

Board of Adjustment
Plot Plan for
Case No A-17-127



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 2

722 Seguin Ave

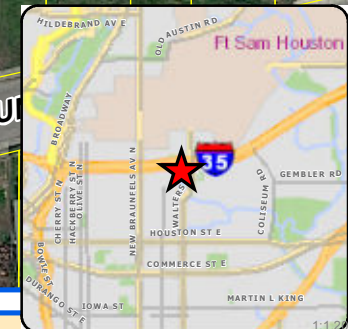
Development Services Department
City of San Antonio



Board of Adjustment **Notification Plan for** **Case No A-17-127**



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 2



"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

Seguin St. @ N. Walters St.
San Antonio, Texas

PRELIMINARY
THIS DOCUMENT IS FOR INTERIM REVIEW AND
NOT INTENDED FOR BIDDING, PERMIT OR
CONSTRUCTION PURPOSES.
CHARLES W. POPE TX#13356

Date: 01.09.16

GENERAL NOTES:

- SURVEY: THIS DRAWING HAS NOT BEEN VERIFIED BY SURVEY OR LEGAL DESCRIPTION
- DETENTION: WATER QUALITY - DETENTION AND / OR FILTRATION HAS NOT BEEN RESEARCHED
- UTILITIES: AVAILABILITY OF ON-SITE UTILITIES HAVE NOT BEEN VERIFIED

PENDING ISSUES:

- ZONING
- COVENANTS
- EASEMENTS & SETBACKS
- CURB CUTS
- ENTRY "THROAT"
- SITE UTILITIES
 - GAS, ELEC. WATER, SEWER
- PARKING REQUIRED
- FIRE HYDRANTS
- DETENTION
- TREES
- LANDSCAPE REVIEW
- PLAT STATUS
- TITLE COMMITMENT
- SITE TOPOGRAPHY
- CIVIL REVIEW
- SIGNAGE
- ROADWAY MEDIAN

PRELIMINARY DATA

CALCULATIONS ARE APPROXIMATE

SITE AREA:

27,957 sq. ft.

BUILDING AREA:

2,209 sq. ft.

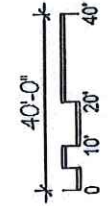
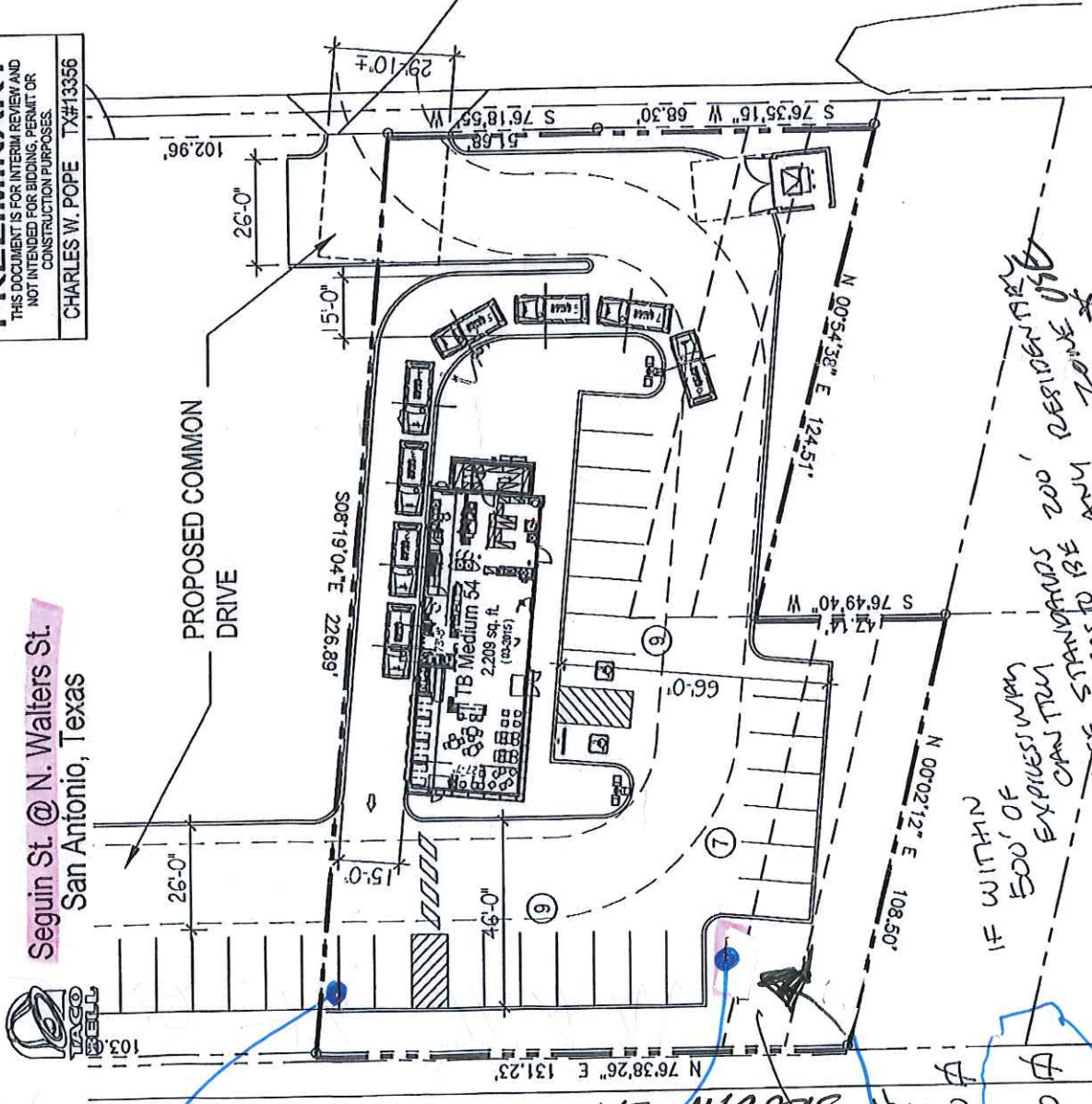
CITY REQ'D PARKING:

(Min) 2,209 @ 1:150 = 15 CARS
(San Antonio UDC: Food w/ Drive Thru)

PROVIDED PARKING:

25 Cars

CHARLES WILLIAM POPE
& ASSOCIATES - ARCHITECTS
TEL: (210) 349-6005



1ST LOCATION
BUT COULDN'T DO
TO GET BETTER VISIBILITY

SECOND
CHOICE

IF FACING
WALTERS

NEW + FINAL
LOCATION FOR
VARIANCE

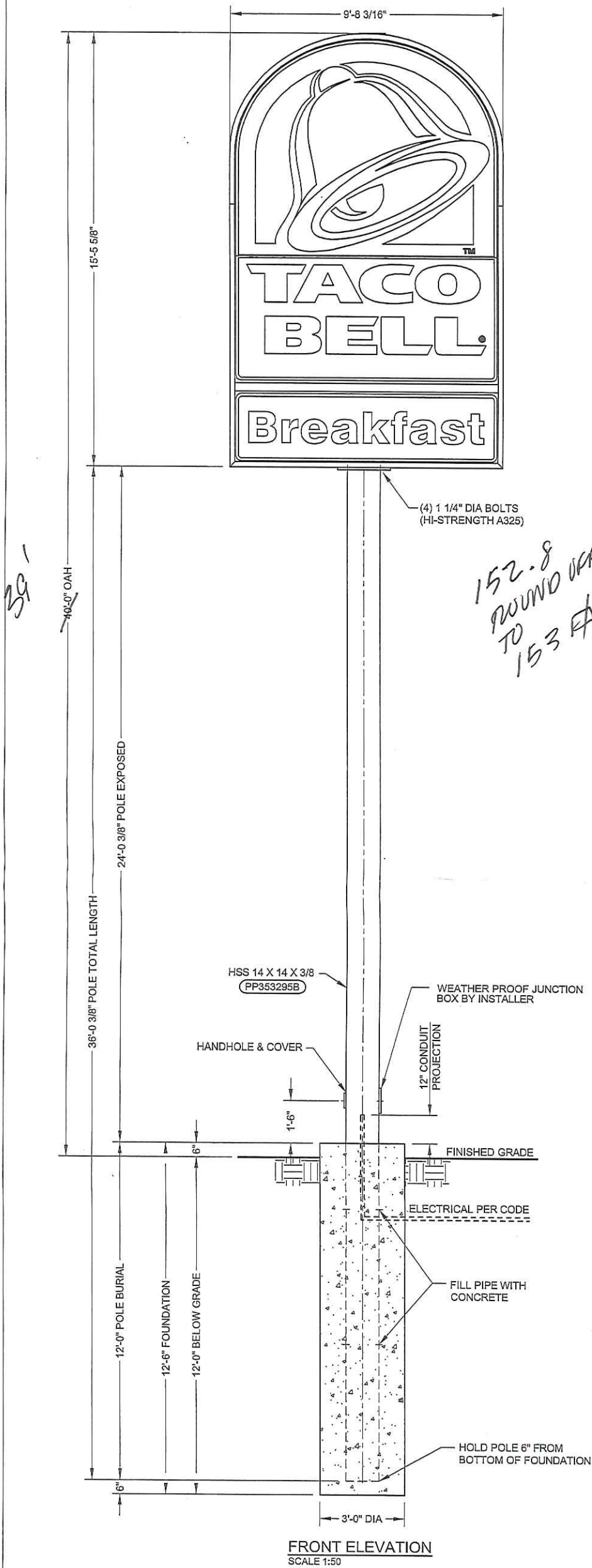
IF WITHIN
500' OF
EXPRESSWAY
CAPITUL
THOSE STAMPS
NEEDS TO BE
FROM

COMMERCIAL
COLLECTION MAP "B"

Version B

PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"



GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF

FOUNDATION WITH REBAR, CONDUIT & POLE(S) (BEFORE & AFTER POUR), MATCH PLATE/SIGN CONNECTIONS, ANY WELDED CONNECTIONS, ELECTRICAL WIRING AND OVERALL ELEVATION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

INSTALLER TO BE SURE SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED.

LANDSCAPING MATERIALS SHOULD BE KEPT MINIMUM TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

CONCRETE SPECIFICATION
3.30 CU. YDS. TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE
ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED.

DESIGN NOTE
SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND SPEED OF 115 MPH.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 200 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

- INSTALLATION INSTRUCTIONS**
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
 2. EXCAVATE FOUNDATION AREA.
 3. SET POLE(S), REBAR AND CONDUIT STUB. (PRIMARY ELECTRICAL SERVICE TO BASE BY G. C.)
 4. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.
 5. MOUNT SIGNAGE ON POLE(S) (INSTALLER TO PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE.)
 6. MAKE FINAL ELECTRICAL HOOK UP TO PRIMARY (ALL ELECTRICAL TO MEET LOCAL CODES.)
 7. TEST SIGNAGE FOR PROPER FUNCTION AND LIGHTING.
 8. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
 9. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

GENEREVERBRITE TO FURNISH

1. 141 SQ. FT. SIGN
2. MOUNTING POLE
3. TOUCH UP PAINT

INSTALLER TO FURNISH

1. ALL ELECTRICAL COMPONENTS REQ'D
2. FOUNDATION

GENERAL CONTRACTOR TO FURNISH

PRIMARY WIRES FROM BUILDING TO SIGN

ELECTRICAL SPECIFICATION:

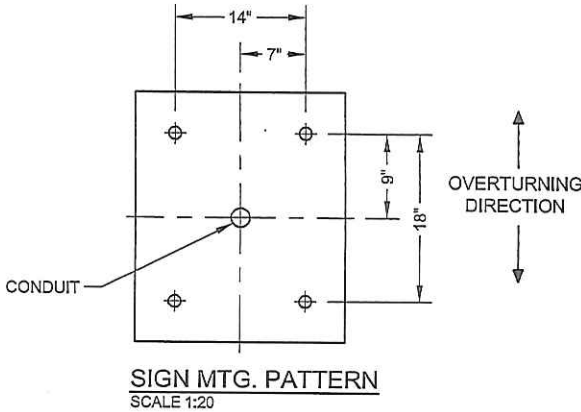
LAMPS : (7) H33-GL 400/DX MV
BALLAST : (7) 1 LAMP #SBIP-400 (4.0 AMPS EA.)
TOTAL LOAD : 28.0 AMPS, 120 VOLTS (2) 20 AMP CIRCUIT
LUMENS : 120,000 TOTAL
LUMENS / SQ.FT. : 848.5 SQ
AREA OF SIGN : 140.5 SQ.FT

POLE PECIFICATIONS

APPROX. TOTAL POLE WEIGHT: 2623 LBS
BURIED POLE LENGTH: 12'-0"
EXPOSED POLE LENGTH: 24'-0 3/8"
TOTAL POLE LENGTH: 36'-0 3/8"

Professional Engineer Stamp is limited to structural items only.

Foundation designed using a minimum lateral soil bearing pressure of 200 psf per foot of depth. If soil conditions on site do not meet this requirement notify the engineer of record before proceeding.



						INSTALLATION DRAWING		SITE TB32380 POTRANCO RD (POTRANCO) SAN ANTONIO, TX	
						DRAWN BY IMPACT-TDT		DATE 10/26/16	
						CHK BY RHB		DATE 10/27/16	
						PROJECT NO.		DWG NO.	
						353295		IN353295B	
						DWG TITLE		REV.	
						141 SQ. FT. TACO BELL @ 40'-0" OAH		A	
						SCALE AS SHOWN		REF	
						RELEASED FOR INSTALLATION			

Photos
Subject Property – 722 Seguin Avenue



Proposed location of pole sign



View towards IH-35 and adjacent property



View of residential properties in rear

