

WALZEM RD

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	[Pattern]
CONCRETE AREA	[Pattern]
CANOPY	[Pattern]

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

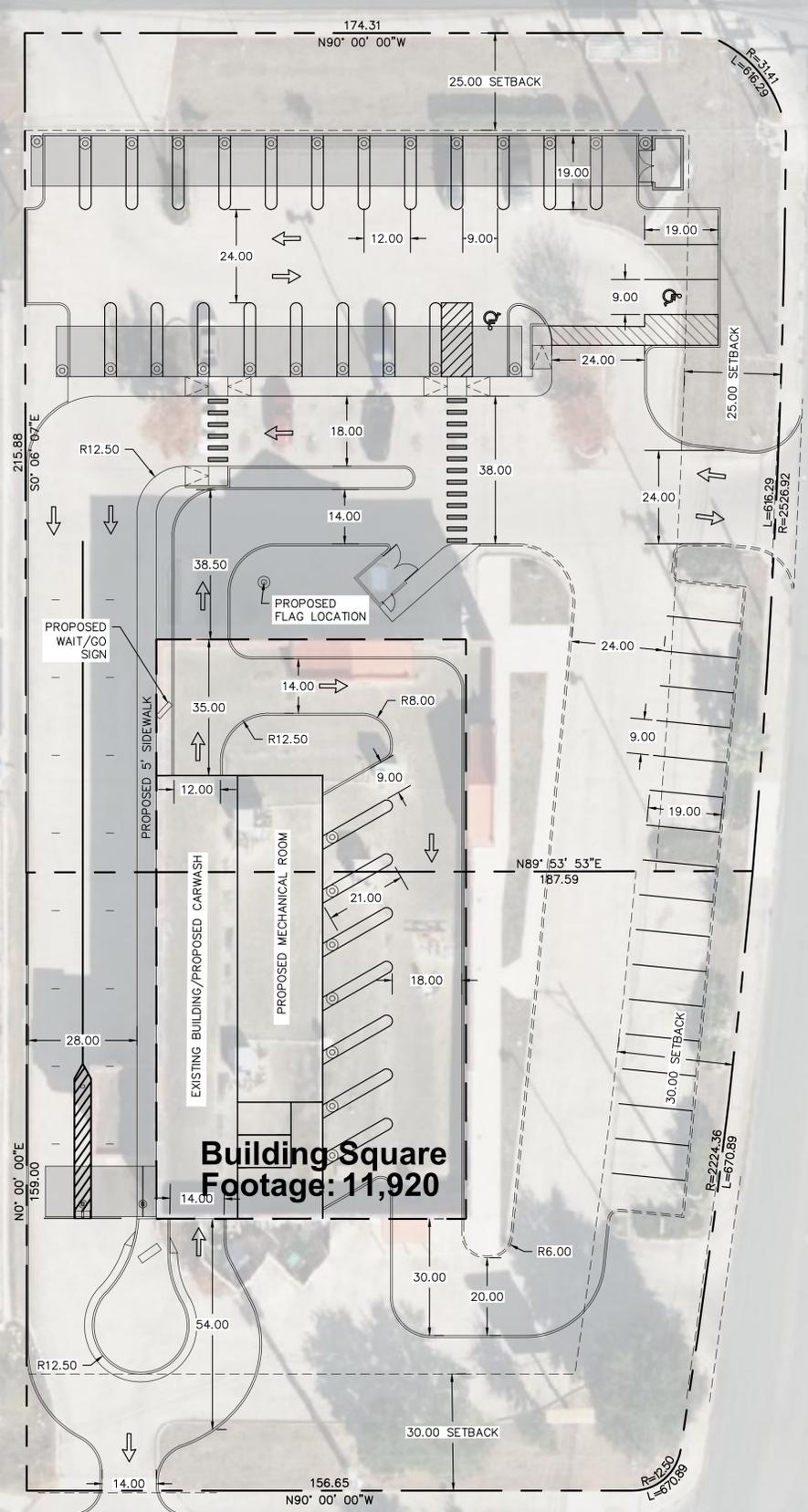
** PARKING AREAS FOR NEW BUILDINGS OR STRUCTURES SHALL BE LOCATED BEHIND THE FRONT FACADE OF THE PRINCIPAL USE OR PRINCIPAL BUILDING PER C-2(P) ZONING CODE REQUIREMENTS. **

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."

CHARLES WINDHAM

MIDCROWN DR



Building Square Footage: 11,920

Texas 811 logo: Know what's below. Call before you dig.

North arrow pointing up.

Scale: 1" = 20'

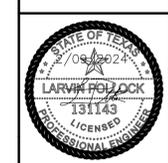
Scale bar showing 0, 10, 20, 30, 40, 60 feet.

NO.	REVISIONS	BY	DATE

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QUICK QUACK WALZEM RD
 SITE PLAN
 5506 WALZEM RD, SAN ANTONIO TX



SHEET:
C-1
DATE: Feb 09, 2024