

CALLED 0.4823 ACRE

Parking Table				
No additional parking required	Existing Building 1,935			
No additional parking required	Mercer St. Historic Disrict, Ord. #2020-27			
10 Spaces Required	Community Center Building Addition 1878 SF			
10 Spaces Required	(10 spaces plus 1 for every 2,0000 SF)			
68	Standard Spaces Provided			
-	er IBC Table 1106.1 51 to 75, 3 spaces including 1 Van)			
3	Accessible Spaces Provided			
71	Total Parking Spaces Provided			
0	Bicycle Parking Provided			

Site Table - Existing Conditions			
Gross Site Area	59,760 sf	1.37 ac	
No. of Buildings	1		
Building Coverage	4,023 sf	796	
Impervious Cover	9,916 sf	17%	

Site Table - Proposed Conditions			
Gross Site Area	59,760 sf	1.37 ac	
No. of Buildings	2		
Building Coverage	6,015 sf	10%	
Gross Floor Area of Proposed Building	1,992 sf		
Height (stories & feet) of Proposed Building	1 story	19 ft	
Impervious Cover	34455 sf	68%	
Limits of Construction	50,865 sf	1.16 ac	



LEGEND

--- WATER QUALITY BUILDING SETBACK LINE WASTEWATER LINE
WATER LINE
GAS LINE FIBER OPTIC CABLE
WIRE FENCE
OVERHEAD ELECTRIC
EDGE OF PAVEMENT

BUILDING OVERHAND PROPOSED 6" VERTICAL CURE ACCESSIBLE ROUTE- PEDESTRI Navotici

PROPOSED CONCRETE SIDE PROPOSED HEAVY DUTY CONCRETE PAVEMENT.

PROPOSED MEDIUM DUTY
HMAC PAVEMENT
PROPOSED PERMEABLE PAV
HERRINGBONE PATTERN WATER VALVE WATER METER WASTEWATER MA

WATER MANHOLE TRAFFIC SIGN DOWN GUY CLEAN OUT ELECTRIC PULL BOX ELECTRIC VAULT

ELECTRIC MANHOLE EXIST./PROP. FIRE HYDRAN GAS METER PLAN SITE

A Kleinfelder Company

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

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF JOE GRASSO, P.E., TBPE#7328S, ON 8/2/24, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF AUSTIN.



SHEET 6

of 26 1577-0090

Exhibit A DRAFT- 250422 KS

Easement Area