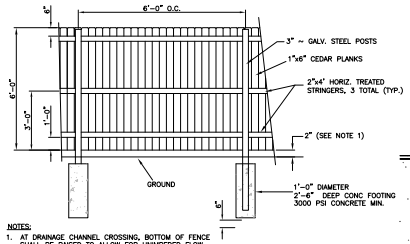


NOTES:
1. AT DRAINAGE CHANNEL CROSSING, BOTTOM OF FENCE SHALL BE RAISED TO ALLOW FOR UNIMPEDED FLOW.
2. ALL NAILS SHALL BE HOT DIPPED GALVANIZED.

WOOD SCREEN FENCE DETAIL
NOT TO SCALE

SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
2. CURB RADIUS DEPICTED ARE 5' TO FACE OF CURB UNLESS OTHERWISE DIMENSIONED.
3. ALL SIDEWALKS SHALL HAVE 2% MAXIMUM CROSS SLOPE.
4. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. PARKING IS PARALLEL TO THE BUILDING.
6. CURB RAMPS MUST NOT EXCEED THE MAXIMUM SLOPE OF 1V:12H (8.33%) SLOPE SO RAMP LENGTH CAN EXCEED 6 FEET TO TRANSITION A MAXIMUM 6" HIGH DROP/CURB.

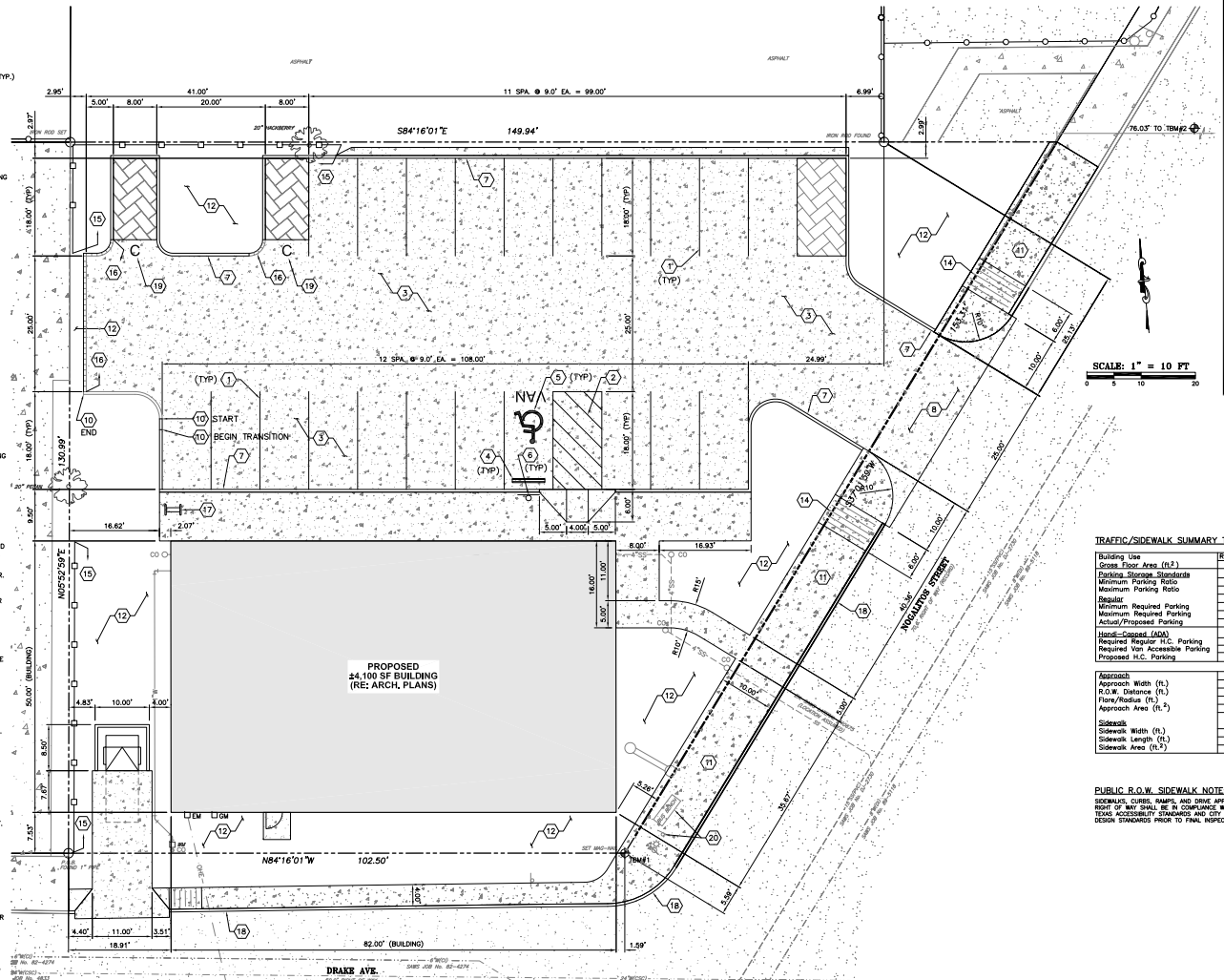
CONSTRUCTION NOTES

1. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.
2. ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDER CUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. GRASSED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SODDING AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR SHALL COMPLY ALL RELEVANT BUILDING CODES, CONSTRUCTION SPECIFICATIONS FROM ANY POLITICAL SUBDIVISION HAVING JURISDICTION (INCLUDING BUT NOT LIMITED TO CITY OF SAN ANTONIO, BEXAR COUNTY, TXDOT, TCEQ, AND THE TEXAS ACCESSIBILITY STANDARDS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION).
5. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE WORK PERFORMED ON THIS PROJECT EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATION A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
8. ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACK FILLED IN 8" LIFTS, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY, AND BE SUBJECT TO DENSITY TESTING.
9. BARRICADES, WARNING SIGNS & LIGHTS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
10. REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT PROVIDED BY THE CIVIL ENGINEER.
11. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER-OF-RECORD FOR THESE PLANS, CONCRETE AREAS SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES.
    * ITEM 247 – FLEXIBLE BASE
    * ITEM 360 – CONCRETE PAVING
    * ITEM 421 – HYDRAULIC CEMENT CONCRETE
    * ITEM 529 – CONCRETE CURBS, GUTTER AND COMBINED CURB AND GUTTER
    * ITEM 531 – SIDEWALKS

    OTHERWISE, WORK SHALL BE IN CONFORMANCE WITH PUBLICATION 318 OF THE AMERICAN CONCRETE INSTITUTE (ACI), CURRENT EDITION.

(#) KEY NOTE LIST:

1. PAINT 4" "WHITE" WIDE PARKING SPACE STRIPE (TYP.). SEE PAVEMENT MARKING NOTES THIS SHEET.
2. PAINT 4" "WHITE" WIDE 45° DIAGONAL STRIPING @ 2' ON CENTERS WITH BORDER STRIPE. SEE PAVEMENT MARKING NOTES.
3. CONCRETE PAVEMENT: THESE SITE-CIVIL CONSTRUCTION DOCUMENTS DO NOT INCLUDE DESIGN OF PAVEMENT. REFER TO PROJECT SPECIFIC GEOTECHNICAL ENGINEERING REPORT PREPARED BY OTHERS FOR PAVEMENT, BASE, AND SUBGRADE THICKNESS AND FOR FORMAL DESIGN AND SPECIFICATIONS. SEE C5/1 FOR REFERENCE.
4. PROPOSED WHEEL STOPS (TYP.). SEE C5/7 FOR DETAIL.
5. OPTIONAL – MARK THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON PAVEMENT ONLY IF SO DIRECTED BY OWNER. THIS SYMBOL IS SHOWN ON PLAN AS REFERENCE ONLY. PLACEMENT OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THE PAVEMENT IS NOT REQUIRED BY THE COSA UNIFIED DEVELOPMENT CODE (UDC) OR BY THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, OR THE TEXAS ACCESSIBILITY STANDARDS (TAS). SEE C5/15 FOR DETAIL.
6. PROPOSED HANDICAP SIGN. SEE C5/12 FOR DETAIL.
7. PROPOSED CONCRETE CURB ON PAVEMENT (TYP.). SEE C5/6 FOR DETAIL.
8. PROPOSED CONCRETE DRIVEWAY. SEE C5/13 FOR DETAIL.
9. PROPOSED 12'x12' CONCRETE DUMPSTER PAD (NO ENCLOSURE/SCREENING PROPOSED). SEE C5/5 FOR DETAIL.
10. PROPOSED HEADER CURB. SEE C5/2 FOR DETAIL.
11. PROPOSED CONCRETE CURB AND 10 FT WIDE MULTI-USE SIDEWALK ALONG BACK OF CURB ALONG NOGALITOS R.O.W. IN ACCORDANCE WITH CITY OF SAN ANTONIO STANDARDS AND DETAILS WITH EXCEPTION THAT CURB HEIGHT SHALL NOT EXCEED 2" HIGH AS EXISTING CURB IS 1" OR LESS HIGH. COORDINATE WORK WITH CITY INSPECTOR. SEE C5/14 FOR DETAIL.
12. PROPOSED LANDSCAPE AREAS BACK OF SIDEWALK OR CURB. REFER TO LANDSCAPE PLANS FOR REQUIREMENTS AND DETAILS.
13. PROPOSED T.A.S. COMPLIANT CURB RAMPS. SEE C5/11 FOR DETAIL. CURB RAMP IN R.O.W. TO BE "BROOM FINISHED" (SCORING AND GROOVES NOT ALLOWED) AND FOLLOW MOST CURRENT CITY OF SAN ANTONIO WHEELCHAIR DETAILS (TRUNCATED DOMES REQUIRED AT CONTROLLED STREET INTERSECTIONS). RAMP CONSTRUCTION IN R.O.W. TO BE APPROVED BY CITY INSPECTOR.
14. PROPOSED CONCRETE CURB AND SIDEWALK IN ACCORDANCE WITH CITY OF SAN ANTONIO STANDARDS AND DETAILS FOR REMOVED DRIVEWAY SECTION. COORDINATE WORK WITH CITY INSPECTOR. SEE C5/14 FOR DETAIL.
15. PROPOSED 6' TALL WOODEN PRIVACY FENCE. SEE THIS SHEET FOR DETAIL.
16. PROPOSED SAW TOOTHED CURB. SEE C5/8 FOR DETAIL.
17. PROPOSED BIKE RACK. SEE C5/4 FOR DETAIL.
18. PROPOSED CONCRETE CURB AND SIDEWALK ALONG DRAKE R.O.W. IN ACCORDANCE WITH CITY OF SAN ANTONIO STANDARDS AND DETAILS WITH EXCEPTION THAT CURB HEIGHT SHALL MATCH EXISTING CURB HEIGHT (~ 2"). COORDINATE WORK WITH CITY INSPECTOR. SEE C5/14 FOR DETAIL.
19. PROPOSED COMPACT PARKING SPACES. FOR THE PROPOSED PARKING SPACES THAT ARE SHOWN ON THE PLAN WITH THE TEXT "COMPACT", THE "COMPACT" TEXT SHALL BE MARKED/PAINTED ON THE PAVEMENT AS SHOWN ON PLAN IN A MANNER CONSISTENT WITH THE "PAVEMENT MARKING NOTES" ON THIS SHEET.
20. CONTRACTOR TO ENSURE BUS STOP BENCH AND SIGN LOCATION SAME AS EXISTING WHEN PUBLIC R.O.W. SIDEWALK PROVIDED. COORDINATE AS NECESSARY WITH VIA AND/OR CITY INSPECTOR.



TRAFFIC/SIDEWALK SUMMARY TABLE

Building Use	RETAIL/OFFICE BUILDING
Gross Floor Area (ft.²)	4,100 SF
Parking Storage Standards	
Minimum Parking Ratio	1 PER 300 SF
Maximum Parking Ratio	1 PER 200 SF
Regular	
Minimum Required Parking	14
Maximum Required Parking	21
Actual/Proposed Parking	24
Handi-Capped (ADA)	
Required Regular H.C. Parking	0
Required Van Accessible Parking	1
Proposed H.C. Parking	1 (Van)

Approach	NOGALITOS STREET
Approach Width (ft.)	25.0'
R.O.W. Distance (ft.)	±10'
Flare/Radius (ft.)	10' R
Approach Area (ft.²)	335 SF
Sidewalk	NOGALITOS STREET
Sidewalk Width (ft.)	10'
Sidewalk Length (ft.)	±153'
Sidewalk Area (ft.²)	±1,200 SF

PUBLIC R.O.W. SIDEWALK NOTE:

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.

PAVEMENT MARKING NOTES:

1. FURNISH AND INSTALL PAVEMENT MARKINGS OF THE TYPE AND SIZE SHOWN ON THE PLANS AND AS REQUIRED FOR COMPLIANCE WITH GOVERNING CODES. IF NO GOVERNING CODES APPLY, THEN USE TXDOT STANDARDS.
2. EXECUTION:
    A. CONTRACTOR SHALL CLEAN PAVEMENT OF GREASE, DIRT, OIL, SAND, GRAVEL OR OTHER FOREIGN MATERIALS PRIOR TO APPLYING MARKINGS AS RECOMMENDED BY PAINT MANUFACTURER.
    B. PAVEMENT MARKINGS SHALL BE APPLIED BY MACHINE AT A RATE OF ONE (1) GALLON/100 SQUARE FEET.
    C. PAVEMENT MARKINGS SHALL NOT BE APPLIED DURING PERIODS OF EXCESS HUMIDITY OR PAVEMENT TEMPERATURES BELOW 50 DEGREES F.
    D. MINIMUM LINE WIDTH IS 4 INCHES. PAVEMENT MARKINGS MUST COMPLY WITH LOCAL FIRE STANDARDS AND CURRENT ACCESSIBILITY CODE.
    E. A MINIMUM OF TWO COATS SHALL BE REQUIRED UNLESS REJECTED BY OWNER IN WRITING. WAIT 30 DAYS AFTER PAVEMENT INSTALLATION BEFORE APPLYING THE SECOND COAT OF PAVEMENT MARKINGS.
    F. CLOSE AREAS TO TRAFFIC FOR DURATION OF DRYING TIME, WHICH SHALL BE NO LESS THAN THE MINIMUM RECOMMENDED BY THE PAINT MANUFACTURER.
3. TRAFFIC PAINT SHALL BE SHERWIN WILLIAMS PRO-MAR TRAFFIC PAINT OR APPROVED EQUAL. COLOR AS SPECIFIED ON PLANS OR AS OTHERWISE INDICATED BY OWNER OR GENERAL CONTRACTOR.

!!! CALL BEFORE YOU DIG !!!
CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO WORK. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE REPORTED ACCEPTED. SAID CONFLICTING UTILITY AND CONTRACTOR, ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONFLICTS IMMEDIATELY UPON DISCOVERY OF CONFLICT (LETTER, FAX, EMAIL).
TEXAS ONE CALL PARTICIPANTS REQUESTS 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL.
TEXAS ONE CALL SYSTEM
(800) 245-4545 OR
www.onecallntexas.com

BENCHMARKS

TBM #1:
MAG NAIL
NWC OF DRAKE AND NAGOLITOS
ELEVATION = 642.41'

TBM #2:
TxDOT MONUMENT
EASTSIDE OF NAGOLITOS ACROSS NEC OF SITE
ELEVATION = 642.32'

BENCHMARK NOTE

NOTED TBM'S (TEMP. BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER BY OWNER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED TBM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL TBM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

0.427 ACRES
LOT 19-21
BLOCK 15, NCB 6261
COLLINS GARDENS SUBDIVISION
VOLUME 980, PGS. 108-109, D.P.R.

LEGEND

- PROPERTY LINE
- 652 — EXISTING CONTOUR LINE — IN FEET
- × 651.90 — EXISTING SPOT ELEVATION (IN FEET)
- EXISTING CONC. CURB
- SS(CO) — EXISTING SANITARY SEWER LINE (MATERIAL)
- W(PVC) — EXISTING WATER LINE (MATERIAL)
- OE — EXISTING OVERHEAD ELECTRIC
- EXISTING WATER METER
- GM — EXISTING / PROPOSED GAS METER
- EXISTING CHAIN LINK FENCE
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED UTILITY POLE
- WV — EXISTING WATER VALVE
- EXISTING / PROPOSED CONCRETE
- EXISTING ASPHALT
- EXISTING TREE
- PROPOSED CONCRETE SLOTTED CURB
- PROPOSED 6' WOOD PRIVACY FENCE
- PROPOSED HC PARKING SIGN
- PROPOSED WHEELSTOP
- PROPOSED CONCRETE CURB
- PROPOSED PERVIOUS PARKING
- C — PROPOSED COMPACT PARKING
- -OR- CO

TBPE FIRM# F-3512

STATE OF TEXAS
DONALD ORDIAN
90244
LICENSED
PROFESSIONAL ENGINEER
01-23-2018

REVISION	DESCRIPTION	DATE
1	ADJUST BUILDING, INCREASE PARKING AREA	1/02/2018
2	NOGALITOS R.O.W. SIDEWALK/CURB RECONSTR. (KEYNOTE #11)	7/14/2017
3	DRAKE R.O.W. SIDEWALK/CURB RECONSTRUCTION (KEYNOTE #18)	6/12/2017

ADA CONSULTING GROUP, INC.
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(210) 340-5670 FAX: (210) 340-5728
TEXAS REGISTERED ENGINEERING FIRM F-12181
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SITE PLAN
NOGALITOS RETAIL
417 NOGALITOS
SAN ANTONIO, TX 78204

DRAWN / CHECKED BY:	DATE:	JOB NUMBER:	DWG NAME:
AL/MS	2-15-17	457-03	457-03 (c1) civil site plan.dwg

SHEET C1

X:\CLIENTS\457\03\457-03 (C1) CIVIL SITE PLAN.DWG