



- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

COMMERCIAL SITE DATA SUMMARY TABLE		
GROSS SITE ACREAGE:	1.008 ACRES OR 43,908 S.F.	
EXISTING ZONING:	GENERAL BUSINESS DISTRICT (B3)	
PROPOSED ZONING:	GENERAL BUSINESS DISTRICT (B3)	
PROPOSED USE:	RETAIL	
BUILDING AREA:	4,455 S.F.	
NUMBER OF STORIES:	1	
BUILDING HEIGHT:	26'	
FACADE:	STUCCO	
PARKING REQUIRED:	23 PARKING SPACES	
1 PER 200 FT. SF		
REGULAR PARKING PROVIDED:	21 PARKING SPACES	
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)	
HANDICAP PARKING PROVIDED:	2 SPACE (1 VAN ACCESSIBLE)	
TOTAL PARKING PROVIDED:	23 PARKING SPACES	
IMPERVIOUS COVERAGE:	26,389 S.F. OR 60.11%	
PERVIOUS/LANDSCAPE AREA:	17,519 S.F. OR 39.89%	
ZONING REQUIREMENTS GC	REQUIRED	PROVIDED
FRONT YARD SETBACK	10'	10'
SIDE YARD SETBACK	0'	0'
REAR YARD SETBACK	0'	0'
MAXIMUM IMPERVIOUS COVER	80%	40%

EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
WATER EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TX. 75013 CONTACT: JACK ZANGER PHONE: 918-565-3820	OWNER/DEVELOPER BASELINE DEVELOPMENT COMPANIES, LLC 120 MARKET SQ., FLOOR 2, PINEHURST, NC 28374 CONTACT: GAVIN MELIA TEL: 910 724 6720

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	1"	1	4"
I	IRR.	1"	1	N/A



NO.	DATE	DESCRIPTION	BY
1	09-26-24	1ST SUBMITTAL	KP

SITE PLAN
SHERWIN WILLIAMS
BANDERA RD & HAUSMAN RD
SERVICE FIRST ADDITION BLOCK 1, LOT 3
CITY OF HELOTES
BEXAR COUNTY, TEXAS

DATE	PROJECT
09/26/24	082-24
P.E.	DESIGN
KP	JZ

SHEET #