LEGAL DESCRIPTION

LOT 10, BLOCK 14, N.C.B. 16587 OUT OF THE FAIRVIEW ACRES SUBDIVISION UNIT 2A PLAT AS RECORDED IN VOL. 20002, PG 2209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

BENCHMARKS:

BEM #1: GPS ELEV.: 872.980'
NORTHING: 64946.9100 EASTING: 74515.3980

BEM #2: GPS ELEV.: 870.590
NORTHING: 64706.7900 EASTING: 74688.5590

EASEMENTS

1. 15' DRAINAGE ACCESS EASEMENT (VOL. 20002, PG. 2209, D.P.R.)
2. 10' PRIVATE DRAINAGE EASEMENT (VOL. 20002, PG. 2209, D.P.R.)
3. 3' X 10' WATER EASEMENT (VOL. 20002, PG. 2209, D.P.R.)
4. 12' SANITARY SEWER EASEMENT (VOL. 20001, PG. 672, D.P.R.)
5. 10' WATER EASEMENT (VOL. 20002, PG. 2209, D.P.R.)
6. 34' IRREVOCABLE INGRESS/EGRESS & PRIVATE DRAINAGE EASEMENT (VOL. 20002, PG. 2209, D.P.R.)
7. 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PG. 672, D.P.R.)
8. 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9535, PG. 78, D.P.R.)
9. 25' BUILDING SETBACK (VOL. 9535, PG. 78, D.P.R.)
10. 12' SANITARY SEWER EASEMENT (VOL. 20002, PG. 2209, D.P.R.)
11. VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20002, PG. 2209, D.P.R.)
12. 10' DRAINAGE EASEMENT (VOL. 9535, PG. 78, D.P.R.)
13. 1' VEHICULAR NON ACCESS EASEMENT (VOL. 20002, PG. 2209, D.P.R.)
14. 15' DRAINAGE EASEMENT & ACCESS EASEMENT (VOL. 20002, PG. 2209, D.P.R.)

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 CONTR

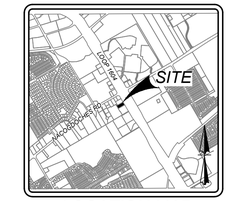
ParcelKey 812527
ADDR-AVAA-24-10101089
Plat 21-11800449

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.

NOTES:

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. PROPOSED ON-SITE CURBS ARE 6" HIGH UNLESS SHOWN OR LABELED OTHERWISE.
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. CONTRACTOR TO COORDINATE FOR INSPECTIONS WITH CITY INSPECTOR PRIOR TO THE PLACEMENT OR CONSTRUCTION OF ANY SIDEWALK OR DRIVEWAY APPROACH. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS & CITY OF SAN ANTONIO DESIGN STANDARDS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WORK WITHIN R.O.W. PRIOR TO CONSTRUCTION IN R.O.W.
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.



LOCATION MAP
N.T.S.

COORDINATION NOTE:

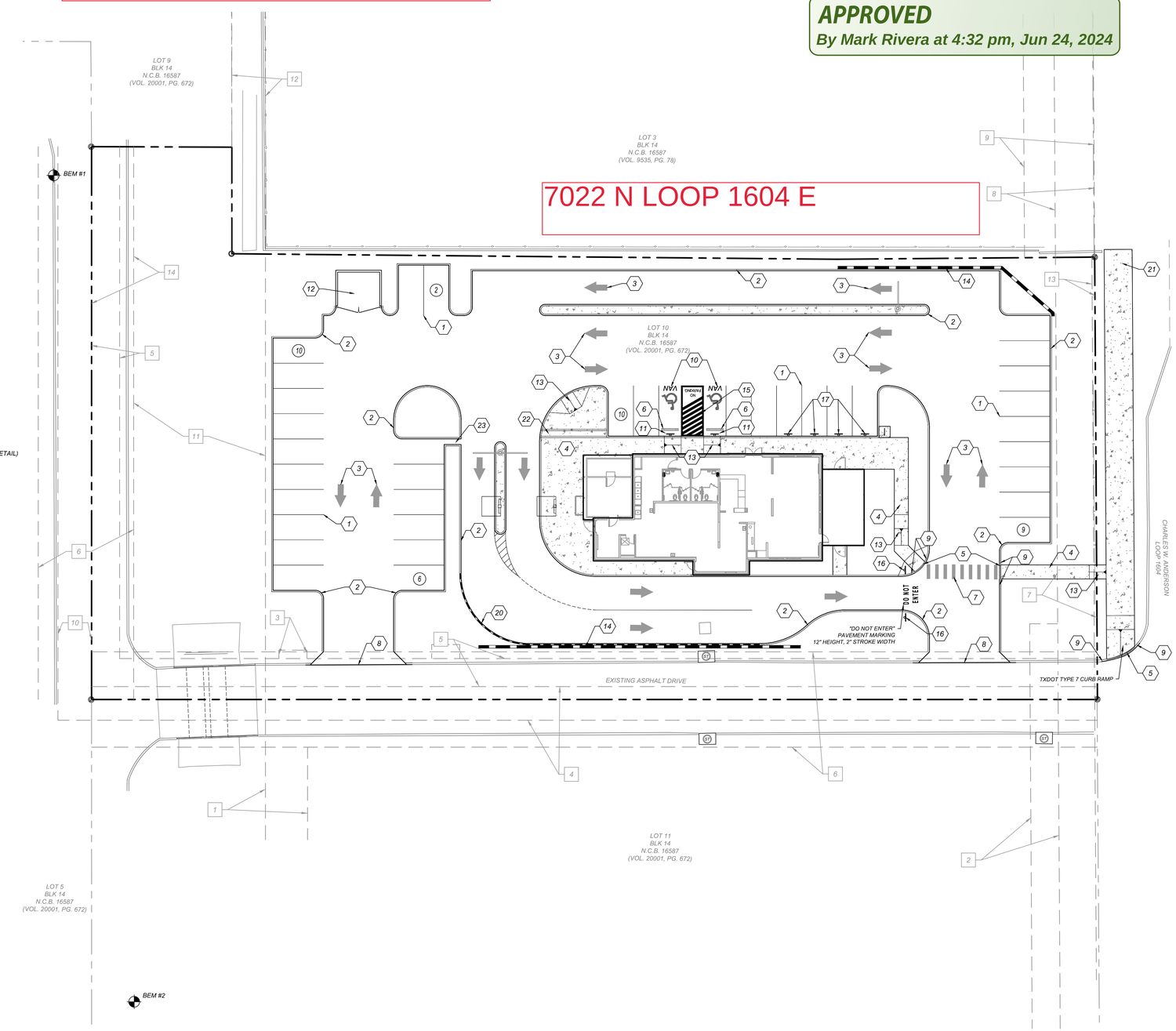
1. CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. (855) 707-7328.
2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210)-353-2256.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
4. 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.

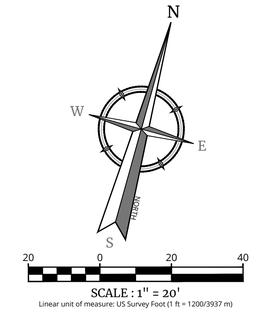
KEYED ITEMS

1. TYPICAL PARKING SPACES (REF 1 /C9.0)
2. 6" STANDARD CURB (REF 2/ C9.0)
3. TRAFFIC ARROW (REF 3/ C9.0)
4. SIDEWALK (REF 4/ C9.0)
5. HEADER CURB (REF 5/ C9.0)
6. WHEELSTOP (REF 6/ C9.0)
7. CROSSWALK (REF 7/ C9.0)
8. ASPHALT PAVEMENT JUNCTURE (REF 8/ C9.0)
9. 2' CURB TRANSITION (REF 9/ C9.0)
10. HANDICAP PARKING SYMBOL (REF 10/ C9.0)
11. HANDICAP SIGN (REF 11/ C9.0)
12. DUMPSTER WITH ENCLOSURE (REF. ARCHITECTURAL PLANS FOR DETAILS / EXACT LOCATION)
13. SIDEWALK RAMP (REF 12/ C9.0)
14. RETAINING WALL (REF. STRUCTURAL PLANS)
15. HANDICAP PARKING AISLE (REF 13/ C9.0)
16. "DO NOT ENTER" SIGN (REF 14/ C9.0)
17. CURBSIDE PICKUP SIGNAGE (OWNER TO PROVIDE SIGN DETAIL)
18. LIGHT POLE LOCATION (REF. MEP PLANS)
19. PYLON SIGN (REF. ARCH. PLANS)
20. SAWTOOTH CURB (REF 15/ C9.0)
21. 10' PUBLIC SIDEWALK
22. SIDEWALK BOX DRAIN (REF 16/ C9.0)
23. 2' CURB OPENING (REF 17/ C9.0)

APPROVED
By Mark Rivera at 4:32 pm, Jun 24, 2024

7022 N LOOP 1604 E





LEGEND

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

TRAFFIC / SW SUMMARY TABLE SLIM CHICKENS - LOOP 1604 & NACOGDOCHES	
Building Use	SLIM CHICKENS
Gross Floor Area (sq. ft.)	3,300 SQ FT (1 Story) (Patio 400 SQ FT)
PARKING STORAGE STANDARDS	
Minimum Parking Ratio	1 to 150
Maximum Parking Ratio	1 to 40
REGULAR	
Minimum Parking	25
Maximum Parking	93
Total Spaces Provided	37
HANDICAPPED (ADA)	
Required Handicap Parking (Including van)	1
Required Van Accessible Parking	1
Proposed Handicap Parking (Including van)	2
Proposed Van Accessible Parking	2
BICYCLE RACK	
Required Bike Racks (10% Of Min.)	1 (per Sec. 35-526(b)(8))
Proposed Bike Racks	1
APPROACH(ES)	
Approach Width- (ft.)	N/A
Flare/Radius (ft.)	N/A
Approach Area-(s.f)	N/A
SIDEWALK(S)	
Public Sidewalk Width - (ft.)	10' PROPOSED
Public Sidewalk Length (linear ft.)	145'
Public Sidewalk Area (sq. ft.)	± 1,450 SQ FT

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REV	DATE	DRAWN BY	DESCRIPTION

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95% REVIEW SET - APRIL 26, 2024

SITE PLAN
FOR
SLIM CHICKENS

BLOCK 14
LOT 10

SAN ANTONIO
BEXAR
TEXAS

Colliers Engineering & Design #
SAN ANTONIO (KFW)
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

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AS SHOWN	4/26/24	R.T.	F.C.
PROJECT NUMBER: 927-06-01	DRAWING NAME: 0A59270601		

SHEET TITLE: SITE PLAN

SHEET NUMBER: C3.0

Date: Apr 26, 2024, 1:04pm User ID: rtaukogophi
File: K:\927\06\01\Design\Civil\0A59270601.dwg

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.