

1:3,600

Board of Adjustment **Notification Plan for** **Case No A-19-10300097**

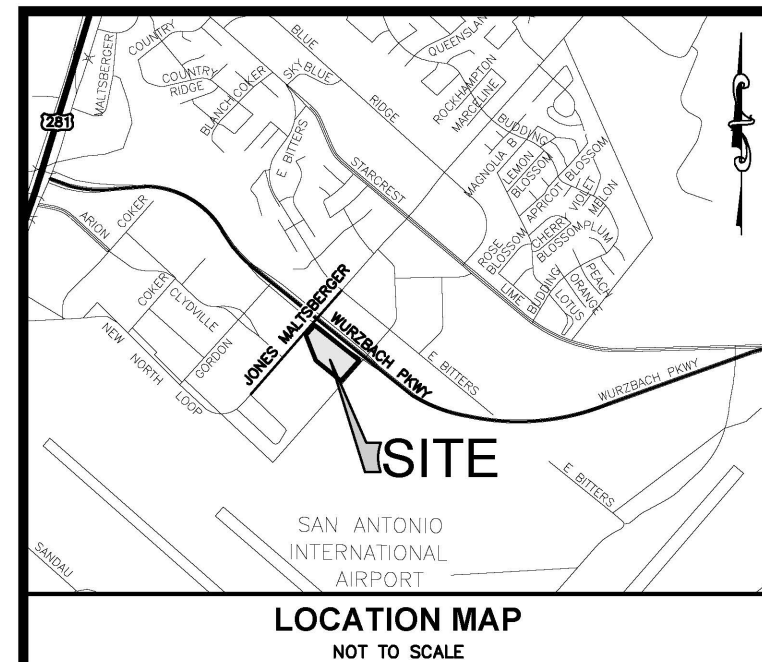


San Antonio City Limits
 Subject Property
 200' Notification Boundary
 Council District: 9

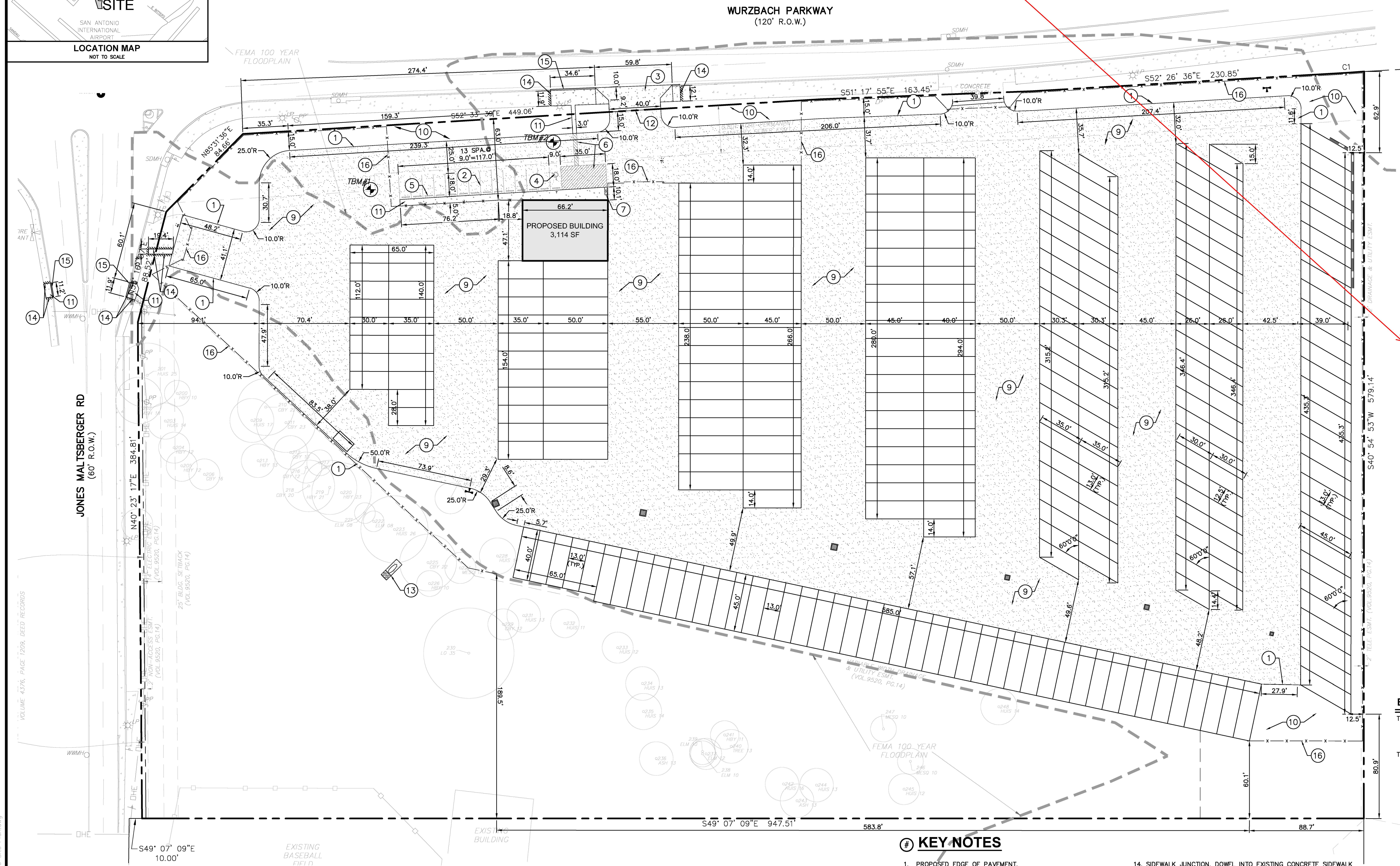
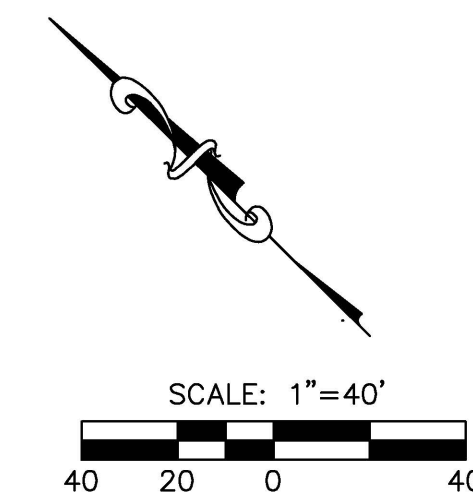


"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	27.68'	1035.10'	001°31'55"	27.68'	S52°52'47"E



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE/ SUBDIVISION BOUNDARY
---	---	ADJACENT PROPERTY RECORD INFORMATION
0000	0000	BENCHMARK
LP50	LP50	LIGHT POLE
PO50	PO50	POWER POLE
T	T	DOWN GUY
T	T	TRANSFORMER (SIZE VARIES)
T	T	FIRE HYDRANT
W	W	WATER VALVE
W	W	WATER METER
WM	WM	WATER METER VAULT
WMH	WMH	WATER MANHOLE
TR	TR	TELEPHONE RISER
TR	TR	CABLE TV RISER
E	E	ELECTRIC BOX
E	E	ELECTRIC METER
E	E	GAS VALVE
E	E	GAS METER
TCR	TCR	TRAFFIC CONTROL BOX
TS	TS	TRAFFIC SIGNAL POST
UMK	UMK	UNDERGROUND GAS LINE MARKER
		GREASE TRAP (SIZE VARIES)
SD	SD	STORMDRAIN LINE
W	W	WATER LINE
FW	FW	FIRE LINE
WW	WW	WASTEWATER LINE
		GAS LINE
		OVERHEAD ELECTRIC (PRIMARY)
		UNDERGROUND ELECTRIC (PRIMARY)
		UNDERGROUND ELECTRIC (SECONDARY)
		UNDERGROUND TELEPHONE
		UNDERGROUND CABLE
		ELECTRIC MANHOLE (SIZE VARIES)
WMH	WMH	WASTEWATER MANHOLE (SIZE VARIES)
SDMH	SDMH	STORMDRAIN MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
		FIRE DEPARTMENT CONNECTION
CO	CO	WASTEWATER CLEANOUT
		CURB
		HEADER CURB
		SAWTOOTH CURB
		RETAINING WALL
		CHAINLINK FENCE
		CONCRETE SIDEWALKS
678	678	CONTOUR
		DIRECTION OF FLOW
		SPOT ELEVATION/TOP OF CURB
		SPOT ELEVATION
		SWALE
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT

PARKING SUMMARY TABLE	
BUILDING USE	OFFICE
GROSS FLOOR AREA (FT ²)	4,000 SF
PARKING SPACE STANDARDS	
MINIMUM PARKING RATIO	1 PER 300 SF
MAXIMUM PARKING RATIO	1 PER 200 SF
REGULAR	
MINIMUM ALLOWED PARKING	14
MAXIMUM ALLOWED PARKING	20
ACTUAL/PROPOSED PARKING	14
HANDI-CAPPED (ADA)	
REQUIRED REGULAR H.C. PARKING	1
REQUIRED VAN ACCESSIBLE PARKING	1
PROPOSED H.C. PARKING	1
BICYCLE PARKING	1

BENCHMARKS

TBM #1: 60D NAIL, ±108' SOUTHEAST FROM NORTH PROPERTY CORNER.
N: 13747024.78
E: 2136314.78
ELEV. = 767.31'

TBM #2: 60D NAIL, $\pm 241'$ SOUTHEAST FROM NORTH PROPERTY CORNER.
N: 13746959.64
E: 2136445.98
ELEV. = 768.44'

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 SOUTHWEST PROPERTY LINE (S49°07'09"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 INSPECTION 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.

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.

KEY NOTES

- | | |
|---|--|
| 1. PROPOSED EDGE OF PAVEMENT. | 14. SIDEWALK JUNCTION, DOWEL INTO EXISTING CONCRETE SIDEWALK USING #4 DOWELS AT 18" O.C. WITH A MINIMUM EMBEDMENT OF 8" INTO PROPOSED AND EXISTING SIDEWALK. |
| 2. PROPOSED 4" WHITE WIDE PARKING STRIPE (TYPICAL). | |
| 3. PROPOSED CONCRETE DRIVEWAY, REF. DETAIL C7.0.10 | 15. PROPOSED 9" CONCRETE CURB REF. DETAIL C7.0.3. |
| 4. PROPOSED HANDICAP PARKING, REF. DETAIL C7.0.7 | 16. PROPOSED FENCE AND GATE REF. ARCH. PLANS FOR DETAILS. |
| 5. PROPOSED WHEEL STOP REF. DETAIL C7.0.2. | |
| 6. PROPOSED PAINTED CROSSWALK STRIPING, REF. DETAIL C7.0.9 | |
| 7. PROPOSED BICYCLE PARKING AREA, REF. DETAIL C7.0.6 | |
| 8. PROPOSED CONCRETE DUMPSTER ENCLOSURE REF. DETAIL 7.0.11 | |
| 9. PROPOSED ASPHALT PAVEMENT, REF. SHEET C3.1 | |
| 10. LANDSCAPING, REF. LANDSCAPE PLANS | |
| 11. PROPOSED CONCRETE SIDEWALK REF. DETAIL C7.0.1 | |
| 12. PROPOSED CONCRETE/ASPHALT JUNCTION REF. DETAIL C7.0.11. | |
| 13. PROPOSED CONCRETE RIP RAP WITH ROCK RUBBLE REF DETAIL C7.0.5 | |



REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
ONLY, UNDER THE AUTHORITY OF:
NAME: COREY RAYBURN
P.E. No.: 115141
DATE: Jul 24, 2019
AND IS NOT INTENDED TO BE
USED FOR BIDDING OR
CONSTRUCTION PURPOSES.

[illegible]

MILL BRIDGE ASSOCIATES, LP
16023 ALSACE
SAN ANTONIO, TX 78232

BITTERSWEET STORAGE

722 JONES MALTSBERGER RD
SAN ANTONIO, TEXAS 78216

CIVIL SITE AND DIMENSIONAL CONTROL PLAN

DESIGNED BY: SCF

DRAWN BY: AB

SCALE: 1"=40'

DATE: 05/15/19

SHEET NO.

C3.0

BOA-19-10300097
Subject Property – 11722 Jones Maltsberger Road



Neighboring Properties



Neighboring Properties



Neighboring Properties

