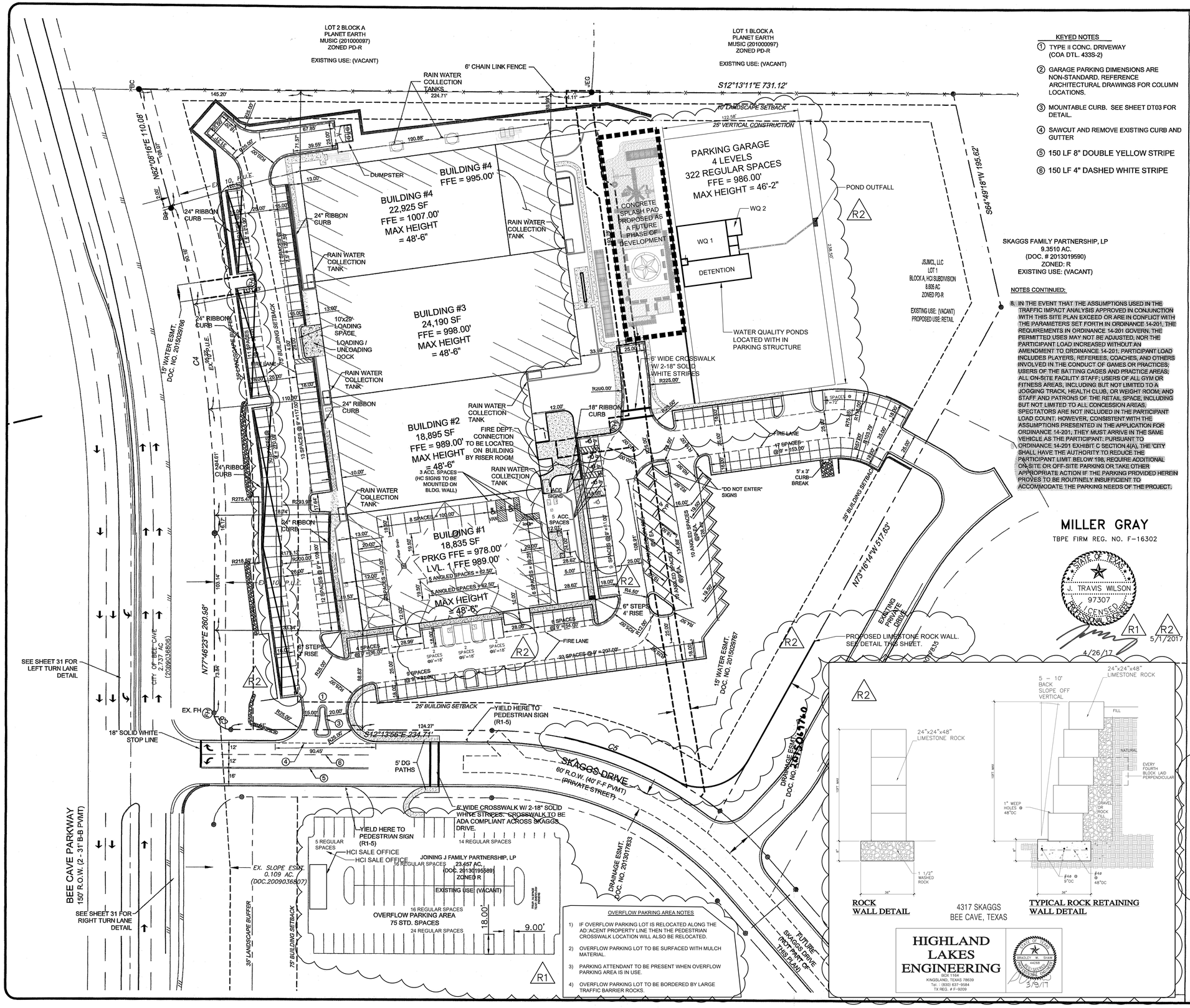

KEYED NOTES

1. TYPE II CONC. DRIVEWAY (COA DTL. 433S-2)
2. GARAGE PARKING DIMENSIONS ARE NON-STANDARD. REFERENCE ARCHITECTURAL DRAWINGS FOR COLUMN LOCATIONS.
3. MOUNTABLE CURB. SEE SHEET DT03 FOR DETAIL.
4. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
5. 150 LF 8" DOUBLE YELLOW STRIPE
6. 150 LF 4" DASHED WHITE STRIPE

NOTES CONTINUED:

8. IN THE EVENT THAT THE ASSUMPTIONS USED IN THE TRAFFIC IMPACT ANALYSIS APPROVED IN CONJUNCTION WITH THIS SITE PLAN EXCEED OR ARE IN CONFLICT WITH THE PARAMETERS SET FORTH IN ORDINANCE 14-201, THE REQUIREMENTS IN ORDINANCE 14-201 GOVERN. THE PERMITTED USES MAY NOT BE ADJUSTED, NOR THE PARTICIPANT LOAD INCREASED WITHOUT AN AMENDMENT TO ORDINANCE 14-201. PARTICIPANT LOAD INCLUDES PLAYERS, REFEREES, COACHES, AND OTHERS INVOLVED IN THE CONDUCT OF GAMES OR PRACTICES; USERS OF THE BATTING CAGES AND PRACTICE AREAS; ALL ON-SITE FACILITY STAFF; USERS OF ALL GYM OR FITNESS AREAS, INCLUDING BUT NOT LIMITED TO A JOGGING TRACK, HEALTH CLUB, OR WEIGHT ROOM; AND STAFF AND PATRONS OF THE RETAIL SPACE, INCLUDING BUT NOT LIMITED TO ALL CONCESSION AREAS. SPECTATORS ARE NOT INCLUDED IN THE PARTICIPANT LOAD COUNT. HOWEVER, CONSISTENT WITH THE ASSUMPTIONS PRESENTED IN THE APPLICATION FOR ORDINANCE 14-201, THEY MUST ARRIVE IN THE SAME VEHICLE AS THE PARTICIPANT. PURSUANT TO ORDINANCE 14-201 EXHIBIT C SECTION 4(A), THE CITY SHALL HAVE THE AUTHORITY TO REDUCE THE PARTICIPANT LIMIT BELOW 198, REQUIRE ADDITIONAL ON-SITE OR OFF-SITE PARKING OR TAKE OTHER APPROPRIATE ACTION IF THE PARKING PROVIDED HEREIN PROVES TO BE ROUTINELY INSUFFICIENT TO ACCOMMODATE THE PARKING NEEDS OF THE PROJECT.

40 20 0 40 80
SCALE IN FEET

LEGEND

- BOUNDARY LINE & RIGHT-OF-WAY
- EASEMENT LINE
- STANDARD CURB & GUTTER
- CONCRETE SIDEWALK
- DECOMPOSED GRANITE
- CROSSWALK
- PROP. HANDICAP PARKING SPACE w/ LAY DOWN CURB
- VERTICAL SAW CUT ROCK WALL
- PROPOSED RETAINING WALL
- RIBBON CURB
- ACCESSIBLE ROUTE
- FIRE LANE
- 3/4" IRON PIPE FOUND
- MAG NAIL FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONTROL POINT/BENCHMARK LOCATION
- WATER METER
- ELECTRIC UTILITY
- ELECTRIC PULL BOX
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- TELEPHONE UTILITY
- UNDERGROUND TELEPHONE MARKER
- TELEPHONE MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FENCE

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
3. BUILDING DETAILS ARE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING INFORMATION.
4. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION WILL NEED TO BE RE-VEGETATED.
5. CONTRACTOR TO REPAIR ANY DAMAGES TO EXISTING ROADWAY AND SIDEWALKS CAUSED DURING CONSTRUCTION.
6. NO BASE MATERIAL SHALL BE INSTALLED BELOW PROPOSED DECOMPOSED GRANITE SURFACES
7. DECOMPOSED GRANITE (DG) TO BE LOOSELY PLACED AND HAND TAMPED, NO MECHANICAL COMPACTION SHALL OCCUR. UPON COMPLETION, DG SHALL BE WATERED DOWN AND OBSERVED BY THE PROJECT ENGINEER AND THE CITY OF BEE CAVE TO INSURE PERMEABILITY OF THE DG.

MILLER GRAY
TBPE FIRM REG. NO. F-16302

STATE OF TEXAS
J. TRAVIS WILSON
97307
LICENSED
PROFESSIONAL ENGINEER
4/26/17

R1 R2 5/1/2017

Hill Country Indoor - Site & Impervious Cover Calculations

Gross Site Area	=	8.603 Ac.	
Water Quality Buffer Zone	=	0.000 Ac.	
Net Site Area	=	8.603 Ac.	
Allowable Impervious Cover			
40% Net Site Area	=	3.441 Ac.	149,899 sf
45% Net Site Area w/ RW Harvesting	=	3.871 Ac.	168,636 sf
Proposed Impervious Cover			
Building Coverage	=	1.951 Ac.	85,000 sf
Parking / Driveways / Pvmt	=	2.346 Ac.	102,176 sf
Concrete Sidewalks	=	0.134 Ac.	5,847 sf
Concrete Splash Pad	=	0.013 Ac.	565 sf
Total Proposed IC	=	4.44 Ac.	193,588 sf 51.66% of NSA
* Decomposed Granite	=	0.17 Ac.	7,405 sf

* Decomposed Granite is considered as pervious material. No base material or filter fabric shall be installed below proposed decomposed granite surfaces. Decomposed granite area above includes only that which is to be located within the property boundary.

Parking Calculations

Required Parking	=	450 B□R1 Par□□a□ Load Calc□la□□s
Provided Parking		
Standard Spaces	=	487 S□
Accessible Spaces	=	8 S□
Compact Spaces		27 Sp.
Total Spaces	=	522 S□
Loading Spaces	=	1 Sp. Provided

R2

4317 SKAGGS
BEE CAVE, TEXAS

HIGHLAND LAKES ENGINEERING
BOX 1164
KINGSLAND, TEXAS 78639
Tel: (830) 637-9584
TX REG. # F-9209

STATE OF TEXAS
BRADLEY W. SHAW
14258
LICENSED
PROFESSIONAL ENGINEER
3/9/17

OVERFLOW PAKRING AREA NOTES

1) IF OVERFLOW PARKING LOT IS RELOCATED ALONG THE AD□ACENT PROPERTY LINE THEN THE PEDESTRIAN CROSSWALK LOCATION WILL ALSO BE RELOCATED.
2) OVERFLOW PARKING LOT TO BE SURFACED WITH MULCH MATERIAL.
3) PARKING ATTENDANT TO BE PRESENT WHEN OVERFLOW PARKING AREA IS IN USE.
4) OVERFLOW PARKING LOT TO BE BORDERED BY LARGE TRAFFIC BARRIER ROCKS.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

HILL COUNTRY INDOOR
SITE DEVELOPMENT PLANS / NPS PLAN
SITE PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE
R1	RELOCATING SALES OFFICE TO OVERFLOW PARKING LOT	TW	4/26/17
R2	ADDED PARKING GARGE; MODIFIED SURFACE PARKING	TW	5/1/2017

DATE:	5/5/2015
DESIGNED BY:	SDM
DRAWN BY:	BSH
CHECKED BY:	SDM
DRAWING NAME:	A279-401-SP01

STATE OF TEXAS
S. DANNY MILLER
82725
PROFESSIONAL ENGINEER
5/1/17

LJA Engineering, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A279-401

SP01

SHEET NO. 6 OF 42 SHEETS

I:\A279 Hill Country Indoor Redesign\Submitted Drawings\A279-401-SP01.dwg
User: jsoriano
Last Saved: May, 04, 15 - 11:28
Plot Date/Time: May, 05, 15 - 17:12:09