

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

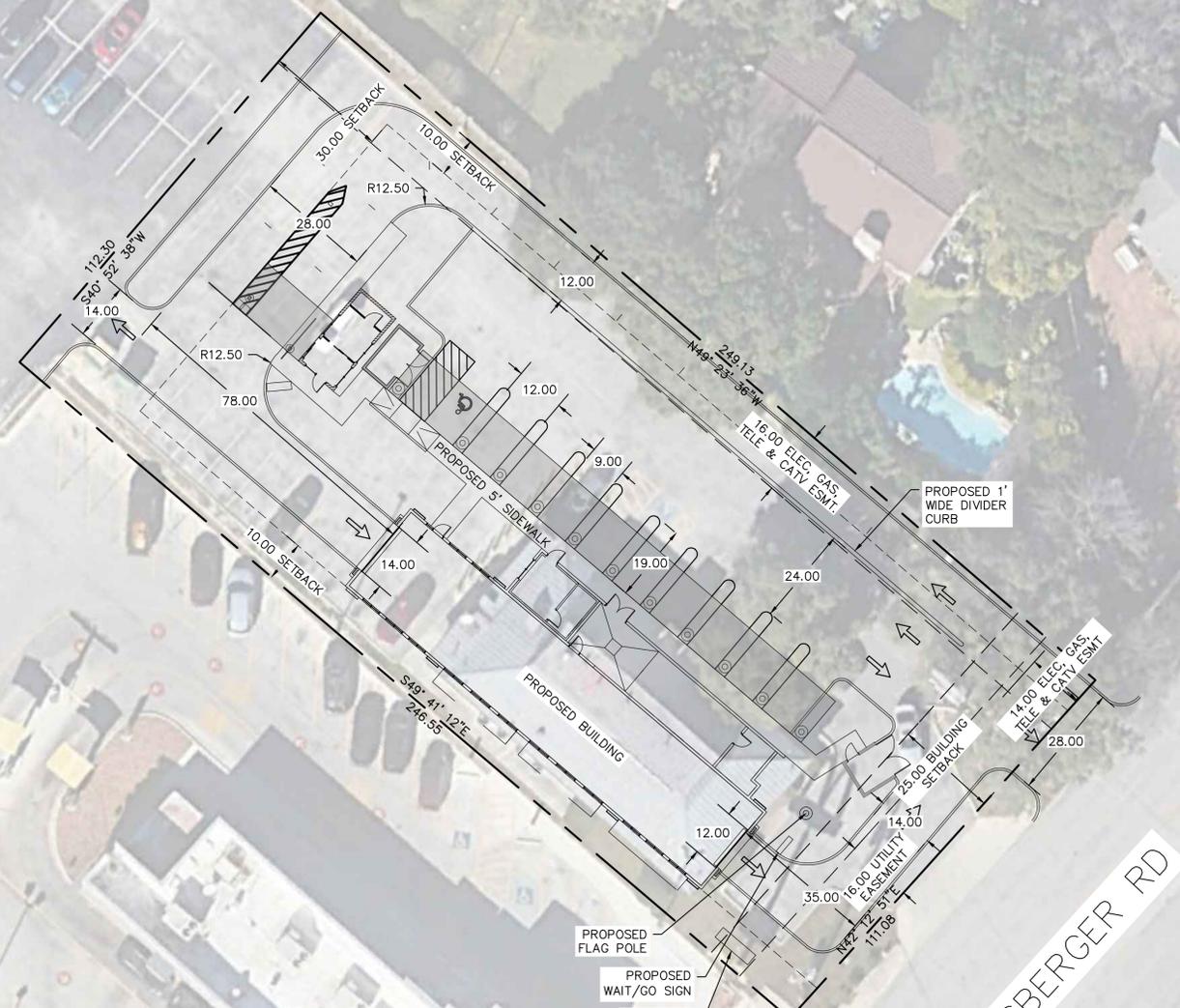
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=25 FEET
REAR=30 FEET
SIDE=10 FEET

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



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.

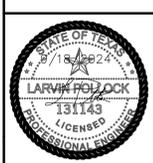
SCALE: 1" = 20'

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