

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	[Pattern]
CONCRETE AREA	[Pattern]
CANOPY	[Pattern]

**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**

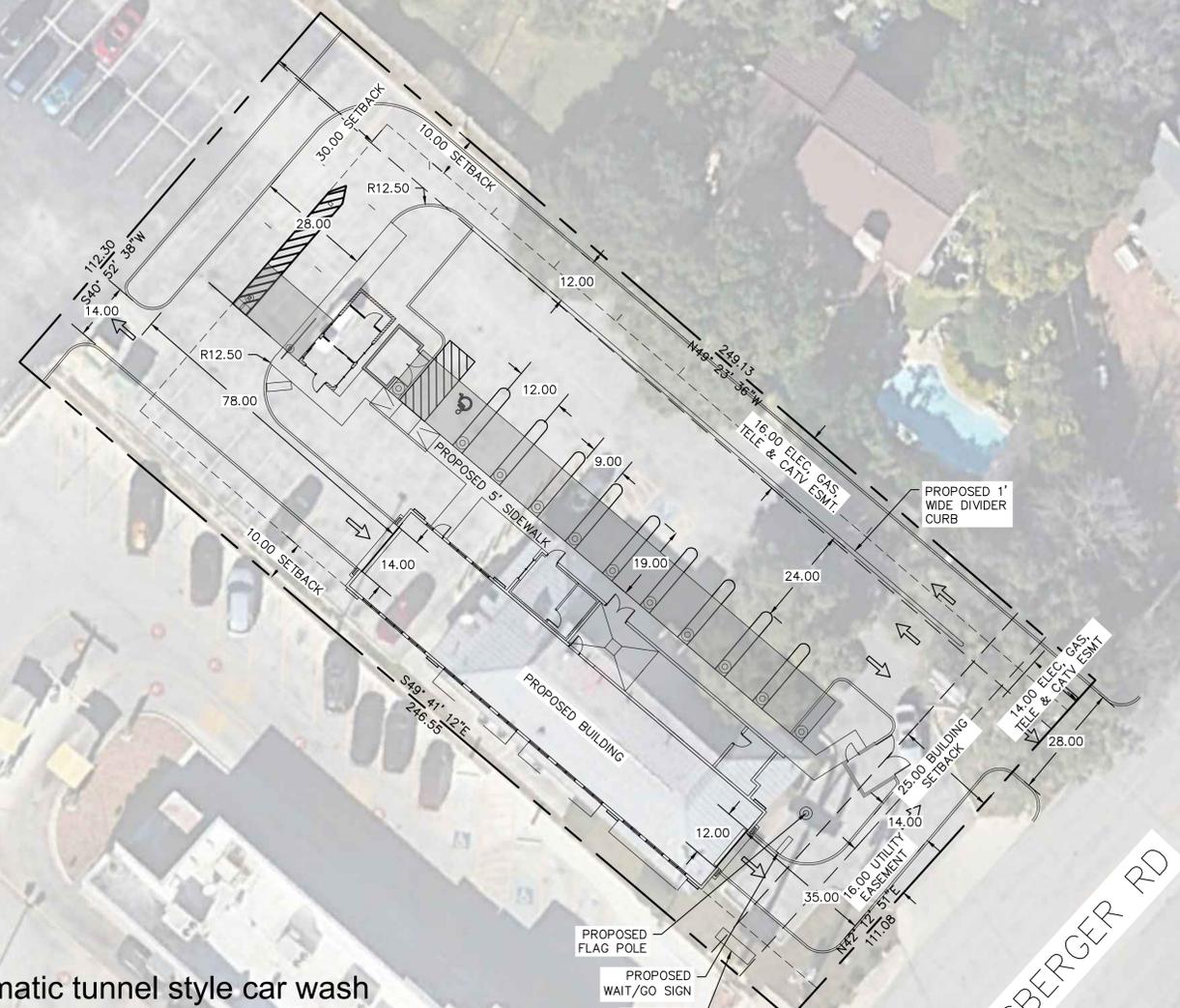
CONSTRUCTION TYPE: V-B  
SPRINKLERS: NO  
SETBACKS:  
FRONT=25 FEET  
REAR=30 FEET  
SIDE=10 FEET

**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.

Texas 811  
Know what's below. Call before you dig.

SCALE: 1" = 20'

0 10 20 30 40 50 60

NORTH

NO.	REVISIONS	BY	DATE

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QUICK QUACK MALTSBERGER RD  
SITE PLAN  
15015 JONES MALTSBERGER RD, SAN ANTONIO, TX 782517



SHEET:  
**C-1**  
DATE:  
Sep 18, 2024