

LEGEND

PROPERTY LINE RIGHT OF WAY LIMITS OF SUP EXISTING OVERHEAD POWER EXISTING UNDERGROUND POWER EXISTING TELPHONE CONDUIT EXISTING CABLE TELEVISION CONDUIT EXISTING FIBER OPTIC CONDUIT EXISTING NATURAL GAS SERVICE EXISTING FIRE PROTECTION SERVICE EXISTING WATER SERVICE EXISTING SANITARY SEWER EXISTING ROOF DRAINS AND HEADER PIPES EXISTING STORM SEWER ----610---- EXISTING MAJOR CONTOUR -611 --- - EXISTING MINOR CONTOUR — PROPOSED MAJOR CONTOUR — PROPOSED MINOR CONTOUR PROPOSED LOT LINE PROPOSED CENTERLINE PROPOSED BUILDING SETBACK LINE — PROPOSED EASEMENT LINE INSTALL CURB & GUTTER PROPOSED LIGHT DUTY ASPHALT PROPOSED HEAVY DUTY ASPHALT PROPOSED CONCRETE PAVEMENT/ASPHALT

NOTES:

- 1. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- 2. ALL PARKING STALLS ARE 9'X18' TYPICAL .
- 3. ALL DRIVE AISLES ARE 24' MIN. FROM EDGE OF PARKING STALL TO EDGE OF PARKING STALL. 4. PARKING CALCULATIONS:
- 4.1. THERE ARE NO PROPOSED BUILDING IMPROVEMENTS OR USES THAT GENERATE REQUIRED PARKING STALLS. ZERO PARKING STALLS REQUIRED WITH SUP.

KEYNOTES (XX)

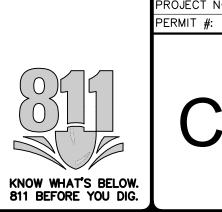
GENERAL: G-##
G-01 PROPOSED DUMPSTER PAD.
G-02 PROPOSED PARKING STALL 9'X18' TYP.

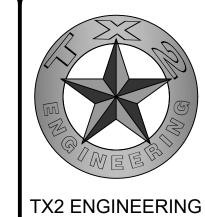
PROPOSED CONCRETE TRICKLE CHANNEL
PROPOSED STORM SEWER SYSTEM
EXISTING EDGE OF PAVEMENT TO REMAIN
LIMITS OF SUP AS DESCRIBED BY M&B SURVEY

WARNING - OVERHEAD POWER LINES CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.

OWNER'S ACKNOWLEDGEMENT:

I _____, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF THIS SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES/ORDINANCES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS. NOR DOES IT RELIEVE ME FROM ADHERENCE TO ANY/ALL STATE OR FEDERAL RULES AND REGULATIONS.





CONTACT:

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DATE: Apr 18, 2024 8:51am XREFS: 023-0034 EBASE 023-0034 PBASE TBLK_24X36

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TREVOR N. TAST

GRUENE PARKING LOT W BRAUNFELS, TEXAS, 2

PROPOSED SITE

DRAWN BY: QA/QC BY: PROJECT NO.: ###-###