

Exhibit A

SANTA RITA COMMERCIAL
(VOL. 25, PAGE 3, W.C.D.R.)

1

LOT 3

DOC SIGI PEREZ LOOP
(50' R.O.W.)

U.S. HIGHWAY 83
(R.O.W. VARIES)
SOUTHBOUND LANE

SANTA RITA COMMERCIAL
(VOL. 25, PAGE 3, W.C.D.R.)

2

LOT 4

$R = 50.00'$
 $L = 32.88'$
 $CB = S 74^{\circ}12'02" W$
 $32.29'$

EXIST. STW
SWR. INLET

5' CONCRETE SIDEWALK

PROPOSED 25' CURB
SAW CUT FOR CONC. DRIVEWAY

PROPOSED 25' CONCRETE DRIVEWAY

5' CONCRETE SIDEWALK

25' ASPHALT DRIVE

25' BUILDING SETBACK

50.0'

100.0'

100.0'

100.0'

100.0'

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100.0'

100.0'

PROPOSED 1 STY.
SHELL METAL BUILDING
5,000 SQ.FT. F.F.E. 441.0'

LOT 5

5' CONCRETE SIDEWALK

11' CONCRETE SIDEWALK

25' ASPHALT DRIVE

25' ASPHALT DRIVE

25' ASPHALT DRIVE

25' ASPHALT DRIVE

25' ASPHALT DRIVE

25' ASPHALT DRIVE

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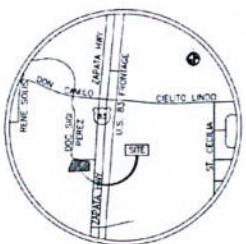
25' ASPHALT DRIVE

ABST. 250 POR 39
J A NAZARIO 218.18 ACRES

N 89°30'51" E ~ 291.09'

N 41°27'36" W
28.52'

N 03°22'57" E
109.81'



SANTA RITA COMMERCIAL
LOT 3 & 4
Large 11.1000
Lot 5 0.0000

SITE ANALYSIS	
PROPOSED BUILDING	5,000 sq. ft.
PROPOSED CONCRETE SIDEWALK	1,466 sq. ft.
PROPOSED ASPHALT PARKING LOT	24,294 sq. ft.
LANDSCAPE AREA	8,533 sq. ft.
TOTAL LAND AREA	37,293 sq. ft.

SITE LAYOUT NOTES

- TX HORIZONTAL AND VERTICAL LOCATIONS OF DCTXC SHALL BE DETERMINED FROM DATA PROVIDED BY THE CITY OF LAREDO. THE CITY OF LAREDO SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED. THE CITY OF LAREDO SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
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 - REFER TO SIXTY C-W FOR COTING AND DIMENSIONS. OF NO CURB (RIBBON) DIMENSIONS, SWAY, SEXUAL TOOKED JOINT, ACHAL FORATION JOINT, HC PARKING SIGN PILE B.L.I.V.M. HC PROPOSED ST-WE AND DIMENSION ENCLOSURE.
 - INTER TO LANDSCAPE +VNS FOR COTING +NO DIMENSIONS OF LANDSCAPE AND HARDSCAPE AREAS.
- SITE PLAN GENERAL NOTES:
- THE CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL FEES.
 - MUNICIPAL OR OPINIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR CONDITIONS AT THE SITE AND REPORT AND DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.
 - ALL HAZARDOUS MATERIALS (HENTHON-HANGLING) AND REMOVALS SHALL BE DETECTED AND ELIMINATED BY A LICENSED CONTRACTOR LEGAL AUTHORIZED TO PERFORM SUCH WORK.
 - WATER AND PROTECT NON UTILITIES (ADON AND BELOW GROUND) FROM DAMAGE, STAKE AND FLAG LOCATIONS OR CALL LUTU COMPANY TO MARK LOCATIONS.
 - IDENTIFY AND PROTECT ALL EASEMENT, STAKE AND FLAG LOCATIONS.
 - CONFIRM SURVEY BENCHMARKS AND INTENDED ELEVATIONS.
 - PROTECT ALL TREES WITH PROTECTIVE RETENC 24".
 - PROVIDE DESIGNATED TRASH RASH ZONE 15' FROM AIR TREE. AIR TOOL CLEANUP SHALL BE PERFORMED IN DESIGNATED AREA.

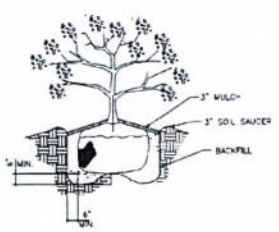
PARKING LOT ANALYSIS

PARKING LOT ANALYSIS	
PROPOSED LAND USE	SHOPPING CENTER
PREVIOUS LAND USE	VASANT
PCIAL BUADYC	5,000 sq. ft.
NUMBER OF PARKING SPACES REQUIRED FOR PROPOSED DEVELOPMENT	43 PARKING SPACES
NUMBER OF AVAILABLE PARKING SPACES	1 VAN ACCESSIBLE SPACE A 1 ACCESSIBLE SPACE

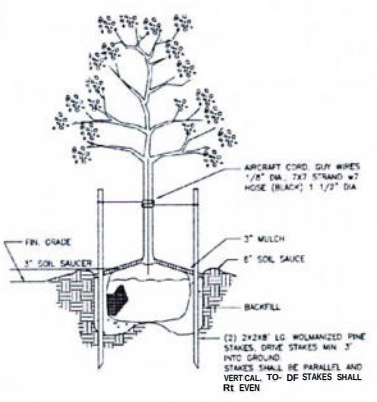
SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE:
SCALE: 1" = 20 FEET



SHRUB PLANTING

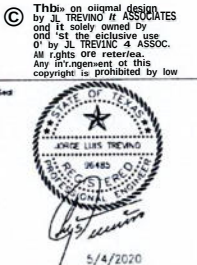


TREE PLANTING

ISSUE LOG 4/20/2020	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

PLAZA 83
PROP. SHELL METAL BLDG.
5618 DOC SIGI PEREZ LOOP
LAREDO, TX 78046

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SITE PLAN
Scale: 1" = 20'-0"
Sheet Number: C-01