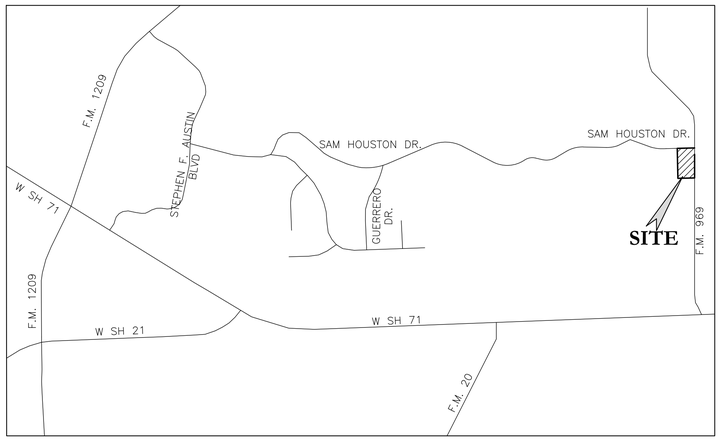
SUB-ENGINEERING.CTB

SITE DEVELOPMENT PLAN
FOR
NATIONAL BANK & TRUST
@ THE COLONY COMMERCIAL

264 FM 969 BLDG 3

BASTROP, TEXAS 78602

Sheet Number	Sheet Title
C-1	COVER SHEET
C-2	GENERAL & CONSTRUCTION NOTES
C-3	FINAL PLAT (1 OF 2)
C-4	FINAL PLAT (2 OF 2)
C-5	EROSION CONTROL PLAN
C-6	EROSION CONTROL NOTES & DETAILS
C-7	SITE PLAN
C-8	UTILITIES PLAN
C-9	STORM SEWER PLAN
C-10	GRADING PLAN
C-11	DRAINAGE PLAN
C-12	PAVEMENT PLAN
C-13	CONSTRUCTION DETAILS (1 OF 2)
C-14	CONSTRUCTION DETAILS (2 OF 2)
C-15	WATER DETAILS
C-16	WASTEWATER DETAILS



LOCATION MAP
NOT TO SCALE

PROJECT DESCRIPTION:

THIS PROJECT IS TO ADD A 2,947 SF COMMERCIAL BUILDING WITH ITS ASSOCIATED PARKING AND DRIVE AISLES ON 1.072 ACRES.

PROPOSED TOTAL IMPERVIOUS COVER

Pavement area =	29,474	sq. ft. =	0.6766 Acres
Building Area =	2,947	sq. ft. =	0.0677 Acres
Other Areas (sidewalks, etc.) =	1,811	sq. ft. =	0.0416 Acres
Total Proposed Impervious Cover (IC) =	34,232	sq. ft. =	0.786 Acres
Total Proposed Impervious Cover, % =		=	73.3%

LEGAL DESCRIPTION:

LOT 3 BLOCK A AMENDED PLAT
THE COLONY COMMERCIAL
FINAL PLAT DOCUMENT #

NOTES:
1. THIS PROJECT IS LOCATED IN THE BIG SANDY CREEK – COLORADO RIVER WATERSHED AND IS CLASSIFIED AS CLASS A.
2. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE AE 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48021C0355F FOR BASTROP COUNTY, TEXAS, EFFECTIVE DATE MAY 9, 2023.

OWNER: RICKEY GATES
S.L.I. DESIGN, INC.
15810 PARK TEN PLACE SUITE 300
HOUSTON, TEXAS 77084

GEOTECHNICAL ENGINEER:

THOMPSON ENGINEERING, INC.
10665 RICHMOND AVENUE STE.192
HOUSTON, TEXAS 77042
PH. (713) 972-6850

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER.

ENGINEER/SURVEYOR: CARLSON, BRIGANCE & DOERING, INC.
CIVIL ENGINEERING & SURVEYING
C/O JOANN A. EAGLE, P.E.
5701 WEST WILLIAM CANNON
AUSTIN , TEXAS 78749
(512) 280-5160

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THE SEALING ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY AND COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS. IN ACCEPTING THESE PLANS, BASTROP COUNTY RELIES UPON THE ADEQUACY OF THE WORK OF THE SEALING ENGINEER.

SUBMITTED BY:

Joann A Eagle — 11/02/2026
CARLSON, BRIGANCE, & DOERING, INC. — DATE

APPROVED BY:

BASTROP COUNTY ESD # 1 — DATE

THE COLONY M.U.D. 1A ENGINEER — DATE

2026-1803
BASTROP COUNTY NUMBER

Know what's below. Call before you dig.

CALL BEFORE YOU DIG SYSTEM — TEXAS ONE CALL — 1-800-245-4545

UTILITY PROVIDERS:

ELECTRIC:	BLUEBONNET ELECTRIC (979) 542-3151
GAS:	CENTER POINT ENERGY (830) 643-6936
PHONE:	AT&T (512) 870-1450
WATER:	COLONY 1A M.U.D. (512) 989-2200
WASTEWATER:	COLONY 1A M.U.D. (512) 989-2200
CABLE:	TIME WARNER CABLE (800) 418-8848
UTILITY OPERATOR:	CROSSROADS UTILITIES (512) 246-1400

BASTROP FIRE DEPARTMENT	
FIRE DESIGN CODES	IFC 2018 W/ COA LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI	1,500 GPM
INTENDED USE	COMMERCIAL
CONSTRUCTION CLASSIFICATION	V-A
BUILDING FIRE AREA (SF)	2,947 sf
AUTOMATIC FIRE SPRINKLERS	NO
REDUCED FIRE FLOW DEMAND	NO
AFD FIRE HYDRANT FLOW TEST DATE	
AFD FIRE HYDRANT FLOW TEST LOCATION	

NO.	REVISION / CORRECTIONS DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT)	TOTAL SITE IMP. COVER (SQ. FT.)/(%)	BASTROP APPROVAL/DATE	BASTROP APPROVED BY	DATE IMAGED	TRAVIS COUNTY APPROVED DATE	TNR APPROVED BY

NOTED: ALL REVISIONS AND CORRECTIONS SHOULD BE REVIEWED AND APPROVED BY BASTROP COUNTY

SLI GROUP, INC.
ARCHITECTURE | DESIGN | CONSTRUCTION
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com

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National Bank & Trust - Bastrop
264 FM 969 BLDG. 3
BASTROP, TX 78602

Project Number : 5816

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

REVISIONS

MARK	DESCRIPTION	DATE
E	ADDENDUM E	10-26-26
	ISSUED FOR CONSTRUCTION	11-02-26

PRINT DATE: October 2026

STATE OF TEXAS — JOANN A. EAGLE — 97597 — LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
11/02/26 ID# F3791

DRAWING TITLE
COVER SHEET

DRAWN BY CP
CHECKED BY JAE
APPROVED BY JAE

SHEET NO.
C-1

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