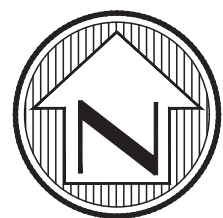


P:\Project Files\Austin & San Antonio\23-000\23-9775\Civil\CA0\23-9775 Site Plan.dwg 2024/01/03 11:43am david.tennant

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.

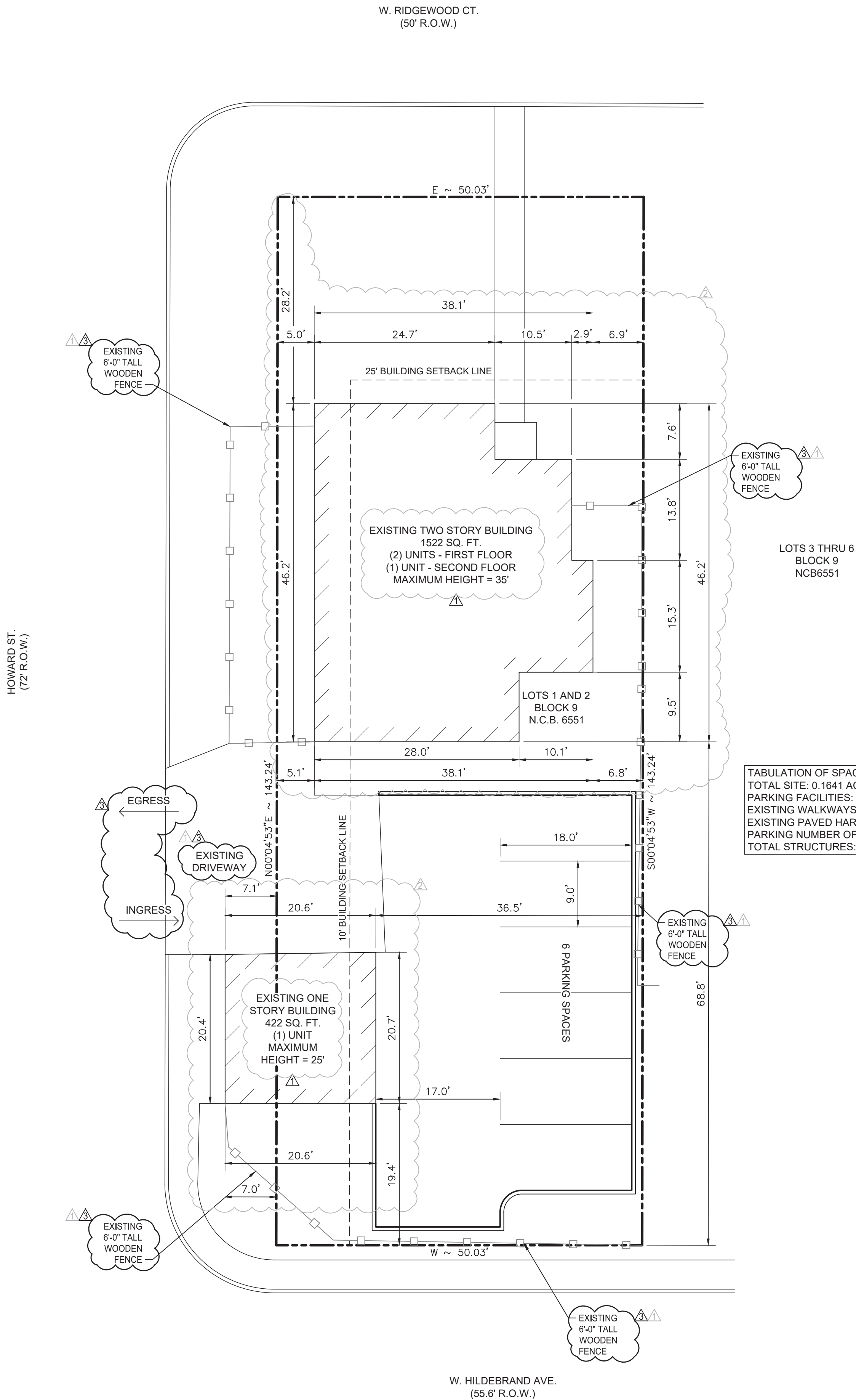
FOR ZONING INFORMATION PURPOSES



SCALE: 1"=10'  
0 10 20

LEGEND

	EXISTING:
PROPERTY LINE	
WOODEN FENCE	
BUILDING	EX. BLDG.



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.

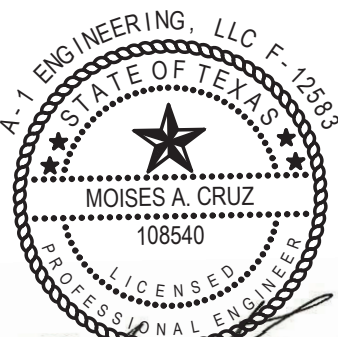


**ENGINEERING**  
structural + civil

F-12583  
A-1 ENGINEERING, LLC  
STRUCTURAL + CIVIL ENGINEERING  
1006 Vance Jackson Rd., San Antonio, Texas  
Ph. (210) 591-8829  
401 Congress Ave., Suite 1540 Austin, Texas  
Ph. (512) 298-3360  
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HILDEBRAND HOLDINGS PARKING LOT  
SITE PLAN  
136 WEST RIDGEWOOD COURT  
SAN ANTONIO, TEXAS 78212

BY	REMARKS	DATE	ISSUE
MAC	FOR ZONING INFORMATION PURPOSES	11/2/2023	
MAC	SCI 1	12/4/2023	△
MAC	SCI 2	12/12/2023	△
MAC	SCI 3	1/3/2024	△



Moises A. Cruz, P.E.  
F-12583

Digitally signed by Moises A Cruz, P.E.  
Date: 2024.01.04 10:43:50 -0600

THIS DOCUMENT EXPIRES 12 MONTHS FROM THE DATE OF SIGNATURE

SHEET SIZE: 24" x 36"  
ISSUE DATE: 1.3.2024  
SHEET:

C1.0  
A-1E JOB # 23-9775