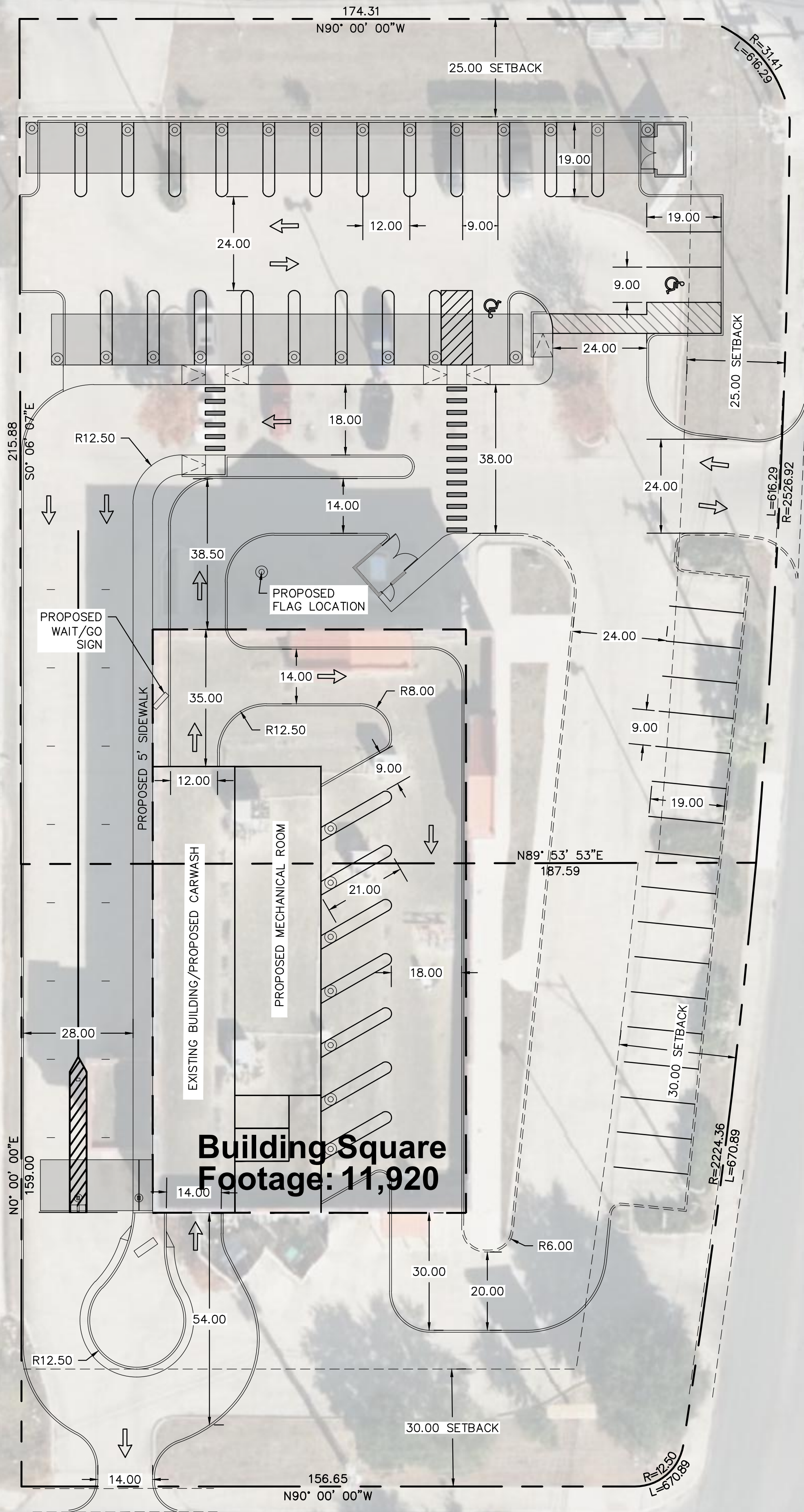


CHARLES WINDHAM

WALZEM RD

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

MIDCROWN DR



Building Square
Footage: 11,920

LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA
- CANOPY

Z2023-10700328 S

SITE DATA

LOT AREA: 69,696 SF (1.60 ACRES)
BUILDING AREA: 11,920 SF± 17.1%
PAVEMENT AREA: XX,XXX SF± XX.X%
LANDSCAPE AREA: XX,XXX SF± XX.X%

From: "C-2" Commercial Airport Hazard Overlay District
To: "C-2P S AHOD" Commercial Pedestrian District with a Specific Use Authorization for a Carwash

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
CURRENT ZONE SETBACKS:
FRONT=25 FEET LOT 1/30 FEET LOT 2 PER TITLE REPORT
REAR=0 FEET
SIDE=0 FEET

PROPOSED ZONE SETBACKS:
FRONT=SAME AS C-2 ZONE; 35 MAX FRONT SETBACK
REAR=0 FEET
SIDE=0 FEET

PARKING TABULATION

REQUIRED: 1 PER 500 SF GFA INCLUDING SERVICE BAYS,
WASH TUNNELS AND RETAIL AREAS (15)
PROVIDED: 21 STALLS
1 ADA STALL

**** PARKING AREAS FOR NEW BUILDINGS OR STRUCTURES SHALL BE LOCATED BEHIND THE FRONT FACADE OF THE PRINCIPAL USE OR PRINCIPAL BUILDING PER C-2(P) ZONING CODE REQUIREMENTS. ****

VACUUM STALLS: 28 STALLS
BUILDING LENGTH: 149 FEET
TUNNEL LENGTH: 114 FEET
STACKING: 18 STALLS

The following statement: "I, Russell Nelson, [an authorized agent 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."

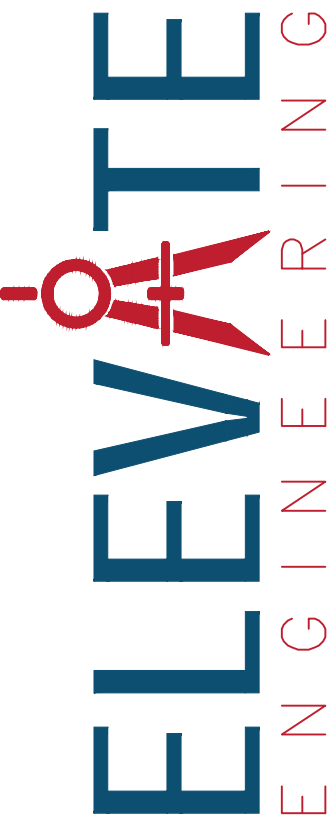


SCALE: 1" = 20'

0 10 20 30 40 60

ELEVATE ENGINEERING

2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com



QUICK QUACK WALZEM RD
SITE PLAN

5506 WALZEM RD, SAN ANTONIO TX



SHEET:
C-1

DATE: Feb 09, 2024