



PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

LEGEND

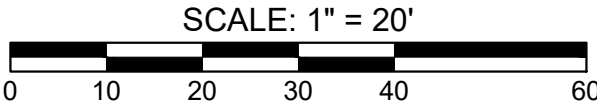
- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA
- CANOPY

SITE DATA		
LOT AREA:	27,674	SF (0.63 ACRES)
BUILDING AREA:	3,835	SF ± 13.9%
PAVEMENT AREA:	16,922	SF ± 61.1%
LANDSCAPE AREA:	6,917	SF ± 25.0%
ZONING: COMMERCIAL (C2)		
PERMITTED		
PARCEL ID#: 628517		
BUILDING DATA		
CONSTRUCTION TYPE: V-B		
SPRINKLERS: NO		
SETBACKS:		
FRONT=25 FEET		
REAR=30 FEET		
SIDE=10 FEET		
PARKING TABULATION		
REQUIRED: 1 PER 500 SF GFA INCLUDING SERVICE BAYS, WASH TUNNELS, AND RETAIL AREAS		
PROVIDED: 1 STALL		
1 ADA STALL		
VACUUM STALLS: 10 STALLS		
TUNNEL LENGTH: 114 FEET		
STACKING: 15 STALLS		

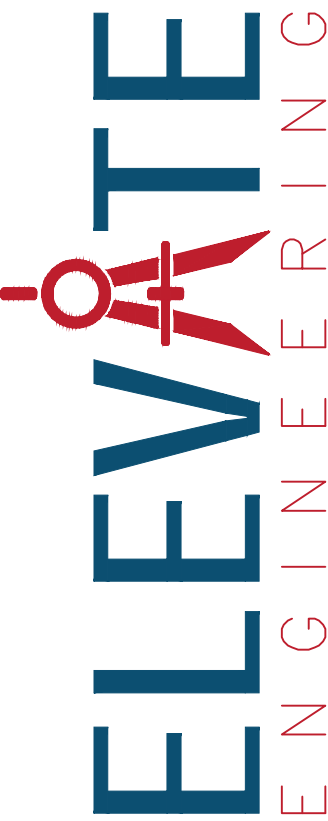
Intended use of proeprty is an automatic tunnel style car wash

Change of Zoning case	Z-2024-10700278 S
Address	15015 Jones Maltsberger Road
Legal Description	Lot 15, Block 1, NCB 16797
From	“C-2 AHOD” Commercial Airport Hazard Overlay District
To	“C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use for a Carwash

I, Brandon Denison, the representative of the property owner 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.



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QUICK QUACK MALTSBERGER RD
SITE PLAN

15015 JONES MALTSBERGER RD, SAN ANTONIO, TX 628517



SHEET:
C-1

DATE:
Sep 18, 2024