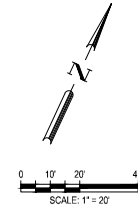
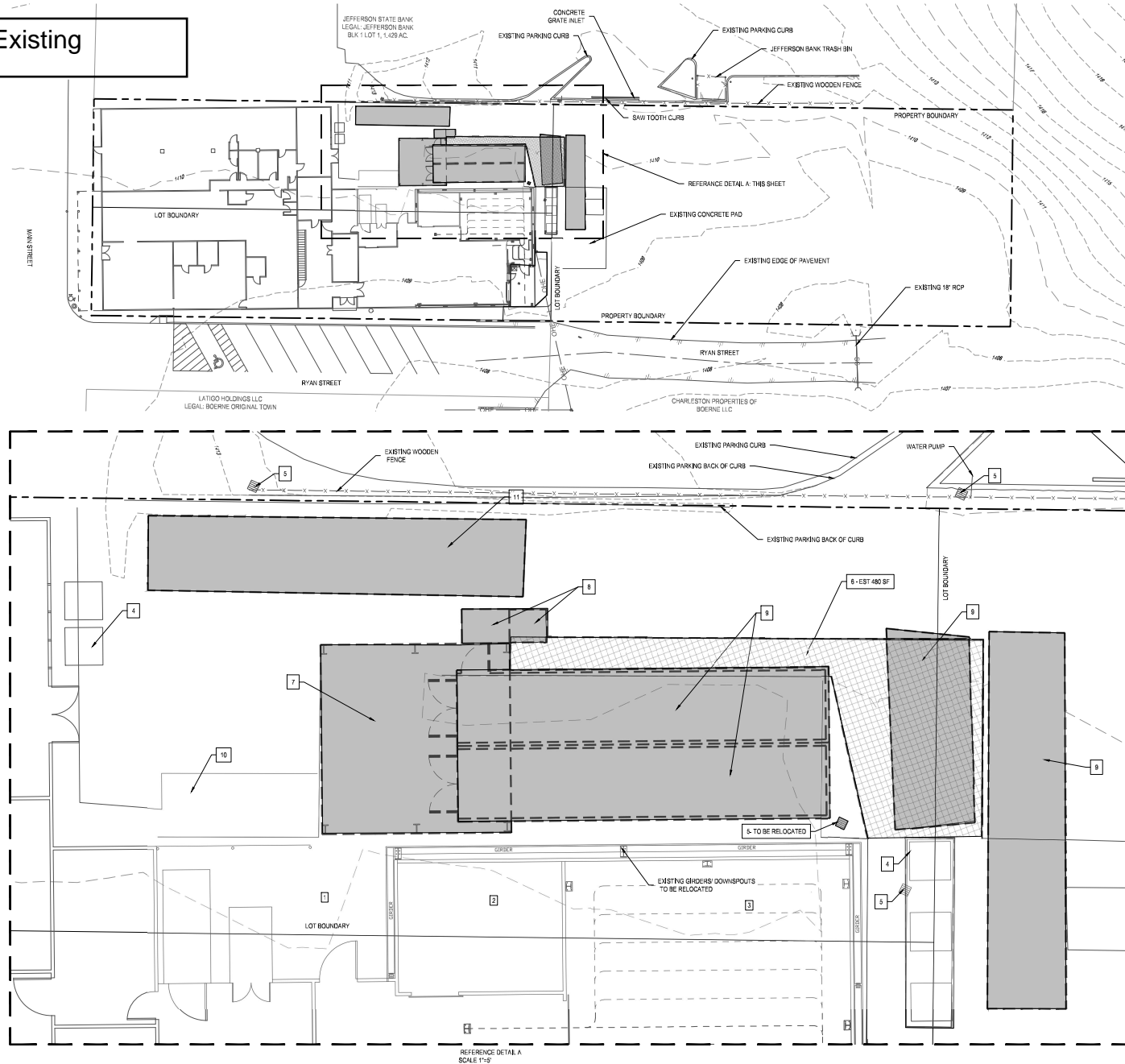


\\gisarcad1\TX\Projects\San Antonio Projects\3151-01-Klein Smokehaus\02_CADD\01_Site\01.00-EXISTING CONDITIONS.dwg Layout: EXISTING CONDITIONS AND DEMOLITION PLAN P:\3151-01-Klein Smokehaus\02_CADD\01_Site\01.00-EXISTING CONDITIONS.dwg 5/21/2025 5:06:38 PM By: cadaron

Existing



LEGEND	
	PROPERTY BOUNDARY
	PARCEL LINE
	EASEMENT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING WASTEWATER
	EXISTING WATER
	EXISTING STORM DRAIN
	EXISTING STRUCTURES TO BE REMOVED AND RELOCATED
	EXISTING PAVEMENT TO BE REMOVED
	KEY MAP IDENTIFIER

NOTES:
1. EXISTING BUILDING LOCATIONS ARE ESTIMATED FROM ARCHITECT DRAWINGS. VERIFY BUILDING LOCATIONS ON-SITE.

SITE KEY NOTES	
1	ROOFED PORCH
2	TRIM STORAGE COOLER
3	CARCASS COOLER
4	BUILDING EQUIPMENT
5	ELECTRICAL POWER STRUCTURE
6	EXISTING PAVEMENT TO BE REMOVED
7	COVERED PATIO TO BE REMOVED
8	STRUCTURAL CONCRETE SLAB TO BE REMOVED
9	STORAGE FREEZER TO BE REMOVED
10	BUILDING OVERHANG
11	STORAGE CONTAINER TO BE REMOVED

KLEIN SMOKEHAUS

EXISTING CONDITIONS AND DEMOLITION PLAN



SHEET
C01.00

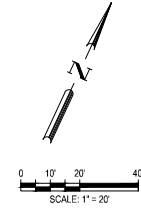
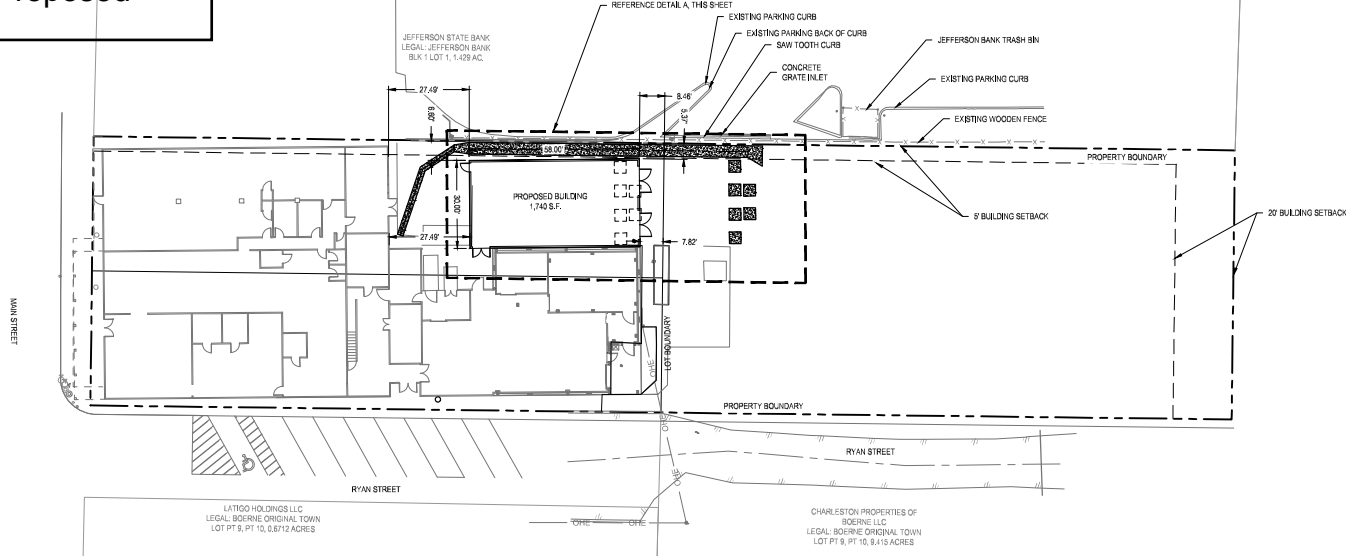
DATE	REV	DESCRIPTION
DESIGNED BY:	DRB	
REVIEWED BY:	OR	
DRAWN BY:	AC	



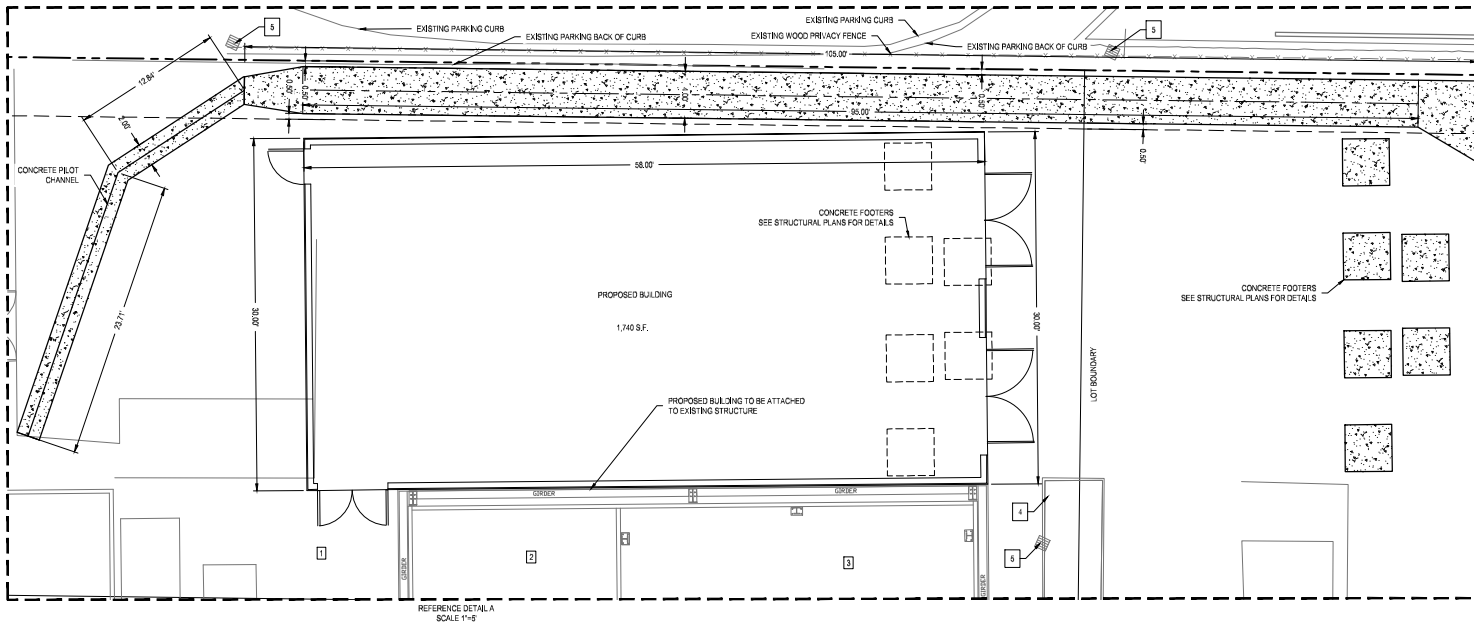
BCE INC.
2020 Parkway, Suite 200
San Antonio, TX 78228
761.774.5833
bceinc.com

\\gsplandm1\TXC\Projects\San Antonio Projects\1315-00 - Klein Smokehaus\02_CADD\01 - DIMENSIONAL CONTROL PLAN.dwg Layout: DIMENSIONAL CONTROL AND SITE PLAN Plotted: 5/21/2023 4:22:18 PM By: Oronozquez

Proposed



LEGEND	
	PROPERTY BOUNDARY
	PARCEL BOUNDARY
	BUILDING SETBACK
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	EXISTING FENCE
	KEY MAP IDENTIFIER
	CONCRETE FLATWORK



GENERAL SITE PLAN NOTES

1. THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF BOERNE STANDARDS AND SPECIFICATIONS MANUAL AND THE DEVELOPMENT MANUAL.
2. THIS SITE PLAN SHALL MEET THE CITY OF BOERNE STORM WATER REQUIREMENTS.
3. WATER SERVICE IS TO BE PROVIDED BY CITY OF BOERNE.
4. ELECTRIC SERVICE TO BE PROVIDED BY CITY OF BOERNE.
5. SANITARY SEWER SERVICE IS TO BE PROVIDED BY CITY OF BOERNE.
6. NO PORTION OF THIS SUBDIVISION IS WITHIN SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) FOR CITY OF BOERNE.
7. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF ANY EASEMENT OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS OF IN THE EASEMENT. MUST NOT ENCUMBER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO THE UTILITIES. ITS SUCCESSORS AND ASSIGNS AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF HAYS COUNTY OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.

UTILITIES

- WATER PROVIDED BY CITY OF BOERNE
- WASTEWATER: CITY OF BOERNE
- ELECTRIC: CITY OF BOERNE

OWNER

BARRETT J KLEIN
622 SISTERDALE ROAD
BOERNE, TX 78006-6416
PHONE: (210) 827-7981

ENGINEER

BCE INC.
7330 SAN PEDRO AVENUE, SUITE 202
SAN ANTONIO, TX 78216
PHONE: 210-581-3800

TOTAL ACREAGE: 0.78 ACRES

*CITY OF BOERNE TO REVIEW FOR BUILDING CONSTRUCTION PERMIT

NOTE: REFERENCE C01.00 FOR REPORT INFORMATION AND ADDITIONAL NOTES.

SITE KEY NOTES	
1	ROOFED PORCH
2	TRIM STORAGE COOLER
3	CARCASS COOLER
4	BUILDING EQUIPMENT
5	ELECTRICAL POWER STRUCTURE
6	EXISTING PAVEMENT

KLEIN SMOKEHAUS

DIMENSIONAL CONTROL AND SITE PLAN



SHEET
C02.00