

GENERAL SITE NOTES

- 1. PRIOR TO BEGINNING ANY WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FIELD CONDITIONS, EXISTING AND NEW AFFECTING SITE WORK TO BE DONE, INCLUDING, BUT NOT LIMITED TO EXACT LOCATION OF ALL CONSTRUCTION, ALL SETBACKS, EASEMENTS, RESTRICTIONS OR REQUIREMENTS, LOCATION, SIZE AND DEPTH OF ALL UTILITIES, EXISTING TREES, EXISTING AND FINISHING GRADES, FINISH FLOOR ELEVATIONS AND SLAB DROPS, WALKS, DRIVES, EDGING, TRIM, CURBS, ALL FENCES AND WALLS AND ANY MISCELLANEOUS CONDITIONS RELEVANT TO THE WORK TO BE DONE. OWNER WILL BE NOTIFIED IMMEDIATELY REGARDING CHANGES OR DISCREPANCIES FOR SPECIFIC INSTRUCTIONS TO CONTRACTOR.
- 2. GRADE CONTOURS OF ELEVATIONS SHOWN ARE TAKEN FROM AVAILABLE DATA, ARE POTENTIALLY SCHEMATIC ONLY, AND MUST BE VERIFIED AND CHECKED OUT TOTALLY ON THE JOB (NECESSARY ADJUSTMENTS SHALL BE MADE PRIOR TO SETTING FORMS). THIS IS CRITICAL AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE AND COMPLETE JOB BASED UPON THESE CONDITIONS.
- 3. CONTRACTOR SHALL DO A PRELIMINARY LAYOUT OF BUILDING PLACEMENT PRIOR TO STAKING, AND TRENCHING OF FORMWORK FOR THE FOUNDATION. CONTRACTOR SHALL COORDINATE AND VERIFY EXACT HOUSE LOCATION WITH OWNER.
- 4. CONTRACTOR SHALL COORDINATE ALL EXTERIOR LIGHTING, CIRCUITS, SWITCHES, AND CONDUITS AS REQUIRED TO SERVICE ALL EXTERIOR LIGHTS (CONFIRM WATTAGE AND NUMBER OF CIRCUITS REQUIRED AND LOCATION OF SWITCHES).
- 5. CONTRACTOR MUST PROVIDE POSITIVE DRAINAGE AWAY FROM CONSTRUCTION AT ALL TIMES.
- 6. SIZES AND WIDTHS OF DRIVEWAY AND SPECIFIC MATERIALS MUST BE REVIEWED WITH OWNER DURING BID STAGE.
- 7. VERIFY AVAILABLE UTILITY CONNECTIONS AND BID UNDERGROUND ELECTRICAL SERVICE. VERIFY WATER, SEWER, GAS, AND ELECTRICAL SERVICE DETAILS WITH OWNER (INCLUDING WATER METER SIZE).
- 8. TAG ALL TREES TO REMAIN (WITH OWNER'S APPROVAL) AND PROTECT DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL VERIFY ALL CONDITIONS DEALING WITH IRRIGATION SYSTEM. PROVIDE PVC SLEEVES UNDER DRIVES UNLESS INSTALLED BEFORE DRIVES POURED. COORDINATE WITH OWNER.
- 10. CONTRACTOR SHALL PERFORM WORK FROM EXISTING CARPORT SLAB AS LONG AS POSSIBLE TO PROTECT EXISTING TREE.

From: "R-4 CD Residential Single-Family District with a Conditional Use for two (2) dwelling units
To: "R-4 CD Residential Single-Family District with a Conditional Use for four (4) dwelling units

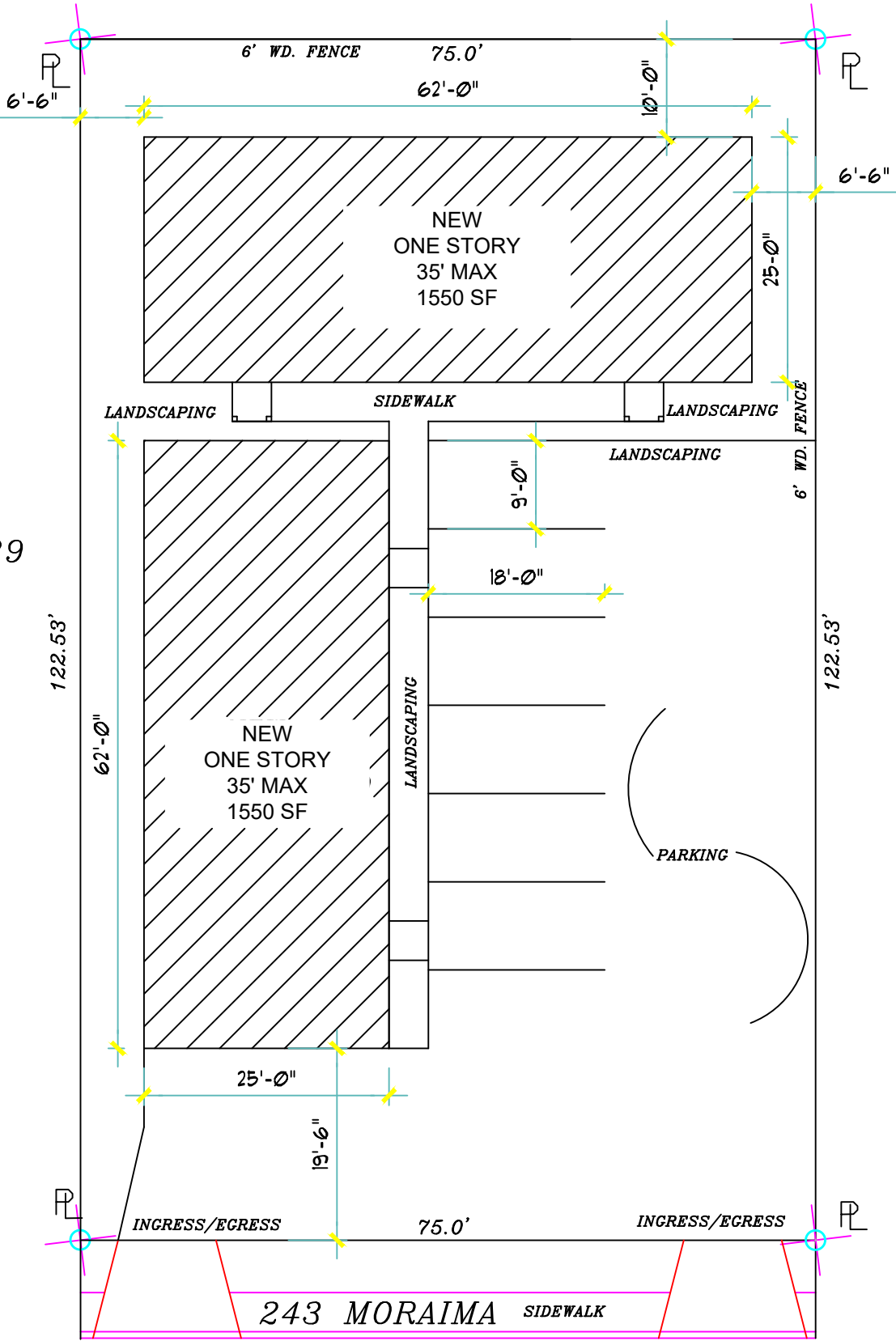
“I,ROBERT ENCINA, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.”

Z-2023-10700098 CD

LEGAL DESCRIPTION
NCB 8540
BLK 3
LOT 32,33,&34

PLAT: VOL 1625 PG 39

LANDSCAPING
1,010 SQFT. = .023 ACRE.



SITE PLAN
SCALE: 1/16" = 1'-0"

JUL. 10, 2023

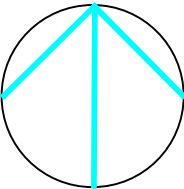


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REVISIONS

NEW
RESIDENCE
MR.
ENCINA

243 MORAIMA
SAN ANTONIO
TEXAS 78237



S H E E T

S-1

OF 6

SITE PLAN