
620 E San Antonio St. | Fredericksburg, Texas 78624 | Gillespie County

2.52+/- Acres

\$2,999,999

Agent

Justin Cop

Property Highlights

- **2.52± acres in a prime Fredericksburg commercial location**
- C-2 Commercial zoning
- Access from **E San Antonio Street**
- High-visibility location along **E Main Street / US Highway 290**
- **Barons Creek frontage**
- **Large, level and open primary development area**
- **Extensive engineered retaining-wall system along the creek-side perimeter**
- Significant previous **grading, drainage and site preparation**
- FEMA-approved flood map revision following engineered fill and site improvements
- 0.373± acre no-build easement
- C-2 zoning accommodates a broad range of commercial and residential uses, subject to applicable City requirements
- Potential uses include hotel/motel, restaurant, retail, professional/medical office and multiple-family residential

Property Taxes: \$11,055.79

Premier commercial development opportunity!

Positioned just off East Main Street in Fredericksburg, this 2.52± acre commercial tract offers an uncommon combination of central location, C-2 zoning, Main Street visibility and frontage along Barons Creek. Accessed from East San Antonio Street, the property benefits from prominent visibility along East Main Street/US Highway 290, combining convenient site access with exposure along one of Fredericksburg's primary commercial corridors.

What particularly distinguishes this property is the **substantial site preparation and engineering already in place**. An extensive engineered retaining-wall system follows the creek-side perimeter of the property, supporting a broad, elevated and remarkably level development area above the Barons Creek corridor. Previous engineering includes grading and drainage work, while the retaining-wall design incorporates reinforced construction and drainage provisions appropriate to the site's creek-side conditions. Rather than starting with an unimproved tract requiring extensive initial site preparation, a future owner has the benefit of significant groundwork already completed, providing a valuable head start when evaluating future development.

The site's C-2 Commercial zoning provides considerable flexibility, with potential uses ranging from hospitality and restaurant concepts to retail, professional or medical offices, multifamily residential and other commercial uses, subject to applicable City requirements and approvals. The large, open interior portion of the property provides a versatile setting for future improvements, while the existing retaining-wall system creates a clear transition between the primary development area and the lower creek corridor.

Barons Creek forms a distinctive natural edge along the property, adding character rarely found within an in-town commercial tract. Portions of the property are within the floodplain and subject to existing easements; however, substantial previous site work and engineering have addressed creek-side conditions through grading, drainage and the engineered retaining-wall system. The result is an unusual combination of **usable level acreage, established site improvements and natural creek frontage** within the city.

The combination of location, accessibility, commercial versatility, substantial completed site work and the character of Barons Creek frontage sets the property apart from more conventional development sites in the area presenting, a distinctive commercial opportunity for a developer to build upon significant infrastructure and engineering already in place in one of Fredericksburg's most visible commercial corridors.

MLS #: C105365A (Active) List Price: \$2,999,999 (6 Hits)

620 E San Antonio St Fredericksburg, TX 78624



Type of Property: Raw Land
Current Use: None
Current Use 2: Vacant
Current B&B: No
Units:
Apx SqFt: Other-See Remarks
Source SqFt: GCAD
Appx Year Built: 0
Parking: None

Original List Price: \$2,999,999
Unit #:
Area: City-Southeast
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Apx Acreage: 2.5200
Seller's Est Tax: 11055.70
Showing Instructions: Call Listing Agent, Vacant
Days on Market 1

Tax Exemptions: **Taxes w/o Exemptions:** \$11,055.70 **Tax Info Source:** CAD **CAD Property ID #:** 24340 **Zoning:** C-2

Flood Plain: Yes **Deed Restrictions:** Yes **Easements:** Other-See Remarks **STR Permit:** No **Permit #:** No **Manufactured Homes Allowed:** No

Rental Property: **Rental \$:** **Items Not In Sale:**

Sale Includes: Land Only **Terms of Lease:** None

Documents on File: Boundary Survey, Aerial Photo, Legal Description

Construction: Other
Foundation: Other
Roof: Other
Utilities: Water Available, Sewer Available, CTEC, City
Water: Public
Sewer: Public Sewer
Heating: None
Cooling: None

Property Features: Business Opportunity, Other-See Remarks
Topography: Level, Flood Plain, Few Trees, See Remarks
Access: City Street
Location: Cul-De-Sac, City
Fence: Other

TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: Fredericksburg Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From downtown Fredericksburg, travel east on E Main St/US-290, turn right onto E San Antonio St, and continue to the end of the street. Property will be on the left.

Owner: HORIZON REAL ESTATE LLC

Legal Description: FBG ADDN BLK 63 LOT 342-PT & UNBRD SE OF LOTS 342 & 205, 2.52

Instructions: Agents are able to access thru E San Antonio St. Call LA for instructions

Public Remarks: Premier commercial development opportunity! Positioned just off East Main Street in Fredericksburg, this 2.52 acre C-2 commercial tract combines prominent visibility along E Main St./US Highway 290, access from E San Antonio St., and frontage along Barons Creek. The property offers a large, open and remarkably level development area supported by substantial site improvements already in place. A major feature of the property is its extensive engineered retaining-wall system along the creek-side perimeter, creating a defined transition between the elevated development area and Barons Creek below. Significant previous site preparation and engineering include grading, drainage and retaining-wall construction, providing valuable groundwork for a future owner evaluating development. Rather than beginning with a completely unimproved tract, the site offers the benefit of substantial existing improvements and a broad, level area well-positioned for future development. C-2 zoning provides flexibility for potential hospitality, restaurant, retail, professional or medical office, multifamily residential and other commercial uses, subject to applicable City requirements and approvals. Portions of the property are within the floodplain and subject to existing easements. With its level usable acreage, substantial previous site work, commercial zoning, E Main St visibility and the distinctive character of Barons Creek frontage, the property presents a unique development opportunity in Fredericksburg.

Agent Remarks: Renderings are conceptual and for illustrative purposes only. They do not represent actual improvements, structures, or proposed development. All plans are subject to change. Buyer to verify all information independently.

Withdraw Comments:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372

C-2 COMMERCIAL ZONING OVERVIEW

620 E San Antonio St. | Fredericksburg, Texas
City of Fredericksburg | C-2 Commercial District

The C-2 Commercial District is intended for businesses and services serving the broader Fredericksburg community and surrounding area, particularly locations along highways and major arterial corridors

Official section: Appendix B, Zoning Ordinance, Sec. 3.210 – C-2: Commercial

City code: library.municode.com/tx/fredericksburg

SELECTED PERMITTED USES

- Offices, financial services, business support
- General retail, food sales, convenience store / self-serve gas
- Restaurants; cocktail lounge
- Hotel / motel
- Auto sales, rentals, repair, washing
- Equipment sales and repair
- Construction sales and services
- Agricultural sales and services
- Day care, funeral services, hospital services (limited)
- Group residential; some existing single-family if the last use was residential
- Short-term rentals (STRs) are allowed in C-2 under the city's STR rules (Ch. 20, Art. VII), C-2 is treated as a commercial district, not like R-1 restrictions.
- Other Uses as Permitted by Ordinance

GENERAL SITE STANDARDS

STANDARD	C-2 REQUIREMENT
Minimum Lot Area	5,000 SF
Minimum Lot With	50 FT
Maximum Height	3 Stories/38 FT
Front Setback	15 FT
Street-Side Setback	15 FT
Maximum Building Coverage	75%
Maximum Impervious Coverage	80%

Additional Considerations

Certain uses may require a Conditional Use Permit (CUP), site-plan review, or other City approvals. Development exceeding one acre in C-2, multifamily development exceeding four units, and certain use changes may be subject to site-plan review requirements.

Disclaimer: This C-2 Commercial Zoning Overview is provided for general informational and marketing purposes only and is intended as a summary of applicable zoning provisions. It is not a substitute for the City of Fredericksburg Code of Ordinances and should not be relied upon as a determination of permitted use or development feasibility. Zoning regulations are subject to amendment, interpretation and site-specific requirements. Buyers should independently verify zoning, permitted uses, development standards and approval requirements with the City of Fredericksburg.



NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE
2. FIELD SURVEY COMPLETED 07/13/2018.
3. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY A SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE TITLE COMMITMENT PREPARED BY FREDERICKSBURG TITLE, C.F. NO. 218-721.

LEGEND

- | | |
|--------------------------------|----------------------------|
| EXISTING | EXISTING STRUCTURES |
| PROPERTY BOUNDARY | ADJACENT PROPERTY BOUNDARY |
| EXISTING WOOD FENCE | EXISTING CHAIN LINK FENCE |
| EXISTING OVERHEAD UTILITY LINE | EXISTING RETAINING WALL |
| EXISTING EASEMENT | EXISTING WATER METER |
| EXISTING WATER WELL | EXISTING CLEANOUT |
| EXISTING UTILITY POLE | FND MAG NAIL |
| 1/2" IRON ROD FOUND | ANGLED ROD FOUND |
| IRON ROD FOUND WITH "BOWN" CAP | UNMARKED POINT |
| IRON ROD SET WITH "MDS" CAP | () RECORD INFORMATION |
| POB POINT OF BEGINNING | |

REFERENCES:

VOLUME 47 PAGE 5 D.R. - CHANNEL EASEMENT DOCUMENT #20164999 - VESTING DEED

PLAT SHOWING 2.52 ACRES BEING:

TRACT I: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF TOWNLOT NO. 342, SAVE & EXCEPT THE NORTHWEST ¼, AS SAID TOWNLOT IS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, ENVIRONS BY THE GERMAN EMIGRATION COMPANY.

TRACT II: BEING 2.17 ACRES OF LAND, MORE OR LESS, SITUATED IN FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, PART OF AN UNNUMBERED TOWNLOT IN BLOCK 63, LYING SOUTHEAST OF TOWNLOT NOS. 342 AND 205, AS TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.

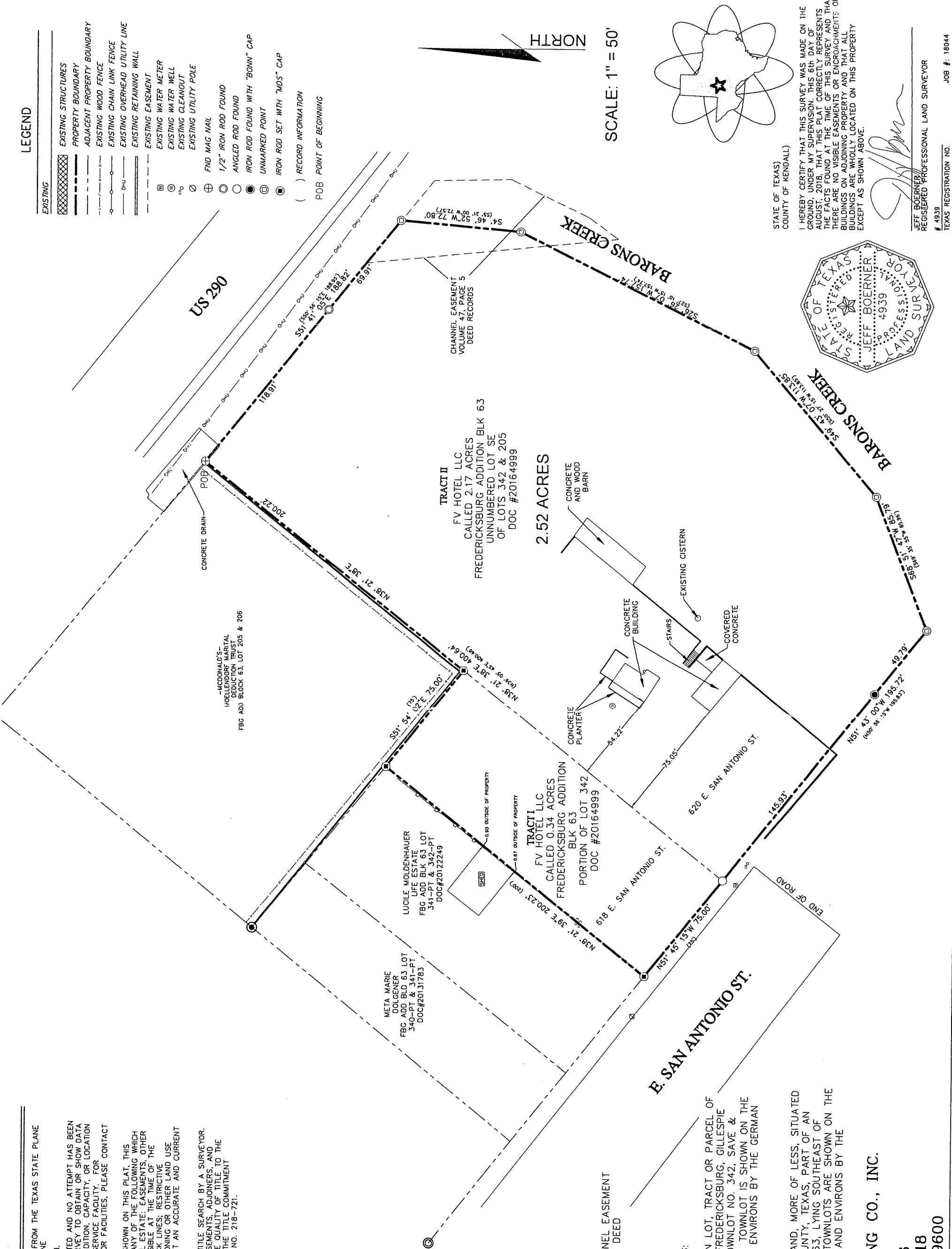
M.D.S. LAND SURVEYING CO., INC.

8 SPENCER ROAD

BOERNE, TEXAS 78006

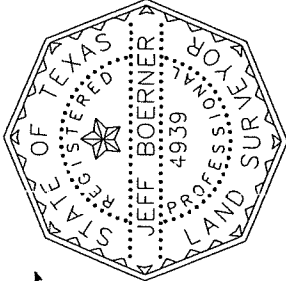
PHONE: (830) 816-1818

TBPLS FIRM NO. 10019600



STATE OF TEXAS)
COUNTY OF KENDALL)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 6th DAY OF AUGUST, 2018. THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
4939

TEXAS REGISTRATION NO.

JOB #: 18044

ADDRESS:
620 E. SAN ANTONIO STREET
FREDERICKSBURG, TX 78624

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	345.96'	197.56'	194.89'	N 53°47'12" E	32°43'09"
C2	471.65'	186.91'	185.69'	N 25°03'40" E	22°42'19"
C3	501.65'	202.93'	201.54'	S 24°51'20" W	23°10'37"
C4	375.96'	215.15'	212.23'	S 53°46'52" W	32°47'21"

LINE	BEARING	DISTANCE
L1	N 38°17'00" E	16.00'
L2	S 51°43'00" E	102.46'
L3	N 51°41'05" W	134.87'
L4	N 38°21'38" E	16.00'
L5	S 51°41'05" E	160.51'
L6	N 51°43'00" W	127.84'
L7	S 51°45'15" E	75.00'
L8	S 51°43'00" E	23.30'



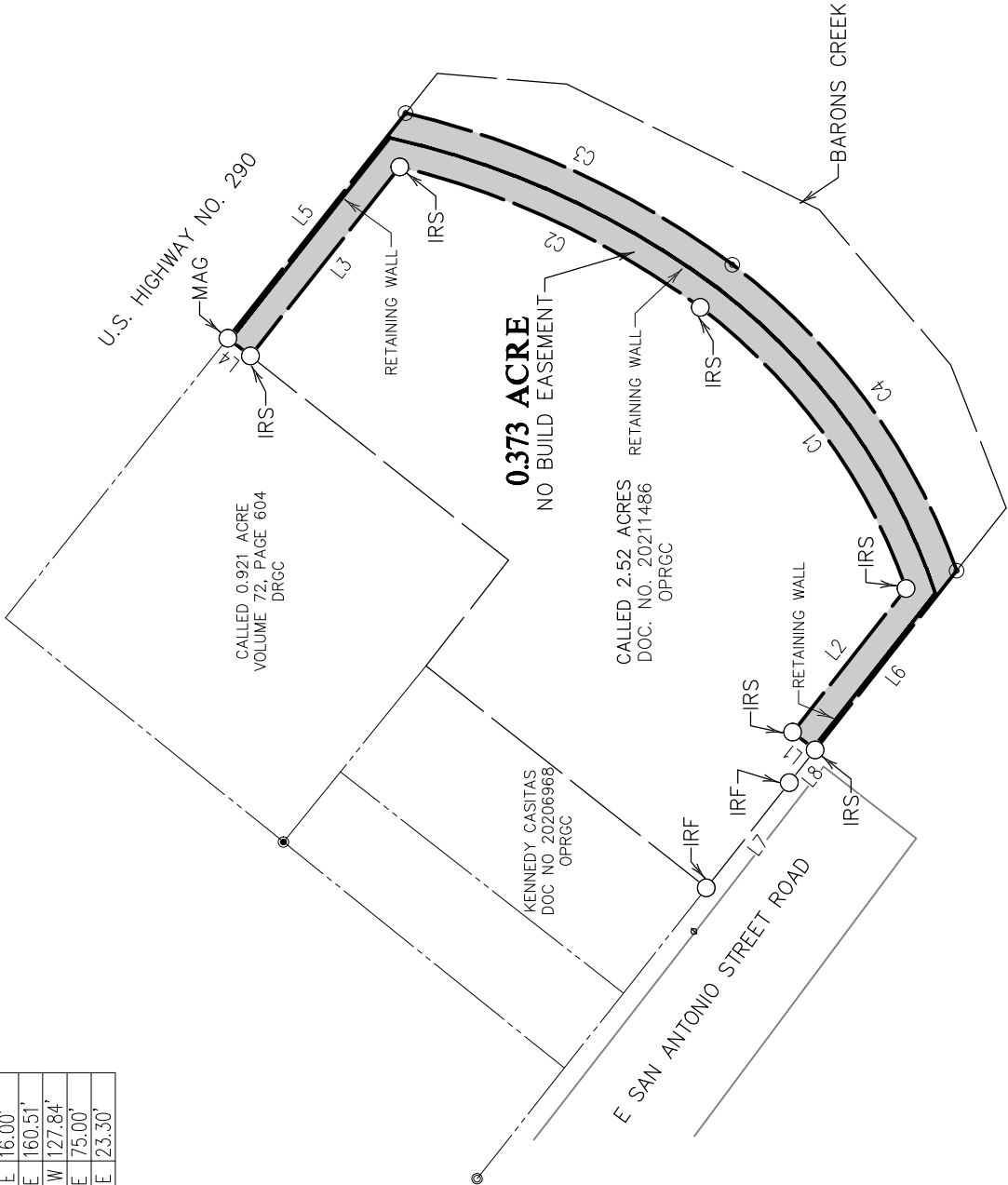
NORTH

LEGEND

- () RECORD BEARING & DISTANCE
- BSL BUILDING SETBACK LINE
- DOC NO DOCUMENT NUMBER
- DRGC DEED RECORDS OF GILLESPIE COUNTY
- IRF 1/2" IRON ROD FOUND
- IRS 1/2" IRON ROD SET CAPPED "MDS"
- MAG MAG NAIL FOUND
- PG PAGE
- OPRGC PLAT RECORDS OF KERR COUNTY
- VOL VOLUME
- ⊙ CALCULATED POINT

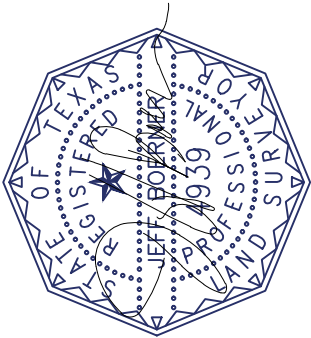
GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED 09-09-2021.



PLAT SHOWING: A 0.373 OF ONE ACRE "NO BUILD" EASEMENT BEING LOCATED IN THE M CABAZOS SURVEY NO. 127, ABSTRACT NO. 117, GILLESPIE COUNTY, TEXAS, AND BEING LOCATED ON TOWNLOT 342, BLOCK 63, SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS ENVIRONS OF THE GERMAN EMIGRATION COMPANY, AND BEING ON A CALLED 2.52 ACRE TRACT, RECORDED IN DOCUMENT NO. 20211486, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

EASEMENT EXHIBIT
OF
NO BUILD EASEMENT
OF
0.373 OF ONE ACRE
OUT OF THE
TOWNLOT 342, BLOCK 63
CITY OF FREDERICKSBURG, TEXAS
GILLESPIE COUNTY, TEXAS
SEPTEMBER 2021



MDS
LAND SURVEYING
COMPANY, INC.
TBPLS FIRM No. 10019600
874 HARPER ROAD
SUITE 104
KERRVILLE, TX 78028
830-816-1818
MDS-SURVEYING.COM

JOB #: 21-222-01 SURVEYORS: JB/LK

DATE: 09-09-2021 SHEET 1 OF 1

Exhibit "A"

816 Camaron St., Suite 110
San Antonio, TX 78212

2.52 Acres**Metes and Bounds Description**

Being a 2.52 acres tract of land, more or less, located in the M. Cabazos Survey No. 127, Abstract No. 117, situated in the City of Fredericksburg, Gillespie County, Texas, described in Document No. 20211486, Official Public Records of Gillespie County Texas (O.P.R.G.C.T.), and being a portion of Townlot No. 342, Block 63 (Tract I) and a called 2.17 acre (Tract II), an unnumbered lot shown on the map of Fredericksburg, Texas, Environs of the German Emigration Company, recorded in Document 20164999 (O.P.R.G.C.T.) said 2.52 acre tract being more particularly described by metes and bounds as follows:

Beginning at a found Mag nail with "Pape-Dawson" washer in the southwest right-of-way line of U.S. Highway 290 (also known as "Main Street"), for the southeast corner of a called 0.918 acre tract (combining Townlot No's. 205 and 206) recorded in Document No. 20110974 (O.P.R.G.C.T.), also being the northeast corner of said Tract II;

Thence, S 51°41'05" E with the northeast boundary line of said Tract II passing a set ½ inch iron rod with "LIQUE" cap at a distance of 118.91 feet as a Reference Point and continuing for a total distance of 188.82 feet to a set ½ inch iron rod with "LIQUE" cap on the west bank of Barons Creek, also being described as the east corner of this herein described tract from which the approximate center-line of Barons Creek bears S 51°41'05" E 18.86 feet;

Thence, Continuing along the West bank of Barons Creek in a southwesterly direction the following 4 calls:

S 04°46'52" W 72.80 feet to a set ½ inch iron rod with "LIQUE" cap on the West bank of Barons Creek for an angle point from which the approximate center-line of Barons Creek bears S 74° 23'31"E 21.91 feet;

S 26°26'07" W 157.74 feet to a set ½ inch iron rod with "LIQUE" cap on the west bank of Barons Creek for an angle point of this herein described tract from which the approximate center-line of Barons Creek bears S 51°55'23"E 10.96 feet;

S 49°43'07" W 113.85 feet to a set ½ inch iron rod with "LIQUE" cap set on the west bank of Barons Creek for an angle point of this herein described tract from which the approximate center-line of Barons Creek bears S 30°42'33" E 16.79 feet;

S 68°51'47" W 85.79 feet to a set ½ inch iron rod with "LIQUE" cap set on the northeast right-of-way line of E San Antonio Street and the west bank of Barons Creek for the south corner of this herein described tract from which the approximate center-line of Barons Creek bears S 51°43'00" E 27.05 feet;

Thence, N 51°43'00" W with the southwest line of said Tract II, same being the northeast right-of-way line of E San Antonio Street and passing a set ½ inch iron rod with "LIQUE" cap reference point and continuing for a total distance of 195.72 feet to a found angle iron for a west corner of said Tract II, also being the south corner of said Tract I, for an angle point of this herein described tract;

Thence, N 51°45'15" W 74.99 feet along and with the southwest line of said Tract I and the northeast right-of-way line of the said E San Antonio Street to a found ½ inch iron rod with "MDS" cap for the northwest corner of said Tract I and this herein described tract;

Thence, N 38°21'39" E departing said E San Antonio Street northeast right-of-way line at a distance of 200.23 feet to a found ½ inch iron rod with "MDS" cap for a north corner of said Tract I and this herein described tract, and also being on the southwest boundary line of the called 0.918 acre tract;

Thence, S 51°54'02" E 75.00 feet to a found ½ inch iron rod with "MDS" cap for the east corner of said Tract I and the south corner of the said 0.918 acre tract, also being an interior corner of this herein described tract;

Thence, N 38°21'38" E 200.22 feet with and along the southeast boundary line of said 0.918 acre tract to the POINT OF BEGINNING and containing 2.52 acres (109771 square feet)



Federal Emergency Management Agency

Washington, D.C. 20472

June 10, 2020

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 19-06-3811R

The Honorable Linda Langerhans
Mayor, City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

Community Name: City of Fredericksburg, TX
Community No.: 480252

Dear Mayor Langerhans:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Study (FIS) report and Flood Insurance Rate Map ((FIRM) for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denton, Texas, at (940) 898-5127, or the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Enclosure:

Conditional Letter of Map Revision Comment Document

cc: Mr. Garret Bonn, P.E., CFM
Assistant City Engineer
City of Fredericksburg

Mr. Kevin W. Spraggins, P.E.
President
VEI Consulting Engineers

Follows Conditional Case No.: 19-06-3811R



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Fredericksburg Gillespie County Texas	FILL	1D HYDRAULIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 480252		
IDENTIFIER	620 E. San Antonio Street	APPROXIMATE LATITUDE AND LONGITUDE: 30.267, -98.862 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 48171C0288C DATE: October 19, 2001		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: October 19, 2001 PROFILE: 02P	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Barons Creek - from the upstream side of East Main Street to approximately 660 feet upstream of East Main Street

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Barons Creek	BFES*	BFES	YES	YES
	Zone AE	Zone AE	YES	YES
	Floodway	Floodway	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES

* BFES - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/flood-insurance>.


Patrick "Rick" F. Sacbabit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

24-06-1109P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/flood-insurance>.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

24-06-1109P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Roosevelt Grant
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
800 North Loop 288
Denton, TX 76209
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/flood-insurance>.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Fredericksburg Standard*

Dates: August 14, 2024 and August 21, 2024

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

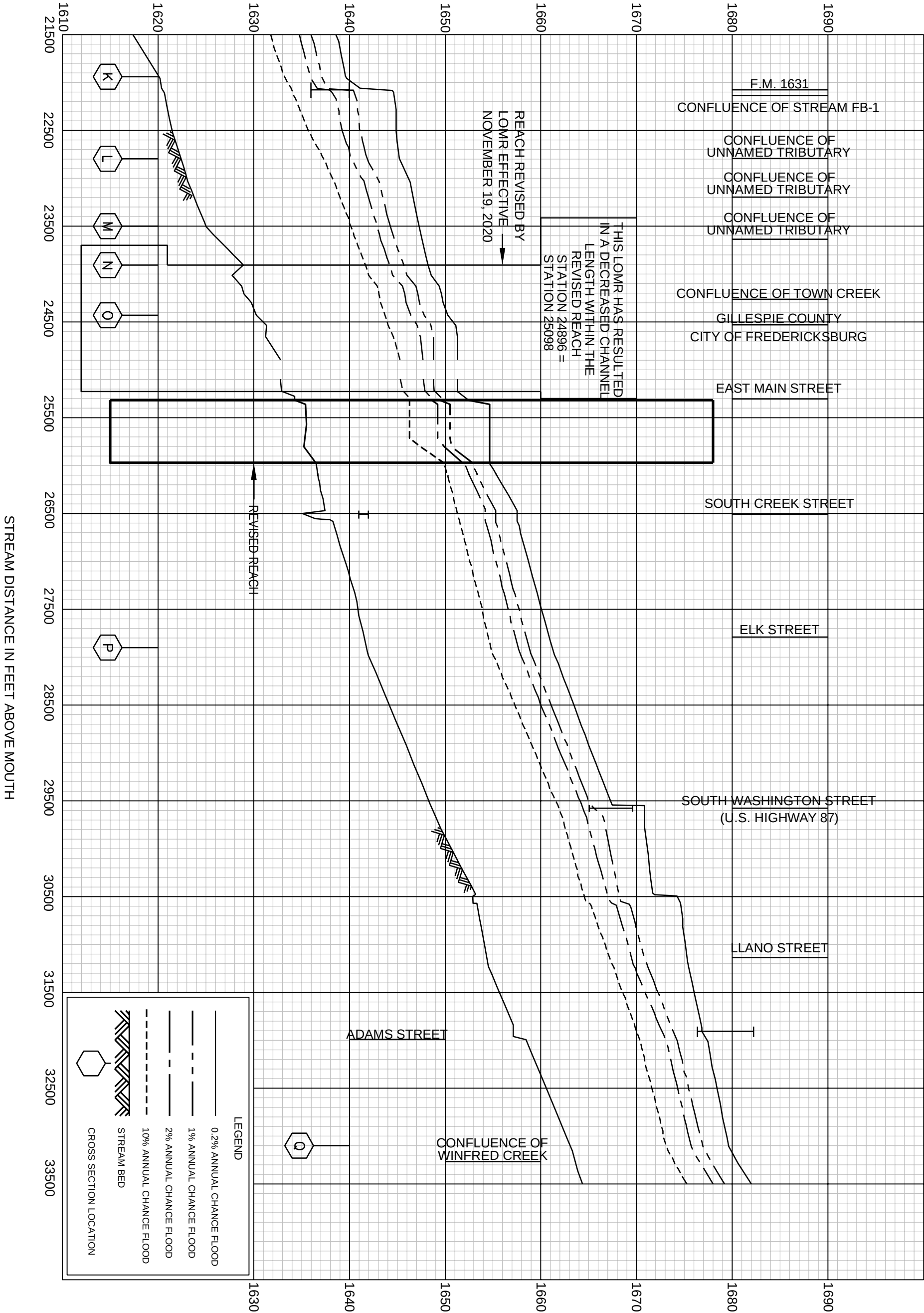
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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

24-06-1109P

102-I-A-C

ELEVATION IN FEET (NGVD)



FEDERAL EMERGENCY MANAGEMENT AGENCY

GILLESPIE COUNTY, TX
AND INCORPORATED AREAS

FLOOD PROFILES

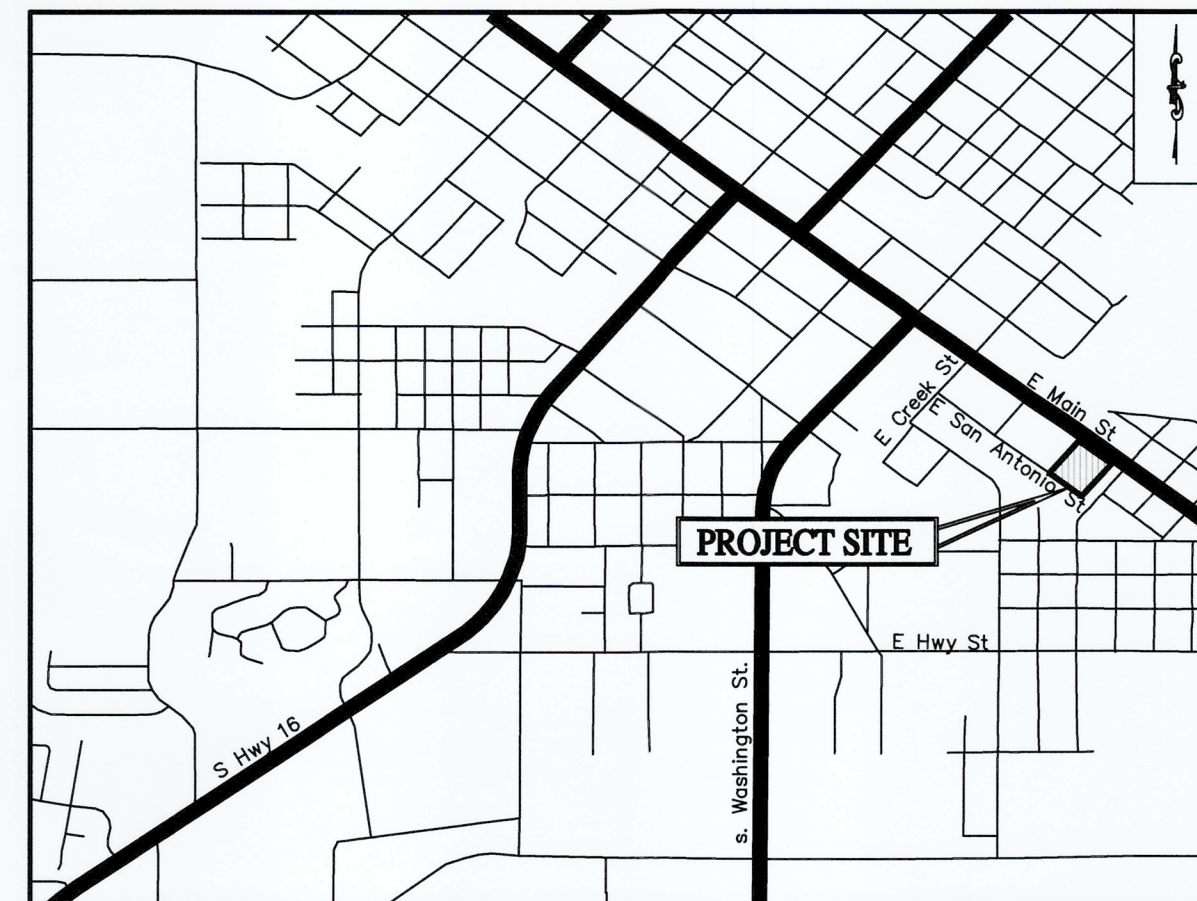
REVISED TO
REFLECT LOMR
EFFECTIVE: December 19, 2024

BARONS CREEK

02P

PLANS FOR THE CONSTRUCTION OF A RETAINING WALL FOR GOODMAN TELECOM COMMERCIAL

618-620 EAST SAN ANTONIO STREET
FREDERICKSBURG, TEXAS 78624



LOCATION MAP

NOT TO SCALE

SHEET INDEX		
SHEET	DESCRIPTION	
1		COVER SHEET
2	C1	EXISTING IMPROVEMENTS & TREE REMOVAL PLAN
3	C2	EROSION CONTROL PLAN
4	C3	GRADING PLAN
5	C4	EXISTING & PROPOSED DRAINAGE AREA MAP
6	C5	DETAILS & SPECIFICATIONS

PLEASE NOTE!

All responsibility for accuracy of design remains with the design engineer. The City of Fredericksburg, in reviewing and releasing plans for construction, assumes no responsibility for adequacy or accuracy of design.

RELEASED FOR CONSTRUCTION:
City of Fredericksburg
Engineering Department

By: *Erin Williamson*

DATE: 11/2/2021

REVISIONS

NO.	SHEET	DESCRIPTION	APPROVED BY	DATE
1	C2, C3 & C5	ADDED FENCING NOTE REQUESTED BY G. BONN IN 10/14/2021 EMAIL		10/14/2021

PLAN SUBMITTALS

NO.	DATE	COMMENTS
1	08/24/21	CITY SUBMITTAL
2	09/15/21	CITY SUBMITTAL

OWNER/ DEVELOPER:

**GOODMAN TELECOM
SERVICES, LLC**

CONTACT: JOHN GOODMAN
103 INDUSTRIAL LOOP, STE. 1100
FREDERICKSBURG, TEXAS 78624
(830) 383-1003

PREPARED BY:



**VEI CONSULTING
ENGINEERS**

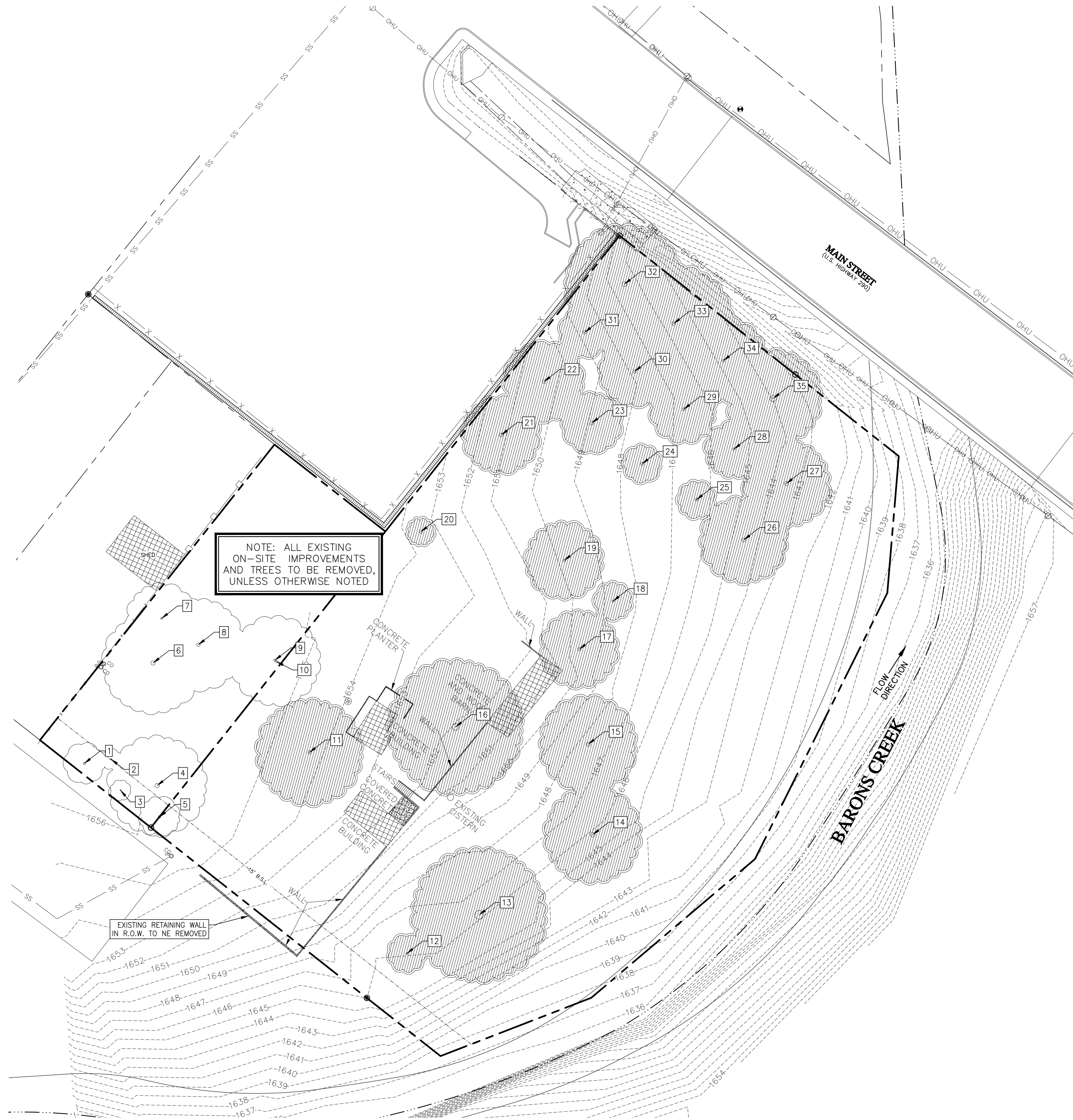
507 EAST HIGHWAY STREET, SUITE D
FREDERICKSBURG, TEXAS 78624
(830) 997-4744 Fax: (830) 997-6967
Texas Registration # F-165

DATE

09/27/21

FILE NO.

21030



LEGEND

- EXISTING STRUCTURES
- EXISTING STRUCTURES (TO BE REMOVED)
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITY LINE
- 100 YR. FLOODPLAIN LINE
- EXISTING CREEK/RIVER CENTERLINE
- EXISTING CONTOURS
- EXISTING FENCE LINE
- EXISTING RETAINING WALL
- EXISTING CONCRETE CURB
- IRON ROD FOUND
- IRON ROD SET
- EXISTING CLEANOUT
- EXISTING UTILITY POLE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- BUILDING SETBACK LINE

TREE LEGEND:		
1	16" PECAN	ALIVE - REMAIN
2	8" PECAN	ALIVE - REMAIN
3	8" PECAN	ALIVE - REMAIN
4	28" PECAN	ALIVE - REMAIN
5	15" PECAN	ALIVE - REMAIN
6	28" PECAN	ALIVE - REMAIN
7	12" PECAN	ALIVE - REMAIN
8	22" PECAN	ALIVE - REMAIN
9	14" UNKWN	ALIVE - REMAIN
10	14" UNKWN	ALIVE - REMAIN
11	42" PECAN	ALIVE - REMOVE
12	12" HACKBERRY	ALIVE - REMOVE
13	56" PECAN	DEAD - REMOVE
14	30" MAPLE	ALIVE - REMOVE
15	26" PECAN	ALIVE - REMOVE
16	42" PECAN	DEAD - REMOVE
17	22" PECAN	ALIVE - REMOVE
18	14" PECAN	ALIVE - REMOVE
19	18" PECAN	ALIVE - REMOVE
20	22" PECAN	ALIVE - REMOVE
21	24" PECAN	ALIVE - REMOVE
22	24" PECAN	ALIVE - REMOVE
23	24" PECAN	ALIVE - REMOVE
24	20" PECAN	ALIVE - REMOVE
25	18" PECAN	ALIVE - REMOVE
26	24" PECAN	ALIVE - REMOVE
27	26" PECAN	ALIVE - REMOVE
28	15" PECAN	ALIVE - REMOVE
29	18" PECAN	ALIVE - REMOVE
30	18" PECAN	ALIVE - REMOVE
31	22" PECAN	ALIVE - REMOVE
32	30" PECAN	ALIVE - REMOVE
33	24" PECAN	ALIVE - REMOVE
34	18" PECAN	ALIVE - REMOVE
35	40" PECAN	ALIVE - REMOVE



VEI CONSULTING ENGINEERS
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In Kerrville 830 - 895-4770 FAX 830 - 895-7441
TEXAS REGISTRATION # F-165



EXISTING IMPROVEMENTS & TREE REMOVAL PLAN
GOODMAN TELECOM COMMERCIAL
618-620 EAST SAN ANTONIO STREET
FREDERICKSBURG
TEXAS

DRAWN BY:	WTA
DATE:	09/27/21
CHK. BY (DES):	
CHK. BY (CADD):	
REVISION:	
JOB NO:	21030

EXISTING IMPROVEMENTS
& TREE REMOVAL PLAN
SHEET NUMBER
C1
2 of 6

12.0 STORM WATER POLLUTION PREVENTION

12.1 The drawing represents the site map portion of the Storm Water Pollution Prevention Plan (SWPPP) only and is intended to be used by others in meeting the SWPPP as defined in the publication EPA 832-R-92-005. Neither the drawing nor these specifications signify certification. As outlined in the above referenced publication, ultimate responsibility, including but not limited to permits, notice of intents, maintenance, reports, record keeping, etc. lies with others.

12.2 The drawings and these specifications are part of a Storm Water Pollution Prevention Plan. The Contractor shall be responsible for the implementation and maintenance of said plan. The Contractor shall submit a Notice Of Intent (NOI) at least 48 hours prior to the commencement of construction activities. The Contractor shall be responsible for the required certification by the NOI's Storm Water Pollution Prevention Plan. The Contractor shall complete the Storm Water Pollution Prevention Plan, inspection and maintenance report forms every seven days and within 24 hours of a rainfall event of 0.5 inches or more. Copies shall be given to the Engineer and Owner, and be kept on site at all times.

12.3 TEMPORARY SEDIMENT CONTROL FENCE (SILT FENCE)

12.3.1 Steel posts which support the temporary sediment control fence (silt fence) shall be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of one (1) foot.

12.3.2 The toe of the temporary sediment control fence (silt fence) shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of the flow. Where fence can not be trenched in (e.g. pavement) weight fabric trap with washed gravel on uphill side to prevent flow under fence.

12.3.3 The trench must be a minimum of six (6) inches deep and six (6) inches wide to allow for the temporary sediment control fence (silt fence) fabric to be laid in the ground and backfilled with compacted material.

12.3.4 Temporary sediment control fence (silt fence) should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post.

12.3.5 Inspection shall be made weekly or after each rainfall event and repair or replacement shall be made promptly as needed.

12.3.6 Temporary sediment control fence (silt fence) shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

12.3.7 Accumulated silt shall be removed when it reaches a depth of six (6) inches. The silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation.

12.4 Rock berm (optional)

12.4.1 Use only open-graded rock, with most of the fines removed.

12.4.2 Stone shall be crushed and, unless otherwise specified, shall be at least 3 inches in diameter and less than 1 cubic foot in volume.

12.4.3 The rock berm shall be embedded into the soil a minimum of four (4) inches.

12.4.4 The rock berm shall be inspected after each rain, and the stone shall be replaced when the structure ceases to function as intended, due to silt accumulation among the rocks, without construction traffic damage, etc.

12.4.5 When silt reaches a depth equal to one-third the height of the berm or one (1) feet, whichever is less, the silt will be removed and disposed of in an approved site and in such a manner as to not create a siltation problem.

12.4.6 When the site is completely stabilized, the berm will be removed and disposed of in an approved manner.

12.5 STABILIZED CONSTRUCTION ENTRANCE

12.5.1 The stabilized construction entrance shall be 12 feet wide minimum by 50 feet long minimum by 8 inches minimum thickness.

12.5.2 The crushed stone shall be open graded rock 3 inches to 5 inches in diameter with most of the fines removed.

12.5.3 Geotextile (filter fabric), if required by soil conditions, shall meet the following properties:

12.5.3.1 Grab Tensile Strength by ASTM D1682 = 220 lbs.

12.5.3.2 Elongation Failure by ASTM D1682 = 60%

12.5.3.3 Mullen Burst Strength by ASTM D3768 = 430 lbs.

12.5.3.4 Puncture Strength by ASTM D751 (modified) = 125 lbs.

12.5.3.5 Equivalent Openings by US Std. Sieve (CW-02215) size 40-80.

12.5.4 Washing - when necessary, wheels shall be cleaned to remove sediment prior to entrance onto public roadway. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse using approved methods.

12.5.5 Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roadways. This may require periodic top dressing with additional stone as conditions demand, and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public roadway must be removed immediately.

12.5.6 Drainage - entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.

12.6 HYDROMULCHING OR SODDING

12.6.1 Upon completion of earthmoving and wall construction activity, erosion control measures shown in this plan shall be installed immediately in all disturbed areas

12.6.2 The contractor shall hydromulch or sod all exposed cuts and fills upon completion of grading and installation of all infrastructure. The seeding or erosion control shall be applied at the specified rate over areas disturbed by construction as follows:

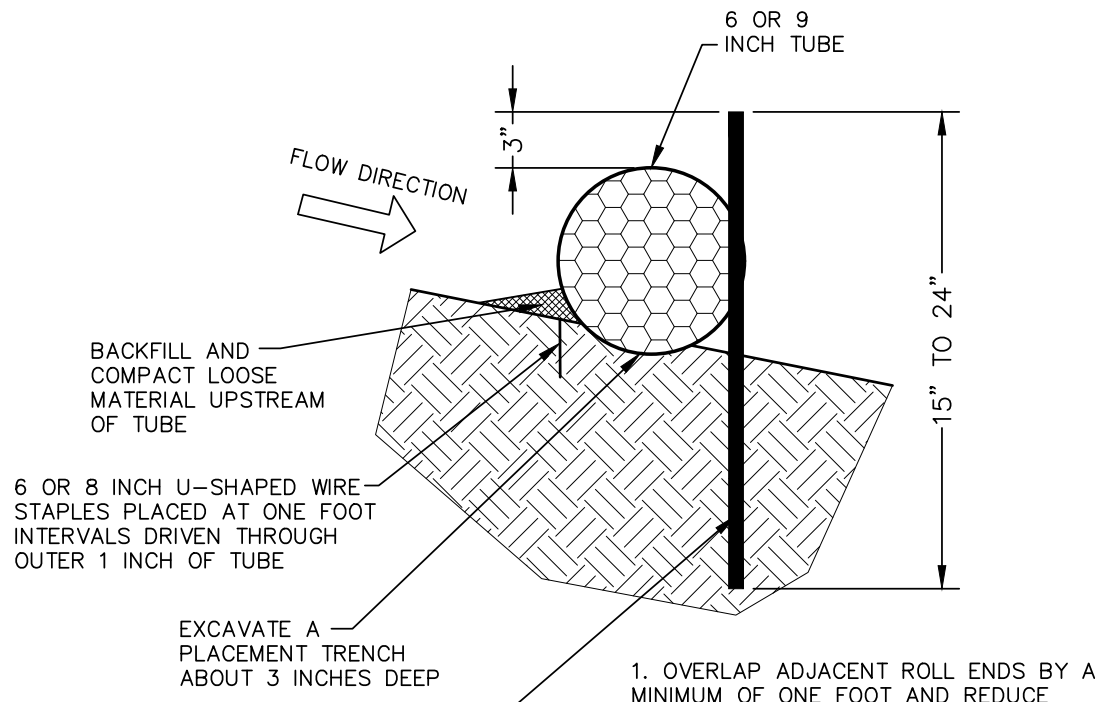
12.6.2.1 From September 15 to March 1, seeding shall be with a combination of one (1) pound per thousand (1000) square feet of unhulled bermuda and three (3) pounds per thousand (1000) square feet of winter rye with a purity of 95% with 85% germination.

12.6.2.2 From March 1 to September 15, seeding shall be with hulled bermuda grass (cynoden dactolyn) at a rate of one (1) pound per thousand (1000) square feet with a purity of 95% with 85% germination.

12.6.3 Fertilizer shall have an analysis of 15-10-5 and shall be applied at the rate of 600 pounds per acre. Mulch type to be conwed, applied at a rate of 2100 pounds per acre. Restoration shall be acceptable when the grass has reached a height of at least 1-1/2" (95%) coverage and no bare spots larger than 16 square feet.

12.6.4 The seeded or planted area is to be irrigated or sprinkled in a manner which will not erode the topsoil but will sufficiently soak the soil to a depth of six (6) inches. The irrigation shall occur at seven day intervals for the first two months. Rainfall occurrences of at least one (1) inch shall postpone the watering operation for one week.

NOTE: The property will be fenced during construction using construction fencing. After construction is complete, the property is to be fenced by the owner for security purposes and a fence permit application will be submitted separately by others.

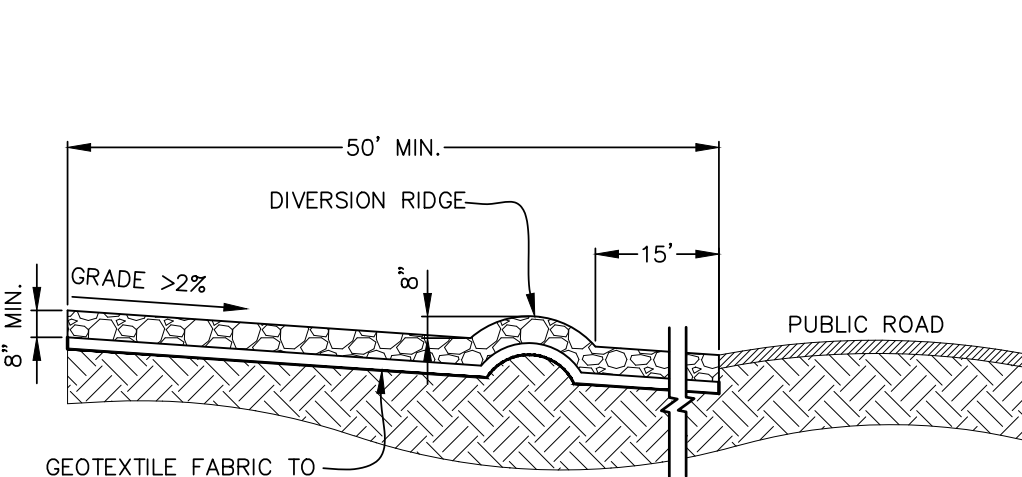
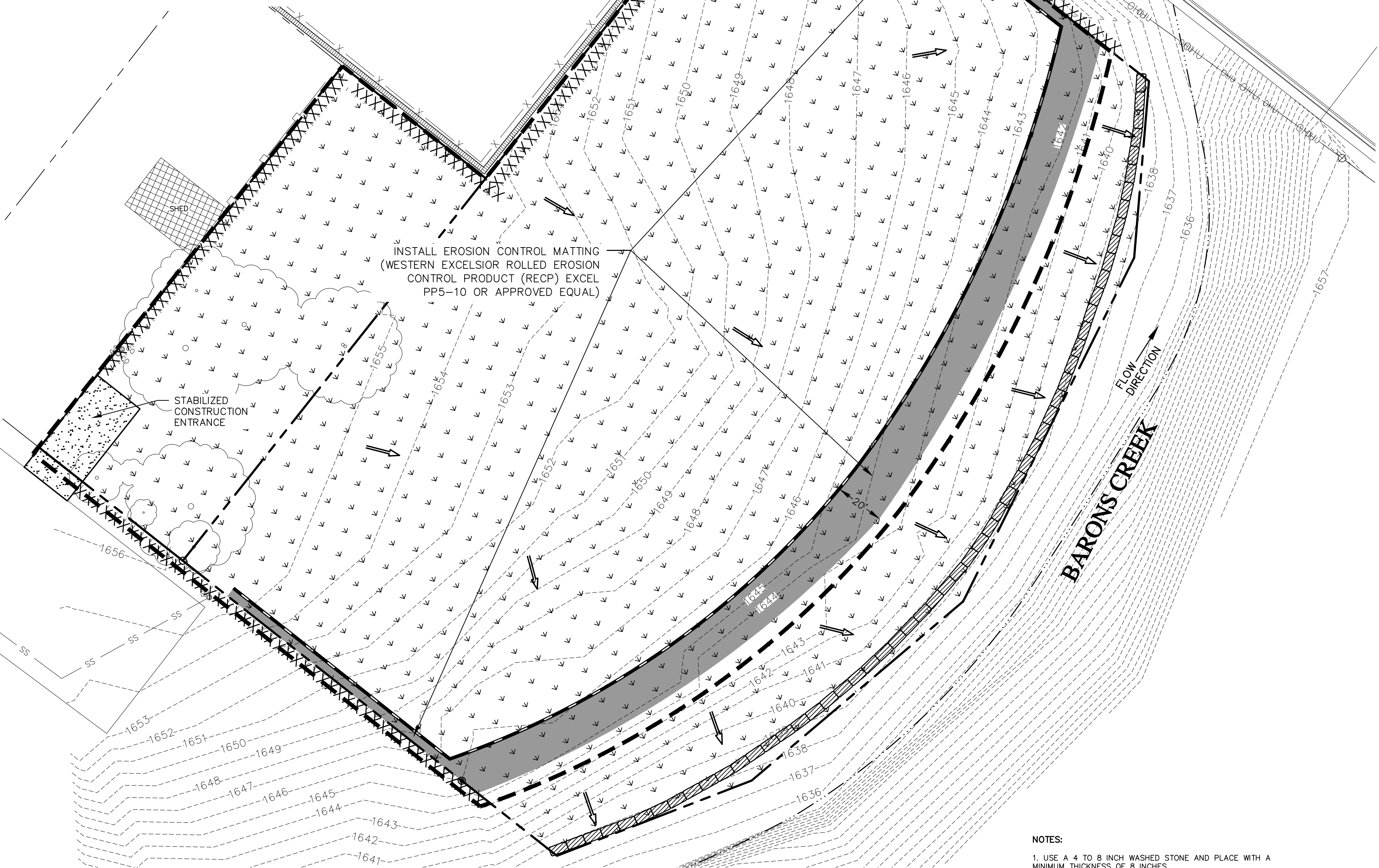


FOR PRODUCT INFO CONTACT PROFILE PRODUCTS, LLC (866)-325-6262

GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1H:1V	15 FEET
2H:2V	26 FEET
3H:3V	35 FEET
4H:4V	50 FEET

GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
2.0%	25 FEET

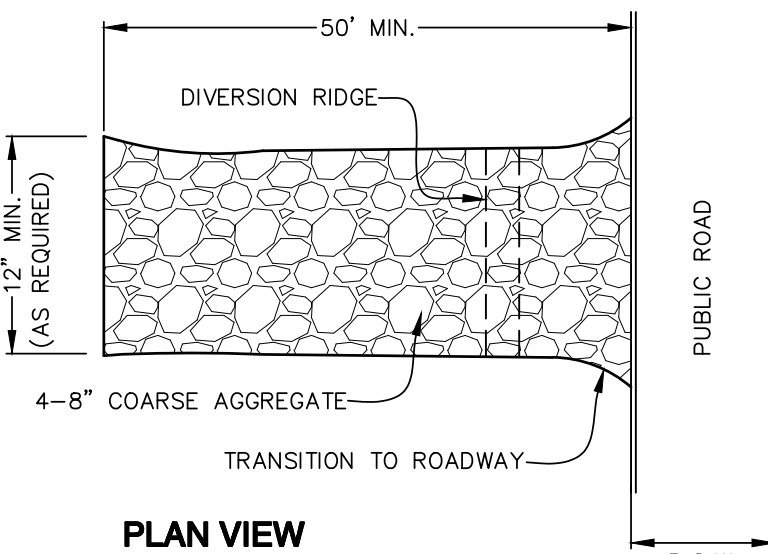
TERRA-TUBE DETAIL (OR APPROVED EQUAL) NOT TO SCALE



CROSS SECTION

STABILIZED CONSTRUCTION ENTRANCE

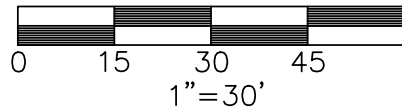
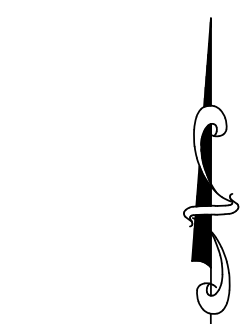
NTS



PLAN VIEW

NOTES:

1. USE A 4 TO 8 INCH WASHED STONE AND PLACE WITH A MINIMUM THICKNESS OF 8 INCHES.
2. USE GEOTEXTILE FABRIC WITH AN APPROXIMATE WEIGHT OF 4 OZ/YD AS NEEDED TO IMPROVE STABILITY.
3. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OF THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
4. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
5. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN IF NECESSARY.
6. INSPECT ENTRANCE/EXIT AFTER EACH RAIN EVENT (0.5 INCH OR MORE). REPAIR ANY DAMAGE BY ADDING STONE AND/OR CLEANING ANY MEASURES USED TO TRAP SEDIMENT.
7. PROMPTLY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY. DISPOSE OF SEDIMENT IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION.
8. WHEN CONSTRUCTION IS COMPLETE, PROPERLY DISPOSE OF ANY SEDIMENT BUILDUP AND RESTORE THE PRIOR LOCATION OF THE ENTRANCE/EXIT.

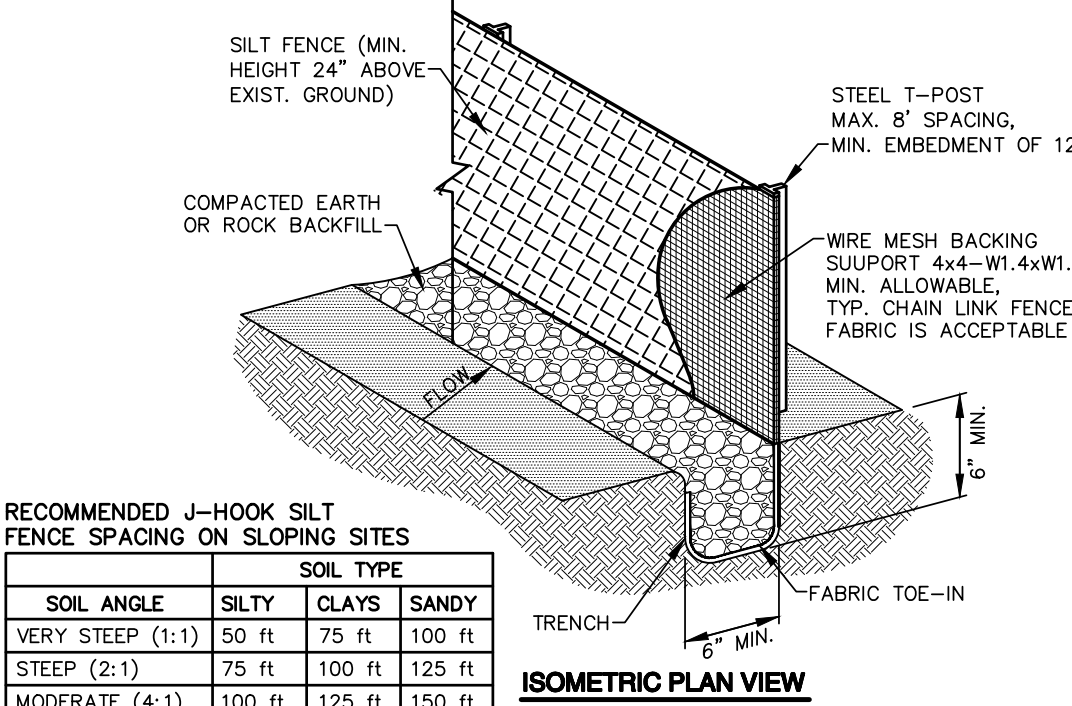


NOTES:

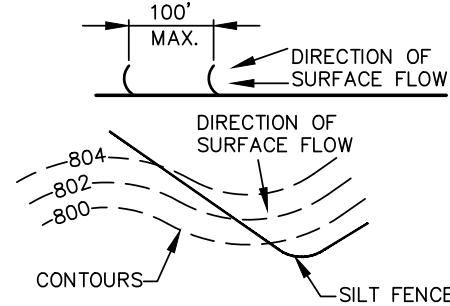
1. STORM WATER POLLUTION PREVENTION PLAN INSPECTIONS ARE TO BE PERFORMED BY OTHERS.
2. INSTALL ALL PROPOSED EROSION CONTROL MEASURES IN ACCORDANCE WITH TCEQ STANDARDS.
3. SUBMITTAL OF TCEQ NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) BY OTHERS.

LEGEND

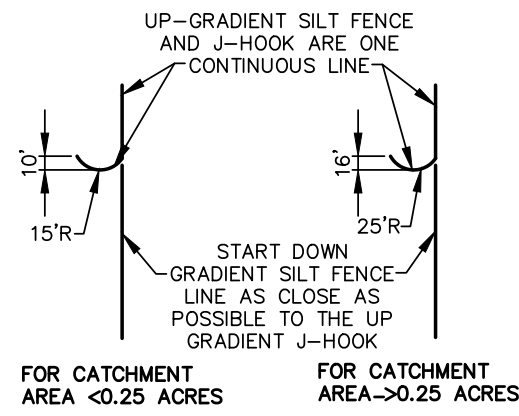
- XXXXXXX SILT FENCE
- TERRA-TUBE
- PROPOSED LIMITS OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED GRASS SEEDING
- PROPOSED EROSION CONTROL MATTING
- DRAINAGE AREA FLOW DIRECTION



RECOMMENDED J-HOOK SILT FENCE SPACING ON SLOPING SITES		SOIL TYPE		
SOIL ANGLE	SILTY	CLAYS	SANDY	
VERY STEEP (1:1)	50 ft	75 ft	100 ft	
STEEP (2:1)	75 ft	100 ft	125 ft	
MODERATE (4:1)	100 ft	125 ft	150 ft	
SLIGHT (10:1)	125 ft	150 ft	200 ft	



I. SPACING REQUIREMENTS



II. SIZING REQUIREMENTS

J-HOOK PLACEMENT DETAILS

NOTES:

1. USE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NON-WOVEN FABRIC (36 INCHES WIDE, WEIGHING 4 OZ/YD) AND 2"x4", 12 GAUGE MINIMUM WOVEN WIRE BACKING.
2. USE STEEL FENCE POSTS, AT LEAST 4 FEET LONG, EMBEDDED 1 FOOT (MIN.) DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER.
3. TOE IN THE SILT FENCE SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW (6"x6" TRENCH). WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF FEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
4. USE J-HOOKS AS NEEDED WHEN SILT FENCES CROSS CONTOURS LINES TO CREATE CATCHMENT AREAS AND SLOW FLOW VELOCITY. USE J-HOOKS AT DOWNHILL FENCE ENDS TO PREVENT RUNOFF FROM ESCAPING AROUND SIDES. REFER TO J-HOOK PLACEMENT DETAIL.
5. INSPECT SILT FENCES WEEKLY AND AFTER EACH RAIN EVENT (0.5 INCHES OR MORE) TO LOCATE AND REPAIR ANY DAMAGE. REPLACE ANY TORN FABRIC AND REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.
6. REMOVE SEDIMENT WHEN BUILD-UP REACHES 6 INCHES. DISPOSE OF SEDIMENT IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION.
7. WHEN CONSTRUCTION IS COMPLETE, PROPERLY DISPOSE OF ANY SEDIMENT BUILD-UP AND RESTORE THE PRIOR LOCATION OF THE SILT FENCE. THE FENCE MATERIALS SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL OR REUSED IF IN SERVICEABLE CONDITION.

TEMPORARY SEDIMENT CONTROL FENCE

NTS



VEI CONSULTING ENGINEERS
507 EAST HIGHWAY STREET, SUITE D
FREDERICKSBURG, TEXAS 78624
830 - 997-4744 FAX 830 - 997-6967
In Kerrville 830 - 895-4770 FAX 830 - 895-7441

TEXAS REGISTRATION # F-165



EROSION CONTROL PLAN

GOODMAN TELECOM COMMERCIAL

618-620 EAST SAN ANTONIO STREET

FREDERICKSBURG

DRAWN BY: WTA
DATE: 09/27/21
CHK. BY (DWG)
CHK. BY (CADD)

REVISION:

JOB NO:

21030

EROSION CONTROL
PLAN
SHEET NUMBER

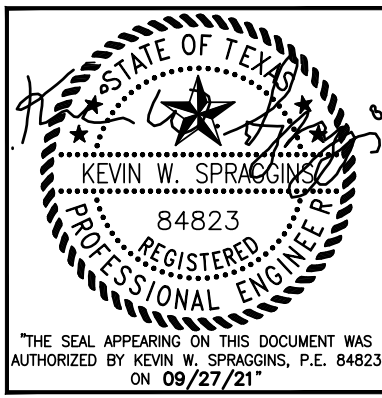
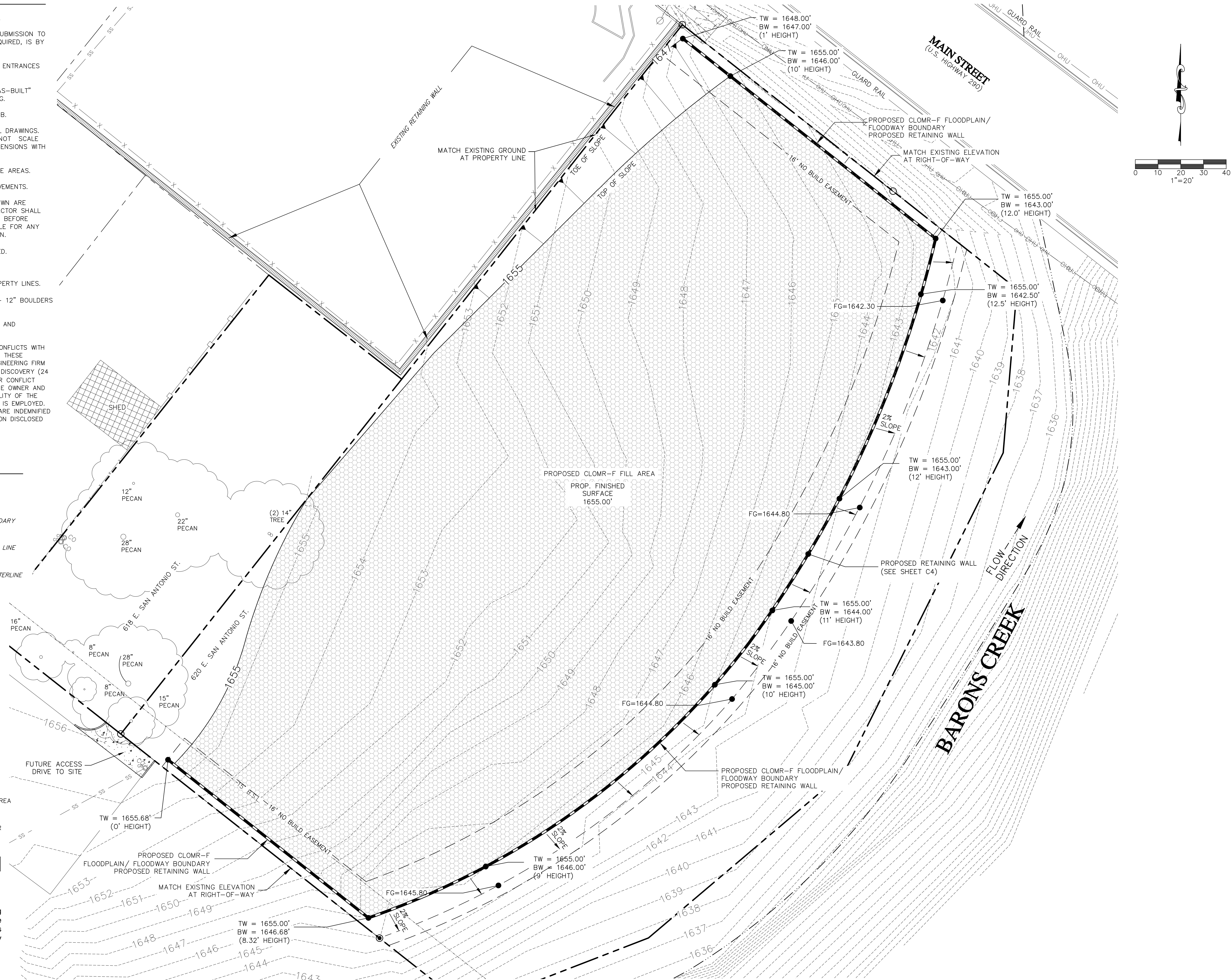
C2

3 of 6

1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
2. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
3. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
4. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
5. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB.
6. ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
8. PLANS DO NOT INCLUDE DEMOLITION OF EXISTING IMPROVEMENTS.
9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
10. ALL CURBS ARE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
11. ALL SLOPES ARE MAXIMUM 3:1.
12. CONTRACTOR TO MATCH EXISTING GRADES AT ALL PROPERTY LINES.
13. ALL RIP-RAP INSTALLED TO ROUGHLY CONSIST OF 6" - 12" BOUNDED CEMENTED IN PLACE.
14. RETAIN WALL DESIGN NOT INCLUDED. CONSULT WITH SOILS AND STRUCTURAL ENGINEER ON REQUIRED WALL DESIGN.
15. ANY DESIGN PHILOSOPHIES DISCREPANCIES, CHANGES OR CONFLICTS WITH OTHER DOCUMENTS OR SPECIFICATIONS OR WITH ANY ITEMS ON THESE CONSTRUCTION DOCUMENTS ARE TO BE REPORTED TO OUR ENGINEERING FIRM AND THE ENGINEER OF RECORD IN WRITING IMMEDIATELY UPON DISCOVERY (2 HOURS). IF ITEMS ARE NOT REPORTED IMMEDIATELY, CHANGES OR CONFLICT CORRECTIONS MADE BY OTHERS ARE DEEMED APPROVED BY THE OWNER AND THEIR CONSTRUCTION MANAGER AND ARE NOT THE RESPONSIBILITY OF THE ENGINEER OF RECORD OR THE ENGINEERING FIRM OF WHICH HE IS EMPLOYED. BOTH, THE ENGINEER OF RECORD AND THE ENGINEERING FIRM ARE INDEMNIFIED FROM ANY ISSUES, PROBLEMS, OR GRIEVANCES FROM THESE NON DISCLOSED ITEMS.

	EXISTING STRUCTURES
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD UTILITY LINE
	100 YR. FLOODPLAIN LINE
	EXISTING CREEK/RIVER CENTERLINE
	EXISTING CONTOURS
	EXISTING FENCE LINE
	EXISTING RETAINING WALL
	EXISTING CONCRETE CURB
	IRON ROD FOUND
	IRON ROD SET
	EXISTING CLEANOUT
	EXISTING UTILITY POLE
	EXISTING TREES TO REMAIN
	PROPOSED CONTOURS
	PROPOSED CONCRETE CURB
	PROPOSED RETAINING WALL
TW	TOP OF WALL
BW	BOTTOM OF WALL
	PROPOSED CLOMR-F FILL AREA
	PROPOSED SETBACK LINE
	PROPOSED SLOPE INDICATOR
	PROPOSED CONCRETE

NOTE: The property will be fenced during construction using construction fencing. After construction is complete, the property is to be fenced by the owner for security purposes and a fence permit application will be submitted separately by others.



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TEXAS REGISTRATION # F-165



GRADING PLAN

GOODMAN TELECOM COMMERCIAL

618-620 EAST SAN ANTONIO STREET

FREDERICKSBURG TEXAS

DRAWN BY:	WTA
DATE:	09/27/21
CHK. BY (DWG)	_____
CHK. BY (ENGR)	_____
REVISION:	

JOB NO: 21030

GRADING PLAN

C3

4 of 6

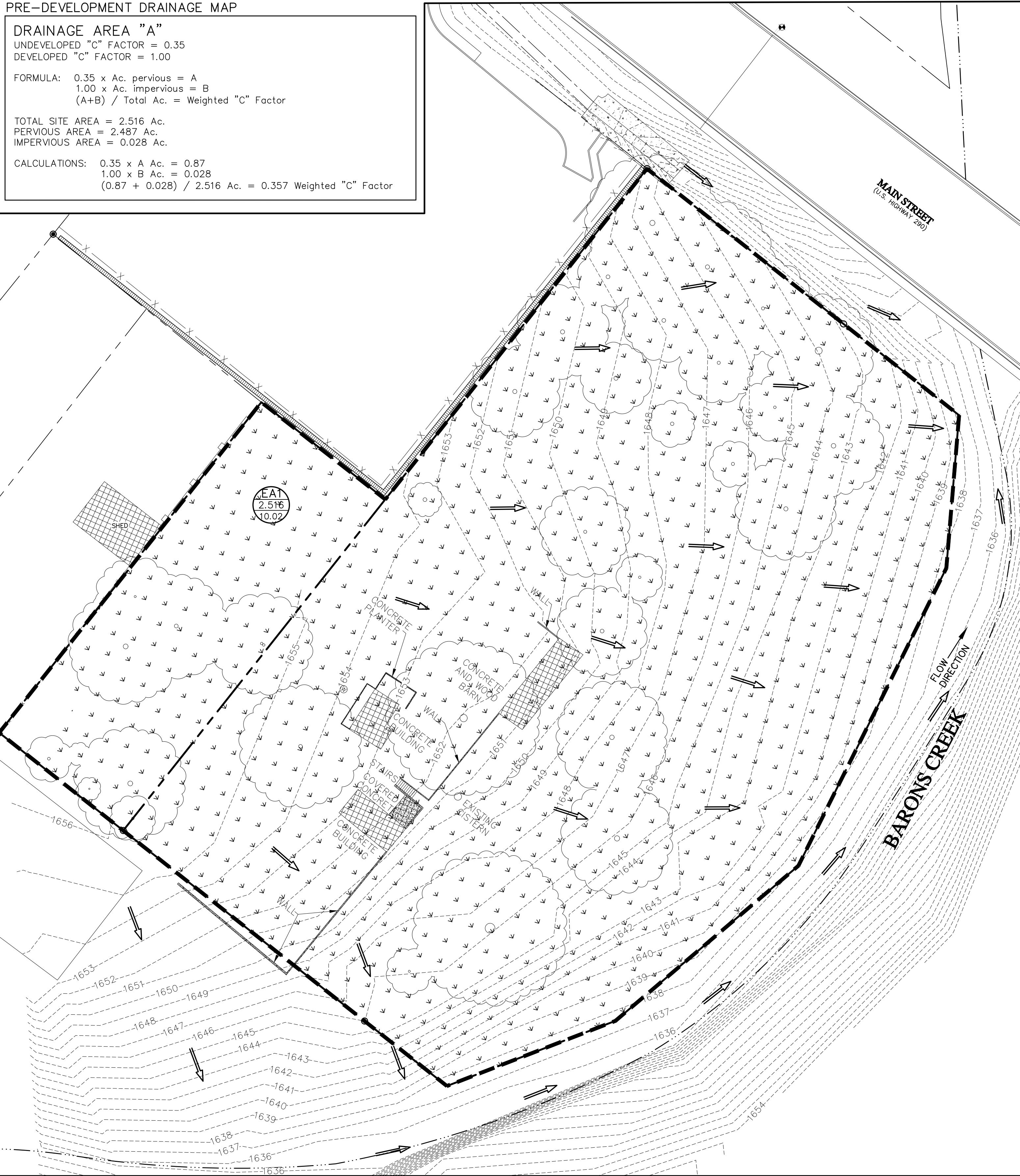
PRE-DEVELOPMENT DRAINAGE MAP

DRAINAGE AREA "A"
UNDEVELOPED "C" FACTOR = 0.35
DEVELOPED "C" FACTOR = 1.00

FORMULA: $0.35 \times \text{Ac. pervious} = A$
 $1.00 \times \text{Ac. impervious} = B$
 $(A+B) / \text{Total Ac.} = \text{Weighted "C" Factor}$

TOTAL SITE AREA = 2.516 Ac.
PERVIOUS AREA = 2.487 Ac.
IMPERVIOUS AREA = 0.028 Ac.

CALCULATIONS: $0.35 \times A \text{ Ac.} = 0.87$
 $1.00 \times B \text{ Ac.} = 0.028$
 $(0.87 + 0.028) / 2.516 \text{ Ac.} = 0.357 \text{ Weighted "C" Factor}$



PRE-DEVELOPMENT DRAINAGE DATA

DRAINAGE AREA	C	AREA (acres)	Tc (min.)	I 2 (in/hr.)	Q 2 cfs	I 5 (in/hr.)	Q 5 cfs	I 10 (in/hr.)	Q 10 cfs	I 25 (in/hr.)	Q 25 cfs	I 50 (in/hr.)	Q 50 cfs	I 100 (in/hr.)	Q 100 cfs
EA1	0.357	2.516	10.0	4.93	4.43	6.53	5.86	7.71	6.93	8.95	8.04	10.29	9.24	11.16	10.02

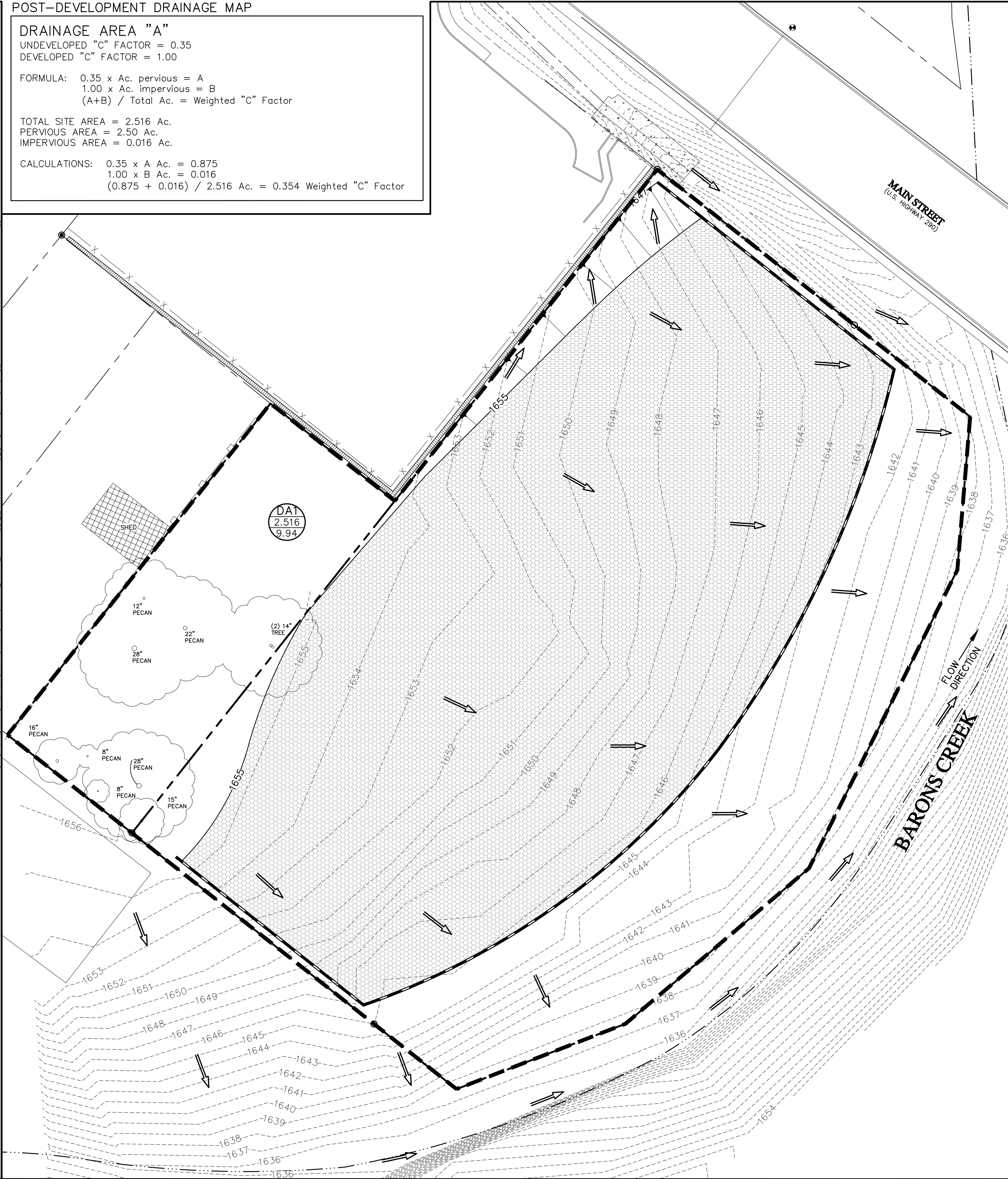
POST-DEVELOPMENT DRAINAGE MAP

DRAINAGE AREA "A"
UNDEVELOPED "C" FACTOR = 0.35
DEVELOPED "C" FACTOR = 1.00

FORMULA: $0.35 \times \text{Ac. pervious} = A$
 $1.00 \times \text{Ac. impervious} = B$
 $(A+B) / \text{Total Ac.} = \text{Weighted "C" Factor}$

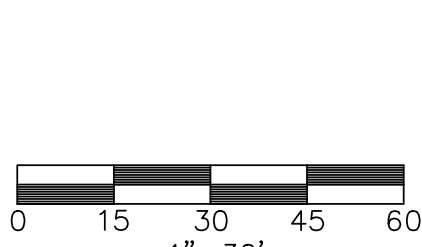
TOTAL SITE AREA = 2.516 Ac.
PERVIOUS AREA = 2.50 Ac.
IMPERVIOUS AREA = 0.016 Ac.

CALCULATIONS: $0.35 \times A \text{ Ac.} = 0.875$
 $1.00 \times B \text{ Ac.} = 0.016$
 $(0.875 + 0.016) / 2.516 \text{ Ac.} = 0.354 \text{ Weighted "C" Factor}$



POST-DEVELOPMENT DRAINAGE DATA

DRAINAGE AREA	C	AREA (acres)	Tc (min.)	I 2 (in/hr.)	Q 2 cfs	I 5 (in/hr.)	Q 5 cfs	I 10 (in/hr.)	Q 10 cfs	I 25 (in/hr.)	Q 25 cfs	I 50 (in/hr.)	Q 50 cfs	I 100 (in/hr.)	Q 100 cfs
DA1	0.354	2.516	10.0	4.93	4.39	6.53	5.82	7.71	6.87	8.95	7.97	10.29	9.16	11.16	9.94



LEGEND

5
0.000
0.00

AREA LABEL
DRAINAGE AREA ACRES
100-YR FLOW RATE (cfs)

--- DRAINAGE AREA BOUNDARY

← DRAINAGE AREA FLOW DIRECTION



VEI CONSULTING ENGINEERS
507 EAST HIGHWAY STREET, SUITE D
FREDERICKSBURG, TEXAS 78624
830 - 997-4744 FAX 830 - 997-6967
In Kerrville 830 - 895-4770 FAX 830 - 895-7441
TEXAS REGISTRATION # F-165



EXISTING & PROPOSED DRAINAGE AREA MAP
GOODMAN TELECOM COMMERCIAL
618-620 EAST SAN ANTONIO STREET
FREDERICKSBURG
TEXAS

DRAWN BY: WTA
DATE: 09/27/21
CHK. BY (DES):
CHK. BY (CADD):
REVISION:
JOB NO: 21030

EXISTING & PROPOSED
DRAINAGE AREA MAP
SHEET NUMBER

C4

1.0. GENERAL REQUIREMENTS:

1.1. SCOPE:

1.1.1. BASIC BID: The contract work to be performed under these specifications consists of furnishing all the required labor, materials, equipment, implements, parts, services and supplies necessary for the project. The project work involves a commercial project.

1.1.2. BIDDING: The owner and owner's representative will solicit bids, evaluate bids and award bids.

1.1.3. INSURANCE AND BONDING: The owner and owner's representative will set forth insurance and bonding requirements.

1.2 STANDARDS: The work shall be done in a workmanlike manner and conform to the standards REFERENCE in these specifications.

1.3 LAYOUT WORK AND FIELD SURVEYING: The contractor shall provide all necessary construction field surveying and survey control. The contractor shall include the cost of all necessary field surveying and survey control in the bid. Some elevation and grade data is available in electronic format from the project engineer.

1.3.1 The contractor shall locate benchmarks, monuments and other REFERENCE points for elevation and location of improvements. The contractor shall notify the Engineer of apparent discrepancies in indicated locations.

1.3.2 The contractor shall protect REFERENCE points from dislocation or damage. Replace or repair immediately any points damaged, destroyed or dislocated. The contractor shall pay the owner's surveyor or the Engineer \$500.00 per REFERENCE or control point requiring resetting due to dislocation or damage by the contractor.

1.3.3 The minimum number of grade points set shall be three (3) per station per cross-section lift and/or at finish grade elevations shown on the drawings.

1.4 All trees, and existing structures shall be protected from damage during construction. Any repairs necessary from construction damage shall be at the contractor's expense. Any repairs shall be performed by professionals.

1.5 The work site shall be maintained in a safe and clean manner during construction. The general contractor shall coordinate construction with local government officials, all involved subcontractors, and the owner.

1.5.1 The contractor shall maintain access to normal traffic by the adjacent property owners. Roadway closures and access closures shall be approved by officials of the City, County or other agencies having jurisdiction. The contractor shall submit roadway closures and access plans in writing a minimum of seven (7) days prior to closure for approval. The contractor shall coordinate closures and access with the adjacent property owners. The contractor shall make every effort to sequence the work to minimize the time that access to the adjacent private property is impeded.

1.5.2 The owner will occupy and conduct business in this building during construction. The contractor shall, coordinate with owner as to that days business activities. Construction shall be done so as not to disturb the owners business operations and as per coordinated plans.

1.6 All necessary permits shall be obtained and paid for by the contractor.

1.7 Any rework or replacement of materials necessary due to weather damage during construction shall be the contractor's responsibility.

1.8 Burning is not permitted on the Owner's property. Waste materials shall be removed from the Owner's property unless otherwise instructed by the OWNER.

1.9 EXISTING UTILITIES: Existing utilities shall be located by the contractor in the area of work. The contractor shall provide adequate means of protection during site work. Repairs of construction damaged utilities shall be made by licensed professionals at the contractor's expense.

1.9.1 The contractor shall maintain the utilities in service during construction and will be responsible for any damage he may inflict on a utility. All damages resulting from the contractor's operations shall be repaired by the contractor at the contractor's expense to the satisfaction of the owner of such utility.

1.9.2 The contractor shall at all times take precautions to keep all utilities within the area of construction operational. The contractor shall notify the utility owner of existing utilities at least 24 hours before crossing existing underground utilities.

1.9.3 Whenever existing utilities are encountered whose present grade would conflict with the new construction, the contractor shall notify the owner and engineer so that revisions may be made.

1.9.4 The location of existing utilities shown on the drawings does not necessarily indicate all of or the exact location of the utilities that may be encountered during construction. The contractor shall be responsible for locating all existing underground utilities and customer service taps and proceed with work in accordance with the information found.

1.10 The contractor shall protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.

1.11 Specifications referred to in this specification as TxDOT 2014, Standard Specifications refer to Texas Department of Transportation, Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges, Adopted by the Texas Department of Transportation, November 1, 2014. The exception to these cited specifications are those sections of the various items which specify measurements and payments as the work covered by this specification is to be bid on a lump sum basis. The contractor shall have a copy of this specification at the jobsite for REFERENCE at all times during construction and shall review the applicable items of the specification before undertaking the work.

1.11.1 The contractor shall also REFERENCE any City, County and State Standards. The City, County and State specifications shall control if there is any conflict between it and this specification.

1.12 LAWS AND REGULATIONS:

1.12.1 The contractor shall barricade open excavations occurring as part of this work and post with warning lights to be operated as recommended by authorities having jurisdiction.

1.12.2 The contractor shall comply with all laws, statutes, ordinances, rules, orders, and regulations relating to the performance of the work, the protection of adjacent property, and the maintenance of passageways, guard fences or other protective facilities.

1.12.3 Compliance with job safety requirements and health standards as published under Public Law 91-596 by the Occupational Safety and Health Administration, United States Department of Labor, shall be provided by the contractor without additional expense to the owner.

1.12.4 To protect persons from injury and to avoid property damage, barricades, signs, lanterns or lights and guards as required shall be placed and maintained by the contractor during the progress of the construction. Traffic control devices shall be installed accordance with the Texas Manual of Uniform Traffic Control Devices (TMUTCD), Part VI, Temporary Traffic Control.

1.12.5 The contractor shall comply with the current provisions of the Texas Health and Safety Code, Chapter 752 (High Voltage Overhead Lines), said act relating to safety to persons engaged in activities in the proximity of high voltage lines.

1.12.6 Rules and regulations governing "Occupational Safety and Health Standards: National Consensus Standards and Established Federal Standards" as published by the Occupational Safety and Health Administration, Department of Labor, including the safety, shall be observed by the contractor for all operations and all work performed under the contract.

1.12.7 The contractor shall provide any protective measures required by the Environmental Protection Agency, Office of Water, in the publication "Storm Water Management for Construction Activities, Publication EPA 833-B-92-001 dated October 1992.

1.12.8 All costs involved in complying with the above requirements and regulations shall be included in the bid by the contractor and paid by the contractor.

1.13 EMPLOYEE FACILITIES (TOILET FACILITIES):

1.13.1 Contractor/Subcontractor shall not use toilet facilities in existing building unless prior arrangements are made with the owner.

1.13.2 Contractor shall provide at least one (1) temporary commercially available "self-contained" toilet facility.

1.13.2.1 Clean and maintain toilet facilities.

1.14 BARRICADES: The contractor shall at his own expense furnish, erect, and maintain such barricades, fences, lights and danger signals to keep pedestrians away from and vehicles from being driven on or into any work or construction area and shall take all such other precautionary measures necessary for the protection of persons or property along the work or construction area. Streets must be open to through traffic at night.

2.0 CLEARING AND GRUBBING:

2.1 The area of constructed facilities shall be cleared of trees, stumps, brush, fences and shrubs, except such fences, trees and shrubs designated by the owner for preservation.

2.2 Roots and stumps shall be removed to a depth of 2 feet below the lower elevation of excavation in the area of the constructed facilities. All holes remaining after clearing and grubbing shall be backfilled and tamped as directed by the engineer. The area shall be graded to prevent FLOODING of water and provide drainage.

2.3 The trees, stump, brush, fences and shrubs shall be removed from the jobsite unless otherwise directed by the owner.

3.0 GRADING:

3.1 MATERIALS TO BE REMOVED, STOCKPILED AND REUSED; OR REMOVED FROM THE SITE:

3.1.1 Topsoil

3.1.1.1 Areas of constructed facilities in fill areas: The topsoil in the area of constructed facilities and for a distance of a least two (2) feet past construction lines shall be removed to a depth of at least 6 inches. It is intended that stripping this one foot of material remove grass and other vegetative matter. This topsoil shall be stockpiled by the contractor for use in final grading of the project. A minimum of 4 inches topsoil is to be placed on areas worked.

3.1.1.2 Cut Areas: The topsoil shall be stripped to a depth of at least 6 inches to a distance of at least two (2) feet past construction lines. If suitable this material shall be stockpiled by the contractor for use in final grading of the project.

3.1.1.3 Topsoil shall be fertile soil, free from objectionable material and be readily able to support growth of planting. Soil excavation in 3.1.1.1 and 3.1.1.2 above containing vegetative or other objectionable material not suitable for topsoil shall be removed from the site by the contractor.

3.1.1.4 Excess topsoil shall be removed from the job site or placed on the project as directed by the owner/engineer.

3.1.2 Rocks and stones excavated shall be removed from the site or as directed by the owner.

3.1.3 The sub grade shall be excavated to allow for placement of the base material and paving. Suitable material shall be utilized in fill areas.

3.2 SUB GRADE

3.2.1 Sub grade in fill areas shall be scarified to a depth of at least 6 inches then watered, bladed, and compacted. This may be waived if, in the opinion of the engineer or by acceptable test, the sub grade is dense. The remaining sub grade shall be placed in 6 inch compacted depths watered, bladed and compacted utilizing material from 3.1.1.2 above.

3.2.2 Sub grade in cut areas shall be scarified to a depth of at least 6 inches in preparation for adding material as required. Then the sub grade shall be watered, bladed and compacted to grade. This may be waived if, in the opinion of the engineer or by acceptable test, the sub grade is dense.

3.2.3 Compaction of the sub grade shall be verified by proof rolling the entire area with approved compaction equipment. Unstable areas, including sand pockets, shall be reworked, removed, or replaced. It is intended that the compaction of the sub grade be 95% of the maximum dry density determined using TxDOT Test Method TEX 113-E with a compactive effort as recommended in the test method. If the sub grade compaction is questionable, in the opinion of the engineer, then the contractor shall obtain the services of an approved testing laboratory and verify the compaction by testing. The cost of testing shall be paid by the contractor.

3.2.4 INSPECTION: Prior to installation of the base material, the compacted sub grade shall be inspected and approved by the Engineer and the CITY. The contractor shall provide notice 24 hours prior to the time when the inspection is needed.

3.3 SUB BASE MATERIAL

3.3.1 The sub base material shall be placed on the prepared sub grade sprinkled, bladed and compacted.

3.3.2 Sub base compaction: The compaction required for the sub base shall be the same as compaction for sub grade, see item 3.2.3 above.

4.0 CONCRETE

4.1 EXCAVATION: The excavation for the concrete work shall be to dense undisturbed soil. If loose material is encountered the subgrade shall be compacted.

4.2 FORMWORK:

4.2.1 Formwork shall be placed such that plumb and level structures will be obtained.

4.2.2 Formwork shall be constructed, tied and braced in order to prevent leakage and remain straight and true.

4.3 REINFORCING STEEL:

4.3.1 All reinforcing bars shall be ASTM A615 Grade 60, new billet bars.

4.3.2 Reinforcing bar splices not shown on the drawings shall be at least 40 bar diameters in length.

4.3.3 All reinforcing bars shall be positioned by commercially available chairs or approved concrete blocks. Concrete cover as shown on the drawings is minimum. Slab steel shall be chaired at 3'-0 o.c. both directions maximum. The beam steel shall be supported at 4'-0 o.c. maximum.

4.3.4 All reinforcing bar bends shall be a minimum of 4 bar diameters inside radius. Bars shall not be bent bent.

4.4 CONCRETE

4.4.1 The reinforcing steel shall be inspected and approved by the Engineer and the CITY the day prior to concrete placement.

4.4.2 All concrete shall be minimum compressive strength $f_c = 3,500$ psi at 28 days. No less than 5 sacks cement per cubic yard.

4.4.3 Quality Control: The contractor shall retain the services of an approved Engineering testing laboratory for the purpose of quality control during concreting operations. The contractor shall include the cost of this testing in the contract and pay for same. Sets of three compressive test specimens shall be made for each 75 cu. yd. of concrete placed and/or each time concrete is placed. All three compressive test specimens shall be tested at 28 days. The contractor shall furnish the Engineer and Owner with copies of the test reports.

4.4.4 All concrete placements shall be mechanically vibrated sufficiently to insure consolidation and minimize surface voids.

4.4.5 Concrete materials shall conform to the following: Portland Cement ASTM C150, Concrete Aggregates ASTM C33, Air-Entraining Admixtures for Concrete ASTM C260 & Chemical Admixtures for Concrete 494 and potable water.

4.4.6 Concrete mix design shall be approved by the Engineer and control slump established prior to placing concrete.

4.4.7 The water-cement ratio shall not exceed 0.53 by weight.

4.4.8 The maximum time between addition of cement to the batch and placing shall not exceed 1.5 hours.

4.4.9 Concrete shall not be placed if temperatures are predicted which would cause freezing of the concrete during 72 hours after placing.

4.4.10 Concrete shall be wood float finished in a manner which minimizes surface working of the concrete.

4.4.11 Concrete Curing:

4.4.11.1 An approved curing compound and application equipment shall be at the jobsite the day prior to concrete placement for inspection.

4.4.11.2 The curing compound shall be applied in two coats 90 degrees to one another at the manufacturers recommended rate as soon as finishing is completed on flatwork and as soon as forms are stripped on formed surfaces.

4.5 REFERENCE "TYPICAL CONCRETE CURB" in the drawings: The contractor shall prepare a 20 foot section of curb as a mock-up which includes finishes and shape representative of the remaining curbs. This mock-up shall be approved before proceeding with the remaining curbs. If acceptable, the mock-up may become part of the project. This mock-up shall serve as a standard both for dimensions and aesthetic finishes for the remainder of the curbs.

GENERAL NOTES:

1. All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Health and Safety Administration. Copies of OSHA standards may be purchased from the U.S. Government Printing Office. Information and related reference materials may be purchased from OSHA, 811 East 6th Street, Austin, Texas.

2. All construction shall be in accordance with the latest edition of the Texas Department of Transportation standard specifications, applicable provisions of the building code, and City of Fredericksburg standard specifications for construction.

3. All concrete pavement shall have a minimum compressive strength of 3,500 psi at 28-days. All concrete sidewalks shall have a minimum compressive strength of 3,000 psi at 28-days.

4. All reinforcing steel shall be 6x6 6-gauge wrm unless otherwise noted.

5. Lap all bar splices 40 bar diameters or 24-inches, whichever is greater.

6. All concrete surfaces shall receive a broom finish.

7. Provide a minimum clearance of 2-inches between outside of steel and face of concrete.

8. All concrete work shall conform to all applicable requirements of ACI 301-72.

9. All exposed corners for concrete work shall be chamfered 1-inch.

10. The information contained on these drawings regarding existing utilities, topography, contours, hydrography, or subsurface conditions is furnished solely as the best information available at this time. Its accuracy is not guaranteed and its use in no way relieves the contractor of any responsibility for losses due to any inaccuracies.

11. All required relocations or alterations of telephone poles, underground conduit, power poles, and any other facilities shall be coordinated by the contractor. Contractor shall schedule and coordinate his work with that of other contractors and utility companies so as not to delay the project.

12. The contractor shall notify the City Building Inspector before beginning any utility construction in public R.O.W. or public easement. No pipe shall be laid until the assigned inspector has met with the contractor or his representative at the project site.

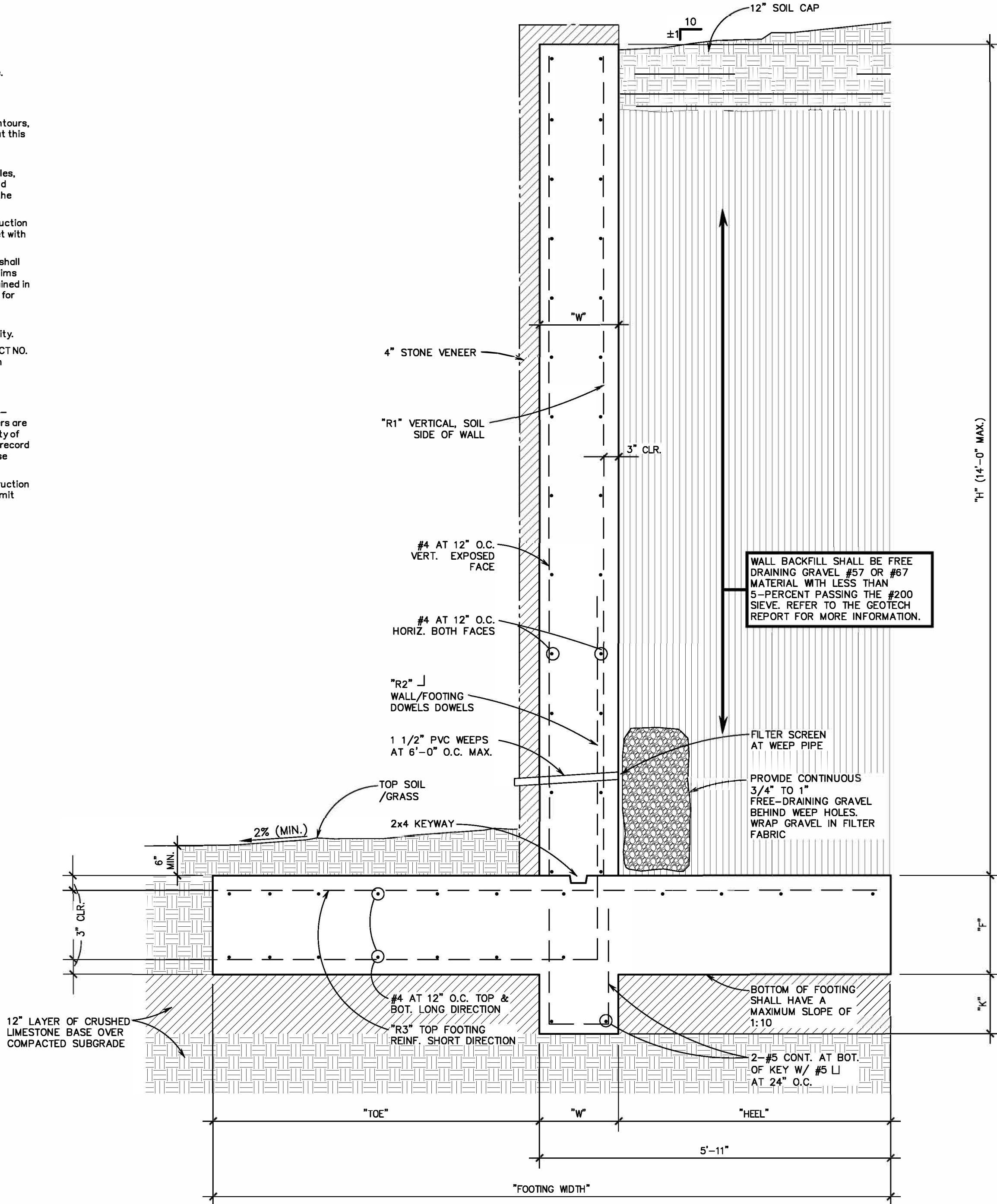
13. The contractor is responsible for jobsite conditions at all times during construction and shall defend, indemnify, and hold harmless the owner, his agents and the engineer against any claims resulting from site conditions during the course of construction. The jobsite shall be maintained in a safe condition during and after work hours in accordance with the standard specifications for public works construction.

14. Sidewalks and other flatwork should be placed on a minimum of 4-inches of clean sand, compacted to at least 90% of standard proctor (ASTM D698) maximum laboratory dry density.

15. Reference geotechnical report from ROCK ENGINEERING & TESTING LABORATORY, PROJECT NO. 0221475, DATED 07/23/2021, for all pavement thickness, subgrade preparation, and design alternatives.

16. Any design philosophies discrepancies, changes or conflicts with other documents or specifications or with any items on these construction documents are to be reported to our engineering firm and the engineer of record in writing immediately upon discovery (within 24-hours). If items are not reported immediately, changes or conflict corrections made by others are deemed approved by the owner and their construction manager and are not the responsibility of the engineer of record or the engineering firm of which he is employed. Both the engineer of record and the engineering firm are indemnified from any issues, problems, or grievances from these non-disclosed items.

17. The property will be fenced during construction using construction fencing. After construction is complete, the property is to be fenced by the owner for security purposes and a fence permit application will be submitted separately by others.

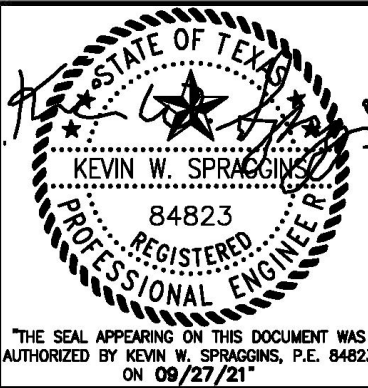


RETAINING WALL DETAIL AND REINF. SCHEDULE

H (HEIGHT)	TOE	W WALL THICK.	HEEL	K KEY DEPTH	FOOTING WIDTH	F FOOTING DEPTH	R1 (WALL, SOIL SIDE)	R2 (DOWELS) BAR SIZE X VERT. HORIZ.	R3 (FOOTING TOP REINF.)
0'-0" TO 6'-0"	1'-4"	1'-0"	1'-5"	NONE	3'-9"	1'-0"	#4 AT 14" O.C.	#5x2'-6"x1'-0" @ 14" O.C.	#5 AT 14" O.C.
6'-1" TO 8'-0"	2'-4"	1'-0"	2'-1"	1'-0"	5'-5"	1'-4"	#5 AT 12" O.C.	#5x4'-0"x2'-10" @ 12" O.C.	#6 AT 12" O.C.
8'-1" TO 10'-0"	3'-4"	1'-0"	3'-1"	1'-0"	7'-5"	1'-8"	#6 AT 12" O.C.	#6x4'-6"x3'-10" @ 12" O.C.	#6 AT 12" O.C.
10'-1" TO 12'-0"	4'-3"	1'-2"	4'-0"	1'-0"	9'-5"	1'-8"	#7 AT 12" O.C.	#7x5'-0"x5'-0" @ 10" O.C.	#6 AT 12" O.C.
12'-1" TO 14'-0"	5'-6"	1'-4"	4'-7"	1'-0"	11'-5"	1'-8"	#7 AT 10" O.C.	#7x5'-0"x6'-0" @ 10" O.C.	#6 AT 10" O.C.

NOTES:

- FOOTING/WALL DOWELS MAY BE USED IN LIEU OF VERTICAL WALL REINFORCEMENT IF DOWELS ARE EXTENDED TO THE TOP OF THE WALL.
- SEE GEOTECHNICAL REPORT (ROCK ENGINEERING & TESTING LABORATORY, PROJECT #0221475, DATED 07/23/21) FOR BACKFILL REQUIREMENTS.
- CONCRETE FOR FOOTING AND WALL SHALL BE 3500 PSI.
- ALLOWABLE SOIL BEARING PRESSURE = 1800 PSF. THE ALLOWABLE BEARING PRESSURE SHALL BE CONFIRMED IN THE FIELD BY THE GEOTECH ENGINEER.



VEI CONSULTING ENGINEERS
507 EAST HIGHWAY STREET, SUITE D
FREDERICKSBURG, TEXAS 78624
830-997-4744 FAX 830-997-6967
In Kerrville 830 - 895-4770 FAX 830-895-7441
TEXAS REGISTRATION #F-165



DETAILS & SPECIFICATIONS

GOODMAN TELECOM COMMERCIAL

618-6500 EAST SAN ANTONIO STREET

TEXAS

FREDERICKSBURG

DRAWN BY: WTA
DATE: 09/27/21
CHK. BY (DES):
CHK. BY (OCC):
REVISION:

JOB NO: 21030

DETAILS &
SPECIFICATIONS
SHEET NUMBER

C5

Gillespie CAD Property Search

Property ID: 24340 For Year 2026

Property Details

Account		
Property ID:	24340	Geographic ID: S0010-63-0
Type:	R	Zoning: C2
Property Use:		Condo:
Location		
Situs Address:	620 E SAN ANTONIO ST TX	
Map ID:	9	Mapsco:
Legal Description:	FBG ADDN BLK 63 LOT 342-PT & UNBRD SE OF LOTS 342 & 205, 2.52	
Abstract/Subdivision:	S0010	
Neighborhood:	(FCCE) CITY CENTRAL EAST	
Owner		
Owner ID:	352347	
Name:	HORIZON REAL ESTATE LLC	
Agent:		
Mailing Address:	2963 BOOT RANCH CIR FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$867,730 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$867,730 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$867,730 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$867,730
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: HORIZON REAL ESTATE LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	\$867,730	\$867,730	\$1,973.45	
G086	GILLESPIE COUNTY	\$867,730	\$867,730	\$2,329.86	
HUW	HILL CNTRY UWCD	\$867,730	\$867,730	\$42.52	
SFB	FREDBG ISD	\$867,730	\$867,730	\$6,708.42	
WCD	GILLESPIE WCID	\$867,730	\$867,730	\$1.54	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$867,730	\$867,730	\$0.00	

Total Tax Rate: 1.274105

Estimated Taxes With Exemptions: \$11,055.79

Estimated Taxes Without Exemptions: \$11,055.79

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UI	URBAN INTERIOR	2.18	94,769.14	180.50	400.00	\$749,150	\$0
UI	URBAN INTERIOR	0.34	15,000.00	75.00	200.00	\$118,580	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$0	\$867,730	\$0	\$867,730	\$0	\$867,730
2025	\$0	\$867,730	\$0	\$867,730	\$0	\$867,730
2024	\$0	\$867,730	\$0	\$867,730	\$0	\$867,730
2023	\$0	\$867,730	\$0	\$867,730	\$0	\$867,730
2022	\$0	\$850,710	\$0	\$850,710	\$0	\$850,710
2021	\$0	\$1,015,370	\$0	\$1,015,370	\$0	\$1,015,370
2020	\$0	\$827,100	\$0	\$827,100	\$0	\$827,100
2019	\$1,770	\$827,100	\$0	\$828,870	\$0	\$828,870
2018	\$1,770	\$339,350	\$0	\$341,120	\$0	\$341,120

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/1/2012	WD	WARRANTY DEED	GRIMM, CATHERINE G ETAL	GRIMM, CATHERINE PITTENGER	20123949	20123950	
3/21/2002	PROBATE		PITTENGER, HARRY A	PITTENGER, IRMA H	P-7746		0
12/15/2025	OTHER	SEE COMMENT	MABERY, JOHN MATTHEW	HORIZON REAL ESTATE LLC			20256185
11/21/2024	TD	TRUSTEES DEED	GOODMAN, JAILEE ALEXIS TRUST ETAL	MABERY, JOHN MATTHEW	20246491		