

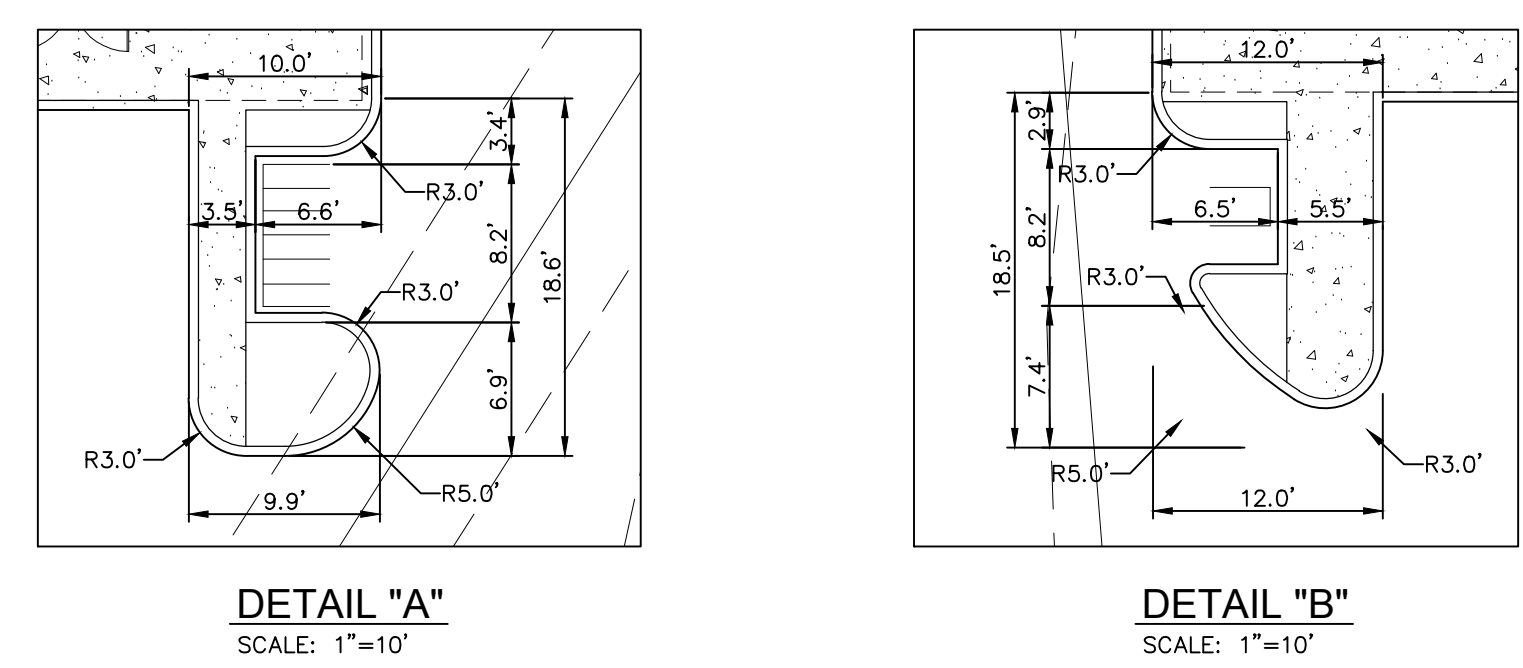
lone star sync, pllc.
Architectural Design & Construction Services
10004 Johns Road
Boerne, Texas 78006
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CIVIL SITE AND DIMENSIONAL CONTROL PLAN

**NEW SHELL BUILDING:
HEALING HANDS
VETERINARY CLINIC
HILLS AND DALES RETAIL CENTER
7427 N. LOOP 1604 W., SAN ANTONIO, TEXAS 78238**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE / SUBDIVISION BOUNDARY
---	---	ADJACENT PROPERTY RECORD INFORMATION
---	---	BENCHMARK
---	---	LIGHT POLE
---	---	POWER POLE
---	---	DOWN GUY
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT
---	---	WATER MANHOLE
---	---	TELEPHONE RISER
---	---	CABLE TV RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	GAS METER
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	UNDERGROUND GAS LINE MARKER
---	---	GREASE TRAP (SIZE VARIES)
---	---	STORMDRAIN LINE
---	---	WATER LINE
---	---	FIRE LINE
---	---	WASTEWATER LINE
---	---	GAS LINE
---	---	OHE OVERHEAD ELECTRIC (PRIMARY)
---	---	UGE UNDERGROUND ELECTRIC (PRIMARY)
---	---	UGS UNDERGROUND ELECTRIC (SECONDARY)
---	---	UGT UNDERGROUND TELEPHONE
---	---	UGC UNDERGROUND CABLE
---	---	EMHO ELECTRIC MANHOLE (SIZE VARIES)
---	---	WMHO WASTEWATER MANHOLE (SIZE VARIES)
---	---	SDMH STORMDRAIN MANHOLE (SIZE VARIES)
---	---	TMHO TELEPHONE MANHOLE (SIZE VARIES)
---	---	CO WASTEWATER CLEANOUT
---	---	CURB SAWTOOTH CURB
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE SIDEWALKS
---	---	CONTOUR
---	---	DIRECTION OF FLOW
---	---	SPOT ELEVATION/TOP OF CURB
---	---	SPOT ELEVATION
---	---	SWALE
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT

Rezoning from C-2 ERZD to C-2 S ERZD for Veterinary Clinic



BENCHMARKS

TBM #1: I.P. WITH TRAV CAP SET ON PROPERTY 43.30' SOUTHWEST FROM FOUND I.P. PROPERTY CORNER & 37.68' NORTHWEST FROM TOP OF CURB. ELEVATION = 1020.27'

TBM #2: CHISEL SQUARE IN FRONT OF LOT 1 176.56' NORTHEAST FROM LEFT PROPERTY CORNER TO CHISEL SQUARE ON TOP OF CURB & 66.83' SOUTHWEST FROM FRONT RIGHT PROPERTY CORNER TO TOP OF CURB 24.84' FROM PROPERTY LINE SOUTHEAST TO TOP OF CURB. ELEVATION = 1017.34'

Request for a Specific Use Authorization for a Veterinary/ Animal Clinic

I, 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.

- SITE PLAN NOTES:**
- ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
 - BUILDING AND PARKING ARE PARALLEL TO THE WEST PROPERTY LINE (N49°38'44"W).
 - ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Klove ENGINEERING
Site Development Engineering Services
Firm No. 11042
www.kloveengineering.com (210) 485-5683

MARK	DATE	DESCRIPTION
1	06-13-19	ADDED PAVEMENT TO EXTEND FIRE LINE TO MEET LOCAL COMMENTS

PROJECT NO: CAD DWG FILE: DRAWN BY: JL CHECKED BY: KL

C3.0

Date: Oct 23, 2019, 5:04pm
File: K:\Projects\1532 Hills & Dales\Email_Sync\Patrick\Site Plan.dwg
811
Know what's below.
Call before you dig.