

SIDEWALK NOTES:
Engineer shall ensure that all existing/proposed sidewalk, approaches, and curbs comply with Texas Accessibility Standards and the UDC. Non-compliant concrete flatwork shall be replaced - wheelchair ramps shall comply with Public Works wheelchair details 2006 (truncated domes are required at controlled street intersections).

Wheel chair ramps at driveway approach(es) shall be broom finished (scoring, truncated domes or grooves are not permitted).

A sidewalk drain box will be required if there is surface water runoff over the sidewalk. All metal parts shall be galvanized.

As per UDC Section 35-506 (a) (2) sidewalks shall be constructed to current City and TAS Specs.
Note: Any damage to ROW will need to be repaired.

GENERAL NOTES:

1. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TRAFFIC/SIDEWALK SUMMARY TABLE

Building Use Daycare/Retail (GFA)	13,975 sq. ft.
Daycare, 8516 sq. ft.	
Minimum Parking Ratio	1 per 375 sq. ft.
Maximum Parking Ratio	1.5 per 375 sq. ft.
Retail, 5459 sq. ft.	
Minimum Parking Ratio	1 per 300 sq. ft.
Maximum Parking Ratio	1 per 200 sq. ft.
Regular Parking Spaces	
Minimum Required Parking	41
Maximum Required Parking	61
Actual/Proposed Parking	53
Max. Comp. Spaces Allowed (30%)	16
Proposed Compact Spaces	2
Handi-Capped (ADA)	2
Required Regular H.C. Parking	2
Required H.C. (Van) Parking	1
Proposed H.C. Parking	3
Bicycle Parking	
10% of Minimum Vehicles Spaces	4

Approaches, Prue Road

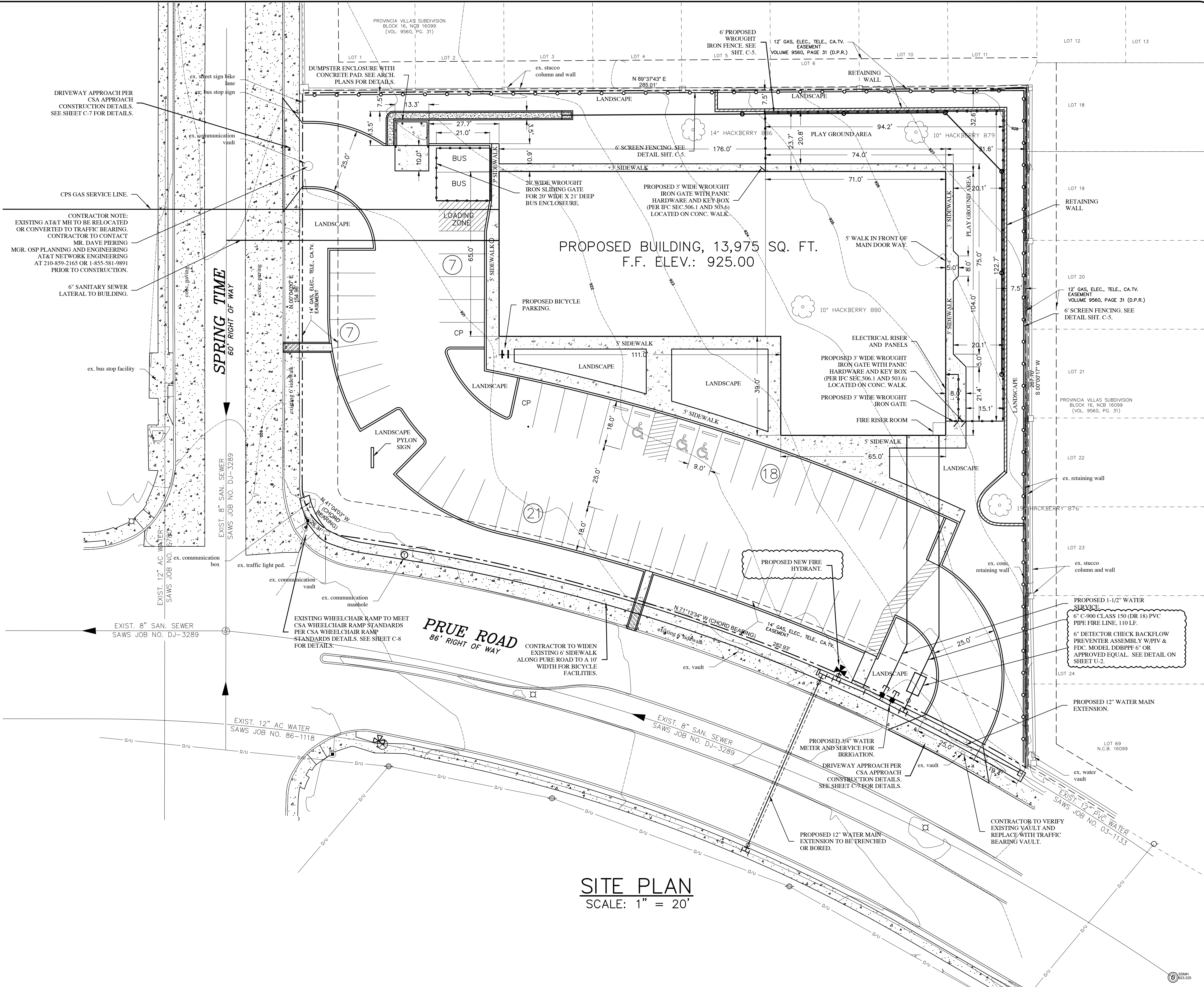
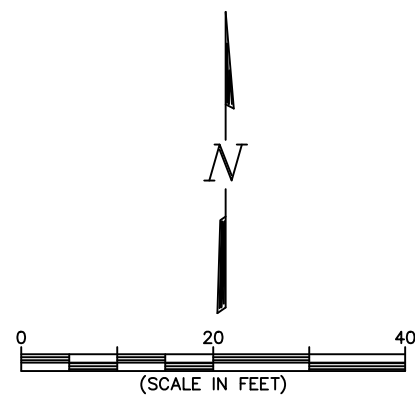
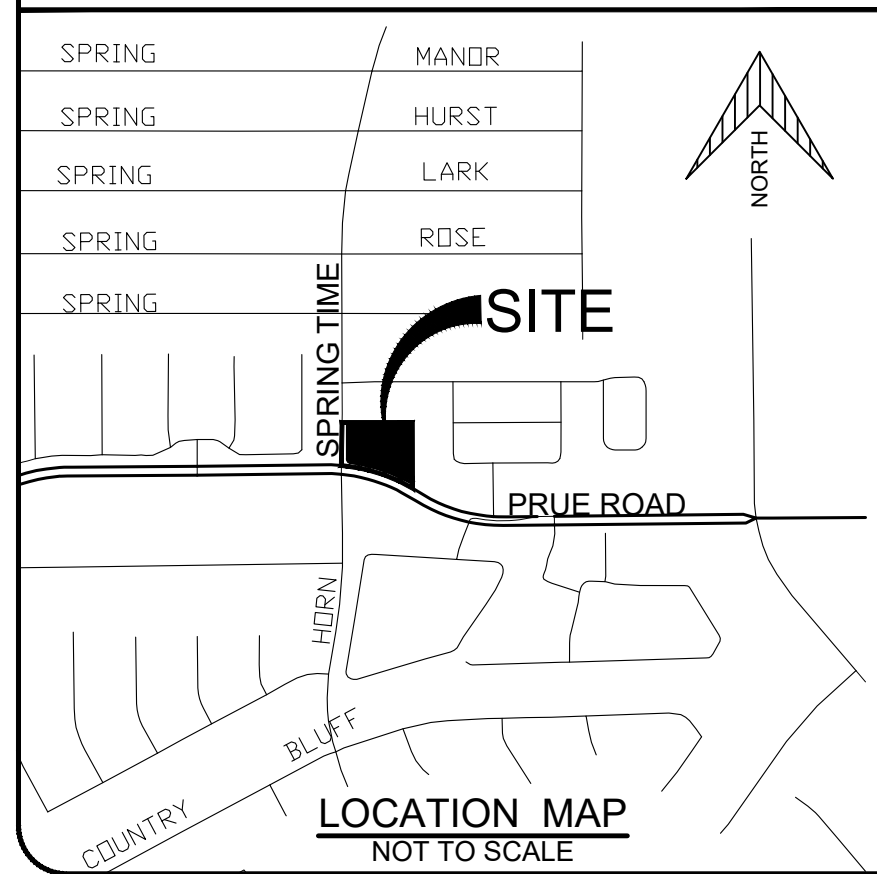
Approach Width (ft.)	25'
R.O.W. Distance (ft.)	12'
Flare/Radius (ft.)	10'
Approach Area (sq. ft.)	420
Sidewalks, Prue Road	
Sidewalk Width (ft.)	6'
Sidewalk Length (ft.)	299
Sidewalk (sq. ft.)	1,794 Existing
Curbs, Prue Road	
Curbs (linear ft.)	299 Existing

Approaches, Spring Time

Approach Width (ft.)	25'
R.O.W. Distance (ft.)	8'
Flare/Radius (ft.)	10'
Approach Area (sq. ft.)	280
Sidewalks, Spring Time	
Sidewalk Width (ft.)	6'
Sidewalk Length (ft.)	169
Sidewalk (sq. ft.)	1,014 Existing
Curbs, Spring Time	
Curbs (linear ft.)	169 Existing

COMPACT VEHICLE REQUIREMENTS
PER UDC SECTION 35-526 (e) (2) COMPACT VEHICLES. COMPACT VEHICLES PARKING AREAS SHALL BE IDENTIFIED BY INDIVIDUALLY MARKING EACH PARKING SPACE SURFACE WITH LETTERING A MINIMUM OF SIX (6) INCHES IN SIZE.

LEGAL DESCRIPTION:
BEING A TOTAL OF 1.369 ACRES ESTABLISHING LOT 1, BLOCK 17, NCB 16099 AS DESCRIBED IN VOLUME 20003, PAGE 746, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



SITE PLAN
SCALE: 1" = 20'



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TOM C. BAILEY, P.E. # 54993 ON OCTOBER 2, 2023.

LEGEND

---	PROPERTY LINE
---	CONCRETE CURB & GUTTER
+	EXISTING TREES
→	TRAFFIC FLOW ARROW
—	WHEEL STOP

KIDS CAMPUS CHILDCARE 2
PRUE ROAD AT SPRING TIME

SITE PLAN

PROJECT TITLE

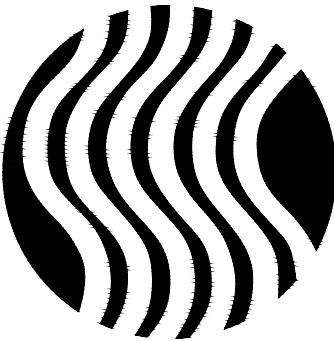
SHEET TITLE

PROJECT NUMBER
DATE
08/28/2023

REVISIONS
11/28/2023
12/01/2023
12/13/2023
02/26/2024

SHEET NUMBER

C-1



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