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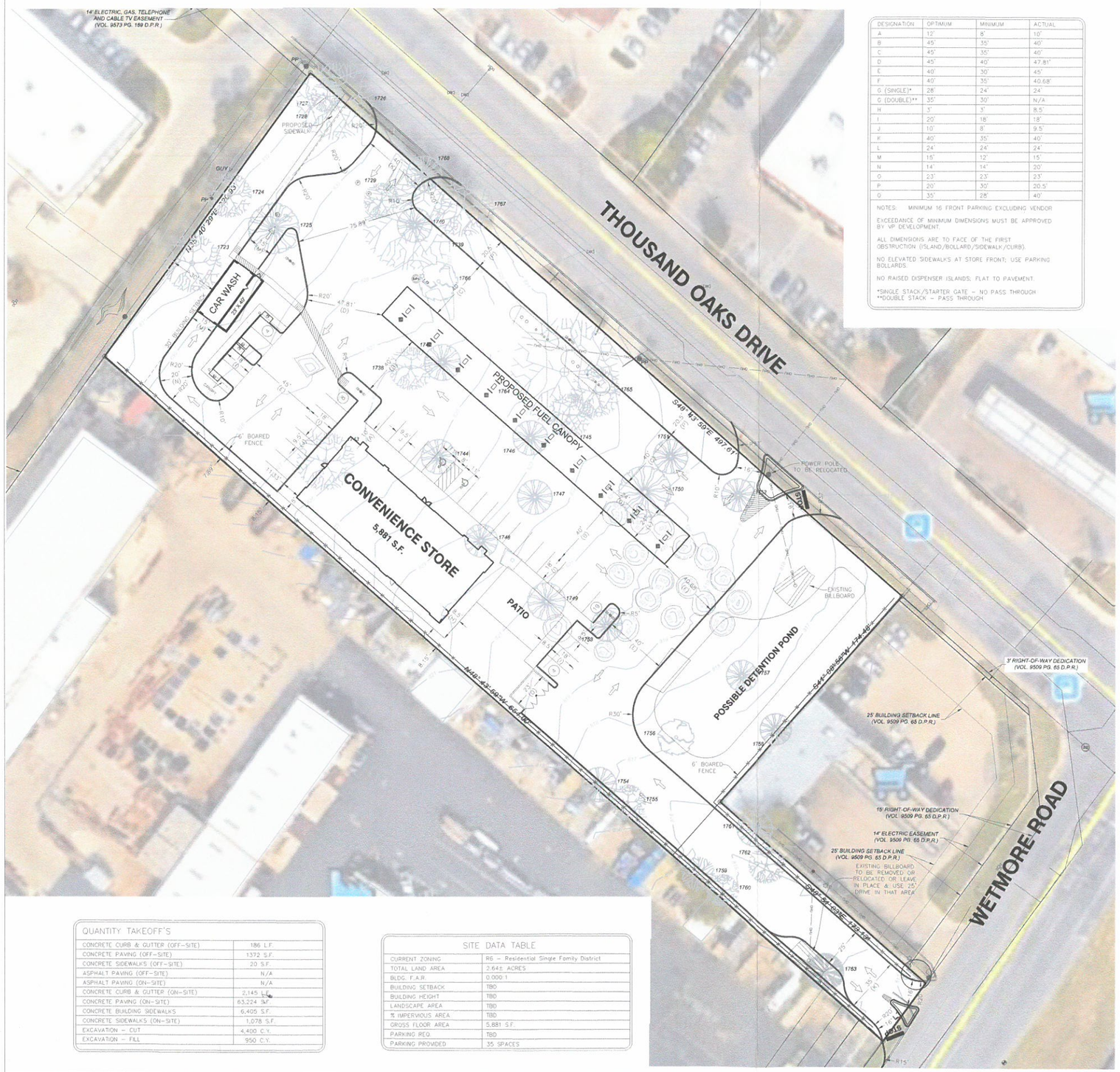


DESIGNATION	OPTIMUM	MINIMUM	ACTUAL
A	12'	8'	10'
B	45'	35'	40'
C	45'	35'	40'
D	45'	40'	47.81'
E	40'	30'	45'
F	40'	35'	40.68'
G (SINGLE)*	28'	24'	24'
G (DOUBLE)**	35'	30'	N/A
H	3'	3'	8.5'
I	20'	18'	18'
J	10'	8'	9.5'
K	40'	35'	40'
L	24'	24'	24'
M	15'	12'	15'
N	14'	14'	20'
O	23'	23'	23'
P	20'	30'	20.5'
Q	35'	28'	40'

NOTES: MINIMUM 16 FRONT PARKING EXCLUDING VENDOR

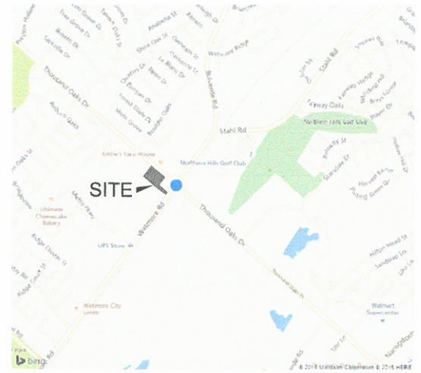
EXCEEDANCE OF MINIMUM DIMENSIONS MUST BE APPROVED BY VP DEVELOPMENT.

ALL DIMENSIONS ARE TO FACE OF THE FIRST OBSTRUCTION (ISLAND/BOLLARD/SIDEWALK/CURB).

NO ELEVATED SIDEWALKS AT STORE FRONT; USE PARKING BOLLARDS.

NO RAISED DISPENSER ISLANDS; FLAT TO PAVEMENT.

*SINGLE STACK/STARTER GATE = NO PASS THROUGH
**DOUBLE STACK = PASS THROUGH



LOCATION MAP
N.T.S.

SITE LEGEND (PROPOSED):

- PROPERTY LINE
- (16) PARKING STALLS
- NEW CURB AND GUTTER
- PAINTED SOLID TRAFFIC FLOW ARROWS
- STOP BAR

N

0 15' 30' 60'
1"=30'

TREE TABLE		
POINT #	SPECIES	DIAMETER (IN)
1723	MESQUITE	18
1724	MESQUITE	14
1725	HACKBERRY	16X14.5X12.5
1726	MESQUITE	24
1727	MESQUITE	10X9
1728	LEAN	12.7' NE TO 1727
1729	MESQUITE	11
1738	MESQUITE	13.5X12
1739	MESQUITE	29
1740	HACKBERRY	11X7
1742	HACKBERRY	11.5X8X7.5
1743	MESQUITE	18
1744	HACKBERRY	11
1745	MESQUITE	13.5
1746	HACKBERRY	11
1747	HACKBERRY	11
1748	HACKBERRY	10.5
1749	HACKBERRY	12
1750	HACKBERRY	16.5
1751	HACKBERRY	11
1752	HACKBERRY	10.5
1753	HACKBERRY	10
1754	HACKBERRY	11
1755	MESQUITE	11
1756	MULBERRY	12X10
1757	HACKBERRY	10
1758	HACKBERRY	10
1759	ELM	10.5
1760	MESQUITE	10X8.5
1761	HACKBERRY	11.5
1762	MESQUITE	11.5
1763	CHINABERRY	12X11X11X10X9
1764	MESQUITE	33.5
1765	MESQUITE	15.5
1766	MULBERRY	13
1767	MESQUITE	18.5
1768	HACKBERRY	11

QUANTITY TAKEOFF'S	
CONCRETE CURB & GUTTER (OFF-SITE)	186 L.F.
CONCRETE PAVING (OFF-SITE)	1372 S.F.
CONCRETE SIDEWALKS (OFF-SITE)	20 S.F.
ASPHALT PAVING (OFF-SITE)	N/A
ASPHALT PAVING (ON-SITE)	N/A
CONCRETE CURB & GUTTER (ON-SITE)	2,145 L.F.
CONCRETE PAVING (ON-SITE)	63,224 S.F.
CONCRETE BUILDING SIDEWALKS	6,405 S.F.
CONCRETE SIDEWALKS (ON-SITE)	1,078 S.F.
EXCAVATION - CUT	4,400 C.Y.
EXCAVATION - FILL	950 C.Y.

SITE DATA TABLE	
CURRENT ZONING	R6 - Residential Single Family District
TOTAL LAND AREA	2.64± ACRES
BLDG. F.A.R.	0.000:1
BUILDING SETBACK	TBD
BUILDING HEIGHT	TBD
LANDSCAPE AREA	TBD
% IMPERVIOUS AREA	TBD
GROSS FLOOR AREA	5,881 S.F.
PARKING REQ.	TBD
PARKING PROVIDED	35 SPACES

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
THE BOUSQUET GROUP, INC.
Engineer: TRAVIS BOUSQUET
P.E. No. 86084 Date 01-05-16

Engineer Information:
The Bousquet Group, Inc.
501 S. Carroll Blvd.
Ste. 201
Denton, TX. 76201
940.566.0088
940.566.0008 fax
Texas Firm No. F-8942

AECOM

PROJECT
T-151
Thousand Oaks and Wetmore
Bexar County
City of San Antonio
Texas

CLIENT
Circle K Stores, Inc.
12911 N. Telecom Pkwy
Tampa, FL 33637
213.910.6800 tel
www.circlek.com

CONSULTANT
AECOM
150 N. Orange Ave.
Suite 200
Orlando, FL 32801
407.843.6552 tel 407.839.1789 fax
www.aecom.com

ISSUE/REVISION

#_	??	??
I/R	DATE	DESCRIPTION

KEY PLAN

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-1

Project Management Initials: Designer:___ Checked:___ Approved:___ ARCH D 24" x 36"

Last saved by CHELSEA(2016-01-13) Last Plotted: 2016-01-13
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