCATION SHOWN ON PLANS. NOTE THAT SOME SPECIAL SYSTEMS EQUIPMENT MAY REQUIRE A DIFFERENT SIZE BOX. COORDINATE LOCATIONS AND SIZES FOR BOXES WITH RESPECTIVE SPECIALIST CONTRACTORS PRIOR TO ROUGH-IN.
112. CONDUIT WITH PULL STRINGS FROM SOURCE (TELEPHONE BACKBOARD, SECURITY PANEL, FACP, ETC) OR ACCESSIBLE CEILING SPACE TO ALL DEVICE LOCATIONS SHOWN ON THESE PLANS. HOMERUN CONDUITS MAY BE COMBINED WHERE APPROVED BY SPECIALIST CONTRACTOR. COORDINATE CONDUIT SIZES WITH RESPECTIVE SPECIALIST CONTRACTORS PRIOR TO INSTALLATION.

SLEEVES, PENETRATIONS, AND FIRESTOPPING:

113. PROVIDE SLEEVES FOR PENETRATIONS THROUGH WALLS/FLOORS. SLEEVE MATERIAL SHOULD BE PER UL-LISTED ASSEMBLY USED, OR SCHEDULE 10 STEEL OR HIGHER GAUGE IF NOT INDICATED OTHERWISE. SLEEVE SHOULD EXTEND BEYOND WALL PER UL-LISTED ASSEMBLY USED, OR BETWEEN 1-1/2" TO 2" BEYOND EACH SIDE OF THE WALL IF NOT INDICATED OTHERWISE.
114. PERFORM GROUND PENETRATING RADAR SCAN BEFORE CUTTING EXISTING STRUCTURES. COORDINATE LOCATIONS WITH STRUCTURAL ENGINEER/ARCHITECT.
115. SPECIAL INSPECTIONS AND/OR DESTRUCTIVE FIELD TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH ASTM E2174 (2010AE1) - STANDARD PRACTICE FOR ON-SITE INSPECTION OF INSTALLED FIRE STOPS.
116. SEAL ALL OPENINGS WITH FIRE-RATED SEALANT FOR OPENINGS IN RATED WALLS PER APPLICABLE UL-LISTED ASSEMBLY. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL FOR ALL PENETRATIONS.
117. PENETRATION FIRE STOPPING SHALL BE PERFORMED AS PER THE REQUIREMENTS OF 2021 IBC SECTION 714 - PENETRATIONS, 2021 NFPA 101 SECTION 8.3.5 - PENETRATIONS, 2021 NFPA 101 SECTION 8.3.5.6 - MEMBRANE PENETRATIONS, 2021 NFPA 101 SECTION 8.4.4 PENETRATIONS, AND 2021 NFPA 101 SECTION 8.5.6 - PENETRATIONS.
118. ALL PENETRATIONS TO FIRE RATED SURFACES (VERTICAL & HORIZONTAL) SHALL BE REPAIRED WITH UL LABELED MATERIALS IN SUCH A MANNER THAT THE SURFACE MAINTAINS ITS INTENDED FIRE RATING. FLOOR PENETRATIONS SHALL ALSO BE WATER SEALED.
119. PROVIDE U.L. LISTED FIRE-STOPPING SYSTEMS AS FOLLOWS:
    A. SYSTEM NO. C-AJ-1240 (OR SIMILAR) FOR CONDUIT PENETRATIONS THRU FLOOR, TO INCLUDE (OR UTILIZE EXISTING) STEEL SLEEVE AND TO INCLUDE CLASS 1 W RATING.
    B. SYSTEM NO. W-L-1049 (OR SIMILAR) FOR CONDUIT PENETRATIONS THRU GYP BOARD WALL, TO INCLUDE STEEL SLEEVE.
    C. CONTRACTOR TO PROVIDE SUBMITTALS FOR ALL FIRE-STOPPING SYSTEMS.
120. THERE SHALL BE NO ROUTING OF WIRES OR CONDUIT THRU EXISTING HEAD-OF-WALL JOINTS (I.E. THE GAP BETWEEN THE TOP OF THE WALL AND THE FLOOR DECK ABOVE).

LABELING & IDENTIFICATION:

121. ALL RECEPTACLES, SWITCHES, DEVICES SHALL BE LABELED WITH PANEL NAME, CIRCUIT NUMBER, AND PHASE USING TAPE LABELER BLACK ON WHITE BACKGROUND, LETTERING SHALL BE 3/16 INCH MINIMUM IN SIZE.
122. ALL ELECTRICAL EQUIPMENT LOCATED IN AREAS EXPOSED TO HEAT AND/OR DIRECT SUN, INCLUDING IN ELECTRICAL AND MECHANICAL EQUIPMENT ROOMS AND OUTDOORS SHALL BE PROVIDED WITH PHENOIC LABELS. TAGS SHALL BE ENGRAVED PLASTIC-LAMINATE SIGNS: ASTM TYPE I, CELLULOSE, PAPER-BASE, PHENOLIC-RESIN-LAMINATE ENGRAVING STOCK; GRADE ES-2, BLACK SURFACE, BLACK PHENOLIC CORE, WITH WHITE MELAMINE SUBCORE, UNLESS OTHERWISE INDICATED. FABRICATE IN SIZES REQUIRED FOR MESSAGE. PROVIDE HOLES FOR MECHANICAL FASTENING.
    A. ENGRAVING: ENGRAVER'S STANDARD LETTER STYLE, OF SIZES AND WITH TERMS TO MATCH EQUIPMENT IDENTIFICATION.
    B. THICKNESS: 1/16 INCH (2 MM), FOR UNITS UP TO 20 SQ. IN. (130 SQ. CM) OR 8 INCHES (200 MM) IN LENGTH, AND 1/8 INCH (3 MM) FOR LARGER UNITS.
    C. FASTENERS: SELF-TAPPING, STAINLESS-STEEL SCREWS OR CONTACT-TYPE, PERMANENT ADHESIVE.
123. PROVIDE IDENTIFICATION FOR RACEWAYS AND CABLE ACCORDING TO ANSI A13.2 AND NFPA 70. PROVIDE NUMBERED TAPE MARKERS FOR ALL WIRES INSTALLED IN PREPRINTED NUMBERS. CLEAN ALL SURFACES BEFORE APPLYING SELF-ADHESIVE IDENTIFICATION PRODUCTS.
124. PROVIDE CIRCUITRY INFORMATION ON ALL NEWLY INSTALLED J-BOXES.
125. PROVIDE UPDATED PANEL SCHEDULE FOR ALL PANELS AFFECTED BY SCOPE OF WORK, WHETHER INDICATED IN ORIGINAL SCOPE OR NOT. EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE AN APPROVED DEGREE OF DETAIL THAT ALLOWS EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVERCURRENT DEVICES OR SWITCHES SHALL BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR INSIDE OF THE PANEL DOOR IN THE CASE OF A PANELBOARD AND AT EACH SWITCH OR CIRCUIT BREAKER IN A SWITCHBOARD OR SWITCHGEAR. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
126. COLOR CODE ALL 120/240V 3-WIRE SYSTEM SECONDARY SERVICE, FEEDER AND BRANCH - CIRCUIT CONDUCTORS THROUGHOUT THE SECONDARY ELECTRICAL SYSTEM TO MATCH BUILDING STANDARD. OTHERWISE:
    PHASE A - RED; PHASE B - BLACK;
    NEUTRAL - WHITE; GROUND - GREEN; SWITCH LEG - PINK.
127. COLOR CODE ALL 120/240V 3-PHASE, 4-WIRE DELTA SYSTEM THRU METERING EQUIPMENT SECONDARY SERVICE, FEEDER AND BRANCH - CIRCUIT CONDUCTORS THROUGHOUT THE SECONDARY ELECTRICAL SYSTEM TO MATCH BUILDING STANDARD. OTHERWISE:
    PHASE A - RED; PHASE B - BLACK; PHASE C - ORANGE (HIGH LEG);
    NEUTRAL - WHITE; GROUND - GREEN; SWITCH LEG - PINK.
128. COLOR CODE ALL 120/240V 3-PHASE, 4-WIRE DELTA SYSTEM IN SERVICE EQUIPMENT SECONDARY SERVICE, FEEDER AND BRANCH - CIRCUIT CONDUCTORS THROUGHOUT THE SECONDARY ELECTRICAL SYSTEM TO MATCH BUILDING STANDARD. OTHERWISE:
    PHASE A - RED; PHASE B - ORANGE (HIGH LEG); PHASE C - BLACK
    NEUTRAL - WHITE; GROUND - GREEN; SWITCH LEG - PINK.
129. COLOR CODE ALL 120/240V 3-WIRE SYSTEM SECONDARY SERVICE, FEEDER AND BRANCH - CIRCUIT CONDUCTORS THROUGHOUT THE SECONDARY ELECTRICAL SYSTEM TO MATCH BUILDING STANDARD. OTHERWISE:
    PHASE A - RED; PHASE B - BLACK; PHASE C - ORANGE (HIGH LEG);
    NEUTRAL - WHITE; GROUND - GREEN; SWITCH LEG - PINK.
130. COLOR CODE ALL 208Y/120V SYSTEM SECONDARY SERVICE, FEEDER AND BRANCH - CIRCUIT CONDUCTORS THROUGHOUT THE SECONDARY ELECTRICAL SYSTEM TO MATCH BUILDING STANDARD. OTHERWISE:
    PHASE A - RED; PHASE B - BLACK; PHASE C - BLUE;
    NEUTRAL - WHITE; GROUND - GREEN; SWITCH LEG - PINK.
131. COLOR CODE ALL 480Y/277V SYSTEM SECONDARY SERVICE, FEEDER, AND BRANCH-CIRCUIT CONDUCTORS THROUGHOUT THE SECONDARY ELECTRICAL SYSTEM TO MATCH BUILDING STANDARD. OTHERWISE:
    PHASE A - BROWN; PHASE B - YELLOW; PHASE C - PURPLE;
    NEUTRAL - NAT. GRAY; GROUND - GREEN; SWITCH LEG - PINK.

PROJECT CLOSEOUT:

132. STARTUP TESTING: THE ELECTRICAL CONTRACTOR SHALL PROVIDE STARTUP TESTING AND REQUIRED SUPPORT STAFF TO DEMONSTRATE THE PROPER OPERATION OF THE SYSTEM.
133. INSPECTIONS: INSPECTIONS SHALL BE SCHEDULED IN ADVANCE TO ASSURE THAT ALL APPROPRIATE PARTIES CAN BE PRESENT FOR THE INSPECTION.
134. ALL ITEMS NOTED ON THE INSPECTION PUNCH LIST SHALL BE RESOLVED PRIOR TO THE FINAL PAYMENT BEING MADE AND THE PROJECT BEING CLOSED.
135. MANUALS: DIGITAL SETS OF INSTALLATION, OPERATION AND MAINTENANCE MANUALS SHALL BE TURNED OVER TO THE OWNER AT SUBSTANTIAL COMPLETION. THIS INFORMATION SHALL BE PROVIDED FOR ALL NEW EQUIPMENT INSTALLED.
136. WARRANTY: THE CONTRACTOR GUARANTEES THE PROJECT TO BE FREE OF DEFECTS IN THE MATERIAL AND LABOR FOR ONE YEAR. DURING THIS ONE YEAR PERIOD ALL DEFECTS SHALL BE CORRECTED IN A TIMELY FASHION, AT NO CHARGE TO THE TENANT. THIS WARRANTY DOES NOT EXTEND TO TENANT PROVIDED EQUIPMENT.
137. WARRANTY: DIGITAL COPIES OF ALL WARRANTIES AND GUARANTEE INFORMATION SHALL BE PROVIDED TO THE TENANT AT SUBSTANTIAL COMPLETION.
138. CONTRACTOR SHALL KEEP A CLEAN SET OF DRAWINGS ON THE JOB, NOTING DAILY ALL CHANGES MADE IN THESE DRAWINGS IN CONNECTION WITH THE FINAL INSTALLATION INCLUDING EXACT DIMENSIONED LOCATIONS OF ALL NEW AND UNCOVERED EXISTING UTILITIES AND SHALL, WITH HIS REQUEST FOR FINAL PAYMENT, TURN OVER A CLEAN, NEATLY MARKED SET OF REPRODUCIBLE PLANS SHOWING "AS INSTALLED" WORK TO THE ARCHITECT AND LANDLORD. CONTRACTOR SHALL NOTE ALL CONSTRUCTION CHANGES, DATE EACH SHEET AND LABEL "AS-BUILTS" IN THE REVISION BLOCK ON THE DRAWINGS.

RECREATIONAL VEHICLE PARKS:

139. PER NEC 551.4(B), ELECTRICAL DATUM PLANE FOR THIS SITE WILL BE 2 FT ABOVE THE NORMAL HIGH WATER LEVEL FOR THE AREA OCCURRING UNDER NORMAL CIRCUMSTANCES.
140. PROVIDE ALL RV SITES WITH 100A PEDESTALS, INCLUDING (1) METER, (1) 120/240V, 1Ø 3W 50A WR (WEATHER-RESISTANT) RECEPTACLE, (1) 120V, 1Ø 3W 30A WR RECEPTACLE AND (1) 120V, 1Ø 20A GFCI, WR RECEPTACLE.
141. ALL PEDESTALS SHOULD BE PROPERLY AND SECURELY GROUNDED FOR PROPER FUNCTION WITH GMI-EQUIPPED RECREATIONAL VEHICLES.

OWNER / CLIENT:

CITY OF DRIPPING SPRINGS

CONSULTANT (THIS SHEET):

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VIOLET CROWN ENGINEERING

PROJECT TEAM:

PROJECT TEAM:

PROJECT TEAM:

PROJECT TEAM:

PROJECT TEAM:

PROJECT TEAM:

PROJECT TEAM:

PROJECT ADDRESS:

MERCER STREET
DRIPPING SPRINGS, TX 78620

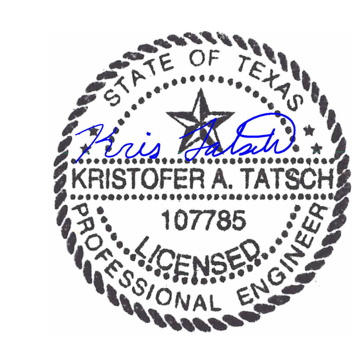
PROJECT TITLE:

DRIPPING SPRINGS PASEO

ISSUE LOG

NO	DATE	DESCRIPTION

SEAL / SIGNATURE:



06/24/2026
ORIGINAL ISSUE DATE

06/24/2026
SHEET ISSUE DATE

THESE DRAWINGS ARE FOR REVIEW, DESIGN AND SCOPE DESCRIPTION ONLY. NO REPRESENTATION IS MADE TO THE ACCURACY OF THE DRAWINGS WITH RESPECT TO EXISTING CONDITIONS OR DIMENSIONS. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ANY AND ALL CONDITIONS AND DIMENSIONS IN THE FIELD WHICH ARE CRITICAL TO THEIR WORK AS REQUIRED. DO NOT SCALE DRAWINGS: WRITTEN DIMENSIONS GOVERN.

PROJECT NUMBER:

2501

SHEET TITLE:

ELECTRICAL SPECIFICATIONS

SHEET NUMBER:

E-0.0

ELECTRICAL POWER LEGEND

- DUPLEX WALL RECEPTACLE; INSTALL AT 1'-6" AFF UNO
- QUADRUPLEX WALL RECEPTACLE; INSTALL AT 1'-6" AFF UNO
- SIMPLEX WALL RECEPTACLE; INSTALL AT 1'-6" AFF UNO
- 208V/1Ø RECEPTACLE; INSTALL AT 1'-6" AFF UNO
- GFCI RECEPTACLE; INSTALL AT 1'-6" AFF UNO
- QUADRUPLEX FLOOR RECEPTACLE
- MOTOR
- MOTOR & DISCONNECT COMBINATION
- DISCONNECT
- PANELBOARD
- SINGLE POLE TOGGLE SWITCH
- MOTOR RATED SWITCH
- HOME RUN:
  LONG HASH MARKS WITH CIRCLE INDICATE "HOT" OR "PHASE" UNGROUNDED CONDUCTORS;
  LONG HASH MARK INDICATES "NEUTRAL" GROUNDED CONDUCTORS;
  SHORT HASH MARK INDICATES "EQUIPMENT GROUND" CONDUCTOR
- JUNCTION BOX

ELECTRICAL LIGHTING LEGEND

- LIGHT FIXTURE TAG: LETTER IN 'A' POSITITION INDICATES TYPE; LETTER IN 'a' POSITION INDICATES SWITCH; LETTER IN 'P' POSITION DENOTES PANEL, 'C' DENOTES CIRCUIT NUMBER. SEE FIXTURE SCHEDULE.
- 2' x 4' LED OR FLUORESCENT LIGHT FIXTURE, SEE FIXTURE SCHEDULE.
- 2' x 2' LED OR FLUORESCENT LIGHT FIXTURE, SEE FIXTURE SCHEDULE.
- 1' x 4' LED OR FLUORESCENT LIGHT FIXTURE, SEE FIXTURE SCHEDULE.
- EXIT LIGHT. FILLED WEDGE INIDCATES LIT FACE, ARROW INDICATES EXIT DIRECTION. CEILING MOUNT UNLESS OTHERWISE INDICATED. SEE FIXTURE SCHEDULE.
- WALL-MOUNTED LED, INCANDESCENT, HID OR CFL LIGHT FIXTURE, SEE FIXTURE SCHEDULE.
- WALL PACK, OUTDOOR GENERAL PURPOSE, SEE FIXTURE SCHEDULE.
- SURFACE-MOUNTED LED OUTDOOR LIGHT FIXTURE, SEE FIXTURE SCHEDULE.
- CEILING MOUNTED RECESSED INCANDESCENT, HID OR CFL LIGHT FIXTURE, SEE FIXTURE SCHEDULE.
- STRIP LIGHT FIXTURE. LETTER INDICATES TYPE. SEE FIXTURE SCHEDULE.
- TRACK LIGHTING FIXTURE, SEE FIXTURE SCHEDULE.
- SINGLE POLE TOGGLE SWITCH; LOW CASE LETTER INDICATES SWITCH GROUP/CIRCUIT
- THREE WAY SWITCH
- DIMMER SWITCH
- OCCUPANCY SENSOR SWITCH
- CEILING OCCUPANCY SENSOR
- CEILING DAYLIGHT SENSOR

ELECTRICAL ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
A or AMP	AMPERE	FC	FLAT CABLE	O.C.	ON CENTER
ABV.	ABOVE	FCU	FAN COIL UNIT	OD	OUTSIDE DIAMETER
AC	ALTERNATING CURRENT	FIXT	FIXTURE	OFCI	OWNER-FURNISHED, CONTRACTOR-INSTALLED
A/C	AIR CONDITIONING	FLA	FULL LOAD AMPS	OFOI	OWNER-FURNISHED, OWNER-INSTALLED
AD	ACCESS DOOR	FLEX	FLEXIBLE	OH	OVER HEAD
ADJ	ADJUSTABLE	FLR	FLOOR		
AFC	ABOVE FINISHED CEILING	FLUOR	FLUORESCENT	P	POLE
AFF	ABOVE FINISHED FLOOR	FSS	FUSED SAFELY SWITCH	PB	PUSH-BUTTON
AFG	ABOVE FINISHED GRADE	FT	FEET OR FOOT	P-BOX	PULL BOX
AHU	AIR HANDLING UNIT	FV	FULL VOLTAGE	PE	PNEUMATIC ELECTRIC CONVERTER
AIC	AMPERE INTERRUPTING CAPACITY	FVNR	FULL VOLTAGE NON-REVERSING	PF	POWER FACTOR
AL	ALUMINUM			PH or Ø	PHASE
APPL.	APPLICABLE	G	GROUND	PNL	PANELBOARD
APPROX.	APPROXIMATELY	GALV	GALVANIZED	PRE-FAB	PRE-FABRICATED
ARCH	ARCHITECT/ARCHITECTURAL	GC	GENERAL CONTRACTOR	PWR	POWER
ATS	AUTOMATIC TRANSFER SWITCH	GEN	GENERATOR		
AUTO	AUTOMATIC	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	RCPT	RECEPTACLE
AUX.	AUXILIARY	GFI	GROUND FAULT INTERRUPTER	REF	REFRIGERATOR
		GFP	GROUND FAULT PROTECTION	RGIP	REMOTE GROUND INDICATING PANEL
BC	BARE COPPER			RM	ROOM
BKR	BREAKER	HH	HAND HOLD	RPM	ROTATIONS PER MINUTE
BFF	BELOW FINISHED FLOOR	HID	HIGH INTENSITY DISCHARGE	RTU	ROOFTOP UNIT
BFG	BELOW FINISHED GRADE	HO	HAND-OPERATOR		
BHP	BRAKE HORSEPOWER	HOA	HAND-OFF-AUTOMATIC	SC	SHORT CIRCUIT
BLDG.	BUILDING	HORIZ.	HORIZONTAL	SG	SURGE GUARD PROTECTION
		HP	HORSEPOWER	SHT	SHEET
C	CONDUIT	HPS	HIGH PRESSURE SODIUM	SIG	SIGNAL
°C	DEGREES CELSIUS	HR	HOUR	SN	SOLID NEUTRAL
CATV	CABLE TELEVISION	HT	HEIGHT	SPEC(S)	SPECIFICATION(S)
CB or C/B	CIRCUIT BREAKER	HTR	HEATER	SQ	SQUARE
CCTV	CLOSED CIRCUIT TELEVISION	HV	HIGH VOLTAGE	SS	SAFETY SWITCH
CKT	CIRCUIT	HZ	HERTZ	SSSS	SOLID STATE SOFT START
CIRC.	CIRCULATING			STD	STANDARD
CL	CENTER LINE	IN	INCHES	STN	STATION
CLG	CEILING	INCAN	INCANDESCENT	STRUCT	STRUCTURE/STRUCTURAL
COMM	COMMUNICATION	INCL	INCLUDE(S)	SUSP	SUSPENDED
COMP	COMPRESSOR	ISG	ISOLATED GROUND SURGE GUARD	SW	SWITCH
CMU	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SWBD	SWITCHBOARD
CT	CURRENT TRANSFORMER			SWGR	SWITCHGEAR
CU	COPPER	JB or J-BOX	JUNCTION BOX		
				TELE	TELECOMMUNICATION
D	DATA PORT	KVA	KILOVOLT AMPERE	TEMP	TEMPERATURE
DB	DIRECT BURIAL	KVAR	KILOVOLT AMPERE REACTIVE	TV	TELEVISION
DC	DIRECT CURRENT	KW	KILOWATTS	TYP	TYPICAL
DEMO	DEMOLISH				
DF	DRINKING FOUNTAIN	LAB	LABORATORY	UC	UNDER CARPET
DIA. or Ø	DIAMETER	LB	POUND	UF	UNDER FLOOR
DN	DOWN	LF	LINEAR FEET	UG	UNDER GROUND
DWG	DRAWING	LOC	LOCATION	UH	UNIT HEATER
		LRA	LOCKED ROTOR AMPS	UNO	UNLESS NOTED OTHERWISE
EA.	EACH	LS	LIFE SAFETY	UTP	UNSHIELDED TWISTED PAIR
EC	ELECTRICAL CONTRACTOR	LT	LIGHT	UV	UNIT VENTILATOR
ELEC	ELECTRICAL	LTG	LIGHTING		
ELEV	ELEVATION	LV	LOW VOLTAGE	V	VOLT(S)
EMER	EMERGENCY			VAC	VOLTS - ALTERNATING CURRENT
ENCL	ENCLOSURE	MATV	MAIN ANTENNA TELEVISION	VDC	VOLTS - DIRECT CURRENT
EP	ELECTRIC PNEUMATIC	MAX.	MAXIMUM	VFD	VARIABLE FREQUENCY DRIVE
EQUIP	EQUIPMENT	MC	MECHANICAL CONTRACTOR	VM	VOLTMETER
EWC	ELECTRIC WATER COOLER	MCB	MAIN CIRCUIT BREAKER	VP	VAPOR-PROOF
EX	EXPLOSION-PROOF	MDP	MAIN DISTRIBUTION PANEL	VSC	VARIABLE SPEED CONTROLLER
EXH	EXHAUST	MECH	MECHANICAL	VSD	VARAIBLE SPEED DRIVE
EXIST.	EXISTING	MH	MAN HOLE		
EXT	EXTERIOR	MIN.	MINIMUM	W/	WITH
		MISC	MISCELLANEOUS	W/O	WITHOUT
		MLO	MAIN LUG ONLY	WP	WEATHER-PROOF
				WT	WEIGHT
		NO.	NUMBER		
		NTS	NOT TO SCALE	XFMR	TRANSFORMER
				Z	IMPEDANCE

TELECOM/SECURITY LEGEND

- TELEPHONE WALL OUTLET W/ COUNT (PROVIDE 1 IF BLANK)
- DATA WALL OUTLET W/ COUNT (PROVIDE 2 IF BLANK)
- TELEPHONE & DATA WALL OUTLET W/ COUNT (PROVIDE 1 EA. IF BLANK)
- CABLE TELEVISION WALL OUTLET W/ COUNT, CAMPUS CABLE UNO
- AUDIO/VIDEO CABLING WALL OUTLET W/ COUNT, COORDINATE WITH LAITS FOR CABLING REQUIREMENTS
- WAP — WIRELESS ACCESS POINT, CEILING MOUNTED
- MIC — A/V MICROPHONE, CEILING MOUNTED, COORDINATE W/ LAITS
- CAM — A/V DOCUMENT CAMERA, CEILING MOUNTED, COORDINATE W/ LAITS
- SPKR — A/V SPEAKER, CEILING MOUNTED, COORDINATE W/ LAITS
- CR — CARD READER, WALL MOUNTED
- RS — ROOM SCHEDULER, WALL MOUNTED
- TELEPHONE FLOOR OUTLET
- DATA FLOOR OUTLET, WITH DATA COUNT
- DATA & TELEPHONE FLOOR OUTLET
- SECURITY CAMERA, WALL MOUNTED
- CABLE TRAY

LINETYPE LEGEND

- EXISTING WORK
- DEMOLITION WORK
- NEW WORK
- POWER
- SWITCHING

SYMBOL LEGEND

- PNL:CKT# — CIRCUIT TAG, PANEL:CIRCUIT(S)
- E - XX — PLAN NOTE - NEW WORK
- ED - XX — PLAN NOTE - DEMO WORK
- 1 — REVISION TAG
- 1 — DETAIL NOTE
- 1 — DETAIL NOTE

OWNER / CLIENT:

CITY OF DRIPPING SPRINGS

CONSULTANT (THIS SHEET):

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VIOLET CROWN ENGINEERING

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PROJECT ADDRESS:

MERCER STREET
DRIPPING SPRINGS, TX 78620

PROJECT TITLE:

DRIPPING SPRINGS PASEO

ISSUE LOG

NO	DATE	DESCRIPTION

SEAL / SIGNATURE:

STATE OF TEXAS
KRISTOFER A. TATSCH
107785
LICENSED
PROFESSIONAL ENGINEER

06/24/2026
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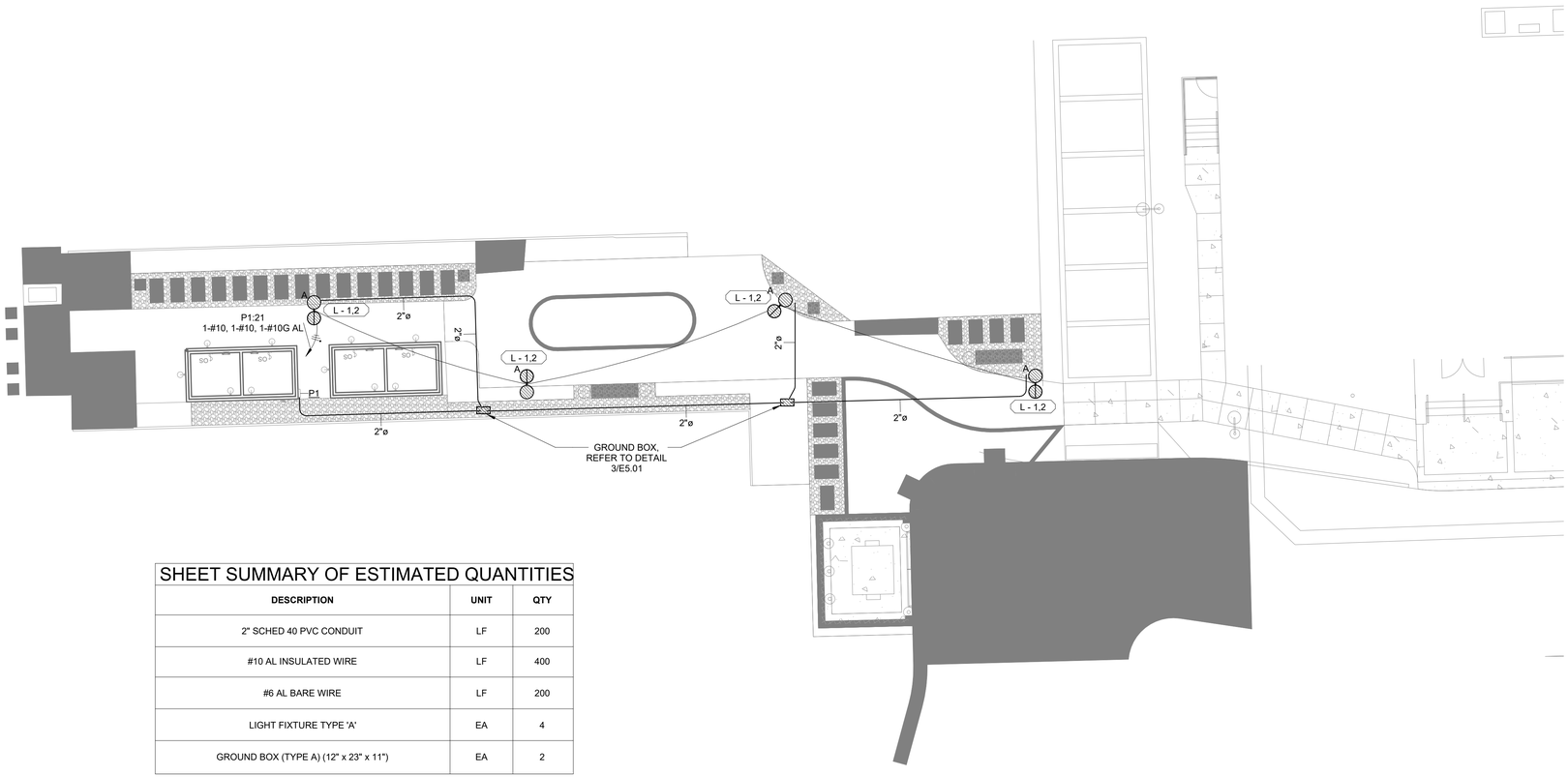
2501

SHEET TITLE:

ELECTRICAL LEGENDS

SHEET NUMBER:

E-0.1



SHEET SUMMARY OF ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QTY
2" SCHED 40 PVC CONDUIT	LF	200
#10 AL INSULATED WIRE	LF	400
#6 AL BARE WIRE	LF	200
LIGHT FIXTURE TYPE 'A'	EA	4
GROUND BOX (TYPE A) (12" x 23" x 11")	EA	2

1 LIGHTING PLAN
1" = 10'-0"

PLAN NORTH

GENERAL NOTES:

1. VERIFY LOCATION OF EXISTING ELECTRICAL PANELS, EQUIPMENT, DEVICES, RECEPTACLES, CONDUIT, AND WIRING IN FIELD.
2. COORDINATE LOCATION AND ROUTING OF NEW EQUIPMENT, PANELS, DEVICES, RECEPTALCES, AND WIRING WITH EXISTING CONDITIONS ABOVE CEILING, AS WELL AS WITH ARCHITECTURAL AND MECHANICAL & PLUMBING PLANS.
3. DRAWING IS DIAGRAMMATIC ONLY, DO NOT SCALE DRAWING. REFER TO ARCHITECTURAL PLANS FOR RELEVANT DIMENSIONS.

LIGHTING PLAN NOTES:
(DENOTED BY SYMBOL " L - XX ")

1. PROVIDE NEW LIGHT FIXTURE, REFER TO E-6.0 LIGHT FIXTURE SCHEDULE AND E-5.0 DS LIGHTING POLE DETAIL.
2. PROVIDE 0-10V DIMMING CONTROL FOR EACH FIXTURE, INSTALLED IN SECURE-BUT-ACCESSIBLE LOCATION IN POLE. REFER TO E-6.0 LIGHT FIXTURE SCHEDULE NOTES.

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DRIPPING SPRINGS, TX 78620

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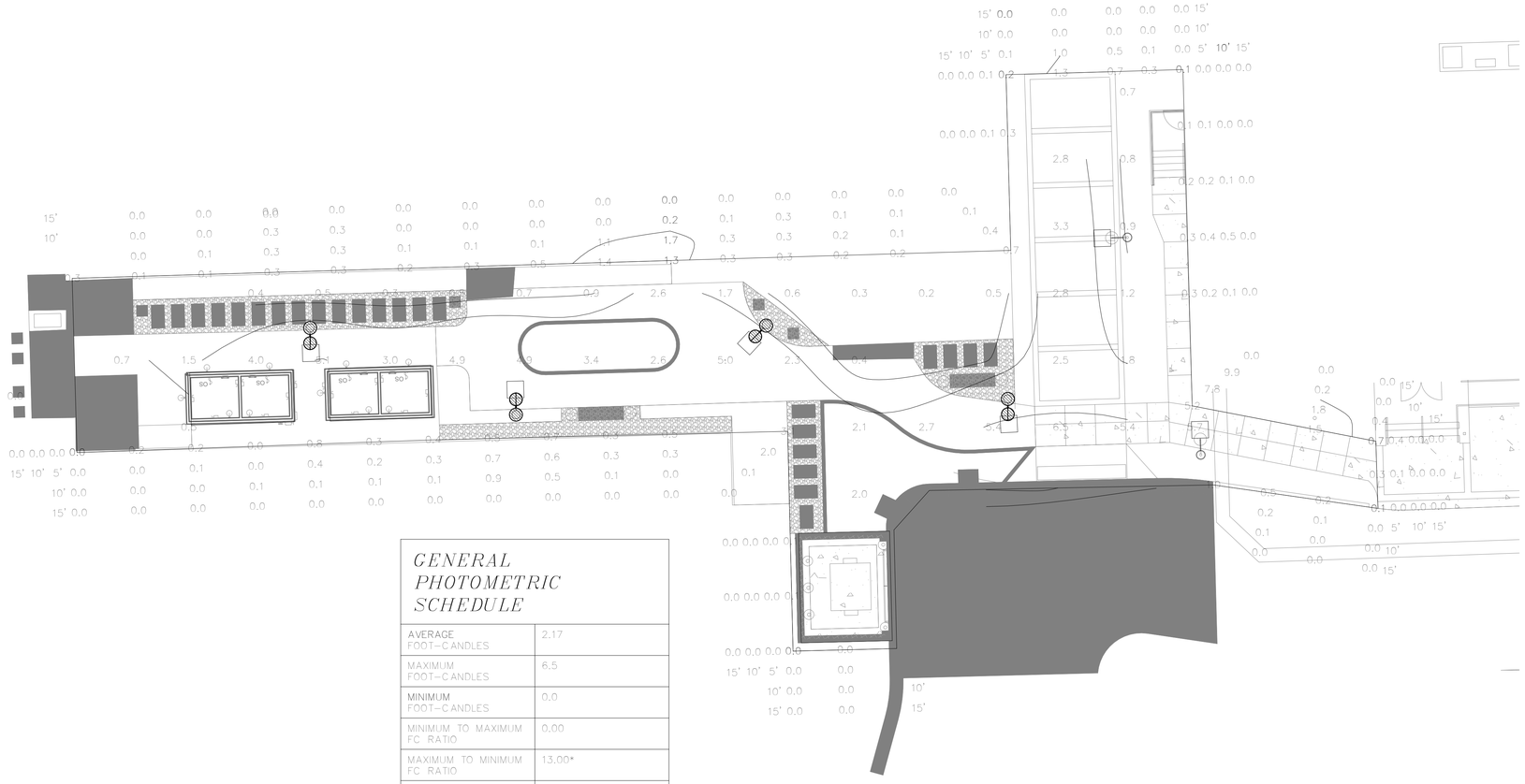
LIGHTING PLAN

SHEET NUMBER:

E-2.0

GENERAL NOTES:

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3. DRAWING IS DIAGRAMMATIC ONLY, DO NOT SCALE DRAWING. REFER TO ARCHITECTURAL PLANS FOR RELEVANT DIMENSIONS.



GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	2.17
MAXIMUM FOOT-CANDLES	6.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	13.00*
AVERAGE TO MINIMUM FC RATIO	4.34*

* MAX-TO-MIN RATIOS CALCULATED WITH 0.5 FC VALUE TO AVOID DIVIDING BY ZERO, OR GIVING VALUES THAT ARBITRARILY EXCEED 15:1 REQUIREMENT

1 LIGHTING PHOTOMETRIC PLAN
1" = 10'-0"

PLAN NORTH

OWNER / CLIENT:

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2501

SHEET TITLE:

LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER:

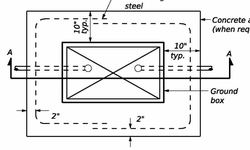
E-2.1

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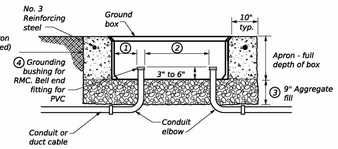
DATE:
FILE:

APRON FOR GROUND BOX

PLAN VIEW



SECTION A - A



SECTION A - A NOTES:

1. *Uniformly space ends of conduits within the ground box. Position ends of conduits so that ground box walls do not interfere with the installation of grounding bushings or bell end fittings.*
2. *Maintain sufficient space between conduits to allow for proper installation of bushing.*
3. *Place aggregate under the box, not in the box. Aggregate should not encroach on the interior volume of the box.*
4. *Install a grounding bushing on the upper end of all RMC terminating in a ground box. Ground RMC elbows when any part of the elbow is less than 18 in. below the bottom of the ground box. Install a PVC bushing or bell end fitting on the upper end of all PVC conduits terminating in a ground box.*

NOTES:

A. MATERIALS

1. *Provide polymer concrete ground boxes measuring 16 in. x 30 in. x 24 in. (W x L x D) or smaller in accordance with Departmental Material Specification DMS-11070, "Ground Boxes" and Item 624, "Ground Boxes."*
2. *Provide Type A, B, C, D, and E ground boxes as shown in the plans and as listed on the Material Producers List (MPL) on the Department web site under "Roadway Illumination and Electrical Supplies," Item 624.*
3. *Ensure ground box cover is correctly labeled in accordance with DMS-11070.*
4. *Provide larger ground boxes in accordance with Item 624 and as shown in the plans.*

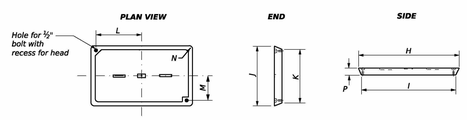
B. CONSTRUCTION METHODS

1. *Before setting ground box and after placing and capping conduits, lay an aggregate bed a minimum of 9 in. deep that extends 10 in. beyond the sides of the ground box. Provide coarse aggregate sized 3/4 in. to 2 in., with no more than 20% material passing through a no. 8 sieve, and as defined by the current ASTM C33/33M standard. Clean aggregate and dirt from conduits according to Item 618.*
2. *Cast ground box aprons in place. Reinforcing steel may be field bent. Ensure the depth of concrete for the apron extends from finished grade to the top of the aggregate bed under the box. Ground box aprons, including concrete and reinforcing steel, are subsidiary to ground boxes when called for by descriptive code.*
3. *Keep bolt holes in the box clear of dirt. Bolt covers down when not working in ground boxes.*
4. *Install all conduits and elbows in a professional and skillful manner. Uniformly space conduits so grounding bushings and bell end fittings can easily be installed.*
5. *Temporarily seal all conduits in the ground box until conductors are installed.*
6. *Permanently seal conduits immediately after the completion of conductor installation. Permanently seal the ends of all conduits with duct seal, expandable foam, or other method as approved. Do not use duct tape as a permanent conduit seal. Do not use silicone caulk as a sealant.*
7. *Bond all equipment grounding conductors in a ground box together with listed connectors.*
8. *When a Type B or D ground box is stacked to meet volume requirements, an appropriately sized hole may be cut for conduit entry in the side wall at least 18 in. below grade.*
9. *If an existing ground box in the contract has a metal cover, bond the cover to the equipment grounding conductor with a 3 ft. long stranded bonding jumper that is the same size as the grounding conductor. The bonding jumper is subsidiary to various bid items. Verify existing ground boxes with metal covers are shown on the plans, with notes fully describing the work required.*
10. *If other ground boxes with metal covers are within the project limits but are not part of the contract, the Engineer may direct the Contractor to bond the metal covers, identifying the specific boxes in writing. This work will be paid for separately.*
11. *Bond metal ground box covers to the grounding conductor with a tank ground type lug.*

GROUND BOXES	
TYPE	OUTSIDE DIMENSIONS (Width x Length X Depth)
A	12" X 23" X 11"
B	12" X 23" X 22"
C	16" X 29" X 11"
D	16" X 29" X 22"
E	12" X 23" X 17"

GROUND BOX COVER

GROUND BOX COVERS								
TYPE	DIMENSIONS							
	H	I	J	K	L	M	N	P
A, B & E	23 ¼"	23"	13 ⅜"	13 ½"	9 ⅞"	5 ⅛"	1 ⅜"	2"
C & D	30 ½"	30 ¼"	17 ½"	17 ½"	13 ¼"	6 ⅝"	1 ⅜"	2"



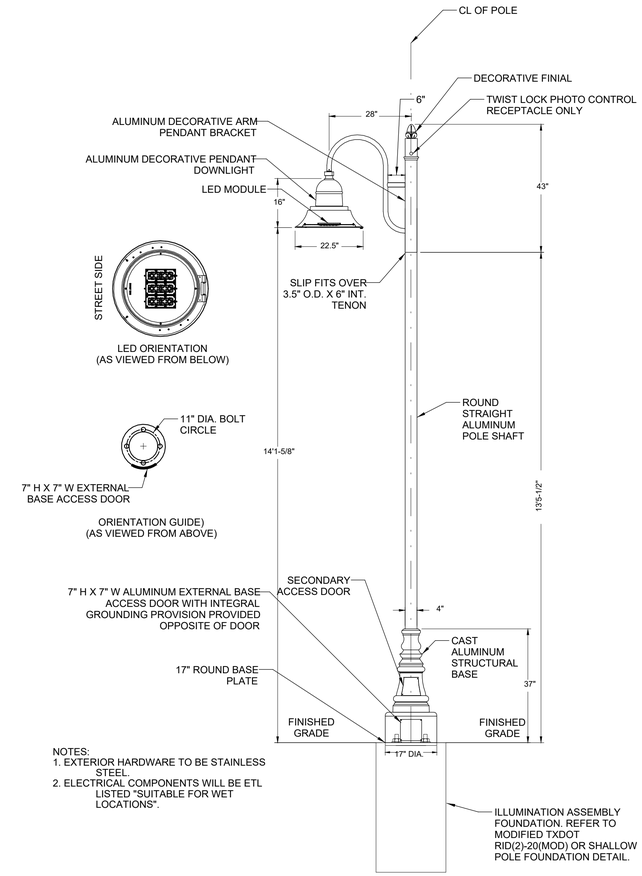
Texas Department of Transportation — Traffic Safety Division Standard

ELECTRICAL DETAILS GROUND BOXES

ED(4)-25

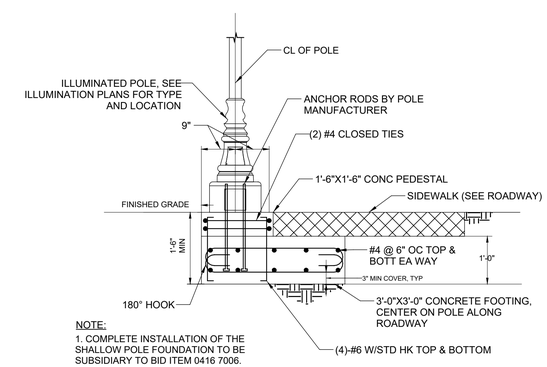
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©TxDOT	April 2025	CONT	SECT	JOB	HIGHWAY
REVISIONS					
1-93 3-03 4-25		DIST	COUNTY		SHEET NO.
4-98 5-01					
12-00 10-14					
7ID					

3 TXDOT ED(4)-25 - ELECTRICAL DETAILS GROUND BOXES
SCALE: N.T.S.



NOTES:
1. EXTERIOR HARDWARE TO BE STAINLESS STEEL.
2. ELECTRICAL COMPONENTS WILL BE ETL LISTED "SUITABLE FOR WET LOCATIONS".

1 DS LIGHTING POLE
SCALE: N.T.S.



NOTE:
1. COMPLETE INSTALLATION OF THE SHALLOW POLE FOUNDATION TO BE SUBSIDIARY TO BID ITEM 0416 7006.

2 DS SHALLOW POLE FOUNDATION
SCALE: N.T.S.

OWNER / CLIENT:

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PROJECT NUMBER:

2501

SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER:

E-5.0

Branch Panel: P1

Location:
Supply From:
Mounting: Recessed
Enclosure: Type 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 14k A
Mains Type: MCB
Mains Rating: 100 A
MCB Rating: 100 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	PLUMBING - WH-1	30 A	2	1.75 kVA	1.75 kVA			2	30 A	PLUMBING - WH-2	2
3						1.75 kVA	1.75 kVA				4
5	PLUMBING - WH-3	30 A	2	1.75 kVA	1.75 kVA			2	30 A	PLUMBING - WH-4	6
7						1.75 kVA	1.75 kVA				8
9	HVAC - PRIMARY LOAD - CU-1	20 A	2	0.96 kVA	0.96 kVA			2	20 A	HVAC - PRIMARY LOAD - CU-2	10
11						0.96 kVA	0.96 kVA				12
13	LIGHTING	20 A	1	1.40 kVA	0.18 kVA			1	20 A	RCPT - GFCI - EQUIPMENT SERVICE	14
15	RCPT - GFCI - SOFFIT	20 A	1			0.18 kVA	0.18 kVA	1	20 A	RCPT - GFCI - SOFFIT	16
17	HVAC - PRIMARY LOAD - IU-1, IU-2, IU-3, IU-4	20 A	1	0.20 kVA	0.18 kVA			1	20 A	RCPT - GFCI - OUTDOOR	18
19	RCPT - GFCI - OUTDOOR	20 A	1			0.18 kVA	0.18 kVA	1	20 A	RCPT - GFCI - POWER DOOR LOCKS	20
21	LIGHTING - PASEO	20 A	1	0.20 kVA							22
23											24
25											26
27											28
29											30
31											32
		Total Load:		11.0 kVA		9.5 kVA					
		Total Amps:		91 A		79 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	1,207 VA	125.00%	1,509 VA		
HVAC - PRIMARY LOAD	4,440 VA	100.00%	4,440 VA	**Total Conn. Load:**	20.5 kVA
RECEPTACLE	1,056 VA	100.00%	1,056 VA	**Total Est. Demand:**	15.4 kVA
PLUMBING	14,000 VA	61.43%	8,600 VA	**Total Conn. Current:**	85 A
				Total Est. Demand Current:	64 A

Notes:

LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	MODEL	V	W	QTY
A	AMERLUX	DOWNLIGHT PENDANT - MEDIUM, 22" LED LUMINAIRE BRACKET POLE	DPM-2D-2M-T2-30-530M-CLB-BLS CBR10-FIN02-3P-RECEPT-CLB D2604-14-EXB-LT-CLB	120 V	43 W	4

LIGHT FIXTURE SCHEDULE NOTES:

1. PROVIDE LIGHTING CONTROLS SYSTEM TO FULLY COMPLY WITH IECC 2015 REQUIREMENTS.
2. PROVIDE SEPARATE TIME-SWITCH CONTROLLERS FOR EXTERIOR LIGHTING.
3. PROVIDE ALL NECESSARY ACCESSORIES AND EQUIPMENT TO COMPLY WITH DARK SKY REQUIREMENTS, INCLUDING CUT-OFF SHIELDS.
4. FIXED FIELD-DIMMING REQUIRED: CALCULATED ILLUMINANCE VALUES ARE BASED ON DIMMING EACH FIXTURE TO AROUND 40% LIGHT OUTPUT. PROVIDE NECESSARY TAMPER-PROOF, FIELD-ADJUSTABLE LUMEN OUTPUT DIMMING CONTROL MODULE FOR EACH POLE-MOUNTED FIXTURE COMPATIBLE WITH FIXTURE 0-10V DIMMING CAPABILITY, SIMILAR TO LED LIGHT EXPERT PART #79-148.

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2501

SHEET TITLE:
ELECTRICAL SCHEDULES

SHEET NUMBER:
E-6.0