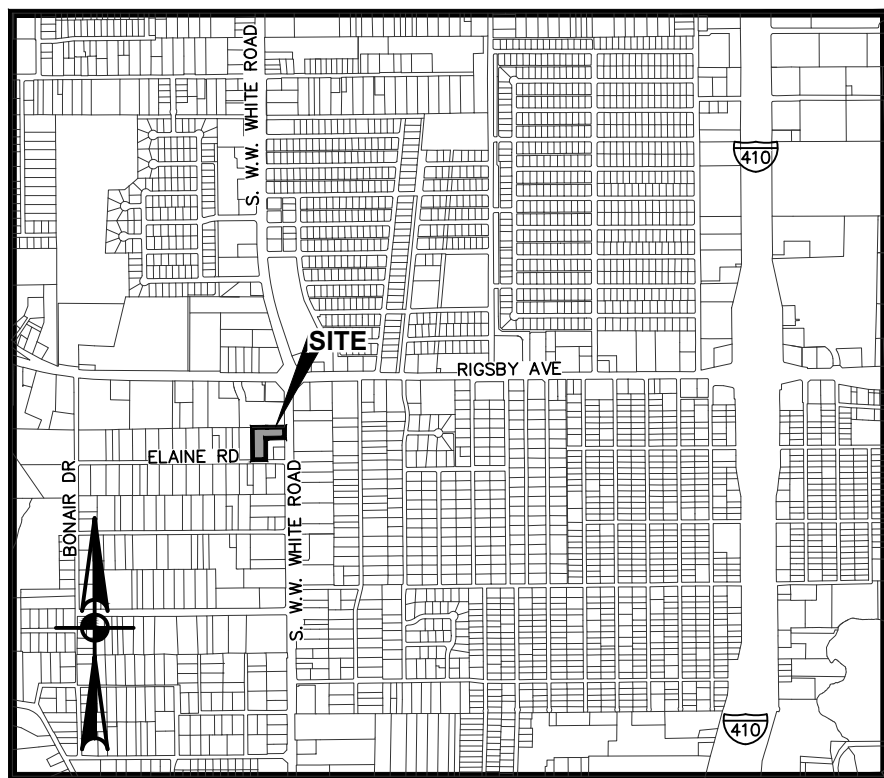




LOCATION MAP
NOT TO SCALE

IMPERVIOUS / PERVIOUS COVER

OPEN SPACE / LANDSCAPE	9,512 SF
BUILDING	3,738 SF
ASPHALT	28,826 SF
CONCRETE	819 SF

SITE SUMMARY

PROPERTY (AC)	1.04 AC
BUILDING (SF)	3,738 SF
PARKING REQUIRED (1/100GFA)	37
PARKING PROVIDED	39
HC SPACES PROVIDED	2
BIKE SPACES PROVIDED	6

TXDOT NOTE:

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.

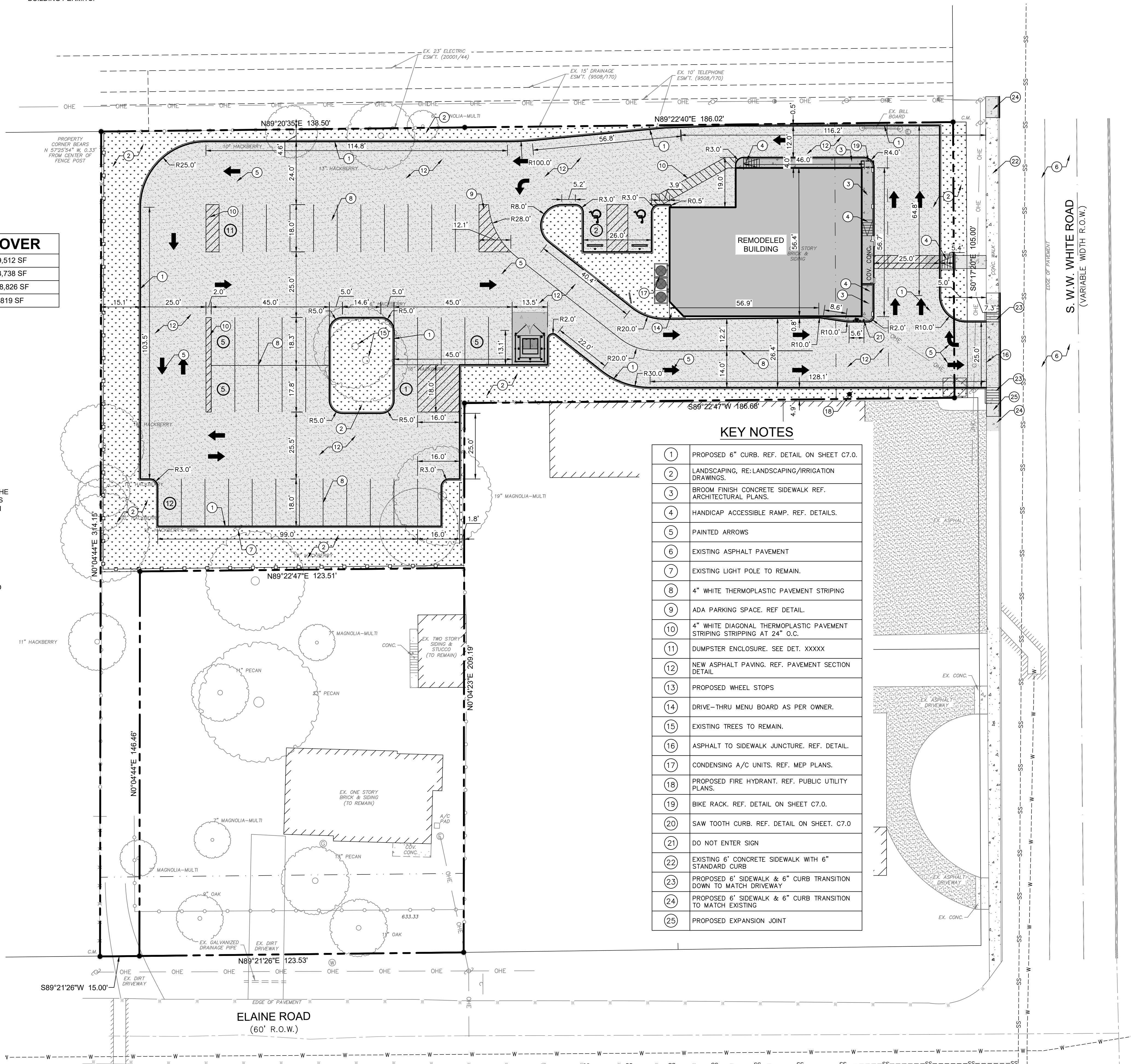
RE-ZONING INTENDED USE NOTE:

THE INTENDED USE OF THE CURRENT PROPERTY IS A NON-COMMERCIAL PARKING LOT TO PROVIDE ADDITIONAL PARKING SPACES TO THE COMMERCIAL RESTAURANT LOCATED WITHIN THE SAME DEVELOPMENT.

RE-ZONING NOTE:

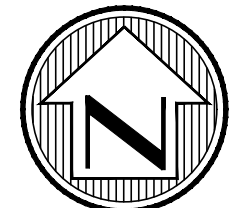
I, JESUS MANCERA & ROBERTINA RODRIGUEZ-PATINA, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN 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.

Z2020-10700115 CD



KEY NOTES

- PROPOSED 6" CURB. REF. DETAIL ON SHEET C7.0.
- LANDSCAPING, RE: LANDSCAPING/IRRIGATION DRAWINGS.
- BROOM FINISH CONCRETE SIDEWALK REF. ARCHITECTURAL PLANS.
- HANDICAP ACCESSIBLE RAMP. REF. DETAILS.
- PAINTED ARROWS
- EXISTING ASPHALT PAVEMENT
- EXISTING LIGHT POLE TO REMAIN.
- 4" WHITE THERMOPLASTIC PAVEMENT STRIPPING
- ADA PARKING SPACE. REF. DETAIL.
- 4" WHITE DIAGONAL THERMOPLASTIC PAVEMENT STRIPPING AT 24" O.C.
- DUMPSTER ENCLOSURE. SEE DET. XXXXX
- NEW ASPHALT PAVING. REF. PAVEMENT SECTION DETAIL.
- PROPOSED WHEEL STOPS
- DRIVE-THRU MENU BOARD AS PER OWNER.
- EXISTING TREES TO REMAIN.
- ASPHALT TO SIDEWALK JUNCTURE. REF. DETAIL.
- CONDENSING A/C UNITS. REF. MEP PLANS.
- PROPOSED FIRE HYDRANT. REF. PUBLIC UTILITY PLANS.
- BIKE RACK. REF. DETAIL ON SHEET C7.0.
- SAW TOOTH CURB. REF. DETAIL ON SHEET. C7.0
- DO NOT ENTER SIGN
- EXISTING 6" CONCRETE SIDEWALK WITH 6" STANDARD CURB
- PROPOSED 6" SIDEWALK & 6" CURB TRANSITION DOWN TO MATCH DRIVEWAY.
- PROPOSED 6" SIDEWALK & 6" CURB TRANSITION TO MATCH EXISTING
- PROPOSED EXPANSION JOINT



SCALE: 1"=20'
0 20 40

LEGEND

- GAS VALVE
- FIRE HYDRANT
- LIGHT POLE
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM WATER MANHOLE
- SIGN
- CONTROL POINT
- UTILITY POLE
- 1/2" IRON ROD FOUND
- BENCH MARK
- STORM GRATE
- PIN FLAG OR PAINT STRIPE
- 1/2" IRON ROD W/CAP
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED HD CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED LANDSCAPING AREA
- EXISTING CONTOURS
- EXISTING SPOT GRADE
- PROPOSED CONTOURS
- 6" FIRE LINE
- WATER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING TREE
- FLOW ARROWS
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- PROPOSED SPOT GRADES
- SILT FENCE
- FIRE LANE
- FIRE HOSE

PRELIMINARY - NOT FOR CONSTRUCTION

TAQUERIA AGAVE DE JALISCO RESTAURANT

1953 S. W.W. WHITE ROAD
SAN ANTONIO, TEXAS 78222

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DATE: 6.30.2020
JOSEPH E. TOBER, P.E.
LICENSED ENGINEER
TX. NO. 108918
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F-12583
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SIGNATURE.

REVISIONS	
No.	Description:

Drawing Name:
**DIMENSIONAL
CONTROL PLAN**
Date: June 30, 2020
Job No: 19-3160
Drawn by: JM
Sheet No:

C2.0