

Zoning Case No. Z-2023-10700282 S  
Proposed Zoning: C-2 S MLOD-3 MLR-1 with Specific Use  
Authorization for Car Wash on 2.709 Acres out of NCB 16198

# US HIGHWAY 87 (R.O.W. VARIES)

### PAVEMENT DESIGN NOTES:

- ALL PROVISIONS AND RECOMMENDATIONS CONTAINED WITHIN THE FINAL GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTECH CORPORATION, DATED SEPTEMBER 1, 2023, PROJECT NO. B2305437, SHALL BE COMPLIED WITH DURING GRADING OPERATIONS.
- CONTRACTOR TO REFERENCE HATCHING AND LEGEND THIS SHEET FOR LIGHT DUTY (5-INCH), HEAVY DUTY (6-INCH) AND DUMPSITER PAD (7-INCH) PAVEMENT LOCATIONS.

### C.&E. Design Sections

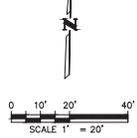
The on-site fill clay soils will be moisture sensitive. In their natural state, we recommend a CBR value of 3 and for lime-treated subgrades a CBR value of 10 to be considered. To improve the wet weather strength properties, we recommend lime-treating the upper six inches beneath all pavement. Subgrade preparation recommendations are presented in the following section. Table 14 provides recommended pavement sections, based on the soils support, and assumed traffic loads.

Table 14. Recommended Concrete Pavement Sections

Use	Concrete	
	Light Duty (40,000 ESALs)	Heavy Duty (100,000 ESALs)
Minimum concrete thickness (inches)	5	6
Minimum Thickness of Lime Treated Subgrade (TYPICAL from 2000)	6	6

\*Usual aggregate base must conform to TxDOT Item 207, Grade 1 or 2, Type A or 0, or stabilized base may be used as noted above.

In lieu of lime treatment, one additional inch of concrete may be substituted for rigid sections. Dumpster pad enclosures and the pavement topping up to the dumpster enclosure should utilize a minimum pavement thickness of 7 inches.



### LEGEND

- BOUNDARY / RIGHT OF WAY
- - - EASEMENT / SETBACK
- - - CURB / EDGE OF PAVEMENT
- - - ACCESSIBLE ROUTE (ADA)
- - - FIRE LANE STRIPPING
- - - OVERHEAD UTILITY LINE
- - - RETAINING / SCREEN WALL
- - - BRIGHT IRON FENCE
- - - HANDRAIL
- - - SCREENING FENCE
- ▭ BUILDING PAD AREA
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE SWALK / PMT.
- ▭ 4-INCH REINFORCED CONCRETE LIGHT DUTY PAVEMENT W/ 6-INCH LIME-TREATED SUBGRADE
- ▭ 6-INCH REINFORCED CONCRETE HEAVY DUTY PAVEMENT W/ 6-INCH LIME-TREATED SUBGRADE
- ▭ 7-INCH REINFORCED CONCRETE USE-TREATED SUBGRADE
- TREE W/ TAG (TO REMAIN)
- ▭ PARKING LOT BUMPER CURB
- ▭ ACCESSIBLE PARKING
- ▭ TRASH COMPACTOR / DUMPSITER PAD
- ▭ SIGN
- ▭ UTILITY POLE
- ▭ LIGHT POLE
- ▭ GUY WIRE
- ▭ ELECTRIC TRANSFORMER PAD
- ▭ WASTEWATER MANHOLE
- ▭ CLEAN-OUT
- ▭ DOUBLE CLEAN-OUT
- ▭ WATER METER VAULT
- ▭ WATER VALVE
- ▭ FIRE HYDRANT
- ▭ BACKFLOW PREVENTER
- ▭ STORM DRAINAGE INLET
- ▭ STORM DRAIN MANHOLE
- ▭ BIKE RACK

### SITE DATA

CURRENT ZONING: C-2 MLOD-3 MLR-1  
GROSS SITE AREA (Acres): 2.709  
TOTAL LOTS: 1  
LIMITS OF CONSTRUCTION (Acres): 1.2

### PARKING PROVIDED - VEHICULAR

TYPE:	REQUIRED	PROVIDED
QUEUE LANE SPACES	12	14
HANDICAP (VAN) PARKING	1	1
REGULAR PARKING	0	4
TOTAL	13	19

### PARKING PROVIDED - BICYCLE

TYPE:	REQUIRED	PROVIDED
BICYCLE	0	0

### Impervious Cover calcs

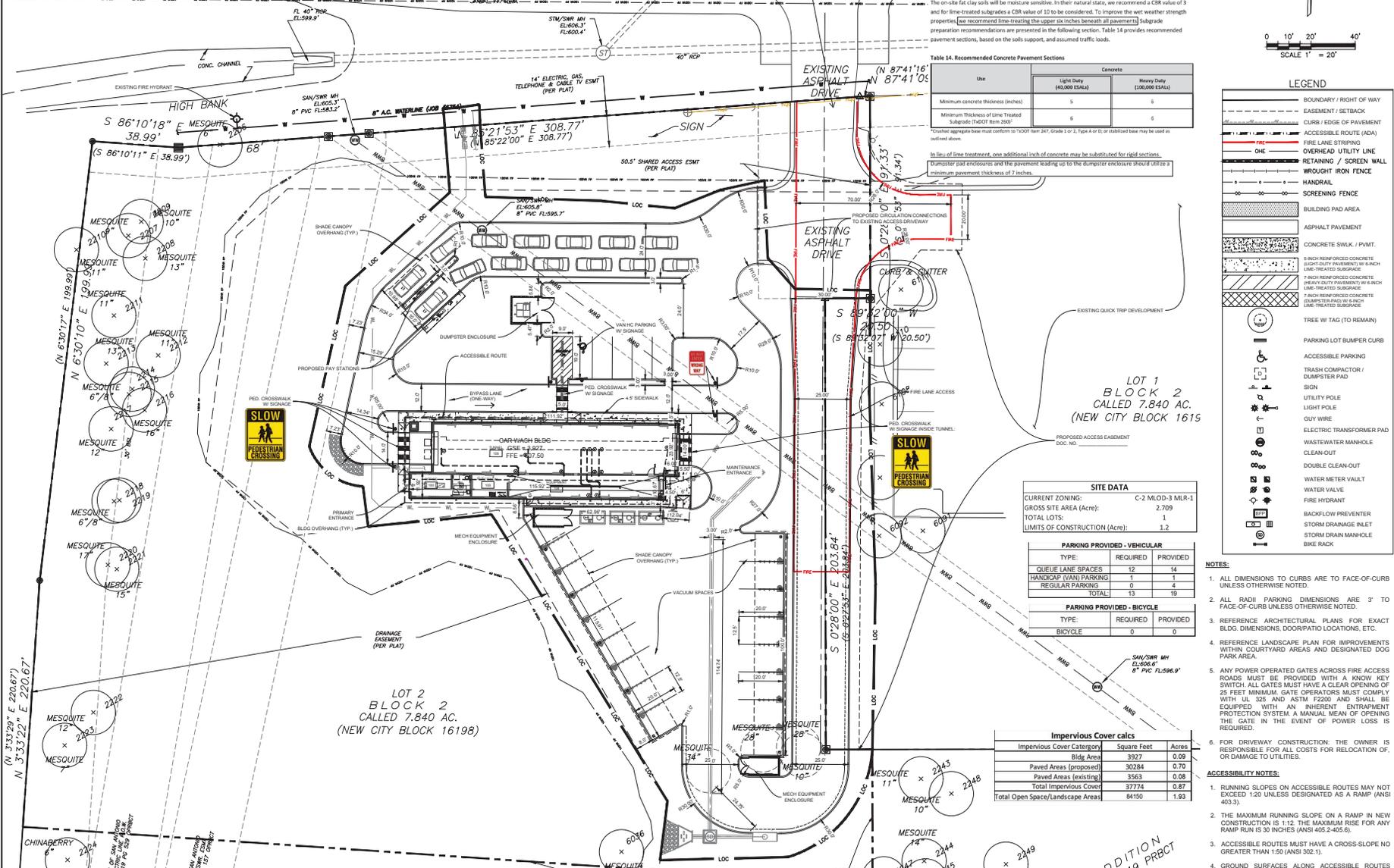
Impervious Cover Category	Square Feet	Acres
Blgd Area	3927	0.09
Paved Areas (proposed)	30284	0.70
Paved Areas (existing)	3563	0.08
Total Impervious Cover	37774	0.87
Total Open Space/Landscape Area	84150	1.93

### NOTES:

- ALL DIMENSIONS TO CURBS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
- ALL RADI PARKING DIMENSIONS ARE 3' TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR EXACT BLDG DIMENSIONS, DOOR/PAO LOCATIONS, ETC.
- REFERENCE LANDSCAPE PLAN FOR IMPROVEMENTS WITHIN COURTYARD AREAS AND DESIGNATED DOG PARK AREA.
- ANY POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED WITH AN "X" KEY SWITCH. ALL GATES MUST HAVE A CLEAR OPENING OF 25 FEET MINIMUM. GATE OPERATORS MUST COMPLY WITH UL 225 AND ASTM F2200 AND SHALL BE EQUIPPED WITH AN INHERENT ENTRAPMENT PROTECTION SYSTEM. A MANUAL MEAN OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
- FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

### ACCESSIBILITY NOTES:

- RUNNING SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNATED AS A RAMP (ANSI 403.3).
- THE MAXIMUM RUNNING SLOPE ON A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES (ANSI 405.2-405.6).
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (ANSI 302.1).
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT (ANSI 502.5).
- ALL NEW 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, AS APPLICABLE PRIOR TO FINAL INSPECTION APPROVAL.



### OWNER STATEMENT

I, JEMCO HOLDINGS, INC., 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.

QT 4051 ADDITION  
RK-NOL 9728, PG. 119 PRCT

CLIENT: JEMCO HOLDINGS, INC.  
 DRAWN BY: 85/005  
 CHECKED BY: 85/005  
 REVISION: AN  
 SEC. PROJECT #: 115007

**SOUTHTOWN**  
 ENGINEERING & CONSULTING LLC  
 SAN ANTONIO, TX 78203-8793  
 TEXAS REG. PROFESSIONAL NO. 21723

**PRELIMINARY**  
 NOT FOR CONSTRUCTION,  
 BIDDING, OR PERMIT  
 PURPOSES.  
 PREPARED UNDER THE  
 SUPERVISION OF THE  
 BRAUN SENIOR  
 P.E. #133556 ON  
 10/20/2023

**SUD DADEEZ #2**  
 5510 US HWY 87  
 SAN ANTONIO, BEXAR COUNTY, TEXAS 78222

**SITE PLAN**

SHEET  
**CS100**  
 10 OF 20