

- GENERAL CONSTRUCTION NOTES:
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCING ANY SUBSURFACE WORK OR EXCAVATION. UTILITY LOCATIONS ON THE PLANS ARE NOT TO BE USED IN LIEU OF HAVING UTILITIES LOCATED ON THE GROUND. THE PREPARER OF THESE PLANS IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY AS A RESULT OF THE CONTRACTOR ENCOUNTERING BURIED UTILITIES!
 - SEVENTY-TWO HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, THE DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH ALL PERTINENT PARTIES (AT A MINIMUM THIS SHALL INCLUDE THE OWNER, THE ENGINEER AND THE CITY OF DRIPPING SPRINGS DEVELOPMENT COORDINATOR).
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PLACED PRIOR TO ANY OTHER CONSTRUCTION.
 - CONTRACTOR SHALL ENSURE THAT VEHICLES LEAVING THE CONSTRUCTION SITE ONTO PUBLICLY MAINTAINED ROADWAYS ARE CLEAR OF MUD AND DEBRIS.
 - NO EXPLOSIVES SHALL BE USED FOR THIS PROJECT WITHOUT APPROVAL OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
 - ALL HOLES, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
 - PERMIT IS REQUIRED FOR CONSTRUCTION IN 'RIGHT-OF-WAY': NO DRIVEWAY, UTILITY CONSTRUCTION, MAILBOXES, LANDSCAPING OR ANY OTHER ENCROACHMENT INTO RIGHT-OF-WAY OR EASEMENT SHALL BE ALLOWED WITHOUT FIRST OBTAINING A PERMIT FROM CITY OF DRIPPING SPRINGS.
 - CONTRACTOR SHALL CLEAR GRUB AND SCARIFY SUBGRADE IN THE PARKING AREA MAINTAINING THE EXISTING GRADES EXCEPT AS SHOWN ON THE SITE PLAN AND DRIVEWAY PLAN.
 - CONTRACTOR SHALL CONSTRUCT THE PAD FOR THE BUILDING IN ACCORDANCE WITH THE ARCHITECTURAL PLANS.
 - ALL SITE WORK IS TO BE IN CONFORMANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) LATEST EDITION. IF THE CONTRACTOR FINDS ANY INSTANCES IN WHICH THESE PLANS ARE NOT IN CONFORMANCE WITH THE TAS THEY ARE TO NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE PLANS MAY BE ALTERED TO IMPLEMENT THE TAS.

ZONING - CS (WITH LI CONDITIONAL OVERLAY)
ALLOWABLE IMPERVIOUS COVER - 70%

IMPERVIOUS COVER		
TOTAL SITE 0.751 AC. (32,714 SF)		
EXISTING		
SITE	32,714 SF	0.75 AC
BUILDINGS/STRUCTURES	- SF	0.00%
PAVEMENT	- SF	0.00%
CONCRETE	- SF	0.00%
PROPOSED CONDITIONS		
BUILDINGS/STRUCTURES	7,200 SF	22.01%
PAVEMENT	10,644 SF	32.54%
CONCRETE	2,492 SF	7.62%
	20,336 SF	62.16%
RAINWATER COLLECTION CALCULATIONS		
STRUCTURES WITH COLLECTION	(7,200)	
BUILDINGS/STRUCTURES	- SF	0.00%
PAVEMENT	10,644 SF	32.54%
CONCRETE	2,492 SF	7.62%
	13,136 SF	40.15%

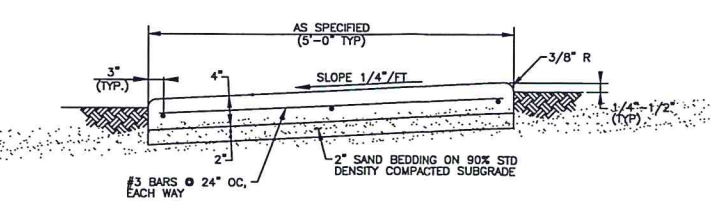
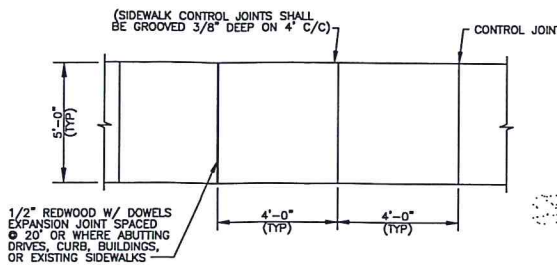
PARKING RATIOS
STORAGE/WAREHOUSE (6,000 SF PER PLAN)
REQUIRED 1/1,000 SF = 6 SPACES

OFFICE (1,200 SF PER PLAN)
REQUIRED 1/300 SF = 4 SPACES

TOTAL REQUIRED = 10 SPACES
TOTAL PROVIDED = 21 REGULAR SPACES AND 1 HC SPACE

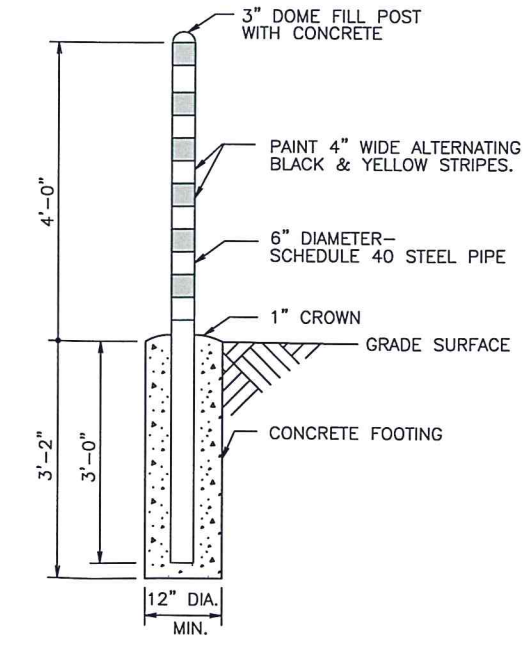
LANDSCAPE NOTE
ALL PARKING SPACES MUST BE WITHIN 50-FT OF A SHADE TREE.

NOTE:
CONCRETE SIDEWALK: CONCRETE SHALL CONTAIN NOT LESS THAN FOUR AND ONE-HALF (4 1/2) SACKS OF CEMENT PER CUBIC YARD. SHALL CONTAIN NOT MORE THAN 6 1/2 GALLONS OF WATER PER SACK OF CEMENT, SHALL HAVE A MAXIMUM SLUMP OF "5" AND SHALL HAVE A MODULES OF RUPTURE NOT LESS THAN 500 P.S.I. AT 28 DAYS. REINFORCING SHALL BE A #15 GRADE 40 STEEL, #3 BARS SPACED AS INDICATED IN THE PLAN DETAILS, AND POSITIONED BY THE USE OF PLASTIC CHAIRS. CURING COMPOUND AS SPECIFIED WILL BE REQUIRED AND APPLIED AT THE RATE OF 200 S.F./GAL. SUBGRADE PREPARATION WILL REQUIRE A LEVEL UP OF SAND MAT OF 2" MAXIMUM THICKNESS WHICH SHALL BE COMPACTED BY A SAND PLATE OR AN APPROVED HAND TAMPER. PROPOSED OR NATURALLY OCCURRING WATER TAMPING SHALL BE AN ALLOWABLE METHOD WHEN DETERMINED IN THE FIELD TO YIELD APPROVED RESULTS. THE SAND, EQUIPMENT AND LABOR SHALL BE CONSIDERED SUBSIDIARY TO THE MATERIALS REQUIRED FOR THE COMPLETED SIDEWALK.



PLAN
CONCRETE SIDEWALK DETAIL
NTS

SECTION
NTS



PIPE BOLLARD DETAIL
NTS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ERIN K. BANKS, PE No. 84248 ON Feb. 16, 14. IT IS NOT TO BE USED FOR CONSTRUCTION.

NO.	DATE	REVISIONS

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FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION
SITE IMPROVEMENTS PLAN
Site Development Plans
OFFICE / WAREHOUSE BUILDING
391 Sportsplex Trail
Dripping Springs, Texas