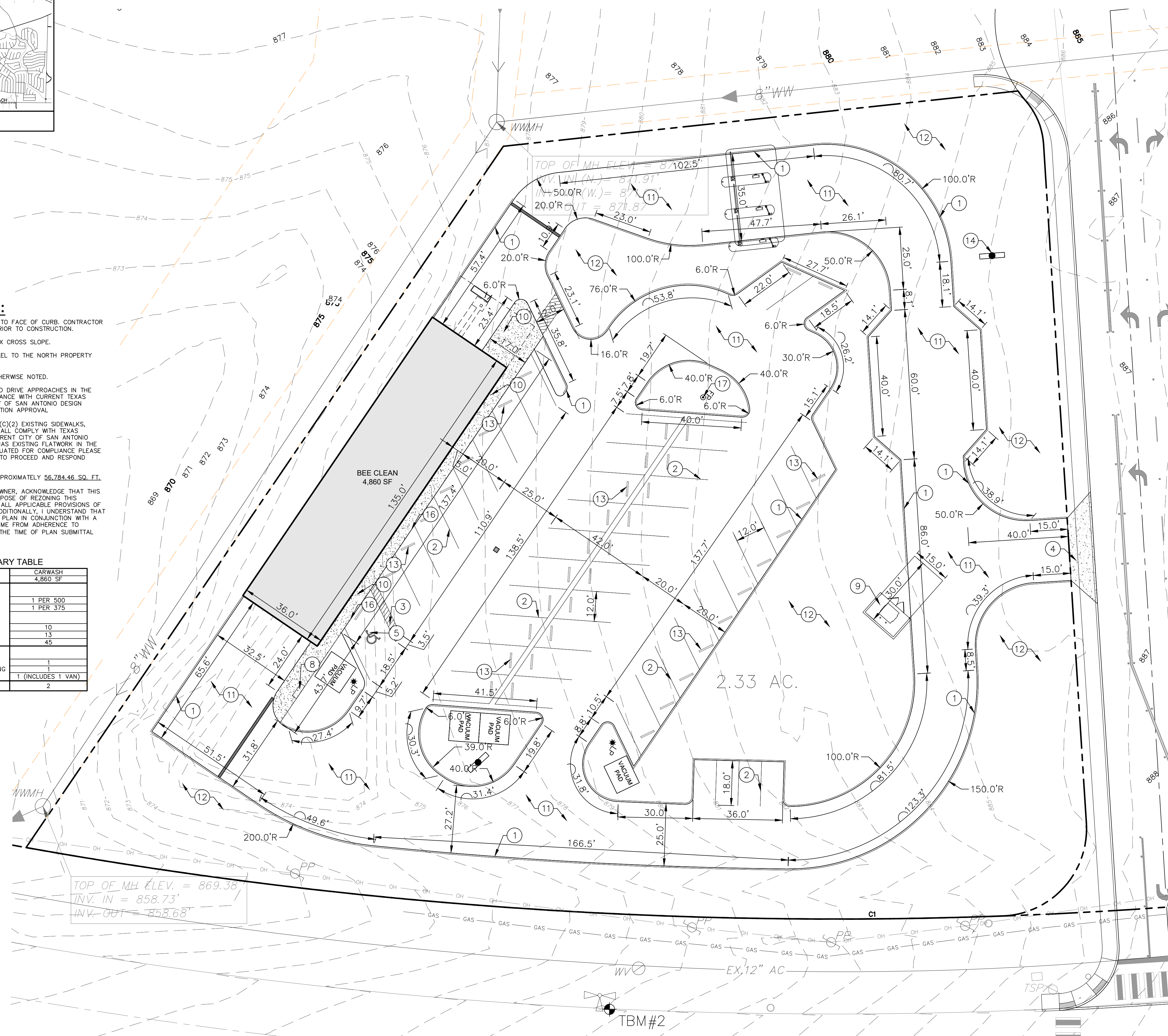


SITE PLAN NOTES:

- 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 (S89°47'47"E).
4. ALL CURB RADI 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 CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
6. AS PER UDC SECTION 35-506(A)(1)(C)(2) EXISTING SIDEWALKS, CURBS, AND DRIVE APPROACHES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS. AS THIS SITE HAS EXISTING FLATWORK IN THE RIGHT OF WAY THAT MUST BE EVALUATED FOR COMPLIANCE PLEASE CONSIDER THE FOLLOWING OPTIONS TO PROCEED AND RESPOND APPROPRIATELY.
7. THE IMPERVIOUS COVER AREA IS APPROXIMATELY 56,784.46 SQ. FT.
8. "I, LONDON KANE, 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."

PARKING SUMMARY TABLE

Table with 2 columns: BUILDING USE / CARWASH, GROSS FLOOR AREA (FT.2) / 4,860 SF. Includes rows for PARKING STORAGE STANDARDS, MINIMUM PARKING RATIO, MAXIMUM PARKING RATIO, REGULAR, HANDICAPPED (ADA), and BICYCLE PARKING.



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. 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. DETAIL THIS SHEET.
17. PROPOSED FLAG POLE BY OWNER..

K LOVE ENGINEERING Site Development Engineering Services Firm No. 110642 www.kloveengineering.com (210) 485-5683

FOR INTERIM REVIEW ONLY THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF: NAME: JOSE A. LOZANO P.E. No.: 128773 DATE: AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

Table with 2 columns: NO., DATE, REVISIONS.

OWNER: BLN PROPERTIES NO. 12, LLC 16827 REDLAND ROAD SAN ANTONIO, TX 78247

BEE CLEAN- POTRANCO SAN ANTONIO, TEXAS CIVIL SITE AND DIMENSIONAL CONTROL PLAN DESIGNED BY: JL DRAWN BY: AS SCALE: DATE: 06/22/18 SHEET NO: C3.0

Date: Sep 06, 2018, 3:03pm File: C:\Projects\1000 BEE CLEAN\07 BEE CLEAN.dwg



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.