



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - -1600- EXISTING CONTOURS
- — — EXISTING EDGE OF PAVEMENT
- X - X - EXISTING FENCE
- W - W - W - EXISTING WATER LINE
- SS - - - EXISTING SANITARY SEWER
- E - E - E - EXISTING ELECTRIC LINE
- ⊙ EXISTING MANHOLE
- I - EXISTING UTILITY GUY WIRE
- ⊙ EXISTING UTILITY POLE
- ⊞ EXISTING WATER METER
- ⊞ EXISTING WATER VALVE
- 1/2" IRON ROD FOUND

SUMMARY TABLE

DEVELOPMENT AREA	20,274 sq. ft. / 0.46 Ac.
ZONING	C-1 - COMMERCIAL
MINIMUM LOT AREA	7,500 S.F.
MINIMUM LOT WIDTH	70 ft.
MINIMUM FRONT YARD SETBACK	25 ft.
MINIMUM STREET SIDE YARD SETBACK	25 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM STRUCTURAL HEIGHT	3 STORIES, 38 ft.
MAXIMUM LOT BUILDING COVERAGE	50%
LOT BUILDING COVERAGE PROVIDED	29%
PROPOSED BUILDINGS AREA	5,850 sq. ft. / 0.13 Ac.
MAXIMUM LOT IMPERVIOUS COVERAGE	70%
PROPOSED IMPERVIOUS PERCENTAGE	69%
PERVIOUS AREA	6,230 sq. ft. / 0.14 Ac.
IMPERVIOUS AREA	14,044 sq. ft. / 0.33 Ac.
PARKING SPACES REQUIRED (1 PER 300 sq. ft.) - PERSONAL SERVICES	20
PARKING SPACES PROVIDED	20
HANDICAP PARKING SPACES REQUIRED	1
HANDICAP PARKING SPACES PROVIDED	1

AN
SITE PLAN
FOR

COMMERCIAL DEVELOPMENT

0.46 Acres
1311 E. MAIN STREET, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

VEI CONSULTING ENGINEERS ENGINEER
 CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
 507-D E. HIGHWAY ST. FAX: (830) 997-6967
 FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 17015
DATE: 04/19/17 **SHEET: EX (1 OF 1)**

KAMI KALLIES COOLDIGE
6.68 AC.
VOL. 30, PG. 169

JERRY &
DOROTHY HOMINICK
0.27 AC.
DOC.# 20086321

JOHN WADE
YOUNGBLOOD, JR.
0.46 AC.
DOC.# 20151221

50'x125'
RECIPROCAL
EASEMENT
DOC.# 20151219

VICTOR NIXON
0.43 AC.
VOL. 127, PG. 420-422

U.S. HIGHWAY 290

FL = 1644.45'
FL @ TOE OF WALL = 1644.42'

FL = 1642.68'
FL = 1642.61'

L=49.70'
R=1196.00'