

PARKING SUMMARY TABLE	
TOTAL PROPOSED PARKING =	26

- SITE PLAN NOTES:**
- ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
 - BUILDING AND PARKING ARE PARALLEL TO THE WEST AND EAST PROPERTY LINE (N34°41'33"W).
 - ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
 - 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.

GRADING NOTE:

- UNLESS NOTED OTHERWISE, ALL PARKING LOT GRADES ARE TO INVERT OF GUTTER. ADD 0.5' TO GUTTER GRADE FOR TOP OF CURB GRADE EXCEPT WHERE CURB IS FLUSH WITH INVERT.
- CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WITH THE BENCHMARKS SHOWN ON THESE PLANS PRIOR (I.E. LEVEL LOOP AND SPOT CHECK GRADES) TO ANY EARTHWORK OR GRAVITY UTILITY LINES. IF A DISCREPANCY IS FOUND NOTIFY OUR OFFICE IMMEDIATELY.

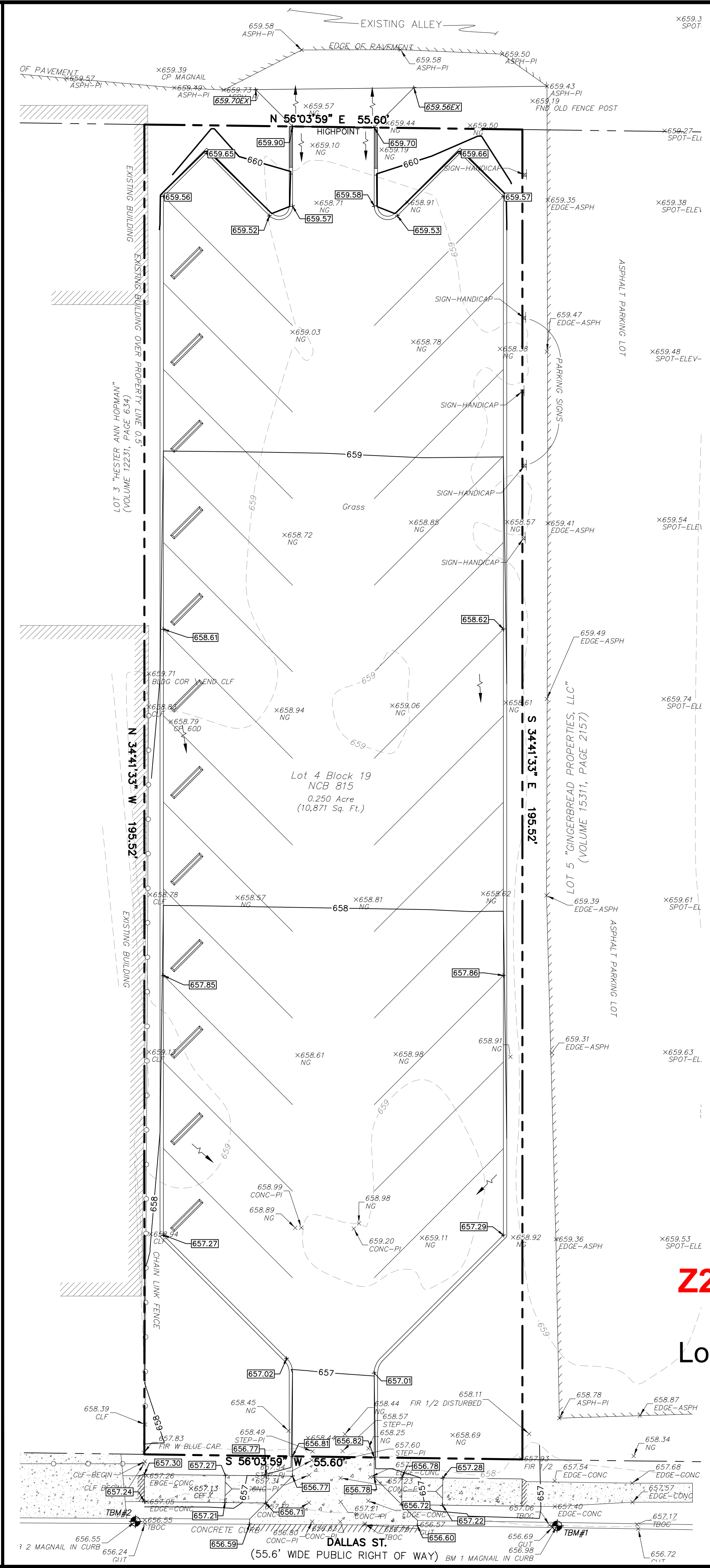
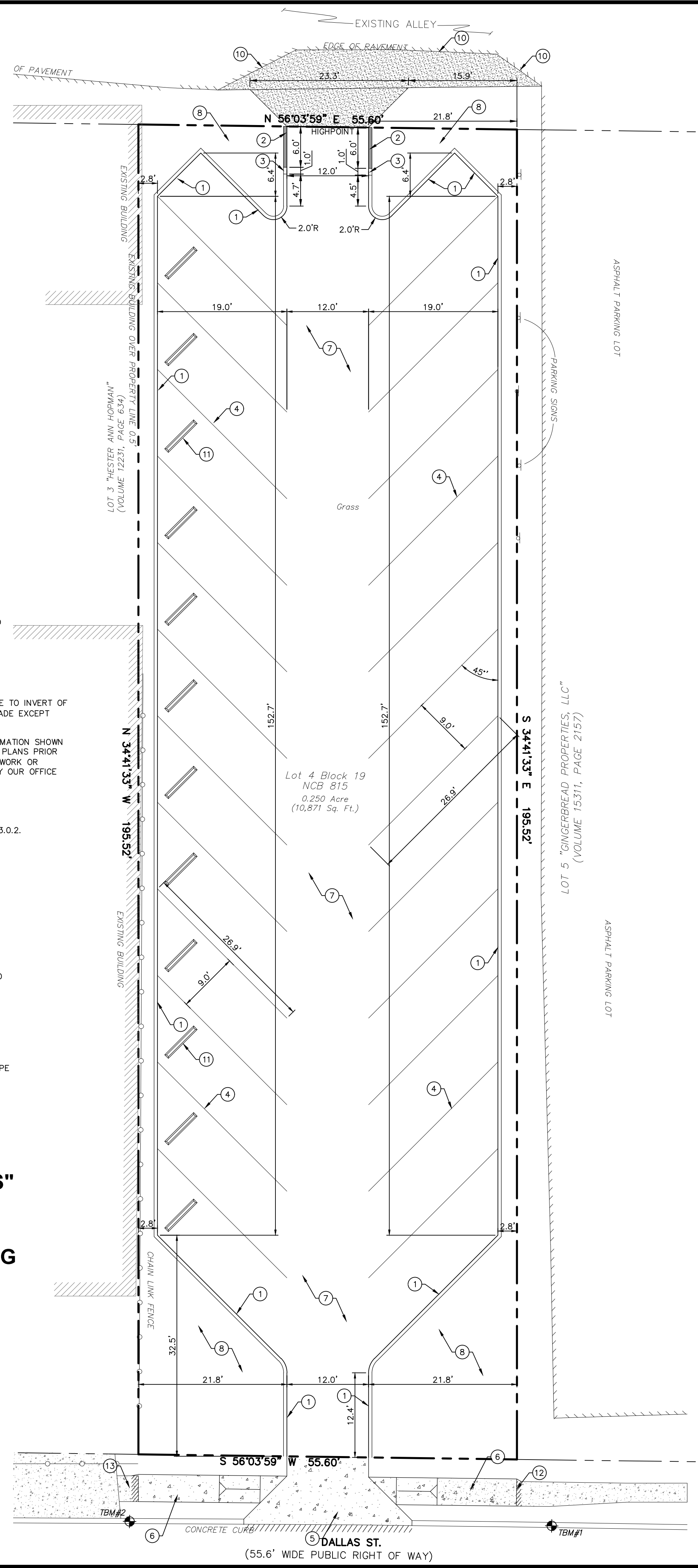
KEY NOTES

- PROPOSED 6" CONCRETE CURB (TYPICAL) REF. DETAIL C3.0.2.
- PROPOSED HEADER CURB. REF. DETAIL C3.0.4
- ONE FOOT CURB TRANSITION.
- PROPOSED 4" WHITE WIDE PARKING STRIPE (TYPICAL).
- PROPOSED CONCRETE DRIVEWAY. REF. DETAIL C3.0.5.
- PROPOSED CONCRETE SIDEWALK REF. DETAIL C3.0.1.
- PROPOSED ASPHALT PAVEMENT. REF. SHEET C3.0.3.
- PROPOSED LANDSCAPING. REF. LANDSCAPE PLANS.
- PROPOSED ASPHALT PAVEMENT IN ROW. PWMT DESIGN TO MATCH EXISTING.
- PROPOSED ASPHALT PAVEMENT JUNCTURE. REF. DETAIL C3.0.6.
- PROPOSED WHEEL STOP (TYP.). REF. DETAIL C3.0.7.
- MATCH EXISTING CONCRETE SIDEWALK ELEVATIONS.
- CONTRACTOR TO ENSURE EXISTING SIDEWALK CROSS SLOPE NOT TO EXCEED 2 PERCENT AND COMPLY WITH T&S STANDARDS.

Current Zoning: "FBZD"

Requested Zoning: "FBZD S" WITH A SPECIFIC USE AUTHORIZATION FOR A NONCOMMERCIAL PARKING LOT

CIVIL SITE AND DIMENSIONAL CONTROL PLAN
SCALE 1" = 10'



GRADING PLAN
SCALE 1" = 10'

I, *[Signature]*, 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/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

Z2020-10700217 S

Lot 4, Block S Pt of 19, NCB 815

EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY (R.O.W.) LINE/ SUBDIVISION BOUNDARY
		ADJACENT PROPERTY RECORD INFORMATION
		BENCHMARK
LP		LIGHT POLE
PP		POWER POLE
DC		DOWN CURB
T		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 POST
		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/GUTTER
		SPOT ELEVATION/TOP OF WALL
		SPOT ELEVATION/BOTTOM OF WALL
		HIGHPOINT
		SWALE
		FLOW ARROW

EXISTING	PROPOSED	DESCRIPTION
-6.78-	6.78	CONTOUR
x785.50	785.50	SPOT ELEVATION
	785.00	SPOT ELEVATION/TOP OF CURB
	785.00	SPOT ELEVATION/GUTTER
	785.00	SPOT ELEVATION/TOP OF WALL
	60W:785.00	SPOT ELEVATION/BOTTOM OF WALL
	HP	HIGHPOINT
	SW	SWALE
	FA	FLOW ARROW

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.

K LOVE ENGINEERING
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STATE OF TEXAS
ANDREW J. BARBOZA
105872
LICENSED PROFESSIONAL ENGINEER
10/15/2020

OWNER:
SA EYE CENTER
511 DALLAS STREET
SAN ANTONIO, TEXAS 78215
ATTN: ALBERT CASTILLO

415 DALLAS PARKING LOT
415 DALLAS STREET
SAN ANTONIO, TEXAS 78215

CIVIL SITE AND DIMENSIONAL CONTROL AND GRADING PLAN

DESIGNED BY: RQ
DRAWN BY: RQ
SCALE: 1" = 10"
DATE: 09-25-20
SHEET NO: **C3.0**

