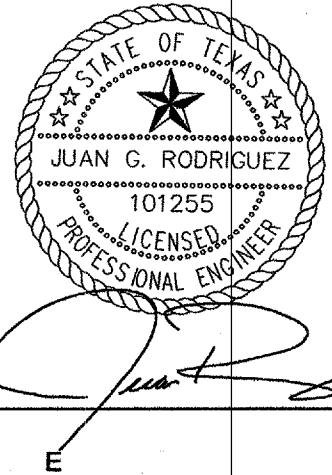


ISRO ENGINEERING SERVICES, P.L.L.C.
 12702 TOEPPERWEIN RD., STE. 266
 LIVE OAK, TEXAS 78233
 TPBE REGISTRATION NO.: F-14486
 PHONE (210) 793-8136
 MOBILE (956) 236-5615
 ISRO.GROUP@GMAIL.COM



DATE: AUGUST 15, 2017

PROJECT

Davila
 Commercial
 Building

12508 E. I.H. 10
 San Antonio, TX
 78109

OWNER

Leonardo Davila
 3 ADL Enterprises INC
 109 E. Dulling Ct.
 San Antonio, TX
 78223

PROJECT NUMBER
 ISRO JOB NO. 038

CONSTRUCTION DOCS

REVISIONS

NO.	DATE	DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

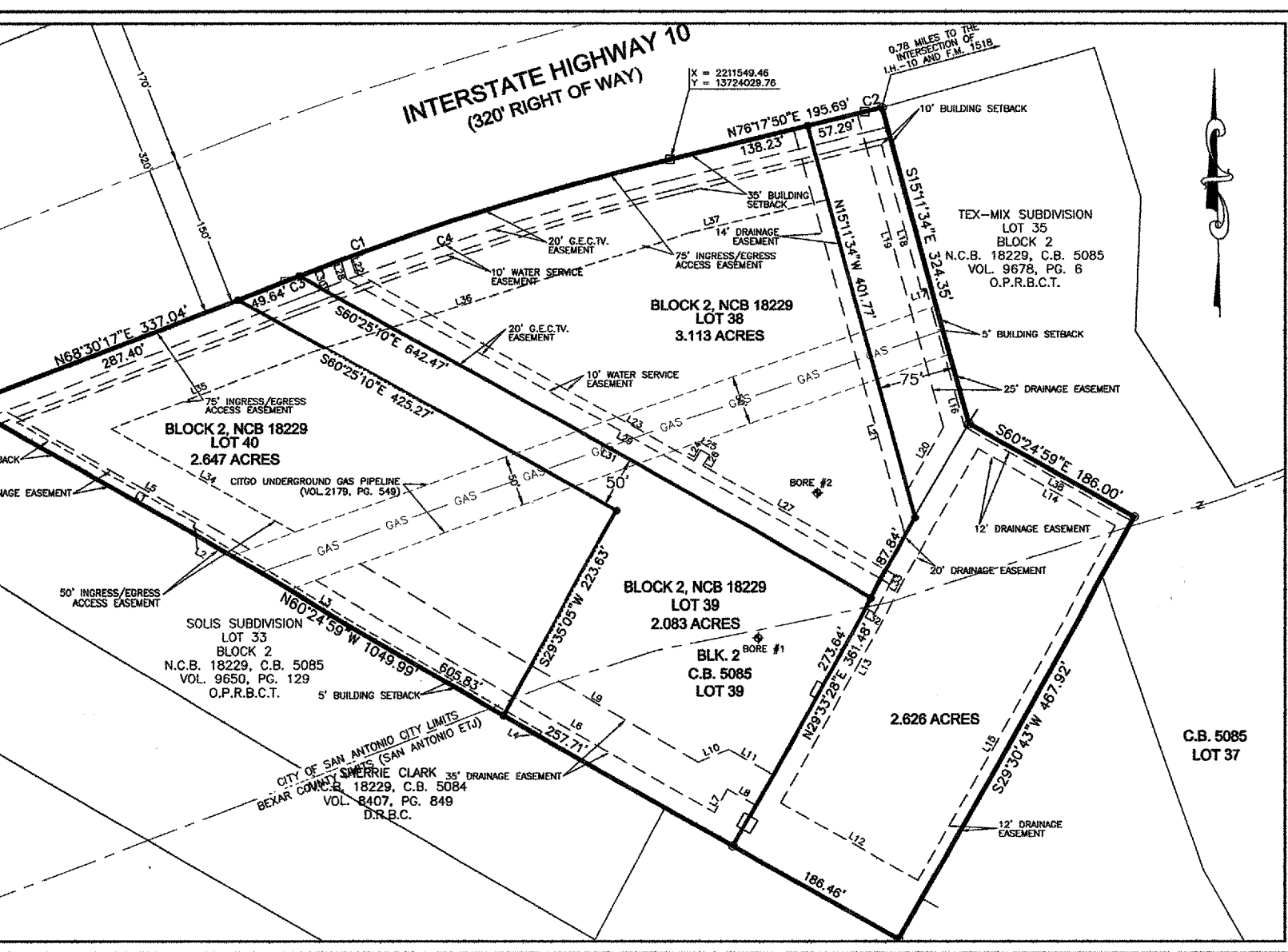
SITE PLAN

DATE

August 15, 2017

SHEET NUMBER

C3



OVERALL LAYOUT
 SCALE: 1"=150'

PROPOSED CONCRETE DRIVEWAY
 W/ 75 L.F. OF STORM DRAIN CULVERT
 (1,945 S.F.)

SAWCUT EXISTING PAVEMENT
 FOR DRIVEWAY CONSTRUCTION
 PROPOSED 12' DECELERATION LANE
 (960 S.F.)

INSTALL 6' HEIGHT
 22' DUAL VEHICULAR GATE
 (1 EA.)

GENERAL NOTES:

- CONTRACTOR SHALL ENSURE ALL DIMENSIONS ARE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH BEXAR COUNTY PUBLIC WORKS PRIOR TO DRIVEWAY CONSTRUCTION.
- PARKING SPACES PROVIDED:
 A. ELEVEN (11) PARKING SPACES
 B. ONE (1) HANDICAPPED PARKING SPACES
- ANY EXISTING UTILITY INFORMATION SHOWN OR NOT SHOWN THIS DRAWING IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO COMMENCING CONSTRUCTION. (N.S.P.I.)
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING SHEETS FOR TIE-IN CONNECTIONS TO THE PROPOSED BUILDING.
- CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS TO MAKE UTILITY CONNECTIONS PRIOR TO COMMENCING WORK. ANY DELAYS CAUSED BY CONTRACTOR NOT OBTAINING APPLICABLE PERMITS PRIOR TO CONSTRUCTION SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- UNLESS NOTED OTHERWISE, ALL SIDEWALKS, CURBS, RAMPS, AND DRIVEWAY APPROACHES, WITHIN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND BEXAR COUNTY R.O.W. STANDARD SPECIFICATIONS PRIOR TO FINAL INSPECTION APPROVAL.
- THE CONTRACTOR AGREES TO COOPERATE AND COORDINATE ITS WORK WITH THE WORK CONDUCTED BY OTHER CONTRACTOR(S) WITHIN THE PROJECT AREA SO THAT THIS PROJECT CAN BE COMPLETED IN AN ORDERLY AND COORDINATED MANNER, REASONABLY FREE OF SIGNIFICANT DISRUPTION TO ANY PARTY. WITHOUT LIMITATION OF THE FOREGOING, CONTRACTOR UNDERSTANDS AND AGREES THAT ACCESS AREAS TO THE PROJECT SITE MAY BE UTILIZED BY OTHER CONTRACTOR(S). ALL PARTIES SHALL BE SOLELY REQUIRED AND OBLIGATED TO COORDINATE AND COOPERATE WITH EACH OTHER TO ACCOMPLISH THE SCOPE OF WORK REQUIRED BY THEIR RESPECTIVE CONTRACTS, MEANING OWNER SHALL HAVE NO DUTY TO ADMINISTER, PERFORM OR SUPERVISE THE COORDINATION FOR THE USE OF THE PROJECT SITE BY ALL CONTRACTORS.
- CONTRACTOR SHALL ENSURE TREE PROTECTION TO ALL EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. REFER TO TREE PRESERVATION PLANS.

PROPOSED ASPHALT PAVEMENT
 (3,990 S.F.)

DANGER: EXISTING GAS PIPELINE
 CONTRACTOR SHALL ENSURE FIELD VERIFICATION OF ALL
 EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION

PROPOSED CANOPY STRUCTURE
 REFER TO STRUCTURAL PLANS

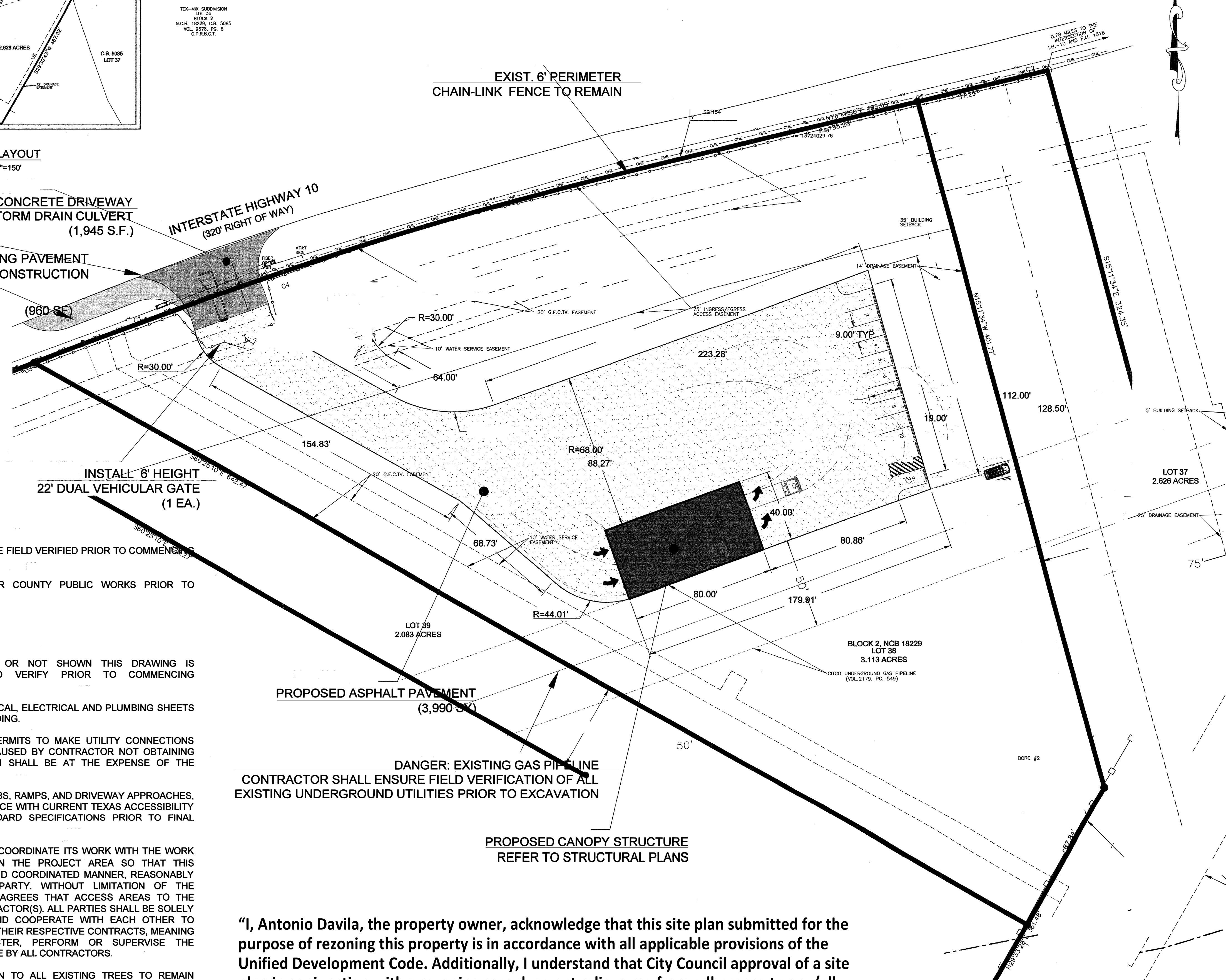
"I, Antonio Davila, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning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

LEGEND

- FOUND IRON ROD
- FOUND TXDOT MONUMENT
- SET IRON ROD
- SOIL ANALYSIS BORE
- EXISTING GAS LINE
- CHAIN LINK FENCE

Currently Zoned "R-" and "C-2"
 Proposed Zoning "C-2CD" with Conditional Use for Truck Maintenance and Repair

EXIST. 6' PERIMETER
 CHAIN-LINK FENCE TO REMAIN



SCALE: 1" = 30'

