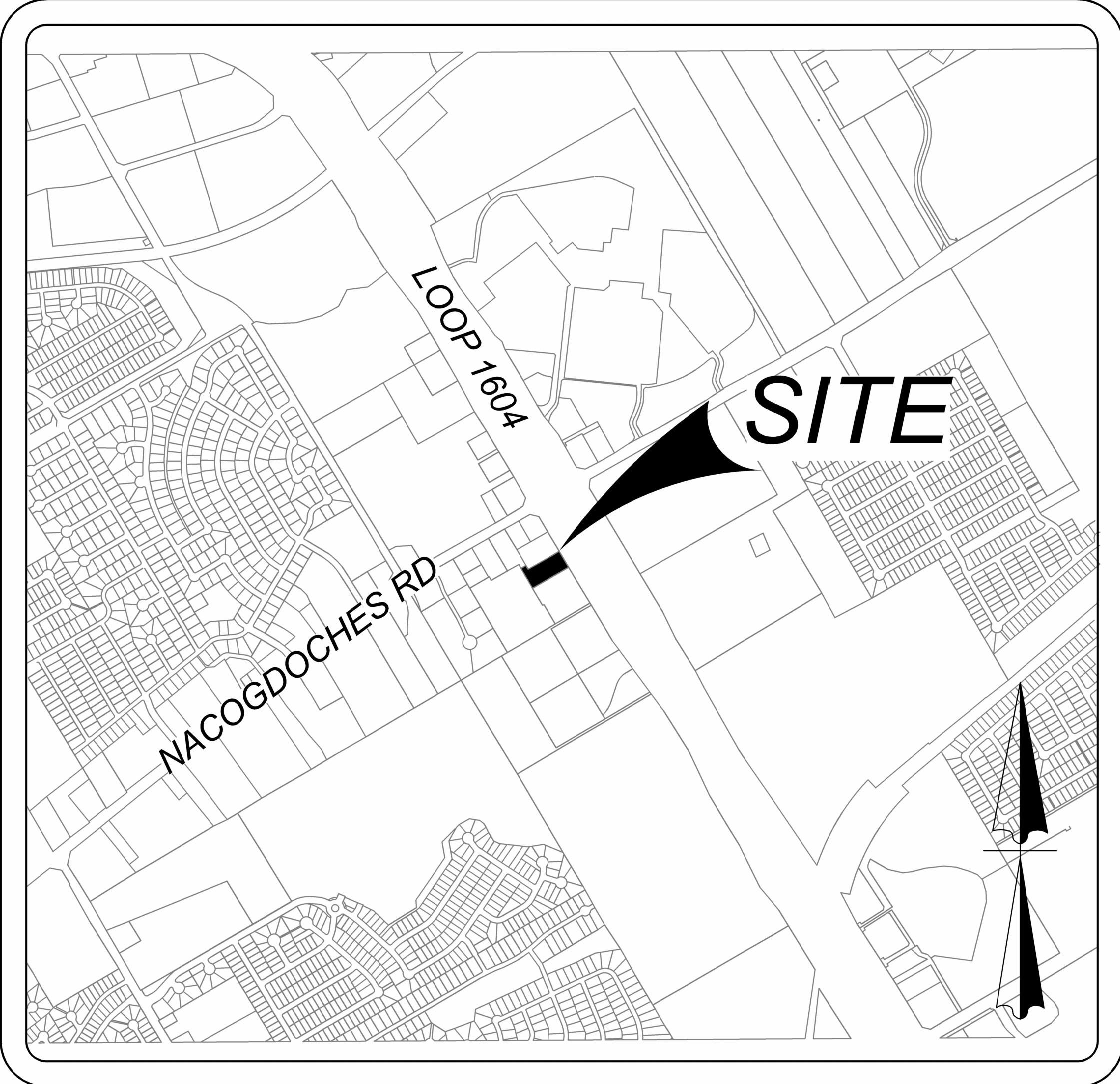


SLIM CHICKENS

7022 N LOOP 1604 E, SAN ANTONIO, TX 78266



LOCATION MAP
N.T.S.

INDEX

DESCRIPTION	SHEET NO.
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EXISTING CONDITIONS & DEMOLITION PLAN	C2.0
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DIMENSIONAL CONTROL	C4.0
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PAVING PLAN	C7.0
GRADING PLAN	C8.0
CIVIL DETAILS	C9.0
COSA DETAILS	C9.1
EROSION CONTROL PLAN	C10.0
EROSION CONTROL DETAILS	C10.1

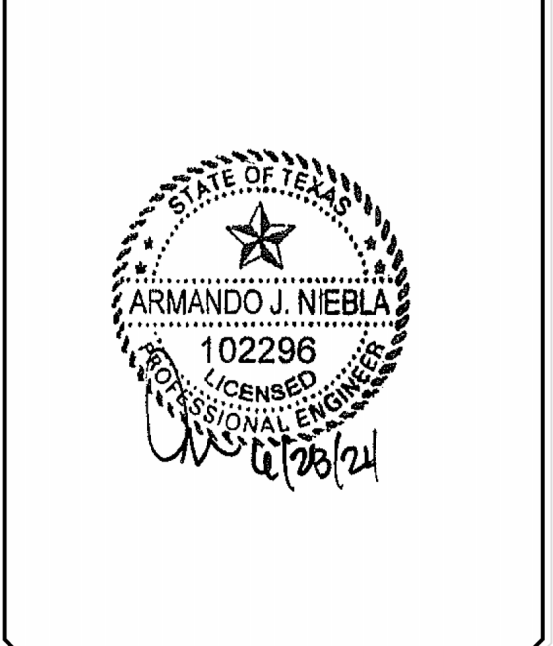
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ENGINEERING & DESIGN

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REV	DATE	DRAWN BY	DESCRIPTION



SLIM CHICKENS (NACOGDOCHES)
FOR
BIG STAR HOSPITALITY
ATTN: DAN MCGRATH
P.O. BOX 40729
AUSTIN, TEXAS 78704

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.
TBE'S Form #1-909
TBE'S Form # 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/18/24	G.G	F.C.
PROJECT NUMBER:	DRAWING NAME:		
927-06-01	CV9270601		
SHEET TITLE:			
COVER SHEET			
SHEET NUMBER:			
C1.0			

Date: Jun 28, 2024, 2:14pm User: J. Hernandez
File: K:\927\06\01\Design\Civil\CV9270601.dwg

PERMIT SET - JUNE 28, 2024

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.: 872.390'
 NORTHING: 64946.9100 EASTING: 74515.3980
 BEM #2: GPS ELEV.: 870.590'
 NORTHING: 64706.7900 EASTING: 74688.5500

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 COMPLES 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.

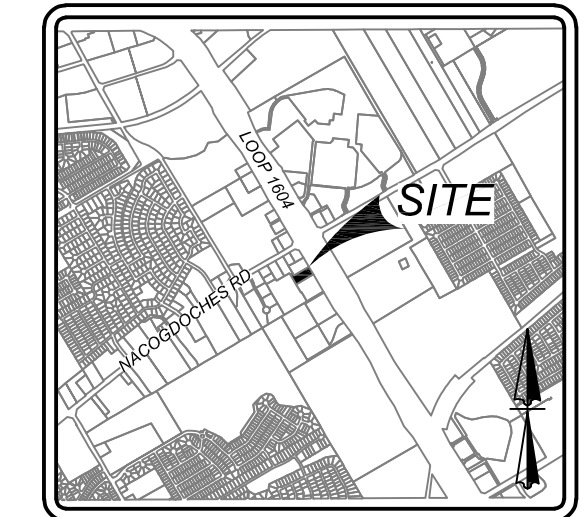
CAUTION! THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS 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.

- 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.)
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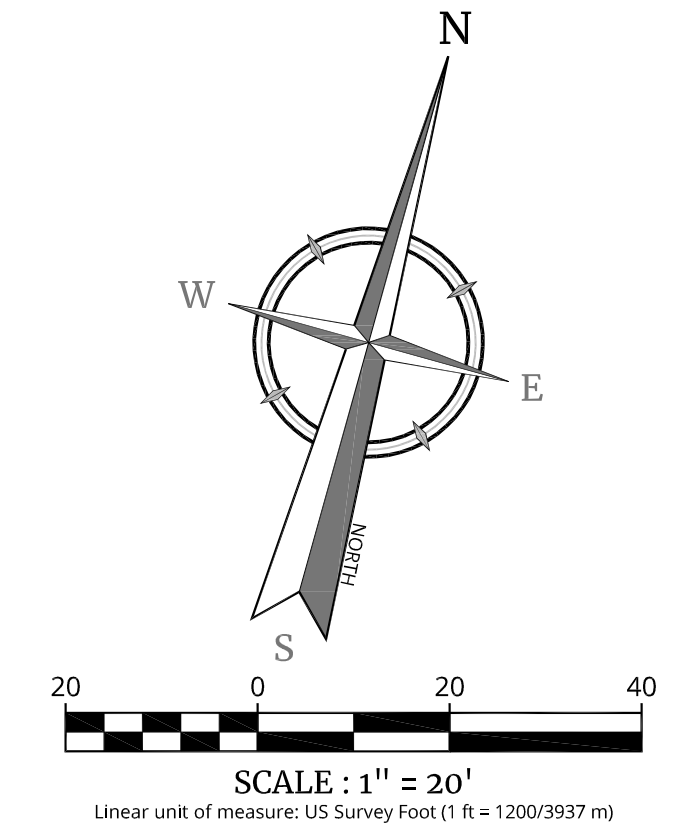
- COORDINATION NOTE:**
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 - CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

DEMOLITION NOTES

- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION OR CONSTRUCTION.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION, AND DISPOSAL, OF ALL DEMOLISHED OR UNWANTED MATERIAL.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR DEMOLITION.
- 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.
- CONTRACTOR SHALL NOT DEMOLISH ANY SAWS WATER OR SANITARY SEWER LINE WITHOUT SAWS APPROVAL.
- 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.

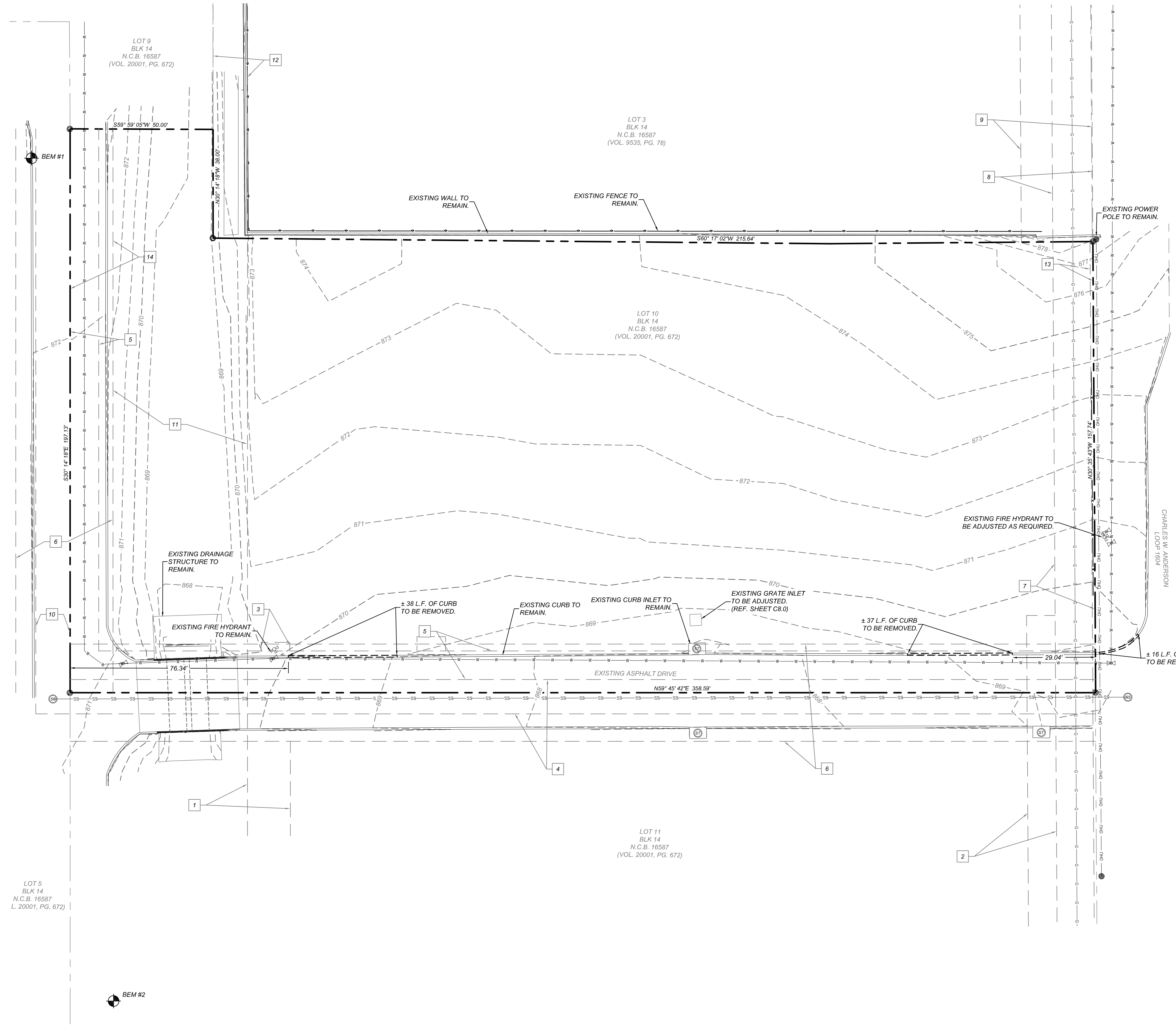


LOCATION MAP
 N.T.S.



LEGEND

- PROPERTY LINE
- 87.3'----- EXISTING CURB TO REMAIN
- EXISTING CONTOURS
- EXISTING 12" WATER MAIN
- EXISTING SS LINE
- EXISTING CURB TO BE REMOVED
- OVERHEAD UTILITY LINE
- EXISTING POWER POLE



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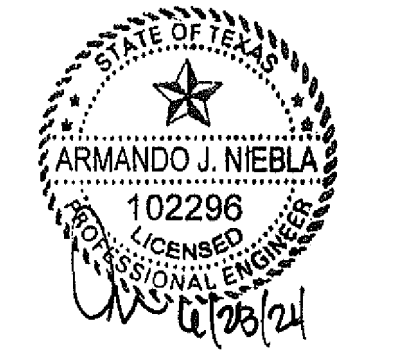
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REV	DATE	DRAWN BY	DESCRIPTION



SLIM CHICKENS (NACOGDOCHES)

FOR
 BIG STAR HOSPITALITY
 ATTN: DAN MCGRATH
 P.O. BOX 40729
 AUSTIN, TEXAS 78704

BLOCK 14
 LOT 10

SAN ANTONIO
 BEXAR
 TEXAS

Colliers SAN ANTONIO (KFW)
 5421 Paeanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIERS ENGINEERING & DESIGN, INC.
 TYPE: PROFESSIONAL
 TPLS Permit: 10194550

SCALE: AS SHOWN	DATE: 06/19/24	DRAWN BY: G.G.	CHECKED BY: F.C.
PROJECT NUMBER: 927-05-01	DRAWING NAME: DM9270601		

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
C2.0

LEGAL DESCRIPTION
 LOT 10, BLOCK 14, N.C.B. 16587 OUT OF THE FAIRVIEW ACRES SUBDIVISION
 UNIT 24 PLAT AS RECORDED IN VOL. 20002, PG. 2209 OF THE DEED AND PLAT
 RECORDS OF BEXAR COUNTY, TEXAS

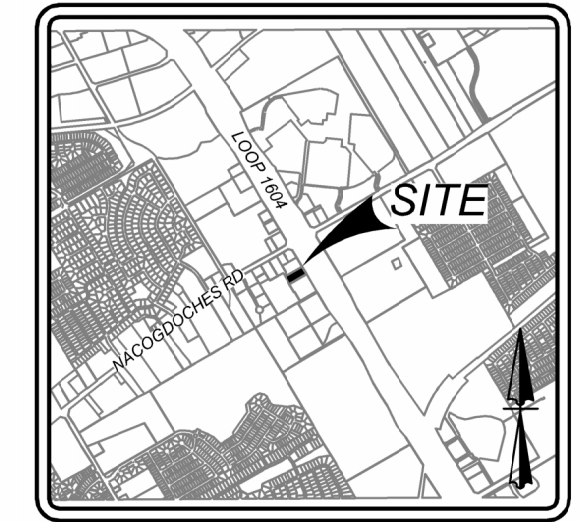
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NOTES:

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.



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EASEMENTS

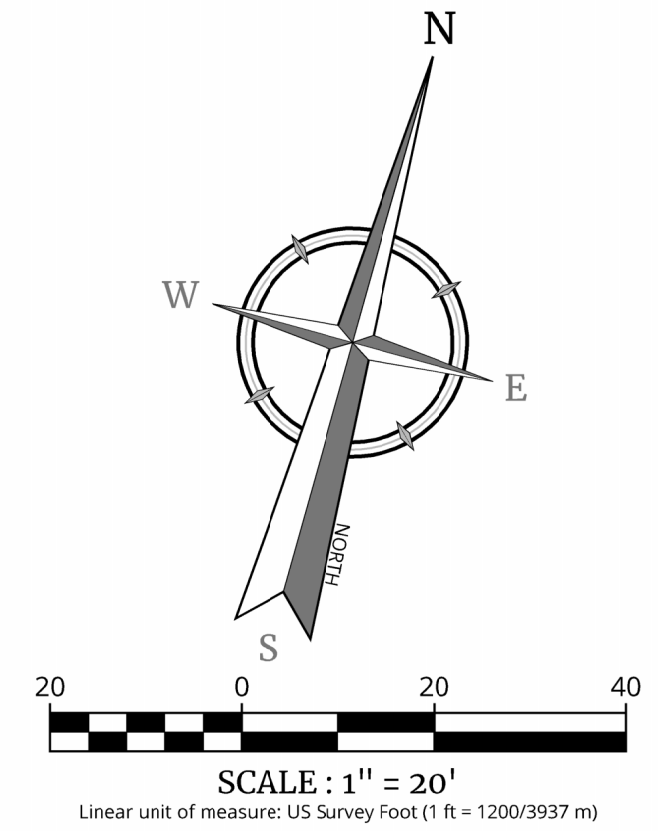
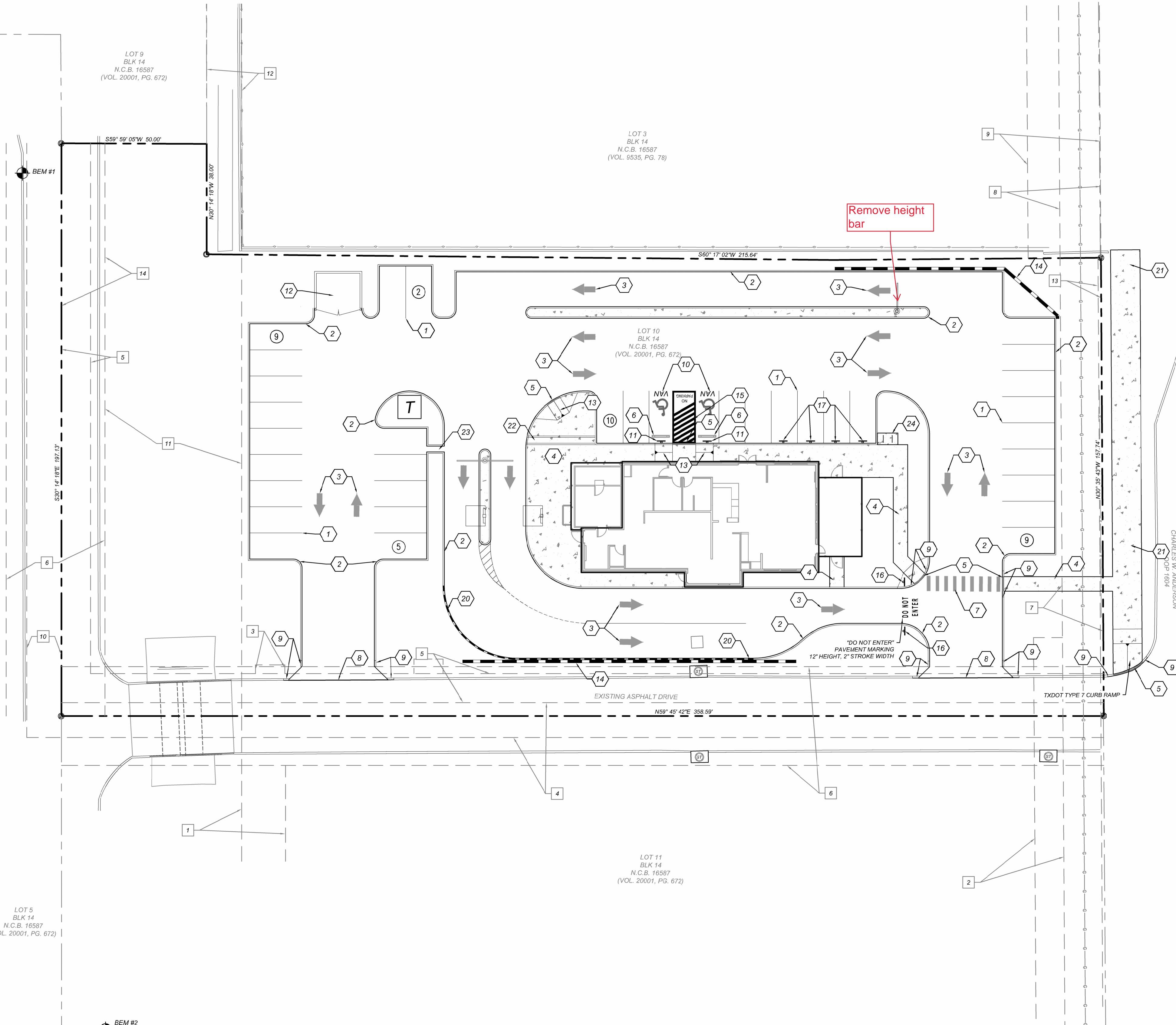
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KEYED ITEMS

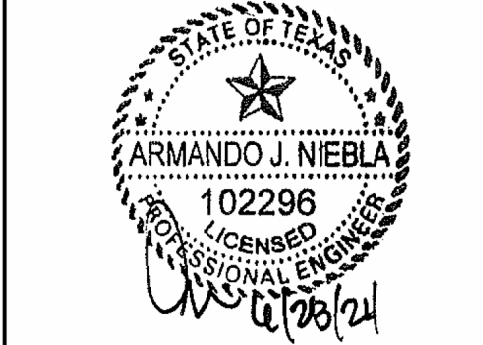
- | | |
|----|---|
| 1 | TYPICAL PARKING SPACES (REF 1/ C9.0) |
| 2 | 6" STANDARD CURB (REF 2/ C9.0) |
| 3 | TRAFFIC ARROW (REF 3/ C9.0) |
| 4 | SIDEWALK (REF 4/ C9.0) |
| 5 | HEADER CURB (REF 5/ C9.0) |
| 6 | WHEELSTOP (REF 6/ C9.0) |
| 7 | CROSSWALK (REF 7/ C9.0) |
| 8 | ASPHALT PAVEMENT JUNCTURE (REF 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) |
| 24 | BIKE RACK (REF 18/ C9.0) |



LEGEND

- PROPERTY LINE
- EXISTING CONCRETE
- 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	35
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 Spaces (10% Of Min.)	3 (per Sec. 35-52(b)(8))
Proposed Bike Racks (2 Spaces per Rack)	2
APPROACH(ES)	
Approach Width - (ft.)	N/A
Flare/Radius (ft.)	N/A
Approach Area - (sq. ft.)	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



SLIM CHICKENS (NACOGDOCHES)
 FOR
 BIG STAR HOSPITALITY
 ATTN: DAN MCGRATH
 P.O. BOX 40729
 AUSTIN, TEXAS 78704

BLOCK 14
LOT 10

SAN ANTONIO
BEXAR
TEXAS

SAN ANTONIO (KFW)
 3421 Paellasos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIERS ENGINEERING & DESIGN, INC.
 1015 Frank St. #400
 TPLS Form: 10194550

SCALE: AS SHOWN	DATE: 06/18/24	DRAWN BY: S.G.	CHECKED BY: F.C.
PROJECT NUMBER: 927-05-01	DRAWING NAME: 0459270601		

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **C3.0**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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:
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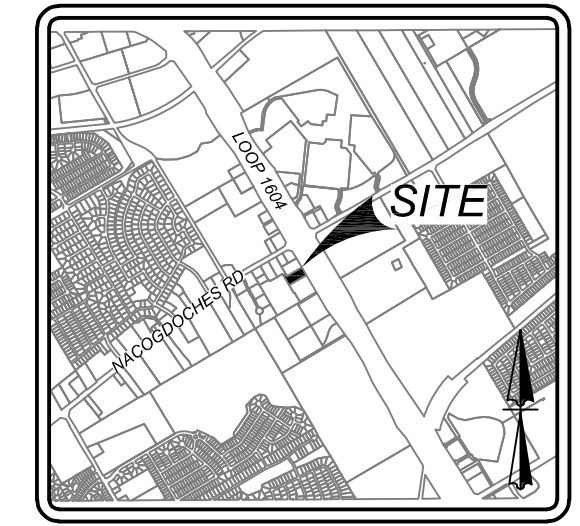
TRENCH EXCAVATION SAFETY PROTECTION
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CAUTION!!! THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY 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.

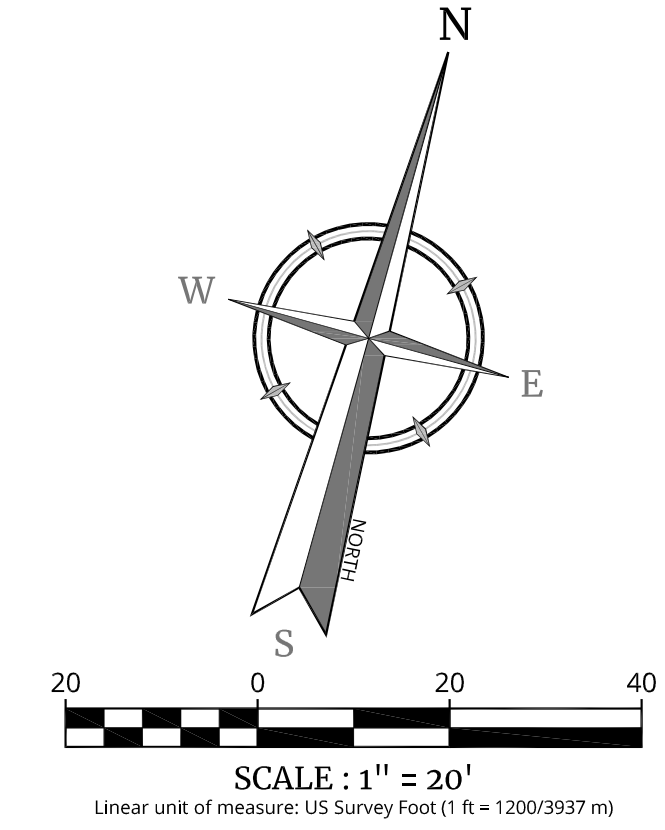
- EASEMENTS**
- | | | | |
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| 1 | 10' DRAINAGE ACCESS EASEMENT (VOL. 20002, PG. 2209, D.P.R.) | 8 | 14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9535, PG. 78, D.P.R.) |
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COORDINATION NOTE:

- CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. (855) 707-7328.
- 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.
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- CONTRACTOR TO COORDINATE WITH SANS (SAN ANTONIO WATER SYSTEM) TO PLAN SANITARY SEWER AND WATER SERVICES. (210)-704-7297.
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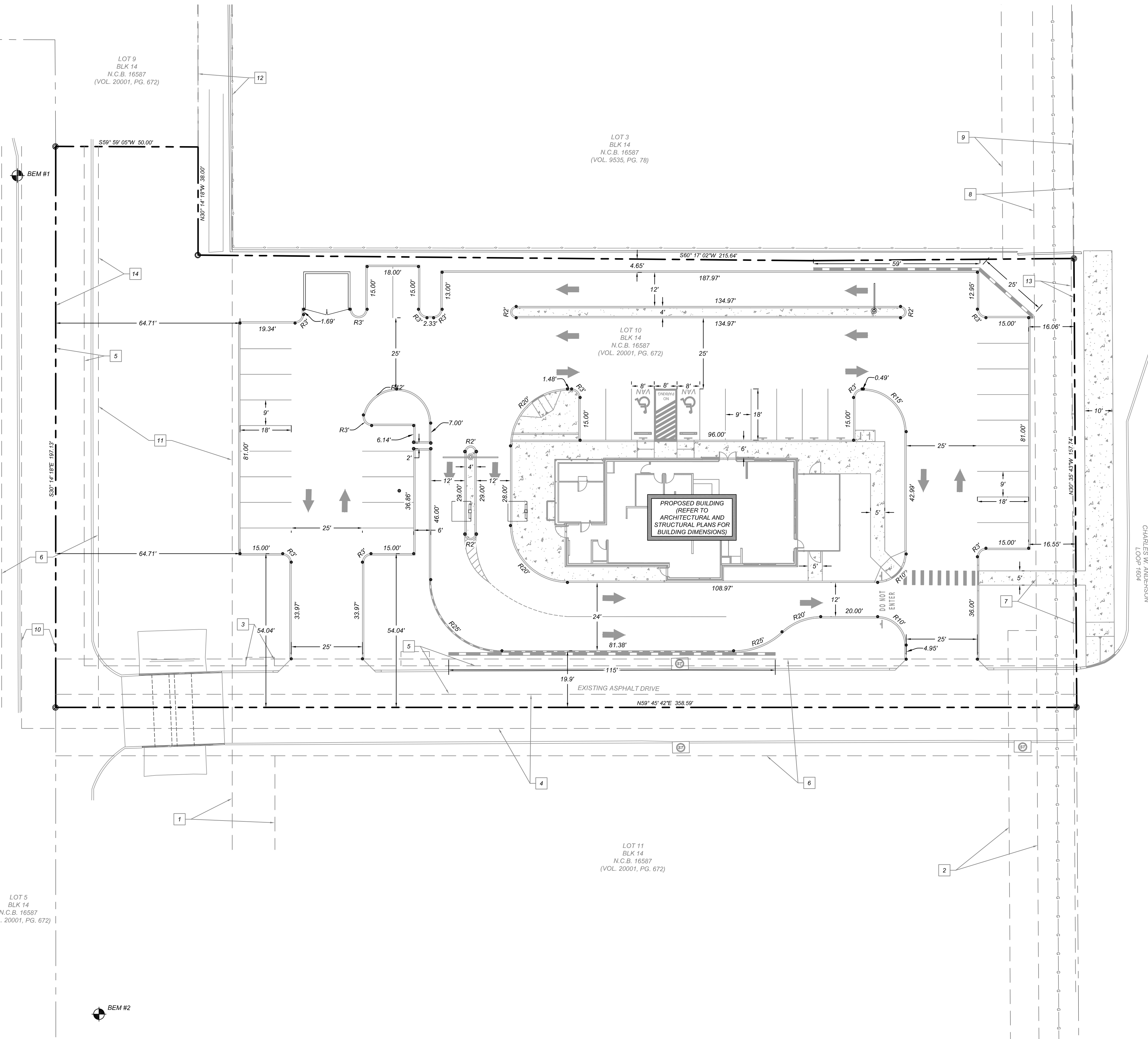


LOCATION MAP
N.T.S.



LEGEND

	PROPERTY LINE
	EXISTING CURB
	EXISTING CONCRETE
	PROPOSED SIDEWALK
	PROPOSED TRAFFIC ARROWS
	PROPOSED HEIGHT MARKER
	PROPOSED MENU BOARD
	PROPOSED SIGN
	PROPOSED RETAINING WALL



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STATE OF TEXAS
 ARMANDO J. NIEBLA
 102296
 LICENSED PROFESSIONAL ENGINEER
 11/26/24

SLIM CHICKENS (NACOGDOCHES)
 FOR
 BIG STAR HOSPITALITY
 ATTN: DAN MCGRATH
 P.O. BOX 40729
 AUSTIN, TEXAS 78704

BLOCK 14
 LOT 10
 SAN ANTONIO
 BEXAR
 TEXAS

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 #

SAN ANTONIO (KFW)
 3421 Paisanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIERS ENGINEERING & DESIGN, INC.
 TBP'S Permit: 10194550

SCALE: AS SHOWN	DATE: 06/18/24	DRAWN BY: G.G.	CHECKED BY: F.C.
PROJECT NUMBER: 927-06-01	DRAWING NAME: DC3270601		

SHEET TITLE:
DIMENSIONAL CONTROL PLAN

SHEET NUMBER:
C4.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LEGAL DESCRIPTION
 LOT 10, BLOCK 14, N.C.B. 16587 OUT OF THE FAIRVIEW ACRES SUBDIVISION
 UNIT 24 PLAT AS RECORDED IN VOL. 20002, PG 2209 OF THE DEED AND PLAT
 RECORDS OF BEXAR COUNTY, TEXAS

BENCHMARKS:
 BEM #1: GPS ELEV.: 872.380'
 NORTHING: 64946.9100 EASTING: 74515.3980
 BEM #2: GPS ELEV.: 870.590'
 NORTHING: 64706.7900 EASTING: 74688.5500

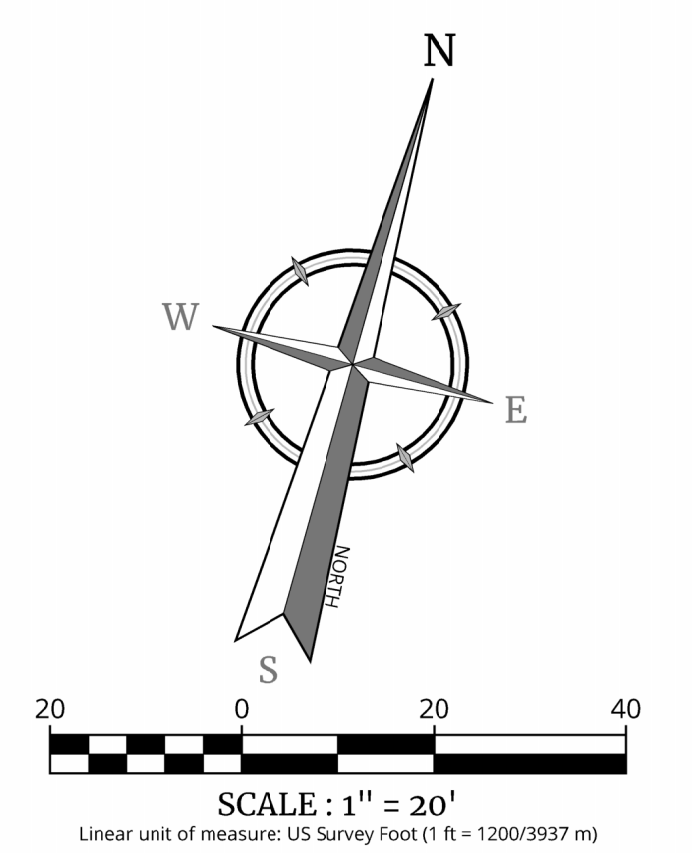
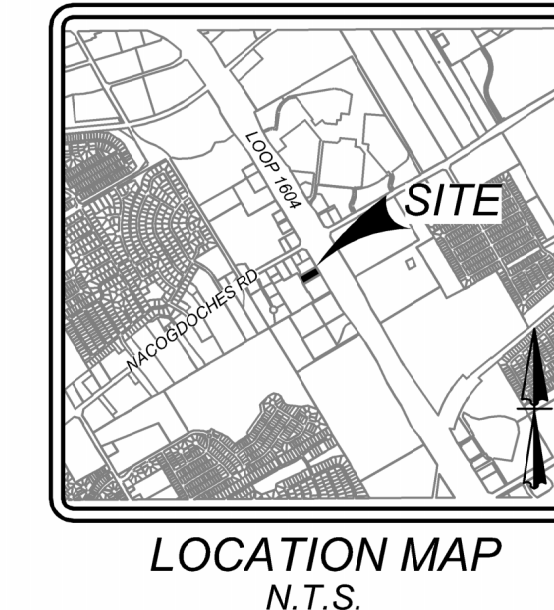
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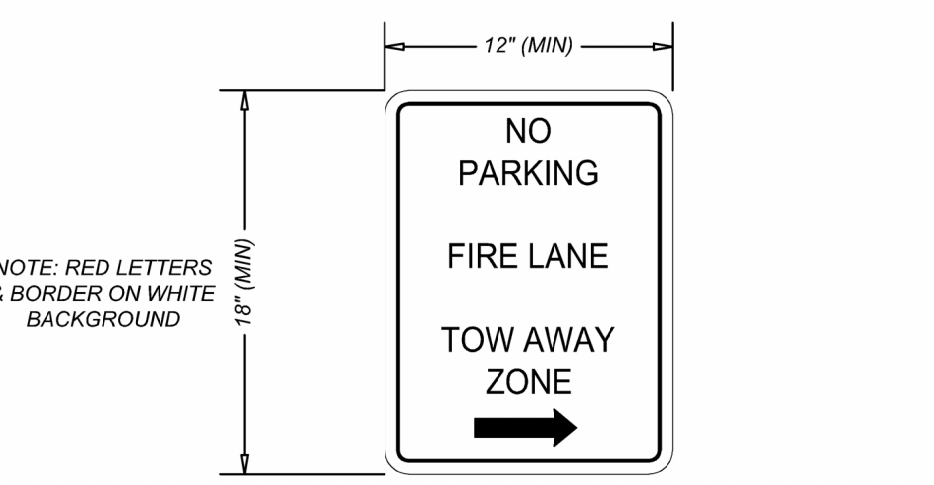
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COORDINATION NOTE:

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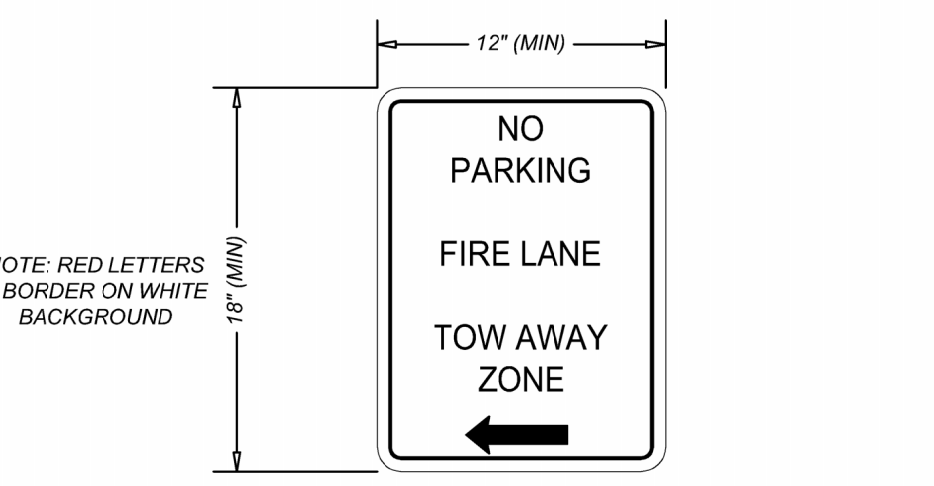


FIRE SIGN LOCATION NOTE:
 FIRE SIGN LOCATION SHALL BE DETERMINED BY FIRE MARSHALL / INSPECTOR PRIOR TO CONSTRUCTION



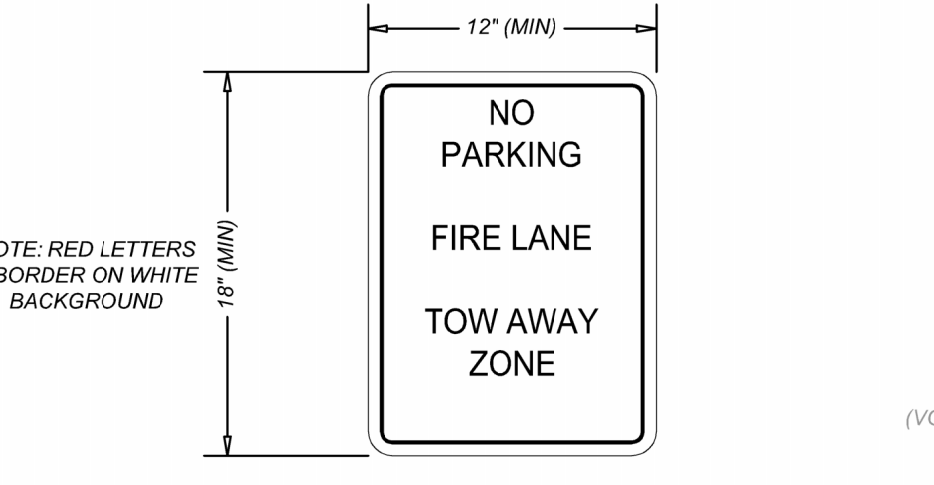
LESS THAN 40' : ONE TYPE "C" SIGN
 40' TO 90' : TWO SIGNS, ONE TYPE "A" AND ONE TYPE "B"
 100' OR MORE : THREE SIGNS, ONE TYPE "A", ONE TYPE "B", AND ONE TYPE "C"
 ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER

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



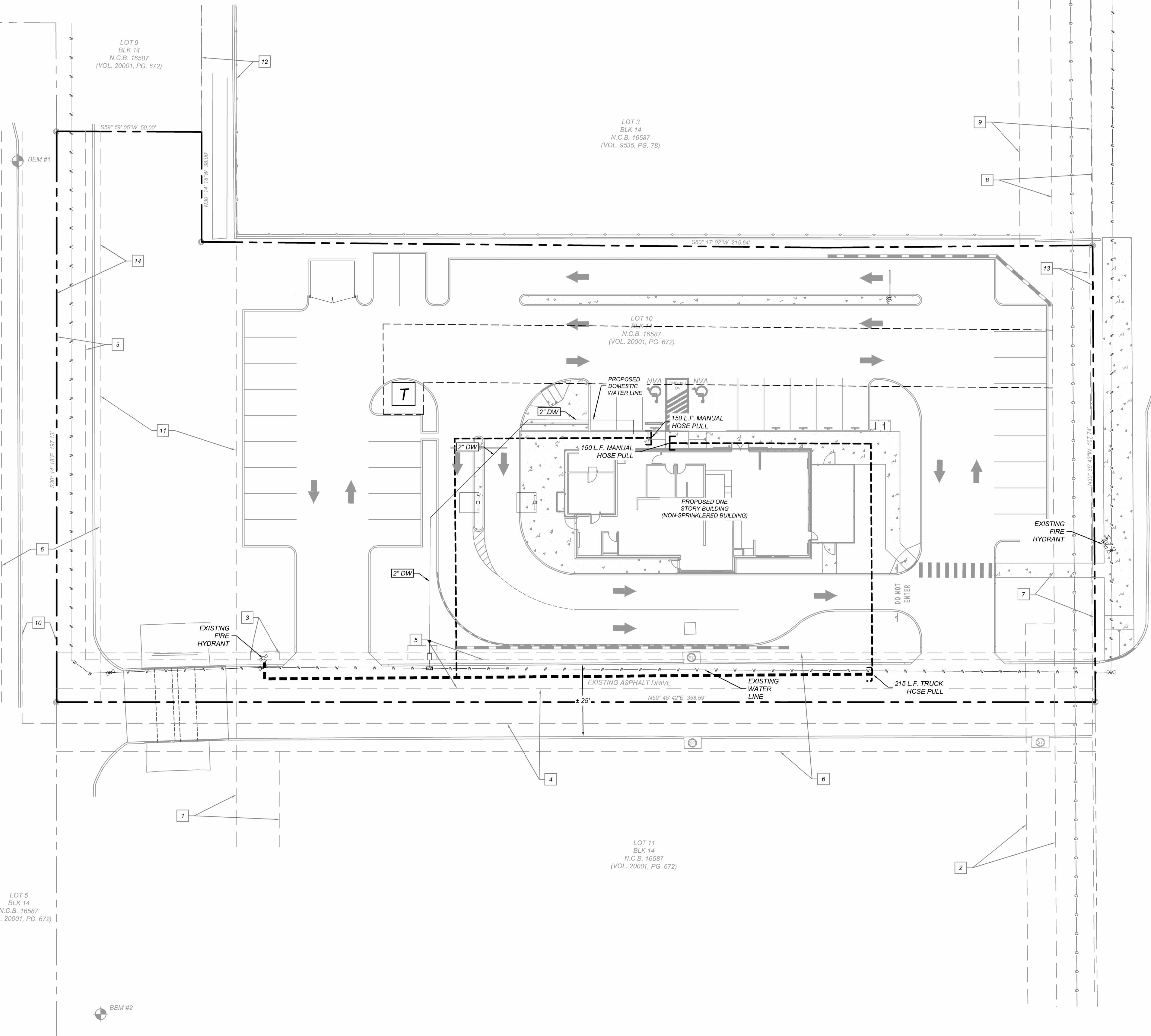
LESS THAN 40' : ONE TYPE "C" SIGN
 40' TO 90' : TWO SIGNS, ONE TYPE "A" AND ONE TYPE "B"
 100' OR MORE : THREE SIGNS, ONE TYPE "A", ONE TYPE "B", AND ONE TYPE "C"
 ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER

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



LESS THAN 40' : ONE TYPE "C" SIGN
 40' TO 90' : TWO SIGNS, ONE TYPE "A" AND ONE TYPE "B"
 100' OR MORE : THREE SIGNS, ONE TYPE "A", ONE TYPE "B", AND ONE TYPE "C"
 ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER

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



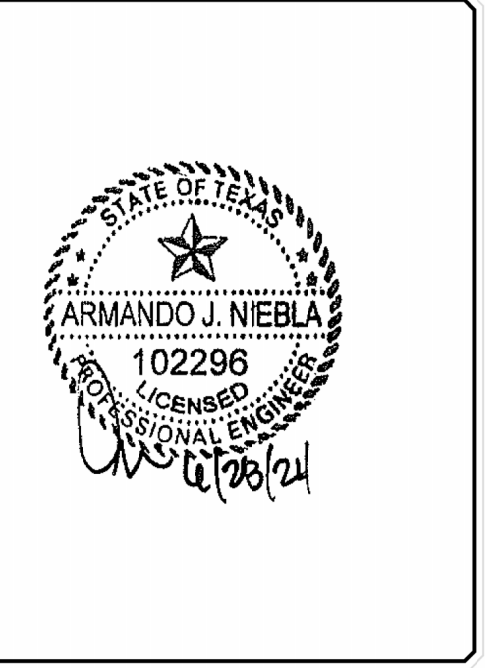
- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING / PROPOSED CURB
 - ⊕ FIRE HYDRANT
 - TRUCK HOSE PULL
 - MANUAL HOSE PULL

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REV.	DATE	DESCRIPTION



SLIM CHICKENS (NACOGDOCHES)
 FOR
BIG STAR HOSPITALITY
 ATTN: DAN MCGRATH
 P.O. BOX 40729
 AUSTIN, TEXAS 78704

BLOCK 14
 LOT 10
 SAN ANTONIO
 BEXAR
 TEXAS

Colliers		SAN ANTONIO (KFW)	
Engineering & Design		3421 Paeanos Parkway San Antonio, TX 78231 Phone: 210.979.8444 COLLIERS ENGINEERING & DESIGN, INC. TYPE: FIRM #14609 TPI'S Firm #: 10194550	
SCALE: AS SHOWN	DATE: 06/19/24	DRAWN BY: S.G.	CHECKED BY: F.C.
PROJECT NUMBER: 927-05-01	DRAWING NAME: FP9270601	SHEET TITLE: FIRE PROTECTION PLAN	
SHEET NUMBER: C5.0		NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.	

Date: Jun 28, 2024, 2:50pm User ID: gcuavercio
 File: K:\927\06\01\Design\Civil\FP9270601.dwg

PERMIT SET - JUNE 28, 2024

LEGAL DESCRIPTION

LOT 10, BLOCK 14, N.C.B. 16587 OUT OF THE FAIRVIEW ACRES SUBDIVISION UNIT 24 PLAT AS RECORDED IN VOL. 20002, PG. 2209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

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BENCHMARKS:

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TRENCH EXCAVATION SAFETY PROTECTION

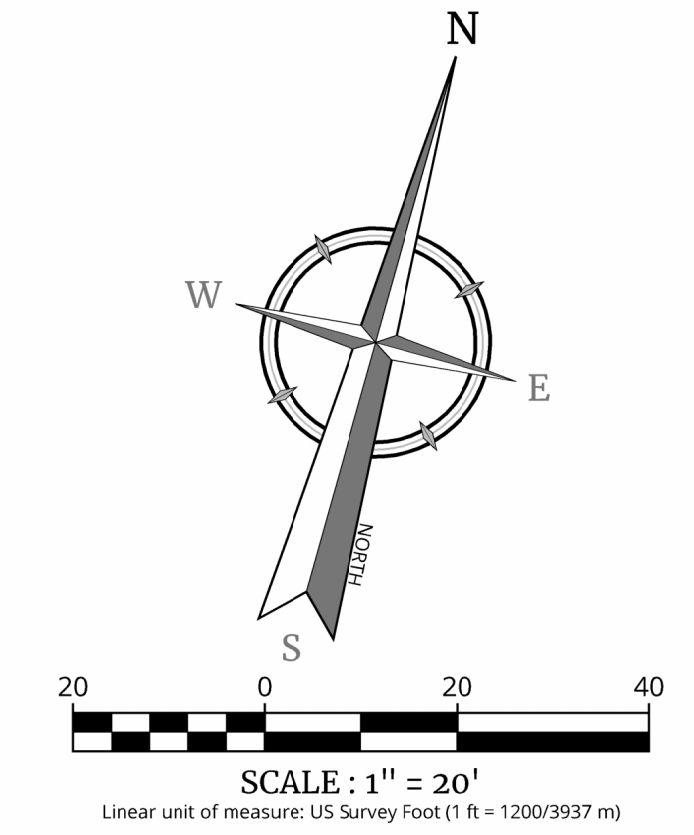
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UTILITY GENERAL NOTES:

- 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), SAWS 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 TCED RULES (TAC 210 AND TAC 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 SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
- 4. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRICAL PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRICAL 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 JUNCTIONS. 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 JETTING 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 COVERED 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.



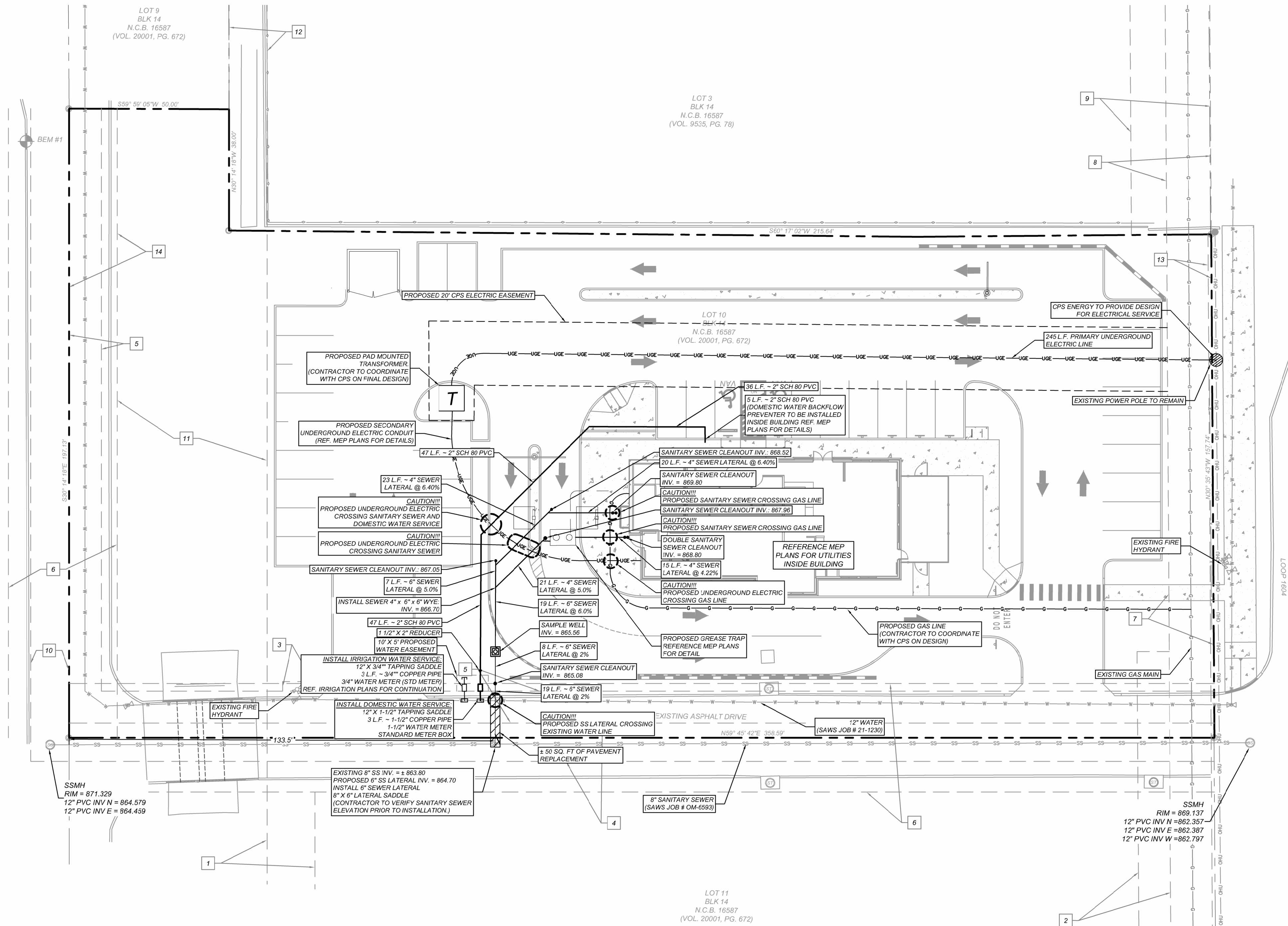
LOCATION MAP
N.T.S.



LEGEND

- PROPERTY LINE
- EXISTING 8" WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED FIRE HYDRANT
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED DOMESTIC WATER LINE

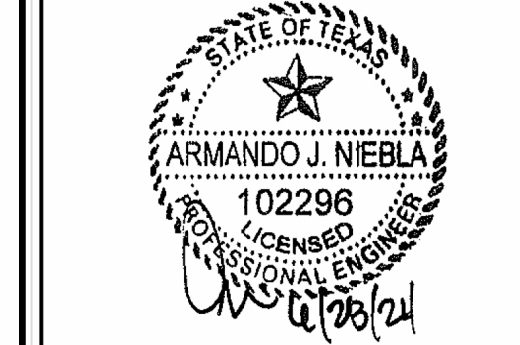
- COORDINATION NOTE:**
- 1. CONTACT TWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 244-0500.
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 - 6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



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REV	DATE	DRAWN BY	DESCRIPTION



SLIM CHICKENS (NACOGDOCHES)
FOR
BIG STAR HOSPITALITY
ATTN: DAN MCGRATH
P.O. BOX 40729
AUSTIN, TEXAS 78704

BLOCK 14
LOT 10
SAN ANTONIO
BEXAR
TEXAS

Colliers SAN ANTONIO (KFW)
4321 Pleasanton Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TWO FRANKLIN AVE.
TRIPLE A FORM # 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/19/24	G.G.	F.C.

PROJECT NUMBER:	DRAWING NAME:
927-06-01	09J2970601

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C6.0

LEGAL DESCRIPTION

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EASEMENTS

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

COORDINATION NOTE:

- CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. (855) 707-7328.
- 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 SWS (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.

BENCHMARKS:

BEM #1: GPS ELEV.: 872.380'
NORTHING: 64946.9100 EASTING: 74515.3980
BEM #2: GPS ELEV.: 870.590
NORTHING: 64706.7900 EASTING: 74688.5500

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.

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.



LOCATION MAP N.T.S.



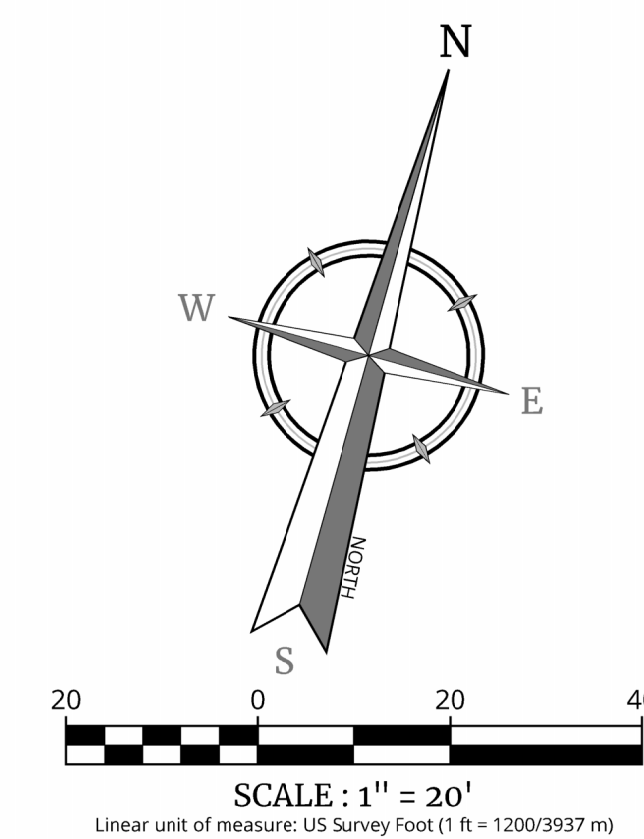
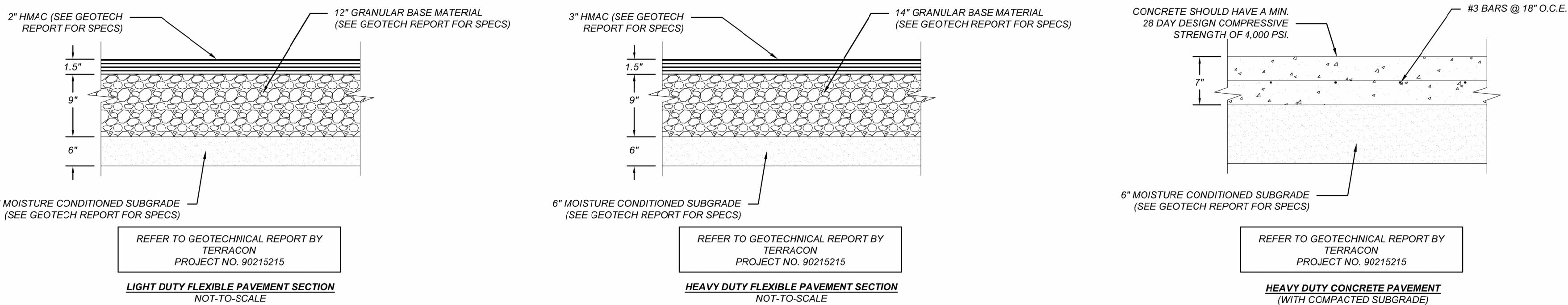
Engineering & Design

www.colliersengineering.com

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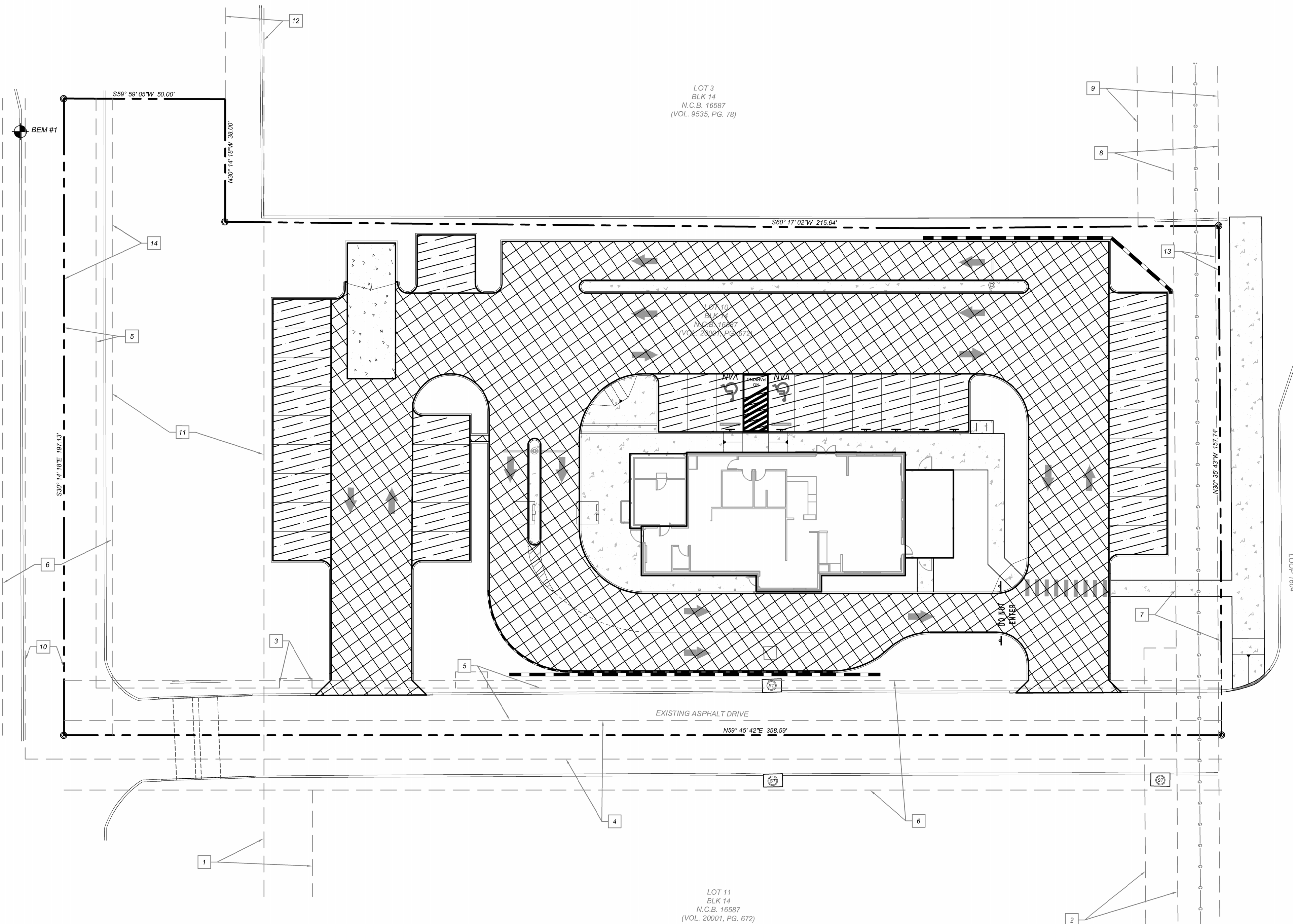
Formerly known as **KFW**

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE AVOID WHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



LEGEND

	PROPERTY LINE
	HEAVY DUTY FLEXIBLE PAVEMENT
	LIGHT DUTY FLEXIBLE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK (SIDEWALK TO BE BLACK CONCRETE)



- NOTES:**
- PAVEMENT DESIGN THICKNESS BASED ON GEOTECHNICAL REPORT "PROPOSED COMMERCIAL DEVELOPMENT AT NACOGDOCHES ROAD, SAN ANTONIO, TEXAS" PREPARED BY TERRACON, OF SAN ANTONIO, PROJECT NO. 90215215, DATED OCTOBER 12, 2021.
 - REFERENCE GEOTECH REPORT FOR INFORMATION REGARDING MOISTURE CONDITIONED SUBGRADE.
 - THIS DRAWING REFLECTS THE GENERAL PLACEMENT OF CONCRETE. SEE SHEET C4.0 FOR DIMENSIONS AND CURVE DATA DETAIL.
 - REFERENCE GEOTECH REPORT FOR DOWEL AND PAVEMENT JOINT SPECIFICATIONS.
 - REFERENCE GEOTECH REPORT FOR PAVEMENT RECOMMENDATION FOR DUMPSTER PAD.
 - REFERENCE PROJECT GEOTECHNICAL REPORT AND PROJECT SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

REV	DATE	DRAWN BY	DESCRIPTION



SLIM CHICKENS (NACOGDOCHES)

FOR
BIG STAR HOSPITALITY
ATTN: DAN MCGRATH
P.O. BOX 40729
AUSTIN, TEXAS 78704

BLOCK 14
LOT 10

SAN ANTONIO
BEXAR
TEXAS

Colliers Engineering & Design
SAN ANTONIO (KFW)
3421 Paetzmanns Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TYPE: FIRM #14809
TPI'S Firm #: 10194550

SCALE: AS SHOWN	DATE: 06/18/24	DRAWN BY: G.G.	CHECKED BY: F.C.
PROJECT NUMBER: 927-05-01	DRAWING NAME: PV9270601		

SHEET TITLE:
PAVING PLAN

SHEET NUMBER:
C7.0

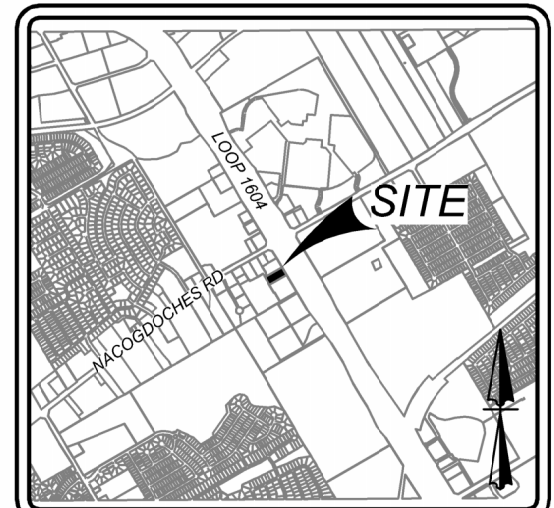
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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: 64948.9100 EASTING: 74515.3980
 BEM #2: GPS ELEV.: 870.590'
 NORTHING: 64706.7900 EASTING: 74688.5590

TRENCH EXCAVATION SAFETY PROTECTION
 CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNER/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.

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EASEMENTS

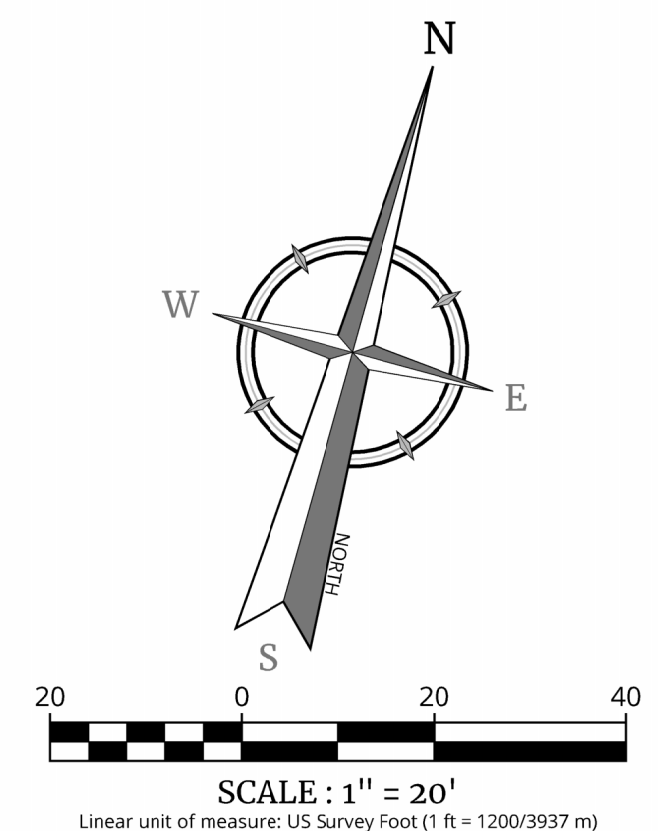
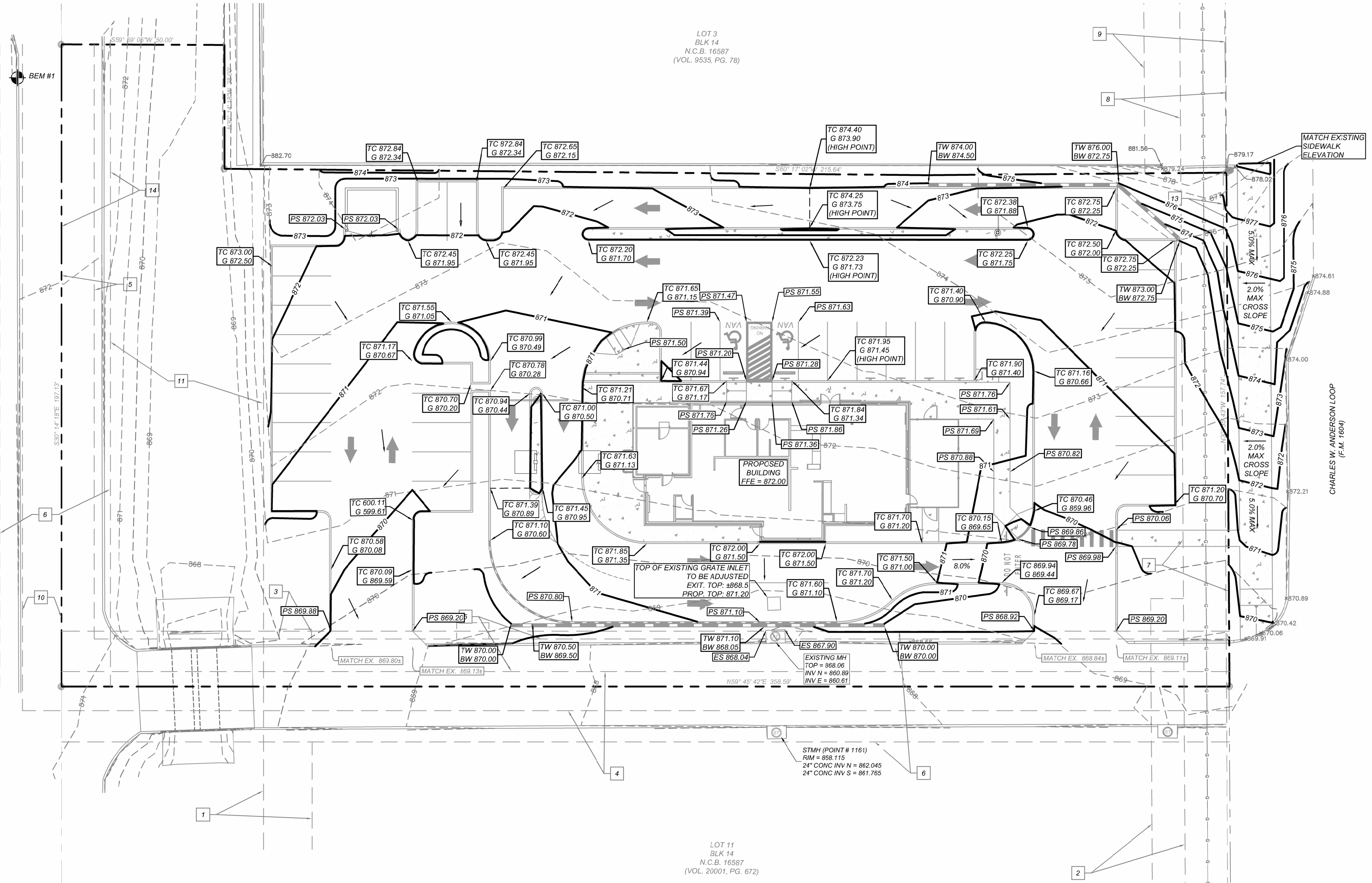
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COORDINATION NOTE:

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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 BEXAR 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 PLATWORK AROUND BUILDINGS SHALL NOT EXCEED 2%. SLOPE ALONG THE LENGTH OF TRAVEL OF SAID SIDEWALKS SHALL NOT EXCEED 5% NO EXCEPTIONS.

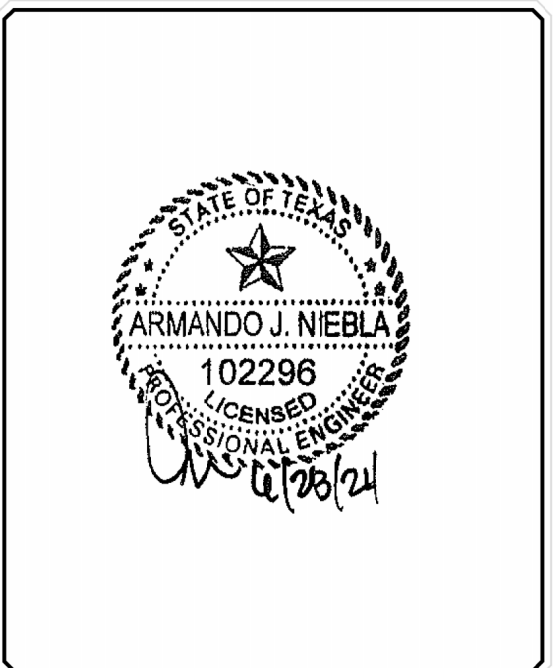


LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	- - - - -
PROPOSED SPOT ELEVATION	← PS 873
PROPOSED SPOT ELEVATION (TOP OF CURB & GUTTER)	← TC 874.00 G 874.00
PROPOSED CONTOUR	---
FINISHED FLOOR ELEVATION	FFE = 872
PROPOSED FLOW ARROW AND SLOPE	→ 8.0%
PROPOSED HIGH POINT	--- HIGH POINT
PROPOSED RETAINING WALL (REF. STRUCTURAL PLANS BY OTHERS)	▬

Colliers
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 Formerly known as **KFW**
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 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV.	DATE	DRAWN BY	DESCRIPTION



SLIM CHICKENS (NACOGDOCHES)
 FOR
 BIG STAR HOSPITALITY
 ATTN: DAN MCGRATH
 P.O. BOX 40729
 AUSTIN, TEXAS 78704

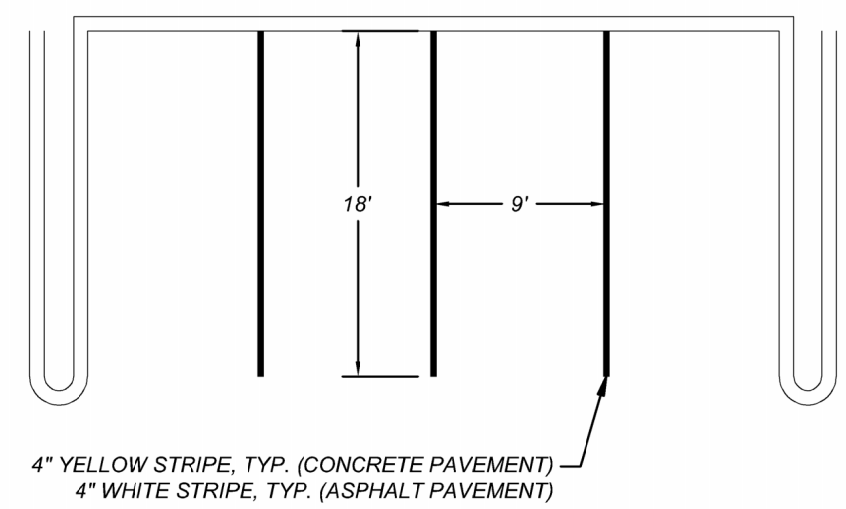
BLOCK 14
 LOT 10
 SAN ANTONIO
 BEXAR
 TEXAS

Colliers
 Engineering & Design
 SAN ANTONIO (KFW)
 3421 Paisanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIERS ENGINEERING & DESIGN, INC.
 TBP'S Form # 10194550

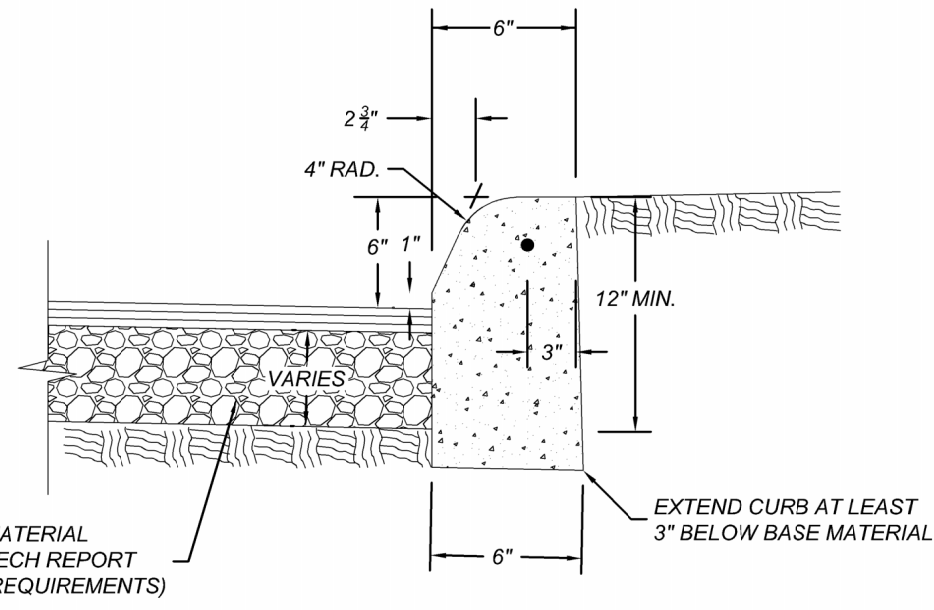
SCALE: AS SHOWN	DATE: 06/18/24	DRAWN BY: G.G.	CHECKED BY: F.C.
PROJECT NUMBER: 927-06-01	DRAWING NAME: GR9270601		

GRADING PLAN
 SHEET NUMBER: **C8.0**

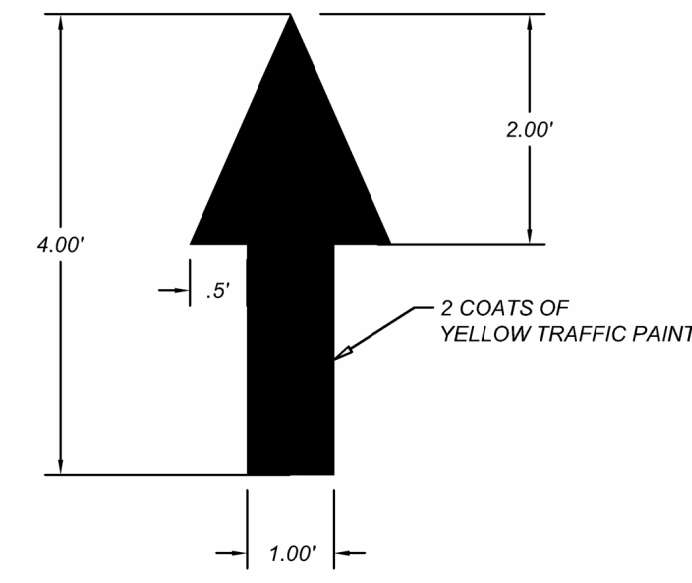
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



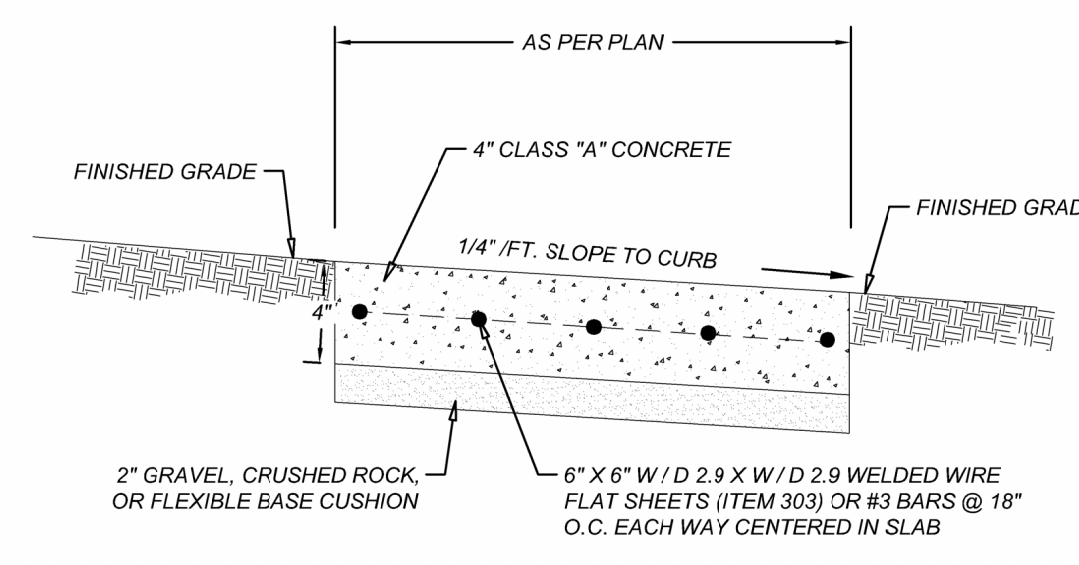
1. **TYPICAL PARKING SPACES AND PARKING STRIPES**
NOT-TO-SCALE



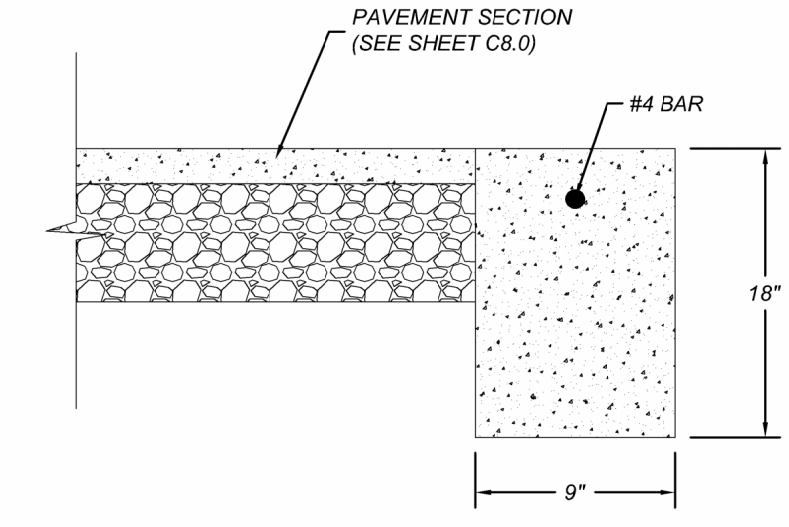
2. **6" STANDARD CURB DETAIL**
NOT-TO-SCALE



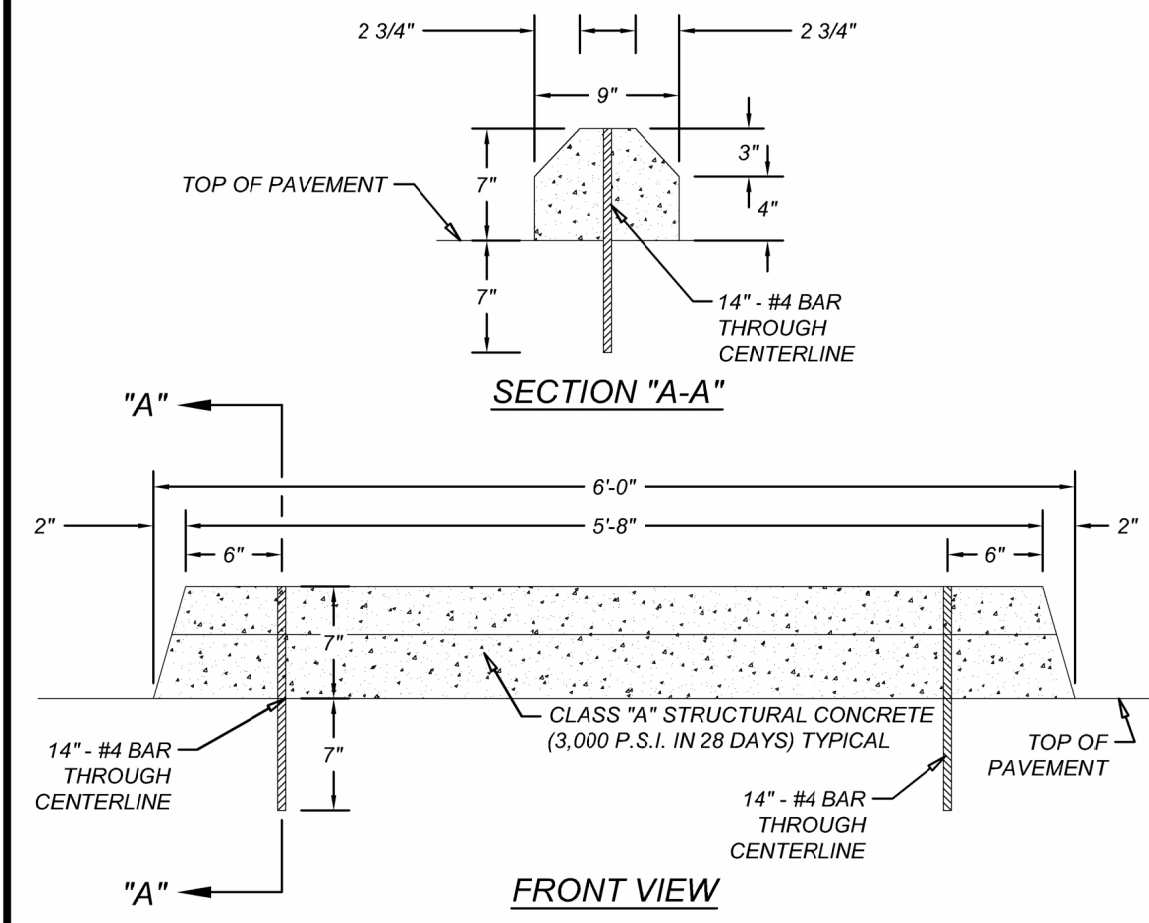
3. **TRAFFIC ARROW DETAIL**
NOT-TO-SCALE



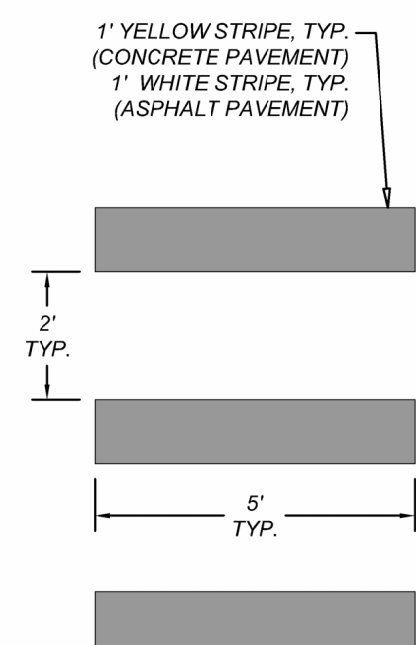
4. **TYPICAL SIDEWALK DETAIL**
NOT-TO-SCALE



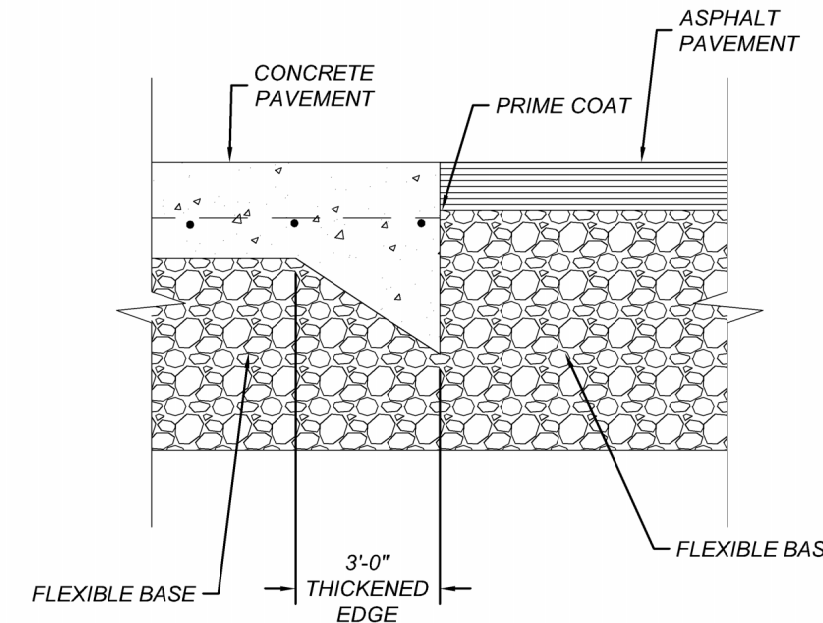
5. **HEADER CURB DETAIL**
NOT-TO-SCALE



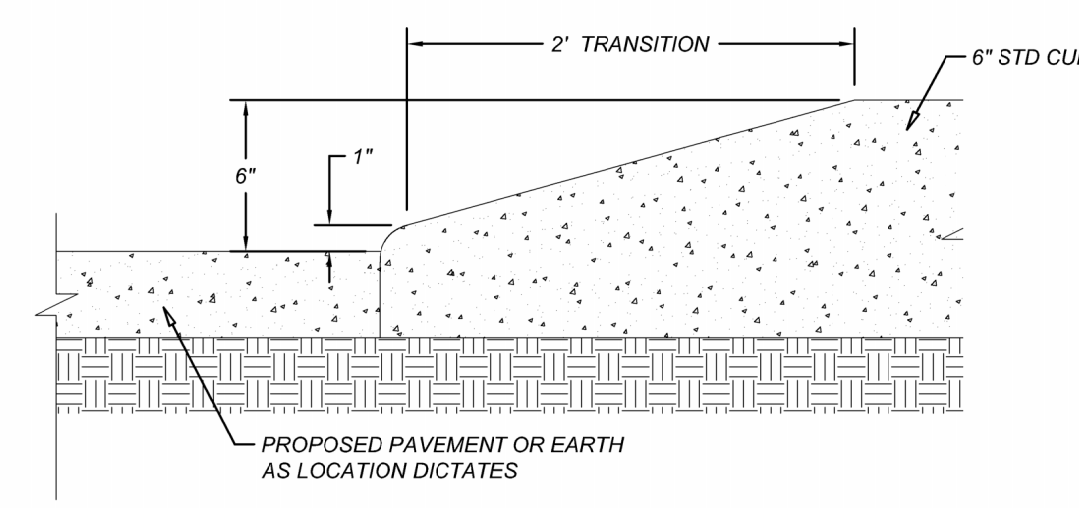
6. **WHEELSTOP DETAIL**
NOT-TO-SCALE



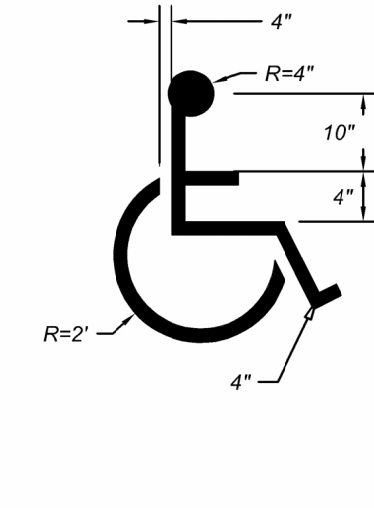
7. **CROSSWALK DETAIL**
NOT-TO-SCALE



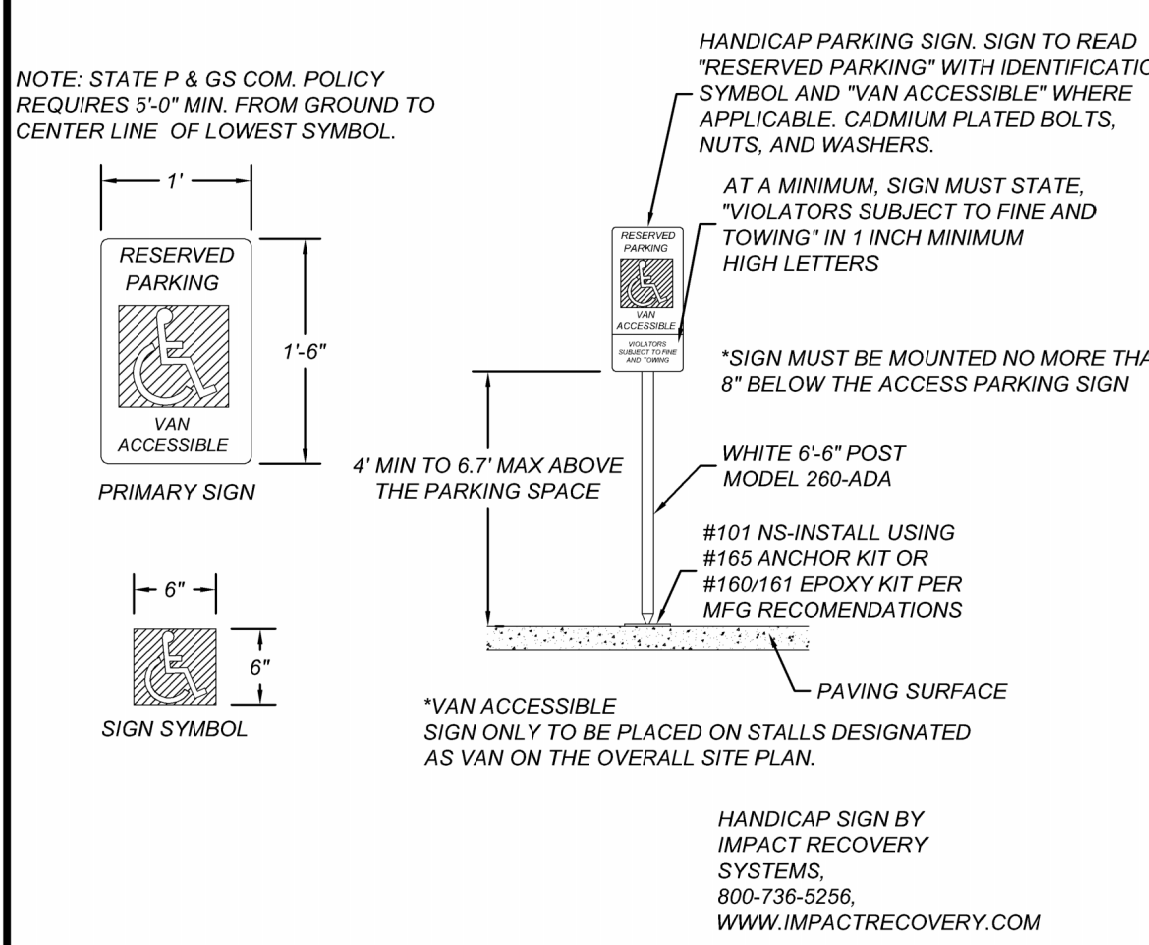
8. **CONCRETE / ASPHALT PAVEMENT JUNCTURE**
NOT-TO-SCALE



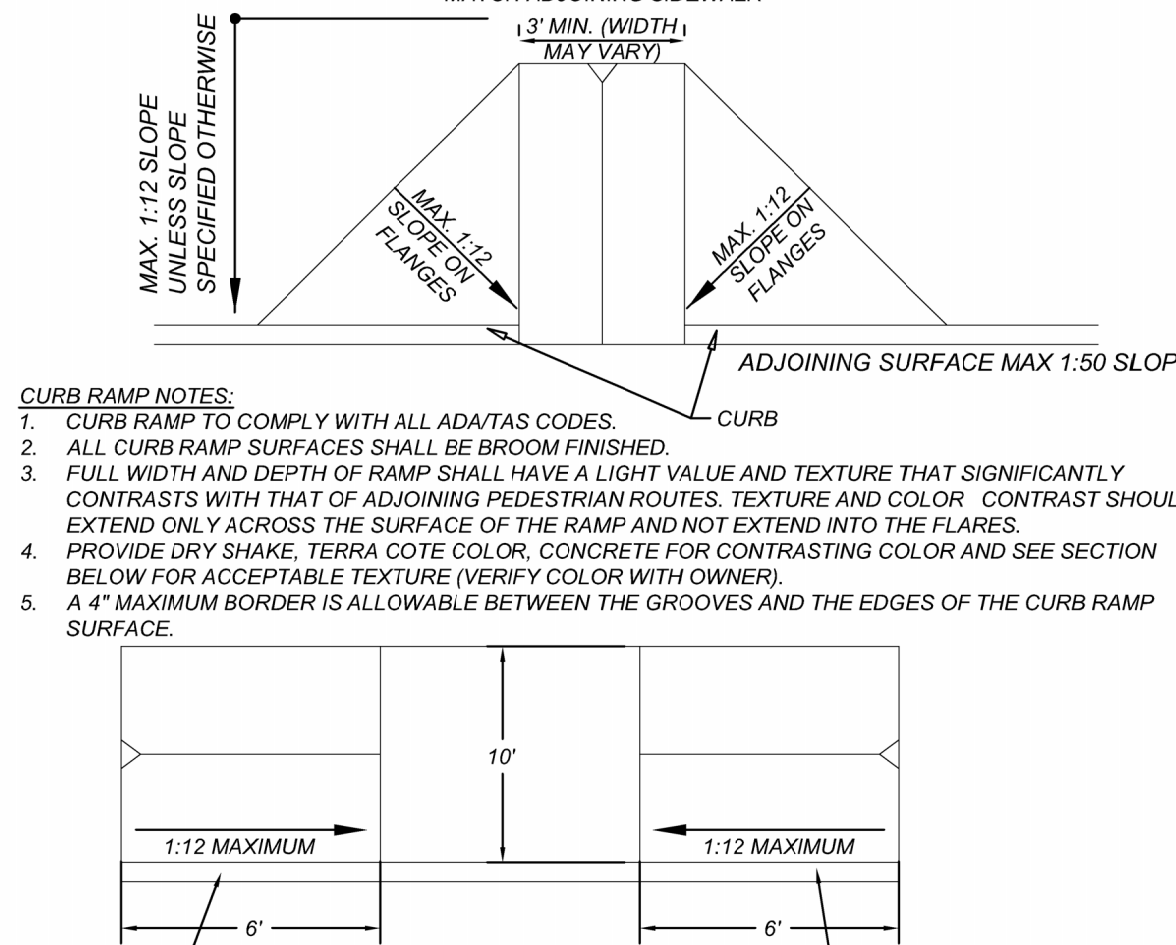
9. **2\"/> CURB TRANSITION DETAIL**
NOT-TO-SCALE



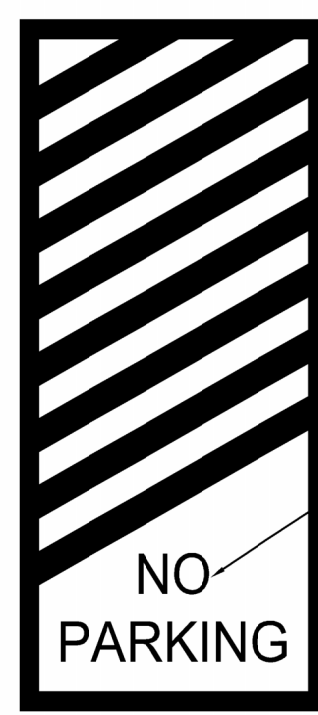
10. **HANDICAP PARKING SYMBOL DETAIL**
NOT-TO-SCALE



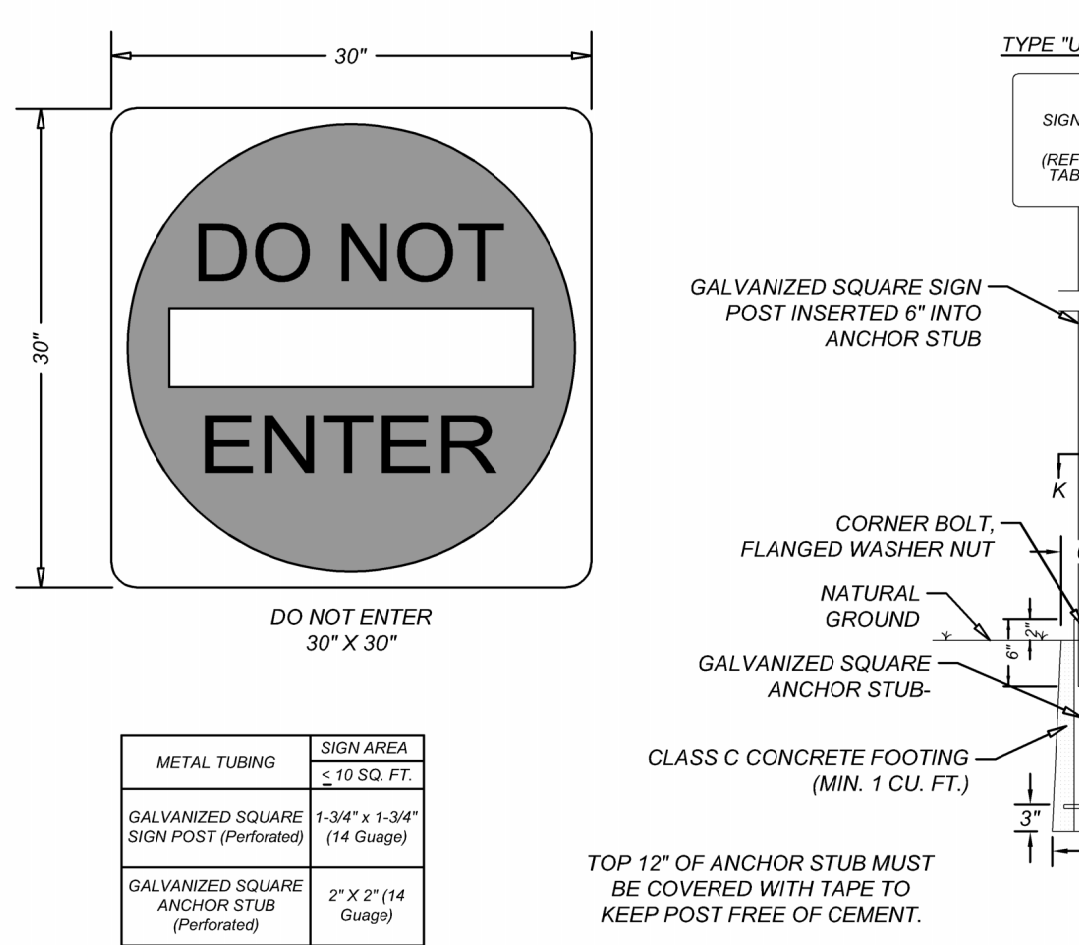
11. **HANDICAP SIGN DETAIL**
NOT-TO-SCALE



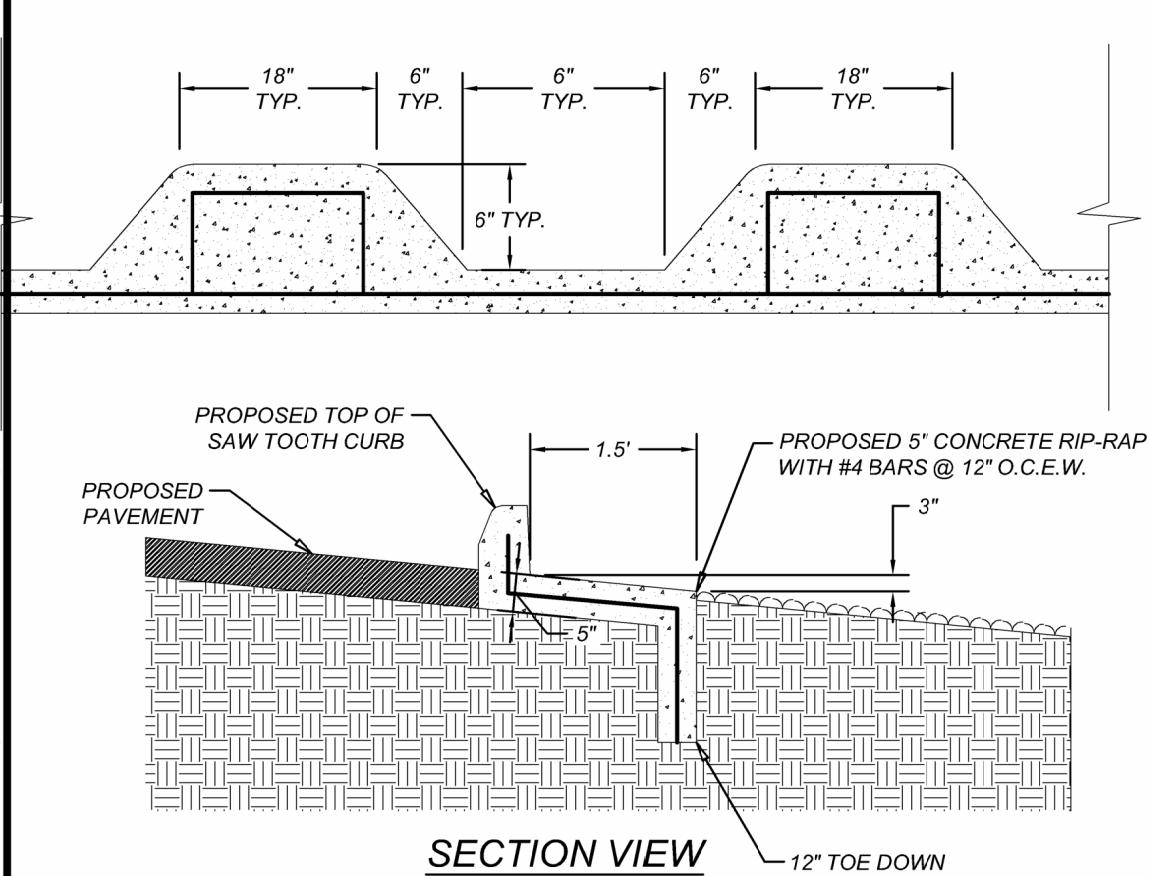
12. **CURB RAMP DETAIL**
NOT-TO-SCALE



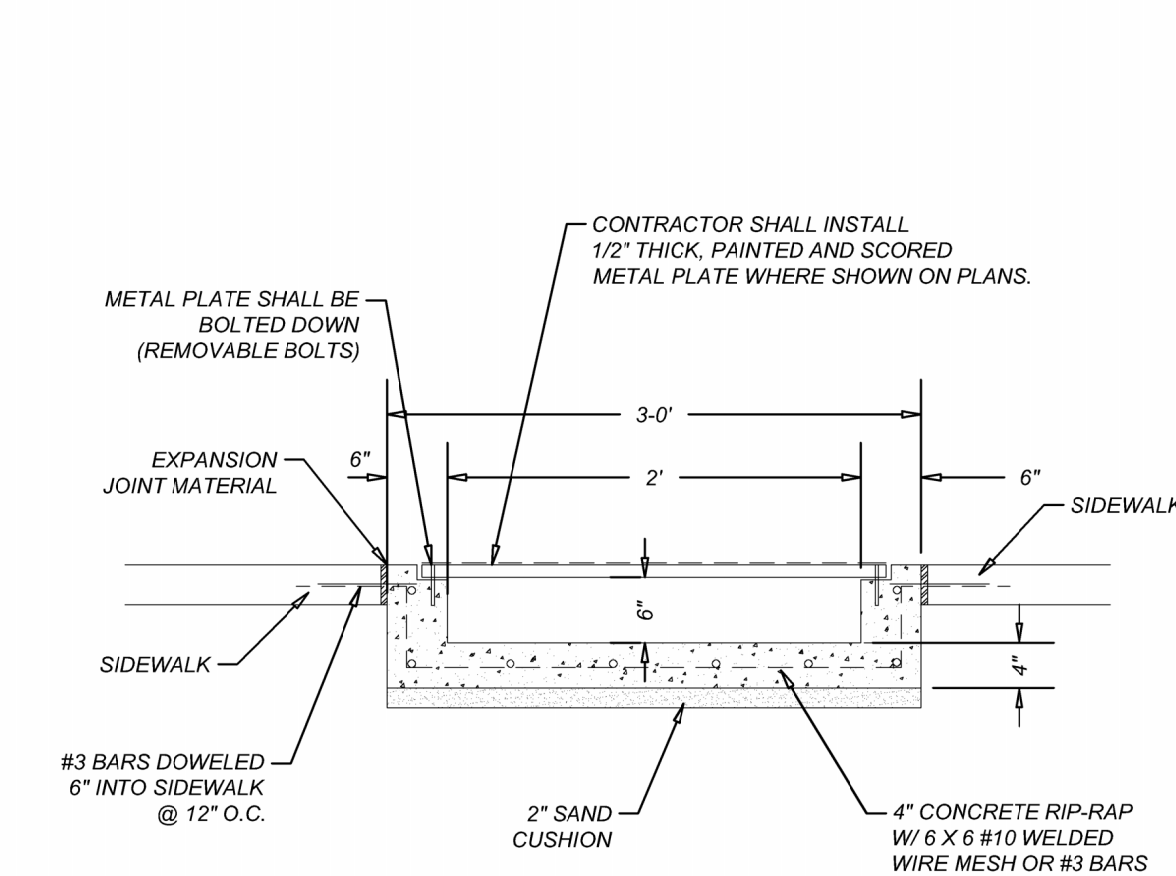
13. **HANDICAP PARKING AISLE**
NOT-TO-SCALE



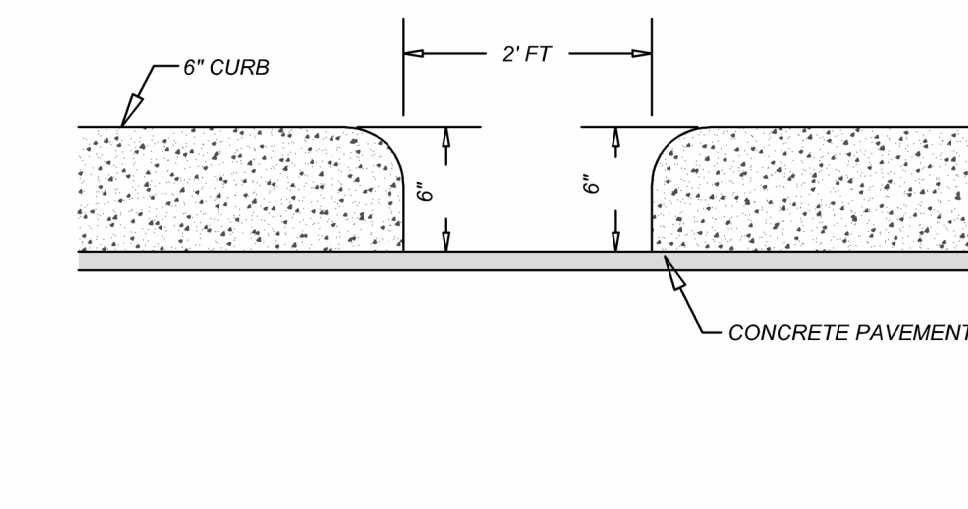
14. **DO NOT ENTER SIGN & TYPICAL GROUND SIGN INSTALLATION**
NOT-TO-SCALE



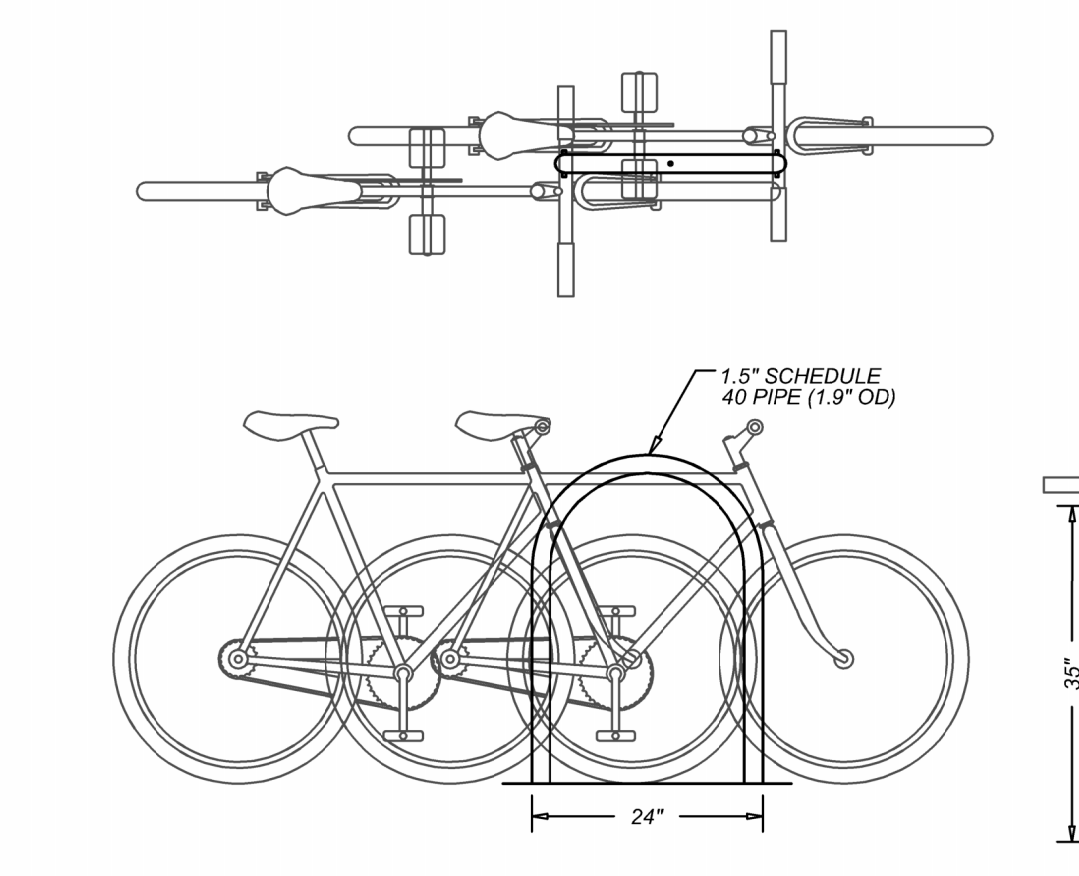
15. **SAW TOOTH CURB DETAIL**
NOT-TO-SCALE



16. **2\"/> SIDEWALK BOX DRAIN**
NOT-TO-SCALE



17. **2\"/> CURB OPENING**
NOT-TO-SCALE



18. **BICYCLE RACK DETAIL (DERO BIKE RACKS)**
NOT-TO-SCALE

Date: Jun 28, 2024, 3:15pm User ID: gquerrero
File: K:\927\06\01\Design\Civil\DT9270601.dwg

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

SLIM CHICKENS (NACOGDOCHES)

FOR
BIG STAR HOSPITALITY
ATTN: DAN MCGRATH
P.O. BOX 40729
AUSTIN, TEXAS 78704

BLOCK 14
LOT 10

SAN ANTONIO
BEXAR
TEXAS

San Antonio (KFW)
3421 Passanitos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TYPE: FRANK, LINDO
TPEL'S Perm #: 10194550

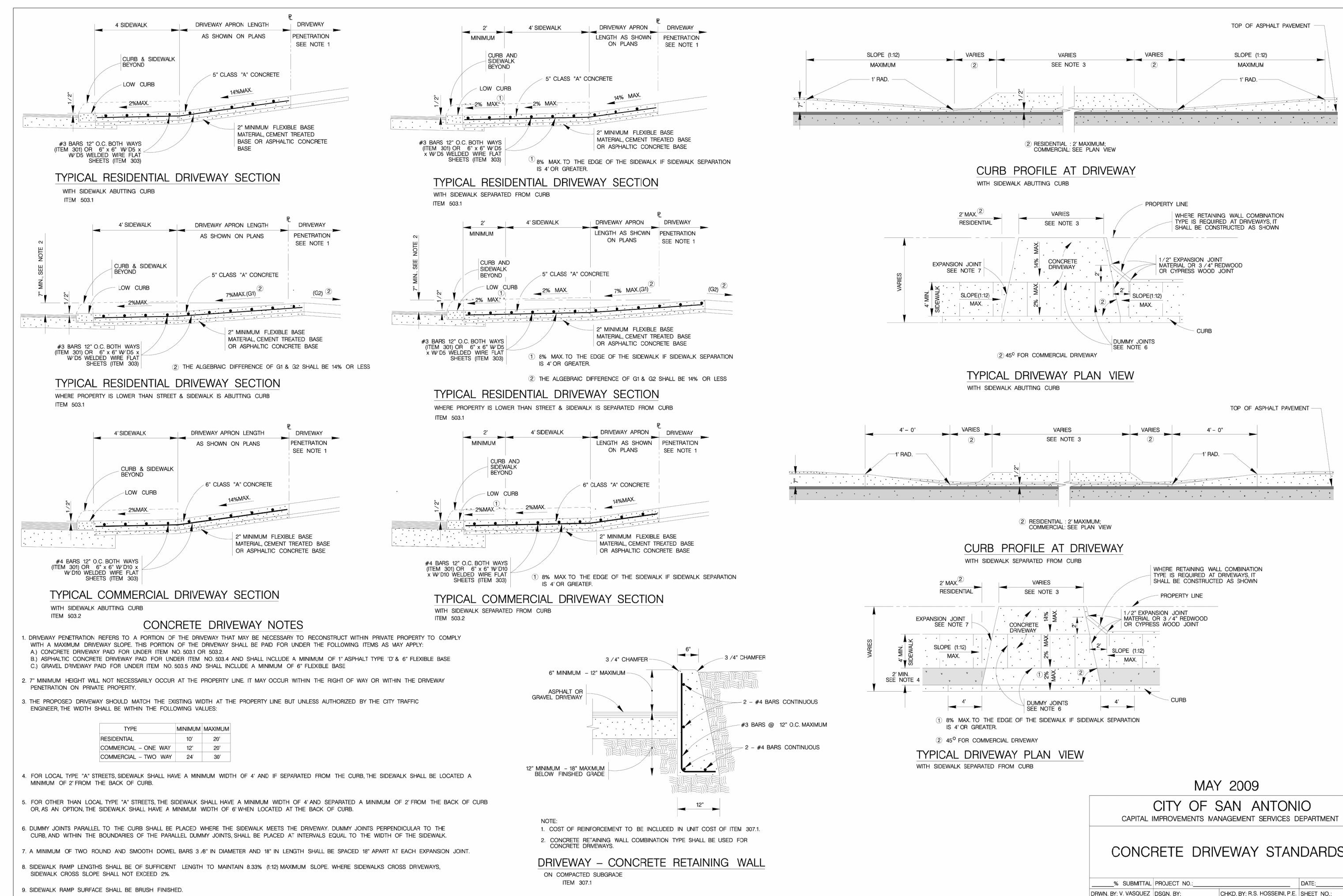
SCALE: AS SHOWN	DATE: 06/19/24	DRAWN BY: G.G.	CHECKED BY: F.C.
PROJECT NUMBER: 927-05-01	DRAWING NAME: DT9270601		

SHEET TITLE:
CIVIL DETAILS

SHEET NUMBER:
C9.0

REV	DATE	DRAWN BY	DESCRIPTION

PERMIT SET - JUNE 28, 2024



SLIM CHICKENS (NACOGDOCHES)

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BIG STAR HOSPITALITY
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COLLIERS ENGINEERING & DESIGN, INC.
TYPE FORM: 11-6020
TIPLS Form #: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/19/24	G.G.	F.C.

SHEET TITLE:
COSA DETAILS

SHEET NUMBER:
C9.1

MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
CONCRETE DRIVEWAY STANDARDS

LEGAL DESCRIPTION
LOT 10, BLOCK 14, N.C.B. 16587 OUT OF THE FAIRVIEW ACRES SUBDIVISION UNIT 24 PLAT AS RECORDED IN VOL. 20002, PG. 2209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

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. 572, 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.)

BENCHMARKS:
BEM #1: GPS ELEV.: 872.380'
NORTHING: 64946.9100 EASTING: 74515.3980
BEM #2: GPS ELEV.: 870.590'
NORTHING: 64706.7900 EASTING: 74688.5500

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.

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.



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COORDINATION NOTE:

- CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. (855) 707-7328.
- 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 SAWS (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 UPGRADEMENT 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:

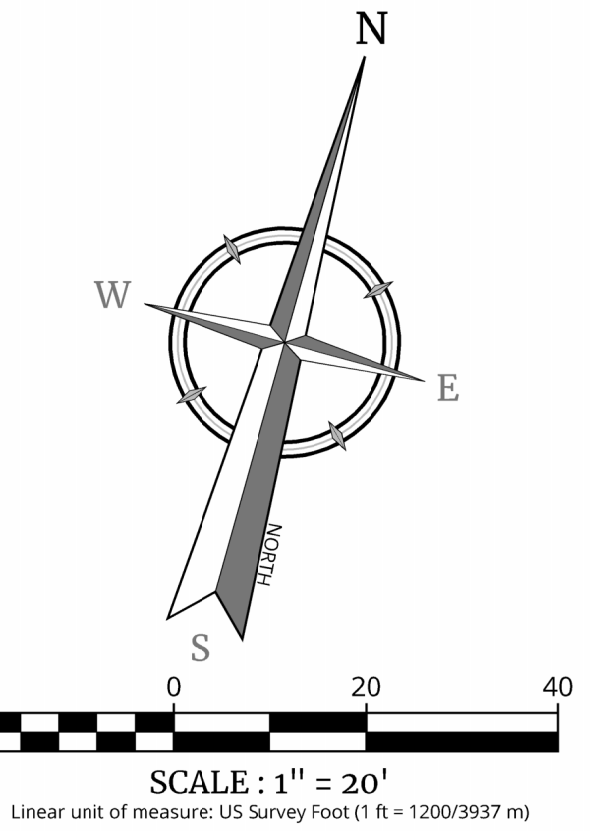
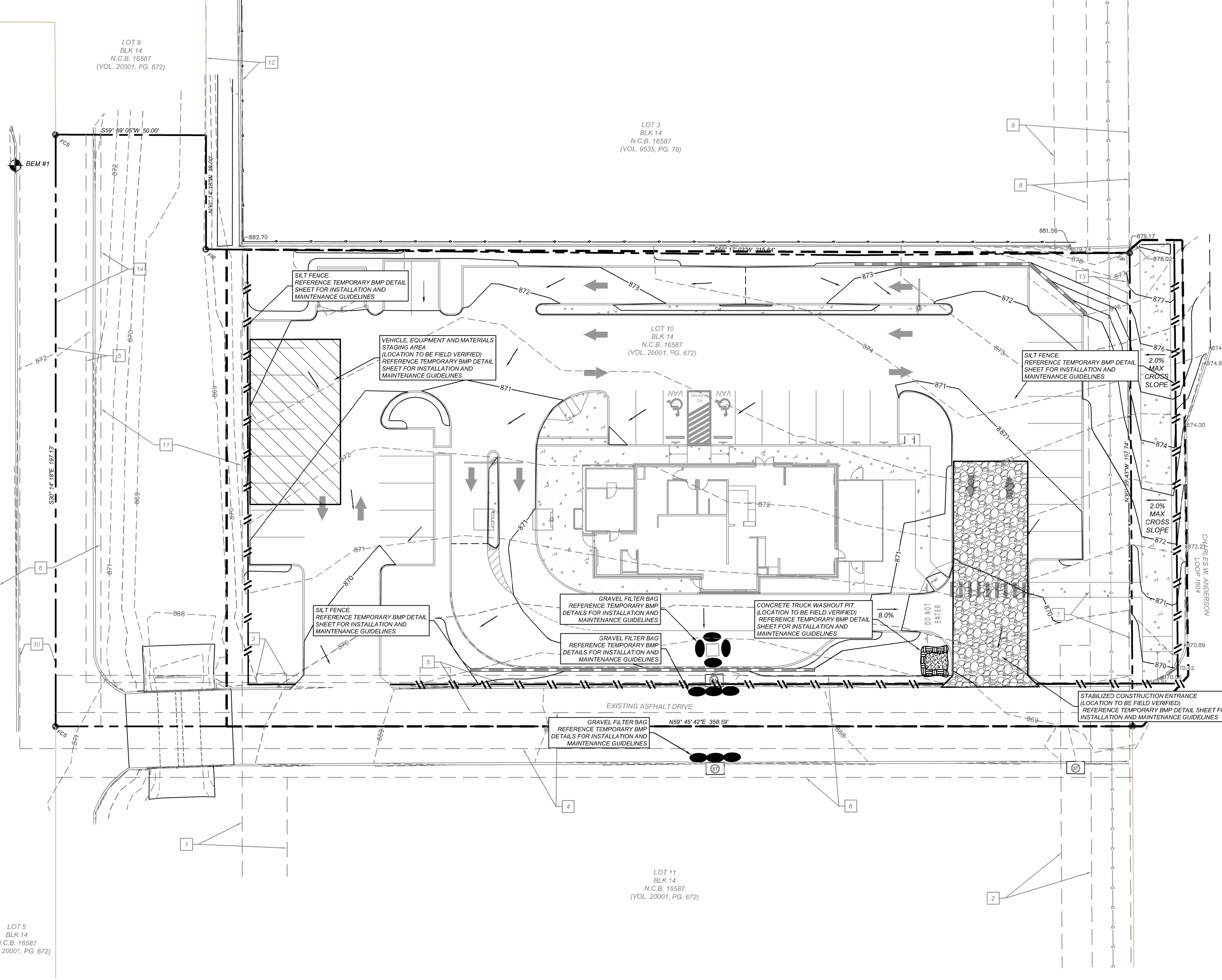
- CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS 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 UPGRADEMENT 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:

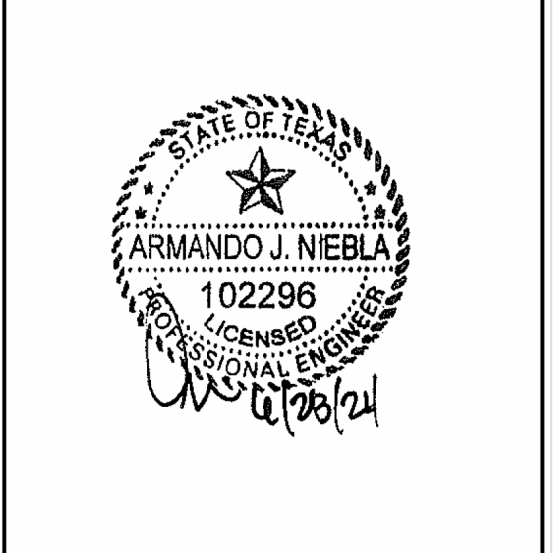
- THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.
- THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE 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.



LEGEND

- - - PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CONCRETE
- INLET PROTECTION
- SILT FENCE
- PROJECT LIMITS
- [Pattern] STABILIZED CONSTRUCTION ENTRANCE
- [Pattern] CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA
- [Pattern] CONCRETE TRUCK WASHOUT PIT
- PROPOSED FLOW ARROW
- [Pattern] PROPOSED RETAINING WALL (REF. STRUCTURAL PLANS BY OTHERS)

REV	DATE	DRAWN BY	DESCRIPTION



SLIM CHICKENS (NACOGDOCHES)
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AUSTIN, TEXAS 78704

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BEXAR
TEXAS

SAN ANTONIO (KFW)
3421 Pleasanton
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San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TENT PO BOX 114600
TENT PO BOX 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/19/24	G.G	F.C.
PROJECT NUMBER:	DRAWING NAME:		
927-05-01	EC9270601		

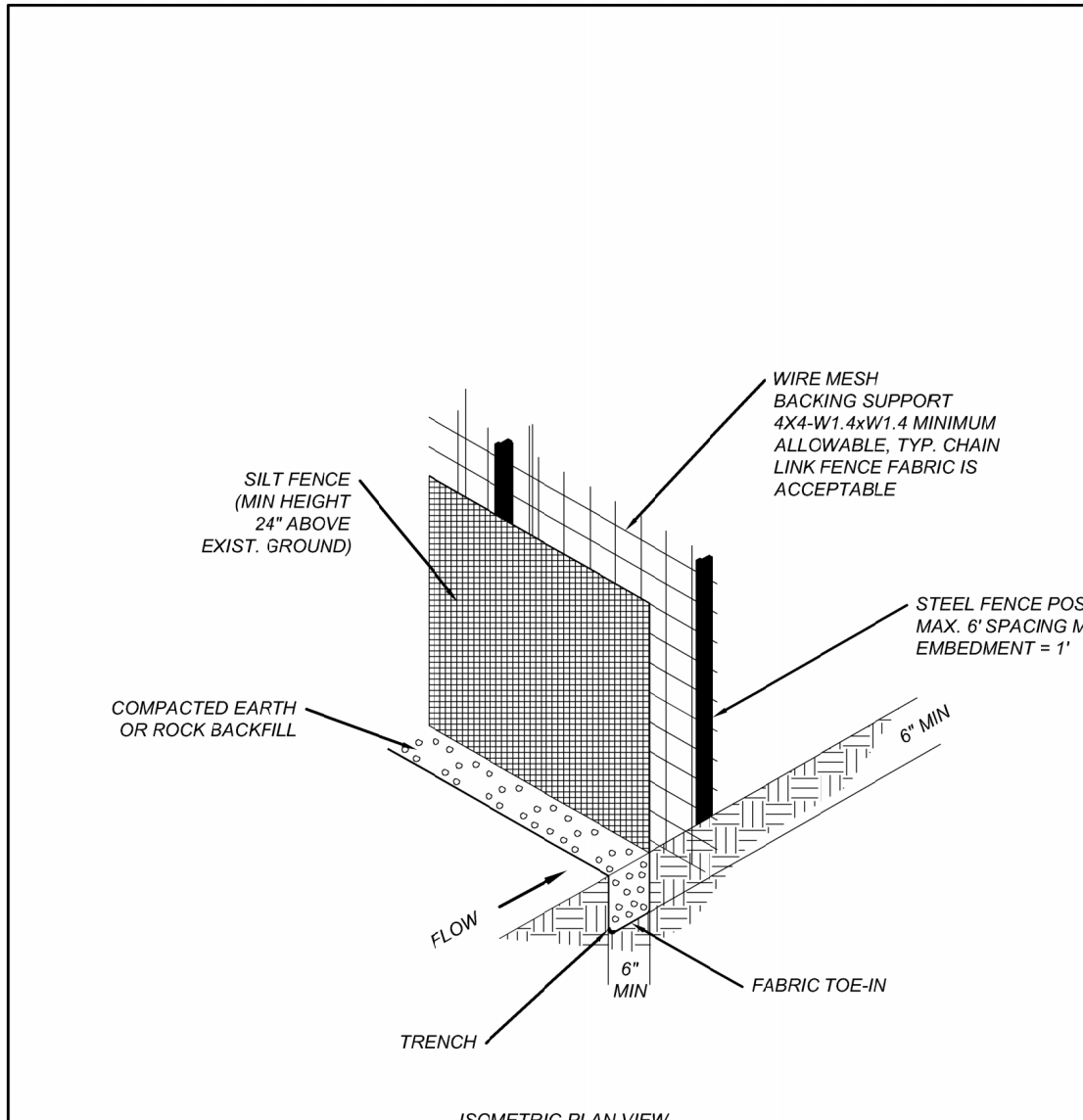
SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C10.0

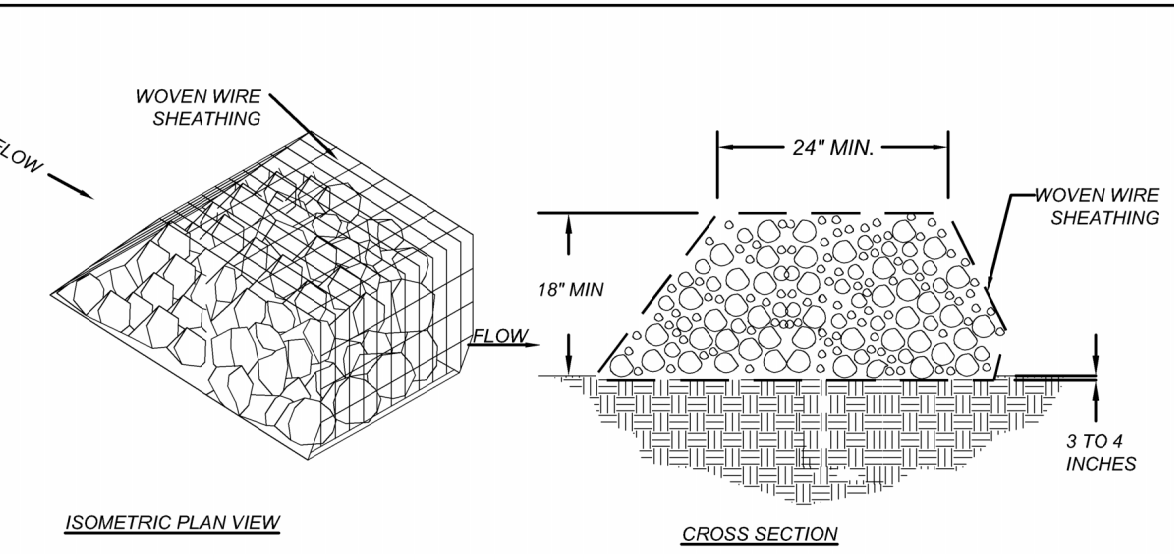
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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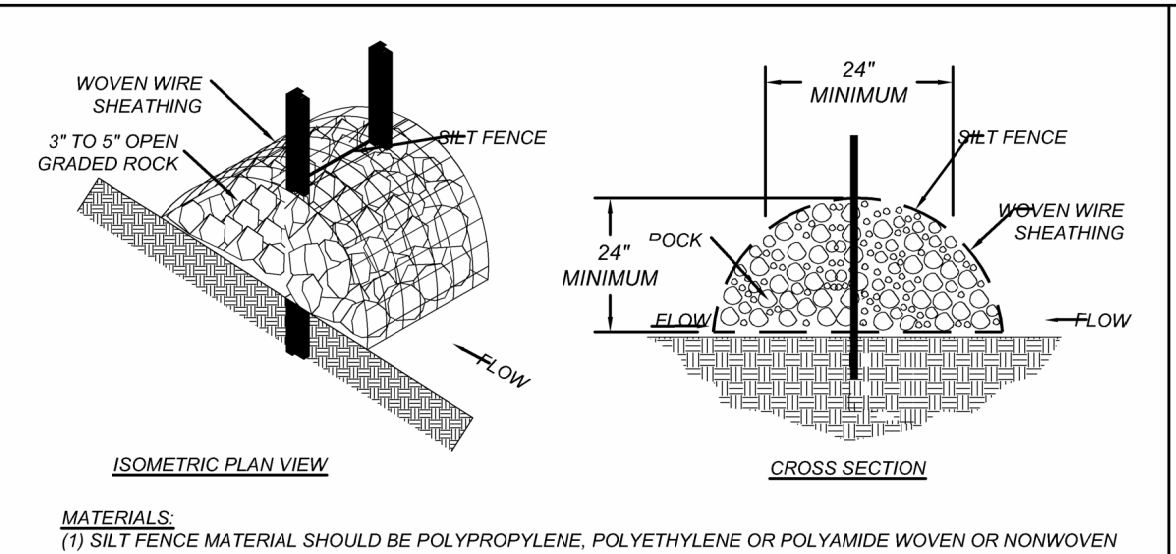
PERMIT SET - JUNE 28, 2024



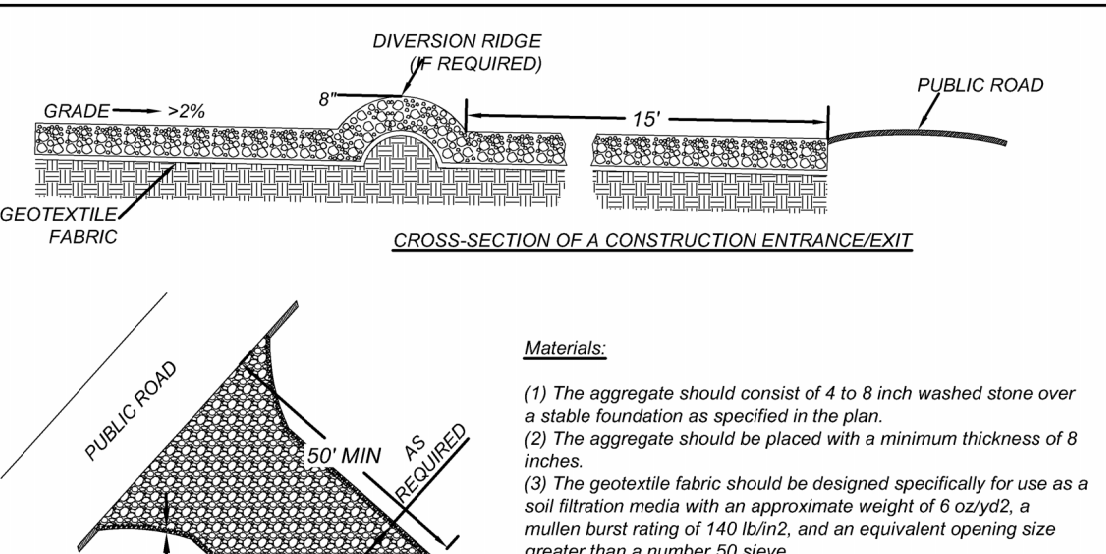
MATERIALS: (1) SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC... INSTALLATION: (1) STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE...



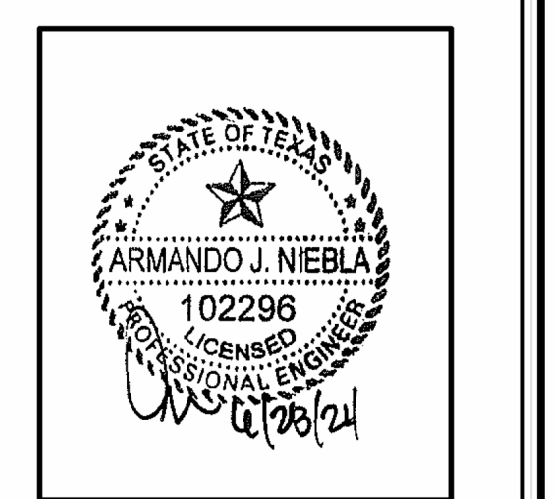
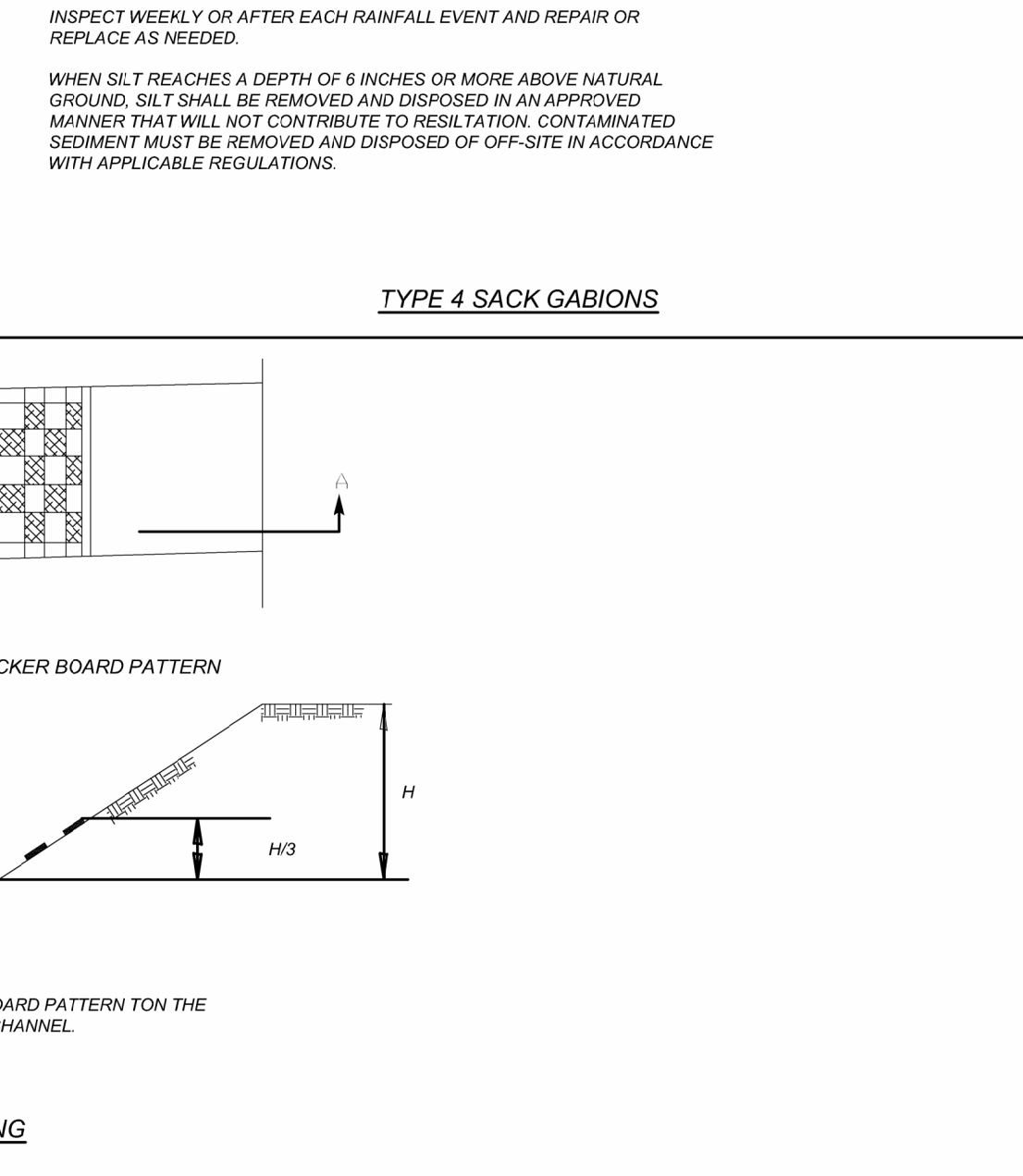
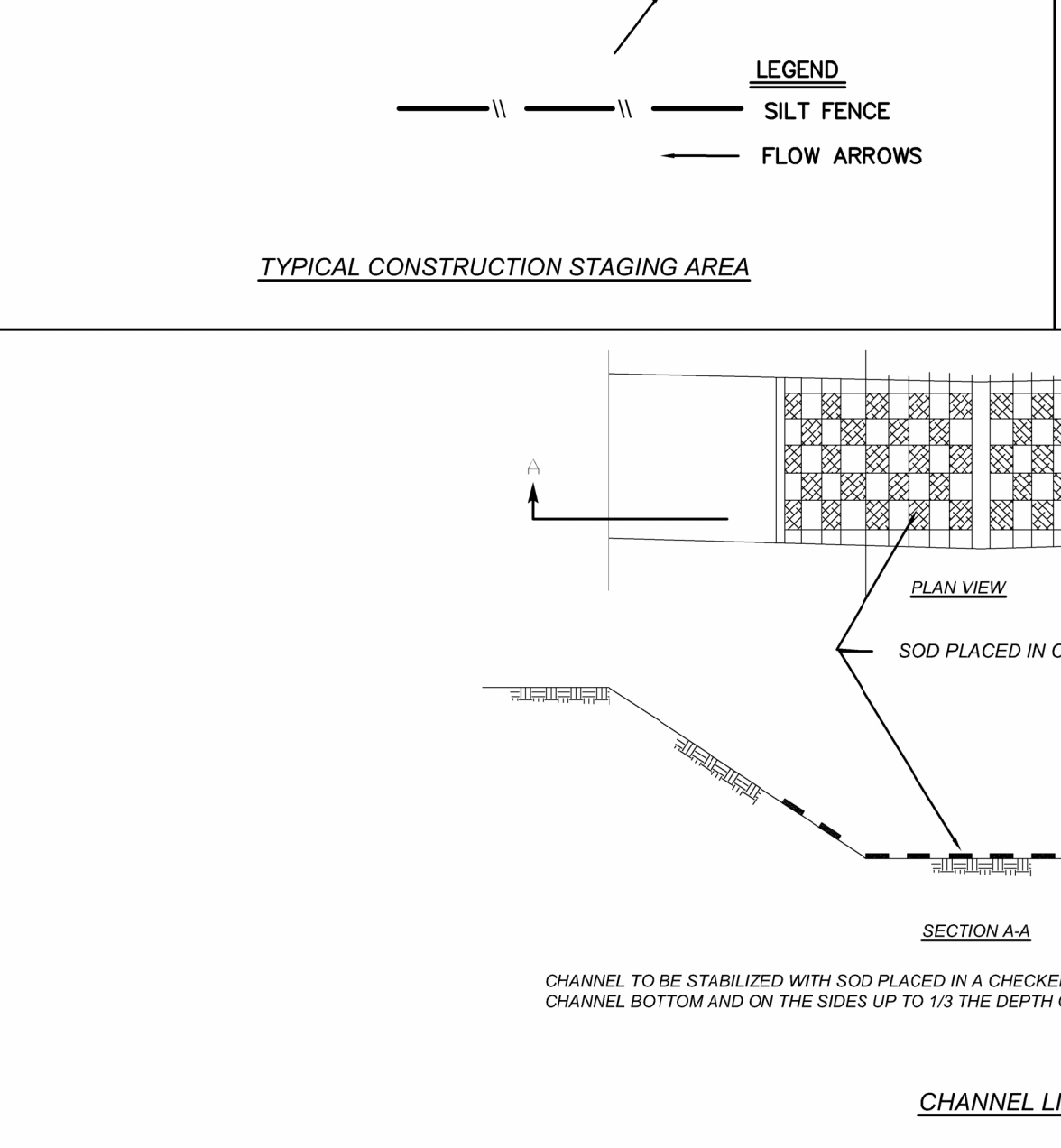
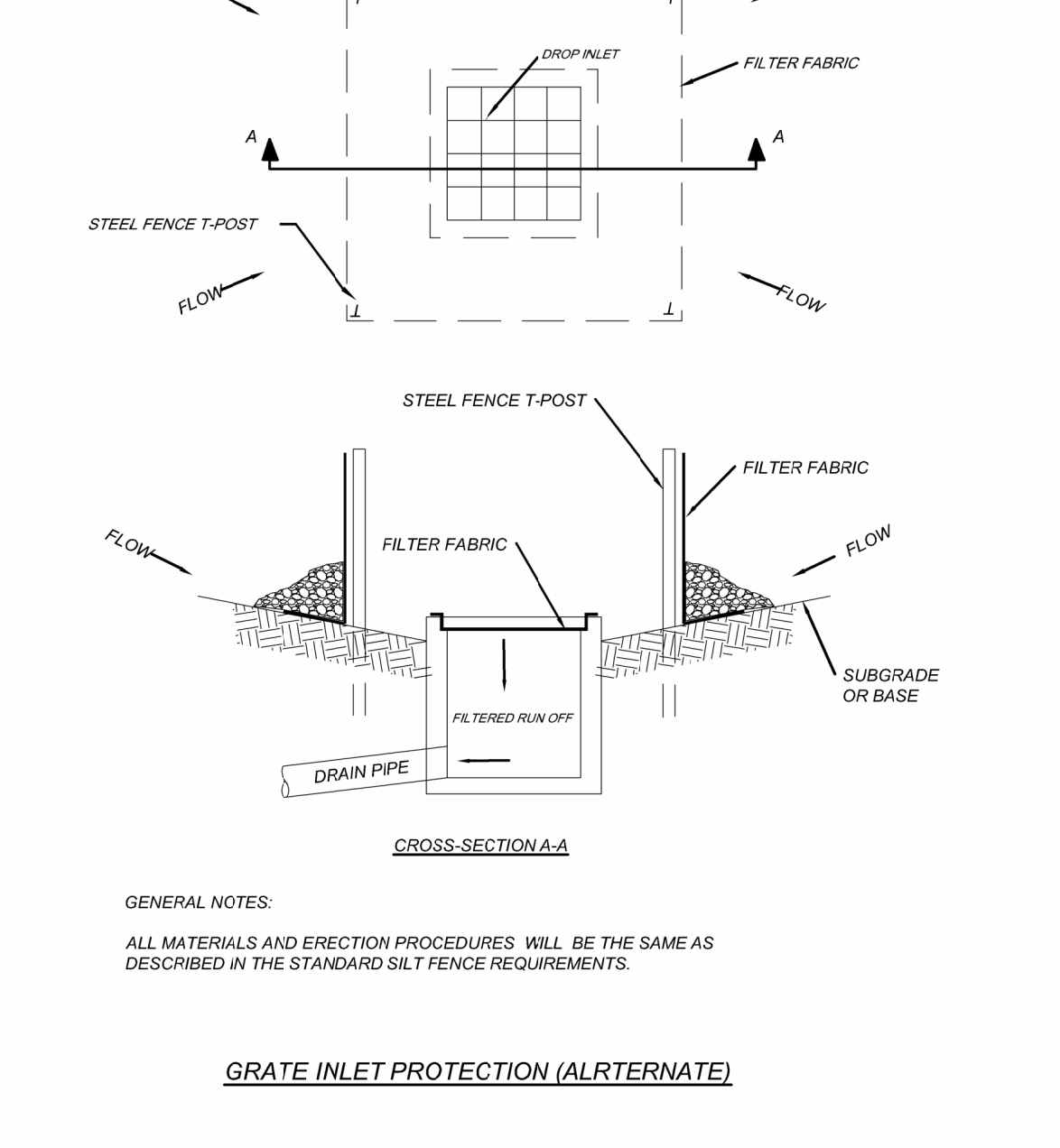
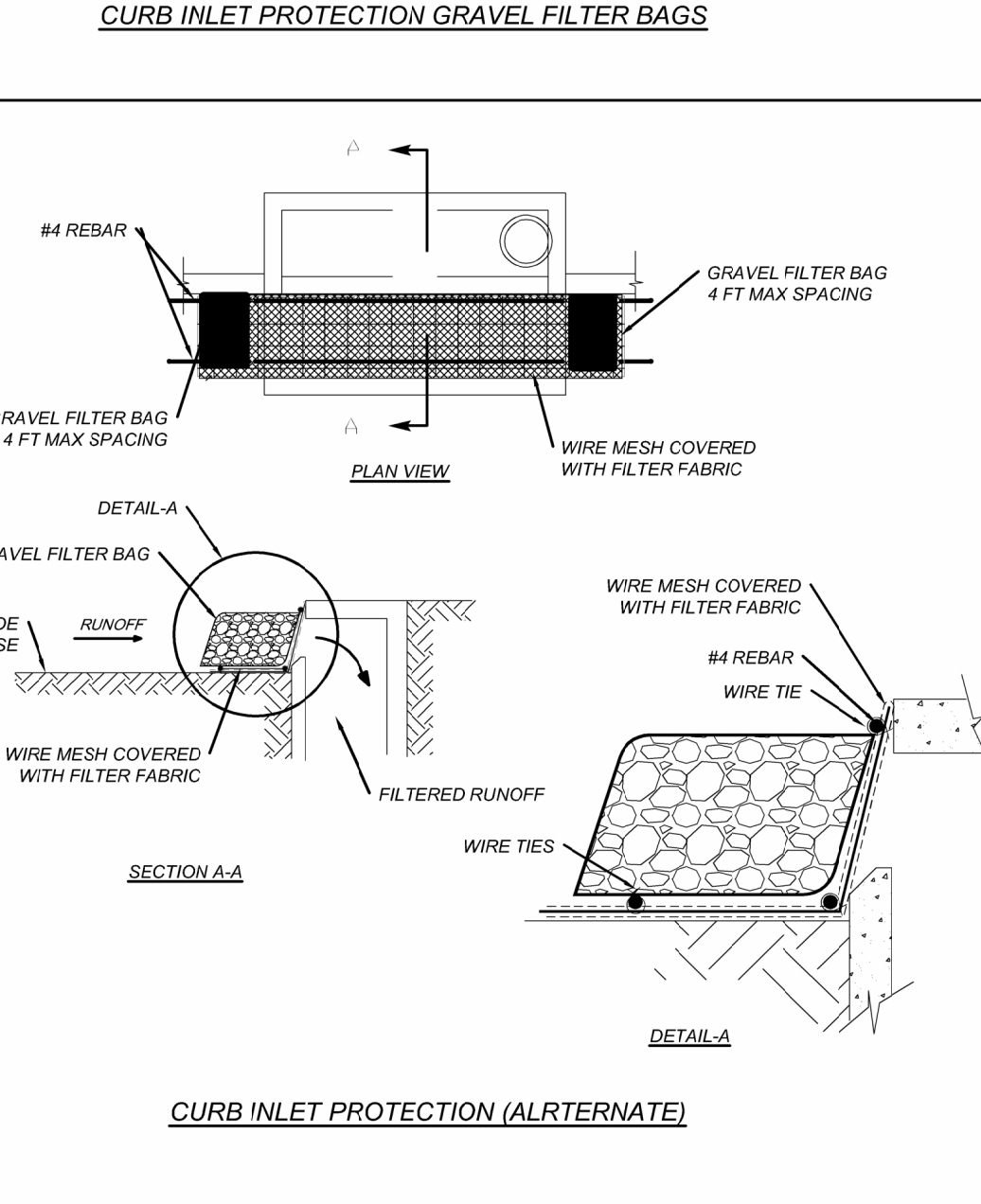
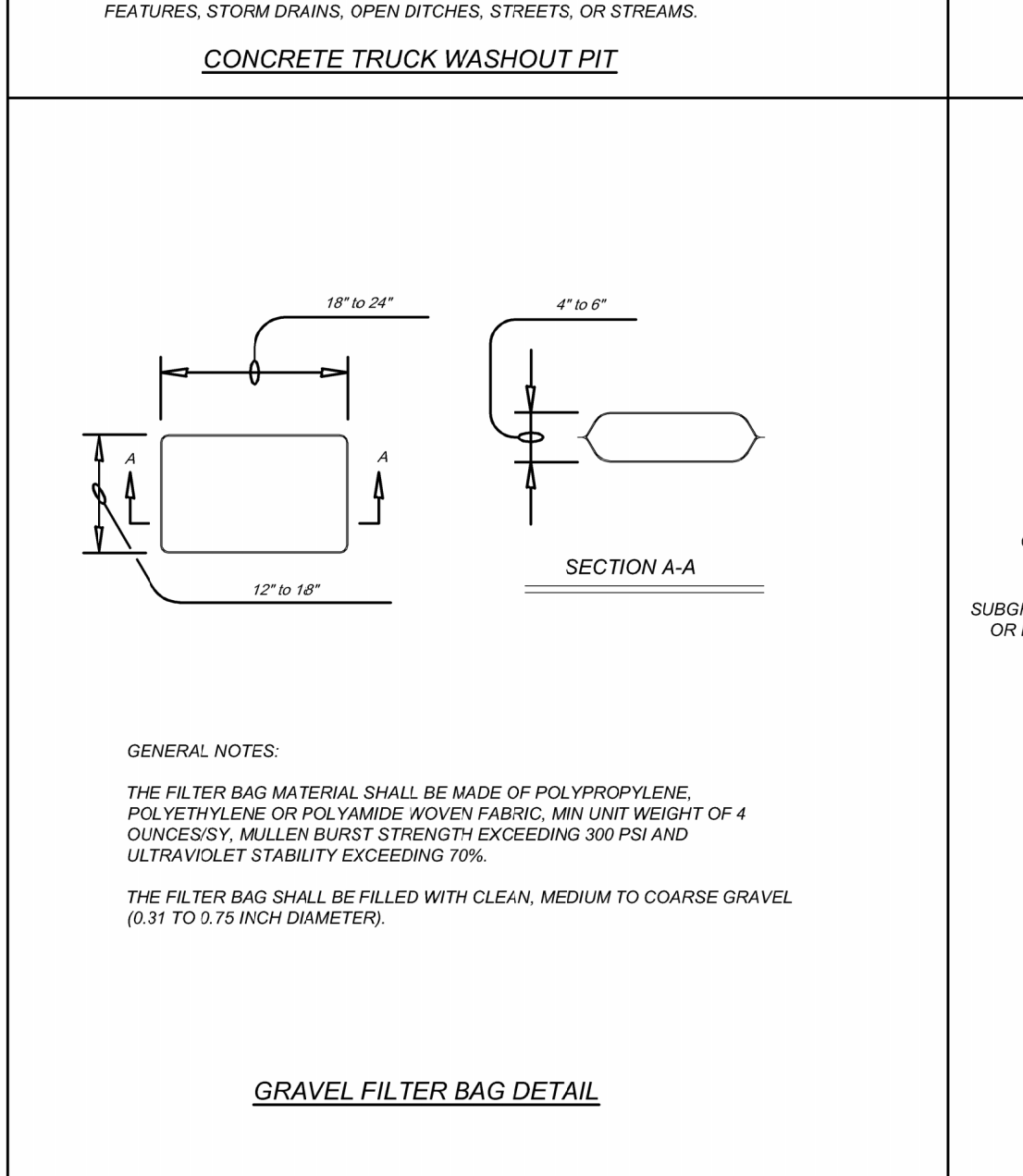
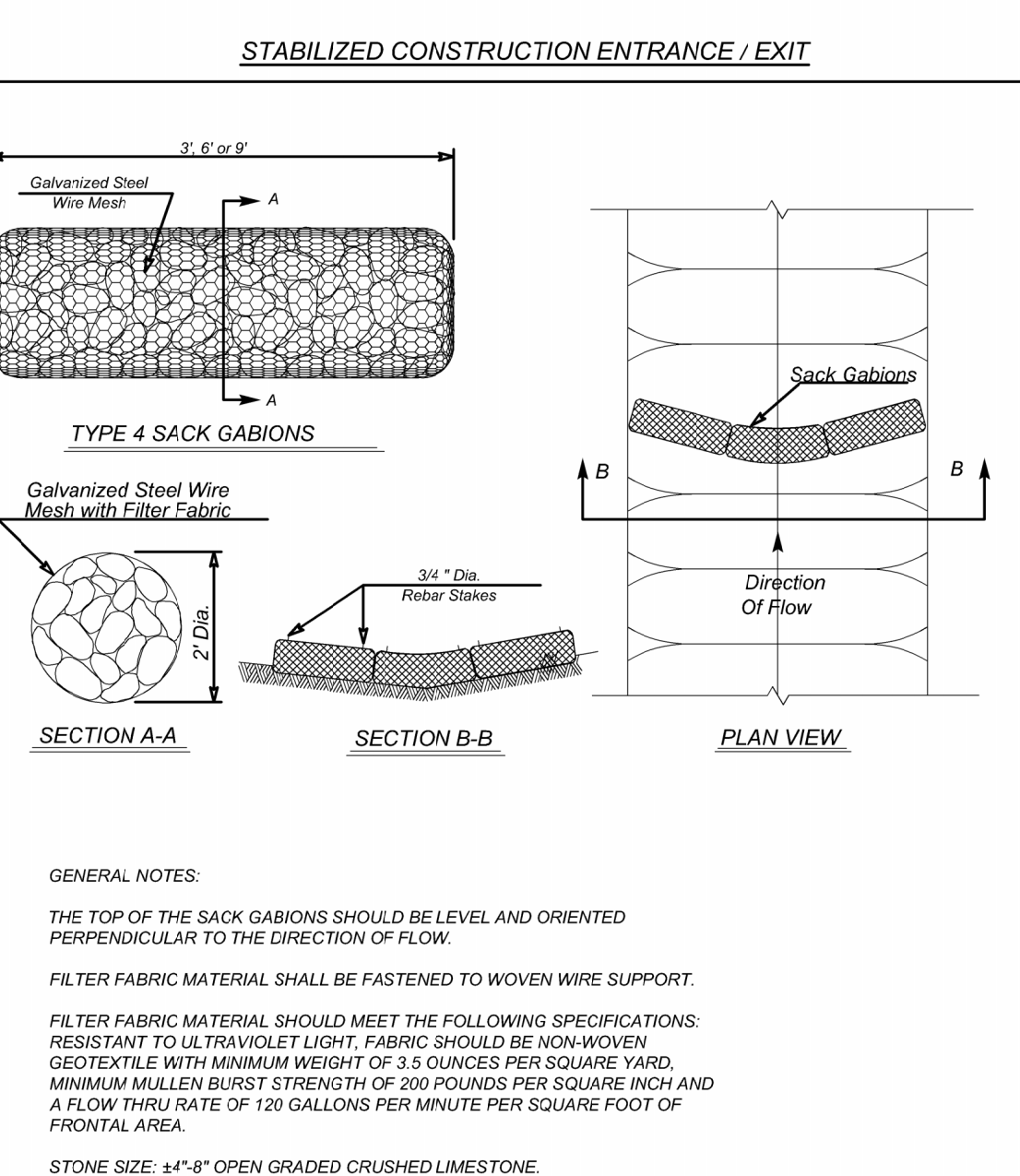
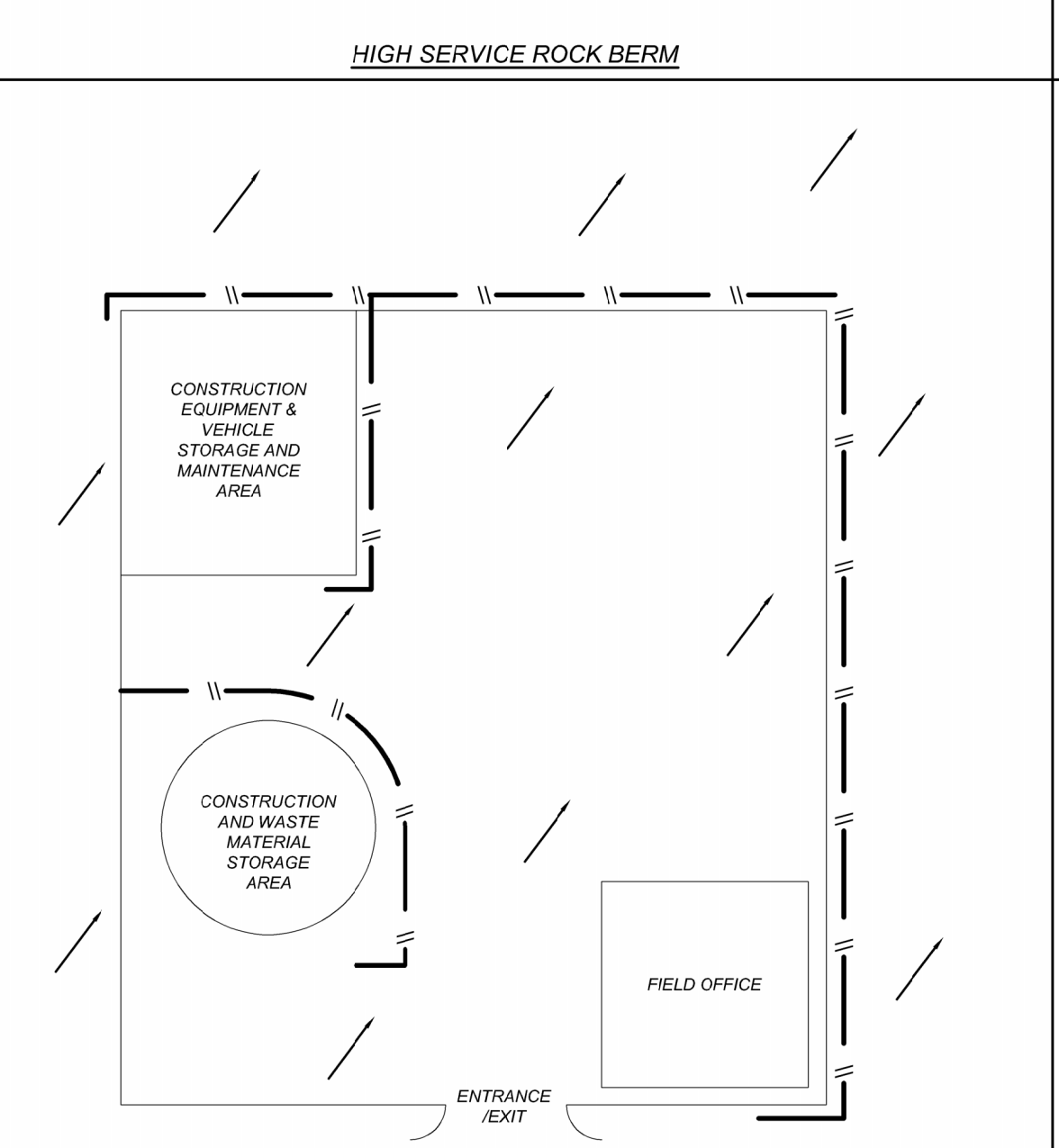
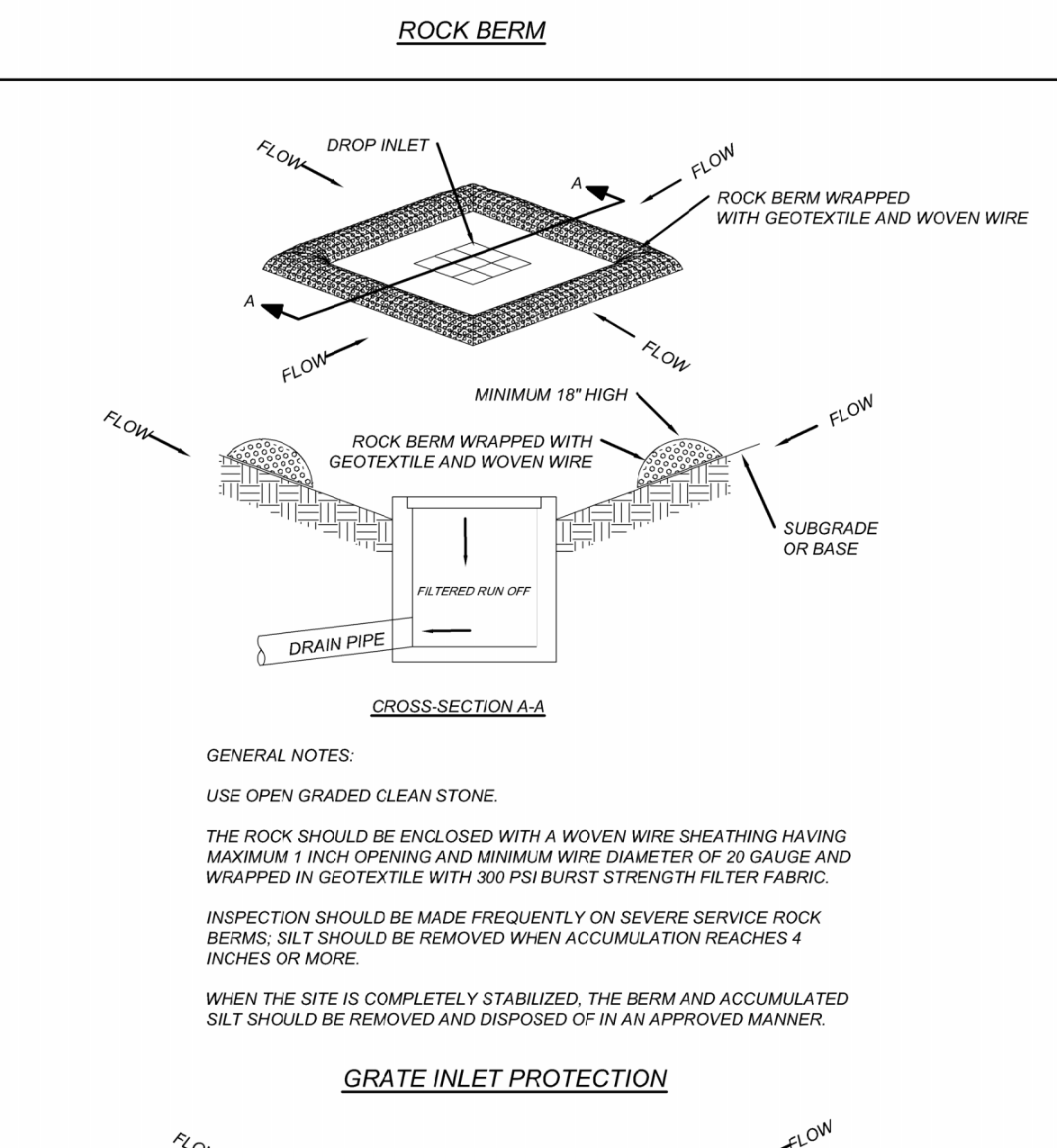
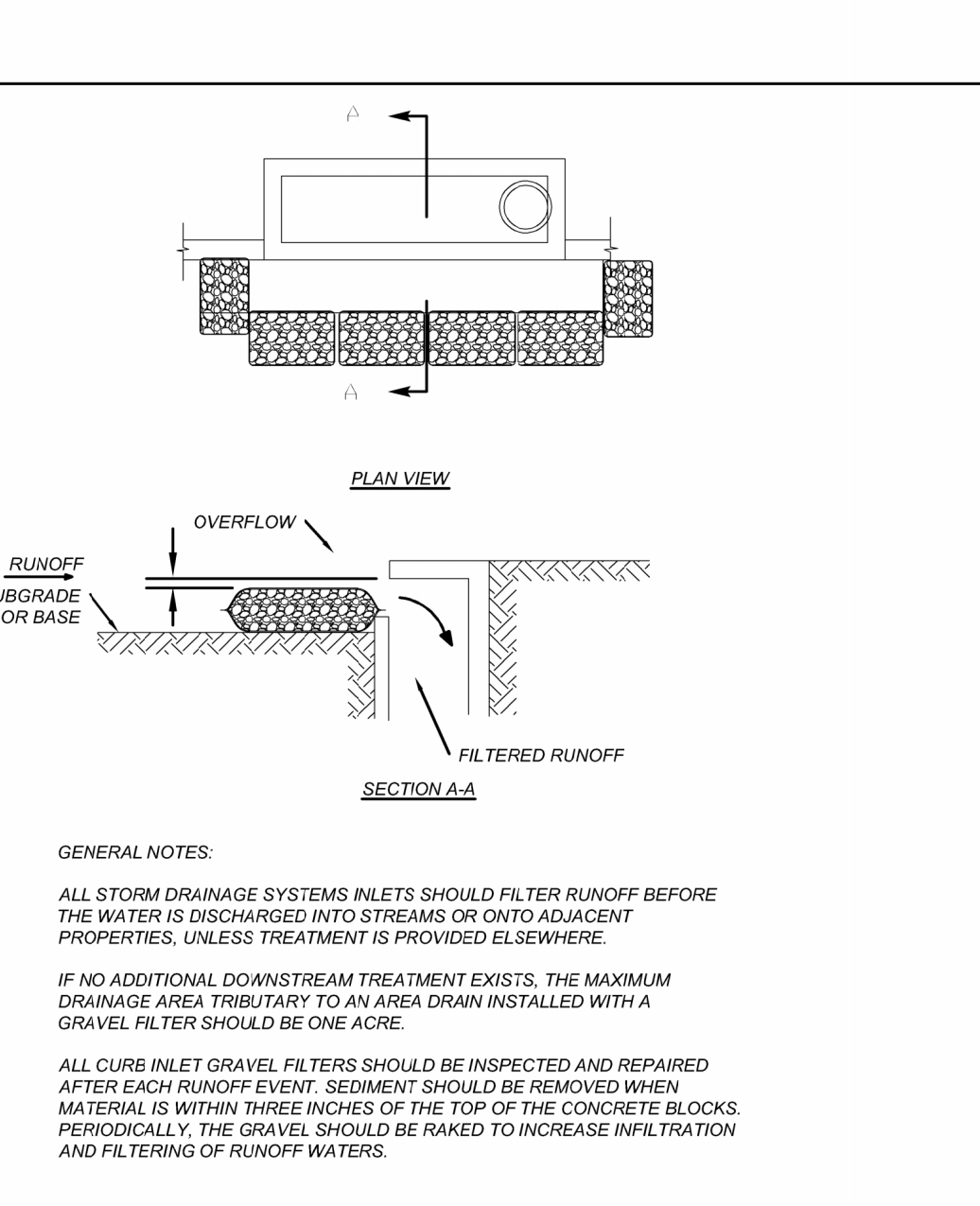
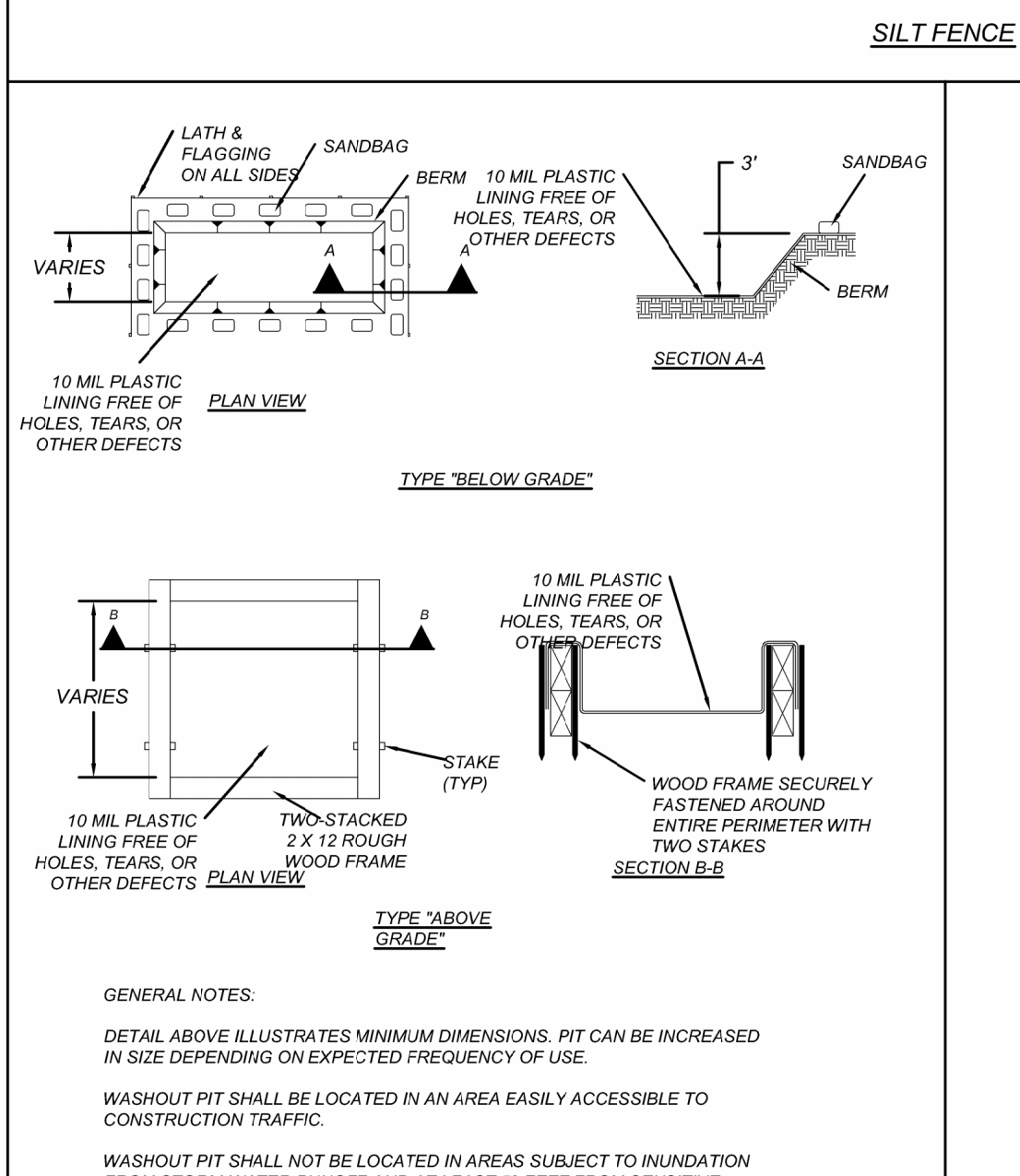
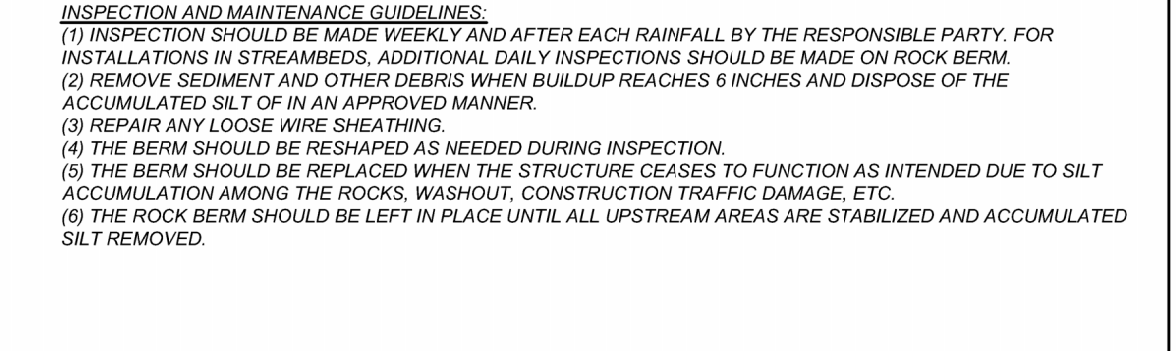
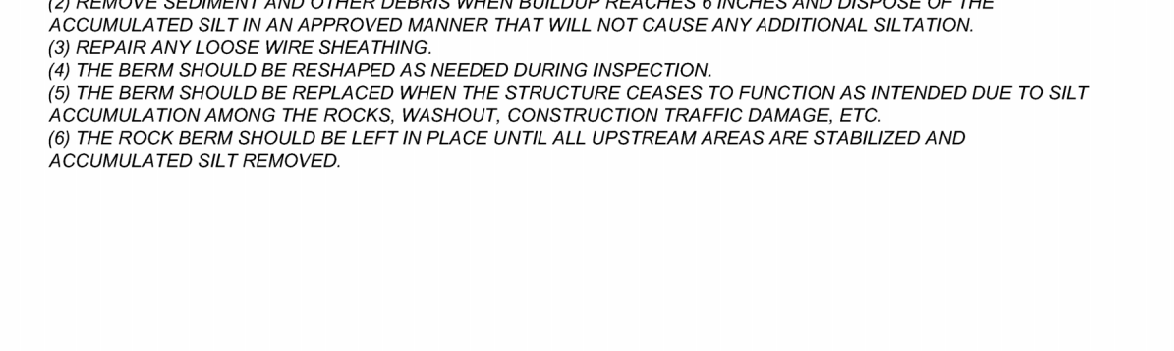
MATERIALS: (1) THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED...



MATERIALS: (1) SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC... INSTALLATION: (1) LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE...



MATERIALS: (1) The aggregate should consist of 4 to 8 inch washed stone over a stable foundation as specified in the plan... INSTALLATION: (1) AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES...



SLIM CHICKENS (NACOGDOCHES) FOR BIG STAR HOSPITALITY ATTN: DAN MCGRATH P.O. BOX 40729 AUSTIN, TEXAS 78704

BLOCK 14 LOT 10 SAN ANTONIO BEXAR TEXAS

Colliers Engineering & Design SAN ANTONIO (KFW) 3421 Pleasanton Parkway San Antonio, TX 78231

SCALE: AS SHOWN DATE: 06/19/24 DRAWN BY: G.G. CHECKED BY: F.C. PROJECT NUMBER: 927-06-01 DRAWING NAME: ECD1927601

SHEET TITLE: EROSION CONTROL DETAILS

SHEET NUMBER: C10.1