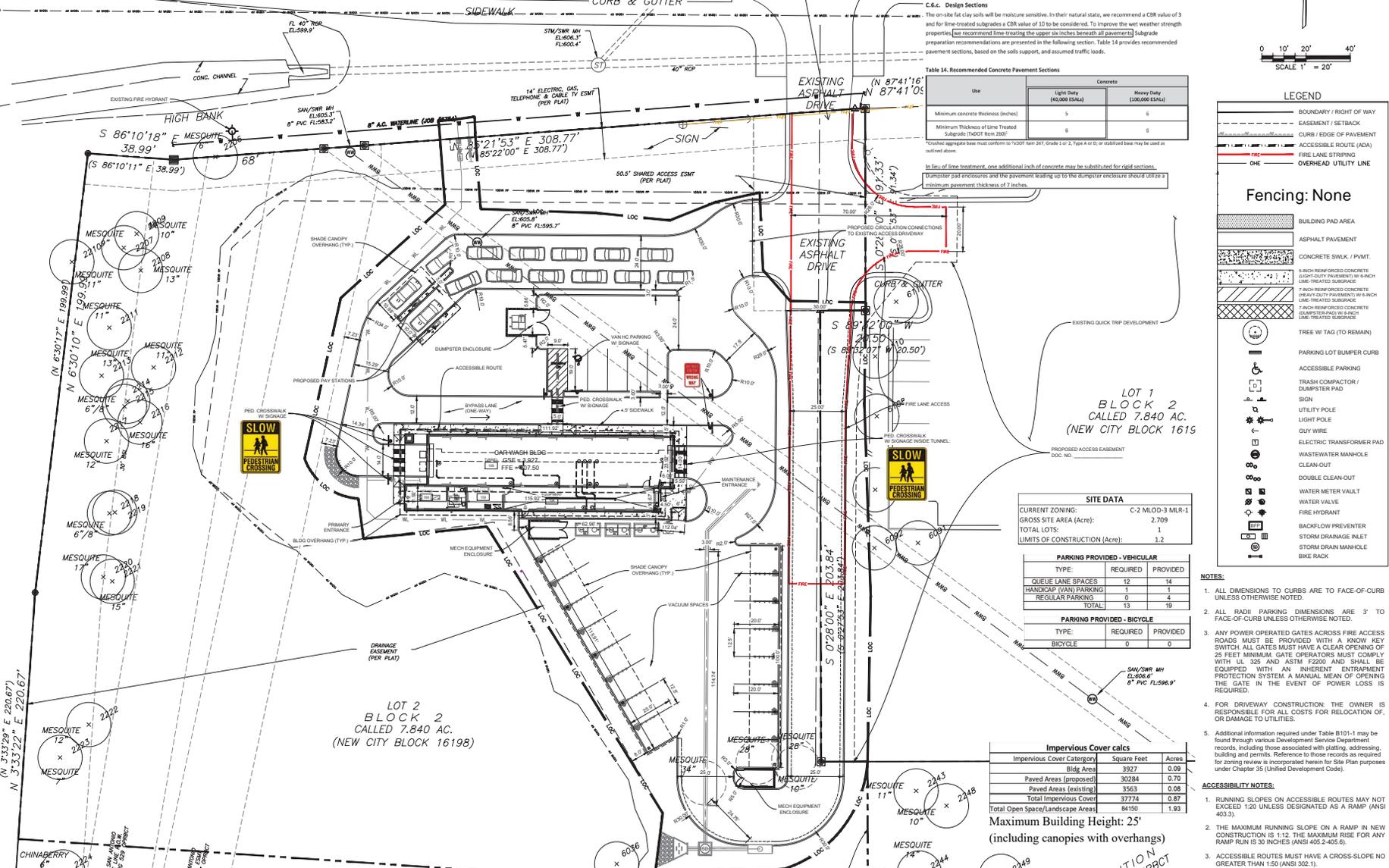


Zoning Case No. Z-2023-10700282 S
Proposed Zoning: C-2 S MLOD-3 MLR-1 with Specific Use
Authorization for Car Wash on 2.709 Acres out of NCB 16198

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



PAVEMENT DESIGN NOTES:

- ALL PROVISIONS AND RECOMMENDATIONS CONTAINED WITHIN THE FINAL GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTECT 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 (S-NCH), HEAVY DUTY (6-INCH) AND DUMPMSTER 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 pavements. Subgrade preparation recommendations are presented in the following section. Table 14 provides recommended pavement sections, based on the soils support, and assumed traffic loads.

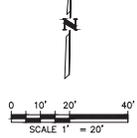
Table 14. Recommended Concrete Pavement Sections

Use	Concrete	
	Light Duty (40,000 ESALs)	Heavy Duty (100,000 ESALs)
Minimum concrete thickness (inches)	5	6
Minimum Thickness of Lime Treated Subgrade (TYP) from 2001	5	6

*Usual aggregate base must conform to TxDOT Item 207, Grade 1 or 2, Type A or B, 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.

DumPMster pad enclosures and the pavement leading up to the dumPMster enclosure shall 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
- Fencing: None**
- BUILDING PAD AREA
 - ASPHALT PAVEMENT
 - CONCRETE SWALK / PMT.
 - 6-INCH REINFORCED CONCRETE LIGHT DUTY PAVEMENT W/ 6-INCH LIME-TREATED SUBGRADE
 - 7-INCH REINFORCED CONCRETE HEAVY DUTY PAVEMENT W/ 6-INCH LIME-TREATED SUBGRADE
 - 7-INCH REINFORCED CONCRETE DUMPMSTER PADS W/ 6-INCH LIME-TREATED SUBGRADE
 - TREE W TAG (TO REMAIN)
 - PARKING LOT BUMPER CURB
 - ACCESSIBLE PARKING
 - TRASH COMPACTOR / DUMPMSTER 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	37274	0.87
Total Open Space/Landscape Area	8450	1.93

Maximum Building Height: 25'
(including canopies with overhangs)

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

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.

CLIENT: JEMCO HOLDINGS, INC.
 DRAWN BY: 85/005
 CHECKED BY: 85/005
 REVISION: AN
 SEC. PROJECT #: 1152007

SOUTHTOWN
 ENGINEERING & CONSULTING LLC
 SAN ANTONIO, TX 78203-8791
 TEXAS REG. REGISTRATION NO. 21723

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING, OR PERMIT
 PURPOSES.
 PREPARED UNDER THE
 SUPERVISION OF
 BRAUN SCIENCE
 P.E. #133586 ON
 10/20/2023

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

SITE PLAN

SHEET
CS100
 10 OF 20