



REVISIONS

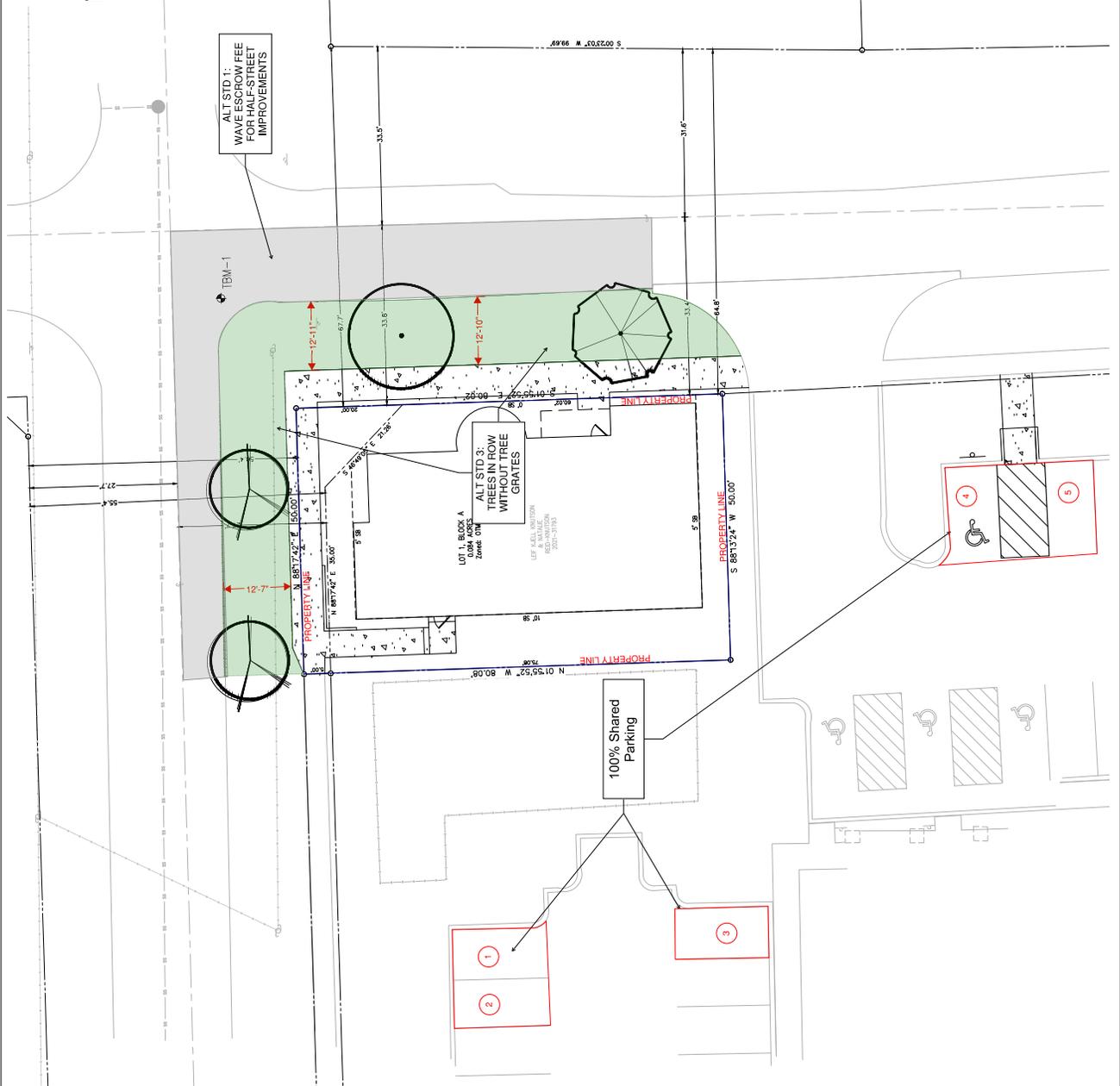
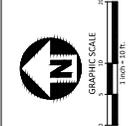
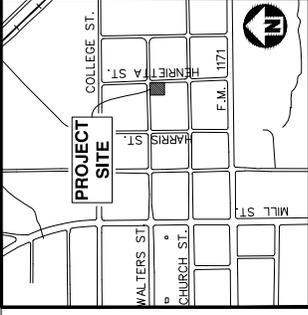
NO.	DATE	DESCRIPTION
1	02/20/20	10% SUBMITTAL
2	03/04/20	30% SUBMITTAL
3	03/04/20	50% SUBMITTAL
4	03/26/20	4% SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC CHAS
FILENAME	SPEC2468-S1.DWG
CHECKED BY	TL
DRAWN BY	RD
SCALE	1" = 10'
DATE	06.16.2025

SHEET
SITE PLAN

C2.00

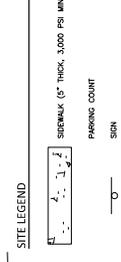


BENCHMARKS:
TBM-1, 600 MAIL N: 7067577.27 E: 2431003.55 ELEV: 518.11'

- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
 - SIDEWALK RAMPS ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH ADA (FEDERAL REGISTER, 12/18/93, 58 FR 6717).
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND OTHER UTILITIES SHALL BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACEMENT OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 - CONSTRUCTION SITE SHALL MEET ALL APPLICABLE TCEQ STANDARDS FOR EROSION CONTROL AND SEDIMENTATION. THE CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS, INCLUDING EXCAVATION & TRENCH SAFETY.
 - EXISTING WATER AND SEWER CONNECTIONS SHALL BE MAINTAINED TO PROPER LINE AND GRADE. SHARED PARKING AGREEMENT TO BE ESTABLISHED WITH LOT 1 BLOCK 10 PROPERTY OWNER.

SITE DATA TABLE

PHYSICAL ADDRESS	334 E WALTERS STREET
GRASSY AREA	0.00 ACRES
NET SITE AREA	0.0918 ACRES
ZONING	OTMU2 (OLD TOWN URBAN USE 2)
CURRENT USE	RESIDENTIAL
PROPOSED USE	COMMERCIAL - RETAIL (RETAIL)
FRONT SETBACK	N/A
REAR SETBACK	10'
LOT COVERAGE DATA	
BUILDING COVERAGE	2,209 SF 56.24%
EXISTING IMPERVIOUS AREA	1,192 SF 29.83%
PROPOSED IMPERVIOUS AREA	2,209 SF 57.17%
PROPOSED PERVIOUS AREA	1,712 SF 42.83%
PARKING SUMMARY	
REQUIRED PARKING	4 SPACES
PROVIDED PARKING	4 SPACES
TOTAL PROVIDED PARKING	5 SPACES
REQUIRED ACCESSIBLE SPACES	1 SPACE
PROVIDED ACCESSIBLE SURFACE PARKING	4 SPACE
BUILDING DATA	
TOTAL BUILDING FOOTPRINT AREA	2,209 SF
NUMBER OF BUILDING STORIES	2 STORY
TOTAL BUILDING SQUARE FOOTAGE	3,503 SF
MAXIMUM BUILDING HEIGHT	28'-0"



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION