

FILE: C:\Users\BEN\Documents\15-108-5-PCF-SITE & WM 3 (01-15-16) 15-108-5-PCF-Site Plan 24-08.dwg

GENERAL SITE PLAN NOTES

CONTRACTOR TO TAKE PRECAUTIONS TO PROTECT EXISTING TREES. NO PARKING OF VEHICLES UNDER THE DRIFLINE OF ANY TREE ON THE SITE.

REPAIR ANY DAMAGE TO EXISTING SITE CONDITIONS DUE TO CONSTRUCTION.

EXACT LOCATION OF HOUSE TO BE DETERMINED AT JOB SITE BY OWNER & BUILDER. VERIFY LOCATION OF ALL UTILITIES (i.e. WATER MAIN, WATER TANKS, PUMP EQUIPMENT, ELECTRIC, GAS, COMMUNICATIONS, ETC.) WITH BUILDING OWNER PRIOR TO BEGINNING ANY WORK.

EXACT LOCATION AND DESIGN OF WALKS AND DRIVEWAY TO BE DETERMINED AT JOB SITE BY OWNER & BUILDER.

PROVIDE NECESSARY CONDUIT FOR ELECTRIC, TELEPHONE AND CABLE SERVICES FROM STREET TO HOUSE.

CONTRACTOR RESPONSIBLE TO PROVIDE APPROPRIATE CONSTRUCTION FENCES FOR LANDSCAPE AND OR ENVIRONMENTAL PROTECTION AS REQUIRED.

ANY TREES CUT DOWN TO BE MULCHED AS MUCH AS POSSIBLE RATHER THEN HAULED TO DUMP SITES.

REMOVE TOP SOIL FROM BUILDING PAD SITE. STOCKPILE ON PROPERTY FOR REUSE.

ALL FOOTINGS & FOUNDATIONS SHALL BE PLACED IN UNDISTURBED SOIL TO A MINIMUM DEPTH OF 12". BACKFILL AFTER FOUNDATION/FOOTINGS IN PLACE AND PROPERLY SET. BACKFILL SHALL BE FREE FROM DEBRIS. ALL REMAINS OF FORM WOOD TO BE REMOVED FROM SITE.

REFER TO FLOOR PLAN FOR LOCATION OF A/C EQUIPMENT.

FINISH FLOOR ELEVATION FOR BUILDING TO BE _____ FINISH GRADE SHALL BE A MINIMUM OF 6" BELOW EXPOSED STUCCO SIDING.

UPON COMPLETION OF CONSTRUCTION, ANY TOPSOIL REMOVED DURING EXCAVATION SHALL BE SPREAD AROUND BUILDING AND GRADED TO DRAIN WATER AWAY FROM BUILDING. CREATE SWALE AROUND HOUSE TO DRAIN RUNOFF.

ALLOW _____ FOR MATERIAL AND INSTALLATION OF VARIOUS LANDSCAPING ROCKS, HARDSCAPE & PLANTINGS.

STORM WATER MANAGEMENT

GENERAL TECQ PERMIT COVERS EVERY LOT IN SUBDIVISION UNTIL THE LOT IS CONVEYED TO THE PURCHASER. ANY CONSTRUCTION ACTIVITY, INCLUDING GRADING, CLEARING, EXCAVATION OR OTHER EARTH MOVING PROCESS MAY REQUIRE AN NPDES STORMWATER PERMIT FOR CONSTRUCTION. IN TEXAS, THE PROGRAM IS IMPLEMENTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TECQ).

www.tceq.state.tx.us

TXR 150000

ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE U.S. EPA OFFICE OF WASTEWATER MANAGEMENT.

(202) 260-5616

http://www.epa.gov/owm/au/

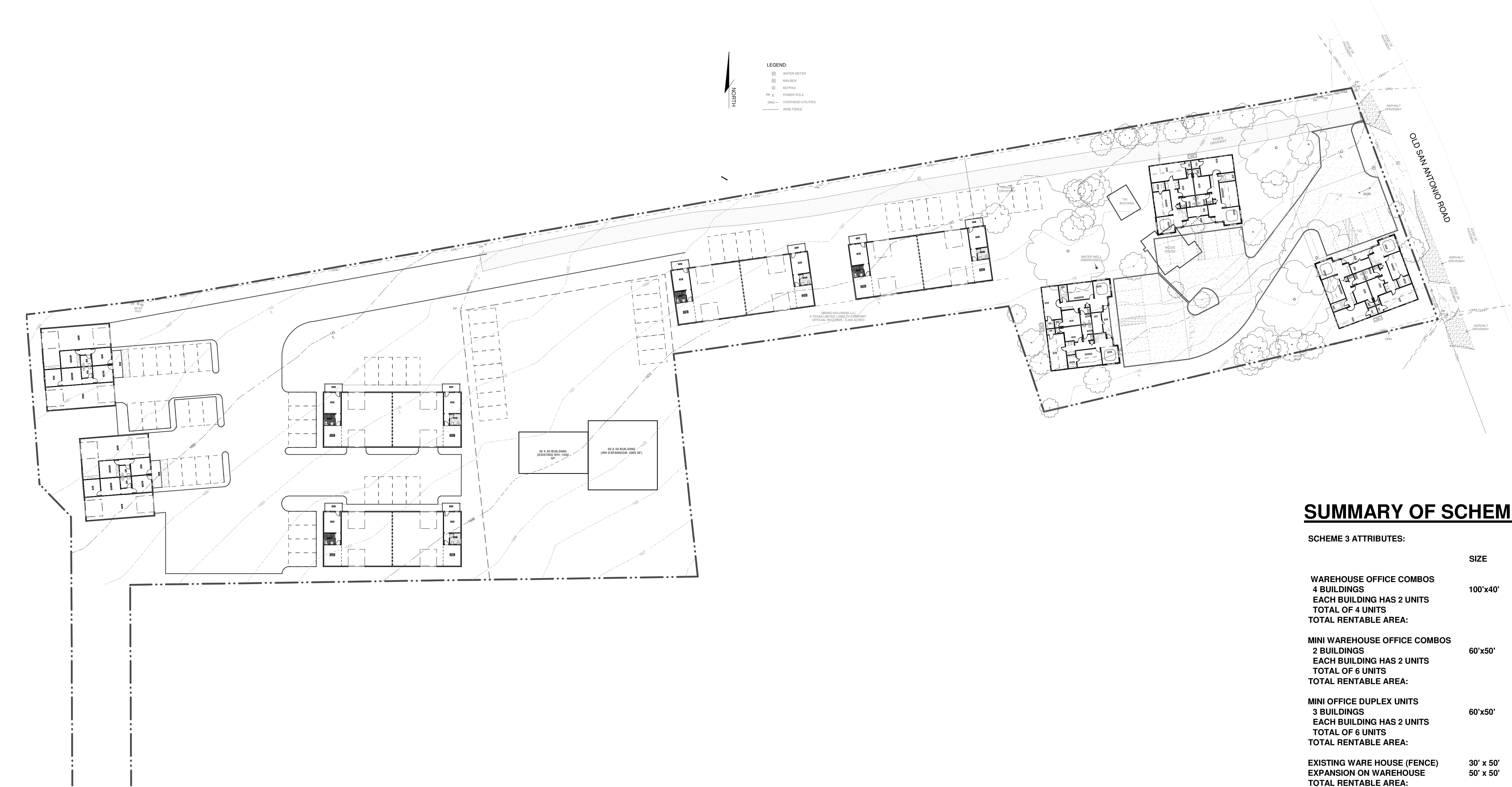
PHASE I OF EPA'S STORM WATER REGULATIONS REQUIRE OPERATORS OF CONSTRUCTION ACTIVITY DISTURBING 5 ACRES OR MORE OF LAND TO APPLY FOR AN NPDES STORM WATER PERMIT. "DISTURBANCE" REFERS TO EXPOSED SOIL RESULTING FROM CLEARING, GRADING, OR EXCAVATING PERFORMED DURING ROAD BUILDING, CONSTRUCTION, OR DEMOLITION.

FOR THE PURPOSES OF THE REGULATION, AN "OPERATOR" IS THE PARTY OR PARTIES THAT HAVE OPERATIONAL CONTROL OF THE PROJECT PLANS AND SPECIFICATIONS OR DAY-TO-DAY OPERATIONAL CONTROL OF THE AFFECTED CONSTRUCTION ACTIVITIES.

UNDER PHASE II RULE, OPERATORS OF CONSTRUCTION ACTIVITIES DISTURBING EQUAL TO OR GREATER THAN ONE ACRE AND LESS THAN FIVE ACRES OF LAND ARE SUBJECT TO NPDES PERMITTING REQUIREMENTS.

UNDER BOTH PHASE I AND PHASE II RULES, OPERATORS MAY BE REQUIRED TO IMPLEMENT EROSION CONTROL AND SEDIMENT CONTROL PRACTICES, CONTROL WASTE, DEVELOP STORM WATER POLLUTION PREVENTION PLANS, CONDUCT REGULAR INSPECTIONS, OR INCLUDE OTHER BEST MANAGEMENT PRACTICES TO CONTROL WATER POLLUTION. CONSTRUCTION SITES COVERED BY THESE RULES ARE ALSO SUBJECT TO INSPECTION BY STATE OFFICIALS.

NOTWITHSTANDING ANY INFORMATION PROVIDED IN THIS DOCUMENT, CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND ACCEPTED SAFETY PRACTICES.

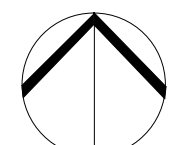


SUMMARY OF SCHEME THREE

SCHEME 3 ATTRIBUTES:

	SIZE	AREA
WAREHOUSE OFFICE COMBOS		
4 BUILDINGS	100'x40'	4000 SF EACH
EACH BUILDING HAS 2 UNITS		2000 SF EACH
TOTAL OF 4 UNITS		
TOTAL RENTABLE AREA:		16,000 SF
MINI WAREHOUSE OFFICE COMBOS		
2 BUILDINGS	60'x50'	3000 SF EACH
EACH BUILDING HAS 2 UNITS		1500 SF EACH
TOTAL OF 6 UNITS		
TOTAL RENTABLE AREA:		6000 SF
MINI OFFICE DUPLEX UNITS		
3 BUILDINGS	60'x50'	3000 SF EACH
EACH BUILDING HAS 2 UNITS		1500 SF EACH
TOTAL OF 6 UNITS		
TOTAL RENTABLE AREA:		9000 SF
EXISTING WARE HOUSE (FENCE)	30' x 50'	1500 SF
EXPANSION ON WAREHOUSE	50' x 50'	2500 SF
TOTAL RENTABLE AREA:		4000 SF
TOTAL OF ALL BUILDINGS:		35,000 SF

PROJECT



NORTH

BEN ADAM, AIA
ARCHITECT

1115 JAMES ST.
BOERNE, TX 78006
7830-446-6444

EXPIRES 8.31.2016

PRELIMINARY

NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

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SITE DEVELOPMENT CONCEPTS
HILL COUNTRY FENCE
110 OLD SAN ANTONIO ROAD
BOERNE, TEXAS 78006
KENDALL COUNTY

REVISIONS
DATE ISSUE
01/15/2016 INITIAL SCHEME 1
01/28/2016 ENLARGED WH
02/09/2016 SITE PLAN - SCHEME 2
02/12/2016 SITE PLAN - SCHEME 3

JOB NO.: 15-108

DRAWN BY: FKK,
BMA

AREA SUMMARY

AREA SUMMARY
ENCLOSED BUILDING 4600 SF
UNCONDITIONED TOTAL 156 SF
PORCH 1 70 SF
PORCH 2 70 SF
TOTAL SLAB (INCLUDES LUGS) X SF
TOTAL UNDER ROOF 4756 SF

SHEET NAME

SITE
FIT PLAN

SHEET

A-2

1 SITE PLAN
SCALE: 1" = 40'-0"