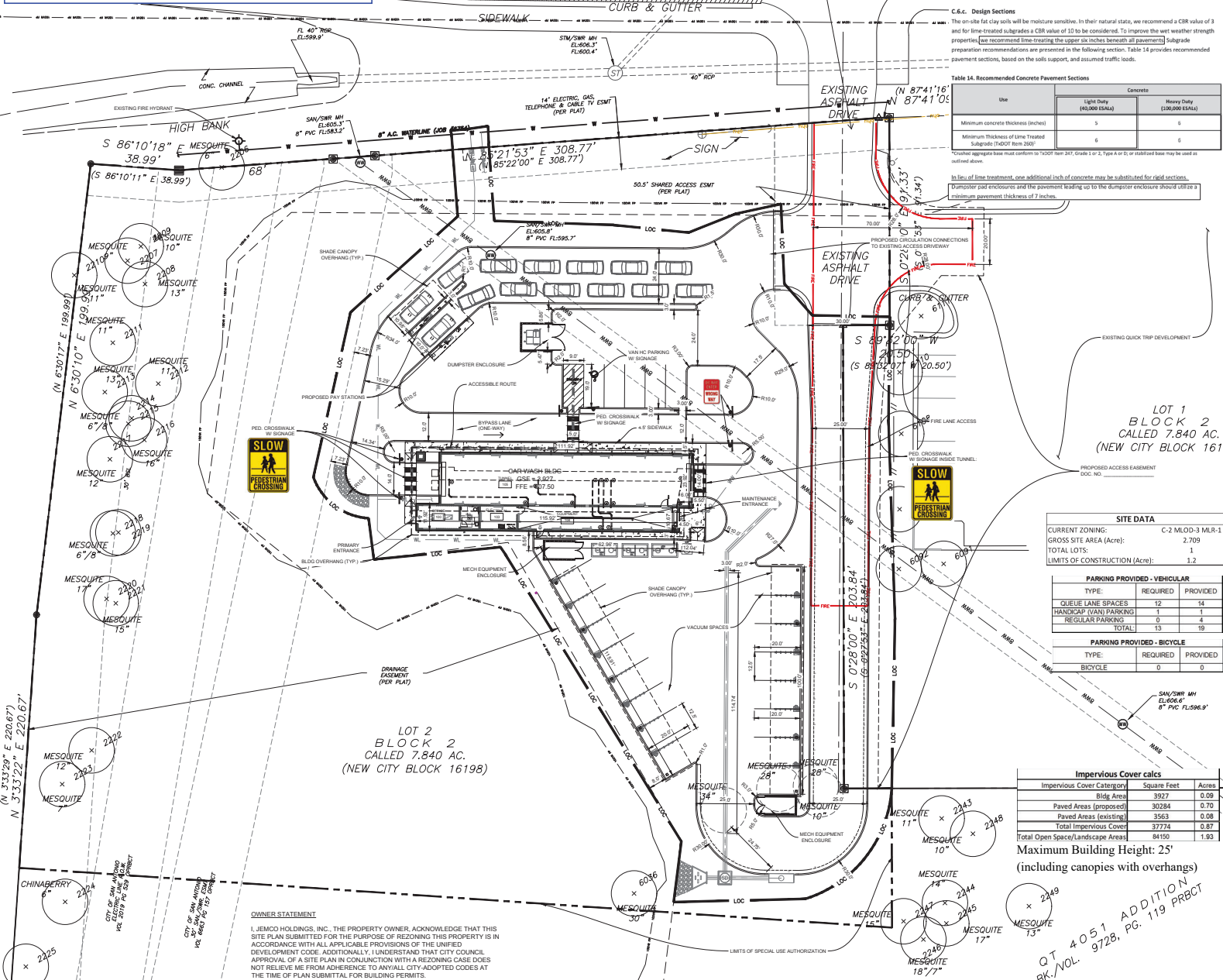


PLEASE RECYCLE

Zoning Case No. Z-2023-1070022 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:**  
1. 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.  
2. CONTRACTOR TO REFERENCE HATCHING AND LEGEND THIS SHEET FOR LIGHT DUTY (5-INCH), HEAVY DUTY (8-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 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	5
Minimum thickness of lime treated Subgrade (TxDOT Item 200)	5	5

\*Usual aggregate base must conform to TxDOT Item 207, Grade 1 or 5, Type A or 5, or stabilized base may be used as notated above.  
In lieu of lime treatment, one additional inch of concrete may be substituted for rigid sections.  
Dumpsiter pad enclosures and the pavement leading up to the dumpsiter 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 LINE STRIPING
- OVERHEAD UTILITY LINE

**Fencing: None**

- BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWALK / PMT.
- 8-INCH REINFORCED CONCRETE SLAB (DUTY PRESTRESS) W/ 6-INCH LIME-TREATED SUBGRADE
- 7-INCH REINFORCED CONCRETE HEAVY DUTY PAVEMENT W/ 6-INCH LIME-TREATED SUBGRADE
- 7-INCH REINFORCED CONCRETE COUNTERSLOPE W/ 6-INCH LIME-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
- WATERWATER 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

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

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

**OWNER STATEMENT**  
I, JEMO 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 CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

**SOUTHTOWN**  
ENGINEERING & CONSULTING LLC  
SAN ANTONIO, TEXAS 78222  
TEL: 214.465.7410 FAX: 214.273.7173

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING, OR PERMIT  
PURPOSES.

**PREPARED UNDER THE  
SUPERVISION OF  
BRAUN SCIENCE  
P.E. #133556 ON  
10/20/2023**

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

**SITE PLAN**

CLIENT: JEMO HOLDINGS, INC.	DATE: 10/20/2023
DRAWN BY: BS/LOS	REVIEWED BY: BS/LOS
CHECKED BY: BS/LOS	APPROVED BY: AN
DATE: 10/20/2023	PROJECT # 115007

**SHEET**  
**CS100**  
10 OF 20