

LOCATION MAP

EXPANDED LEGEND

	PROPERTY CORNER MONUMENTATION		PROPOSED LIGHT POSTS (LOCATION APPROXIMATE SEE PLANS)
	FIRE HYDRANT		PROPOSED HC PARKING SIGN
	POWER POLE		PROPOSED WHEELSTOP
	TELEPHONE PEDESTAL		

ZONING INFORMATION
 Zoning District: C-3MA
 DESIRED ZONING C25

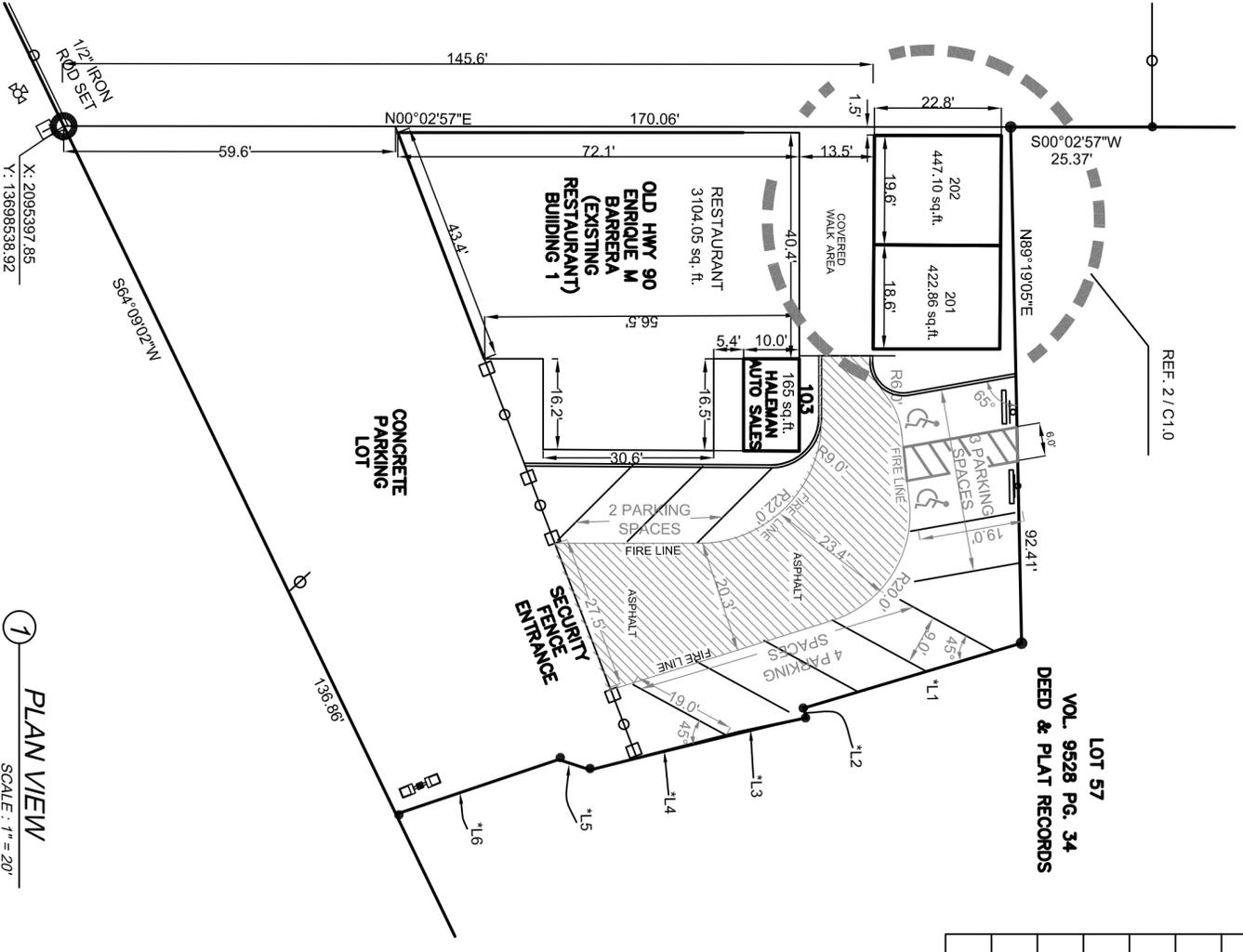
PARKING SUMMARY:
 REQUIRED PARKING:
 OFFICE: 1,483 SF @ 1/2000 SP = 7.42
 TOTAL REQUIRED: = 8
 1 TO 25 PARKING SPACES = 1 ACCESSIBLE PARKING SPACE
 HANDICAP SPACES: 2 (PROVIDED)

PROVIDED PARKING:
 REGULAR: 7 SPACES
 HANDICAP: 2 SPACES
 TOTAL: 8 SPACES

IMPERVIOUS COVER SUMMARY:
 RESTAURANT: 2,604.05 sf
 BUILDING: 1,483 sf
 PAVING: 3,989.82 sq.ft.
 SIDEWALK: 412 sf
 TOTAL: 8,488.87 sf

SITE AREA: 0.3486 AC = 15,754 SF
 FLOOR AREA RATIO:
 IMPERVIOUS COVER: 8,488.87 / SITE AREA: 15,754 = 53%

ALL FIXTURES AND DIMENSION ARE FIELD TO VERIFY



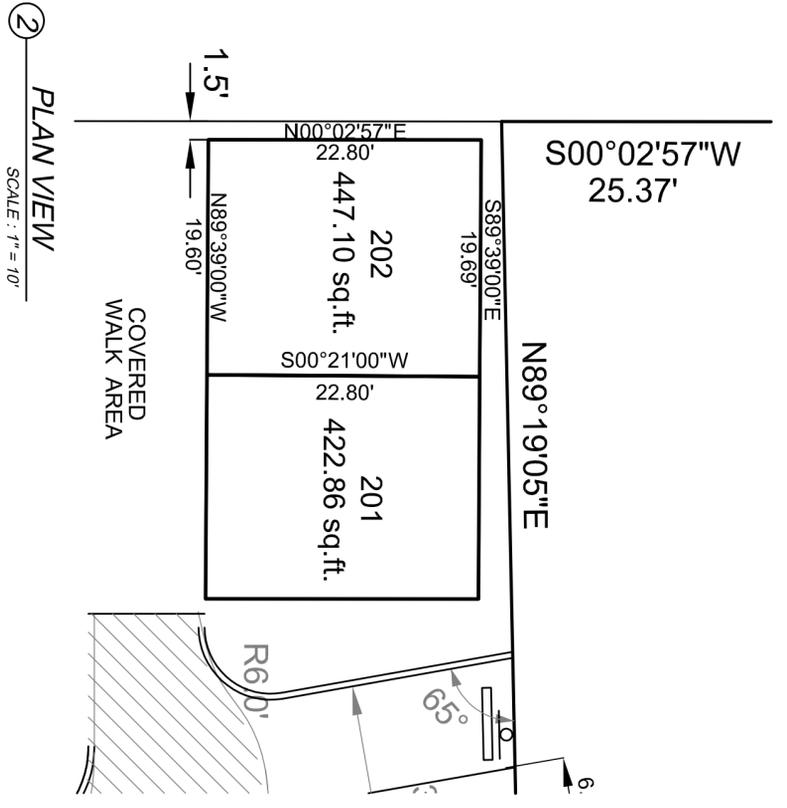
1 PLAN VIEW
 SCALE: 1" = 20'

*1. VECTOR ALLEMAN, 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 THE CITY COUNCIL APPROVAL OF THE SITE PLAN IN CONNECTION 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.
 - General Notes
 - Scope of work includes only dimensional site layout, fire protection plan and grading plan for City of San Antonio permitting purposes only. Not issued for bidding or construction purposes as not all construction-related details are included with this construction document (Co. 1 & Co. 2). Those are to be provided by others. All utility connections, utility service lines, and utility trench layouts that may be shown are for reference purposes only.
 - All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational, Health and Safety Administration, Codes of OSHA standards may be purchased from the U.S. Government Printing Office. Information and related reference material may be purchased from OSHA, 903 Jachtco, Room 319, Austin, TX 78701.
 - Flood plain note: FEMA 100-year flood plain does not exist on this site (as per FEMA map panel: FM48029C0390G revision date September 29, 2010)
 - The information contained on these drawings in regards to existing utilities, topography, contours, hydrography, or subsurface conditions is furnished solely as the best information available at this time. Its accuracy is not guaranteed and its use in no way relieves the owner/contractor of any responsibility for losses due to any inaccuracies.
 - Contractor shall hold a preconstruction meeting onsite with appropriate utility companies to coordinate and locate service connections and/or alterations to the public utility.

* BEARINGS / DISTANCES	
L1	S16°00'47"E 40.80'
L2	N75°16'30"E 1.80'
L3	S11°31'21"E 12.52'
L4	S13°40'53"E 27.40'
L5	S18°41'52"W 5.99'
L6	S18°03'34"E 30.80'

- Construction Notes**
- Contractor and subcontractors shall contact with surveyor to verify project elevations and benchmark elevation(s) prior to construction. "Match existing" shall be understood to signify both vertical and horizontal alignment. All finished earthen grades shall not exceed 3:1 (H:V) slope.
 - Any existing improvement or utility removed, damaged or undercut by contractor's operation shall be repaired or replaced as directed and approved by the respective utility at the contractor's expense.
 - The contractor shall protect existing grass, landscaping and trees not in direct conflict with proposed improvements during construction. Grassed area damaged during construction shall be restored by the contractor with topsoil and sodding at the contractor's expense.
 - Contractor shall comply with all relevant building codes, construction specifications from any political subdivision having jurisdiction (including but not limited to city of San Antonio, Bexar County, TXDOT, TCEQ and the Texas Accessibility Standards of the Texas Department of Licensing and Regulation.)
 - Contractor shall secure all permits required for construction and shall notify all respective governmental or utility agencies affected by construction prior to starting construction.
 - Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the construction of the project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours, and that the contractor shall defend, indemnify and hold the owner harmless from any and all liability in connection with the work performed on this project excepting from liability arising from sole negligence of the owner or engineer.
 - Where construction is in the proximity of an existing utility, the contractor will take precautions to protect and/or support the utility and any damage that might occur shall be repaired immediately. If at any time during the construction operation a sewer line has less than three (3) feet of cover, it shall be encased or sanded with concrete.
 - All trenches cut beneath proposed sidewalks and parking or street pavement areas shall be backfilled in 8" lifts, compacted to 95% subject to density testing.
 - Barricades, warning signs & lights shall conform to the Texas Manual on Uniform Traffic Control Devices and are generally located to afford maximum protection to the public as well as construction personnel and equipment and to assure an expeditious traffic flow at all times. During the progress of the work, the contractor shall provide access for local traffic.
 - Reference architectural plans for all fence locations and details as information not being provided by the Civil Engineer.



2 PLAN VIEW
 SCALE: 1" = 10'

!!! CALL BEFORE YOU DIG !!!

CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO WORK. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE REMEDIATED BETWEEN SAID CONFLICTING UTILITY AND CONTRACTOR. ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONFLICTS IMMEDIATELY UPON DISCOVERY OF CONFLICT (LETTER, FAX, EMAIL).

TEXAS ONE CALL PARTICIPANTS REQUESTS 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP AND CALL
 TEXAS ONE CALL SYSTEM
 (800) 245-4545



STEPHEN G. COOK ENGINEERING, INC.
 REGISTERED LAND SURVEYORS
 TBPE FIRM # F-184
 TBPLS # 10005400

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 WWW.SGCE.NET

Stephen G. Cook
 STEPHEN G. COOK, R.P.E.



5539 ENRIGUE M. BARRERA SITE PLAN

DRAWN/CHECKED	DATE:	JOB NUMBER:	ENG:
G.S.I.	06-05-17	-	SGC

C1.0

SHEET # 1 OF 1