

Site Preparation Construction Plans
for
Capstone Dental: Parking Lot Addition
809 West Center Street
Kyle, Hays County, Texas

(R.O.W. Lines)
West Center Street

LEGEND

- R.O.W. OR PROPERTY LINE
- ===== EDGE OF PAVEMENT
- 534 --- EXISTING CONTOURS (1'-FT INTERVAL)
- 534 --- PROPOSED CONTOURS (1'-FT INTERVAL)
- BUILDING SETBACK
- TOP OF CURB
- FACE OF CURB
- EDGE OF ASPHALT
- ===== PARKING SPACE STRIPING
- ===== LIMIT OF NEW CONSTRUCTION
- ===== CURB CUT
- ===== SITE DIMENSIONS
- 19'-0" --- CULVERT
- GRADE BREAK OR LIMIT OF FILL
- OE --- OVERHEAD ELECTRIC LINE
- UE --- UNDERGROUND ELECTRIC LINE
- ===== WOOD FENCE
- ===== CHAIN LINK FENCE
- X-X- X- WIRE FENCE
- () RECORD CALL
- o 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- POWER POLE OR LIGHT POLE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ TREE
- HAC = HACKBERRY
- DRIPLINE OF TREE

NOTES:

- PAVEMENT ON THE SITE SHALL BE CONCRETE. SEE DRAWING DR-2 FOR CURB LAYOUT, NEW PAVEMENT LIMITS AND DRAWING DR-3 FOR PAVEMENT DETAILS. FOR THE MAIN DRIVEWAY.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AND GRADE AND ADJUSTMENT, INCLUDING NEW CUT, AS NECESSARY, PRIOR TO INSTALLATION OF ADJACENT PAVEMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KYLE STANDARDS AS ADOPTED AND AMENDED BY THE CITY OF KYLE.
- ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NOT COST TO THE OWNER.
- DETAILED SPOT ELEVATIONS AND SITE GRADING ARE PRESENTED ON DRAWING DR-2 OF THESE PLANS.
- LOT IS ZONED: RS

Owner:
DS Integrity Investments LLC
16213 Oxbow Trail
Buda, Texas 78610

Index of Drawings

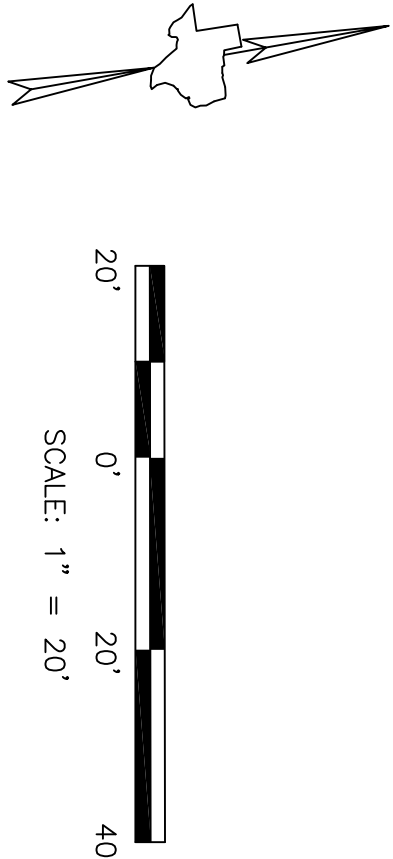
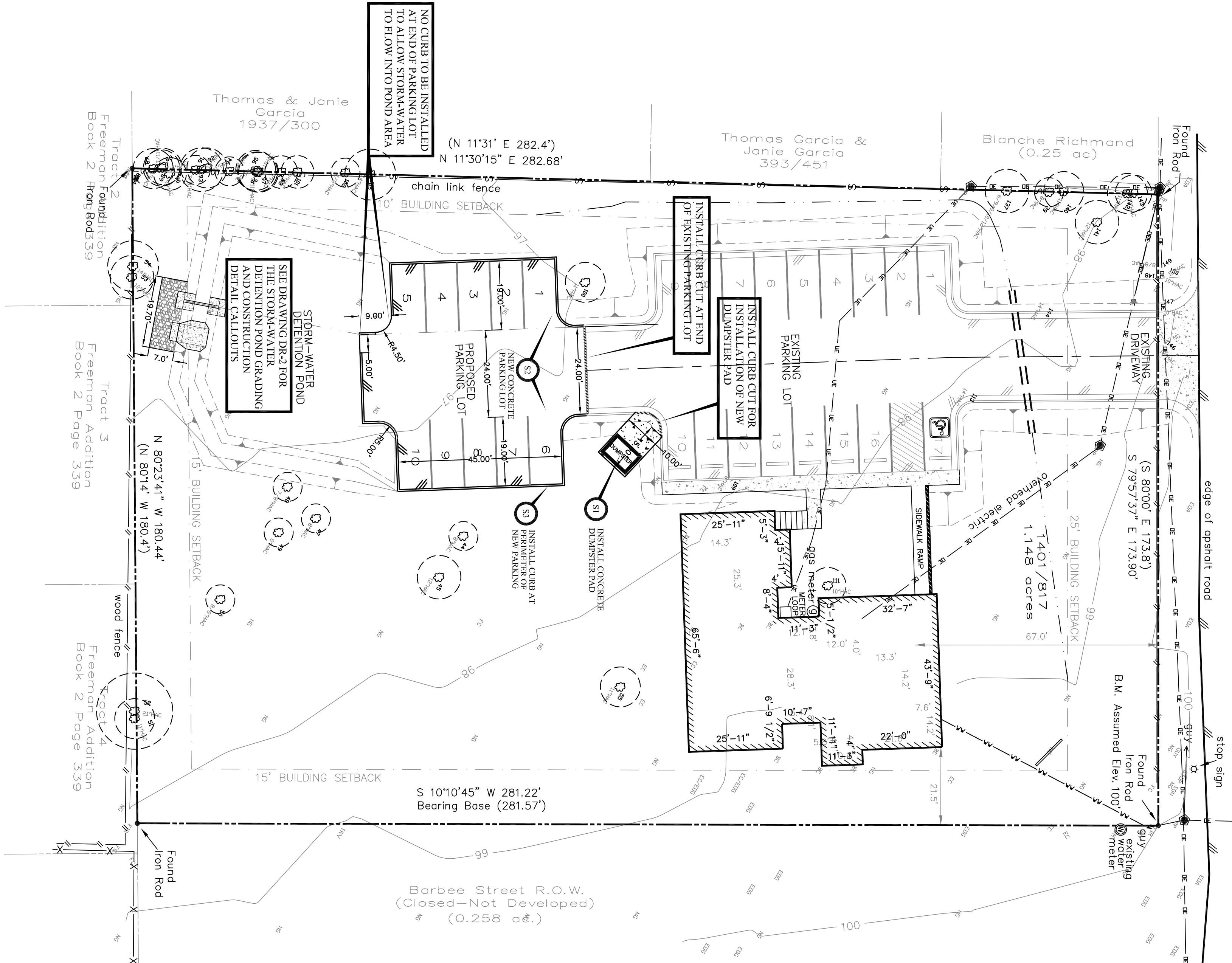
Sheet No.	Drawing I.D.	Drawing Title
1.	SP-1	Site Improvements Plan
2.	SE-1	Sediment and Erosion Control Plan
3.	DR-1	Drainage Plan and Calculations
4.	DR-2	Grading Plan
5.	DR-3	Detention Pond and Parking Lot Details

PROPOSED SITE DESIGN	
TOTAL SITE AREA:	1.148 ACRES
BUILDING (OFFICE FLOOR SPACE) =	2,800 sf
EXISTING PARKING PROVIDED =	17 SPACES
PROPOSED PARKING PROVIDED =	10 SPACES
PROVIDED	= 27 SPACES
*REQUIRED SITE PARKING:	
HANDICAP PARKING SPACE	= 1 SPACE
BUILDING (REQUIRED 1 PER 250 SF) =	12 SPACES
TOTAL REQUIRED	= 13 SPACES

STORM-WATER DETENTION TO BE PROVIDED FOR THE EXISTING PARKING LOT AND PROPOSED PARKING LOT VIA CONSTRUCTION OF A NEW OUTFALL STRUCTURE AND BERM AT THE SOUTH END OF THE NEW PARKING LOT. SEE DRAWING DR-1 FOR THE WATERSHED AREA AND RUN-OFF CALCULATIONS AND SEE DRAWING DR-2 AND DR-3 FOR THE DETENTION POND LAYOUT, STORM-WATER MODEL RESULTS AND OUTFALL DETAILS.

DETAIL LEGEND
(SEE DRAWING DR-3)

- S1 PAVEMENT, DUMPSTER PAD
- S2 PAVEMENT, PARKING LOT
- S3 CONCRETE CURB, (MONOLITHIC)



REVISIONS			
NO.	REVISION	APPD.	DATE



Gallup Engineering/R. Anne Gallup, P.E.

Texas P.E. Registration # 79435
Firm Registration # F-2284

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DRAWING INFORMATION

DESIGNED BY: R.A.G.	05/23/2016
DRAWN BY: D.C.	PROJECT NO: 99218.01
APPROVED BY: R.A.G.	PLOT SCALE:
SCALE:	1:1

SITE IMPROVEMENTS PLAN
Capstone Dental: Parking Lot Addition

809 West Center Street
Kyle, Hays County, Texas

DRAWING	
SP-1	1
SHEET:	OF