

Board of Adjustment **Notification Plan for** **Case No A-19-10300026**



San Antonio City Limits
 Subject Property
 200' Notification Boundary
 Council District: 9



"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

1:1,800

PORTLAND CEMENT CONCRETE PAVEMENT NOTES:

- DESIGN MIX SUBMITTALS SHALL BE PROVIDED FOR REVIEW BY THE GEOTECHNICAL AND/OR CIVIL ENGINEER AT LEAST 14 DAYS PRIOR TO PLACEMENT.
- DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT OR HAVE VEHICLES OF ANY KIND ON NEW CONCRETE FOR AT LEAST 21 DAYS AFTER CONCRETE IS POURED. IT IS THE RECOMMENDATION OF THE ENGINEER THAT CONCRETE PAVEMENT COMMENCE FROM THE WEST SIDE TOWARDS THE EAST SIDE TO REDUCE POTENTIAL OF ANY PREMATURE LOADING TYPE DAMAGE TO CONCRETE PAVEMENT.
- GENERAL CONTRACTOR OR APPLICABLE SUB-CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK SUCH THAT UTILITIES ARE INSTALLED PRIOR TO PAVEMENT BASE BEING INSTALLED OR ELSE LOCATE AND PLACE LINES FOR PROPOSED UNDERGROUND UTILITIES.
- ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 330. FLY ASH CAN BE USED IN MIX DESIGNS WHERE SUITABLE UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER: TERRACON CONSULTANTS, INC. PROJECT #90165147 DATED JUNE 21, 2016 AND/OR ANY SUPPLEMENTAL LETTERS OR AMENDMENTS FROM GEOTECHNICAL ENGINEER.
- FURNISH AND INSTALL THE PORTLAND CEMENT CONCRETE PAVING AND PREPARED BASE COURSE TO THE EXTENT SHOWN ON THE DRAWINGS. THESE AREAS ALSO INCLUDE CURBS, GUTTERS, WALKS AND PAVING AGGREGATE.
- EXECUTION:
ALL CONCRETE ITEMS SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE DIVISION 3 SECTIONS FOR CONCRETE MIX DESIGN, SAMPLING AND TESTING, CURING AND QUALITY CONTROL, AND AS HEREIN SPECIFIED.
- UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, CONCRETE AREAS SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES:
 - ITEM 247 - FLEXIBLE BASE
 - ITEM 360 - CONCRETE PAVING
 - ITEM 421 - HYDRAULIC CEMENT CONCRETE
 - ITEM 528 - CONCRETE CURBS, GUTTER AND COMBINED CURB AND GUTTER
 - ITEM 531 - SIDEWALKS
- UNLESS OTHERWISE SHOWN ON THE PLANS OR RECOMMENDED BY THE GEOTECHNICAL ENGINEER, DESIGN MIX SHALL PRODUCE NORMAL-WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
 - A. COMPRESSIVE STRENGTH: 4000 PSI FOR PAVEMENTS AND 3000 PSI FOR ALL OTHER FLATWORK, MINIMUM AT 28 DAYS.
 - B. SLUMP RANGE: 4" TO 6"
 - C. AIR CONTENT: 3 TO 5%FORMS WILL BE SET TO GRADE LINES WITHIN THE FOLLOWING TOLERANCES:
 - A. TOP OF FORMS NOT MORE THAN 1/8" IN 10'.
 - B. VERTICAL FACE ON LONGITUDINAL AXIS, NOT MORE THAN 1/4" IN 10'.
- LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT AND/OR CIVIL PLANS AND UNLESS OTHERWISE DIRECTED, IN COMPLIANCE WITH 2014 TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES ITEM 440.
- JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE APPLICABLE GEOTECHNICAL STUDY FOR THIS PROJECT. IF A GEOTECHNICAL STUDY WAS NOT PERFORMED OR IF DESIGN IS NOT INCLUDED IN CIVIL PLANS, THE JOINT LAYOUT AND DESIGN SHALL CONFORM TO THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) TECHNICAL PUBLICATION 150 61.01P, TABLE 2 AND FIGURE 13.
- ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN ACCORDANCE WITH CURRENT AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.

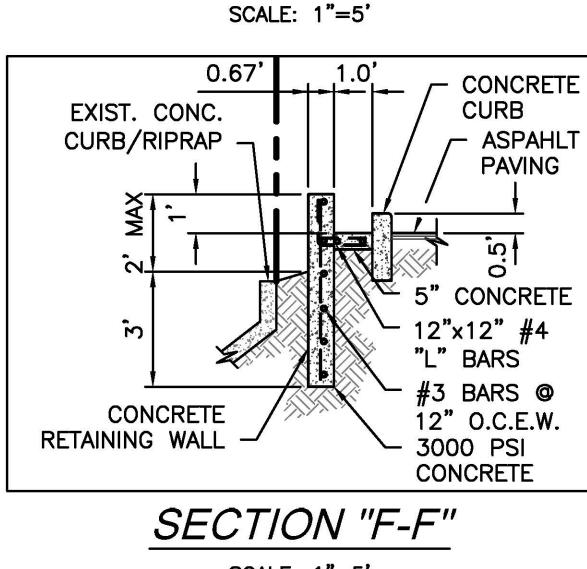
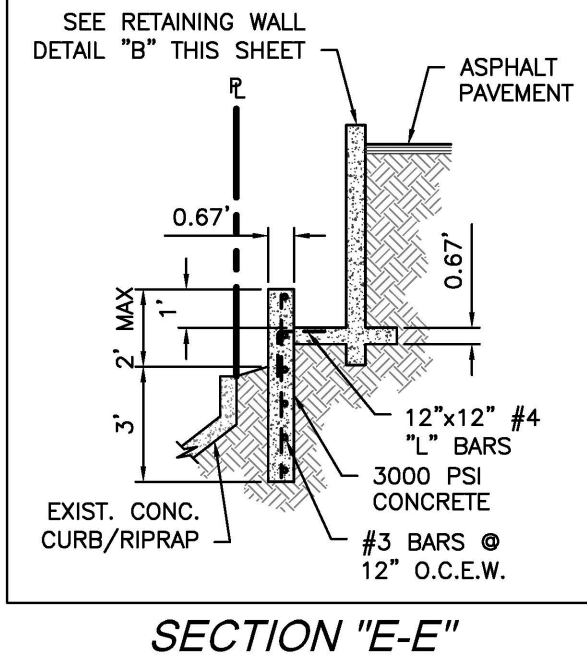
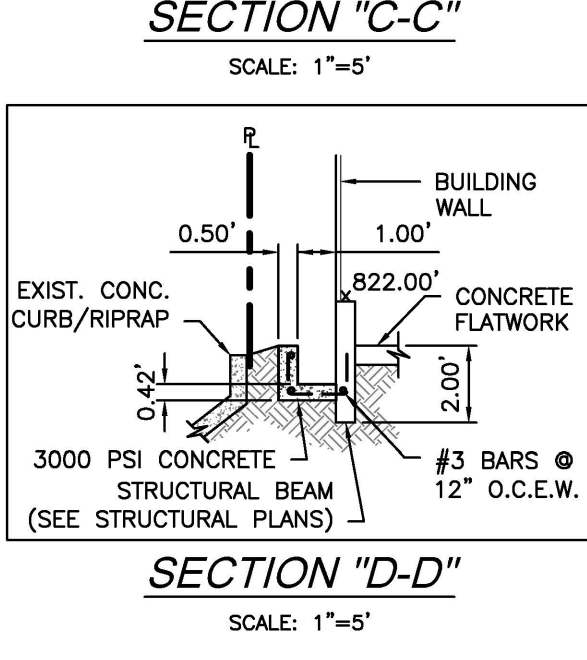
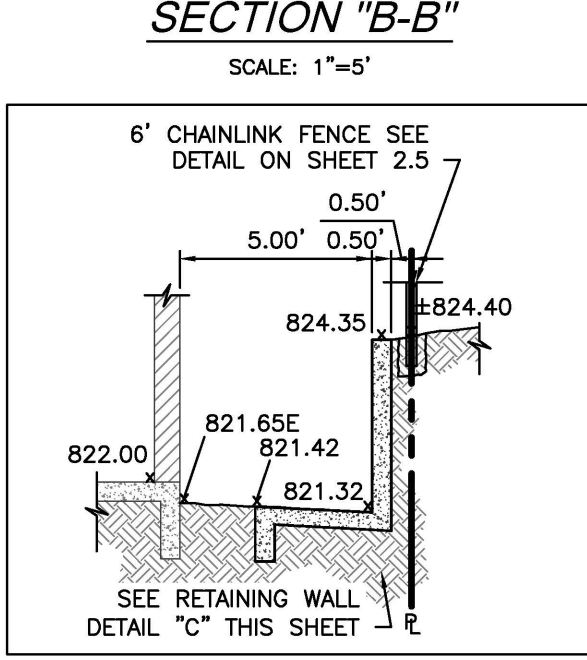
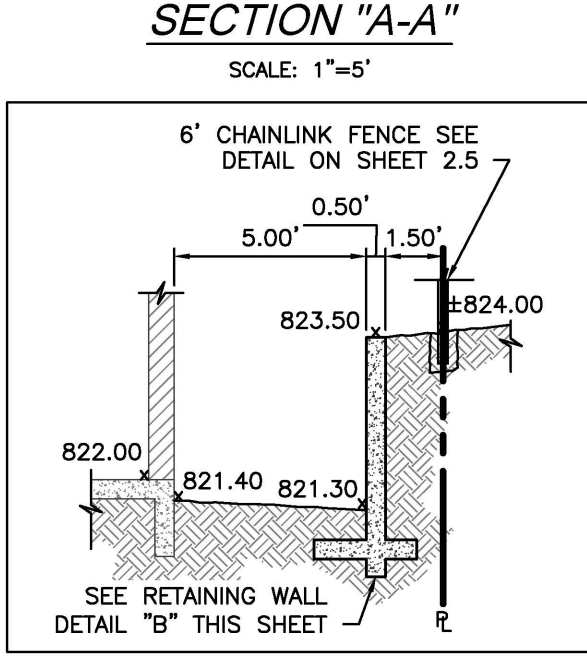
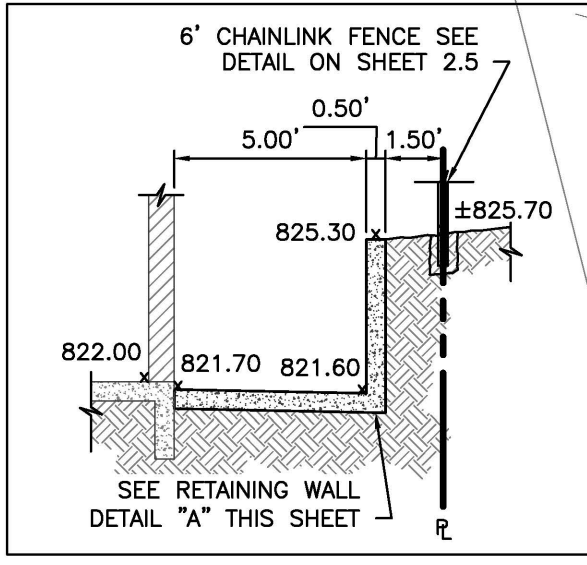
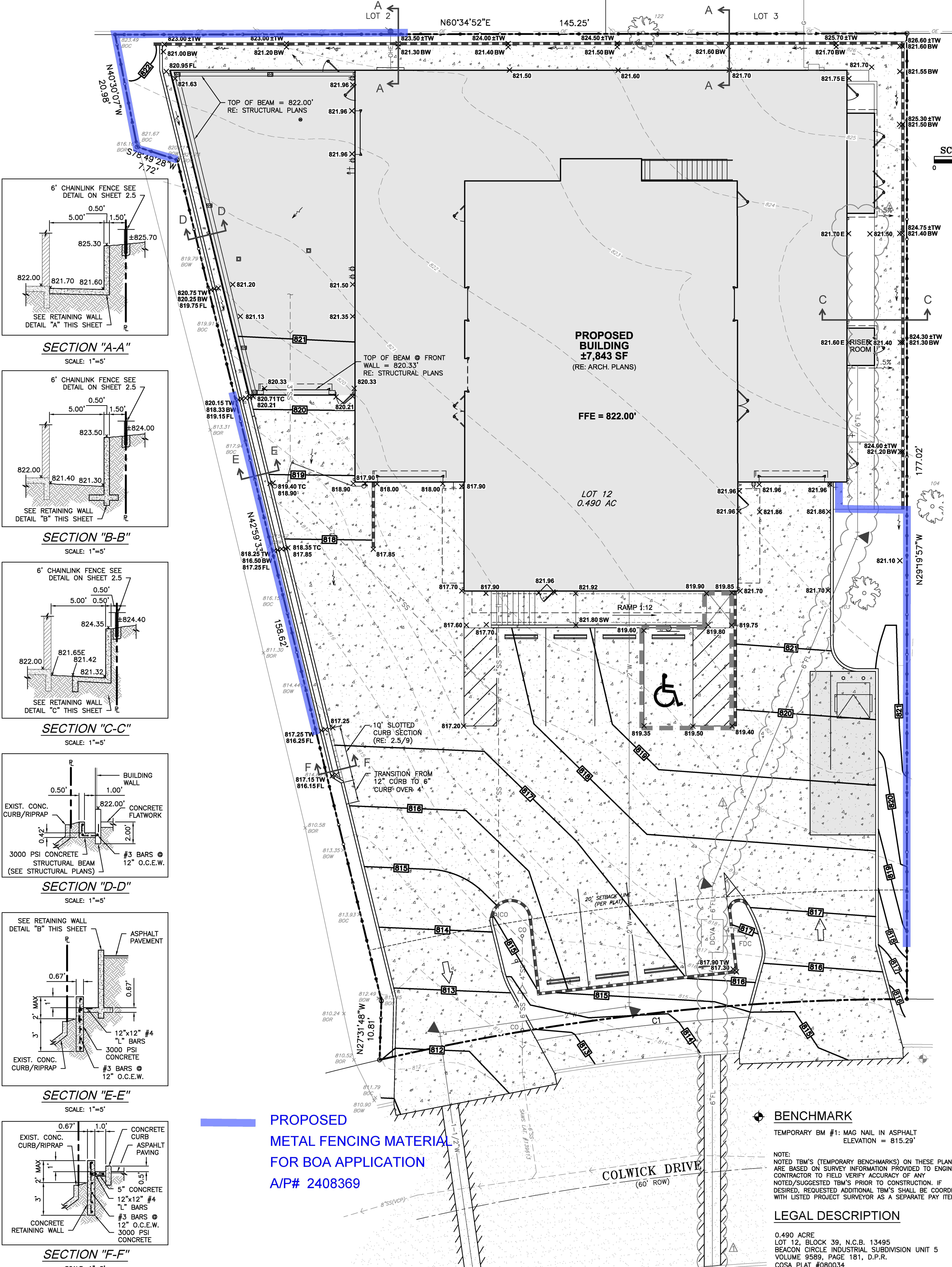
HOT MIX ASPHALT PAVEMENT NOTES:

- PROVIDE NECESSARY LABOR AND MATERIALS TO INSTALL THE HOT MIX ASPHALT PAVING IN LOCATION AS SHOWN ON THE PLANS, USING DESIGN & SPECIFICATIONS FROM THE GEOTECHNICAL ENGINEERING STUDY PREPARED BY TERRACON CONSULTANTS, INC. (PROJECT NO. 90165147). REFER TO GEOTECHNICAL REPORT FOR ALL ASPECTS OF ASPHALT PAVEMENT DESIGN AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO: SUBGRADE PREPARATION, AGGREGATE, ASPHALT MATERIALS, MINERAL FILLER, PRIME COAT, TACK COAT AND FINAL ASPHALT PAVING SURFACE. UNLESS OTHERWISE SHOWN ON PLANS, RECOMMENDED BY PROJECT-SPECIFIC GEOTECHNICAL ENGINEERING STUDY OR OTHERWISE APPROVED BY ENGINEER-OF-RECORD FOR THESE PLANS, THE FOLLOWING APPLY:
- ALL ASPHALT MUST MEET A RETAINED STRENGTH OF AT LEAST 70% ON THE TxDOT 531-C TEST OR HAVE ALL LESTMONE AGGREGATE. IF SILICEOUS AGGREGATES (WHICH INCLUDE GRAVEL, CRUSHED GRAVEL OR GRANITE) ARE USED, ADD HYDRATED LIME (AT LEAST 1%) OR ANTI-STRIP AGENT TO THE MIX TO MEET THE RETAINED STRENGTH REQUIREMENTS. THE MIXTURE MUST BE DESIGNED FOR 97% OF OPTIMUM LABORATORY DENSITY. ASPHALT GRADE SHALL BE PG 64-22.
 - EXECUTION:
 - A. START OF THIS WORK ITEM INDICATES ACCEPTANCE BY THE CONTRACTOR OF THE SUBGRADE PREPARATION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE FINAL RESULTS.
 - B. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REFERENCE POINTS TO HOLD PROPER ELEVATIONS AND GRADES. ALL PAVEMENT SHOULD BE WITHIN 0.5" OF PROPOSED GRADES.
 - C. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, MATERIALS AND INSTALLATION OF SUCH SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES:
 - ITEM 247 - FLEXIBLE BASE, GRADE 1 OR 2.
 - ITEM 340 - HOT MIX ASPHALTIC CONCRETE PAVEMENT. HMA-C SHOULD ACHIEVE AT LEAST 70% STRENGTH WHEN TESTED IN ACCORDANCE WITH TEX 531-C.
 - IN PLACE COMPACTED THICKNESS WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING ALLOWABLE VARIATION FROM REQUIRED THICKNESS:
 - * HMA-C SURFACE COURSE: 1/4", PLUS OR MINUS
 - * SURFACE SMOOTHNESS: TEST FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10' STRAIGHTEDGE APPLIES PARALLEL WITH AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACE SMOOTHNESS WILL NOT BE ACCEPTABLE IS THE WEARING COURSE SURFACE EXCEEDING 3/16".
 - THE INITIAL QUALITY CONTROL TESTING SHALL BE PERFORMED AT THE OWNER'S COST. ANY NECESSARY REPAIRS OR REPLACEMENTS, ALONG WITH ADDITIONAL TESTING, SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. TESTING PROCEDURES SHALL BE IN COMPLIANCE WITH OWNER'S STANDARD SPECIFICATION FOR MATERIAL TESTING.
 - CONTRACTOR SHALL ENSURE THE FOLLOWING:
 - A. TESTING LAB TO VERIFY THICKNESS OF BASE MATERIAL INSTALLED.
 - B. VERIFY APPROVED MIX DESIGN MATCHES DELIVERY TICKETS IN FIELD.
 - C. RECORD ARRIVAL TIMES OF TRUCKS AND MIX TEMPERATURE UPON ARRIVAL RECORD LIST OF EQUIPMENT USED TO LAY AND COMPACT ASPHALT.
 - D. RECORD AIR TEMPERATURE & MIX TEMPERATURE AT TIME OF LAYDOWN.
 - E. GEO-TECH ENGINEER OF RECORD TO MAKE MIN. OF THREE SITE VISITS.
 - F. ASPHALT JOB MIX FORMULA APPROVED IN ADVANCE (WITH ACCOMPANYING LAB TEST DATA) MINIMUM 21 DAYS PRIOR TO PAVING. THIS INCLUDES VERIFYING THE AGGREGATE MEETS ITEM 340 REQUIREMENTS AND ALL OTHER SPECIFICATIONS REQUIREMENTS.
 - HMA-C SURFACE COURSE SHALL BE ORIENTED SUCH THAT JOINTS OR SEAMS ARE PARALLEL WITH THE DIRECTION OF TRAFFIC.

EARTHWORK NOTES:

- PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALKS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.
- EXECUTION:
 - ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND APPLICABLE GEOTECHNICAL REPORT FOR THE SITE.
 - EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE EXCAVATION CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT SAID CONTRACTOR'S EXPENSE.
 - ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
 - OWNER WILL ENGAGE, AT THE OWNER'S COST, SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY EXCAVATION CONTRACTOR AT NO ADDITIONAL COMPENSATION.
 - DATA ON SUBSURFACE CONDITIONS, IF AVAILABLE, WILL BE MADE AVAILABLE TO THE CONTRACTOR BY THE OWNER AS REQUESTED. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS PREPARED BY OUTSIDE CONSULTANTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
 - THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVE IS PROHIBITED.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
 - EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE PROTECTION REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (CITY, COUNTY, TxDOT, ETC.).
 - OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COMPENSATION.
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS - AS REQUIRED.
 - EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
 - EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT FOR THE PROJECT.
 - TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.

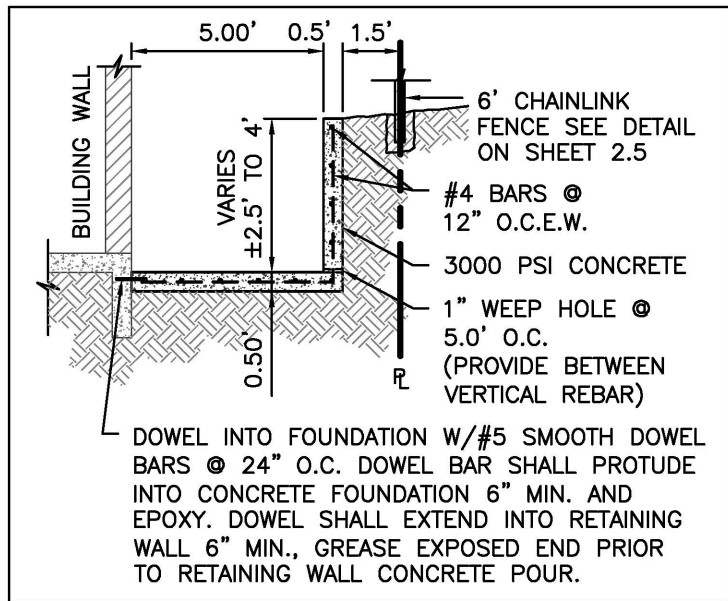
CURVE TABLE				
CURVE	LENGTH (FT)	RADIUS (FT)	CHORD LENGTH	CHORD BEARING
C1	97.58'	430.00'	13'00"06"	49.00' N54°06'24"E



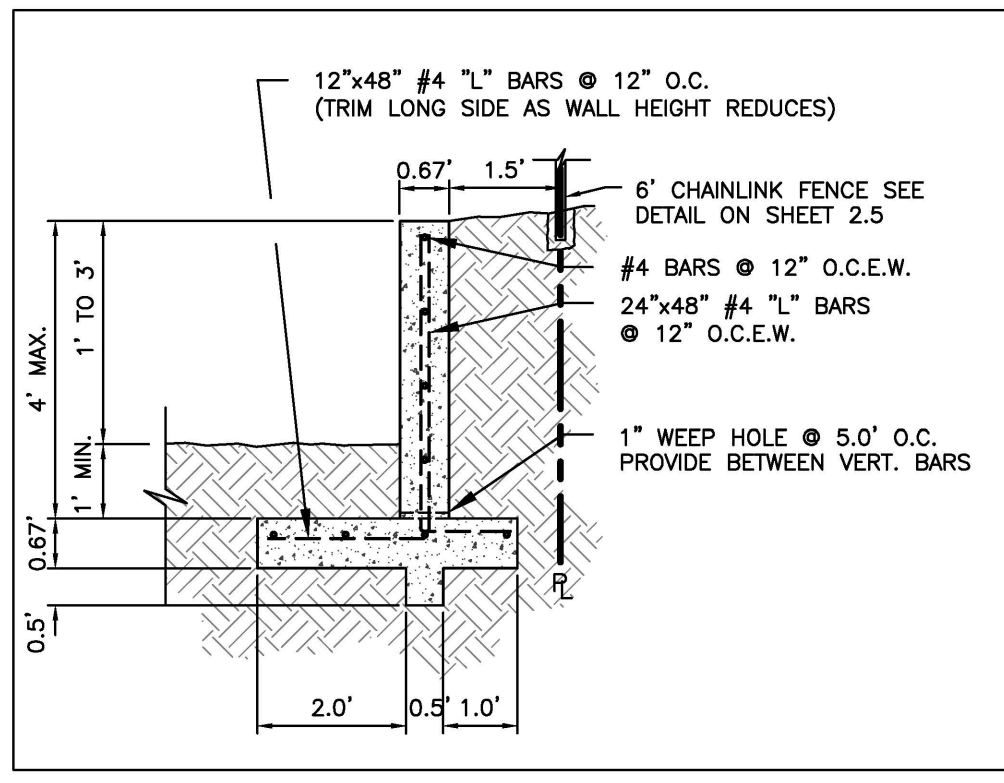
LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE -- IN FEET
- EXISTING SPOT ELEVATION (IN FEET)
- EXISTING CONC. CURB
- EXISTING SANITARY SEWER LINE (MATERIAL)
- EXISTING WATER LINE (MATERIAL)
- EXISTING OVERHEAD ELECTRIC
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING TREE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE SLOTTED CURB
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED OVERHEAD (OHS) OR UNDERGROUND (UGS) ELECTRIC, PHONE, CABLE, DATA
- SECONDARY TO BUILDING (SEE MEP PLANS)
- PROPOSED GAS LINE
- PROPOSED THURST BLOCKING (SEE DETAIL SHEET 2-2.3)
- ACCESSIBLE AREA (2% MAXIMUM SLOPE ANY DIRECTION)
- DRAINAGE FLOW ARROWS (GRADE TO DRAIN)
- PROPOSED CONTOUR -- IN FEET
- PROPOSED SPOT ELEVATIONS (IN FEET)
- MATCH EXISTING GRADE

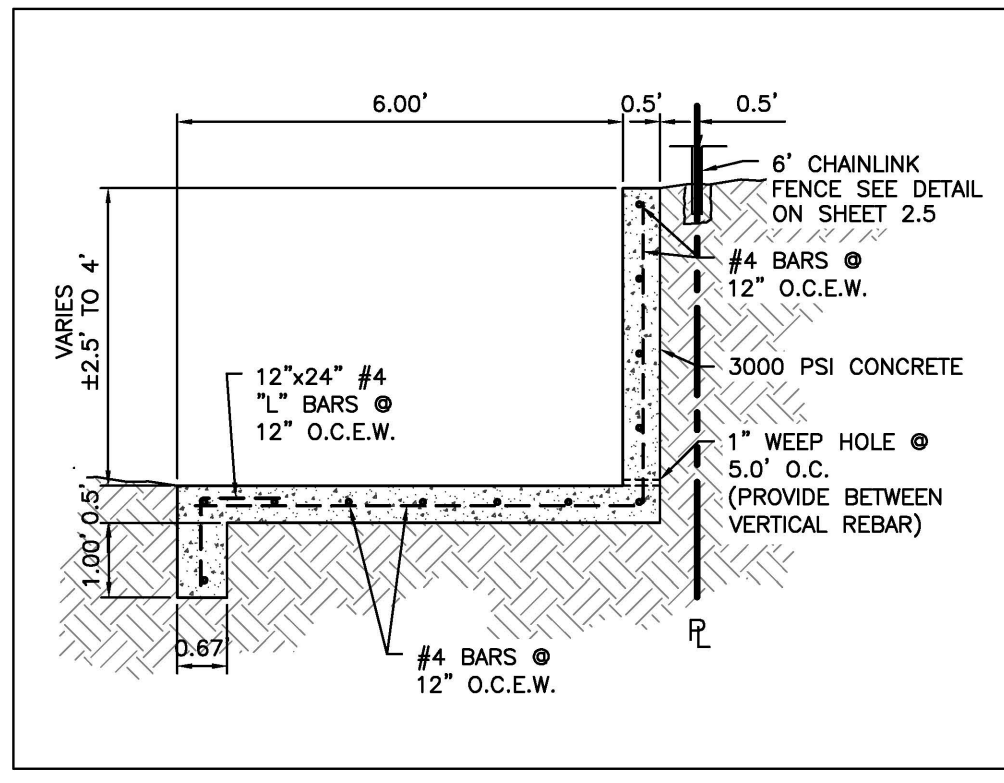
- ABBREVIATIONS USED FOR SPOT GRADES:
- | | | | |
|---------------|--------------------|----------------------|----------------------|
| FL (FLOWLINE) | TC (TOP OF CURB) | SW (SIDEWALK) | TP (TOP OF PAVEMENT) |
| E (EARTH) | TS (TOP OF STAIRS) | HP (HIGH POINT) | EG (EXISTING GRADE) |
| | BS (BOTTOM STAIRS) | TW (TOP OF WALL) | EW (EXISTING GRADE) |
| | BOC (BACK OF CURB) | BOR (BOTTOM OF RAMP) | |



RETAINING WALL DETAIL "A"



RETAINING WALL DETAIL "B"



RETAINING WALL DETAIL "C"

BENCHMARK

TEMPORARY BM #1: MAG NAIL IN ASPHALT
ELEVATION = 815.29'

NOTE:
NOTED TM'S (TEMPORARY BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED TM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL TM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

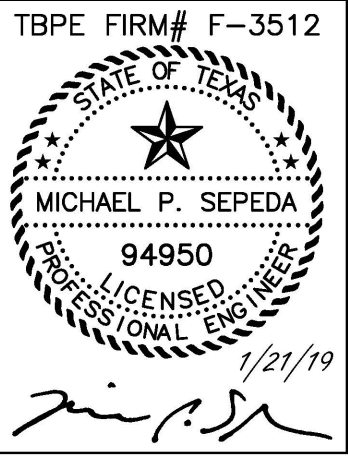
0.490 ACRE
LOT 12, BLOCK 39, N.C.B. 13495
BEACON CIRCLE INDUSTRIAL SUBDIVISION UNIT 5
VOLUME 9569, PAGE 181, D.P.R.
COSEA PLAT #080034

- REVISIONS:
- OWNER COMMENTS ISSUED BY: MS 8/6/18
 - CITY COMMENTS, ADDED FIRE LINE ISSUED BY: MS 10/1/18
 - BUILDING REVISIONS PER OWNER ISSUED BY: MS 1/2/19

GRADING & DRAINAGE PLAN

Aero Cosmetics
12122 Colwick Dr., San Antonio, Tx. 78216

ADA CONSULTING GROUP, INC.
221 W. RAMPBURY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX (210) 340-5728



Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
221 WEST RAMPBURY ST., SAN ANTONIO, TEXAS 78216 TEL: (210) 340-5005

DATE: 02.08.18
JOB NO: 213-161
DRAWN BY: ALMS
SHEET NUMBER: 2.3

BOA-19-10300026
Subject Property – 12122 Colwick Drive



Neighboring Properties



Neighboring Properties



Neighboring Properties



Neighboring Properties



Neighboring Properties

