

Exhibit A

ADAM WORD GATES
ARCHITECTURE STUDIO

CITY OF BASTROP REQUIRED SIGNATURES

OWNER : STEVE CLASSEN

OWNER : MARISSA CLASSEN



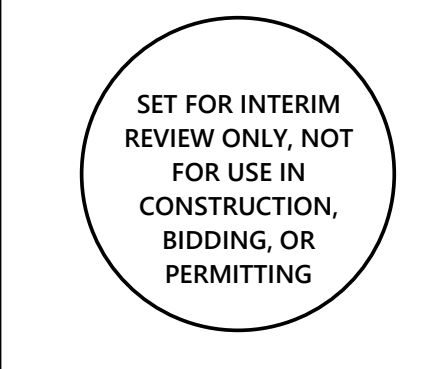
ARCHITECT : ADAM WORD GATES, AIA

CIVIL ENGINEER : PAUL VIKTORIN

CITY OF BASTROP ENGINEER

BASTROP AUTOMOTIVE ZONING AND DRAINAGE CONCEPT SCHEMES

118 FM 969
Bastrop, TX 78602



INDEX OF DRAWINGS

NUMBER	NAME OF SHEET
00 GENERAL	
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02 CIVIL	
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2 OF 3	EXISTING DRAINAGE AREA MAP
3 OF 3	PROPOSED DRAINAGE AREA MAP
05 ARCHITECTURAL	
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ZS 0.2	PEDESTRIAN SHED EXHIBIT
ZS 1.1	PROPOSED DEVELOPMENT SCHEME
ZS 1.2	PROPOSED DEVELOPMENT SCHEME
ZS 2.1	ARCHITECTURAL VIEWS

PROJECT GOAL

TO RE-ZONE 2 LOTS FROM PLACE TYPE P2 TO P5. THEN AT 118 FM 969, DEMOLISH EXISTING STRUCTURES AND DEVELOP THE SITE FOR USE AS AN AUTOBODY SHOP SIMILAR TO THE ADJACENT SITE.

APPLICABLE CODES

- BASTROP BUILDING BLOCK (B³) CODE
- B³ TECHNICAL MANUAL
- B³ PATTERN BOOK
- STORMWATER DRAINAGE DESIGN MANUAL
- MASTER TRANSPORTATION PLAN CHAPTER 5
- BASTROP CODE OF ORDINANCES

PREVIOUS ENGAGEMENT

AUTOBODY SHOP – 118 FM 969 & 654 W HWY 71
November 3, 2022

ATTENDEES:
Adam Gates and Banks Chisum
Jennifer Bills, Trey Job, Keehren Baah, and Vivianna Andre

LEGAL DESCRIPTION

1.192 ACRES WITHING THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS

118 FM 969
BASTROP, TX 78602

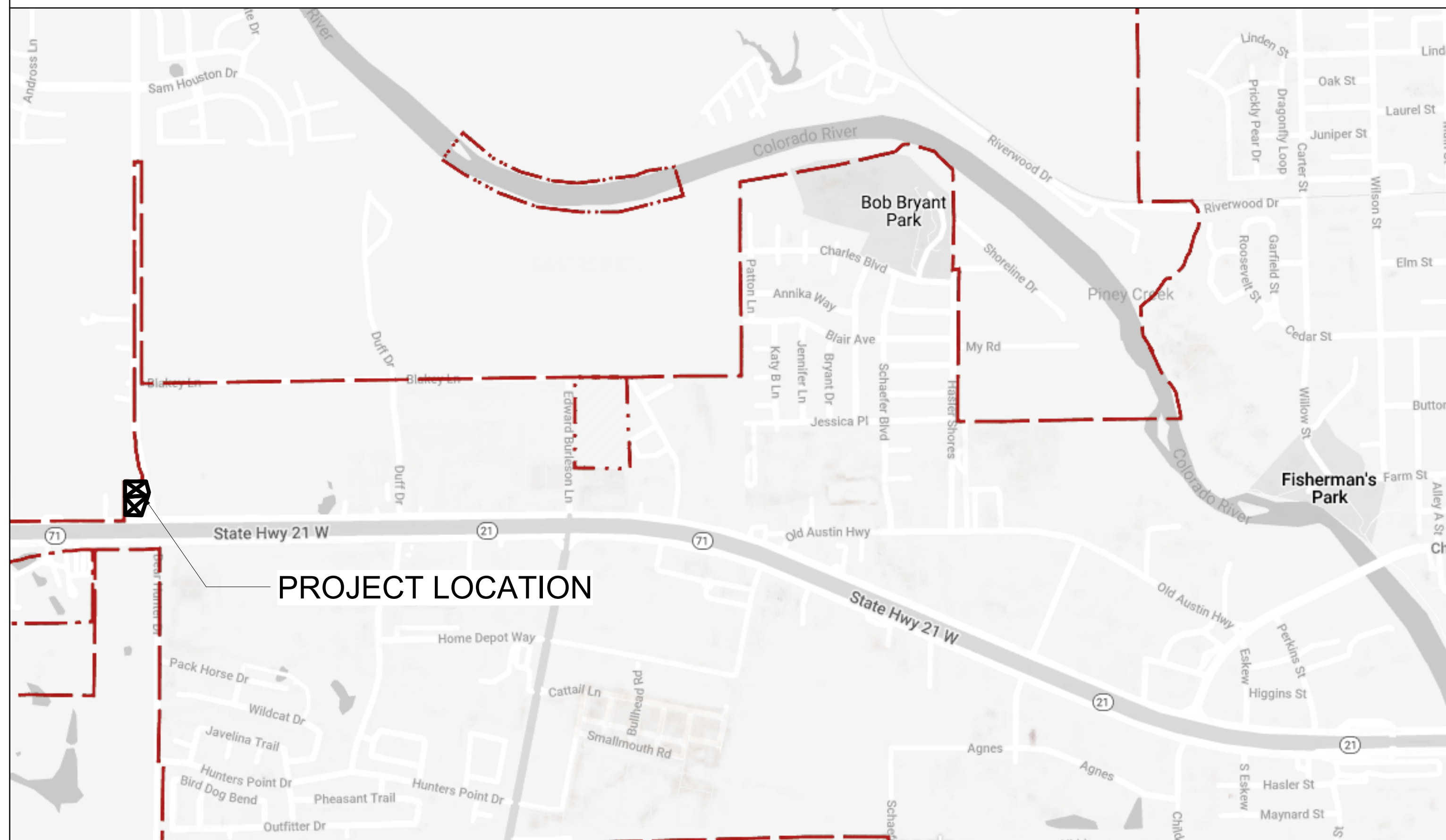
PROPERTY ID: 78667
GEOGRAPHIC ID: R78667

0.806 ACRES WITHING THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS

654 W SH 71
BASTROP, TX 78602

PROPERTY ID: 24712
GEOGRAPHIC ID: R24712

VICINITY MAP



DESIGN TEAM

ARCHITECT	CIVIL ENGINEERING
AWG STUDIO ADAM W. GATES E: a.gates@awgstudio.com P: 512.653.8149	SOUTHWEST ENGINEERS GABE HOVDEY E: gabe.hovdey@swengineers.com P: 512.312.4336, ext. 312

OWNER TEAM

CONSTRUCTION MANAGER	OWNER
JB CHISUM CONSTRUCTION, INC. BANKS CHISUM E: banks@jbchisum.com P: 512.395.7770	STEVEN CLASSEN 215 FARMERS RD MAXWELL, TX 78656

ZONING CONCEPT SCHEME
BASTROP AUTOMOTIVE
118 FM 969
Bastrop, TX 78602

revision date

ISSUE DATE 01/30/2023
PROJECT # 22-019
DRAWN BY Author
PROJECT ARCHITECT
ADAW W. GATES, AIA

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PROJECT INFORMATION

CS 2

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ZONING CONCEPT SCHEME
BASTROP AUTOMOTIVE
118 FM 969
Bastrop, TX 78602

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EXISTING PLAN

ZS 0.1

COLOR LEGEND

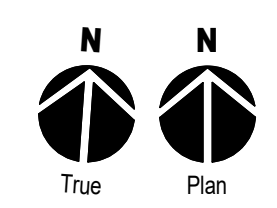
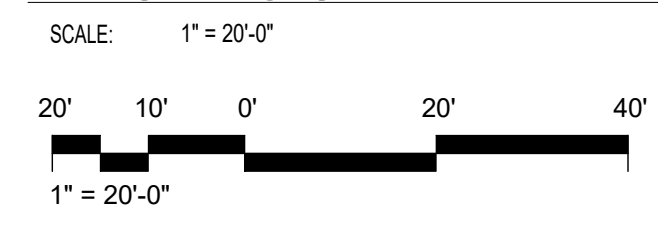
	GREEN - UNPROTECTED TREE	<13"
	ORANGE - PROTECTED TREE	13" - 24"
	RED - HERITAGE TREE	≥24"
	LIGHT GRAY	IMPERVIOUS COVER
	GRAY	EXISTING STRUCTURE
	DARK GRAY	EXISTING STREET

TREE LEGEND

001	19" DIAMETER - CEDAR ELM	TO BE REMOVED
002	POST OAK (DEAD)	TO BE REMOVED
004	8" DIAMETER - POST OAK	
005	19" DIAMETER - LIVE OAK	
006	12" DIAMETER - POST OAK	
007	11" & 12" DIAMETER - PECAN	TO BE REMOVED
008	11" DIAMETER - PECAN	TO BE REMOVED
009	22" DIAMETER - POST OAK	TO BE REMOVED
010	17" DIAMETER - POST OAK	TO BE REMOVED
011	18" DIAMETER - POST OAK	TO BE REMOVED
012	14" DIAMETER - POST OAK	TO BE REMOVED
013	15" DIAMETER - CEDAR (DEAD)	TO BE REMOVED
014	15" DIAMETER - POST OAK	TO BE REMOVED
015	16" DIAMETER - POST OAK	TO BE REMOVED
016	22" DIAMETER - POST OAK	TO BE REMOVED
017	14" DIAMETER - RED OAK	



1 EXISTING SITE PLAN



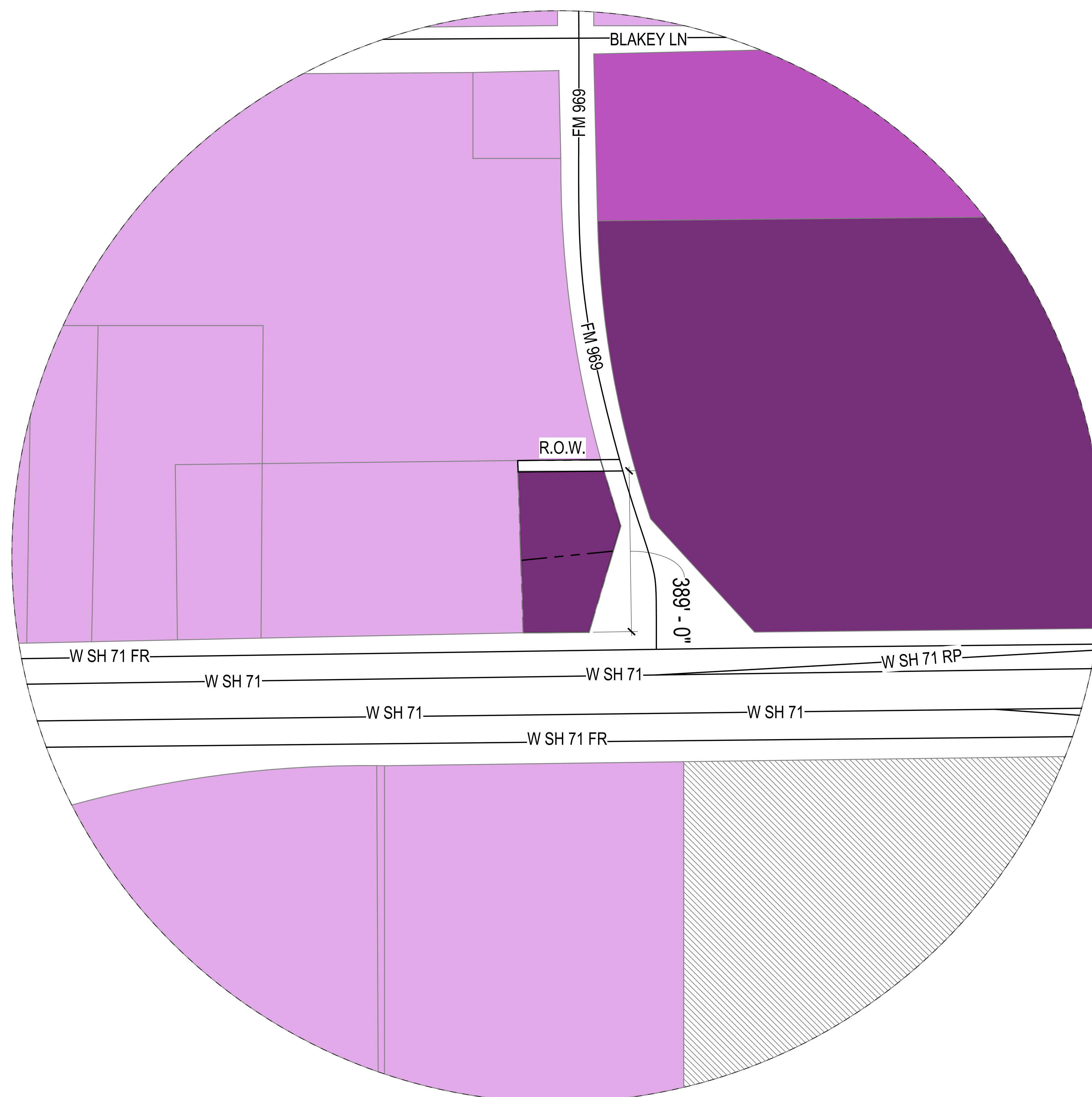
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ZONING CONCEPT SCHEME
BASTROP AUTOMOTIVE
118 FM 969
Bastrop, TX 78602

PLACE TYPES

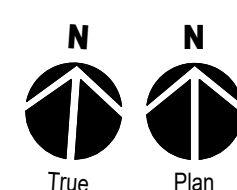
- P2 - RURAL
- P4 - MIX
- P5 - CORE
- PDD - PLANNED
- ROAD AND HWY

	P2 - RURAL	P4 - MIX	P5 - CORE	PDD - PLANNED	TOTAL
EXISTING	47.48%	5.36%	19.04%	8.89%	80.77%
PROPOSED	45.88%	5.36%	20.54%	8.89%	80.77%



1 PEDESTRIAN SHED MAP

NOT TO SCALE



1/30/2023 2:46:31 PM

revision date

ISSUE DATE 01/30/2023
PROJECT # 22-019
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PROJECT ARCHITECT
ADAW W. GATES, AIA

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PEDESTRIAN SHED
EXHIBIT

ZS 0.2

C:\CompanyData\Clients\1062 - Steve and Marisa Clasen\001-22-Auto Repair Shop Site Plan\CAD\Drawings\Infrastructure\Plan.dwg - Layout: "INFRASTRUCTURE PLAN" - Tue, Jan 17, 2023, 3:28pm, By: mcsidney.pattagada

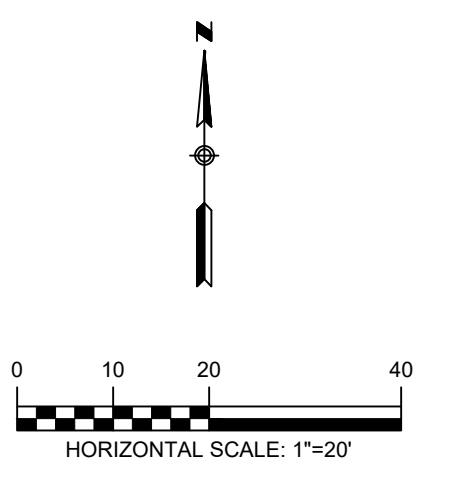
6.00 ACRES
SHARON WARFIELD MILKES
873/878

0.809 ACRES
WGK ENTERPRISES)



LEGEND

- W — W — W — W — EXISTING WATER LINE
- W — W — W — W — PROPOSED WATER LINE
- WW — WW — WW — WW — EXISTING WASTEWATER LINE
- WW — WW — WW — WW — PROPOSED WASTEWATER LINE
- SD — SD — SD — SD — EXISTING STORM DRAIN LINE
- SD — SD — SD — SD — PROPOSED STORM DRAIN LINE
- G — G — G — G — EXISTING GAS LINE
- OE — OE — OE — OE — EXISTING OVERHEAD ELECTRIC LINE
- UE — UE — UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- T — T — T — T — EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊙ EXISTING WASTEWATER MANHOLE
- ⊙ PROPOSED WASTEWATER MANHOLE
- ⊙ EXISTING ELECTRIC MANHOLE
- ⊙ EXISTING TELEPHONE MANHOLE
- ☀ EXISTING LIGHT POLE
- ☀ EXISTING LIGHT POLE W/ARM
- ⊙ EXISTING UTILITY POLE
- EXISTING SIGN



TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

01-17-2023

Southwest Engineers

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4330

WARNING

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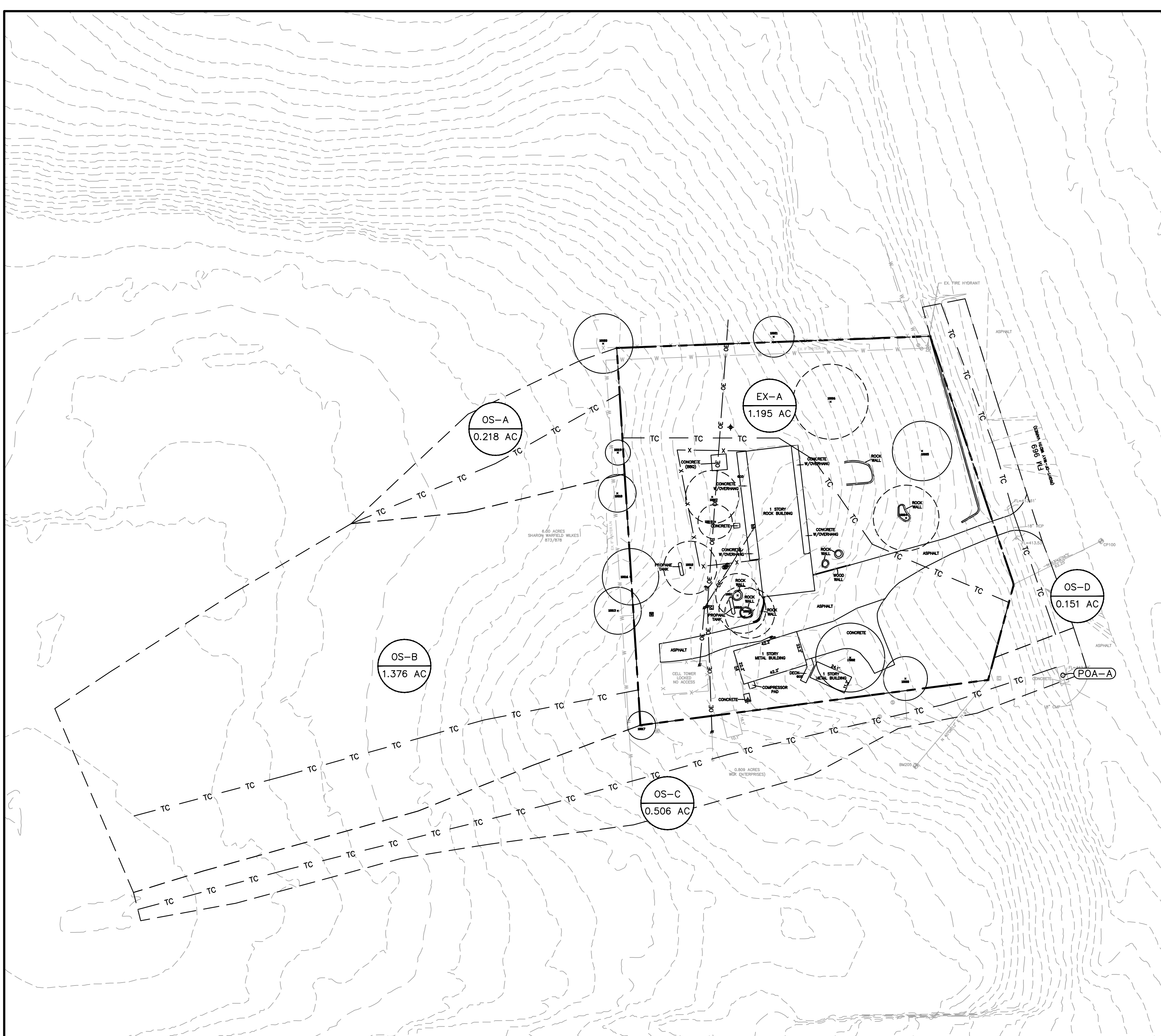
CHECKED BY: G.H.

INFRASTRUCTURE PLAN

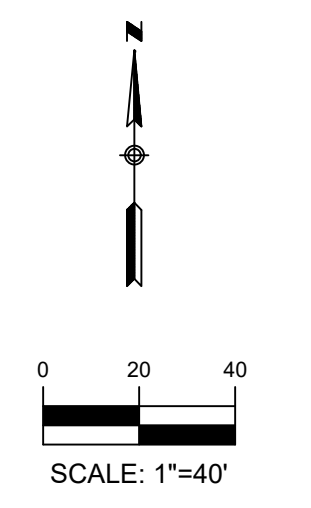
AUTO REPAIR SHOP SITE PLAN
ADDRESS, CITY, TEXAS, ZIP

PROJECT NO.	1062-001
DRAWING NO.	
SHEET	1 OF 3

C:\CompanyData\Clients\1062 - Steve and Marisa Closson\001-22-Auto Repair Shop Site Plan\CAD\Drawings\1062-001-Conceptual Drainage Plan.dwg - Layout: "EXISTING DRAINAGE AREA MAP" - Tue, Jan 17, 2023, 3:28pm, By: marisac, plotspasda



VICINITY MAP
N.T.S.



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - DRAINAGE AREA
 - TIME OF CONCENTRATION
 - POINT OF ANALYSIS
 - DRAINAGE FLOW DIRECTION
 - DRAINAGE AREA LABEL
 - INLET LABEL

BENCHMARK INFORMATION:

BM #205: COTTON SPINDLE WITH "SURE SHOTT CONTROL" WASHER SET IN THE SPLIT IN THE DRIVE FOR ALIBER AUTO GLASS, +1.72' SOUTHWEST OF THE MOST SOUTHERN CORNER OF THE SUBJECT TRACT

ELEVATION = 428.48'
VERTICAL DATUM: NAVD 88, (GEOID 18)

LEGAL DESCRIPTION

A98 BLAKEY, NANCY, ACRES 1.1920

EXISTING IMPERVIOUS COVER
10,673.55 SQFT

PROPOSED IMPERVIOUS COVER
30,935.57 SQFT

TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN)	Tc Used (MIN)
	SLOPE (FT/FT)	L (FT)	n	Tc sheet (MIN)	SLOPE (FT/FT)	L (FT)	Paved? Y or N	Tc Shallow (MIN)	Vavg (FT/S)	L (FT)	Tc Channel (MIN)		
EX-A	0.070	100.000	0.240	7.6	0.074	187	N	0.7	4.00	0	0.00	8.3	10.0
OS-A	0.018	100.000	0.240	13.0	0.038	91	N	0.5	4.00	0	0.00	13.5	13.5
OS-B	0.023	100.000	0.240	11.8	0.053	232	Y	0.8	4.00	0	0.00	12.6	12.6
OS-C	0.022	100.000	0.240	12.0	0.063	507	Y	1.7	4.00	0	0.00	13.7	13.7
OS-D	0.012	100.000	0.240	15.3	0.000	0	Y	0.0	4.00	124	0.52	15.9	15.9

EXISTING DRAINAGE SUMMARY TABLE (NRCS METHOD)

AREA NAME	EX - A	OS-A	OS-B	OS-C	OS-D	POA - A
Drainage Area (ac.)	1.195	0.218	1.376	0.506	0.151	
% Impervious	0%	0%	0%	0%	0%	
Tc (hrs)	0.167	0.225	0.211	0.228	0.264	
2 year Discharge (cfs)	1.190	0.193	1.252	0.445	0.125	3.206
10 year Discharge (cfs)	2.456	0.396	2.571	0.913	0.255	6.591
25 year Discharge (cfs)	3.747	0.604	3.924	1.394	0.389	10.059
100 year Discharge (cfs)	6.354	1.028	6.675	2.374	0.664	17.096

EXISTING DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T _c (min.)	Pervious Cover Condition	2-Yr.				10-Yr.				25-Yr.				100-Yr.			
						C _{r2}	C ₂	i ₂ (in/hr)	Q ₂ (cfs)	C _{r10}	C ₁₀	i ₁₀ (in/hr)	Q ₁₀ (cfs)	C _{r25}	C ₂₅	i ₂₅ (in/hr)	Q ₂₅ (cfs)	C _{r100}	C ₁₀₀	i ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)
EX-A	1.195 ac	0.000 ac	0%	10.0 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.74 in/hr	1.2 cfs	1.10	0.25	7.47 in/hr	2.5 cfs	1.20	0.29	9.01 in/hr	3.7 cfs	1.25	0.36	11.82 in/hr	6.4 cfs
OS-A	0.218 ac	0.000 ac	0%	13.5 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.21 in/hr	0.2 cfs	1.10	0.25	6.60 in/hr	0.4 cfs	1.20	0.29	7.96 in/hr	0.6 cfs	1.25	0.36	10.48 in/hr	1.0 cfs
OS-B	1.376 ac	0.000 ac	0%	12.6 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.33 in/hr	1.3 cfs	1.10	0.25	6.79 in/hr	2.6 cfs	1.20	0.29	8.19 in/hr	3.9 cfs	1.25	0.36	10.78 in/hr	6.7 cfs
OS-C	0.506 ac	0.000 ac	0%	13.7 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.19 in/hr	0.4 cfs	1.10	0.25	6.56 in/hr	0.9 cfs	1.20	0.29	7.92 in/hr	1.4 cfs	1.25	0.36	10.43 in/hr	2.4 cfs
OS-D	0.151 ac	0.000 ac	0%	15.9 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	3.93 in/hr	0.1 cfs	1.10	0.25	6.14 in/hr	0.3 cfs	1.20	0.29	7.40 in/hr	0.4 cfs	1.25	0.36	9.77 in/hr	0.7 cfs

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CHECKED BY: G.H.

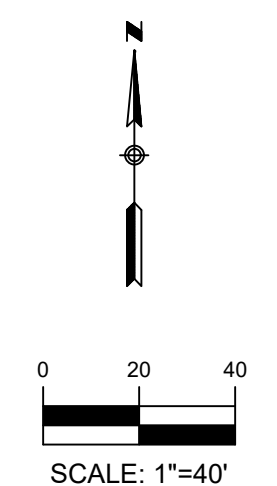
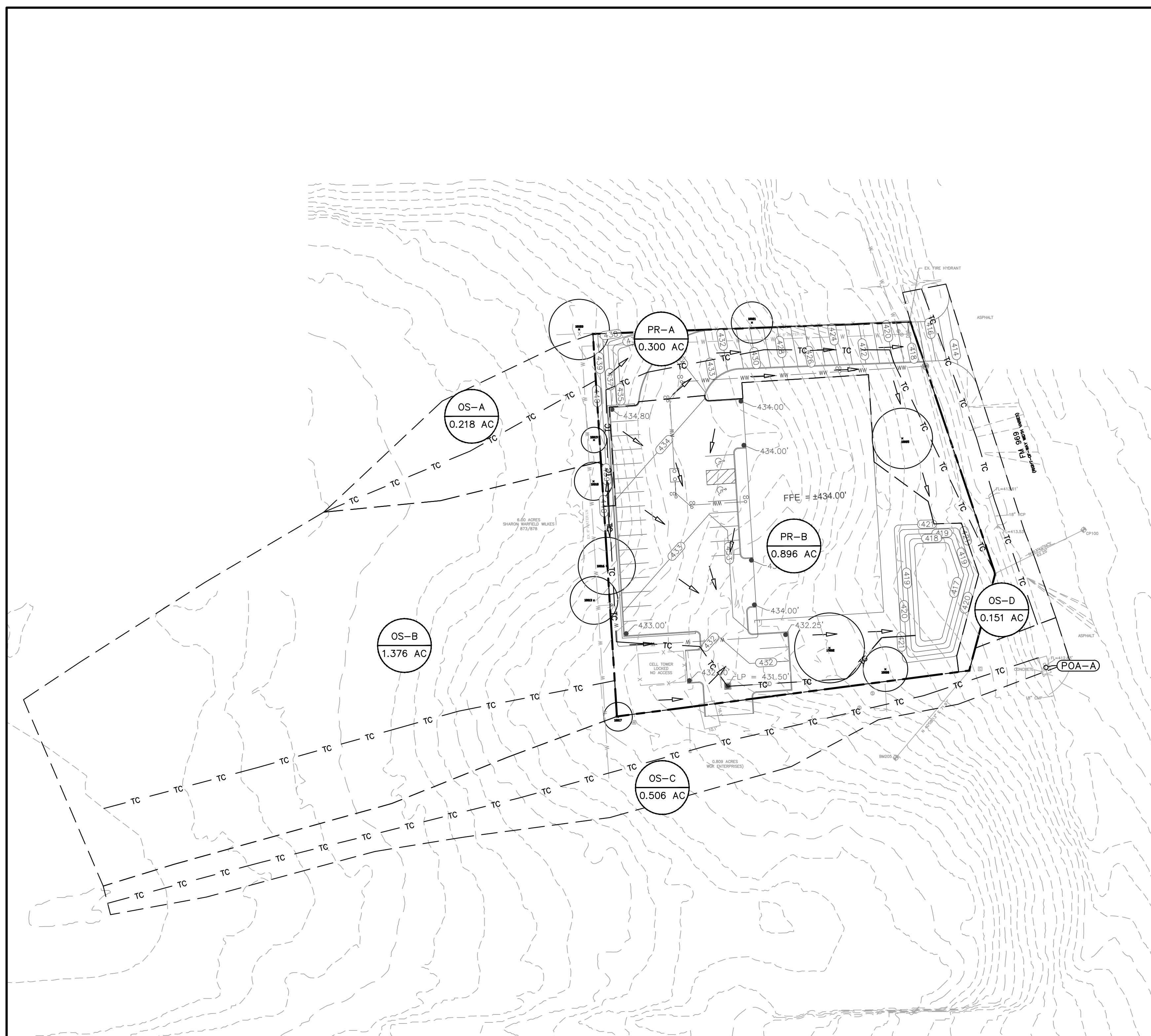
EXISTING DRAINAGE AREA MAP

AUTO REPAIR SHOP SITE PLAN

ADDRESS, CITY, TEXAS, ZIP

PROJECT NO.	1062-001
DRAWING NO.	
SHEET	2 OF 3

C:\CompanyData\Clients\1062 - Steve and Marisa Clasen\1001-Auto Repair Shop Site Plan\CAD\Drawings\1062-001-Conceptual Drainage Plan.dwg - Layout: "PROPOSED DRAINAGE AREA MAP" - Tue, Jun 17, 2023, 3:28pm, By: marioleap.yarlagadda



- LEGEND**
- 700 --- EXISTING CONTOURS
 - 700 --- PROPOSED CONTOURS
 - DRAINAGE AREA
 - TC --- TIME OF CONCENTRATION
 - A-1 ○ POINT OF ANALYSIS
 - ← DRAINAGE FLOW DIRECTION
 - DA ACRES DRAINAGE AREA LABEL
 - # INLET LABEL

TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)				
	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Channel (MIN.)	Total Tc (MIN.)	Tc Used (MIN.)
PR A	0.040	100.000	0.240	9.5	0.080	162	Y	0.5	4.00	147	0.61	10.6	10.6
PR B	0.040	100.000	0.240	9.5	0.029	88	Y	0.3	4.00	131	0.54	10.3	10.3
OS-A	0.018	100.000	0.240	13.0	0.038	91	N	0.5	4.00	0	0.00	13.5	13.5
OS-B	0.023	100.000	0.240	11.8	0.053	232	Y	0.8	4.00	0	0.00	12.6	12.6
OS-C	0.022	100.000	0.240	12.0	0.063	507	Y	1.7	4.00	0	0.00	13.7	13.7
OS-D	0.012	100.000	0.240	15.3	0.000	0	Y	0.0	4.00	124	0.52	15.9	15.9

PROPOSED DRAINAGE SUMMARY TABLE (NRCS METHOD)

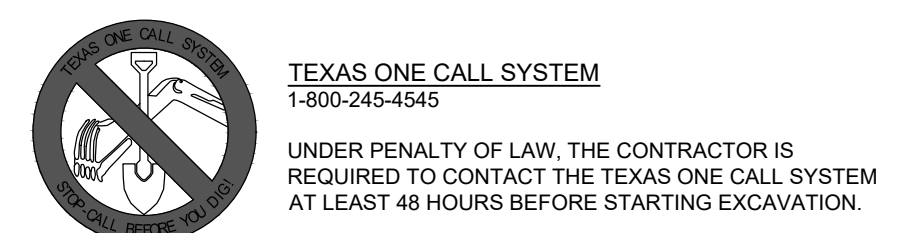
AREA NAME	PR - A	PR - B (TO POND)	DETENTION POND RELEASE (POA-B2)				PROPOSED POA - A	EXISTING POA - A
			OS-A	OS-B	OS-C	OS-D		
Drainage Area (ac.)	0.300	0.896						
% Impervious	37%	67%	0.00%	0.00%	0.00%	0.00%		
Tc (hrs)	0.176	0.172	0.225	0.211	0.228	0.264		
2 year Discharge (cfs)	0.575	2.39	417.65 (msl)	0.61	0.193	1.252	3.202	
10 year Discharge (cfs)	1.128	4.63	418.13 (msl)	1.29	0.396	2.571	6.553	
25 year Discharge (cfs)	1.622	6.54	418.46 (msl)	2.02	0.604	3.924	9.954	
100 year Discharge (cfs)	2.554	10.02	418.99 (msl)	3.76	1.028	6.675	17.056	

PROPOSED POND A

Elevation (ft)	Area (acres)	Area (sf)	Volume (acre-ft)	Volume (cf)	Cumulative Volume (cf)
416.00	0.00	0	0	0	0
417.00	0.030	1,307	0.010	436	436
418.00	0.041	1,786	0.035	1,525	1,960
419.00	0.055	2,396	0.048	2,091	4,051
420.00	0.070	3,049	0.062	2,701	6,752
421.00	0.087	3,777	0.078	3,398	10,149

PROPOSED DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	Tc (min.)	Pervious Cover Condition	2-Yr.				10-Yr.				25-Yr.				100-Yr.			
						C ₁₂	C ₂	i ₂ (in/hr)	Q ₂ (cfs)	C ₁₀	C ₁₀	i ₁₀ (in/hr)	Q ₁₀ (cfs)	C ₂₅	C ₂₅	i ₂₅ (in/hr)	Q ₂₅ (cfs)	C ₁₀₀	C ₁₀₀	i ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)
PR-A	0.300 ac	0.112 ac	37%	10.6 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.41	4.65 in/hr	0.6 cfs	1.10	0.47	7.32 in/hr	1.1 cfs	1.20	0.51	8.82 in/hr	1.6 cfs	1.25	0.59	11.58 in/hr	2.6 cfs
PR-B	0.896 ac	0.598 ac	67%	10.3 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.57	4.69 in/hr	2.4 cfs	1.10	0.64	7.38 in/hr	4.6 cfs	1.20	0.68	8.89 in/hr	6.5 cfs	1.25	0.77	11.67 in/hr	10.0 cfs
OS-A	0.218 ac	0.000 ac	0%	13.5 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.21 in/hr	0.2 cfs	1.10	0.25	6.60 in/hr	0.4 cfs	1.20	0.29	7.96 in/hr	0.6 cfs	1.25	0.36	10.48 in/hr	1.0 cfs
OS-B	1.376 ac	0.000 ac	0%	12.6 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.33 in/hr	1.3 cfs	1.10	0.25	6.79 in/hr	2.6 cfs	1.20	0.29	8.19 in/hr	3.9 cfs	1.25	0.36	10.78 in/hr	6.7 cfs
OS-C	0.506 ac	0.000 ac	0%	13.7 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.19 in/hr	0.4 cfs	1.10	0.25	6.56 in/hr	0.9 cfs	1.20	0.29	7.92 in/hr	1.4 cfs	1.25	0.36	10.43 in/hr	2.4 cfs
OS-D	0.151 ac	0.000 ac	0%	15.9 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	3.93 in/hr	0.1 cfs	1.10	0.25	6.14 in/hr	0.3 cfs	1.20	0.29	7.40 in/hr	0.4 cfs	1.25	0.36	9.77 in/hr	0.7 cfs



NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE



Southwest Engineers
HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034
CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4330
www.swengineers.com

WARNING
IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE

DRAWN BY: P.S.
CHECKED BY: G.H.

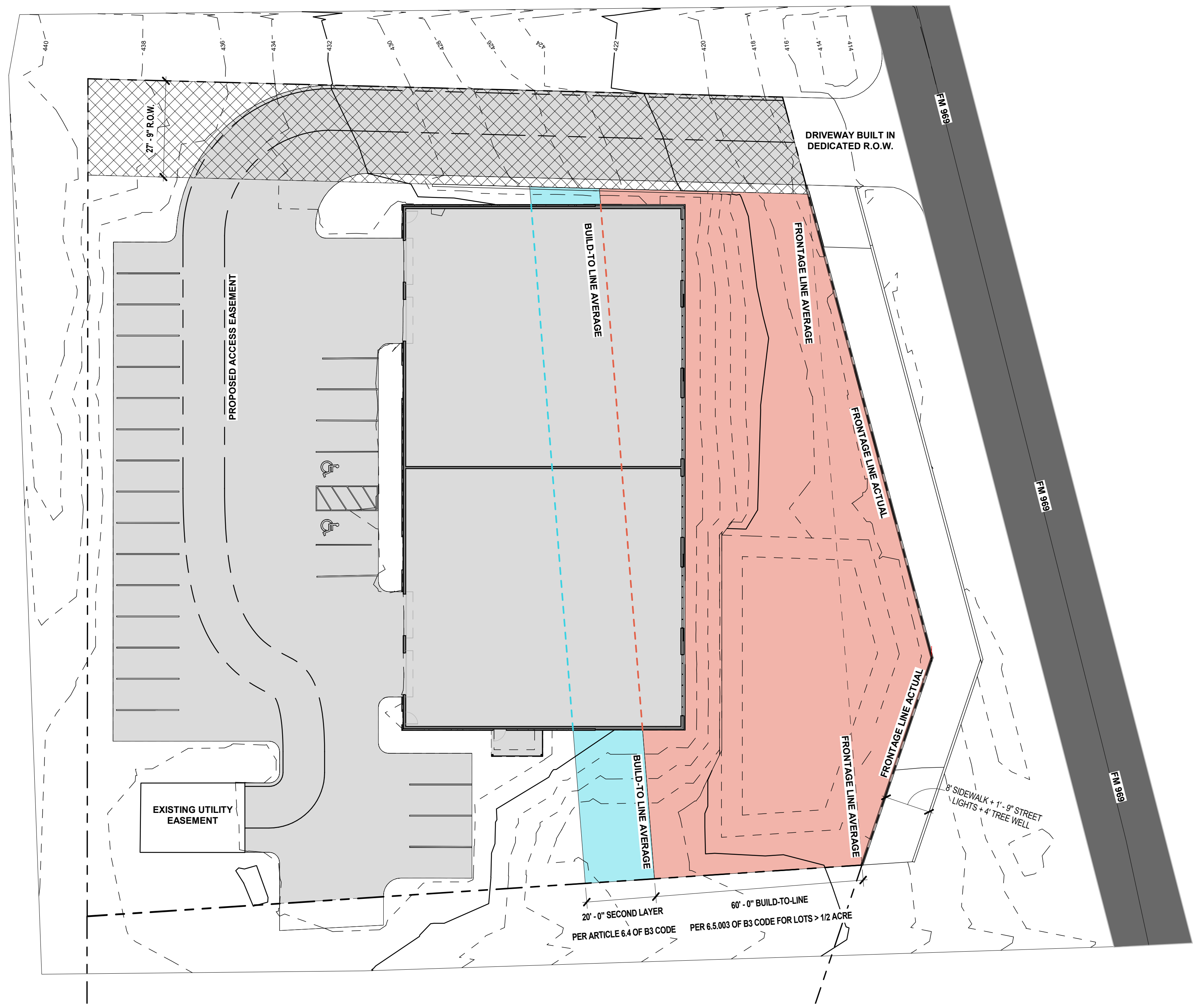
PROPOSED DRAINAGE AREA MAP

AUTO REPAIR SHOP SITE PLAN
ADDRESS, CITY, TEXAS, ZIP

PROJECT NO.	1062-001
DRAWING NO.	
SHEET	3 OF 3

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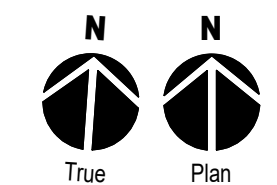
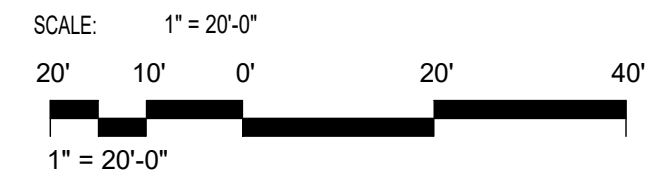
GENERAL SITE NOTES:

LOT SIZE	1.192 ACRES
TOTAL IMPERVIOUS COVER (CONCEPTUAL APPROXIMATE)	31,000 SQFT
IMPERVIOUS COVER AS PERCENTAGE OF TOTAL	62% (80% ALLOWABLE)
PROPOSED BUILDING AREA	12,000 SQFT
BUILDING TYPE	CONVENTIONAL STEEL FRAMING - TYPE IIB
BUILDING USE	RETAIL (AUTOMOTIVE)
BUILDING HEIGHT	22' - 0"
PARKING COUNT	24 SPACES PLUS 2 VAN ACCESSIBLE
PROJECT SCHEDULING	SINGLE PHASE CONSTRUCTION

GENERAL SITE PATTERN LEGEND:

	FIRST LAYER 60' - 0" BUILD TO LINE PER 6.5.003 OF B3 CODE FOR LOTS > 1/2 ACRE
	SECOND LAYER 20' - 0" PER ARTICLE 6.4 OF B3 CODE
	FM 969 (APPROXIMATED)
	R.O.W. DEDICATION
	IMPERVIOUS COVER
	PROPERTY LINE
	EASEMENT LINE

1 LOT ARRANGEMENT PLAN



revision date

ISSUE DATE 01/30/2023
PROJECT # 22-019
DRAWN BY Author
PROJECT ARCHITECT
ADAW W. GATES, AIA

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PROPOSED
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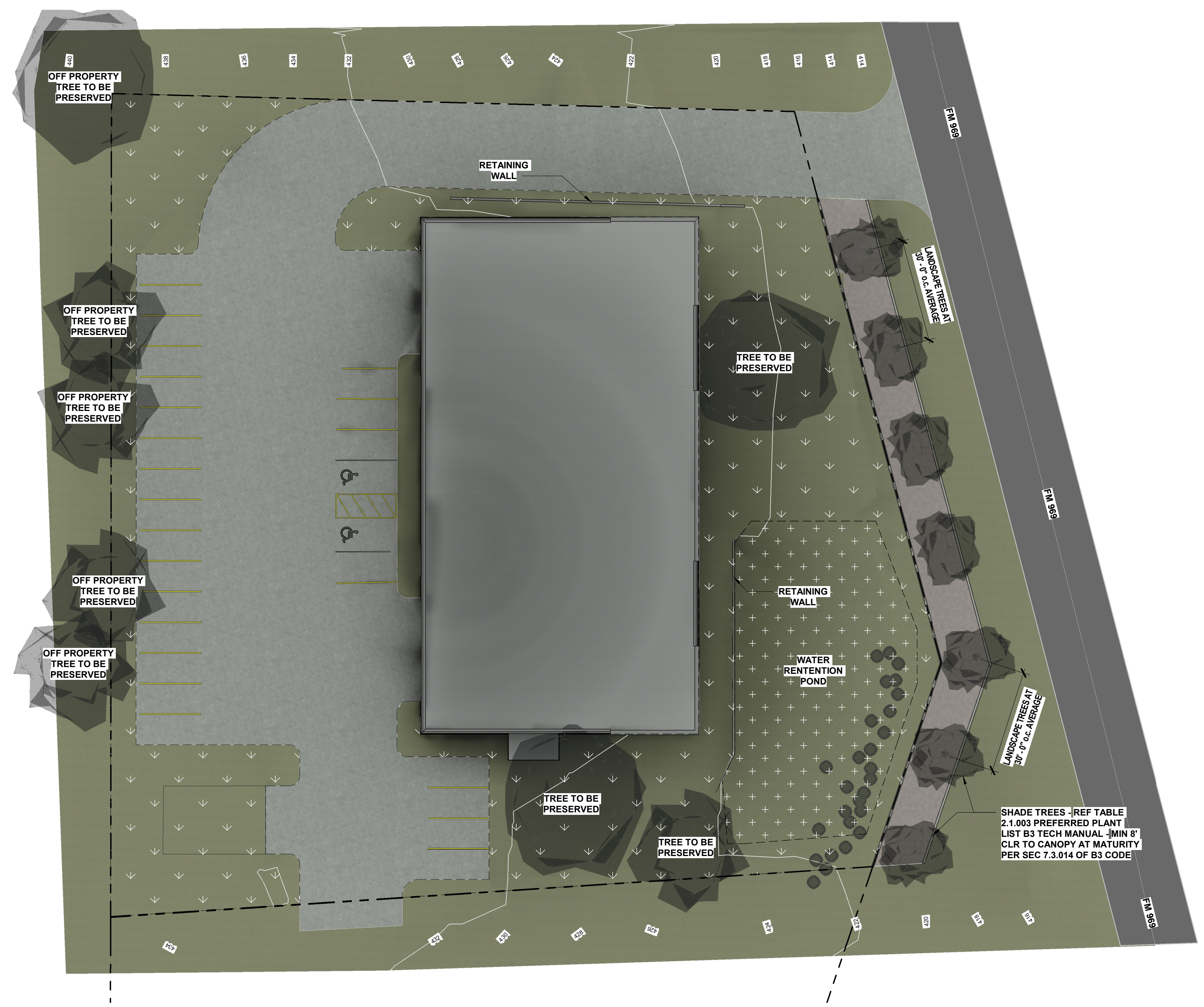
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PROPOSED
DEVELOPMENT
SCHEME

ZS 1.2

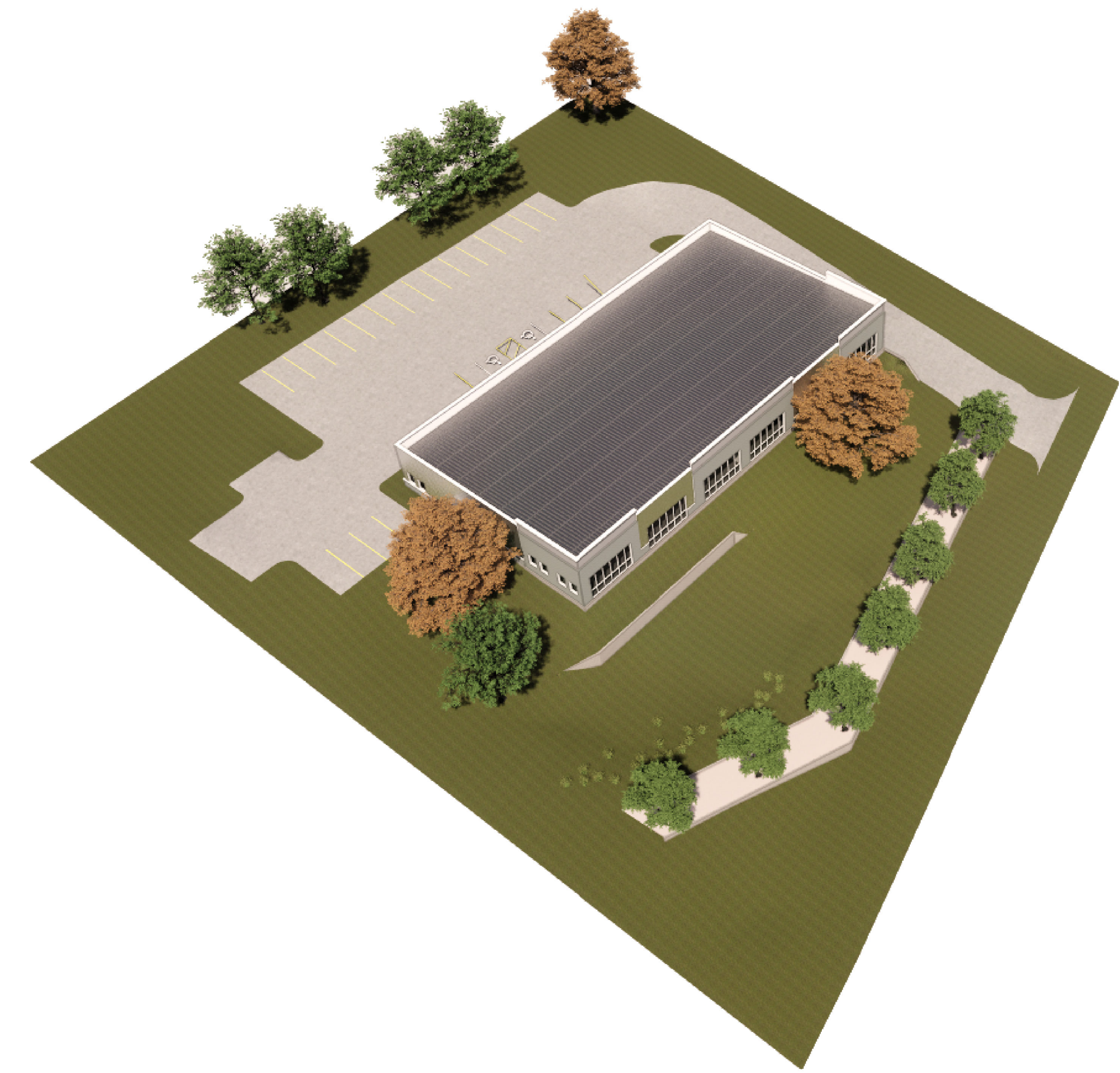


GENERAL SITE NOTES:

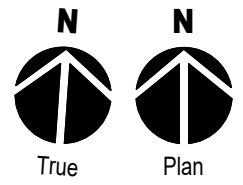
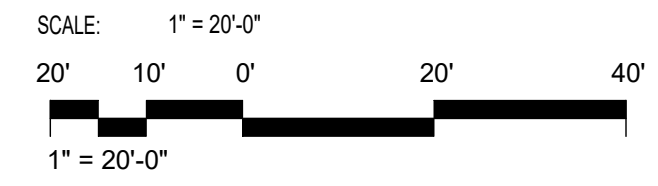
TREES AT LAYERS 1 & 2 TO BE PRESERVED. EXISTING TREES ON SOUTH BORDER OF LOT TO SCREEN PARKING THAT IS NOT OTHERWISE OBSCURED FROM VIEW BY BUILDING.
PUBLIC FRONTAGE TO INCLUDE 8' - 12' SIDEWALK, 1' 9" LIGHTWELL, AND 4' TREEWELL.
SWIFT TOPOGRAPHY OF THE SITE WILL REQUIRE THE USE OF RETAINING WALLS TO TERRACE THE LOT.

GENERAL SITE PATTERN LEGEND:

	MIXED PERENNIAL SHRUB AND WETLAND PLANTING
	DROUGHT RESISTANT NATIVE GRASS AND WILDFLOWER SEEDING



1 SITE PLAN



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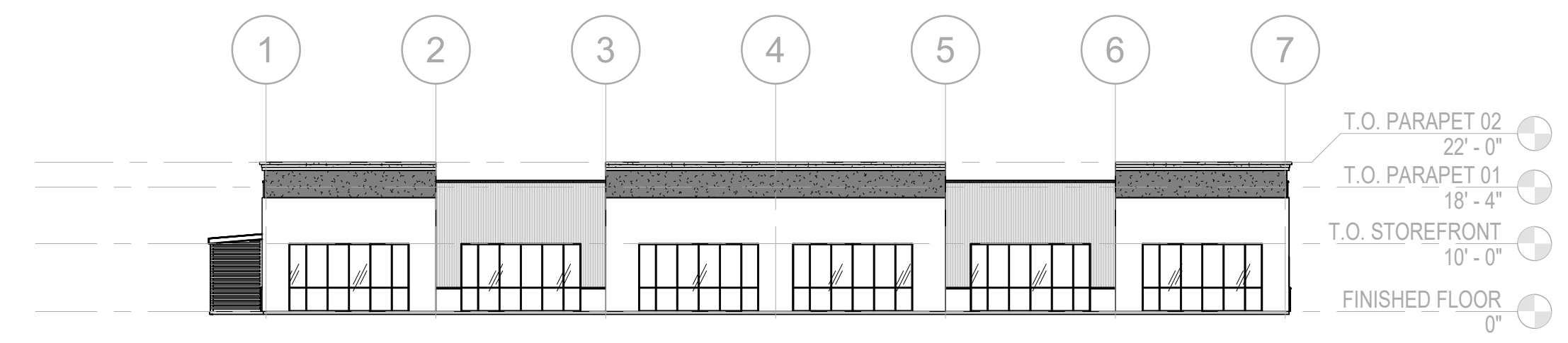
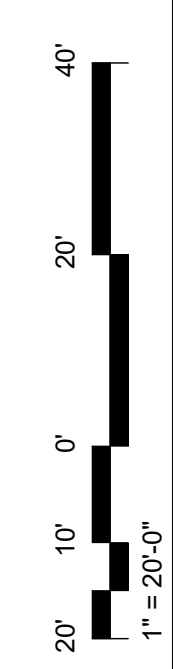
revision date

ISSUE DATE 12/04/12
PROJECT # 22-019
DRAWN BY Author
PROJECT ARCHITECT
ADAW W. GATES, AIA

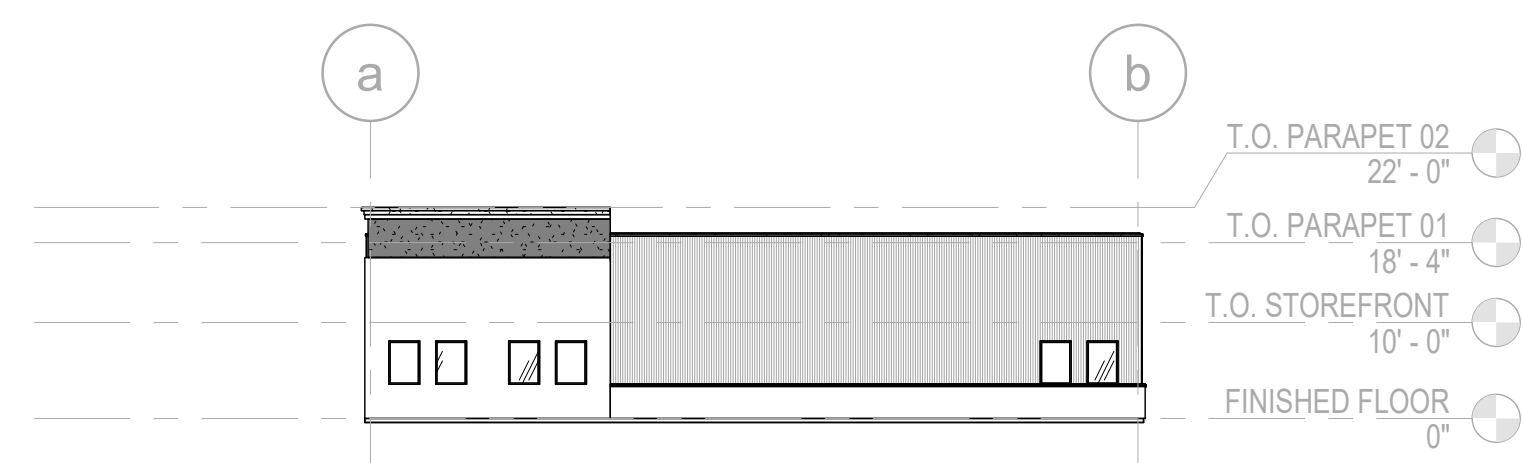
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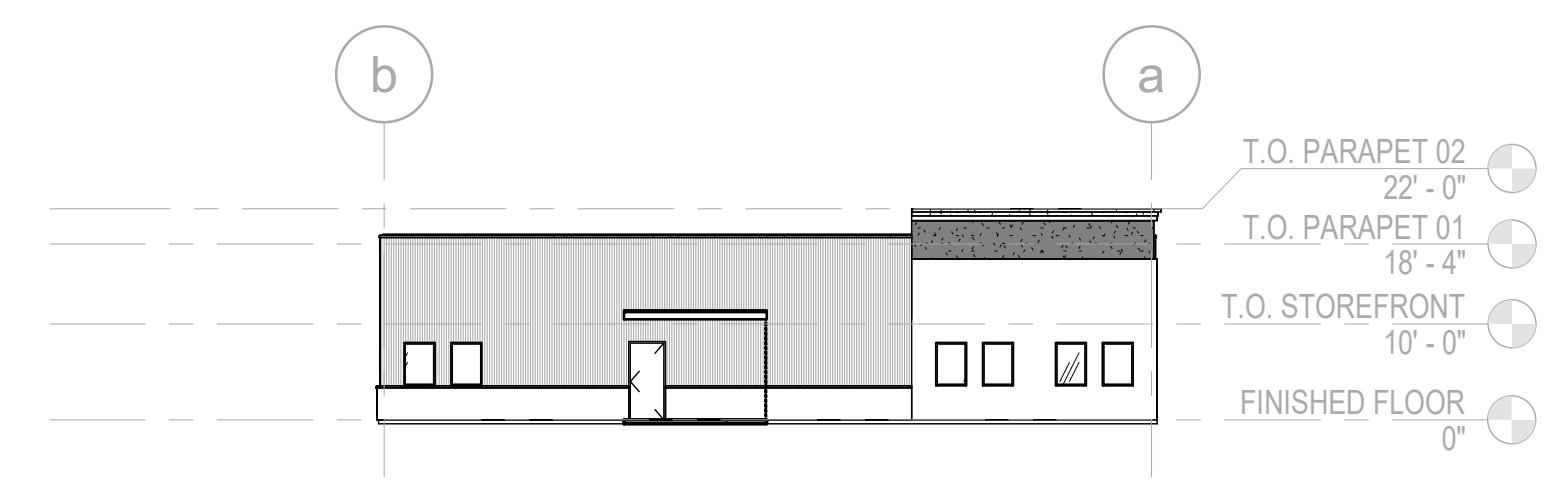
ZS2.1



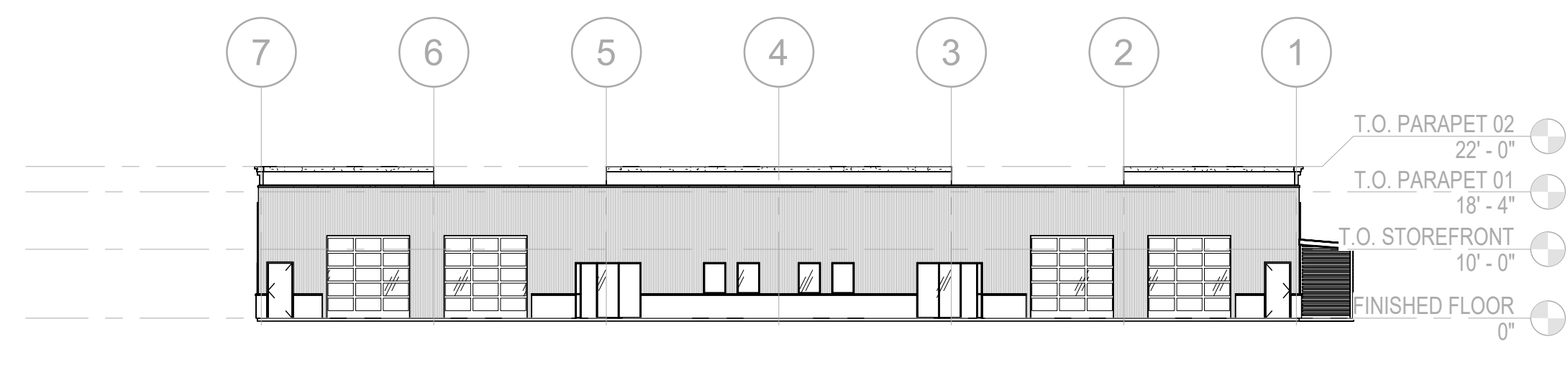
1 FRONT ELEVATION
SCALE: 1" = 20'-0"



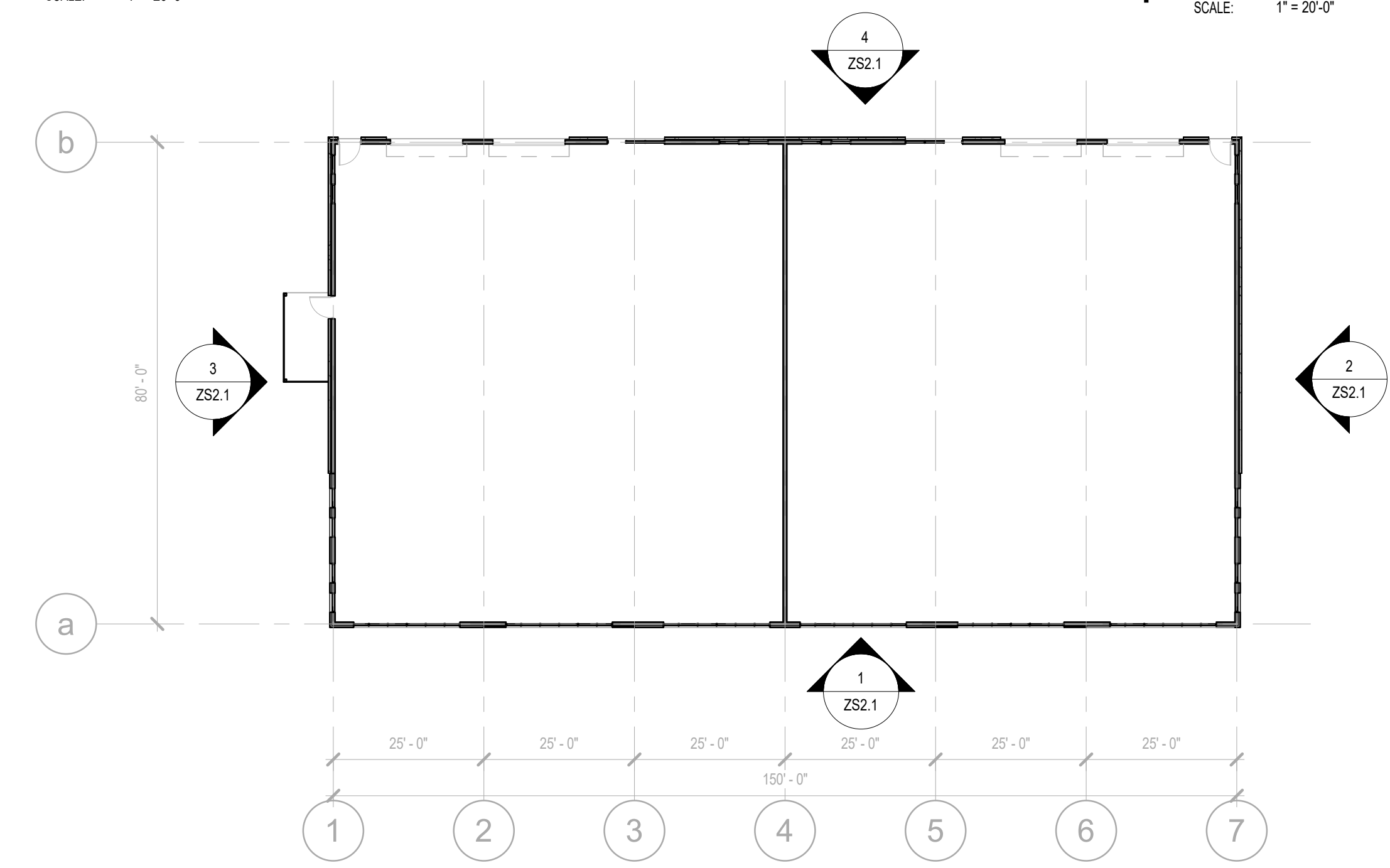
2 PLAN EAST ELEVATION
SCALE: 1" = 20'-0"



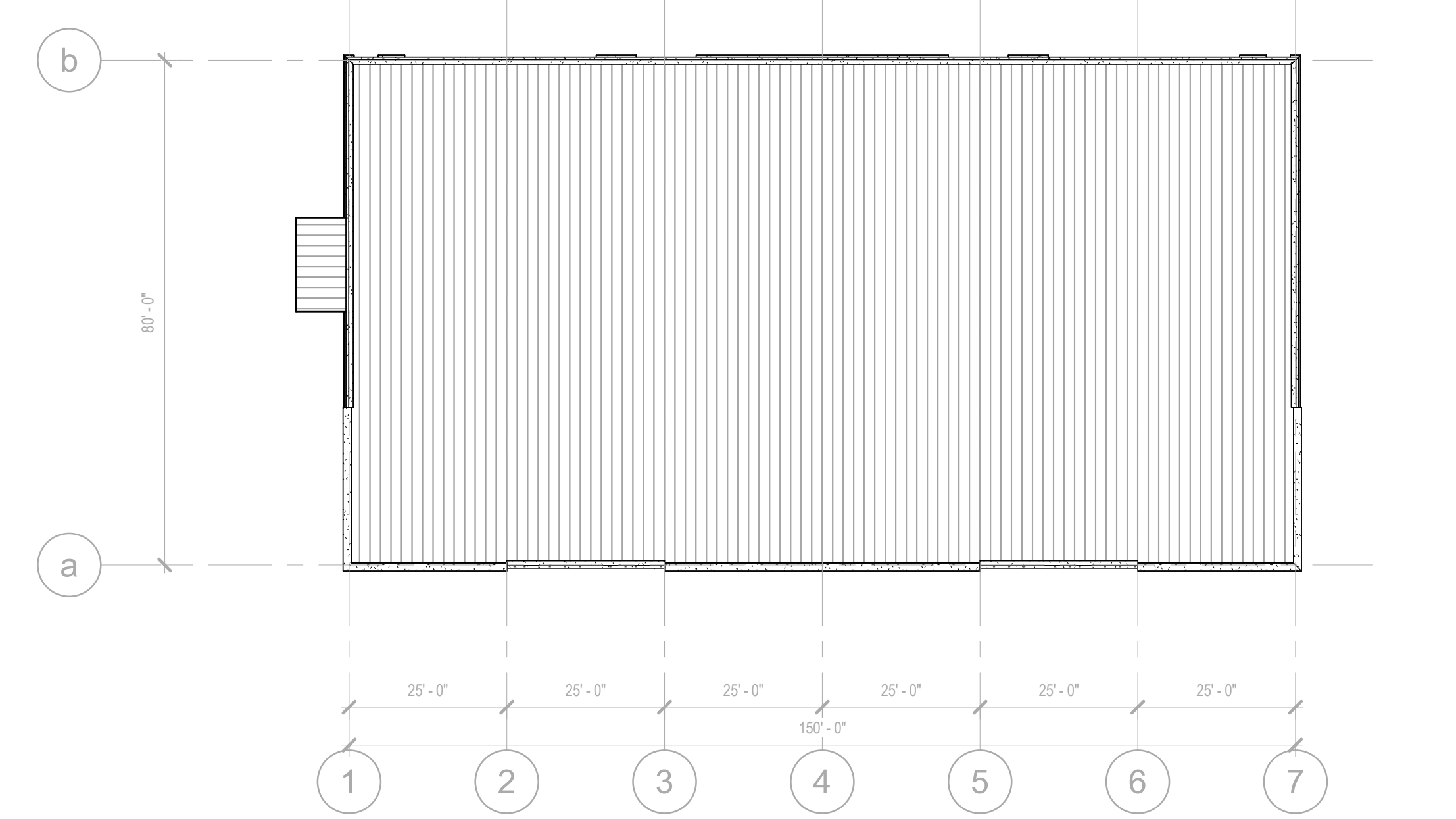
3 PLAN WEST ELEVATION
SCALE: 1" = 20'-0"



4 REAR ELEVATION
SCALE: 1" = 20'-0"



5 FLOOR PLAN
SCALE: 1" = 20'-0"



6 ROOF PLAN
SCALE: 1" = 20'-0"



RENDERED VIEW OF SITE FROM SOUTHEAST CORNER OF FRONTAGE IMPROVEMENT