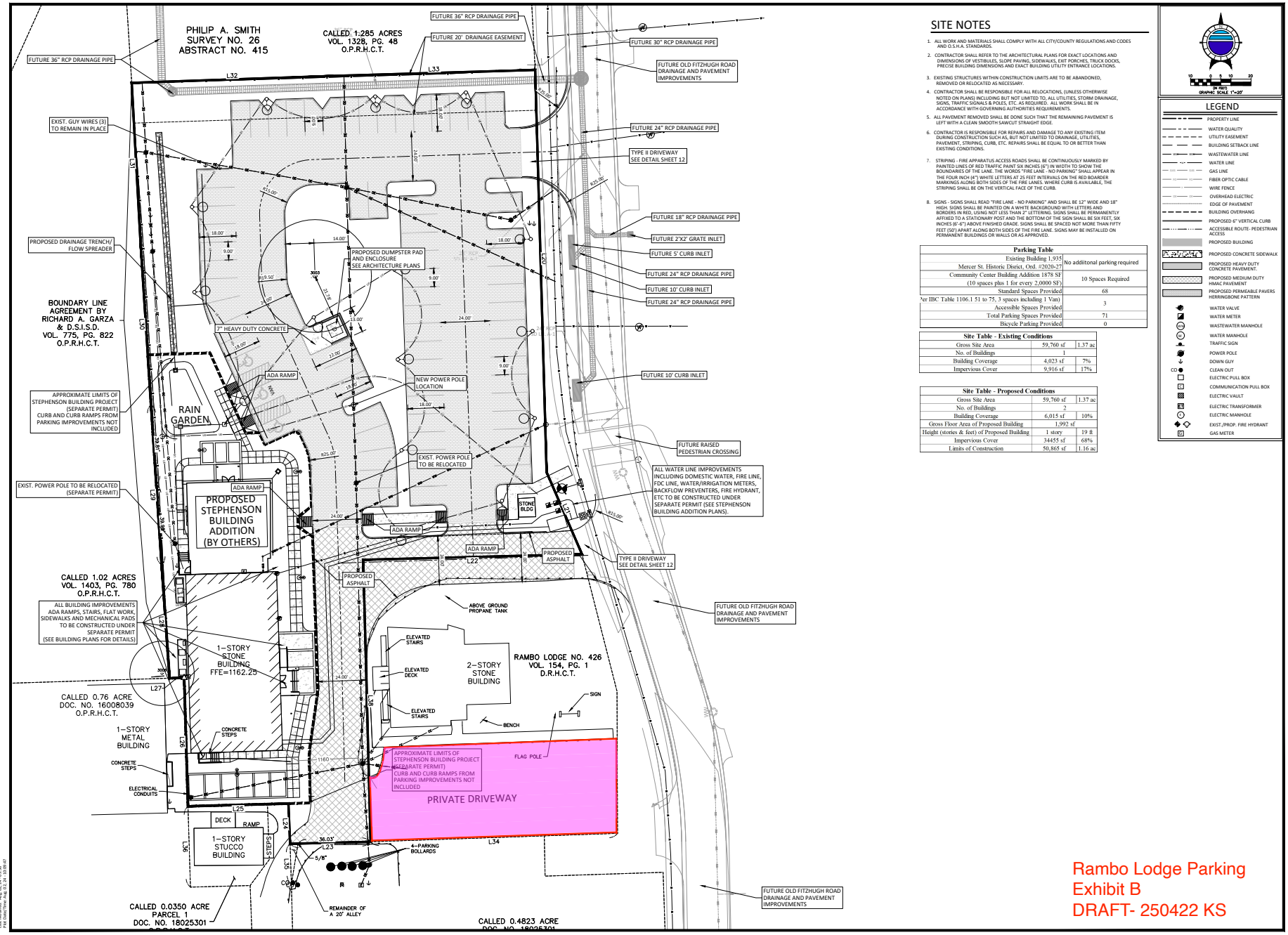


## SITE NOTES

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

**Parking Table**

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

**Site Table - Existing Conditions**

| | | |
|---|---|---|
| Gross Site Area | 59,760 sf | 1.37 ac |
| No. of Buildings | 1 | |
| Building Coverage | 4,023 sf | 7% |
| 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 |

GRAPHIC SCALE 1"=20'

## LEGEND

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

Rambo Lodge Parking
Exhibit B
DRAFT- 250422 KS

DOUCET
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TBPELS Firm Number: 10105800

SITE PLAN

# STEPHENSON BUILDING PARKING IMPROVEMENTS

311 OLD FITZHUGH ROAD,

HAYS COUNTY, DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF JOE GRASSO, P.E., TBPE#73285, 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.

STATE OF TEXAS
JOE GRASSO
73285
LICENSED
PROFESSIONAL ENGINEER
8-2-24

| | |
|---|---|
| Designed: | RLE/PM |
| Drawn: | RLE |
| Reviewed: | TM/JG |
| Date: | 8/2/24 |

SHEET 6 OF 26

Project No.: 1577-009C

SP-YEAR-XXXXX