

Location: 28160 N US HWY 281
Legal Description: NCB 19202 (Hill Country Square- Country Place), Block 1 Lot 2-6 and 901
Acres: 2243 of NCB 19202
From: "C-2"
To: "C-2-S" with a Specific Use for Party House, Reception Hall and Meeting Facilities.

PROJECT:
N US HWY 281 TX 78261
OWNER:
PATRICIA ALI
PATSY PROPERTIES LLC
LOCATION:
28152 - Lot 5, 28160 -Lot 3
28148- Lot 6, Lot 2 and Lot 4
and Lot 901-parking Lot and road, Hwy 281 N.
San Antonio Tx 78260



(210) 591-5048
SAN ANTONIO, TEXAS, 78258
WWW.ARKIDESIGNHOMES.COM
arkidesignhomes@gmail.com

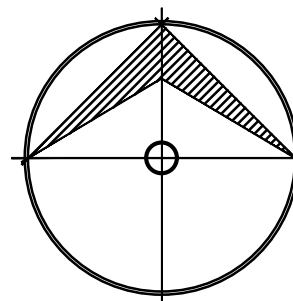
ENGINEERING GENERAL NOTES

ARKIDESIGNHOMES, WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE. NOT BE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING, AND THE FOUNDATION DESIGN. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGN FOR THIS PROJECT.
NOTE:
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.
THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:
1- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
3- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

CONTRACTOR NOTES

THIS PLAN INCLUDING ALL DESIGN CONCEPTS, DRAWINGS, AND DETAILS CONTAINED HEREIN SHALL REMAIN THE SOLE PROPERTY OF ARKIDESIGNHOMES, AND CAN NOT BE DUPLICATED IN PART OR IN WHOLE WITHOUT THE PRIOR WRITTEN PERMISSION OF ARKIDESIGNHOMES.

DIRECTION: NORTH



REVISION:

EXPIRATION DATE:

PLAN:

SITE PLAN

DATE:

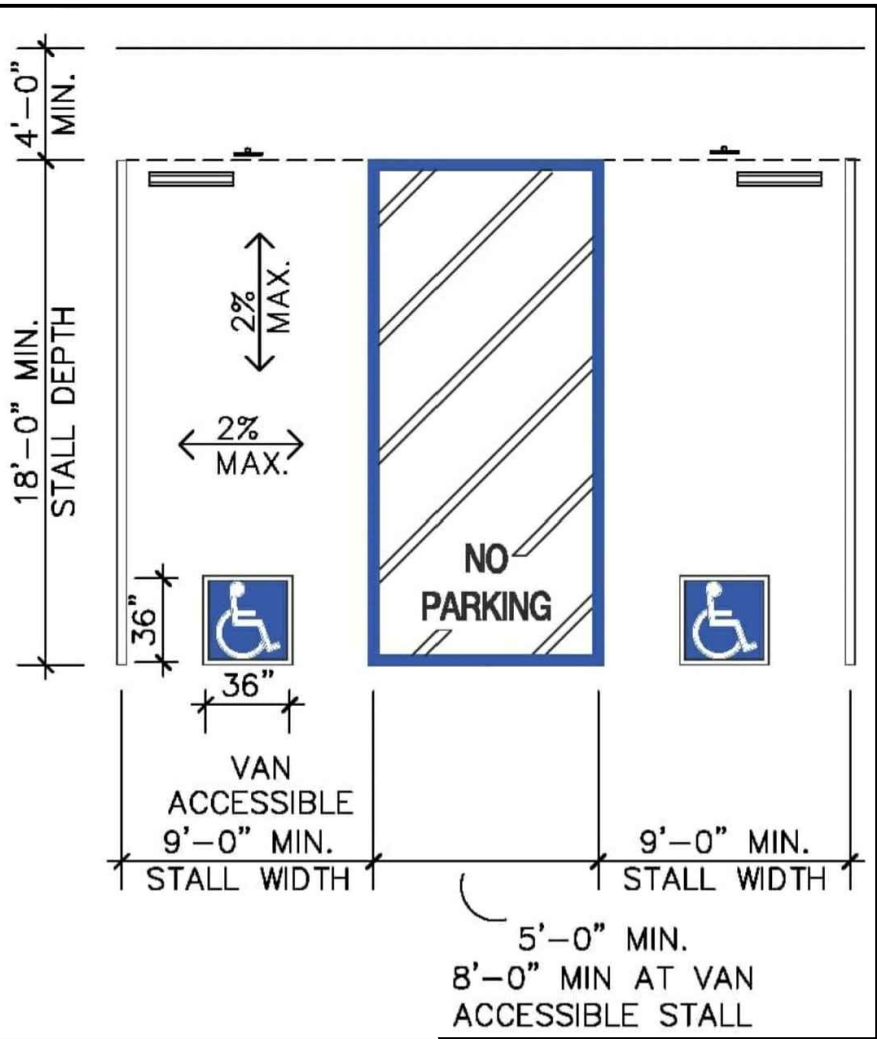
2/17/2023

DRAWN BY:

A.M.G.

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SHEET 1 OF 1



Statement: "I, Patricia G. Ali, 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.

Tabulation of Space

Total Site: 97930.6 sq. ft.
Existing Loading Area: 3706.0 sq. ft.
Existing Walkways: 5315.6 sq. ft.
Existing Paved Hard Surface Streets: 68572.2 sq. ft.
Parking Number Of Spaces: 73
Total Structures : 4
Existing Structures Footprint: 5685.8 sq. ft.

Additional information required under Table B101-I may be found through various Development Service Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code)

