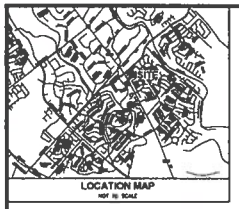
Z2018158




| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 19.20 | N61° 20' 36"E |
| L2 | 78.92 | N54° 43' 12"E |
| L3 | 42.44 | N54° 21' 23"E |
| L4 | 16.00 | S27° 48' 13"E |
| L5 | 21.21 | N17° 10' 47"E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C2 | 43.37' | 730.00' | 003°24'14" | 43.36' | S80°28'25"W |
| C3 | 193.00' | 8534.40' | 001°18'04" | 193.78' | N28°28'15"W |

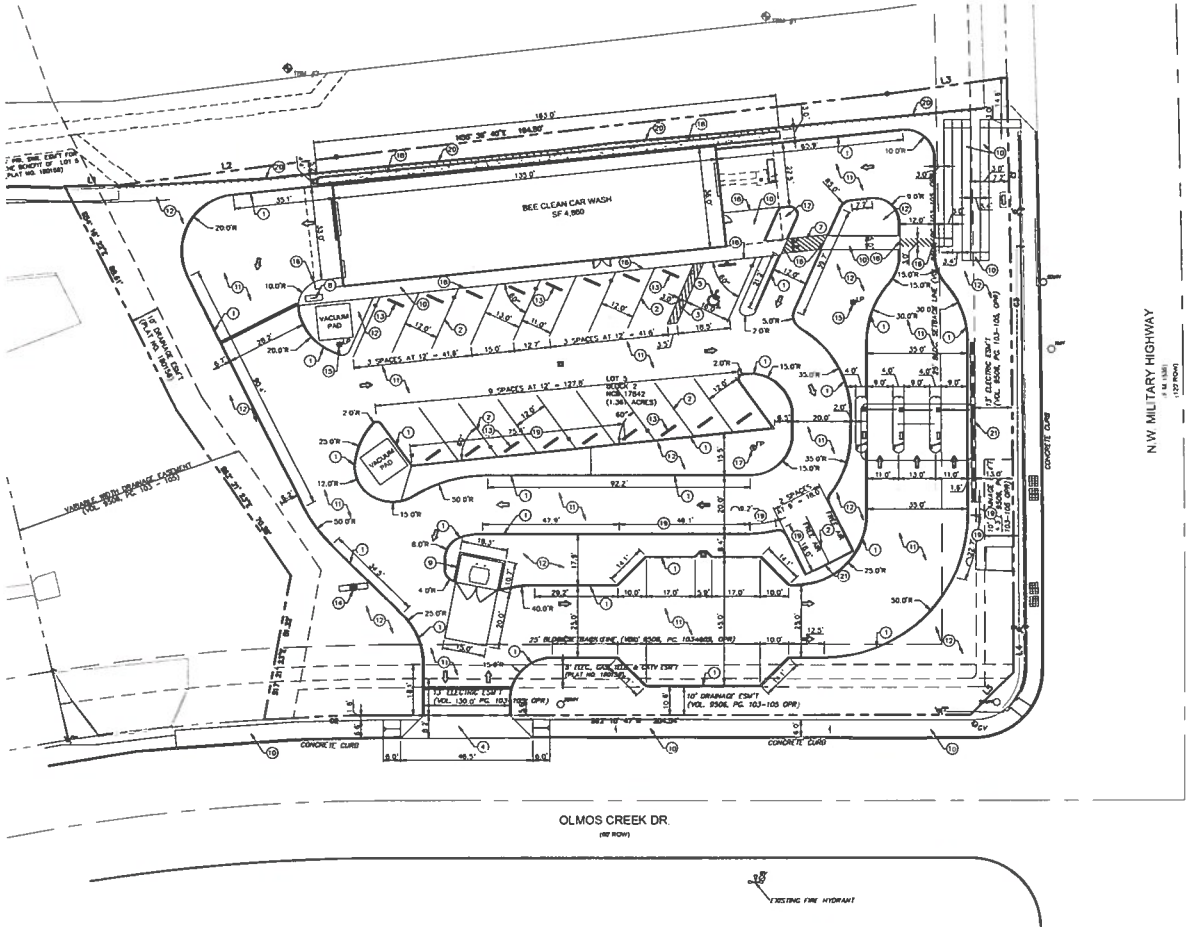
## PARKING SUMMARY TABLE

| | CARWASH |
|---|---|
| BUILDING USE | |
| GROSS FLOOR AREA (FT.²) | 4,860 SF |
| PARKING STORAGE STANDARDS | |
| MINIMUM PARKING RATIO | 1 PER 500 |
| MAXIMUM PARKING RATIO | 1 PER 375 |
| REGULAR | |
| MINIMUM ALLOWED PARKING | 10 |
| MAXIMUM ALLOWED PARKING | 13 |
| ACTUAL/PROPOSED PARKING | 20 |
| HANDICAPPED (ADA) | |
| REQUIRED REGULAR H.C. PARKING | 1 |
| REQUIRED VAN ACCESSIBLE PARKING | |
| PROPOSED H.C. PARKING | 1 (INCLUDES 1 VAN) |
| BICYCLE PARKING | 2 |

## BENCHMARKS

TBM #1: MAG NAIL IN LIGHT POLE BASE LOCATED ±80' SOUTH FROM NORTHWEST PROPERTY CORNER
ELEV. = 913.32'

TBM #2: MAG NAIL IN LIGHT POLE BASE LOCATED ±85' NORTH FROM SOUTHWEST PROPERTY CORNER
ELEV. = 910.71'




## SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE
3. BUILDING AND PARKING ARE PARALLEL TO THE NORTH PROPERTY LINE (N56°30'35"E)
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL
6. THE IMPERVIOUS COVER AREA IS APPROXIMATELY 39,234.8 SQ. FT.
7. I, BUN PROPERTIES NO. 11, LLC, 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.

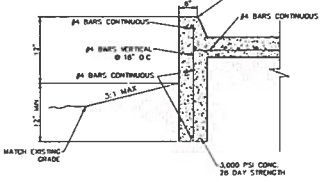
## KEY NOTES

1. PROPOSED 6" CONCRETE CURB (TYPICAL) REF. DETAIL C7.0.3.
2. PROPOSED 4" YELLOW WIDE PARKING STRIPE (TYPICAL)
3. PROPOSED 4" WIDE 60° STRIPING @2.5' O.C. WITH BORDER STRIPE
4. PROPOSED CONCRETE DRIVEWAY. REF. DETAIL C7.0.10.
5. PROPOSED HANDICAP PARKING REF. DETAIL C7.0.7.
6. PROPOSED CURB RAMP (TYPICAL) REF. DETAIL C7.0.5
7. PROPOSED PAINTED CROSSWALK STRIPING. REF. DETAIL C7.0.9
8. PROPOSED BICYCLE PARKING AREA. REF. DETAIL C7.0.6.
9. PROPOSED CONCRETE DUMPSTER ENCLOSURE REF. DETAIL C7.0.4
10. PROPOSED CONCRETE SIDEWALK REF. DETAIL C7.0.1
11. PROPOSED CONCRETE PAVEMENT REF. SHEET C3.1
12. LANDSCAPING REF. LANDSCAPE PLANS
13. PROPOSED WHEELSTOP. REF. DETAIL C7.0.2.
14. PROPOSED MONUMENT SIGN BY OWNER
15. PROPOSED LIGHT POLE
16. PROPOSED CONCRETE SIDEWALK TO PROPOSED CONCRETE PAVEMENT. REF. SHEET C7.0.11
17. PROPOSED FLAG POLE BY OWNER
18. PROPOSED CONCRETE "U" CHANNEL REF. SHEET C3.0
19. PROPOSED CONCRETE CURB EXPOSURE REF. DETAIL THIS SHEET
20. PROPOSED CONCRETE CURB TO EXISTING ASPHALT REF DETAIL THIS SHEET.
21. RETAINING WALL DESIGN BY OTHERS. RETAINING WALL DESIGN SHALL BE SIGNED & SEALED BY A ENGINEER LICENSED IN THE STATE OF TEXAS, TYPE OF WALL TO BE CHOSEN BY OWNER WITH THE HELP OF THE CONTRACTOR

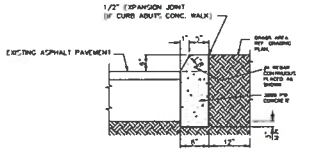
SCALE 1"=20'
20 10 0 20

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | PROPERTY (R.O.W.) LINE/ EASEMENT BOUNDARY |
| | | ADJACENT PROPERTY |
| | | CENTERLINE |
| | | 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 VALVE |
| | | GAS METER |
| | | TRAFFIC CONTROL BOX |
| | | TRAFFIC SIGNAL POLE |
| | | UNDERGROUND GAS LINE MARKER |
| | | GREASE TRAP (SIZE VARIES) |
| | | STORMDRAIN LINE |
| | | WATER LINE |
| | | FIRE LINE |
| | | WASTEWATER LINE |
| | | GAS LINE |
| | | OVERHEAD ELECTRIC (PRIMARY) |
| | | UNDERGROUND ELECTRIC (PRIMARY) |
| | | UNDERGROUND ELECTRIC (SECONDARY) |
| | | UNDERGROUND TELEPHONE |
| | | UNDERGROUND CABLE |
| | | ELECTRIC MANHOLE (SIZE VARIES) |
| | | WASTEWATER MANHOLE (SIZE VARIES) |
| | | STORMDRAIN MANHOLE (SIZE VARIES) |
| | | TELEPHONE MANHOLE (SIZE VARIES) |
| | | FIRE DEPARTMENT CONNECTION |
| | | WASTEWATER CLEANOUT |
| | | CURB |
| | | HEADER CURB |
| | | SAWTOOTH CURB |
| | | RETAINING WALL |
| | | CHAINLINK FENCE |
| | | CONCRETE SIDEWALKS |
| | | CONTOUR |
| | | DIRECTION OF FLOW |
| | | SPOT ELEVATION/TOP OF CURB |
| | | SPOT ELEVATION |
| | | SWALE |
| | | CONCRETE PAVEMENT |
| | | ASPHALT PAVEMENT |




CONCRETE CURB EXPOSURE
NOT TO SCALE




NOTE
1. PROVIDE CONTROL JOINTS @ 10' O.C.
& EXPANSION JOINTS @ 40' O.C.

CONCRETE CURB
NOT TO SCALE

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

Know what's Below. Call before you dig.

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Site Development Engineering Services
(210) 435-5483
www.kovengineering.com

STATE OF TEXAS
JOE A. LUJANO
129773
LICENSED PROFESSIONAL ENGINEER
03/01/18

DATE

REVISIONS

OWNER
BUN PROPERTIES NO. 11, LLC
2827 OLMOS CREEK ROAD
SAN ANTONIO, TEXAS 78217

**BEE CLEAN #6**
2827 OLMOS CREEK ROAD
SAN ANTONIO, TEXAS

CIVIL SITE AND DIMENSIONAL CONTROL PLAN

| | |
|---|---|
| DESIGNED BY | JL |
| DRAWN BY | AC |
| SCALE | 1"=20' |
| DATE | 03/01/18 |
| SHEET NO. | C3.0 |