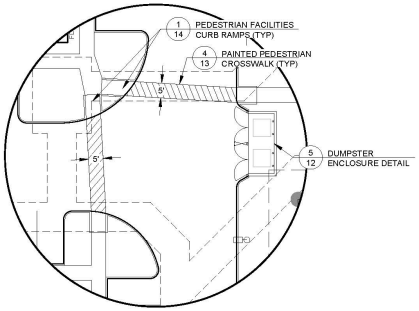


INSET A
1"=20'

PARKING ANALYSIS			
USE	(SF)	RATIO	REQUIRED
OFFICE/WAREHOUSE	115,180	1:500	231
TOTAL PARKING SPACES REQUIRED			231
HANDICAP PARKING SPACES REQUIRED			7
TOTAL PARKING SPACES PROVIDED			240
HANDICAP PARKING SPOTS PROVIDED			10

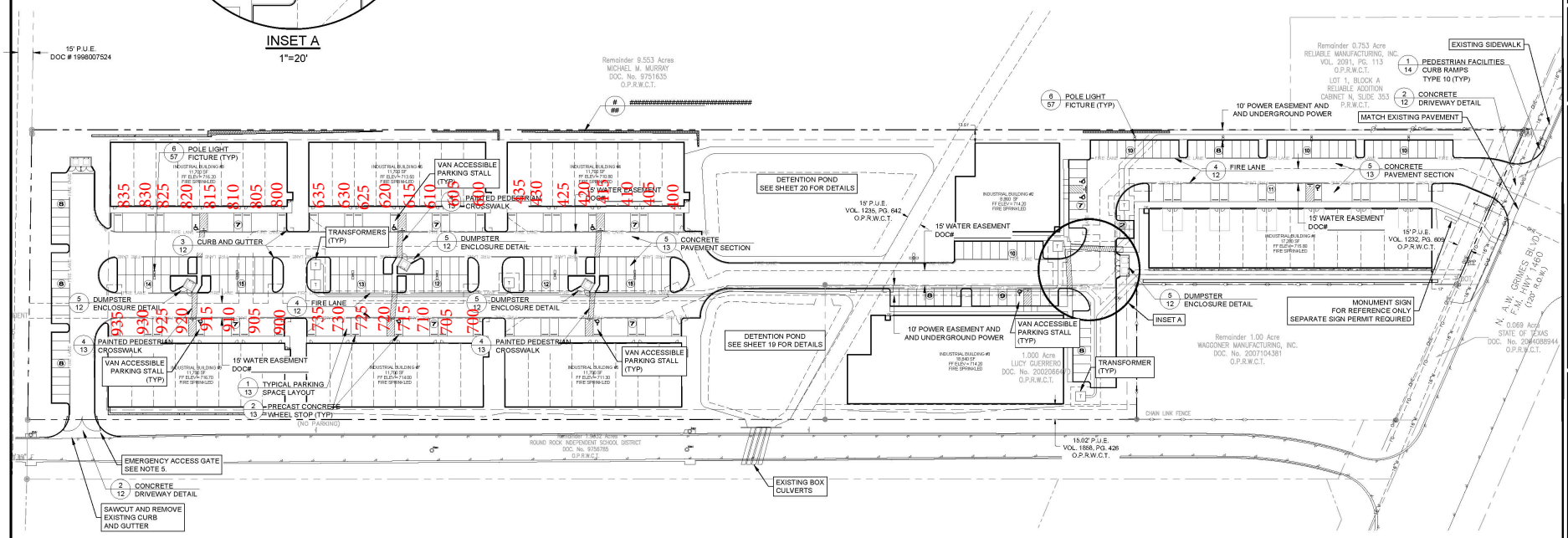
0 50 100
SCALE : 1" = 50'

GENERAL LEGEND

SYMBOLS: WATER METER, WATER VALVE, FIRE HYDRANT, BACKFLOW PREVENTER, UTILITY POLE, LIGHT POLE, WASTEWATER MANHOLE, CLEAN OUT, KEYNOTES, PARKING COUNT, WW SERVICE, WATER SERVICE, STORM SEWER MANHOLE, SIGN, CURB INLET, GRATE INLET, TABLE TOP AREA INLET, TREE TO BE SAVED, TREE TO BE REMOVED

LINETYPES: PROPERTY BOUNDARY, LIMITS OF CONSTRUCTION, FENCES (CHAIN LINK), (RON), (WOOD), (BARB WIRE), DITCH (CREEK) LINE, EXISTING CONTOURS, PROPOSED CONTOURS, CURB & GUTTER, UNDERGROUND ELEC, OVERHEAD UTILITY, UNDERGROUND TELE, UNDERGROUND GAS LINE, WATER LINE, WASTEWATER LINE, ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — DETAIL NAME
DETAIL REFERENCE CALLOUT



Building Information

Building Number	Proposed Use	Construction Type	Building Occupancy Type	Sprinkled	Maximum Height	Number of Stories	Square Footage
1	Office/Warehouse	IIB	F-1	Yes	30 ft	1	17,280 sf
2	Office/Warehouse	IIB	F-1	Yes	30 ft	1	8,860 sf
3	Office/Warehouse	IIB	F-1	Yes	30 ft	1	18,840 sf
4	Office/Warehouse	IIB	F-1	Yes	30 ft	1	11,700 sf
5	Office/Warehouse	IIB	F-1	Yes	30 ft	1	11,700 sf
6	Office/Warehouse	IIB	F-1	Yes	30 ft	1	11,700 sf
7	Office/Warehouse	IIB	F-1	Yes	30 ft	1	11,700 sf
8	Office/Warehouse	IIB	F-1	Yes	30 ft	1	11,700 sf
9	Office/Warehouse	IIB	F-1	Yes	30 ft	1	11,700 sf
						Total:	115,180 sf

SITE AREA CALCULATIONS			
	AREA (SF)	AREA (AC)	AREA (%)
SITE AREA	388,480.86	8.92	100.00%
EXISTING IMPERVIOUS COVER	957.39	0.022	0.25%
PROPOSED IMPERVIOUS COVER	260,898.64	5.99	67.16%

DRY UTILITY NOTES:

1. A DRY UTILITY PLAN SHALL BE PROVIDED TO THE CITY OF ROUND ROCK FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THIS ADDITION WILL BE TREATED AS A REVISION TO THE APPROVED PLANS AT THAT TIME.
2. ALL DESIGNS SHALL MEET THE CITY OF ROUND ROCK STANDARDS WITH REGARD TO UTILITY SEPARATIONS, CROSSINGS AND LANDSCAPING.
3. DRY UTILITIES CANNOT TRAVERSE WITHIN CITY OF ROUND ROCK EASEMENTS (SAVE FOR PUE) AND MUST PROVIDE ADEQUATE SEPARATION FROM TREE PLANTINGS.
4. DRY UTILITY EASEMENTS, AS APPLICABLE, CANNOT OVERLAP CITY OF ROUND ROCK EASEMENTS.
5. LANDSCAPE PLANTINGS IN EASEMENTS DO NOT COUNT TOWARD MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.

SITE PLAN NOTES:

1. DIMENSIONS ARE SHOWN ON THE DIMENSIONAL CONTROL PLAN. FOR PRECISE DIMENSIONS AND LOCATION OF SITE IMPROVEMENTS, ELECTRONIC FILES OF THE SITE LAYOUT WILL BE MADE AVAILABLE TO THE CONTRACTOR AND HIS SURVEYOR UPON REQUEST. FOR BUILDING DIMENSIONS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.
2. EXISTING UTILITIES ARE SHOWN PER RECORD DRAWINGS.
3. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).
4. FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34 050 KG). THE APPROVED FIRE APPARATUS ACCESS ROAD MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT ON SITE.
5. EMERGENCY ACCESS GATES
   THE FOLLOWING ACCESS SYSTEMS SHALL BE INSTALLED ON ALL PRIMARY GATES:
   5.1. OPTICOM IR PLATFORM RECEIVER AND TRANSMITTER. WHEN ACTIVATED VIA THE OPTICOM RECEIVER, THE GATE(S) SHALL REMAIN OPEN FOR 20 MINUTES.
   5.2. KNOX KEY SWITCH.
   5.3. THE GATE OPENING SYSTEM SHALL INCORPORATE A FAIL-SAFE MANUAL BACKUP OR AUTOMATIC RELEASE IN THE EVENT OF A FAILURE OF THE ELECTRICAL OR MECHANICAL EQUIPMENT. THE MANUAL RELEASE MAY BE IN THE FORM OF A PULL CABLE THAT DISENGAGES THE CHAIN DRIVE OR A 911 PIN-LOCK THAT DISENGAGES THE ARM OF A SWING GATE, LOCKED WITH A KNOX SHACKLE PADLOCK (7/16" - 3/8").

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

CONTRACTOR NOTES:
EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
2705 N. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-0664
TBPE FIRM #F-13951

DESIGNED: NWO | DRAWN: MEM | REVIEWED: NWO

STATE OF TEXAS — NELSON W. OPREA — LICENSED PROFESSIONAL ENGINEER — 2/7/2024

NO.	DATE	REVISIONS	RECOM'D

BLUEACRE DEVELOPMENT
1890 COMMERCE PARK
SITE DEVELOPMENT IMPROVEMENTS
1890 N. A.W. GRIMES BOULEVARD ROUND ROCK, TEXAS 78664

OVERALL SITE PLAN

PERMIT No. SDP2108-0003

SHEET No. 8 OF 60