

## GENERAL SITE NOTES

- Building dimensions shown on the Civil Engineering Plans are for reference purposes only. The Contractor shall use the Architectural and Structural Plans for exact building dimensions.
- All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
- All dimensions to the building are referenced to the outside face of the structure's facade.
- All sidewalks, curbs and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
- All proposed handicap ramps, parking areas, and accessible routes shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
- All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
- Contractor shall sawcut existing pavement to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
- All concrete pavement shall have joints in accordance with ACI 308R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be too finished and spaced as follows:  
Curbings: 10'-0" (max) spacing.  
Sidewalks: 5'-0" (max) spacing.  
Vehicular Traffic Areas: 24 x Concrete Pavement Thickness (feet), 15'-0" (max) spacing.

## PLANNING AND ZONING DATA

Reference: Code of Ordinances of City of San Antonio

Zone: C-3 "General Commercial District"

Proposed Use: Carwash

Proposed Zone: C-25 "Commercial District - Special Use Authorization"

Property Area: 44,966 sq. ft. (1.032 acre)

Building Area: 3,486 sq. ft. (Building Footprint)

Impermeable Cover: 29,280 sq. ft.

Required Parking: 7 min. (1 per 500 sq. ft.) / 9 max. (1 per 375 sq. ft.)

Provided Parking: 7 standard stalls  
(additional 20 vacuum stalls for car wash customers)

## SETBACKS

Front: None

Rear: None

Side: None

I, NWBCE Ltd., 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.

## ACCESSIBLE PARKING SYMBOL & MARKING NOTES

A paved accessible parking space must include:  
-The International Symbol of Accessibility conspicuously on the surface in a color that contrasts the pavement.  
-The words "NO PARKING" painted on any access aisle adjacent to the parking space.  
Words must be painted in all capital letters with a letter height of at least twelve inches, a stroke width of at least two inches, and centered within each access aisle adjacent to the parking space.

## BATCH BASIN REFERENCE NOTES:

- Bulverde / Evans (NWC) Water Pollution Abatement Plan (WPAP), dated March 11<sup>th</sup>, 2020.
- Design by Pape-Dawson Engineers, Inc. reference WPAP sheets CZ.30 & CZ.40 (dated April 20<sup>th</sup>, 2020) for Batch Basin Design Details.  
Contact: Gary Smith / gsmith@pape-dawson.com / 210.375.9000 / 2000 NW Loop 410, San Antonio, TX 78213
- Approved by Edwards Aquifer Protection Program - Texas Commission on Environmental Quality (TCEQ), letter dated April 30<sup>th</sup>, 2020.

## VERTICAL & HORIZONTAL CONTROL:

Reference - ALTA / NSPS Land Survey of the subject property prepared by Baron Stark Engineers.

(Bearings & Coordinates referenced to the Texas State Plane Coordinate System NAD 83 Datum (Texas South Central Zone 4204) Derived from Resolved Opus Solutions.

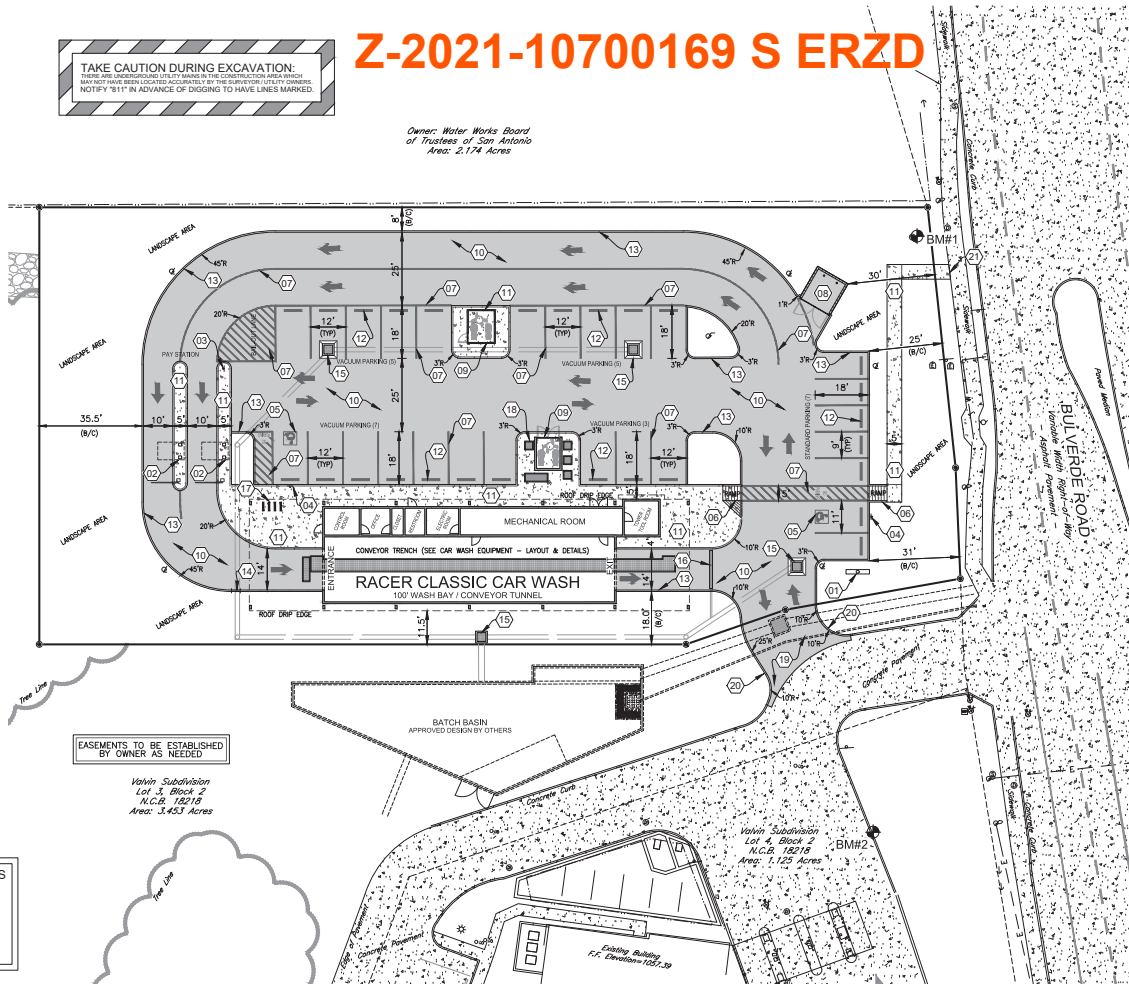
BM#1 Description: "X" Set in Top of Manhole Casing  
Elevation: 1053.39 (N:1378364.300 / E: 2150786.121)

BM#2 Description: "X" Set on Top of Curb at Light Pole  
Elevation: 1055.38 (N:1378364.320 / E: 2150803.838)

**TAKE CAUTION DURING EXCAVATION:**  
THESE ARE MEASUREMENTS TO THE FACE OF THE CURB OR PAVEMENT. THEY MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR. UTILITY OWNERS NOTIFY 811 IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

# Z-2021-10700169 S ERZD

Owner: Water Works Board  
of Trustees of San Antonio  
Area: 2.174 Acres



EASEMENTS TO BE ESTABLISHED  
BY OWNER AS NEEDED

Valvin Subdivision  
Lot 1, Block 2  
N.C.B. 18218  
Area: 3.453 Acres

Valvin Subdivision  
Lot 4, Block 2  
N.C.B. 18218  
Area: 1.122 Acres

Existing Building  
P.C. Elevation: 1057.39

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Additional site elements are necessary to service the auto wash such as gates, floor mat cleaners, vending machines, vacuum equipment enclosures, vacuums, canopies, signage, etc. which may not be shown on this plan. Locations and details of these elements can be provided by the owner at the request of the contractor or City of San Antonio.

## TYPICAL VACUUM BOOM AND CANOPY SYSTEM LAYOUT

NOT TO SCALE

## SITE AND PAVEMENT LEGEND

- BACK-OF-CURB
- TYPICAL PARKING STALL WIDTH
- RADIUS - FACE OF CURB
- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- PROPOSED LIGHT POLE
- PROPOSED FLAG POLE
- DIRECTIONAL PARKING LOT ARROW
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT - TRAFFIC
- PROPOSED EASEMENT

## SITE KEYNOTES

- NEW PYLON SIGN  
- COORDINATE SIZE, LOCATION, AND PERMITTING WITH RACER CLASSIC CAR WASH PROJECT MANAGER.  
- CODE REQUIREMENTS: MAX SIZE = 240 SQ-FT, MAX HEIGHT = 40 FT
- PAY STATION CANOPY  
- SEE ARCHITECTURAL PLANS FOR DETAILS.
- TRAFFIC CIRCULATION SIGNAGE "DO NOT ENTER"  
- PER DETAIL / SHEET C-5.0
- ADA PARKING SIGNAGE  
- PER DETAIL / SHEET C-5.0
- ADA PARKING SYMBOL  
- PER DETAIL / SHEET C-5.0
- ADA ACCESSIBLE RAMP  
- PER DETAIL / SHEET C-5.0
- PARKING STRIPE / HATCH  
- 4" WIDE PAINTED STRIPES 12" FOR STOP BAR.  
- HATCHING TO BE AT 45 DEGREE AND 2'-0" O.C.  
- STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW.
- CONCRETE DUMPSTER PAD & APRON  
- PAD TO BE CONSTRUCTED OF MIN. 8 IN THICK 3500 PSI CONCRETE REINFORCED WITH MIN. #4 REBAR @ 12 IN. O.C. IN EACH DIRECTION LOCATED IN THE UPPER THIRD OF SLAB.  
- PROVIDE PIPE BOLLARDS PER DETAIL / SHEET C-5.0  
- PROVIDE ONE (1) DUMPSTER.  
- SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS AND PIPE BOLLARD LAYOUT.
- VACUUM EQUIPMENT ENCLOSURE  
- SEE ARCHITECTURAL PLANS FOR DETAILS.
- CONCRETE PAVEMENT  
- PER PAVEMENT SECTION / SHEET C-5.0
- CONCRETE SIDEWALK  
- PER DETAILS / SHEET C-5.0
- CONCRETE WHEEL STOP  
- PER DETAIL / SHEET C-5.0
- CONCRETE BARRIER CURB  
- PER DETAIL / SHEET C-5.0
- CURB CUT FOR CROSS DRAINAGE (3' WIDE)  
- PER DETAIL / SHEET C-5.0
- DRAINAGE STRUCTURE  
- SEE UTILITY PLAN / SHEET C-4.0 FOR INSTALLATION DETAILS.
- TRENCH DRAIN  
- PER DETAIL / SHEET C-5.0
- BICYCLE PARKING (4 RACKS)  
- 30" RECOMMENDED SPACING.  
- PER DETAIL / THIS SHEET.
- RECLAIM WATER TANK ACCESS HATCH LIDS  
- SEE ARCHITECTURAL PLANS FOR DETAILS.
- TYPICAL COMMERCIAL DRIVEWAY  
- PAVEMENT SECTION PER CONCRETE DRIVEWAY STANDARDS / SHEET C-5.1
- CONCRETE CURB IN DRIVEWAY  
- PER MISCELLANEOUS CONSTRUCTION STANDARDS 1 / SHEET C-5.1
- CONCRETE SIDEWALK IN PUBLIC RIGHT-OF-WAY  
- PER MISCELLANEOUS CONSTRUCTION STANDARDS 1 / SHEET C-5.1



Date	
Description	
Item	

**RACER CLASSIC CAR WASH**  
SITE DEVELOPMENT PLANS FOR  
PORTION OF LOT 3 - BLOCK 32 - N.C.B. 18218  
VALVIN SUBDIVISION  
CITY OF SAN ANTONIO - BEXAR COUNTY - TEXAS



Design: RJM Proj: 20-197  
Draw: JMM Dwg: 20-197.dwg  
Check: RJM Tab: CZ.0-SP  
Scale: 1" = 20'  
Date: 09.28.2021

Sheet:

SITE LAYOUT PLAN

Sheet No.:

# C-2.0

