

SITE

**LOCATION MAP
N.T.S.**

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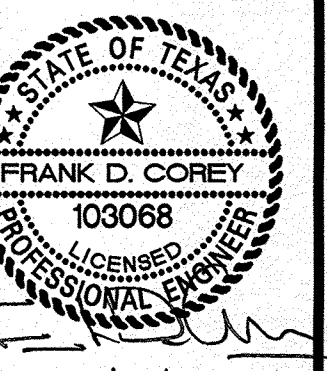
Owner:
Wes Jones
Big Star Hospitality
1630 E. 6th St., Suite 100
Austin, TX 78702

Engineer:
Frank D. Corey P.E.
KFW Engineering & Surveying, LLC
3421 Paesanos Pkwy, Suite#200
San Antonio, TX 78231

Architect:
David F. Phelps
Cyntergy
918.877.6000
810 S. Cincinnati Ave.
Tulsa, OK 74119



ISSUE DATE
REVISIONS



2/21/23

SLIM CHICKENS
SAN ANTONIO, TX 78254
COVER SHEET

JOB NO.: 927-02-01
DATE: February 6, 2023
DRAWN: AC CHECKED: FC

SHEET NUMBER:
C0.0

LEGAL DESCRIPTION
 LOT 4, BLOCK 243, CB 4451 OUT OF THE NWC CULEBRA & RANCH VIEW WEST SUBDIVISION PLAT

EASEMENTS

- 1 TXDOT R.O.W. DEDICATION (0.2552 ACRES) (DOC NO. 20200302864, O.P.R.)
- 2 12' SANITARY SEWER EASEMENT
- 3 14' ELEC., GAS, TELE. & CATV EASEMENT
- 4 VARIABLE WIDTH INGRESS/EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENT
- 5 20' BUILDING SETBACK LINE
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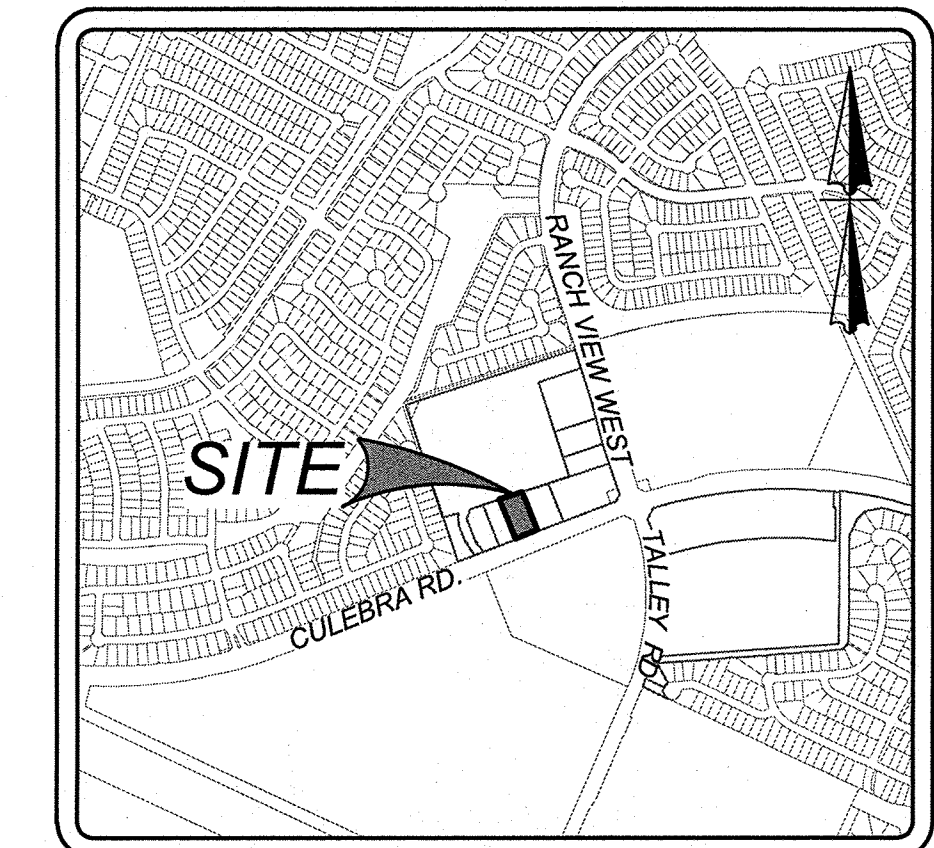
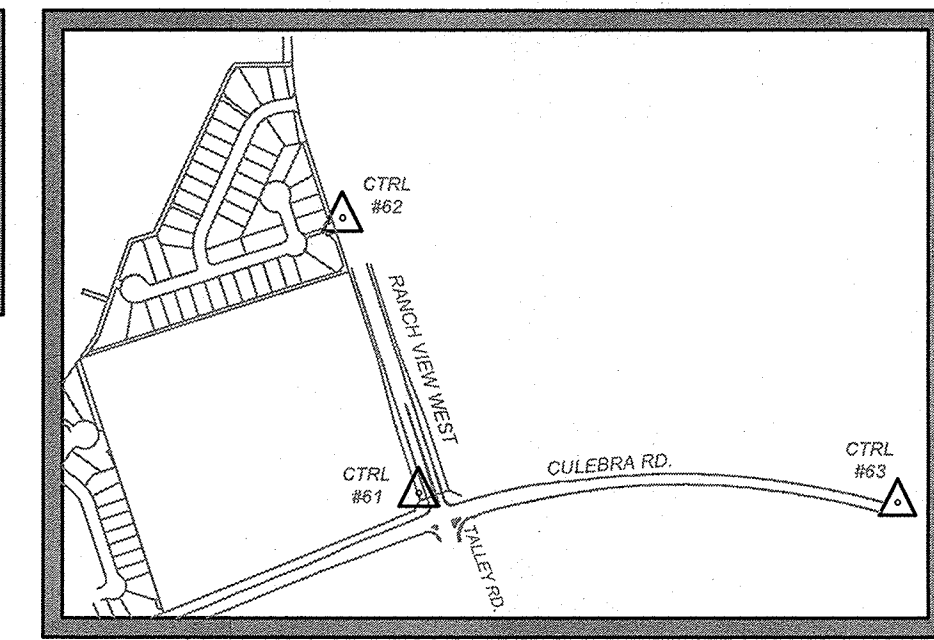
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CONTACT DOUGLAS KRAMER, RPLS WITH KFW SURVEYING AT (210) 979-8444 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.

TRENCH EXCAVATION SAFETY PROTECTION
 CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CONTROL POINTS:
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 NORTHING: 13736411.8214 EASTING: 2040085.5898
 CTRL #02: GPS ELEV.: 1002.8251
 NORTHING: 13737484.7691 EASTING: 2039785.6888
 CTRL #03: GPS ELEV.: 990.3097
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BENCHMARK MAP
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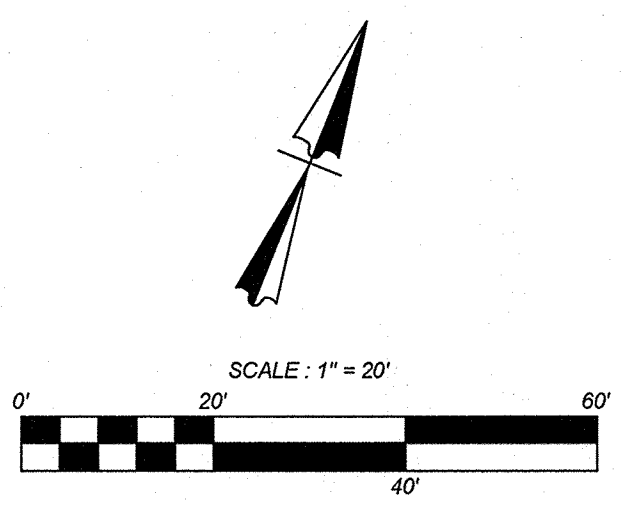
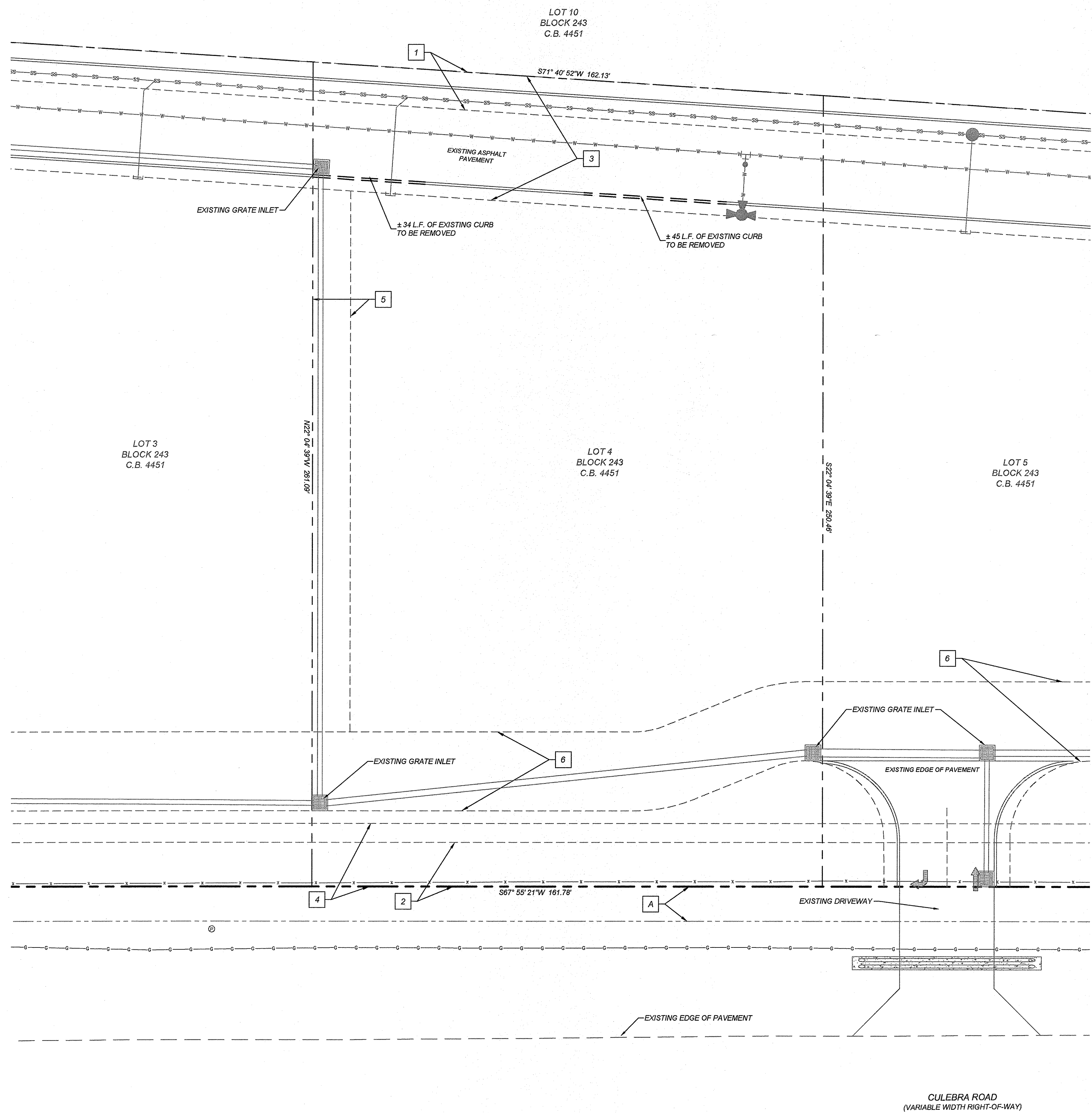
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COORDINATION NOTE:

1. CONTACT TWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 244-0500.
2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210) 353-2256.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
4. CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES. (210) 353-2256.
5. CONTRACTOR TO COORDINATE WITH SANS (SAN ANTONIO WATER SYSTEM) TO PLAN SANITARY SEWER AND WATER SERVICES. (210) 704-7297.
6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

DEMOLITION NOTES

1. LOCATION OF EXISTING UTILITIES AND DRAINAGE SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
2. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION PROCESS.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
4. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION OR CONSTRUCTION.
6. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT THE WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
7. ALL EXISTING ELECTRIC SERVICES TO BE REMOVED ARE TO BE BY CPS ENERGY AT OWNER'S EXPENSE. CONTRACTOR SHALL COORDINATE WITH CPS ENERGY AND OWNER AS REQUIRED BEFORE REMOVAL OF ANY ELECTRIC FACILITIES.
8. CONTRACTOR SHALL NOT START DEMOLITION OF ANY FEATURE SHOWN ON THIS DRAWING UNTIL THE STORM WATER POLLUTION PREVENTION PLAN IS COMPLETE AND EROSION CONTROL MEASURES ARE INSTALLED.
10. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION, AND DISPOSAL, OF ALL DEMOLISHED OR UNWANTED MATERIAL.
11. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR DEMOLITION.
12. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL PROPERTY CORNERS AND SHALL HAVE AT HIS EXPENSE, ALL CORNERS REPLACED WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES.
13. CONTRACTOR SHALL NOT DEMOLISH ANY SANS WATER OR SANITARY SEWER LINE WITHOUT SANS APPROVAL.
14. CONTRACTOR SHALL INSTALL A MINIMUM 6-FOOT HIGH, CHAIN LINK PROTECTIVE FENCE ALONG THE PERIMETER OF THE CONSTRUCTION/DEMOLITION LIMITS. PROTECTIVE FENCE SHALL BE IN PLACE BEFORE ANY DEMOLITION OR CONSTRUCTION BEGINS AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL TAKE SPECIAL CARE TO INSTALL VEHICULAR BARRIERS AND FENCING TO PROHIBIT VEHICULAR AND PEDESTRIAN ACCESS TO THAT AREA CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ENSURE THAT FENCING AND BARRIERS INSTALLED ARE ADEQUATE.



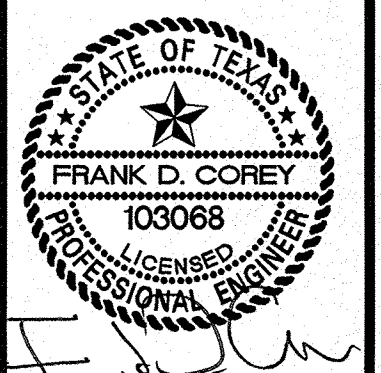
LEGEND

- PROPERTY LINE
- ==== EXISTING CURB
- - - - - 777 - - - - - EXISTING CONTOURS
- - - - - EXISTING GAS LINE
- - - - - EXISTING 12" WATER MAIN
- - - - - EXISTING SANITARY SEWER LINE & MANHOLE
- - - - - DEMO CURB

NOTE: EXISTING INFRASTRUCTURE TO BE CONSTRUCTED BY OTHERS

KFW ENGINEERS + SURVEYING
 14603 Huachuca Rd, Bldg 40, San Antonio, TX 78239
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 TBE# Firm #: 8513 • TBE# S Firm #: 1012200

ISSUE DATE
 REVISIONS



2/29/23

SLIM CHICKENS
 SAN ANTONIO, TX 78254
EXISTING CONDITIONS & DEMOLITION PLAN

Owner:
 Wes Jones
 Big Star Hospitality
 1630 E. 6th St. Suite 100
 Austin, TX 78702

Engineer:
 FRANK D. COREY, P.E.
 KFW Engineering & Surveying, LLC
 3421 Paasanos Pkwy, Suite#200
 San Antonio, TX 78231

JOB NO. 927-02-01
 DATE: February 6, 2023
 DRAWN: AC CHECKED: FC

SHEET NUMBER:
 C1.0

LEGAL DESCRIPTION
 LOT 4, BLOCK 243, C.B. 4451 OUT OF THE NWC CULEBRA & RANCH VIEW WEST SUBDIVISION PLAT

EASEMENTS

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- 2 12' SANITARY SEWER EASEMENT
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COORDINATION NOTE:

1. CONTACT TYWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 344-8500
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6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

KEYED ITEMS

- 1 TYPICAL PARKING SPACES (REF 1/CT.0)
- 2 6" STANDARD CURB (REF 2/CT.0)
- 3 TRAFFIC ARROW (REF 3/CT.0)
- 4 SIDEWALK (REF 4/CT.0)
- 5 HEADER CURB (REF 5/CT.0)
- 6 WHEEL STOP (REF 6/CT.0)
- 7 CROSS HATCH (REF 7 & 13/CT.0)
- 8 ASPHALT PAVEMENT JUNCTURE (REF 8/CT.0)
- 9 2' CURB TRANSITION (REF 9/CT.0)
- 10 HANDICAP PARKING SYMBOL (REF 10/CT.0)
- 11 HANDICAP SIGN (REF 11/CT.0)
- 12 DUMPSTER WITH ENCLOSURE (REF. ARCHITECTURAL PLANS FOR DETAILS/ EXACT LOCATION)
- 13 SIDEWALK RAMP (REF 12/CT.0)
- 14 CROSS WALK (REF 14/CT.0)
- 15 "DO NOT ENTER" SIGN (REF 15/CT.0)
- 16 CURBSIDE PICKUP SIGNAGE (OWNER TO PROVIDE SIGN DETAIL)
- 17 LIGHT POLE LOCATION (REF. MEP PLANS)
- 18 PYLON SIGN (REF ARCH. PLANS)

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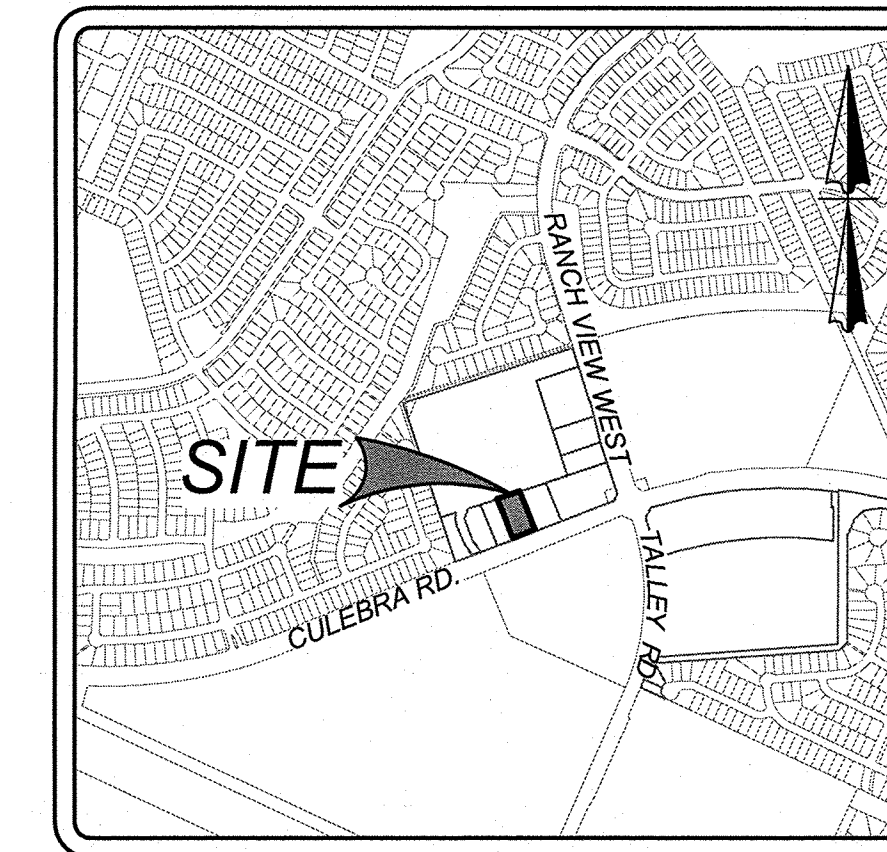
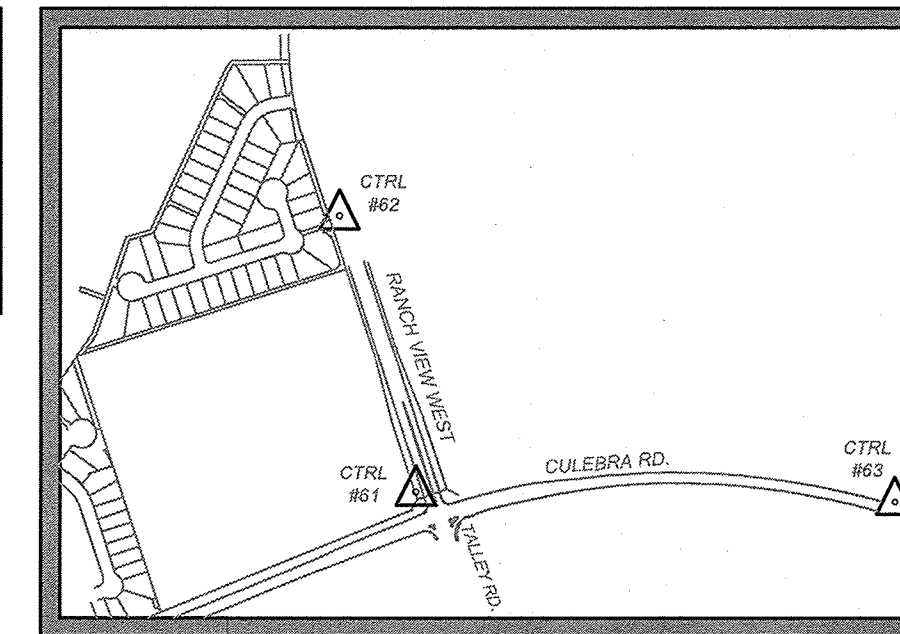
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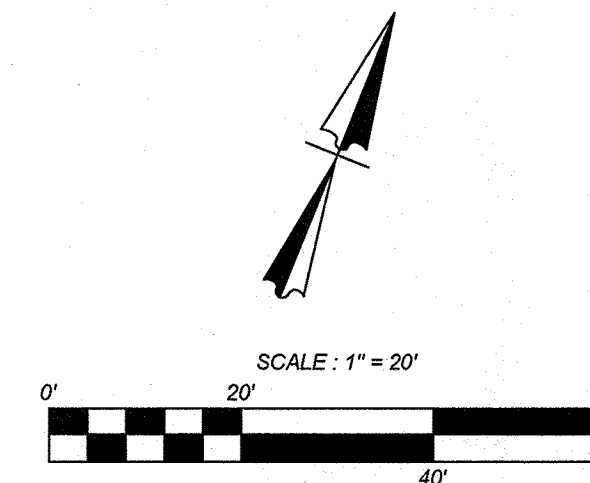
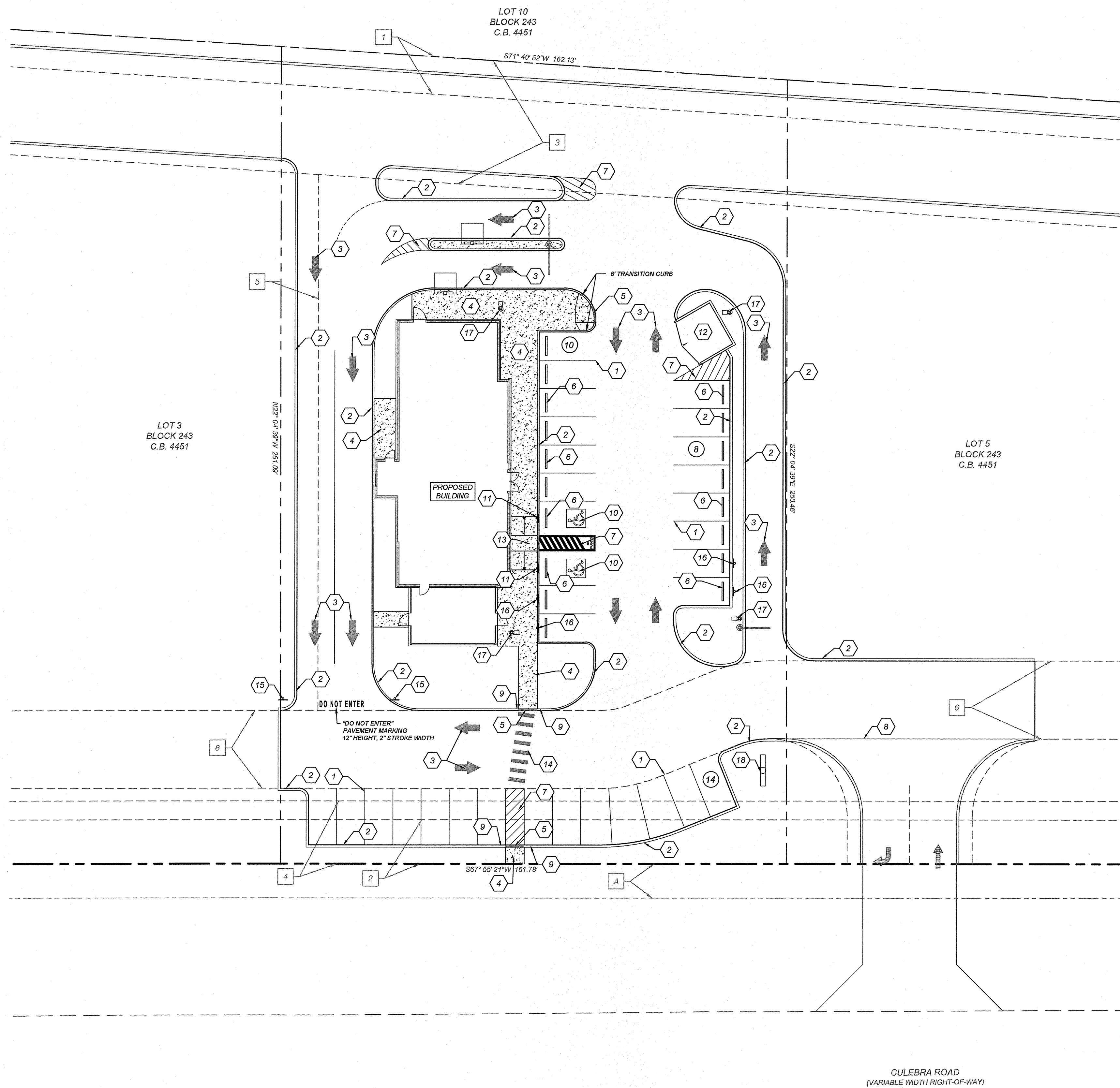
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BENCHMARK MAP
 N.T.S.



LOCATION MAP
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LEGEND

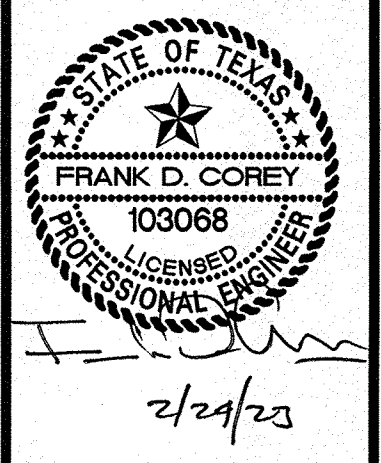
- PROPERTY LINE
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- PROPOSED WHEEL STOP
- PROPOSED SIDEWALK
- PROPOSED TRAFFIC ARROWS
- PROPOSED HEIGHT MARKER
- PROPOSED MENU BOARD
- PROPOSED SIGN

PARKING SUMMARY	
GROSS FLOOR AREA (S.F.):	3,750
TOTAL PROPOSED PARKING:	32
REQUIRED HC PARKING:	2
REQUIRED VA PARKING:	1
PROPOSED HC PARKING:	2
PROPOSED VA PARKING:	1

Owner:
 Wes Jones
 Big Star Hospitality
 1630 E. 6th St. Suite 100
 Austin, TX 78702

Engineer:
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 TBE Firm #: 8515 • TBE Firm #: 1012200



SLIM CHICKENS
SAN ANTONIO, TX 78254
SITE PLAN

JOB NO. 927-02-01
 DATE: February 6, 2023
 DRAWN: AC CHECKED: FC

SHEET NUMBER:
 C2.0

Date: Feb 04, 2023, 12:15pm User: dk:chickensh
 File: K:\927\02\01\Design\Civil\045827\0201.dwg

LEGAL DESCRIPTION
 LOT 4, BLOCK 243, CB 4451 OUT OF THE RWC CULEBRA & RANCH VIEW WEST SUBDIVISION PLAT

EASEMENTS

- A TXDOT R.O.W. DEDICATION (0.2552 ACRES) (DOC NO. 20200302864, O.P.R.)
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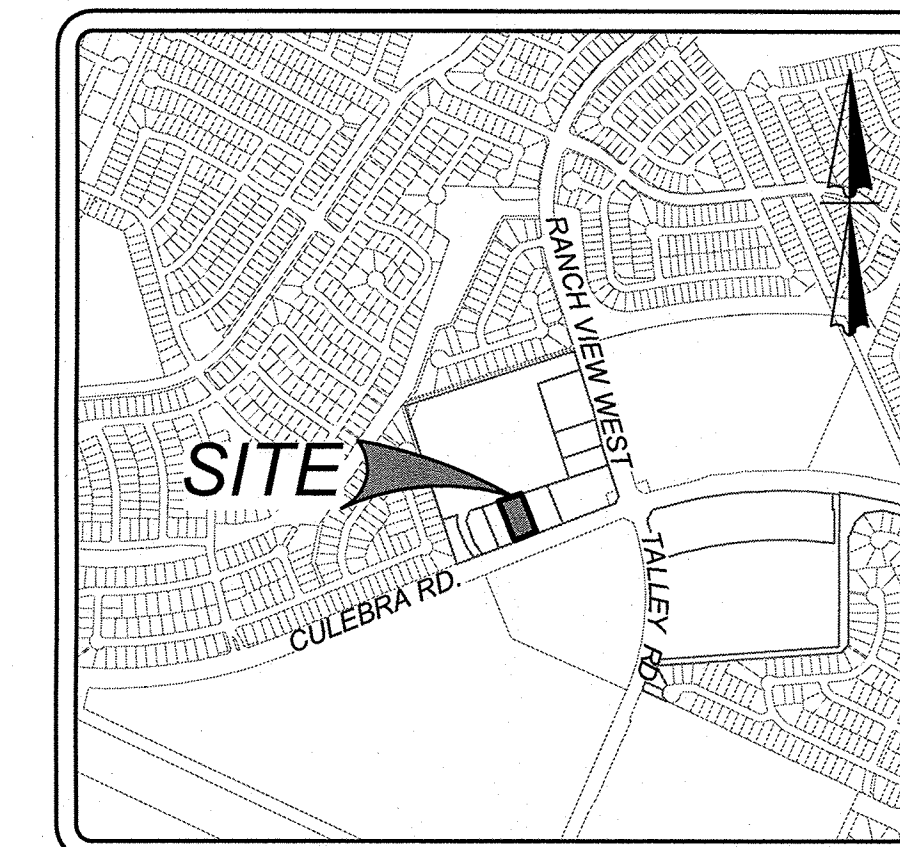
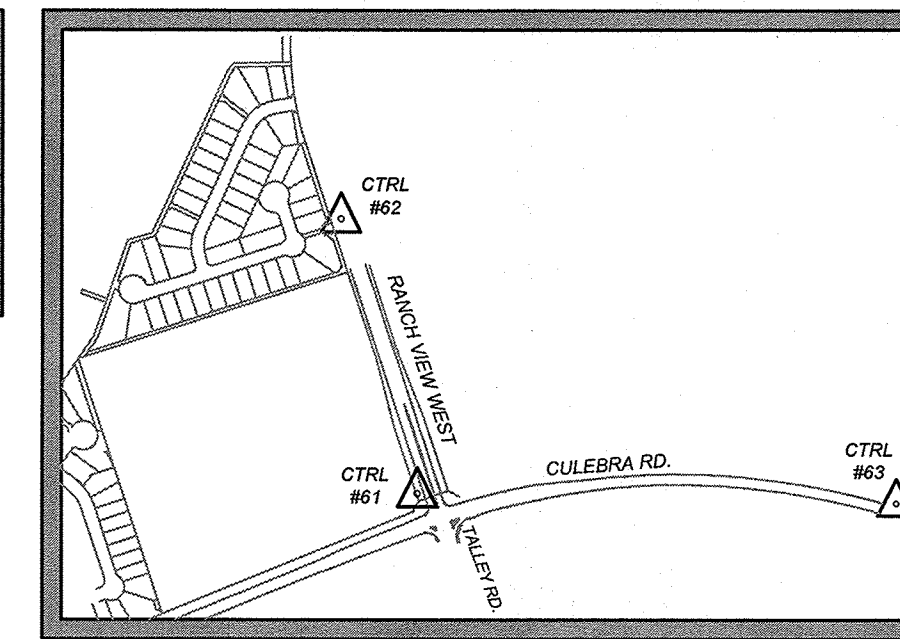
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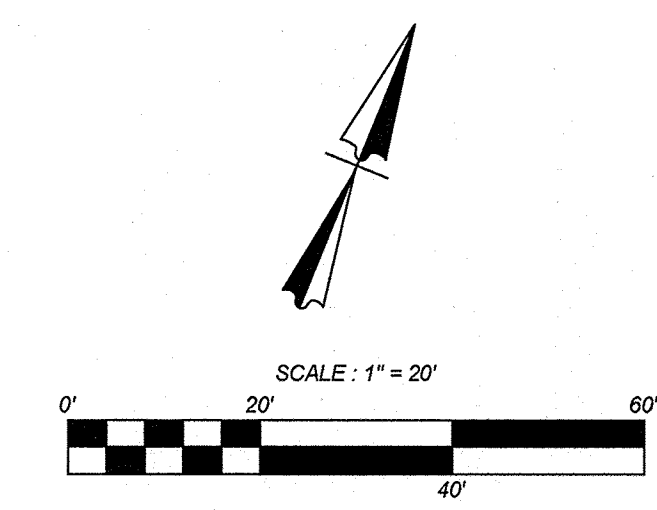
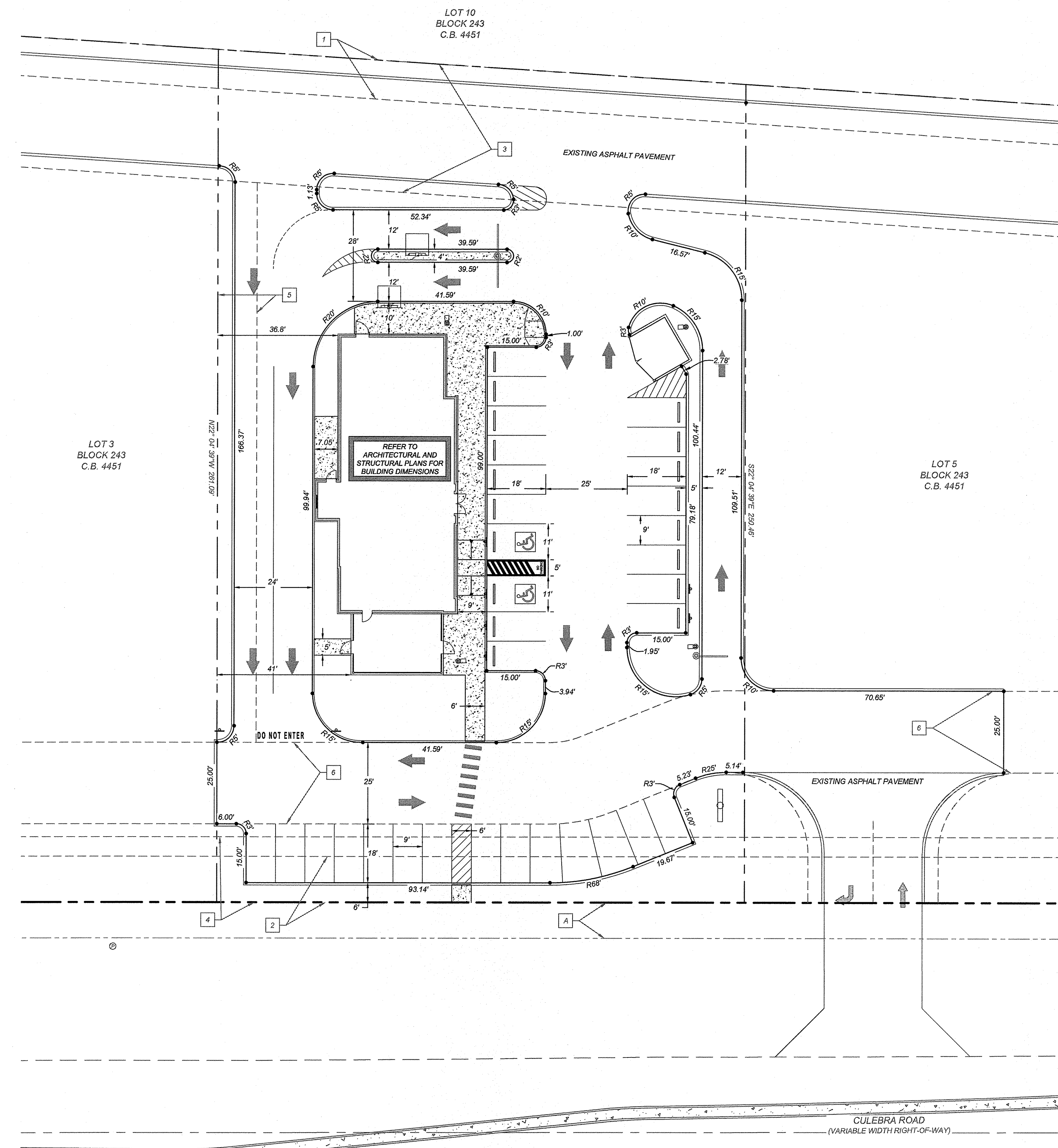
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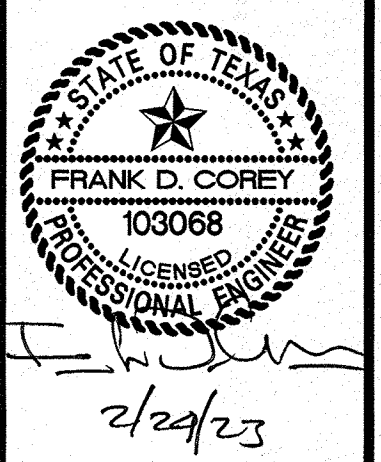
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KFW
ENGINEERS + SURVEYING
 14603 Hualapai Rd, Bldg. 40, San Antonio, TX 78230
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 E-MAIL: info@kfw.com • Website: www.kfw.com

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2/24/23

SLIM CHICKENS
SAN ANTONIO, TX 78254
DIMENSIONAL CONTROL PLAN

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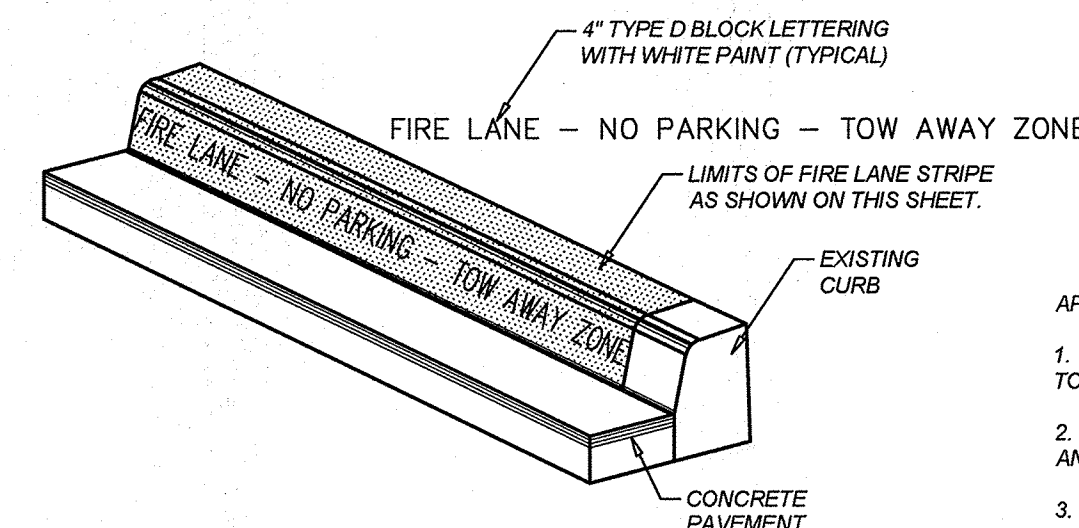
CONTACT DOUGLAS KRAMER, RPLS WITH KFW SURVEYING AT (210) 979-8444 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.

COORDINATION NOTE:

1. CONTACT TWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210)-244-0500.
2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210)-353-2256.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
4. CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES. (210)-353-2256.
5. CONTRACTOR TO COORDINATE WITH SAWS (SAN ANTONIO WATER SYSTEM) TO PLAN SANITARY SEWER AND WATER SERVICES. (210)-704-7297.
6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

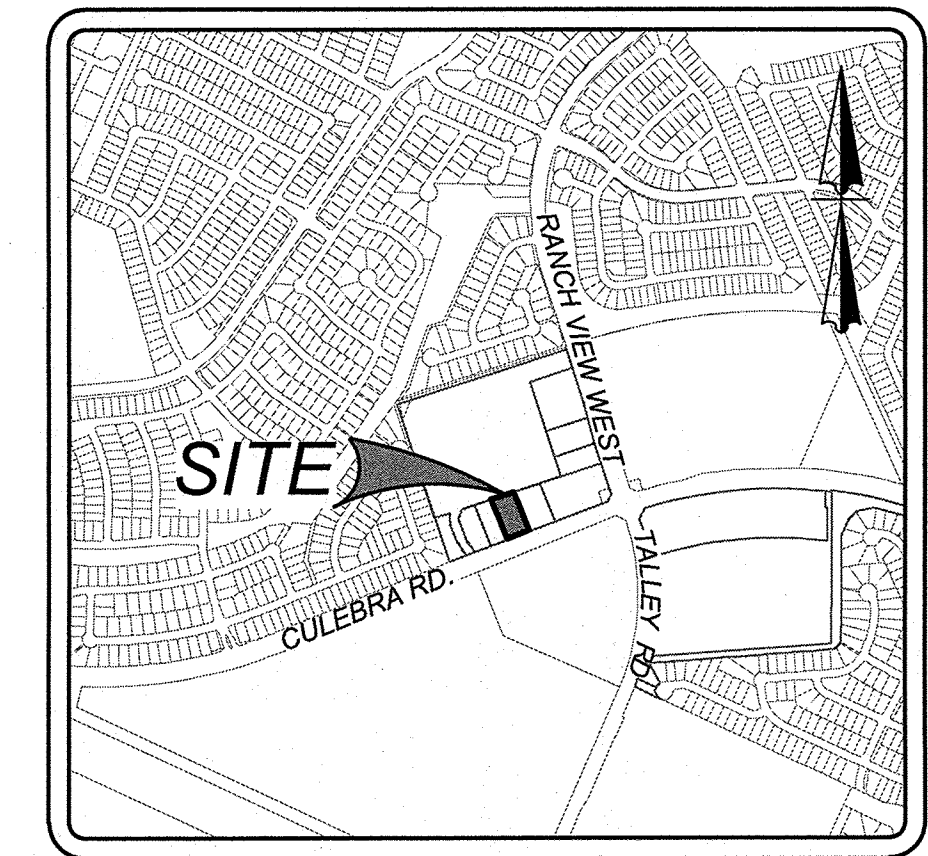
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/TECHNICAL SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



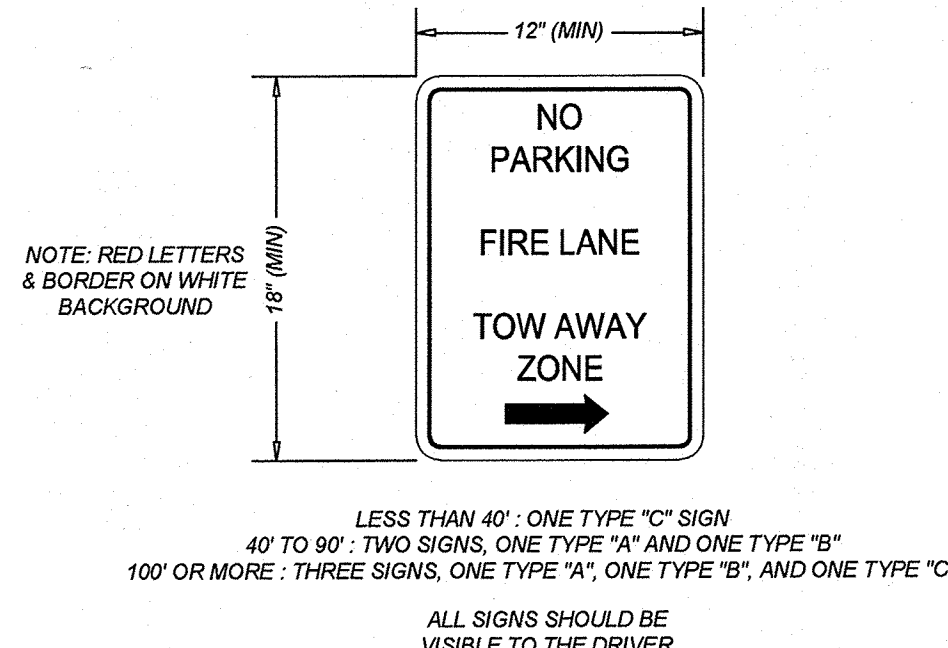
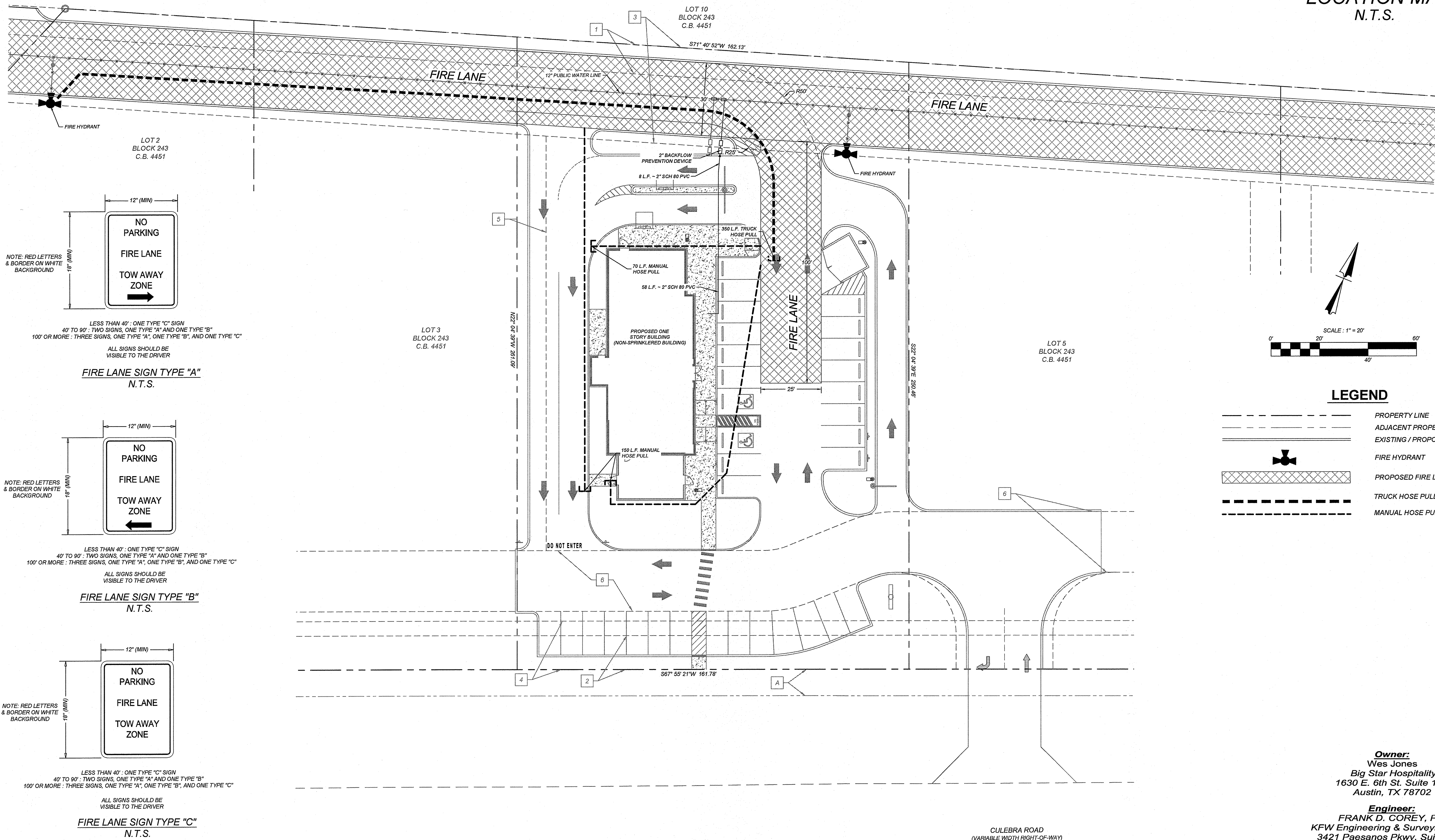
TYPICAL FIRE LANE MARKING DETAIL
 N.T.S.

APPLICATION:

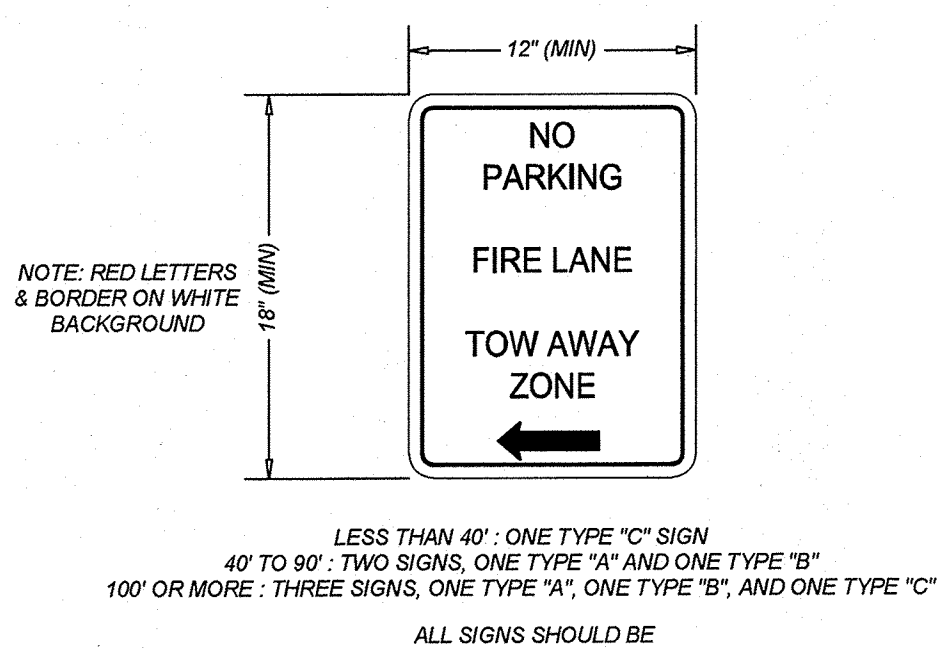
1. ALONG CURBED AREAS: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB. PAINT WHITE LETTERS ON FACE OF CURB ONLY.
2. ALONG NON-CURBED AREAS: PAINT RED LANE STRIPE ON PAVEMENT AND PAINT WHITE LETTERS.
3. 40' FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.



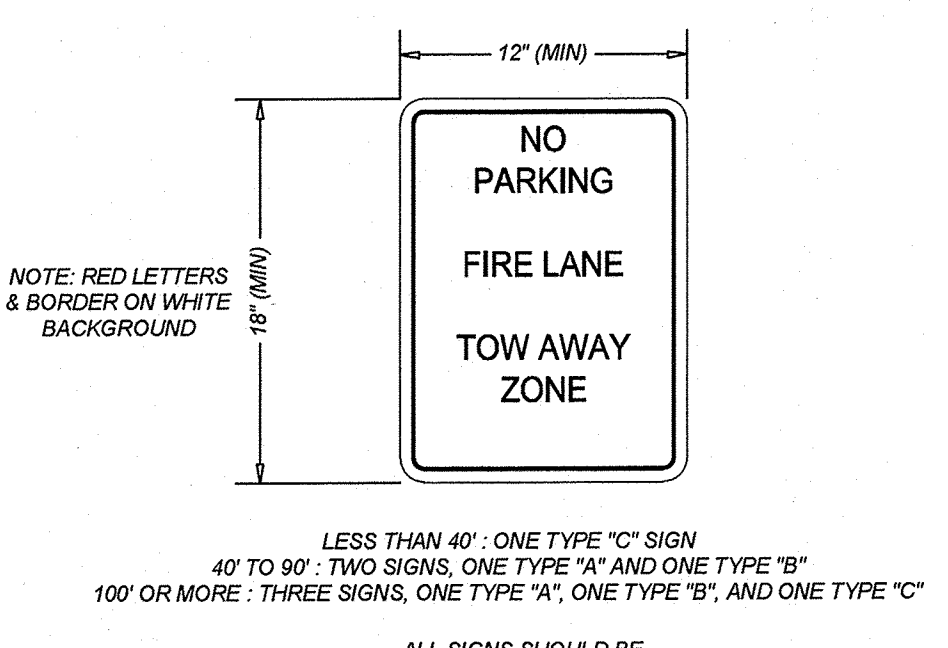
LOCATION MAP
 N.T.S.



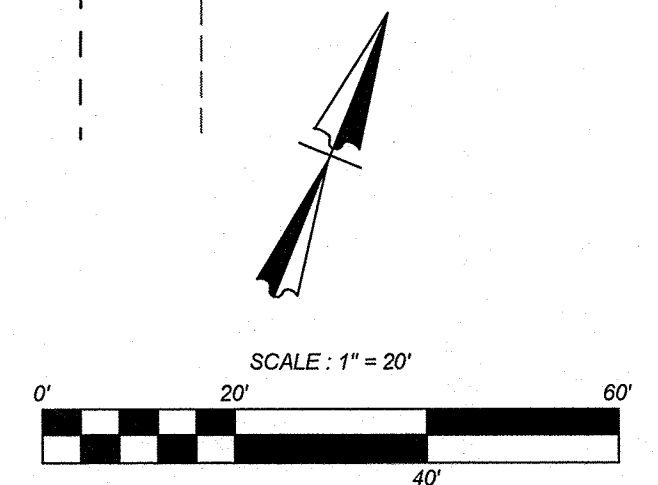
FIRE LANE SIGN TYPE "A"
 N.T.S.



FIRE LANE SIGN TYPE "B"
 N.T.S.



FIRE LANE SIGN TYPE "C"
 N.T.S.



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING / PROPOSED CURB
	FIRE HYDRANT
	PROPOSED FIRE LANE
	TRUCK HOSE PULL
	MANUAL HOSE PULL

Owner:
 Wes Jones
 Big Star Hospitality
 1630 E. 6th St. Suite 100
 Austin, TX 78702

Engineer:
 FRANK D. COREY, P.E.
 KFW Engineering & Surveying, LLC
 3421 Paeanos Pkwy, Suite#200
 San Antonio, TX 78231

KFW
ENGINEERS + SURVEYING
 14803 Hubner Rd. Bldg. 40, San Antonio, TX 78230
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 TSP# Perm #: 9513 • TSP#-CS Perm #: 172580

STATE OF TEXAS
 FRANK D. COREY
 103068
 LICENSED PROFESSIONAL ENGINEER
 3/24/23

SLIM CHICKENS
SAN ANTONIO, TX 78254
FIRE PROTECTION PLAN

JOB NO. 927-02-01
 DATE: February 6, 2023
 DRAWN: AC CHECKED: FC
 SHEET NUMBER:
C3.0

Date: Feb. 24, 2023, 1:14pm, User: ID: fhdh@kfw.com
 File: K:\927\02\01\Design\Civil\FP9270201.dwg

LEGAL DESCRIPTION
 LOT 4, BLOCK 243, CB 4451 OUT OF THE NWC CULEBRA & RANCH VIEW WEST SUBDIVISION PLAT

EASEMENTS

- 1 TXDOT R.O.W. DEDICATION (0.2552 ACRES) (DOC NO. 20200302864, O.P.R.)
- 2 12' SANITARY SEWER EASEMENT
- 3 14' ELEC., GAS, TELE. & CATV EASEMENT
- 4 VARIABLE WIDTH INGRESS/EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENT
- 5 20' BUILDING SETBACK LINE
- 6 12' PRIVATE DRAINAGE EASEMENT
- 7 VARIABLE WIDTH INGRESS/EGRESS AND PRIVATE DRAINAGE EASEMENT
- 8

COORDINATION NOTE:

- 1. CONTACT TWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 344-0500.
- 2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210) 353-2256.
- 3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
- 4. CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN SANITARY SEWER AND WATER SERVICES. (210) 353-2256.
- 5. CONTRACTOR TO COORDINATE WITH SAWS (SAN ANTONIO WATER SYSTEM) TO PLAN SANITARY SEWER AND WATER SERVICES. (210) 704-1297.
- 6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

CAUTION! THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

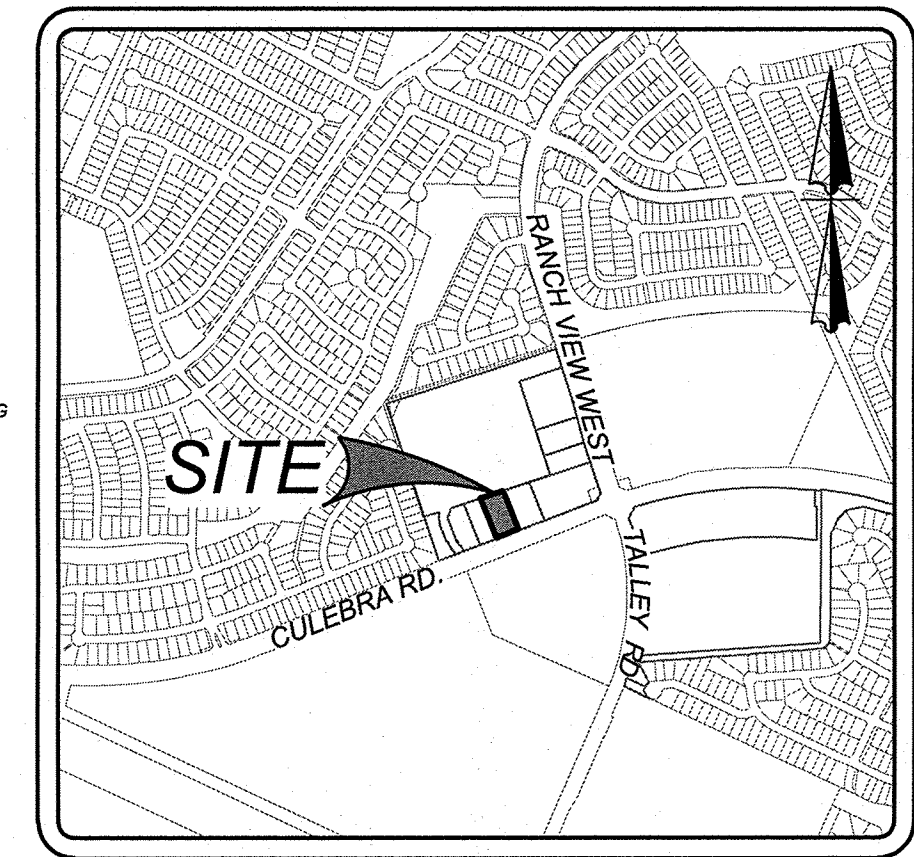
CONTACT DOUGLAS KRAMER - RPLS WITH KFW SURVEYING AT (210) 979-8444 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.

TRENCH EXCAVATION SAFETY PROTECTION

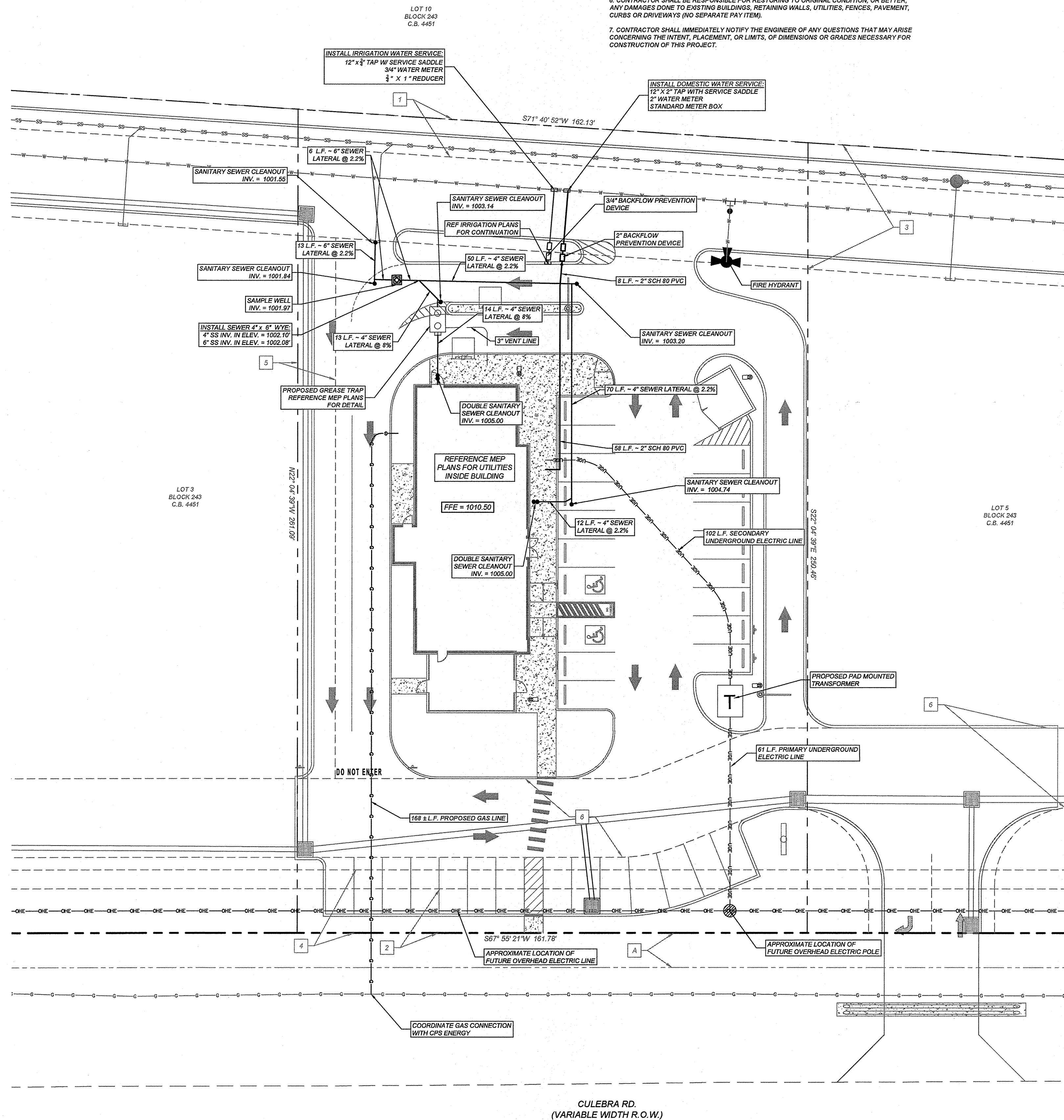
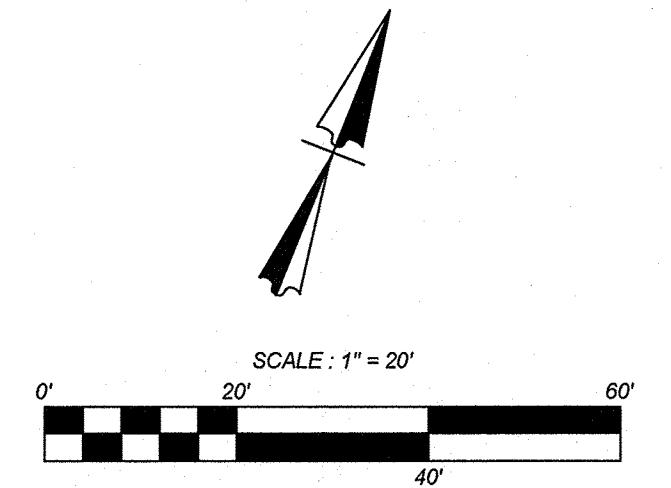
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

UTILITY GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SANS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAG 219 AND TAG 217).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. THE FIRE AND DOMESTIC WATER LINES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SANS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
4. ALL UTILITY CONNECTIONS TO BUILDINGS SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRIC PLANS.
5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).
7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
9. ALL EXCAVATIONS AND BACK FILLING OF UTILITY TRENCHES SHALL MEET GEOTECHNICAL REPORT RECOMMENDATIONS OR TYPICAL SAWS UTILITY TRENCH SPECIFICATIONS. ALL BACK FILL MUST BE IN COMPACTED 12-INCH LIFTS, AND NO WATER SETTING IS ALLOWED.
10. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL SPECIFICATIONS AND CONTRACT INFORMATION.
11. SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.
12. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
13. CONTRACTOR SHALL COORDINATE WITH CPS PRIOR TO CONSTRUCTION TO RELOCATE EXISTING POWER POLES LOCATED IN PROPOSED DRIVEWAY AREAS.



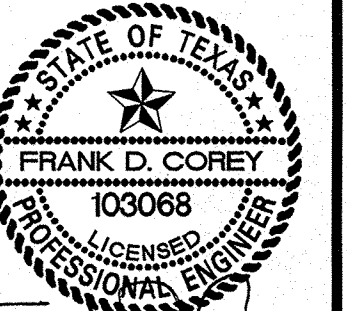
LOCATION MAP
N.T.S.



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB
	EXISTING TRAFFIC POLE
	EXISTING CONCRETE
	EXISTING SANITOURS
	EXISTING SANITARY SEWER MANHOLE
	EXISTING PULL BOX
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	PROPOSED SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED TRAFFIC ARROWS
	PROPOSED HEIGHT MARKER
	PROPOSED MENU BOARD
	PROPOSED WHEEL STOP
	PROPOSED PAD MOUNTED TRANSFORMER
	PROPOSED POWER POLE

KFW
ENGINEERS + SURVEYING
 14603 Hulsbush Rd, Bldg 40, San Antonio, TX 78230
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 TBP# Firm #: 9510 • TBP# LS Firm #: 1012200



2/23/24

SLIM CHICKENS
SAN ANTONIO, TX 78254
UTILITY PLAN

Owner:
 Wes Jones
 Big Star Hospitality
 1630 E. 6th St. Suite 100
 Austin, TX 78702

Engineer:
 FRANK D. COREY, P.E.
 KFW Engineering & Surveying, LLC
 3421 Paasanos Pkwy, Suite#200
 San Antonio, TX 78231

JOB NO. 927-02-01
 DATE: February 6, 2023
 DRAWN: AC CHECKED: FC

SHEET NUMBER:
C4.0

LEGAL DESCRIPTION
 LOT 4, BLOCK 243, CB 4451 OUT OF THE NWC CULEBRA & RANCH VIEW WEST SUBDIVISION PLAT

EASEMENTS

- A TXDOT R.O.W. DEDICATION (0.2552 ACRES) (DOC NO. 20200302864, O.P.R.)
- 1 12' SANITARY SEWER EASEMENT
- 2 14' ELEC., GAS, TELE. & CATV EASEMENT
- 3 VARIABLE WIDTH INGRESS/EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENT
- 4 20' BUILDING SETBACK LINE
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COORDINATION NOTE:

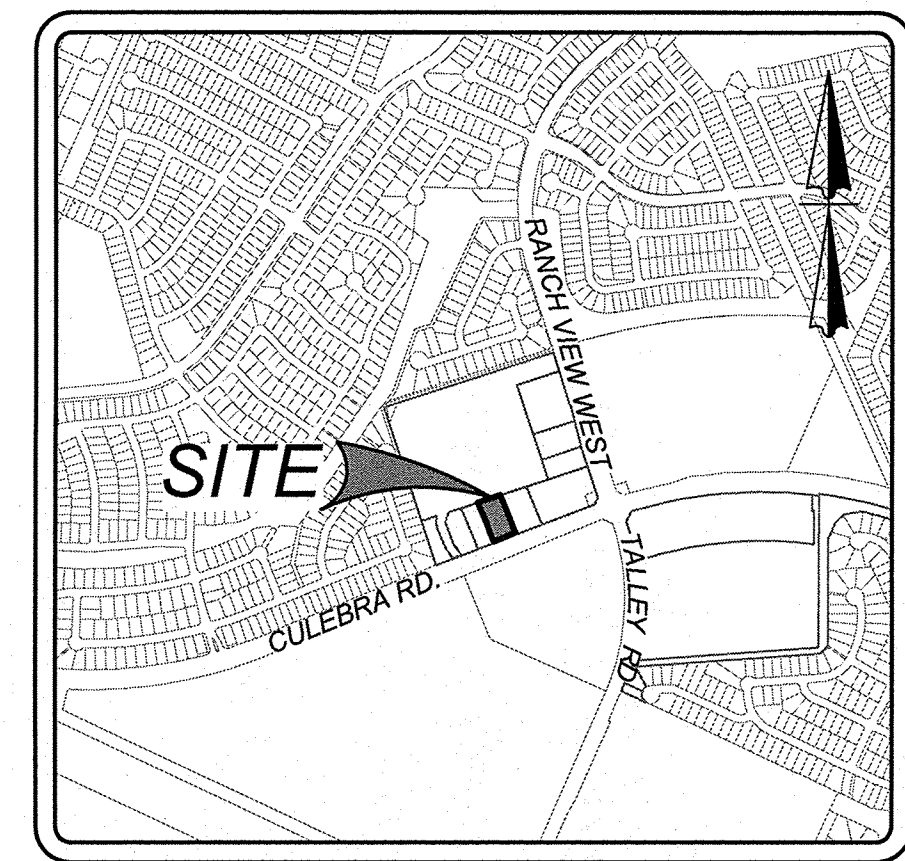
1. CONTACT TWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 244-0550.
2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210) 353-2256.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
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6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

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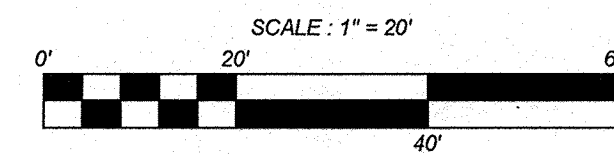
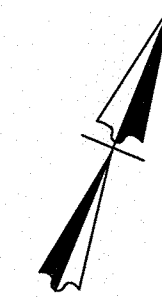
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TRENCH EXCAVATION SAFETY PROTECTION

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LOCATION MAP
N.T.S.

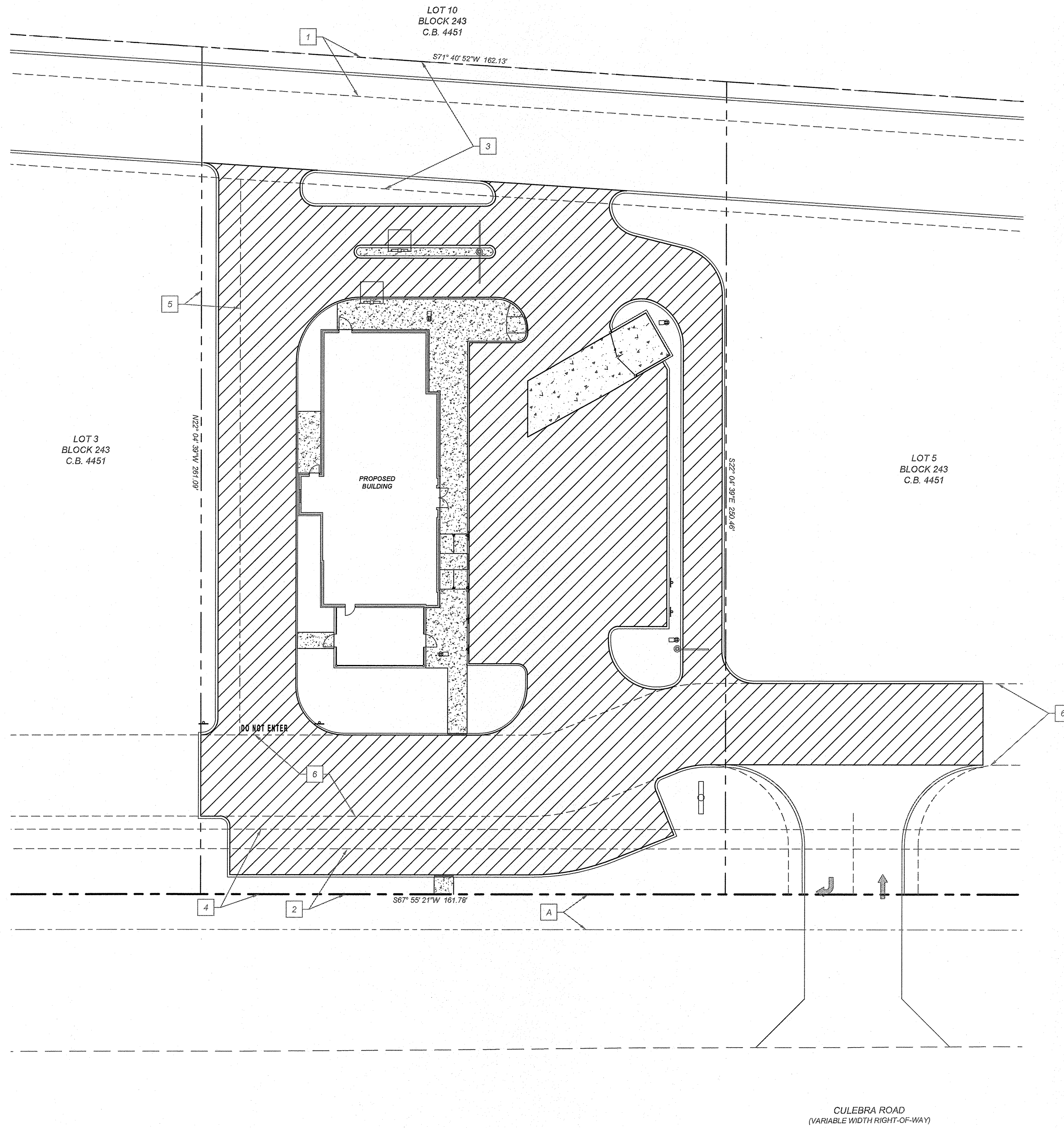
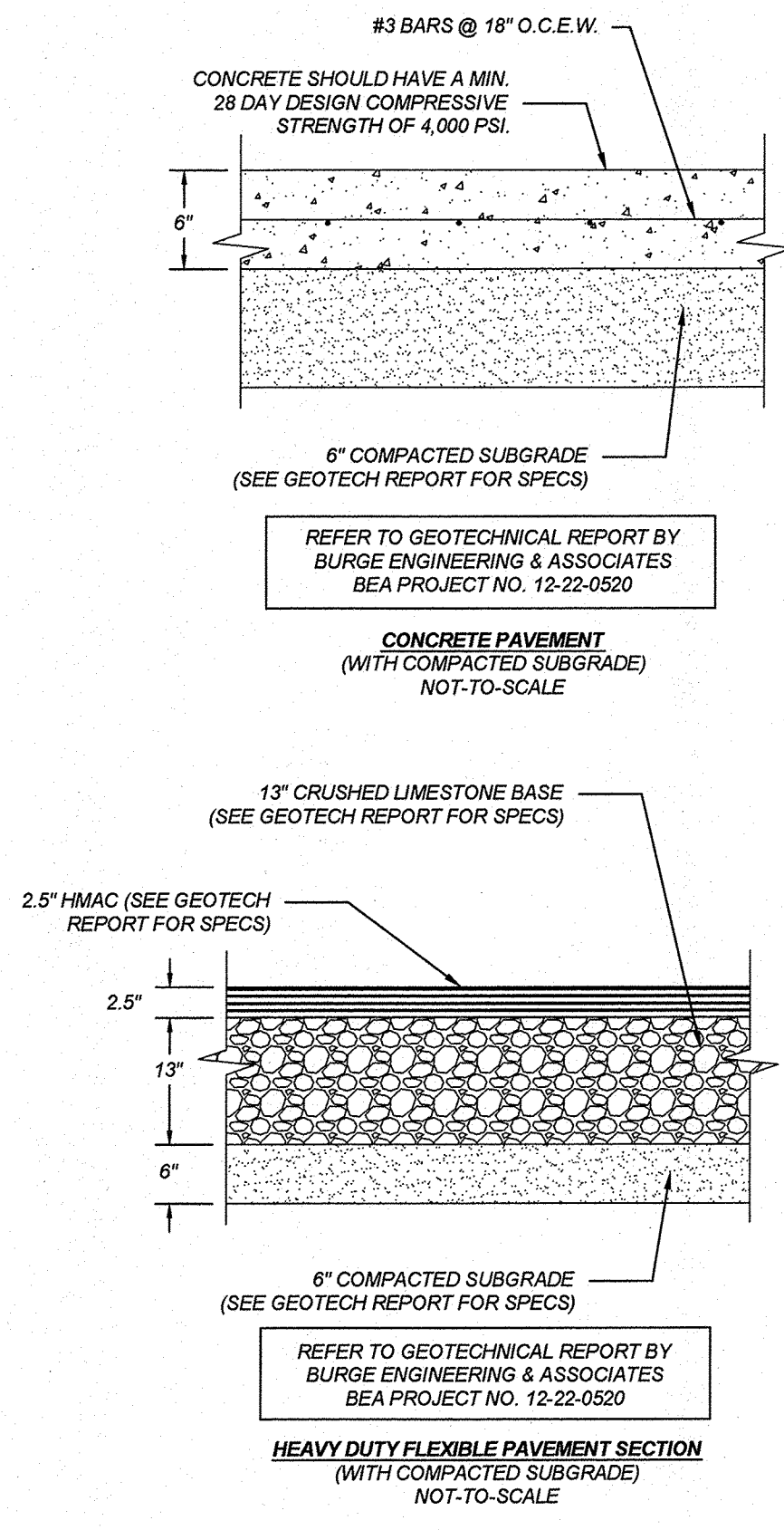


LEGEND

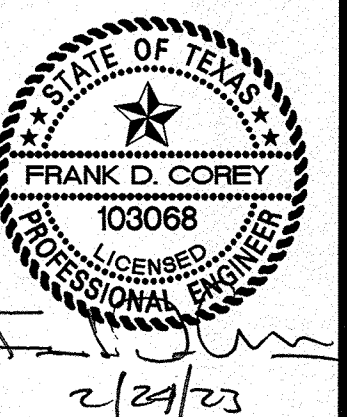
- PROPERTY LINE
- HEAVY DUTY FLEXIBLE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK

NOTE:

1. REFERENCE GEOTECH REPORT FOR INFORMATION REGARDING COMPACTED SUBGRADE.
2. THIS DRAWING REFLECTS THE GENERAL PLACEMENT OF CONCRETE. SEE SHEET C2.1 FOR DIMENSIONS AND CURVE DATA DETAIL.
3. REFERENCE GEOTECH REPORT FOR DOWEL AND PAVEMENT JOINT SPECIFICATIONS.
4. REFERENCE GEOTECH REPORT FOR PAVEMENT RECOMMENDATION FOR DUMPSTER PAD.



KFW
ENGINEERS + SURVEYING
 14833 Huachuca Rd, Bldg 40, San Antonio, TX 78233
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 TBE Firm #: 9515 • TBE S Firm #: 1012300



SLIM CHICKENS
SAN ANTONIO, TX 78254
PAVING PLAN

Owner:
 Wes Jones
 Big Star Hospitality
 1630 E. 6th St. Suite 100
 Austin, TX 78702

Engineer:
 FRANK D. COREY, P.E.
 KFW Engineering & Surveying, LLC
 3421 Paesanos Pkwy, Suite#200
 San Antonio, TX 78231

JOB NO. 927-02-01
 DATE: February 6, 2023
 DRAWN: AC CHECKED: FC
SHEET NUMBER:
C5.0

LEGAL DESCRIPTION
 LOT 4, BLOCK 243, CB 4451 OUT OF THE RWC CULEBRA & RANCH VIEW
 WEST SUBDIVISION PLAT

EASEMENTS

- 1 7XDOT R.O.W. DEDICATION (0.2552 ACRES)
(DDC NO. 20200302884, O.P.R.)
- 2 12' SANITARY SEWER EASEMENT
- 3 14' ELEC., GAS, TELE. & CATV EASEMENT
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AND PRIVATE DRAINAGE EASEMENT
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AND PRIVATE DRAINAGE EASEMENT

COORDINATION NOTE:

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6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

NOTE:

1. THE CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW JUNCTURES, NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR STRIPING.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
4. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
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 SCHERTZ DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL. CONTRACTOR TO COORDINATE WITH CITY TO CONFIRM EXTENT OF EXISTING SIDEWALK IN RIGHT OF WAY THAT WILL REQUIRE REMOVAL AND REPLACEMENT.

GRADING NOTES:

1. ALL GRADES AND CONTOURS SHOWN ARE FINAL. TOP OF FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBTRACT THICKNESS OF PAVEMENT, BASE, TOP SOIL, SOD, ETC. TO ACHIEVE SUBGRADE ELEVATION.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
3. NO ABRUPT CHANGE OF GRADE SHALL OCCUR IN THE ROADWAYS, PARKING AREAS, OR SIDEWALKS.
4. CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON ± ONE-TENTH (0.10) FOOT.
5. ALL DISTURBED AREAS NOT COVERED BY IMPERVIOUS COVER SHALL BE REVEGETATED/STABILIZED.
6. UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PLANS SHALL CONFORM TO ALL APPLICABLE BEARER COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS, CITY OF SCHERTZ STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SCHERTZ WATER SYSTEMS STANDARD SPECIFICATIONS, AND CPS ENERGY SERVICE STANDARDS (LATEST EDITION).
8. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, SIDEWALKS, OR DRIVEWAYS (NO SEPARATE PAY ITEM).
9. DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, CITY PUBLIC SERVICE (CPS) MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION. THE CONTRACTOR SHALL PAY FOR ALL TEMPORARY UTILITY SERVICES.
11. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
13. ALL EXCAVATION IS UNCLASSIFIED.
14. ALL EXCAVATIONS AND BACKFILLING SHALL BE AS PER GEOTECHNICAL SPECIFICATIONS. ALL BACKFILL MUST BE IN COMPACTED 12 - INCH LIFTS MAXIMUM, AND NO WATER JETTING IS ALLOWED.
15. ALL CURBS ARE 6 INCHES HIGH UNLESS OTHERWISE SPECIFIED.
16. SEE CIVIL DETAIL SHEETS FOR APPLICABLE DETAILS.
17. ALL CONSTRUCTION AREAS WITHIN THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE TOPSOIL. ANY POCKETS OF DEBRIS ENCOUNTERED SHOULD ALSO BE REMOVED.
18. REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE INFORMATION AND CONSTRUCTION GUIDELINES.
19. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2% UNLESS OTHERWISE SHOWN.
20. ANY TREE PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF SCHERTZ SPECIFICATIONS.
21. MAXIMUM SLOPE ON HANDICAP ACCESSIBLE PARKING SPACES IS 2% IN ANY DIRECTION. HANDICAP ACCESSIBLE CROSS SLOPES ON SIDEWALKS AND FLATWORK AROUND BUILDINGS SHALL NOT EXCEED 2%. SLOPES ALONG THE LENGTH OF TRAVEL OF SAID SIDEWALKS SHALL NOT EXCEED 5% NO EXCEPTIONS.

CAUTION! THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CONTACT DOUGLAS KRAMER, RPLS WITH KFW SURVEYING AT (210) 978-8444 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.

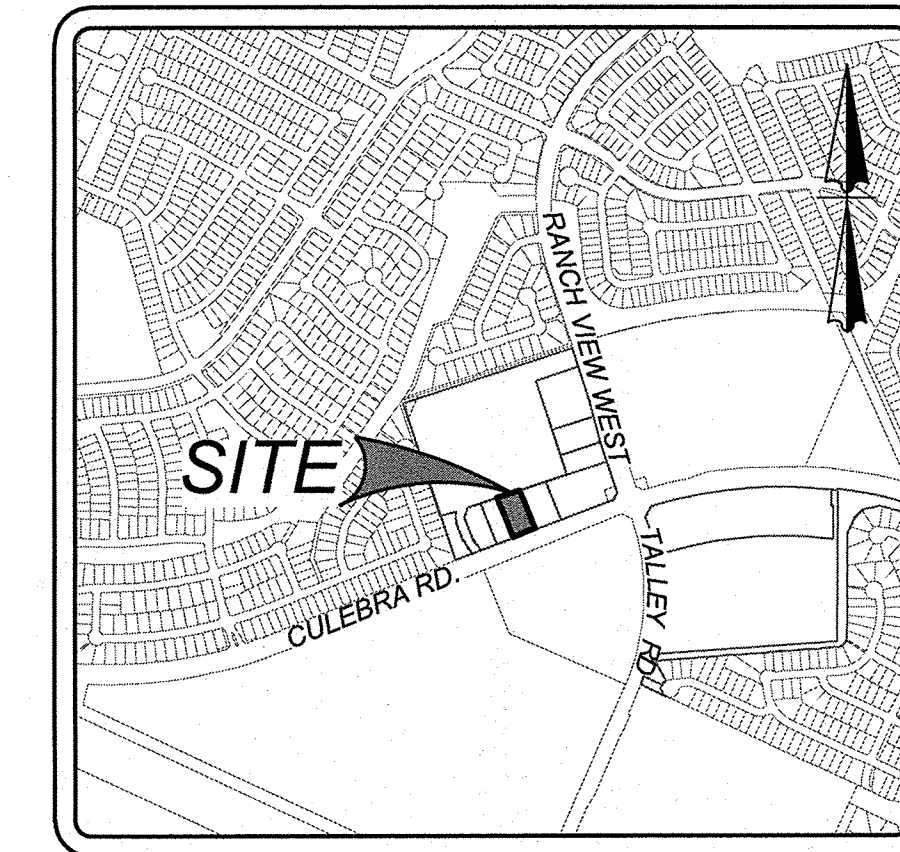
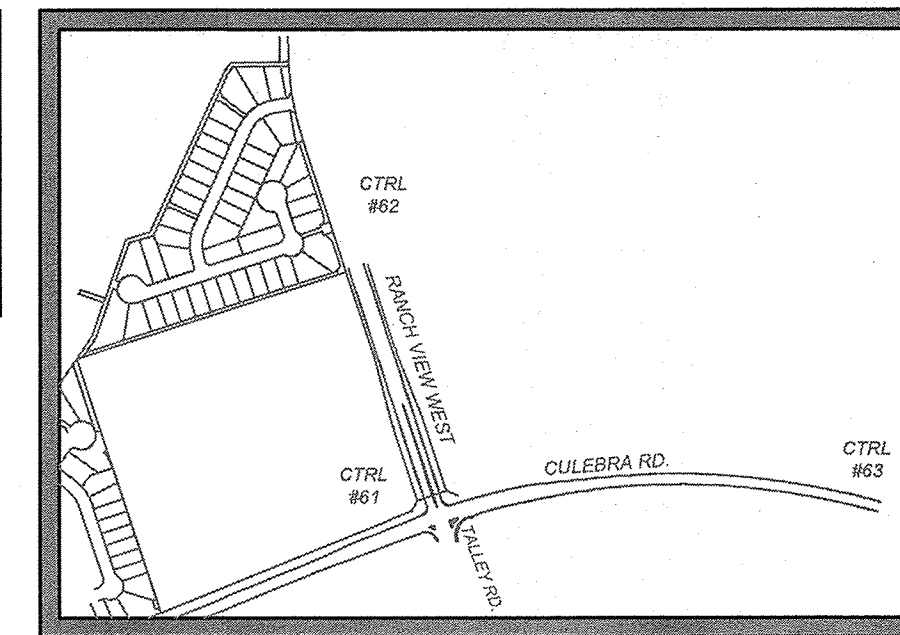
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

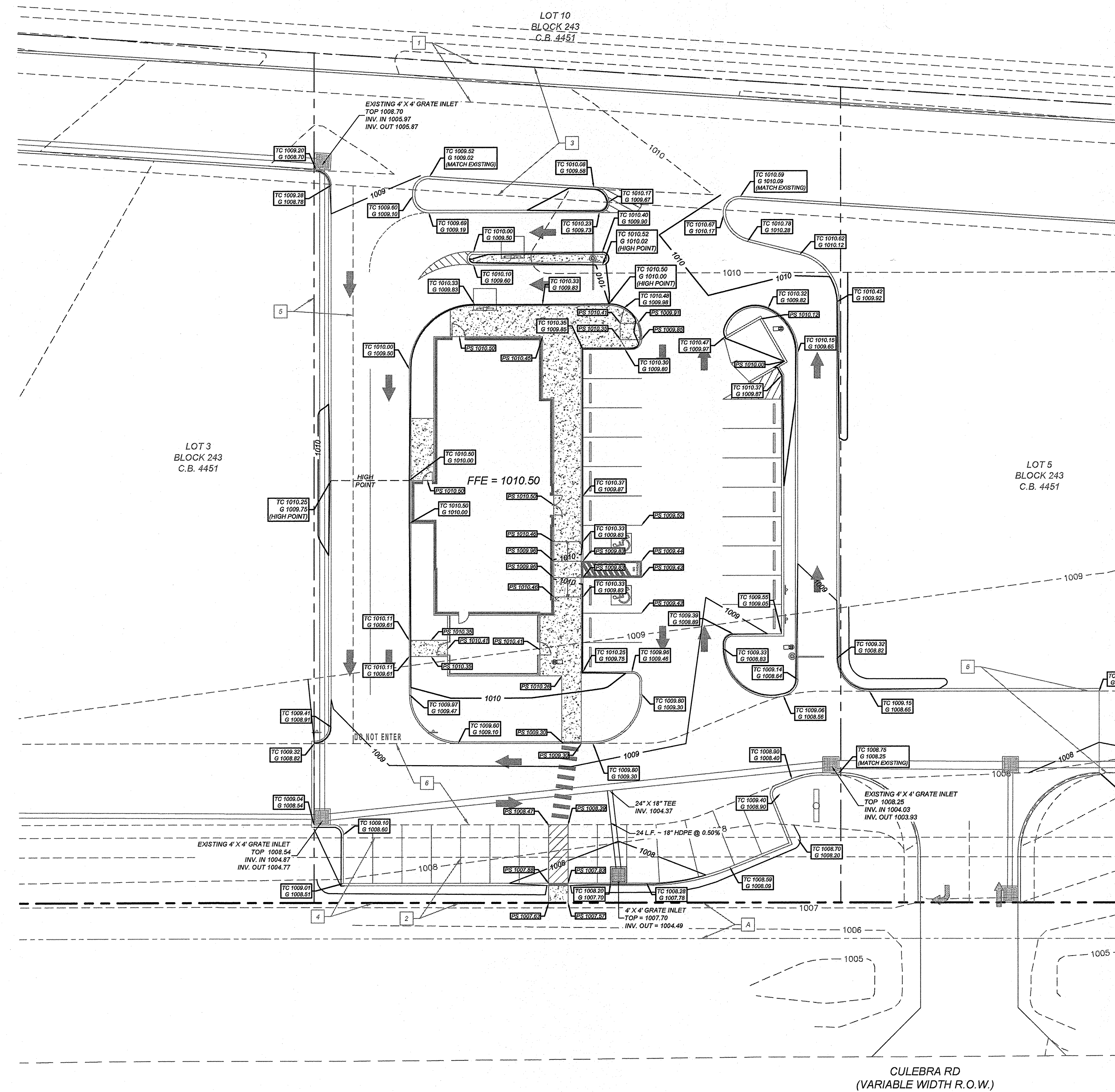
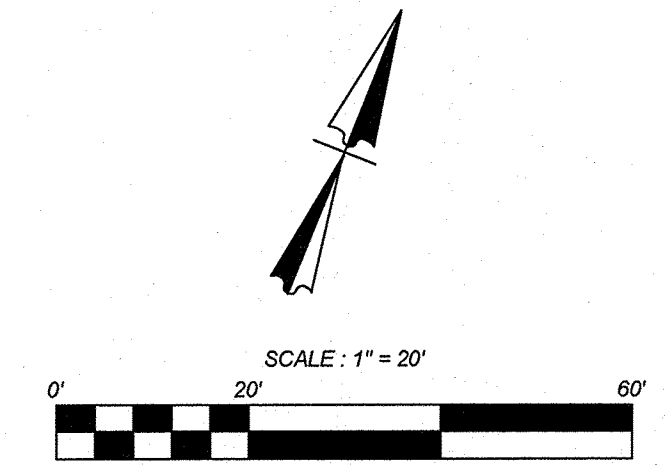
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 NORTHING: 13736411.8214 EASTING: 2040085.5898
 CTRL #62: GPS ELEV.: 1002.8251
 NORTHING: 13737484.7691 EASTING: 2039785.6888
 CTRL #63: GPS ELEV.: 990.3097
 NORTHING: 13736387.3160 EASTING: 2041924.8255

BENCHMARK MAP
 N.T.S.



LOCATION MAP
 N.T.S.



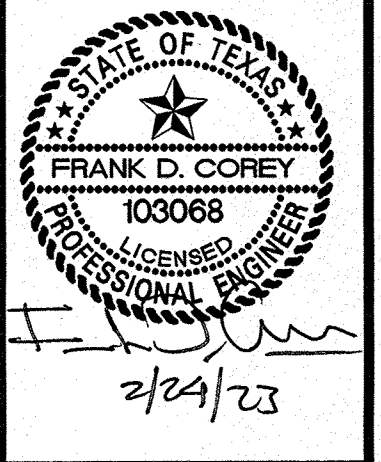
LEGEND

- PROPERTY LINE
- - - - - EXISTING / PROPOSED CURB
- - - - - EXISTING CONTOURS
- 777 --- PROPOSED CONTOURS
- PS: 797.25 PROPOSED SPOT ELEVATION
- ± ES: 797.25 EXISTING SPOT ELEVATION
- TC: 797.25 G: 796.75 PROPOSED TOP OF CURB / GUTTER ELEVATION

Owner:
 Wes Jones
 Big Star Hospitality
 1630 E. 6th St. Suite 100
 Austin, TX 78702

Engineer:
 FRANK D. COREY, P.E.
 KFW Engineering & Surveying, LLC
 3421 Paasanos Pkwy, Suite#200
 San Antonio, TX 78231

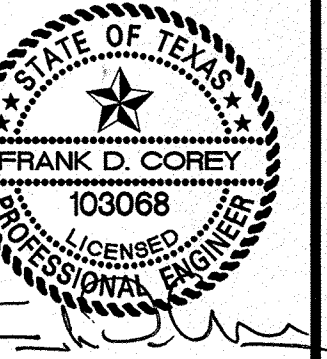
KFW ENGINEERS & SURVEYING
 14403 Hubner Rd, Bldg 40, San Antonio, TX 78230
 Phone #: (210) 978-8444 • Fax #: (210) 978-8441
 TSP# Perm #: 1818 • TSP# Exp. Date #: 07/25/2020



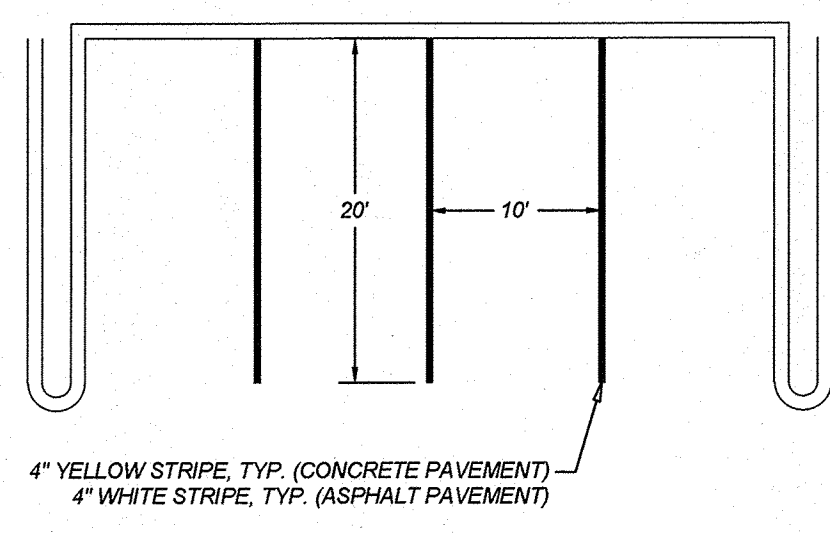
SLIM CHICKENS
 SAN ANTONIO, TX 78254
GRADING PLAN

JOB NO. 927-02-01
 DATE: February 6, 2023
 DRAWN: AC CHECKED: FC
SHEET NUMBER:
C6.0

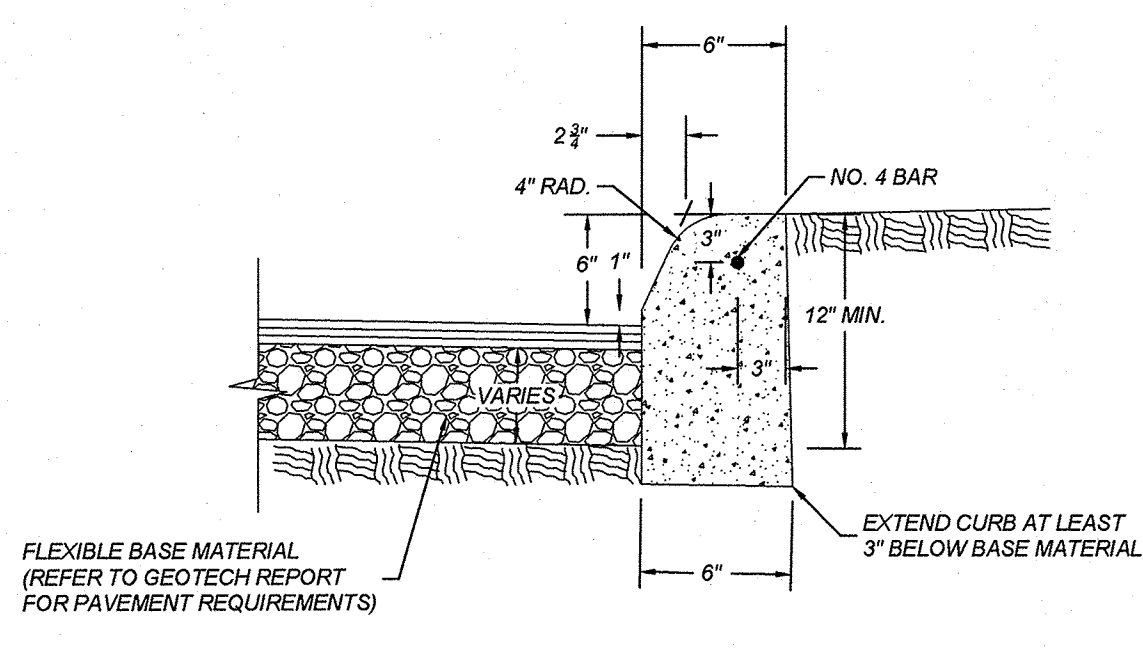
ISSUE DATE
 REVISIONS



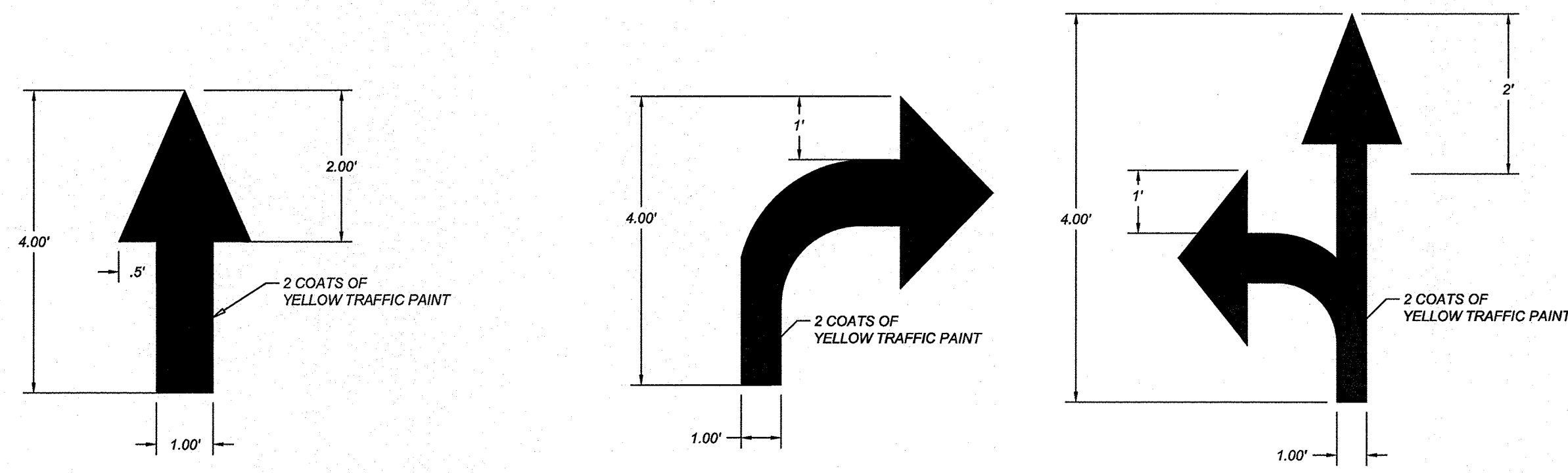
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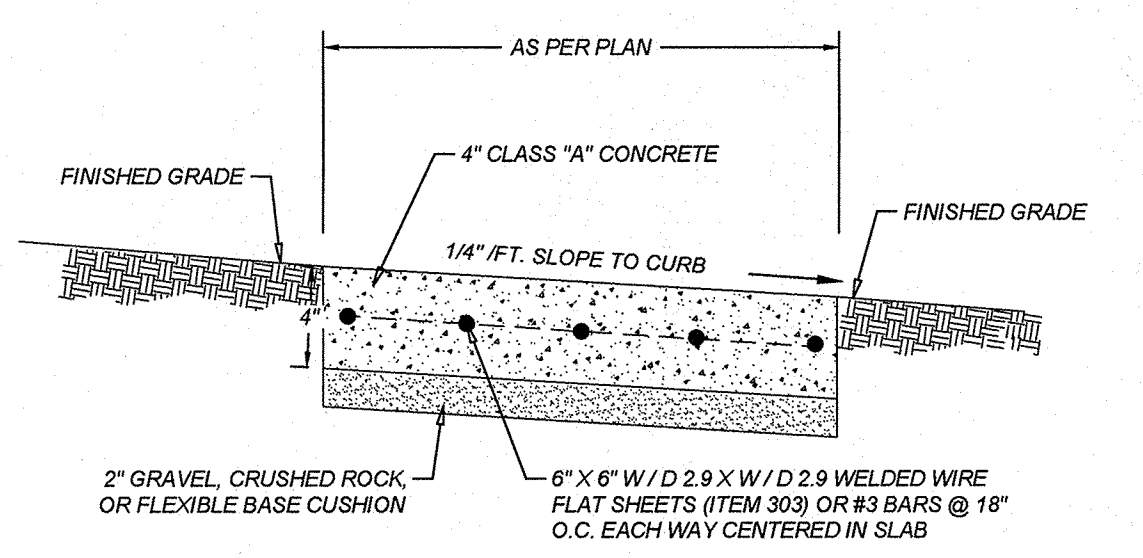
1. **TYPICAL PARKING SPACES AND PARKING STRIPES**
 NOT-TO-SCALE



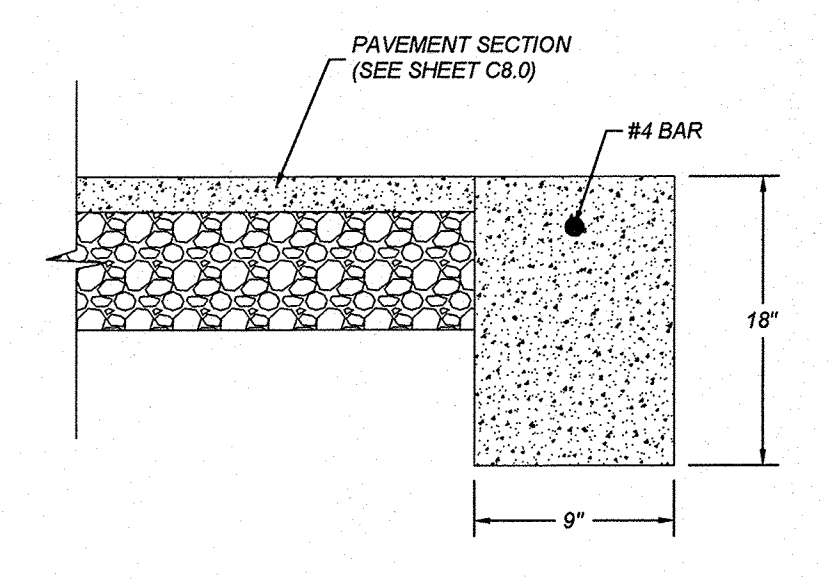
2. **6" STANDARD CURB DETAIL**
 NOT-TO-SCALE



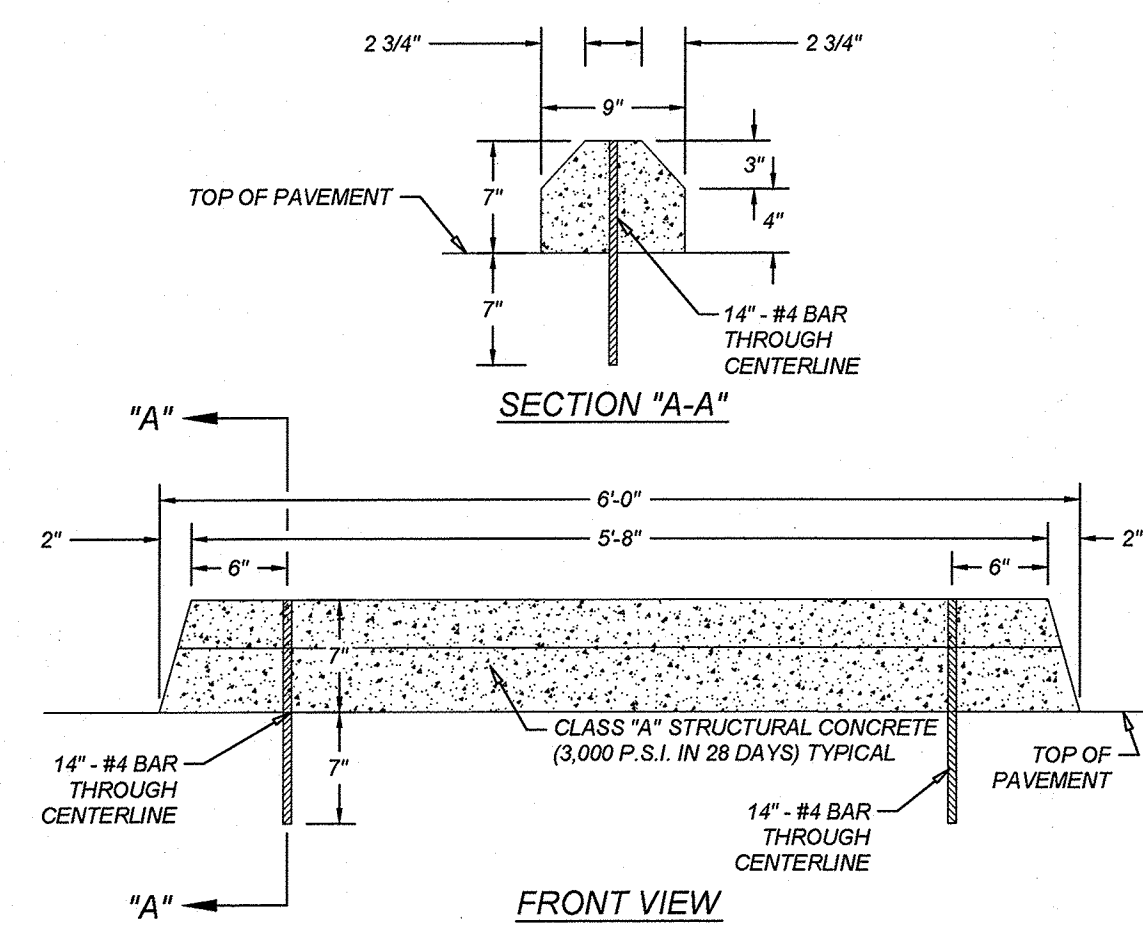
3. **TRAFFIC ARROW DETAIL**
 NOT-TO-SCALE



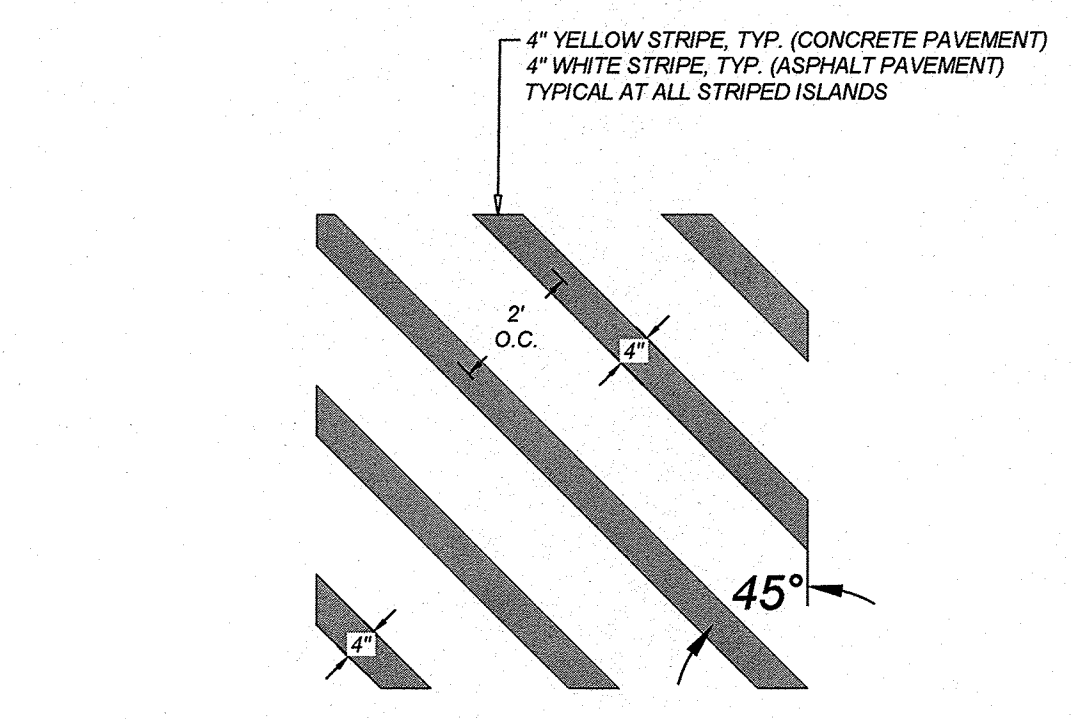
4. **TYPICAL SIDEWALK DETAIL**
 NOT-TO-SCALE



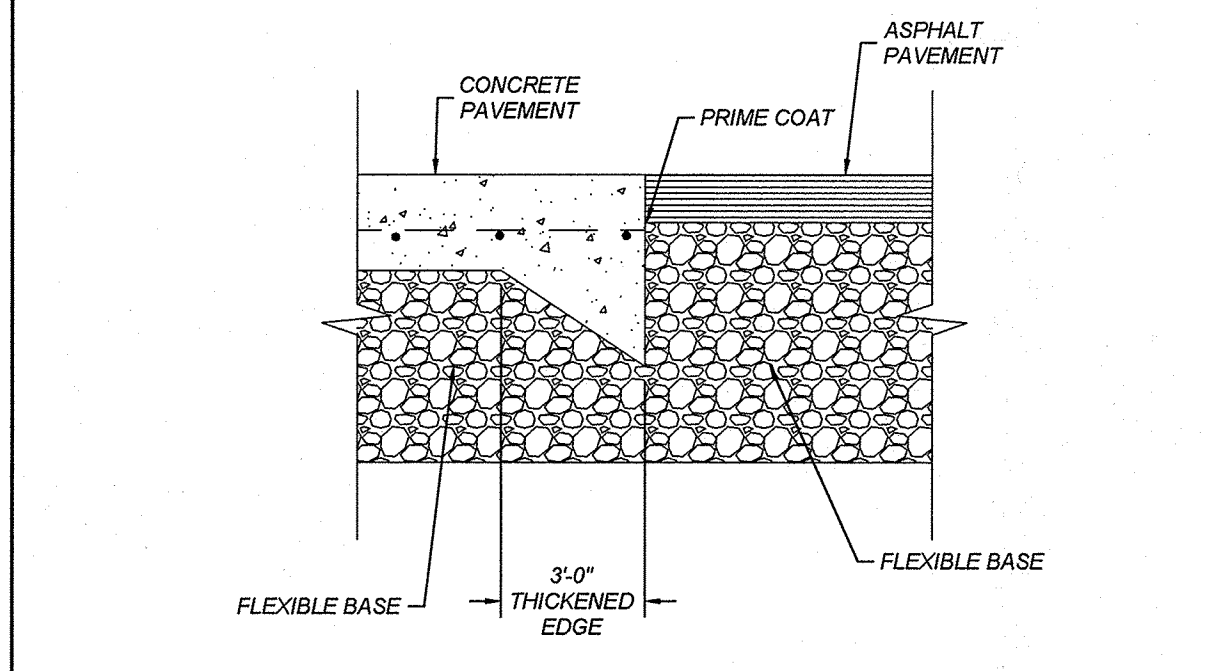
5. **HEADER CURB DETAIL**
 NOT-TO-SCALE



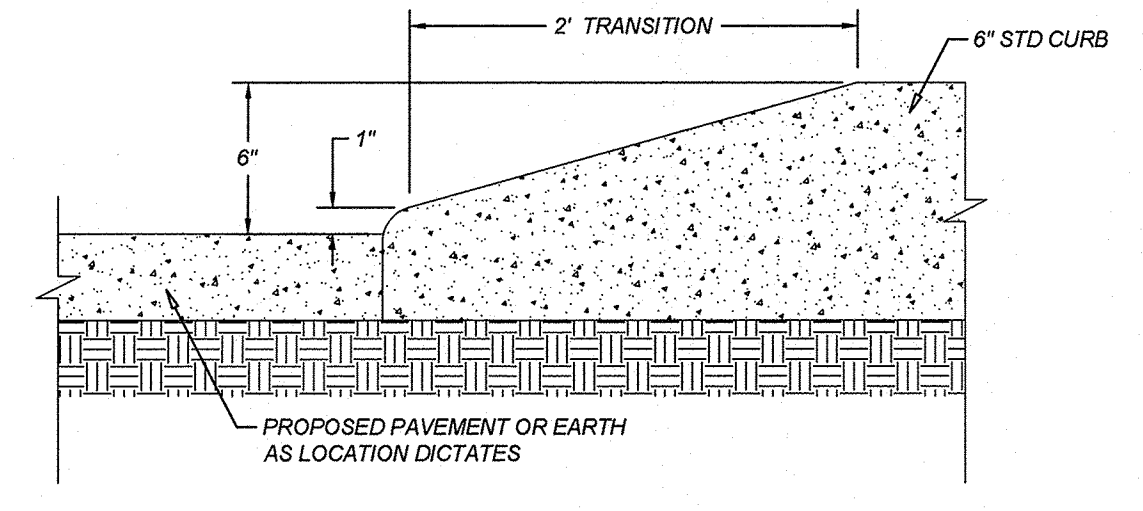
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 NOT-TO-SCALE



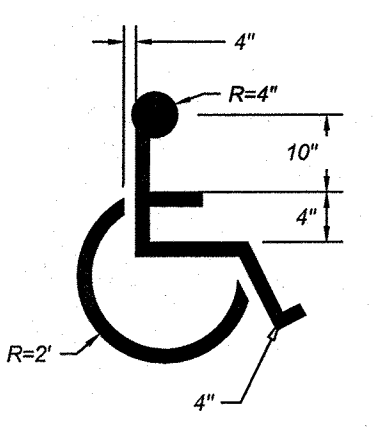
7. **CROSS HATCH STRIPING DETAIL**
 NOT-TO-SCALE



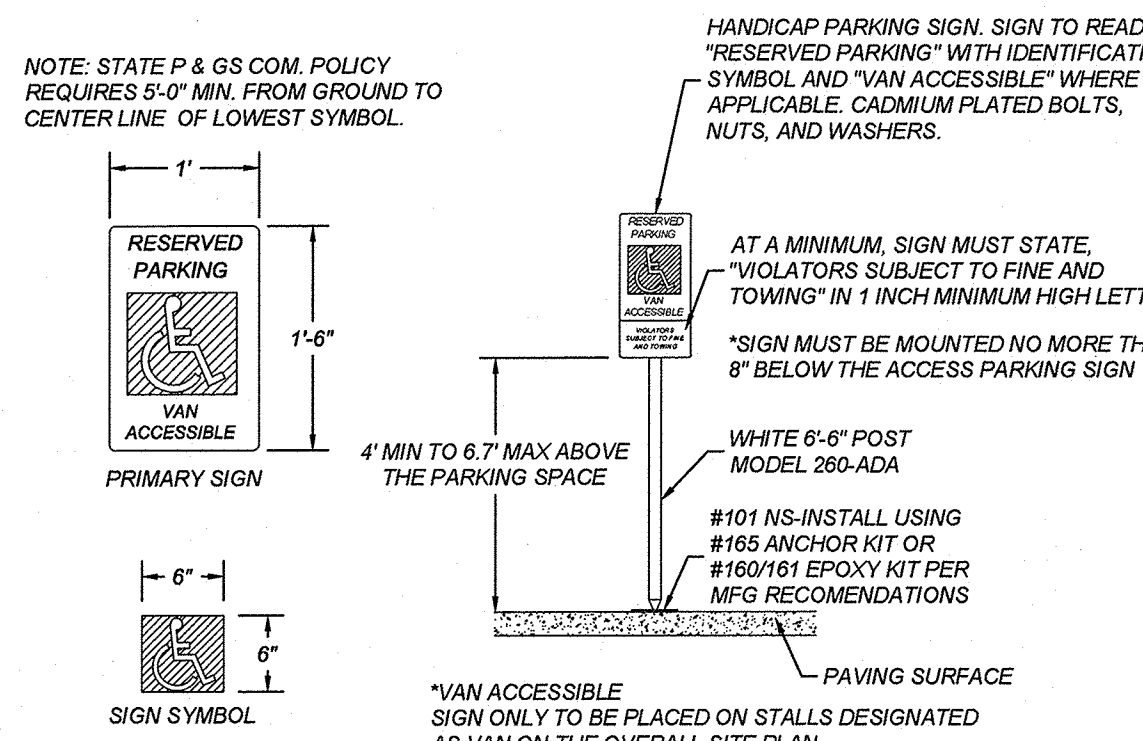
8. **CONCRETE / ASPHALT PAVEMENT JUNCTURE**
 NOT-TO-SCALE



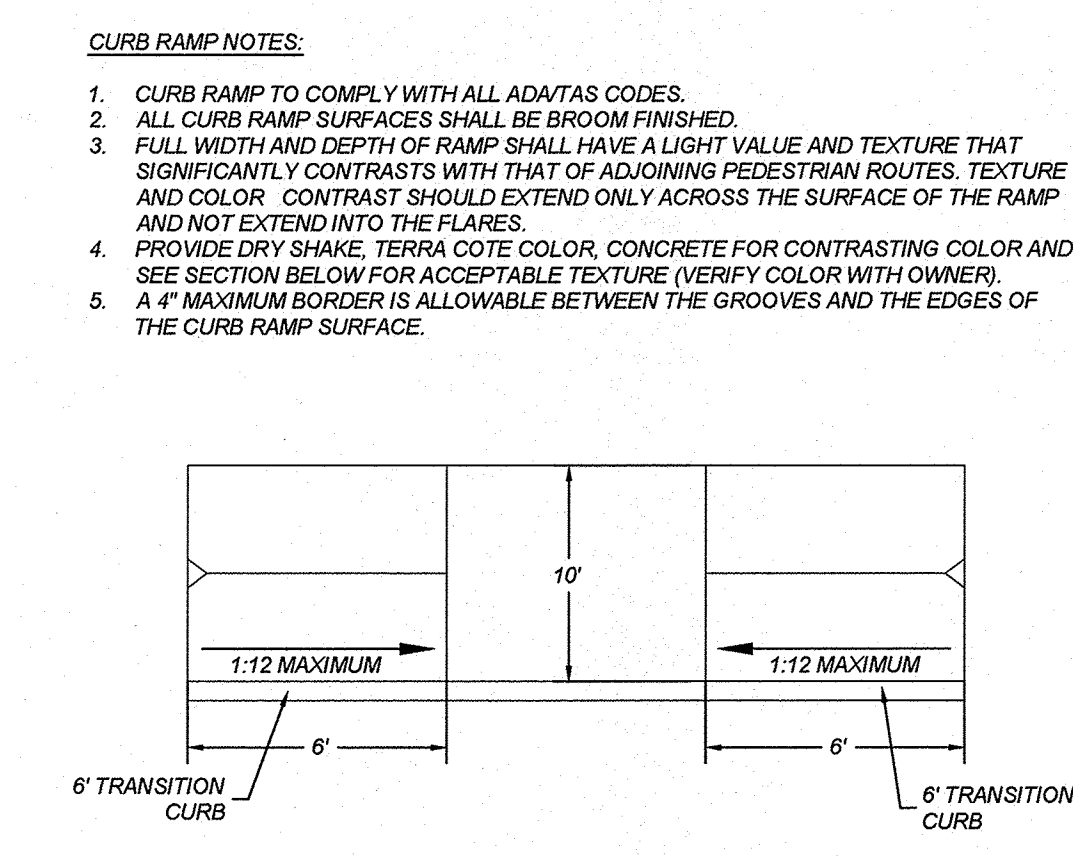
9. **2" CURB TRANSITION DETAIL**
 NOT-TO-SCALE



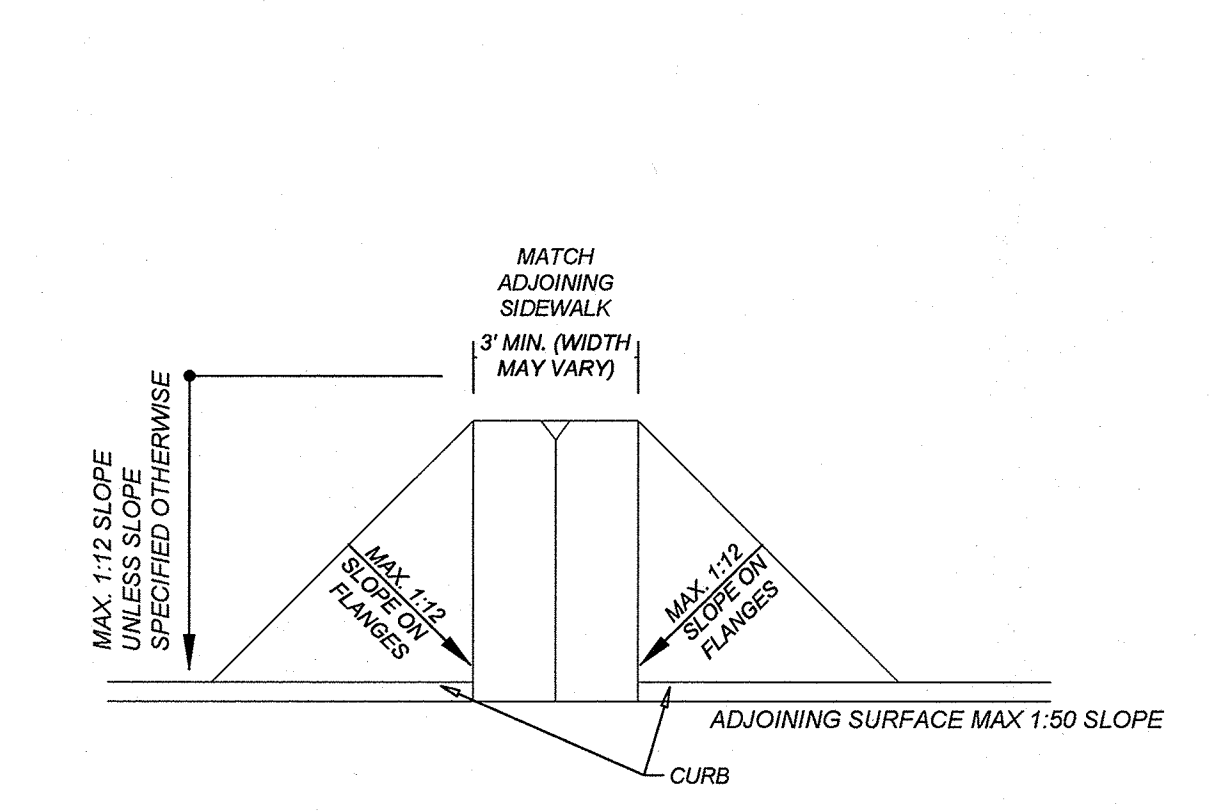
10. **HANDICAP PARKING SYMBOL DETAIL**
 NOT-TO-SCALE



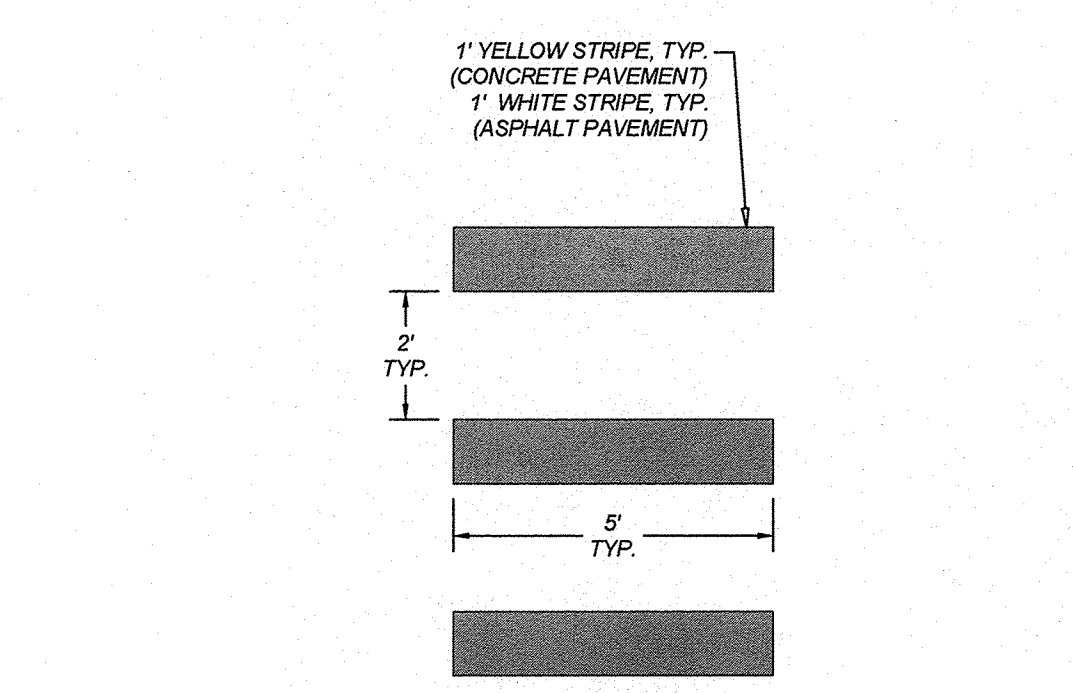
11. **HANDICAP SIGN DETAIL**
 NOT-TO-SCALE



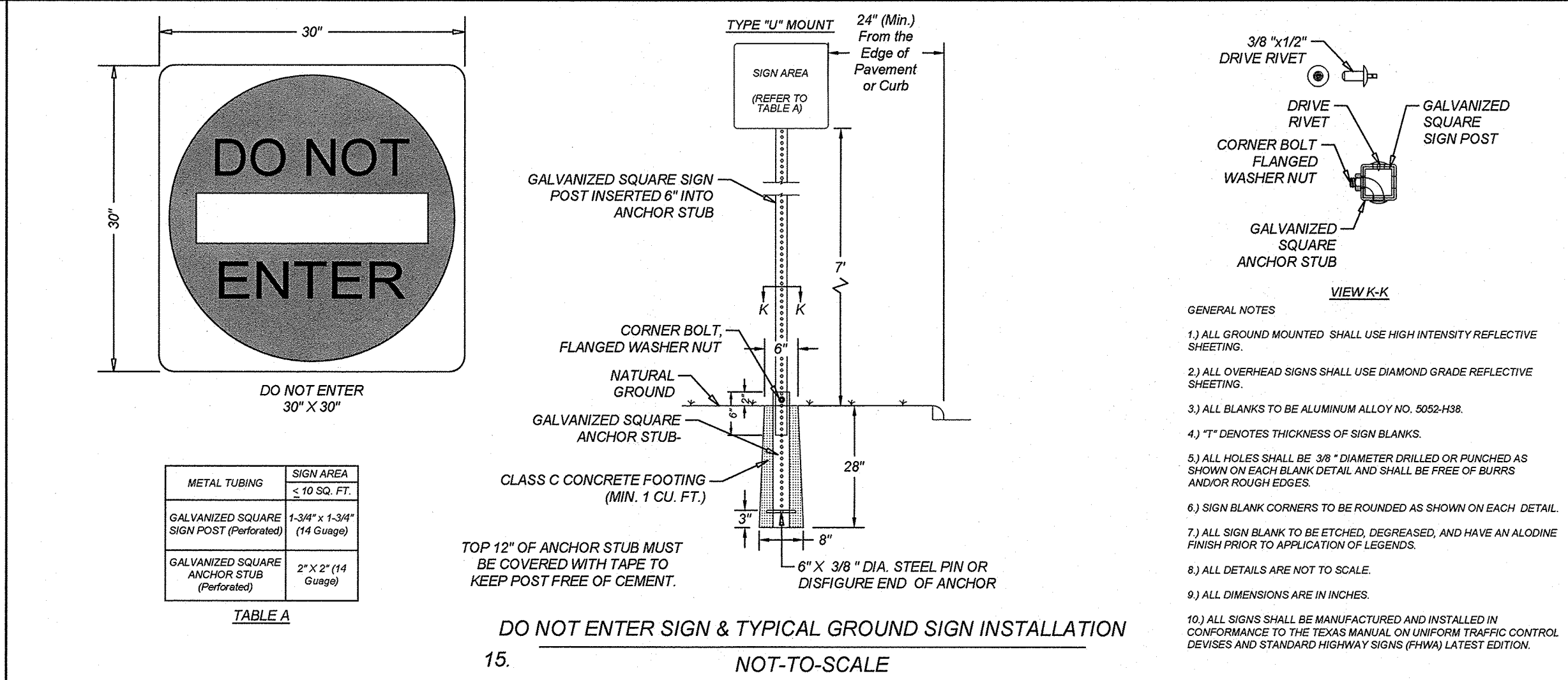
12. **CURB RAMP DETAIL**
 NOT-TO-SCALE



13. **HANDICAP PARKING AISLE**
 NOT-TO-SCALE



14. **CROSSWALK DETAIL**
 NOT-TO-SCALE



15. **DO NOT ENTER SIGN & TYPICAL GROUND SIGN INSTALLATION**
 NOT-TO-SCALE

LEGAL DESCRIPTION
 LOT 4, BLOCK 243, CB 4451 OUT OF THE NWC CULEBRA & RANCH VIEW
 WEST SUBDIVISION PLAT

EASEMENTS

- 1 7X20 FT R.O.W. DEDICATION (0.2552 ACRES)
(DOC NO. 20200302864, O.P.R.)
- 2 12' SANITARY SEWER EASEMENT
- 3 14' ELEC., GAS, TELE. & CATV EASEMENT
- 4 VARIABLE WIDTH INGRESS/EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENT
- 5 20' BUILDING SETBACK LINE
- 6 12' PRIVATE DRAINAGE EASEMENT
- 7 VARIABLE WIDTH INGRESS/EGRESS AND PRIVATE DRAINAGE EASEMENT

COORDINATION NOTE:

- CONTACT TWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210)-244-0500.
- CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210)-353-2256.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
- CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES. (210)-353-2256.
- CONTRACTOR TO COORDINATE WITH SAMS (SAN ANTONIO WATER SYSTEM) TO PLAN SANITARY SEWER AND WATER SERVICES. (210)-704-7297.
- CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

INSTALLATION:

- ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.
- CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREAS DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

MAINTENANCE AND INSPECTION:

- CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- SILT FENCE LIMITS / LOCATION ARE APPROXIMATE AND CAN BE ADJUSTED FOR FINAL LOCATION OF FILL LIMITS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

PROJECT COMPLETION:

- ALL DISTURBED AREAS NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).
- BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREAS HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

GENERAL:

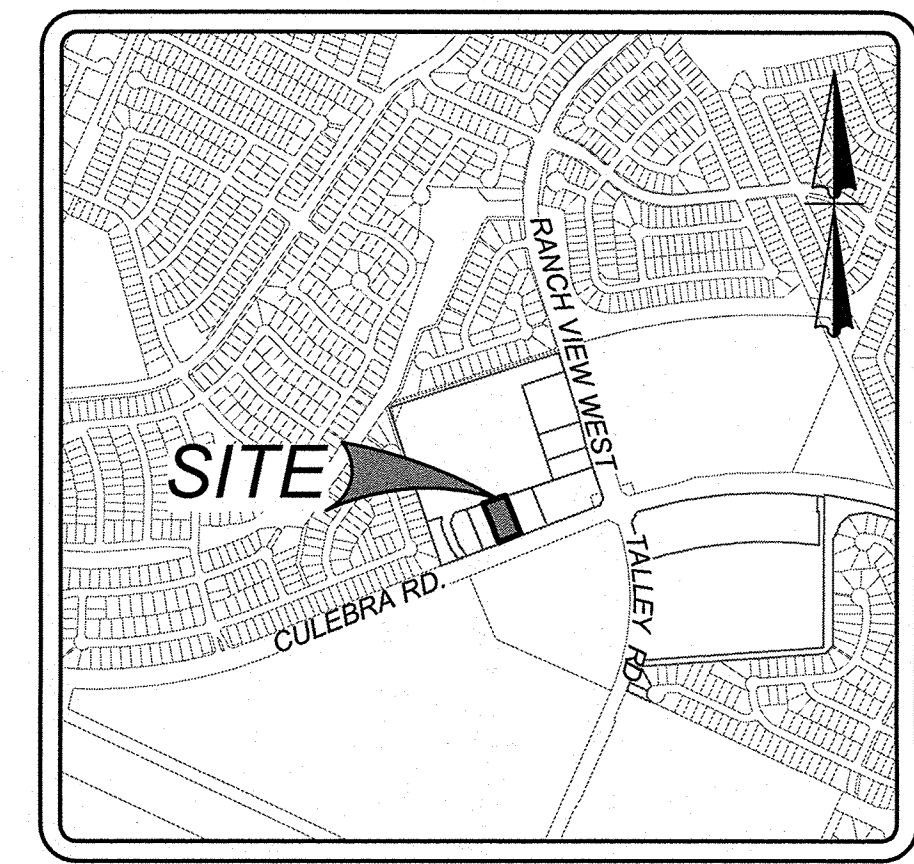
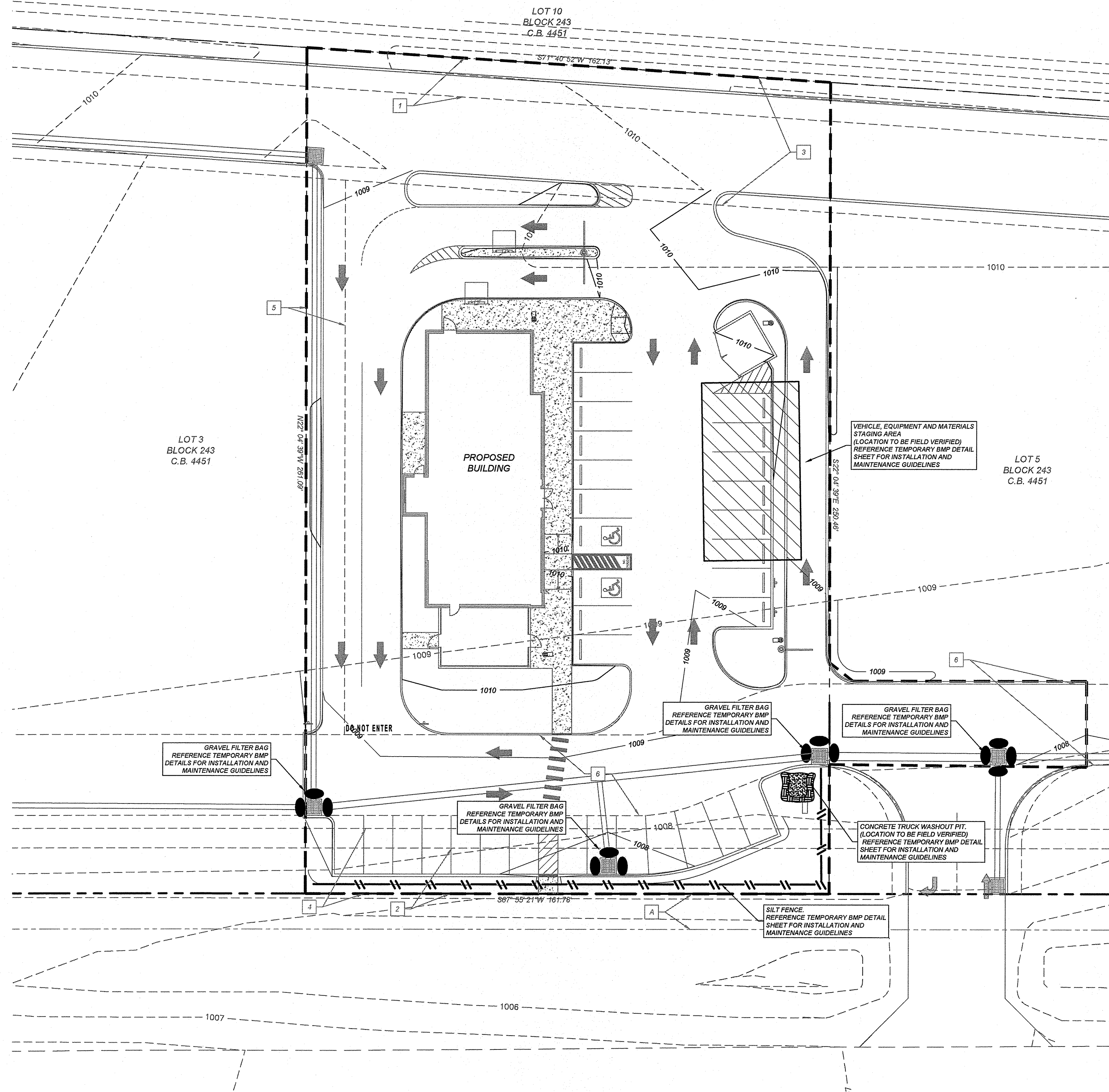
- THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.
- THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORMWATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.
- ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.
- CPS IS A SECONDARY OPERATOR IN THIS PROJECT. THEY WILL BE INSTALLING THE ELECTRIC UTILITIES.

CAUTION!! THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

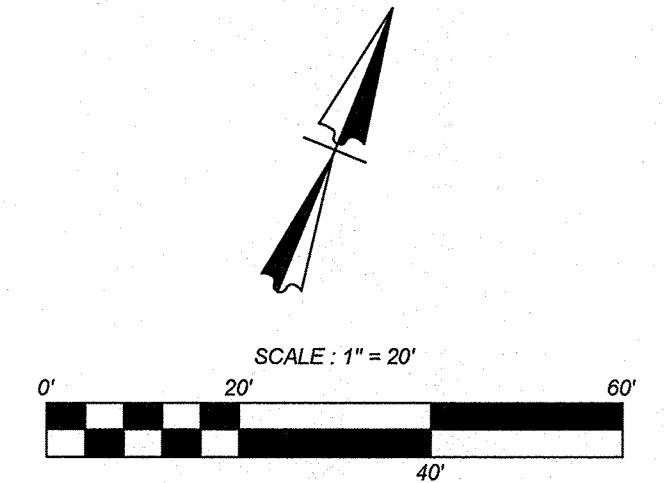
CONTACT DOUGLAS KRAMER, RPLS WITH KFW SURVEYING AT (210) 979-8444 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.

TRENCH EXCAVATION SAFETY PROTECTION

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LOCATION MAP
N.T.S.



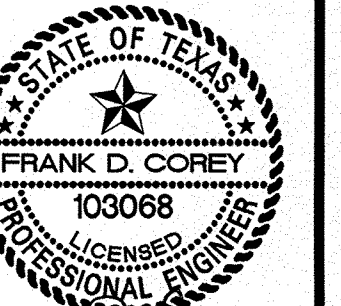
LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- ▭ EXISTING CONCRETE
- INLET PROTECTION
- SILT FENCE
- PROJECT LIMITS
- ▨ PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- ▨ PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA
- ▨ PROPOSED CONCRETE TRUCK WASHOUT PIT

Date: Feb 24, 2023, 12:16pm User: chickensh1
 File: K:\927\02\01\Design\Civil\SWP9270201.dwg

KFW
ENGINEERS + SURVEYING
 14603 Hulsecker Rd, Bldg 40, San Antonio, TX 78230
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 TBE Firm #: 8515 • TBE Firm #: 10122000

ISSUE DATE
 REVISIONS



2/29/23

SLIM CHICKENS
SAN ANTONIO, TX 78254
EROSION CONTROL PLAN

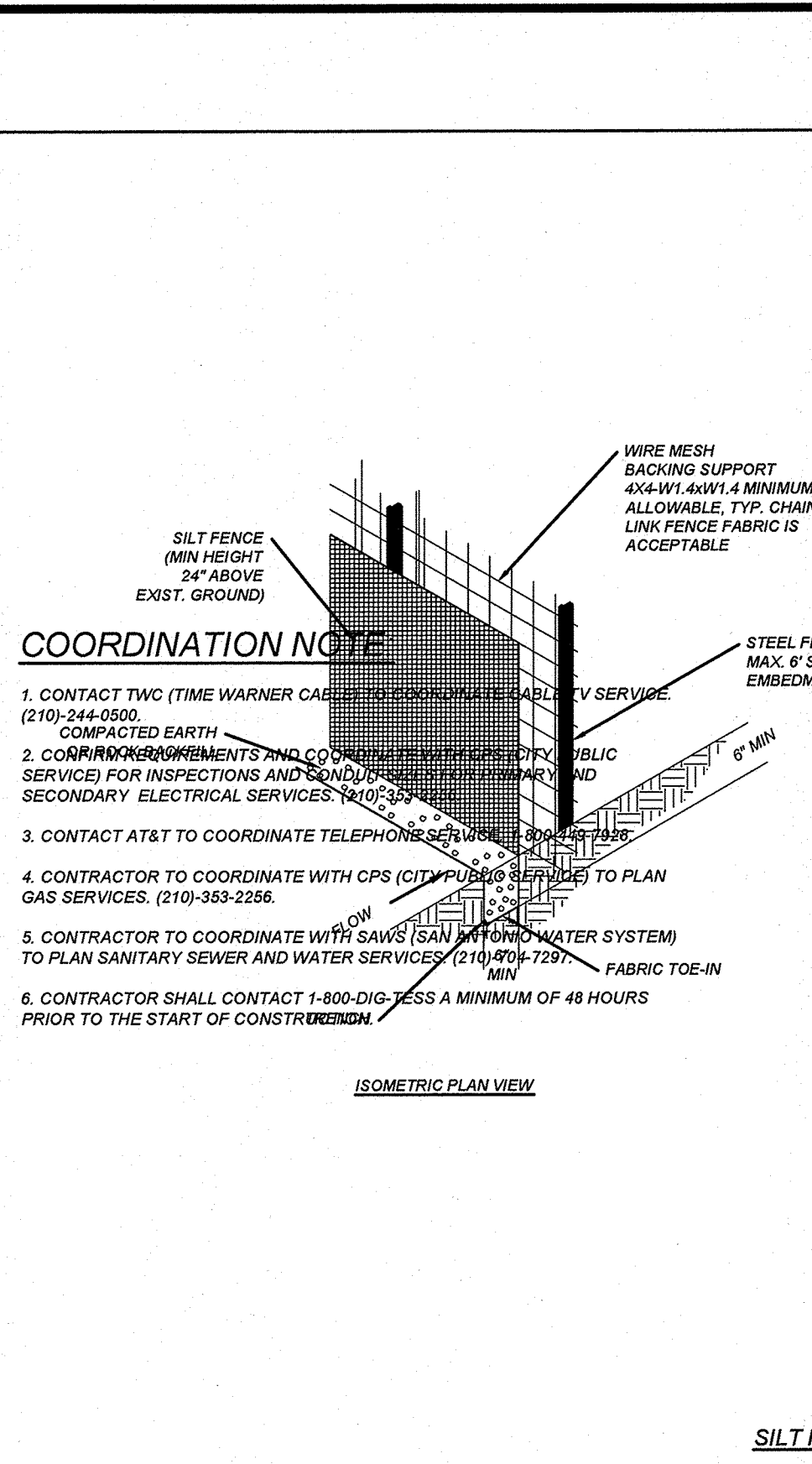
Owner:
 Wes Jones
 Big Star Hospitality
 1630 E. 6th St. Suite 100
 Austin, TX 78702

Engineer:
 FRANK D. COREY, P.E.
 KFW Engineering & Surveying, LLC
 3421 Paasanos Pkwy, Suite#200
 San Antonio, TX 78231

JOB NO. 927-02-01
 DATE: February 6, 2023
 DRAWN: AC CHECKED: FC

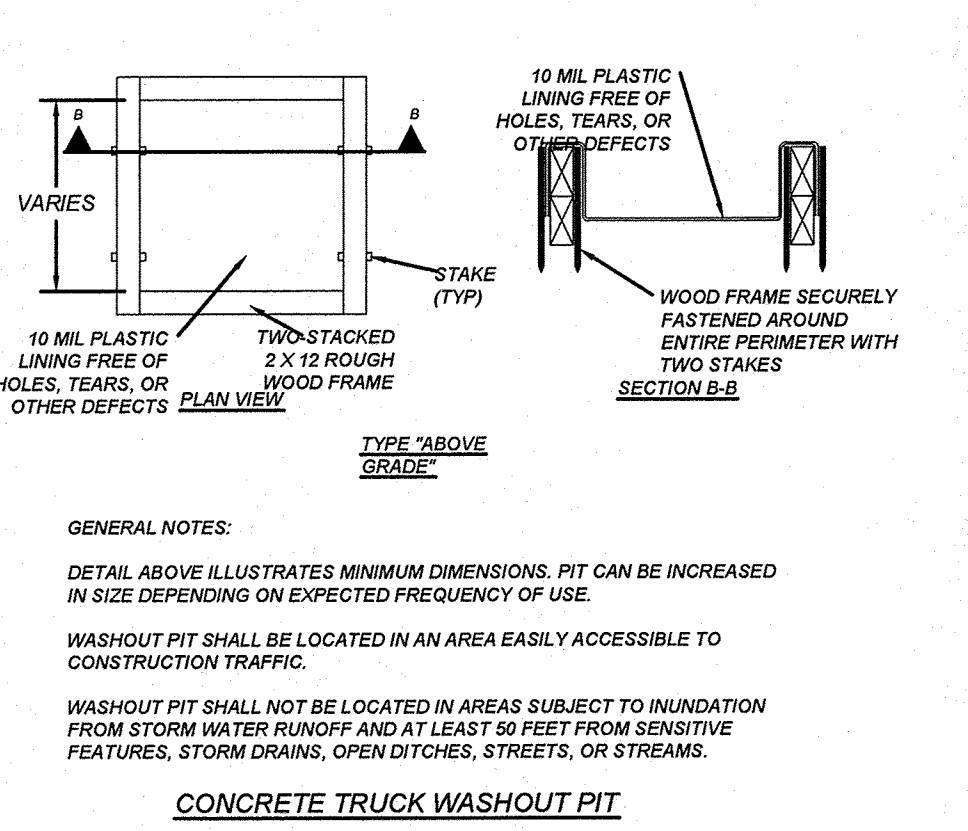
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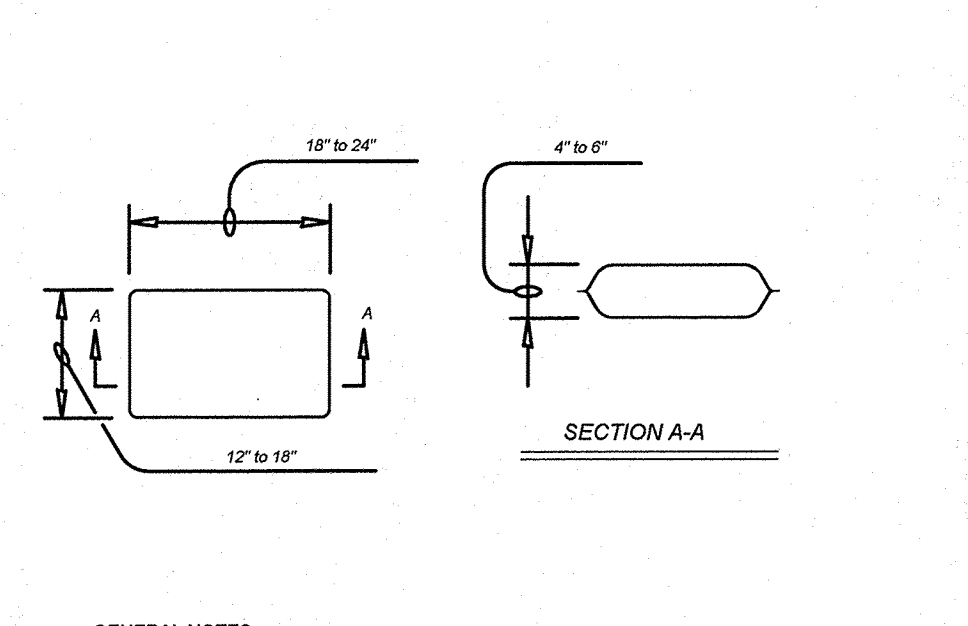


COORDINATION NOTE

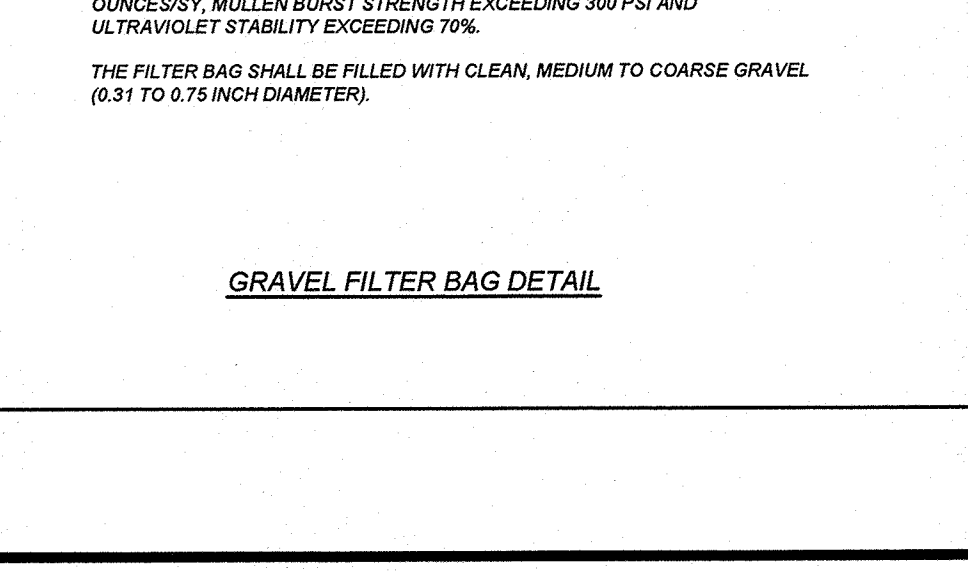
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- CONTRACTOR SHALL CONTACT 1-800-DIG-LESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



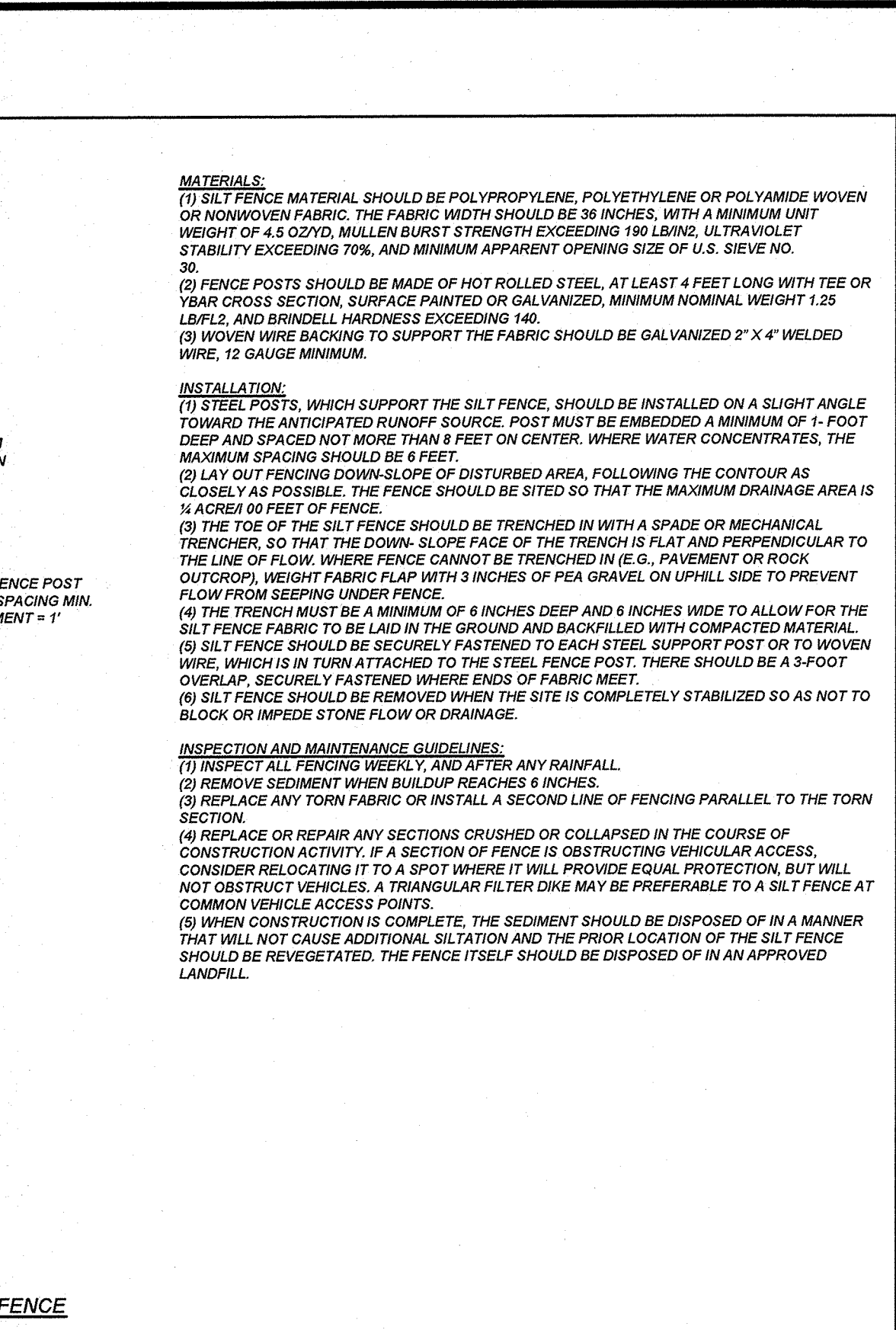
SILT FENCE



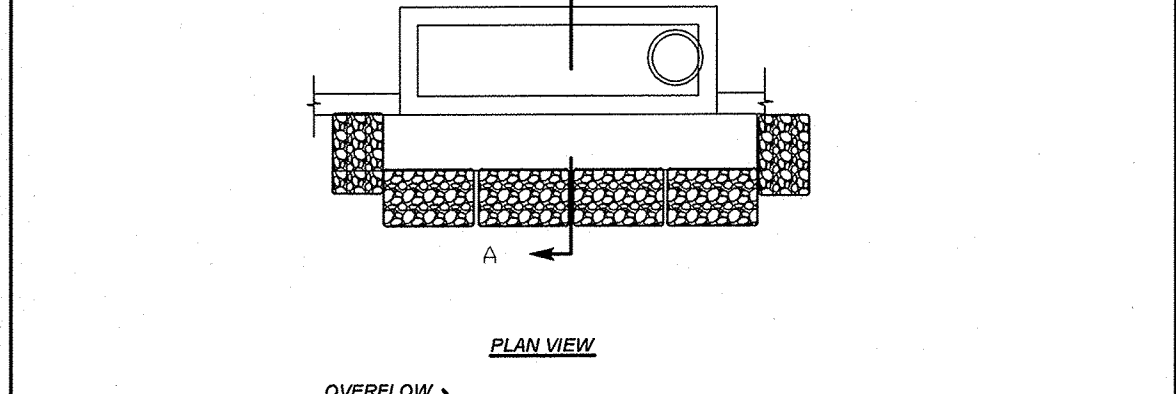
CONCRETE TRUCK WASHOUT PIT



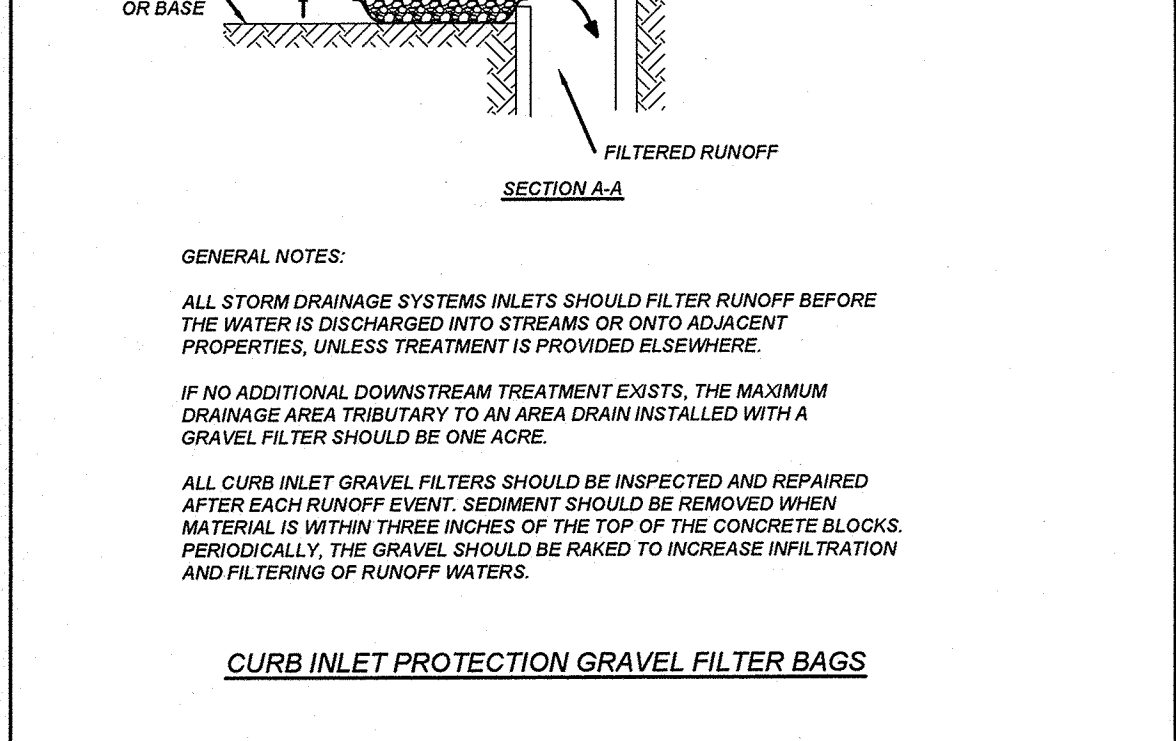
GRAVEL FILTER BAG DETAIL



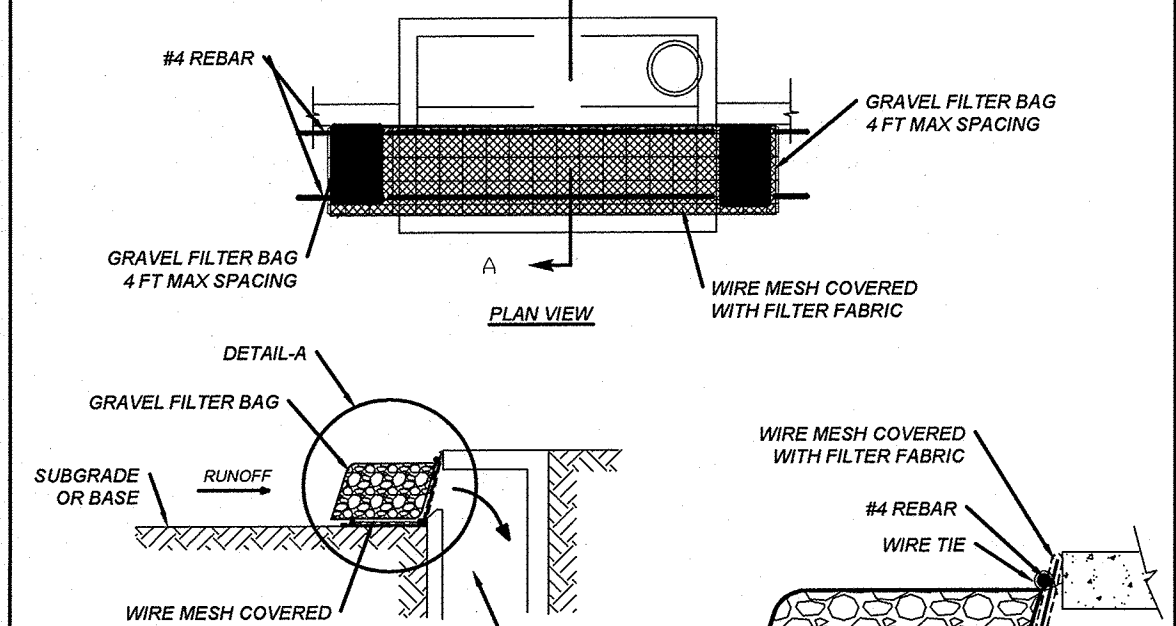
ROCK BERM



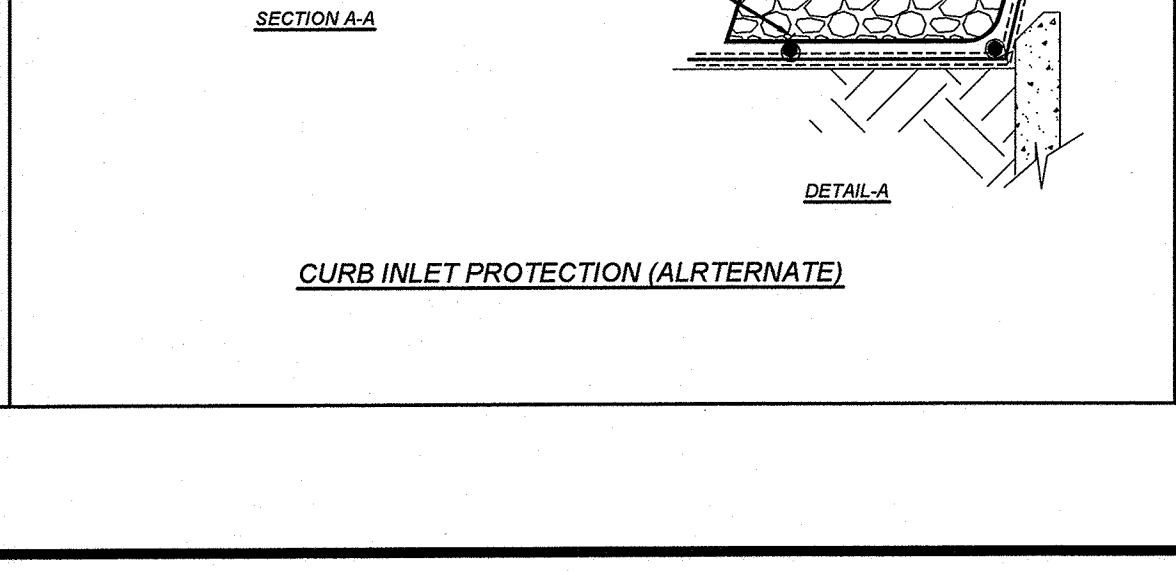
HIGH SERVICE ROCK BERM



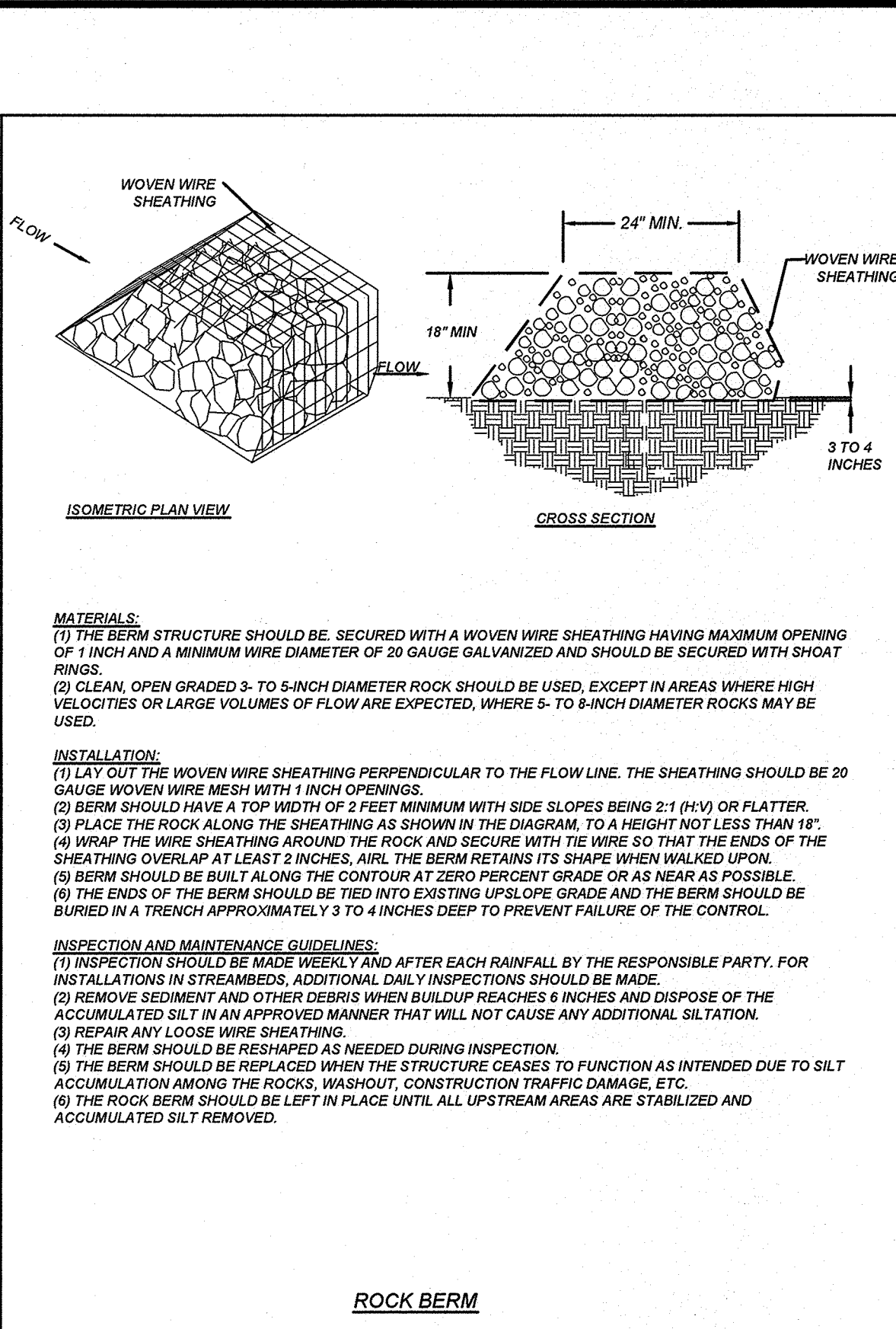
STABILIZED CONSTRUCTION ENTRANCE / EXIT



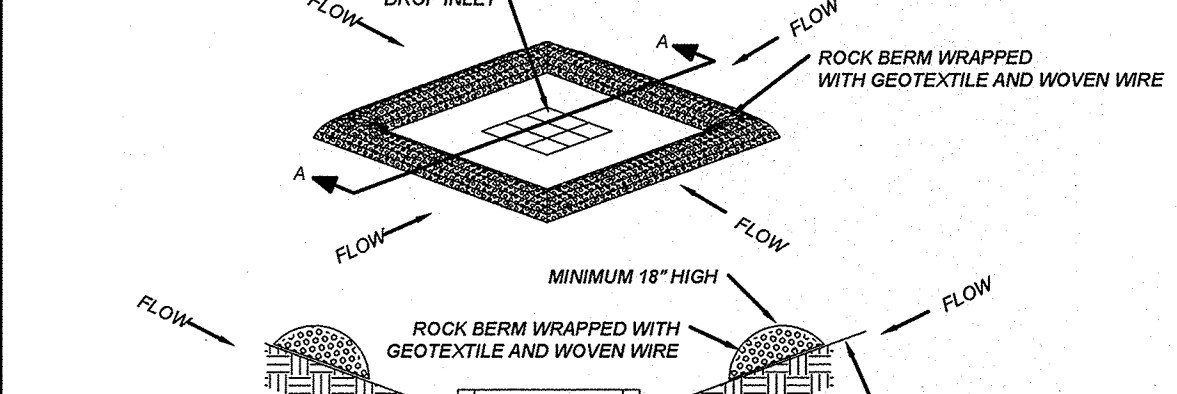
TYPICAL CONSTRUCTION STAGING AREA



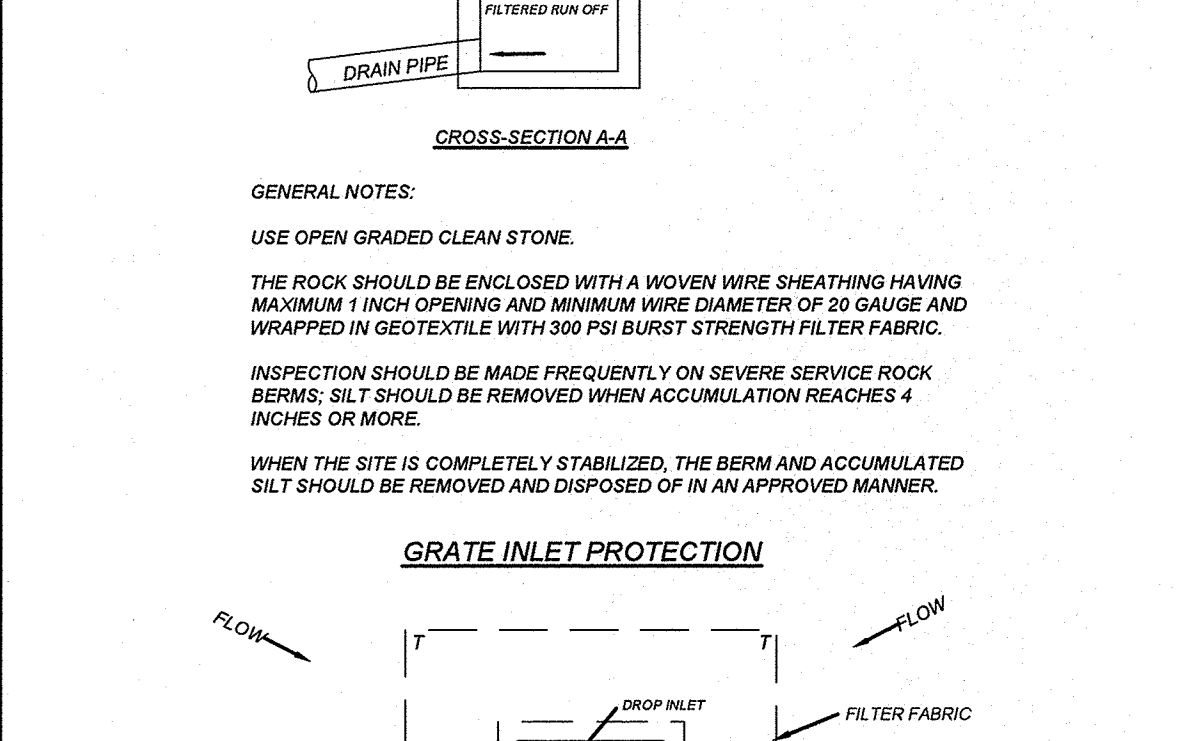
CHANNEL LINING



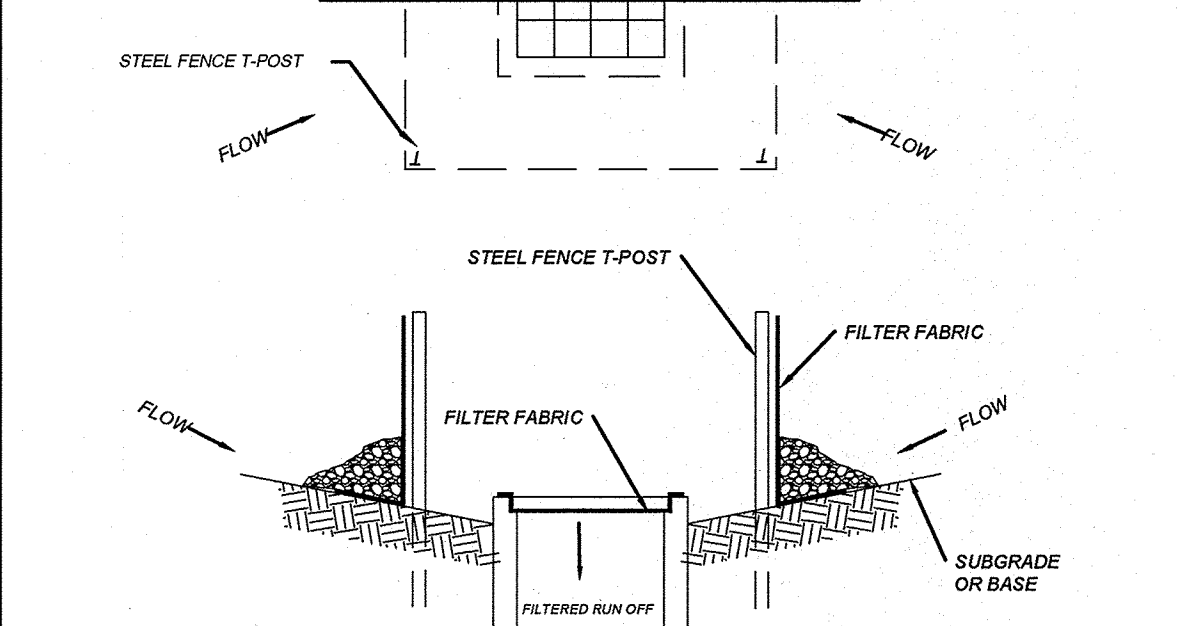
GRATE INLET PROTECTION



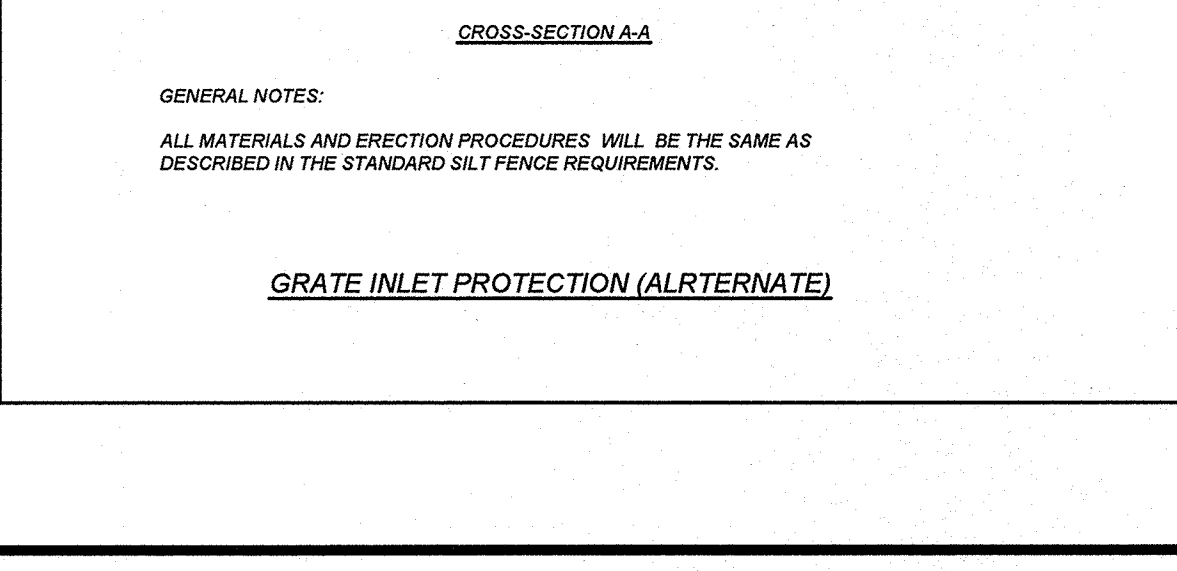
GRATE INLET PROTECTION (ALTERNATE)



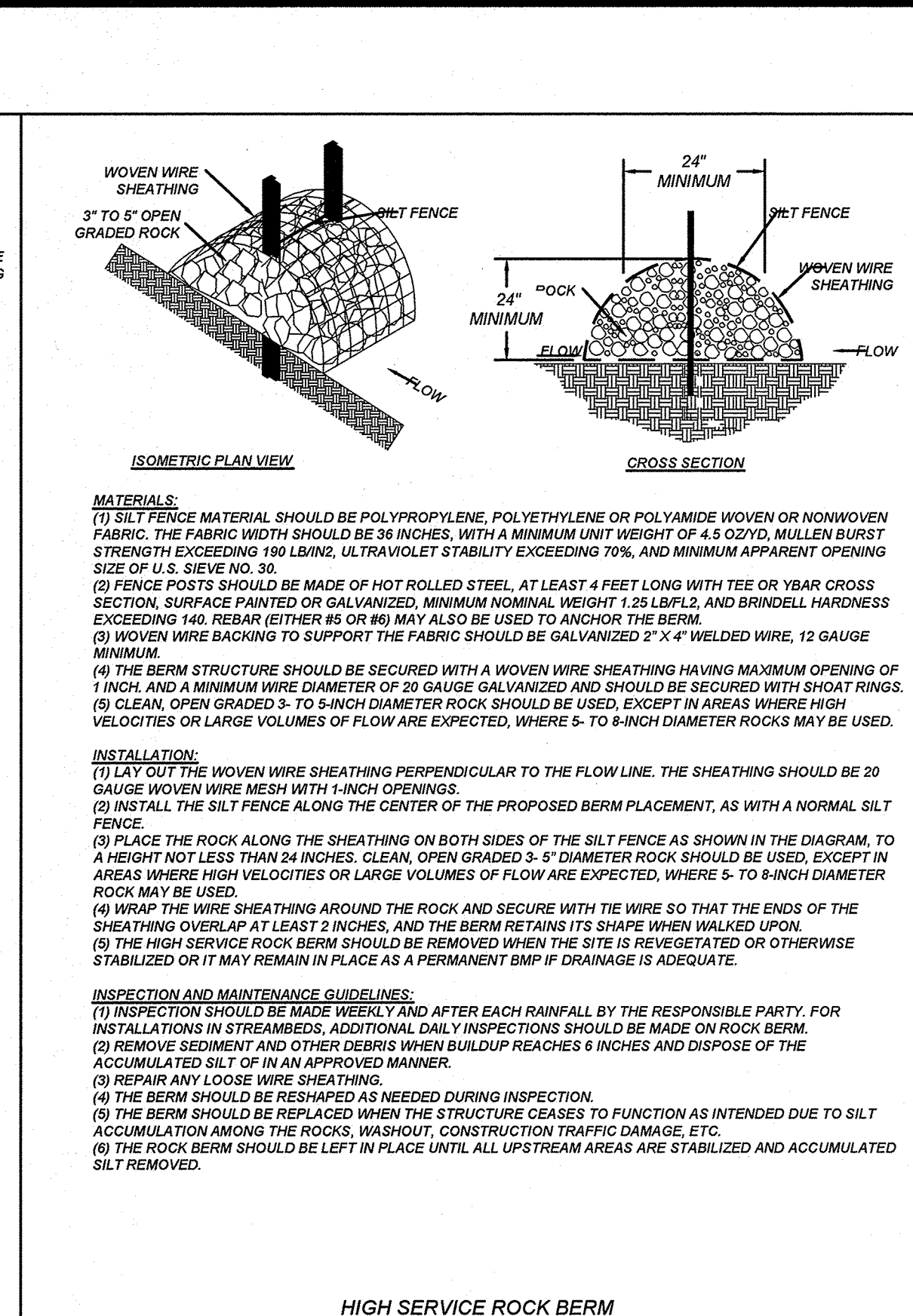
CURB INLET PROTECTION GRAVEL FILTER BAGS



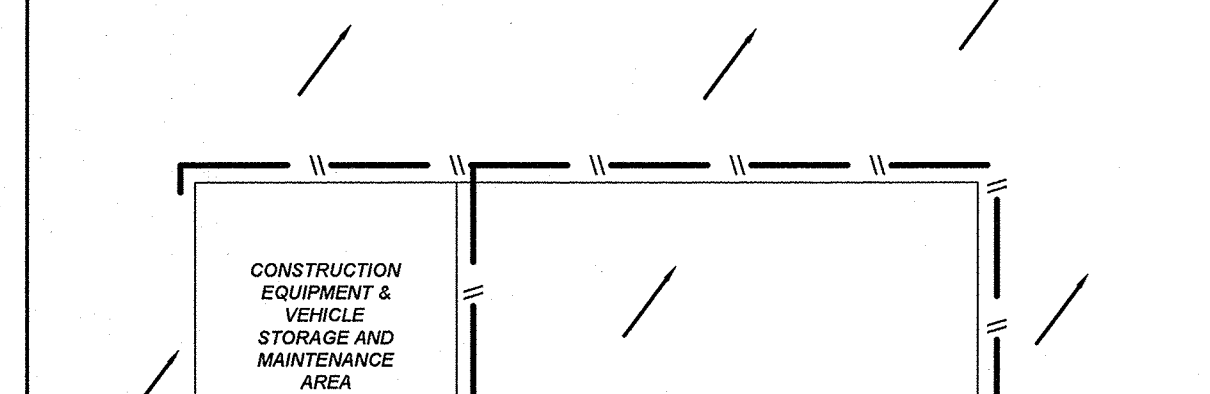
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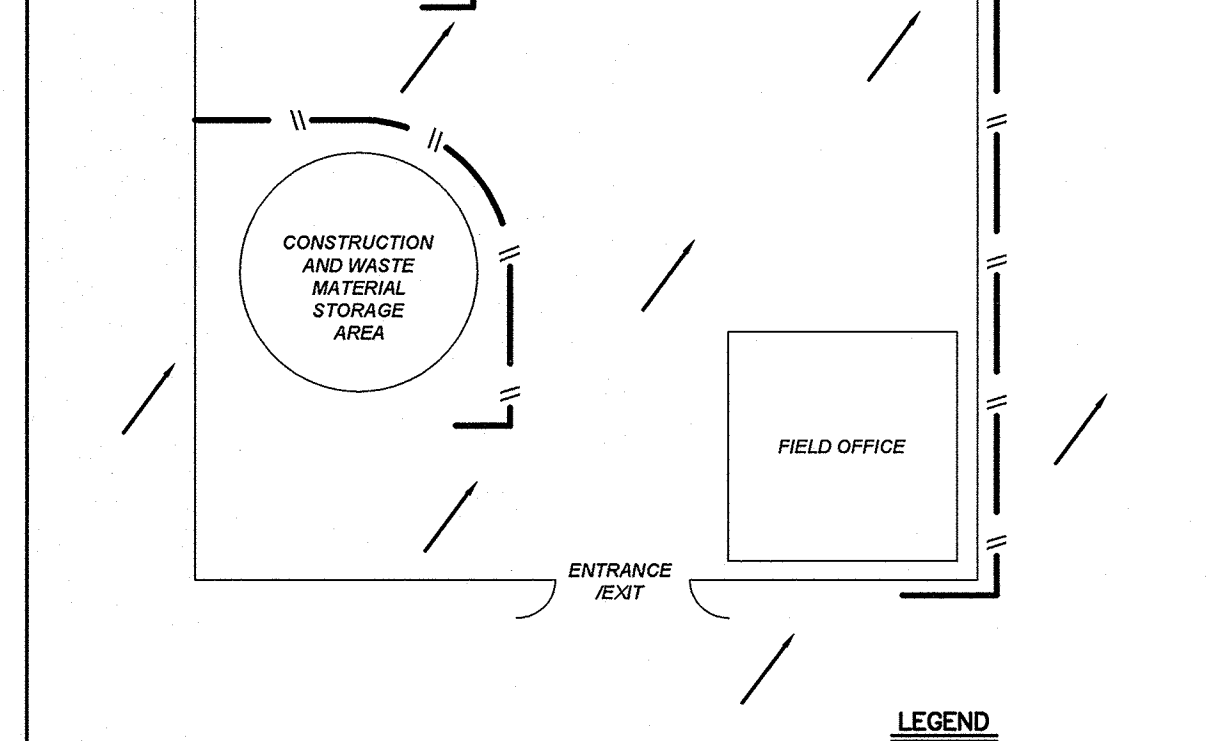
GRATE INLET PROTECTION (ALTERNATE)



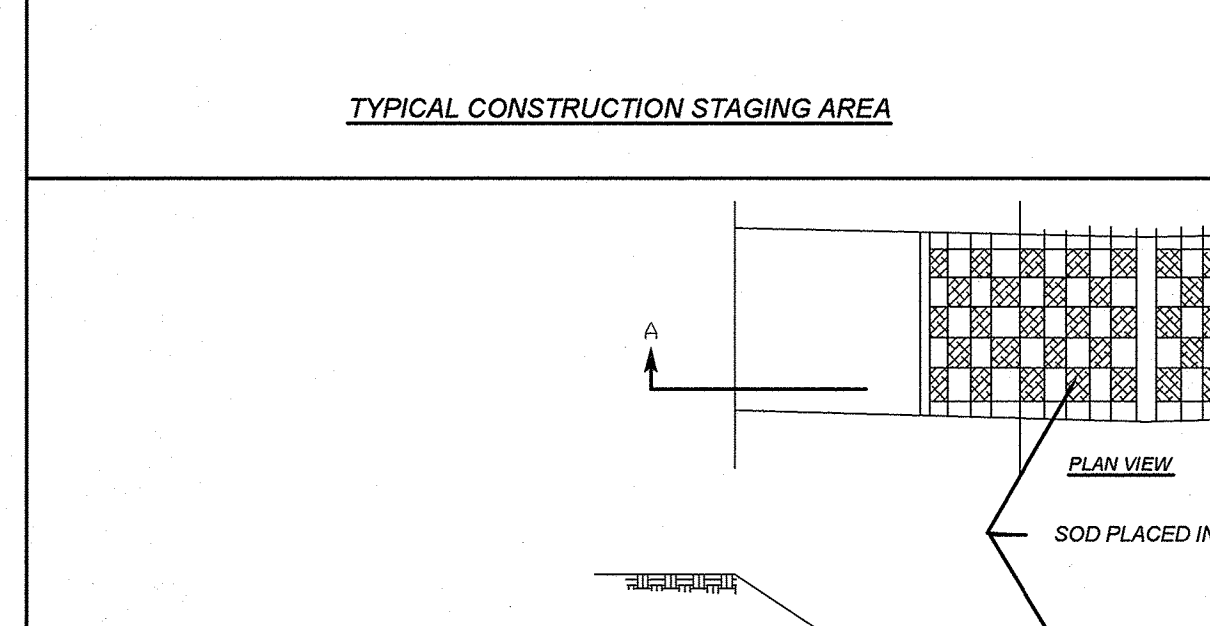
SOD PLACED IN CHECKER BOARD PATTERN



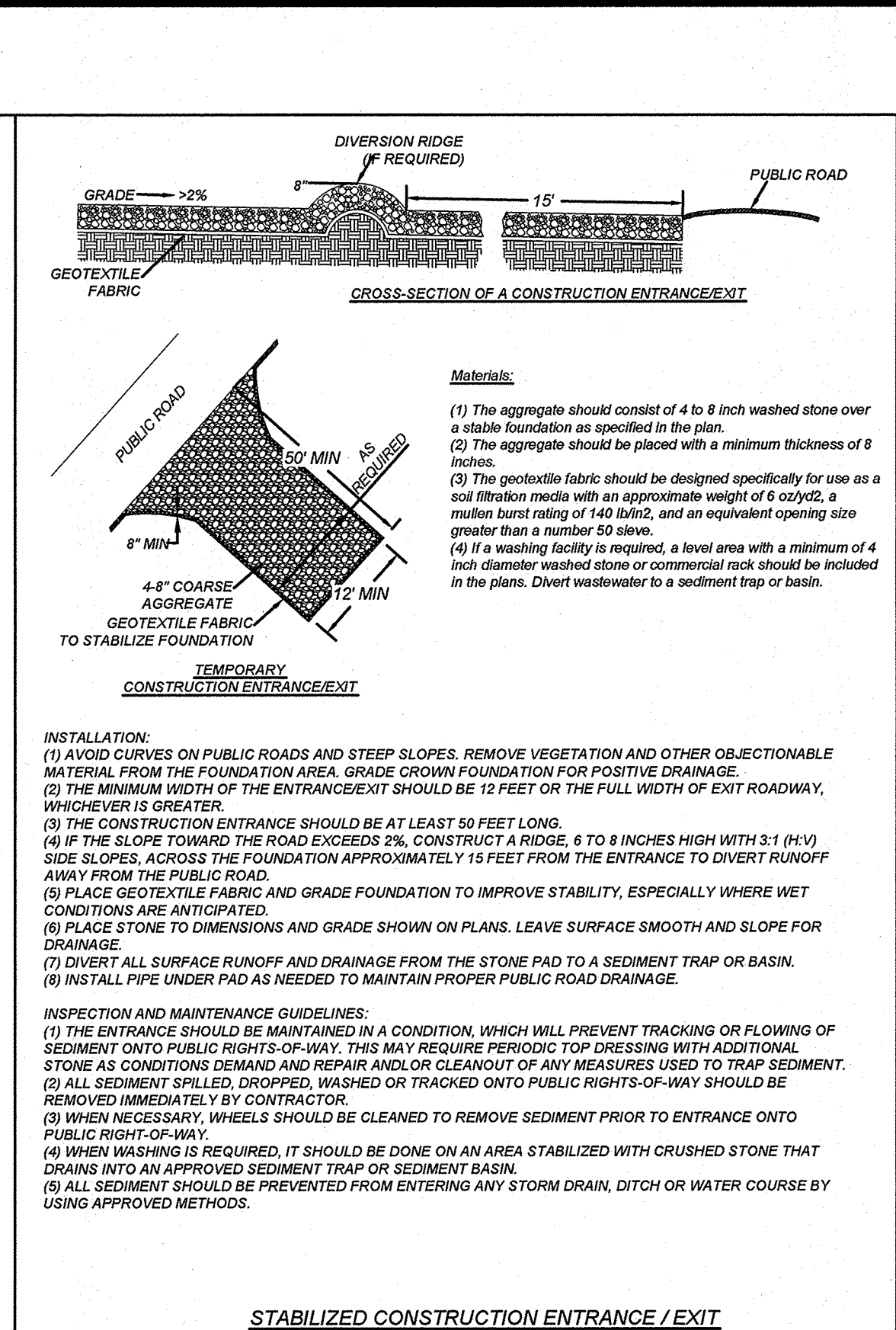
CHANNEL LINING



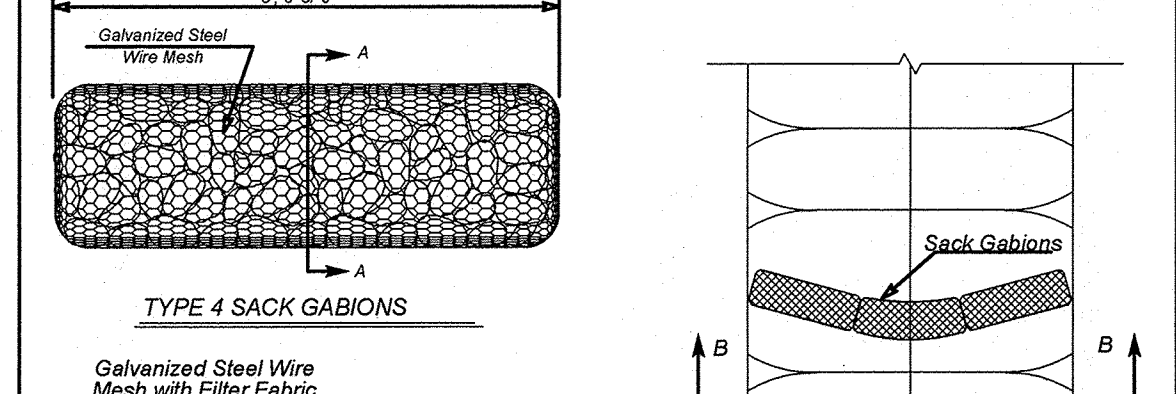
TYPICAL CONSTRUCTION STAGING AREA



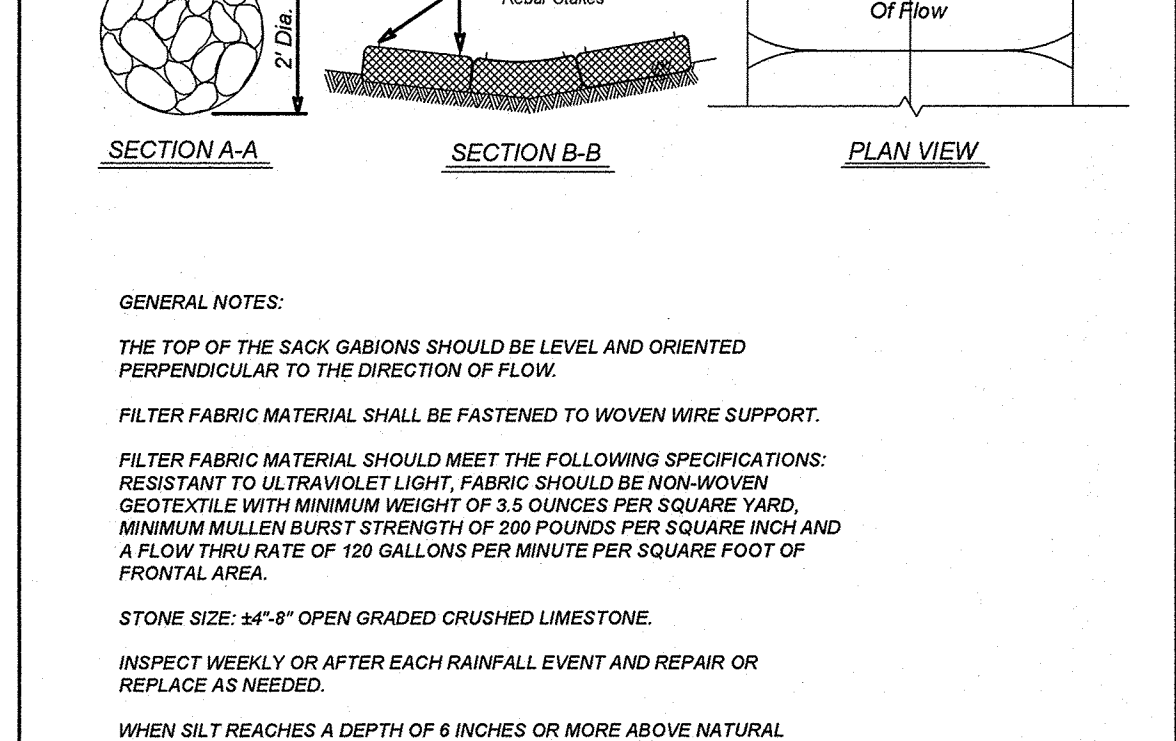
CHANNEL LINING



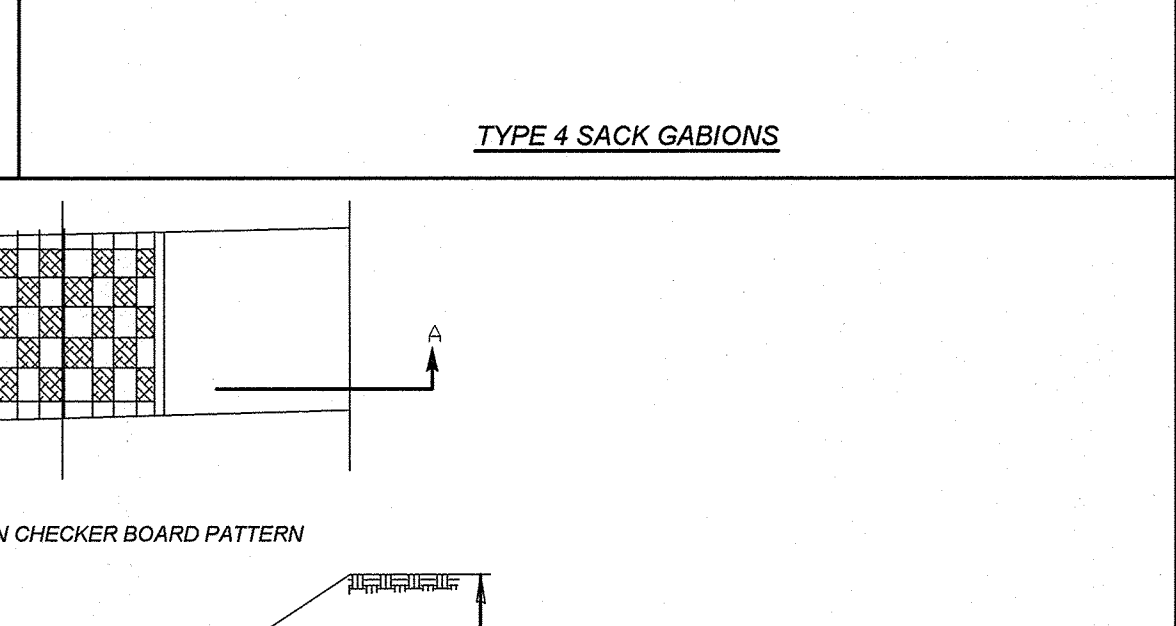
ROCK BERM



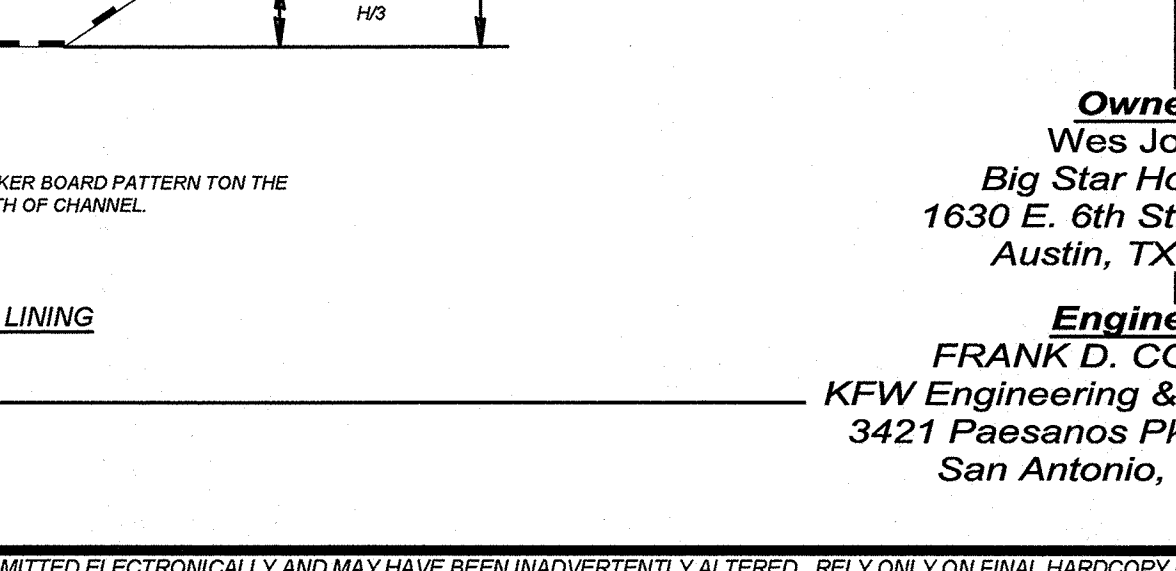
HIGH SERVICE ROCK BERM



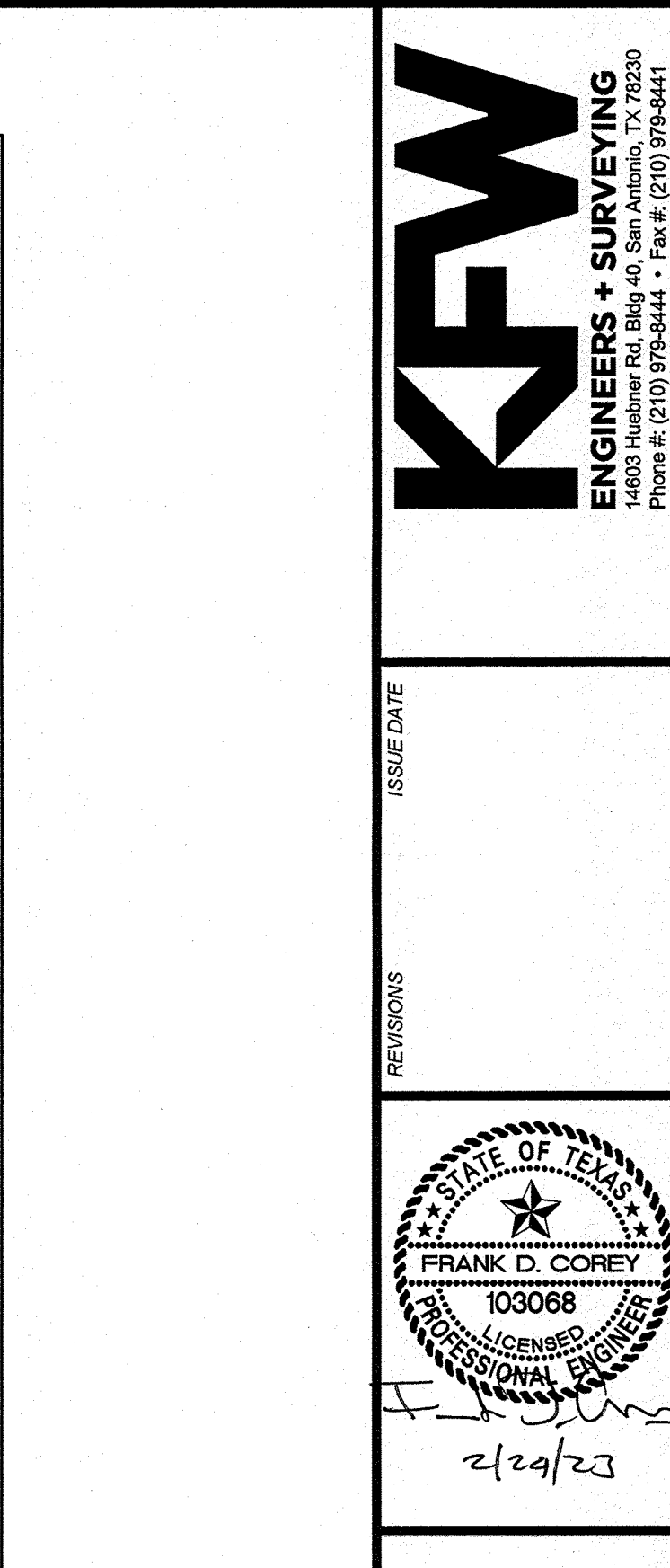
STABILIZED CONSTRUCTION ENTRANCE / EXIT



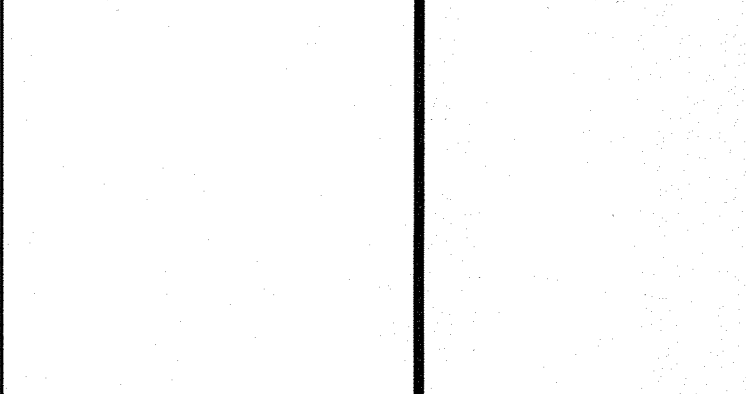
TYPICAL CONSTRUCTION STAGING AREA



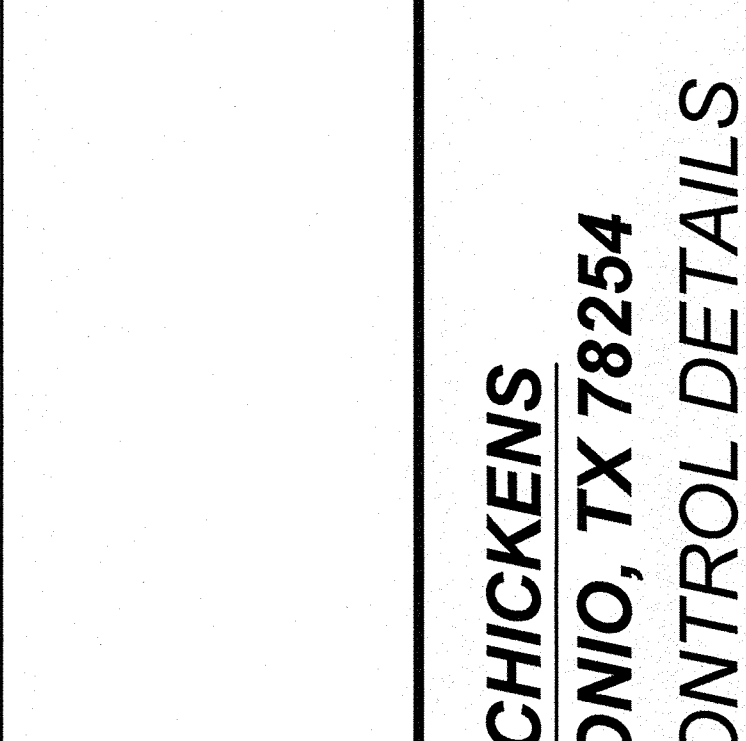
CHANNEL LINING



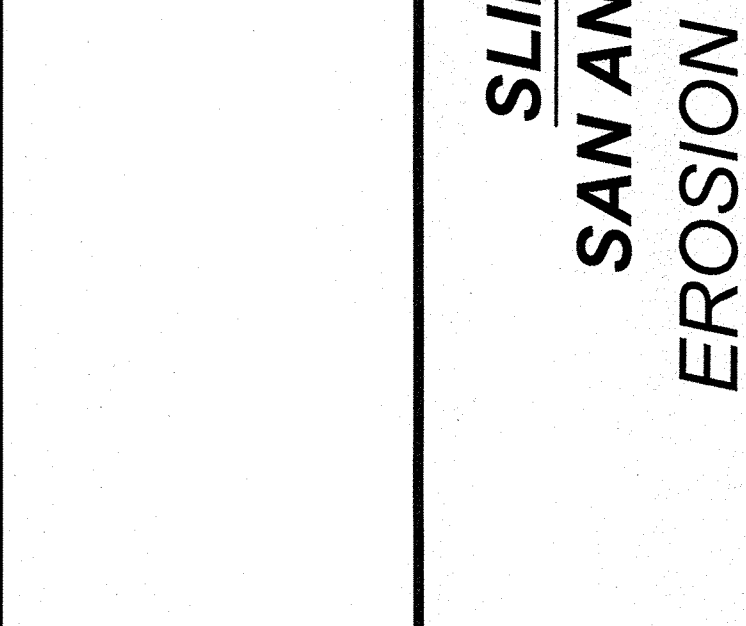
ROCK BERM



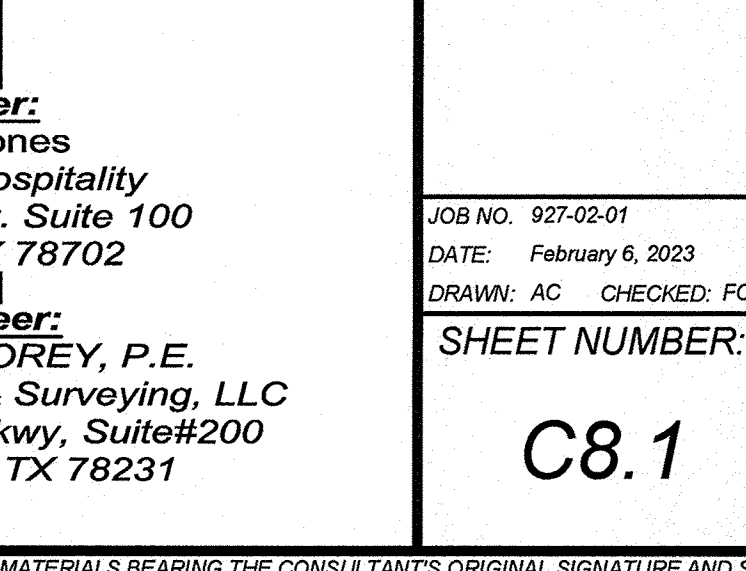
HIGH SERVICE ROCK BERM



STABILIZED CONSTRUCTION ENTRANCE / EXIT



TYPICAL CONSTRUCTION STAGING AREA



CHANNEL LINING

Owner:
 Wes Jones
 Big Star Hospitality
 1630 E. 6th St. Suite 100
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Engineer:
 FRANK D. COREY, P.E.
 KFW Engineering & Surveying, LLC
 3421 Paasanos Pkwy, Suite#200
 San Antonio, TX 78231

JOB NO. 927-02-01
 DATE: February 6, 2023
 DRAWN: AC CHECKED: FC

SHEET NUMBER:
C8.1