

BLANCO ROAD

LOT 66
BLOCK 7
BLANCO MARKET
(VOL. 9545, PG. 132-133, DPR)

PETFOLK
PET CARE
2,922 SF

LOT 62
BLOCK 7
BLANCO MARKET
(VOL. 9545, PG. 132-133, DPR)

KEYED NOTES

PROPOSED:

- | | |
|--|--|
| 1 6" CONCRETE CURB (TYP.)
(REF. C3.00 FOR DTL) | 10 DUMPSTER AREA
(REF. ARCHITECTURAL PLANS) |
| 2 5' SIDEWALK
(RF: C3.00 FOR DTL) | 11 PAVEMENT MARKINGS
(REF. C3.00 FOR DTL) |
| 3 PATIO: 935 SQ. FT. | 12 SITE STAIRS
(RE: ARCH PLANS) |
| 4 CURB RAMP TYPE "B" (TYP.)
(REF. C3.00 FOR DTL) | 13 CROSSWALK
(RE: C3.00 FOR DTL) |
| 5 CURB RAMP TYPE "C" (TYP.)
(REF. C3.00 FOR DTL) | 14 PARALLEL PARKING
(RE: C3.00 FOR DTL) |
| 6 HANDICAP PARKING SIGN (TYP.)
(REF. C3.00 FOR DTL) | 15 9' x 18' PARKING STALL (TYP.)
(RE: C3.00 FOR DTL) |
| 7 HANDICAP PAVEMENT MARKING (TYP.)
(REF. C3.00 FOR DTL) | 16 PAVEMENT STRIPING
(RE: C3.00 FOR DTL) |
| 8 ACCESSIBLE PARKING
(RE: C3.00 FOR DTL) | 17 8' x 18' COMPACT PARKING
STALLS (TYP.) |
| 9 WHEEL STOP (TYP.)
(REF. C3.00 FOR DTL) | 18 REF. ARCHITECTURAL PLANS
FOR WALL, RAMP, AND RAILING |
| | 19 BIKE RACK
RE: C3.00 FOR DTL |

TRAFFIC SUMMARY TABLE

BUILDING USE	RESTAURANT
PARKING STORAGE STANDARDS	
MINIMUM PARKING RATIO	1/100 SF
MAXIMUM PARKING RATIO	1/40 SF
REGULAR	
MINIMUM REQUIRED PARKING	108
MAXIMUM REQUIRED PARKING	270
ACTUAL/PROPOSED PARKING	154
# OF COMPACT PARKING	8
HANDICAPPED (ADA)	
REQUIRED REGULAR H.C. PARKING	5
REQUIRED V.A. PARKING	1
PROPOSED H.C. PARKING	6
SIDEWALKS	
SIDEWALK LENGTH (LINEAR FT.)	-
SIDEWALK AREA (SQ. FT.)	-

SPECIAL NOTES

BIKE RACKS - 10% MIN. REQUIRED
PARKING = 11 (NO MORE THAN 24)
ACTUAL BIKE RACKS
PROVIDED = 12

SIDEWALK AND APPROACH TO BE
CONSTRUCTED ACCORDING TO COSA
& TAS SPECS.

* NOTE: ALL PERMITS TO BE
OBTAINED THROUGH COSA.

NOTE:

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.
ALL PERMITS TO BE OBTAINED THROUGH COSA.

ZONING CASE: Z-2024-10700035 S ERZD

LEGAL DESCRIPTION: 2,922 SQ. FT. OUT OF NCB 16331

CURRENT ZONING: "C-3 MLOD-1 MLR-1 AHOD ERZD" General
Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1
Airport Hazard Overlay Edwards Recharge Zone District

PROPOSED ZONING: "C-3 S MLOD-1 MLR-1 AHOD ERZD" General
Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1
Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use
Authorization for Animal Clinic within the Edwards Recharge Zone

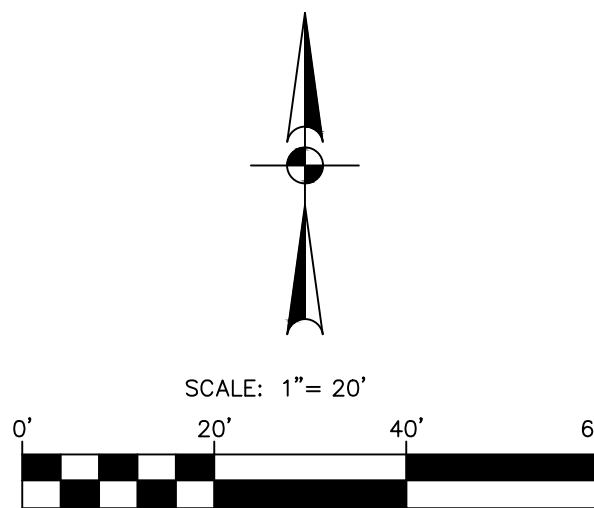
Table B101-1 may be found through various Development Service
Department records including those associated with platting, addressing,
building and permits. Reference to those records as required for zoning
review is incorporated herein for Site Plan purposes under Chapter 35
(Unified Development Code).

I, Andrew Samples, the property owner representative, acknowledge that
this site plan submitted for the purpose of rezoning this property is in
accordance with all applicable provisions of the Unified Development Code.
Additionally, I understand that City Council approval of a site plan in
conjunction with a rezoning case does not relieve me from adherence to
any/all City-adopted Codes at the time of plan submittal for building permits



LOCATION MAP

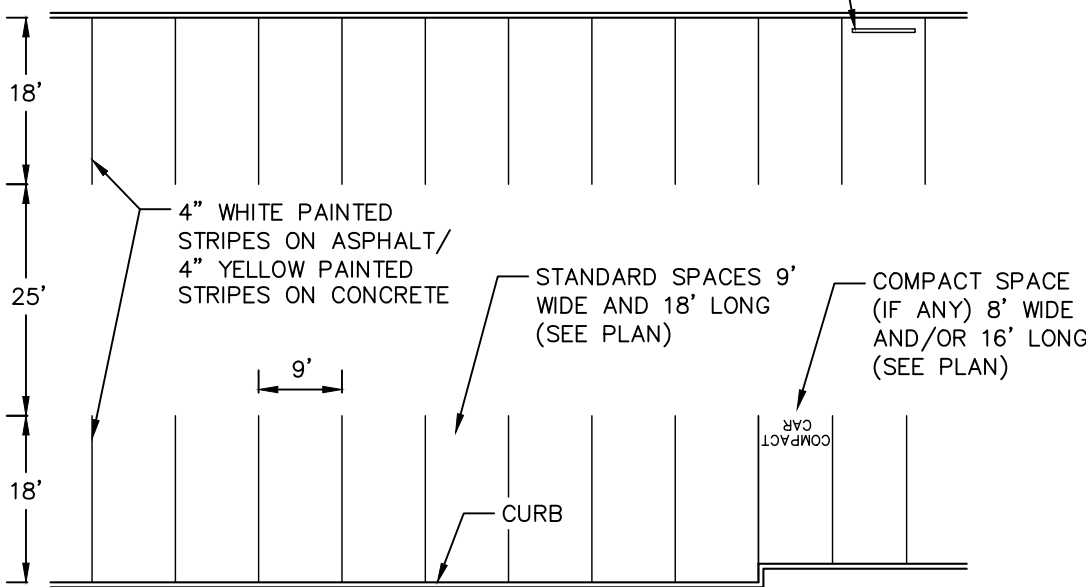
NOT-TO-SCALE



LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED ASPHALT REPLACEMENT (CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION)
- DUMPSTER PAD
- EXISTING SIDEWALK
- PROPOSED DUMPSTER
- PROPOSED LIGHTS
- PARKING SPACE COUNT
- GAS METER
- TREE TO REMAIN

CONTRACTOR TO PLACE WHEEL STOPS 2' FROM
CURB AND CENTERED WITHIN PARKING STALL.
SEE THIS SHEET FOR WHEEL STOP LOCATIONS.



NOTE: ALL SPACES SHOWN ON PLAN STD. (9x18) UNLESS OTHERWISE NOTED

STRIPING FOR 90-DEGREE PARKING

NOT-TO-SCALE

NOTE

SEE SHEET CO.10 FOR CONSTRUCTION NOTES.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #270 | TBPUS FIRM REGISTRATION #10028800

N.E.C. BLANCO/1604 - REMODEL

18206 BLANCO RD., SAN ANTONIO, TEXAS

OVERALL SITE, PAVING, AND DIMENSIONAL CONTROL PLAN

PLAT NO. 950327
JOB NO. 12322-01
DATE JUNE 2021
DESIGNER KH
CHECKED TD DRAWN KH
SHEET C1.00