



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 (\$89'47" 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 CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSTALLATION 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 56,784.64 SQ. FT.
8. "I, LONDON KANE, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PROPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBMITTED 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

BUILDING USE	CARWASH
GROSS FLOOR AREA (FT ²)	4,860 SF
<u>PARKING STORAGE STANDARDS</u>	
MINIMUM PARKING RATIO	1 PER 500
MAXIMUM PARKING RATIO	1 PER 375
<u>REGULAR</u>	
MINIMUM ALLOWED PARKING	10
MAXIMUM ALLOWED PARKING	13
ACTUAL/PROPOSED PARKING	45
<u>HANDI-CAPPED (ADA)</u>	
REQUIRED MINIMUM H.C. PARKING	1
REQUIRED VAN ACCESSIBLE PARKING	1
PROPOSED H.C. PARKING	1 (INCLUDES 1 VAN)
<u>BICYCLE PARKING</u>	2

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..

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.

Z2018329 S

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FOR INTERIM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:
NAME: JOSE A. LOZANO
P.E. No.: 126773
DATE: _____
AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

DAIE

REVISIONS:

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

SALE:

DATE: 06/2

SHEET NO. _____

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C3.0



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