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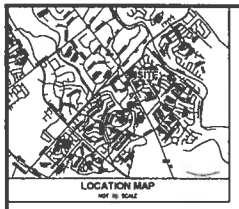


Line Table		
Line #	Length	Direction
L1	19.20	N81° 20' 38"E
L2	78.92	N54° 43' 12"E
L3	42.44	N54° 21' 23"E
L4	16.00	S37° 48' 13"E
L5	21.21	N17° 10' 47"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	43.37'	730.00'	003°24'14"	43.36'	S80°28'25"W
C3	193.00'	8534.40'	001°18'04"	193.78'	N28°28'15"W

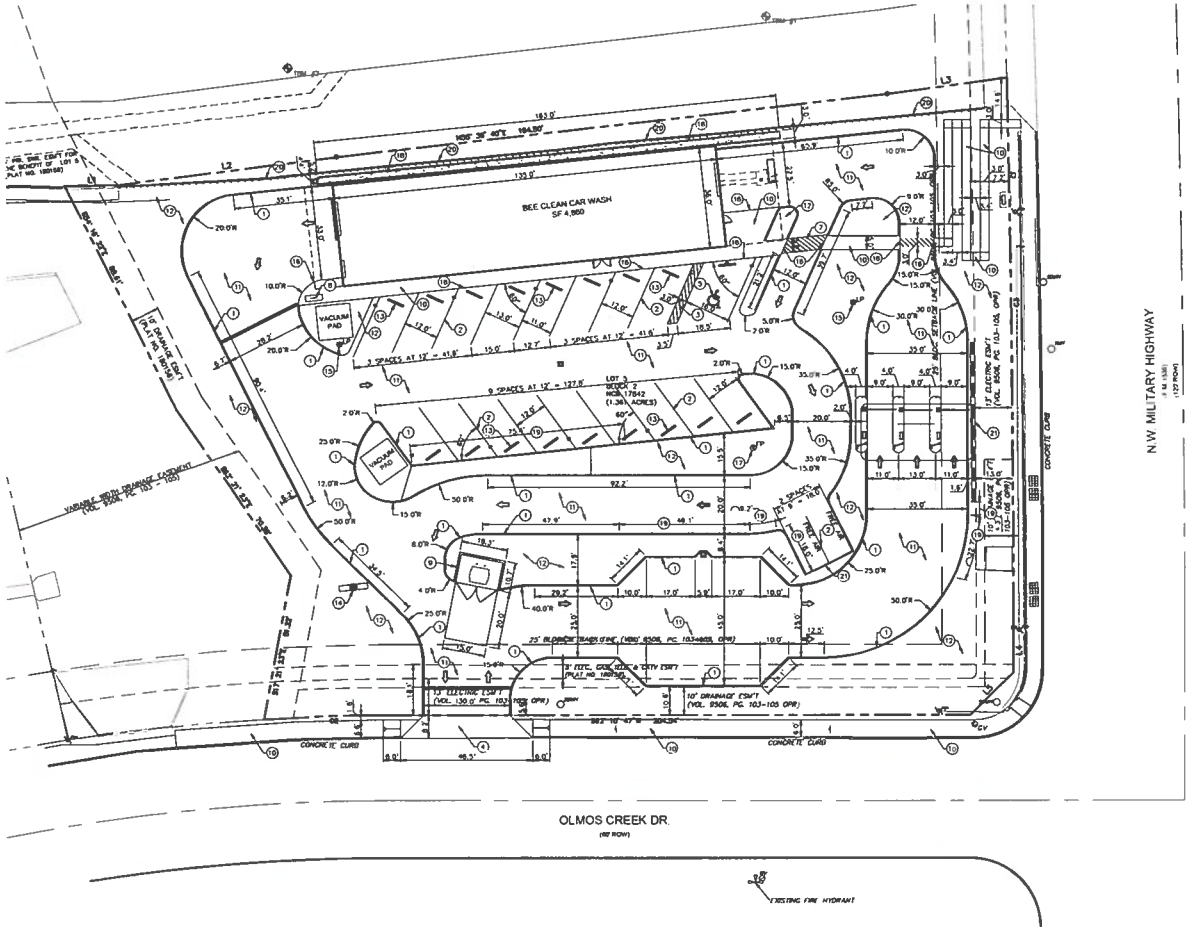
PARKING SUMMARY TABLE

	CARWASH
BUILDING USE GROSS FLOOR AREA (F.F.)	CARWASH 4,865 SF
PARKING STORAGE STANDARDS MINIMUM PARKING RATIO MAXIMUM PARKING RATIO	1 PER 500 1 PER 375
REGULAR MINIMUM ALLOWED PARKING MAXIMUM ALLOWED PARKING ACTUAL/PROPOSED PARKING	10 13 20
HANDICAPPED (ADA) REQUIRED REGULAR H.C. PARKING REQUIRED VAN ACCESSIBLE PARKING PROPOSED H.C. PARKING	1 1 (INCLUDES 1 VAN)
BICYCLE PARKING	2

BENCHMARKS

TBM #1: MAG NAIL IN LIGHT POLE BASE LOCATED ±80' SOUTH FROM NORTHWEST PROPERTY CORNER
ELEV. = 913.32'

TBM #2: MAG NAIL IN LIGHT POLE BASE LOCATED ±85' NORTH FROM SOUTHWEST PROPERTY CORNER
ELEV. = 910.71'



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 (N56°30'35"E)
4. ALL CURB RADII 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 CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL
6. THE IMPERVIOUS COVER AREA IS APPROXIMATELY 39,234.8 SQ. FT.
7. I, BLH PROPERTIES NO. 11, LLC, 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.

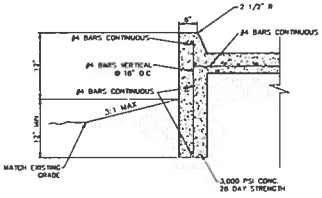
KEY NOTES

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 REF. 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. SHEET C7.0.11
17. PROPOSED FLAG POLE BY OWNER
18. PROPOSED CONCRETE "U" CHANNEL REF. SHEET C3.0
19. PROPOSED CONCRETE CURB EXPOSURE REF. DETAIL THIS SHEET
20. PROPOSED CONCRETE CURB TO EXISTING ASPHALT REF DETAIL THIS SHEET.
21. RETAINING WALL DESIGN BY OTHERS. RETAINING WALL DESIGN SHALL BE SIGNED & SEALED BY A ENGINEER LICENSED IN THE STATE OF TEXAS, TYPE OF WALL TO BE CHOSEN BY OWNER WITH THE HELP OF THE CONTRACTOR

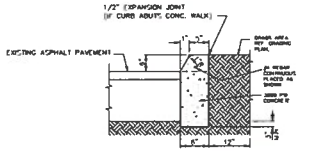
SCALE 1"=20'
20 10 0 20

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY (R.O.W.) LINE/ EASEMENT BOUNDARY
		ADJACENT PROPERTY
		RECORD INFORMATION
		BENCHMARK
		LIGHT POLE
		POWER POLE
		DOWN GUY
		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 POLE
		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
		SWALE
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT



CONCRETE CURB EXPOSURE
NOT TO SCALE



NOTE
1. PROVIDE CONTROL JOINTS @ 10' O.C.
& EXPANSION JOINTS @ 40' O.C.

CONCRETE CURB
NOT TO SCALE

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

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Site Development Engineering Services
(210) 435-5483
www.kovengineering.com

STATE OF TEXAS
JOE A. LUJANO
129773
LICENSED PROFESSIONAL ENGINEER
03/01/18

DATE

REVISIONS

OWNER
BLH PROPERTIES NO. 11, LLC
2827 OLMOS CREEK
SAN ANTONIO, TEXAS

BEE CLEAN #6
2827 OLMOS CREEK ROAD
SAN ANTONIO, TEXAS

CIVIL SITE AND DIMENSIONAL CONTROL PLAN

DESIGNED BY JL
DRAWN BY AC
SCALE 1"=20'
DATE 03/01/18
SHEET NO. **C3.0**