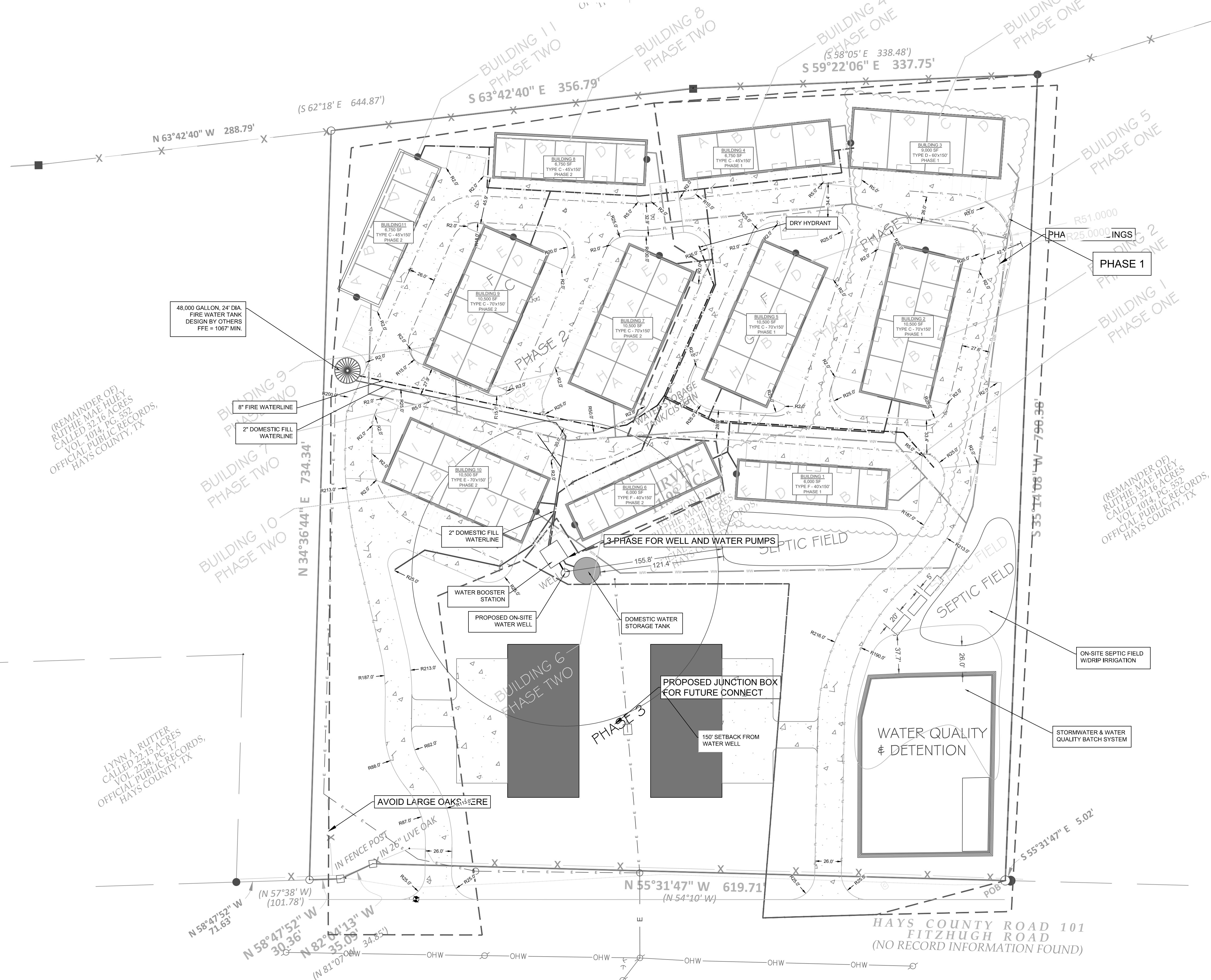


A – 70 x 150 / 8 Units / 10.5K sq ft / 3 Bldngs  
 B – 35 x 150 / 4 Units / 5.25K sq ft / 1 Bldng (Ter)  
 C – 45 x 150 / 4 Units / 6.75k sq ft / 1 Bldng (Ter)

D – 60 x 150 / 4 Units / 9.0K sq ft / 1 Bldng (Ter)  
 E – 70 x 150 / 9 Units / 10.5K sq ft / 2 Bldngs  
 F – 40 x 150 / 5 Units / 6.0k sq ft / 3 Bldngs (Ter)

D AYERS  
 538 ACRES  
 O. 200804553  
 ALIC RECORDS,  
 COUNTY, TX



(REMAINDER OF)  
 RUTHIE MAE HUEY,  
 CALLED 32.16 ACRES  
 VOL. 1014, PG. 552  
 OFFICIAL PUBLIC RECORDS,  
 HAYS COUNTY, TX

(REMAINDER OF)  
 RUTHIE MAE HUEY,  
 CALLED 32.16 ACRES  
 VOL. 1014, PG. 552  
 OFFICIAL PUBLIC RECORDS,  
 HAYS COUNTY, TX

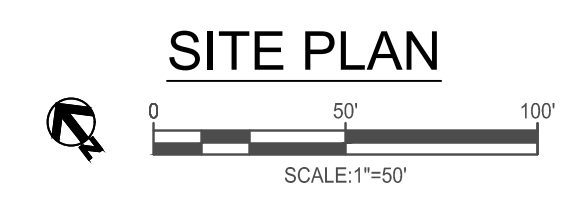
LYNN A. RUTTER,  
 CALLED 22.15 ACRES  
 VOL. 234, PG. 17  
 OFFICIAL PUBLIC RECORDS,  
 HAYS COUNTY, TX

Impervious Cover Calculations	
Post-Development Conditions Phase 1&2	
Category	Existing Area (sf)
Total Lot Area	521849
Buildings	93750
Pump House	400
Fire Water Tank	530
Pavement	141819
Total Proposed IC = 236499 sf	
= 5.43 Acres	
% IC for Existing = 45.32%	

Impervious Cover Calculations	
Post-Development Conditions Ultimate	
Category	Existing Area (sf)
Total Lot Area	521849
Buildings	114750
Pump House	400
Fire Water Tank	530
Pavement	156339
Total Proposed IC = 272019 sf	
= 6.24 Acres	
% IC for Existing = 52.13%	

**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	WASTEWATER
	WATER
	FIRE WATER
	ELECTRIC



GEARSPACE DEVELOPMENT  
HAYS COUNTY

GEARSPACE  
SITE PLAN

NO.	DATE	REVISION

C&E ENGINEERING SOLUTIONS  
 TBPE FIRM# 22760  
 (512) 431-7880

10.19.2022

SHEET 1