

P:\Austin & San Antonio\23-0001\23-9775 Civil\CAD\23-9775 Site Plan.dwg 2023/12/12 10:30am davad.teranant



SCALE: 1"=10'
0 10 20

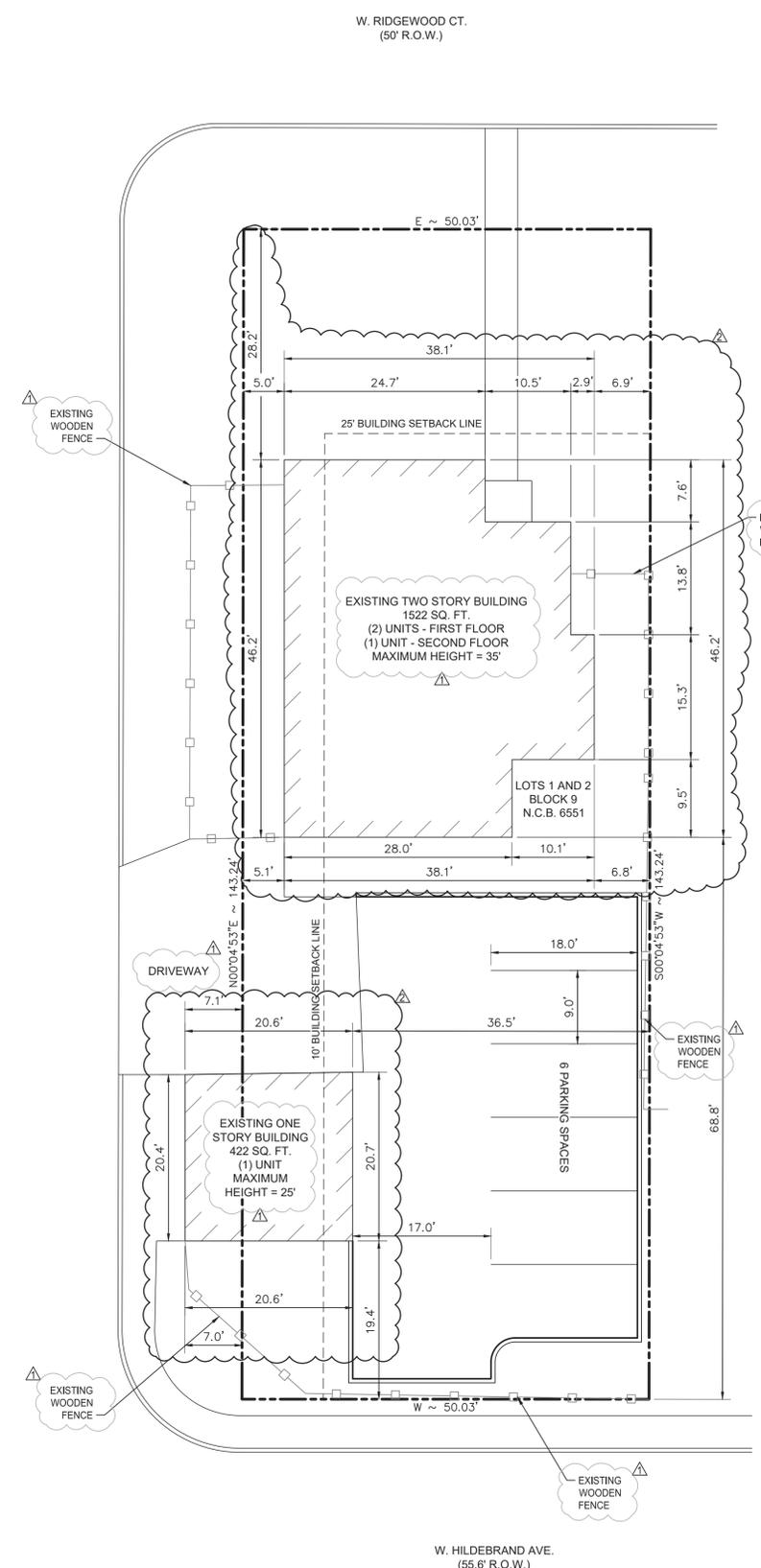


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structural + civil
F-12583
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LEGEND

	EXISTING:	PROPOSED:
PROPERTY LINE	---	---
FOUND BOUNDARY CORNER	○	○
BENCHMARK	+	+
WIRE FENCE	---	---
WOODEN FENCE	---	---
CHAIN LINK FENCE	---	---
CURB	---	---
SAWTOOTH CURB	---	---
HEADER CURB	---	---
EDGE OF PAVEMENT	---	---
ASPHALT PAVEMENT	---	---
CONC. PAVEMENT	---	---
HD CONC. PAVEMENT	---	---
CONC. SIDEWALK / FLAT WORK	---	---
GRAVEL	---	---
LANDSCAPE	---	---
SIDEWALK RAMP	---	---
ACCESSIBLE PARKING	---	---
SIGN	---	---
WHEEL STOP	---	---
BUILDING	---	---
WATER LINE	---	---
FIRE LINE	---	---
WATER VALVE	---	---
WATER METER	---	---
FIRE HYDRANT	---	---
SANITARY SEWER LINE	---	---
SANITARY SEWER MANHOLE	---	---
SANITARY SEWER CLEANOUT	---	---
STORM DRAIN LINE	---	---
STORM DRAIN MANHOLE	---	---
GRATE INLET	---	---
GAS LINE	---	---
GAS VALVE	---	---
OVERHEAD ELECTRIC	---	---
POWER POLE	---	---
LIGHT POLE	---	---
CONTOUR	---	---
HIGH POINT	---	---
FLOW LINE	---	---
DIRECTION OF FLOW	---	---
SPOT ELEVATION	---	---
CURB ELEVATION	---	---
WALL ELEVATION	---	---
TREE	---	---
TREE PROTECTION	---	---
SILT FENCE	---	---
FIRE LANE	---	---
FIRE HOSE LAY	---	---

TABULATION OF SPACE
TOTAL SITE: 0.1641 ACRE
PARKING FACILITIES: 6 PARKING SPACES
EXISTING WALKWAYS: 152 SF
EXISTING PAVED HARD SURFACE: 500 SF
PARKING NUMBER OF SPACES: 6 SPACES
TOTAL STRUCTURES: 1944 SF



LOCATION: 136 W. RIDGEWOOD COURT
LEGAL DESCRIPTION: LOT 1 & 2, BLK 9, NCB 6551
ACRES: 0.1641
FROM: "R-4 NCD-10 AHOD"
TO: "R-4 CD NCD-10 AHOD" WITH CONDITIONAL USE FOR FOUR (4) UNITS

I, HILDEBRAND HOLDINGS, LLC, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

HILDEBRAND HOLDINGS PARKING LOT
SITE PLAN
136 WEST RIDGEWOOD COURT
SAN ANTONIO, TEXAS 78212

REMARKS	FOR ZONING INFORMATION PURPOSES		
	BY	DATE	ISSUE
	MAC	11.2.2023	△
	MAC	12.4.2023	△
	MAC	12.12.2023	△



F-12583
THIS DOCUMENT EXPIRES 12 MONTHS FROM THE DATE OF SIGNATURE
SHEET SIZE: 24" x 36"
ISSUE DATE: 12.12.2023
SHEET:
C1.0
A-1E JOB # 23-9775

ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

FOR ZONING INFORMATION PURPOSES

