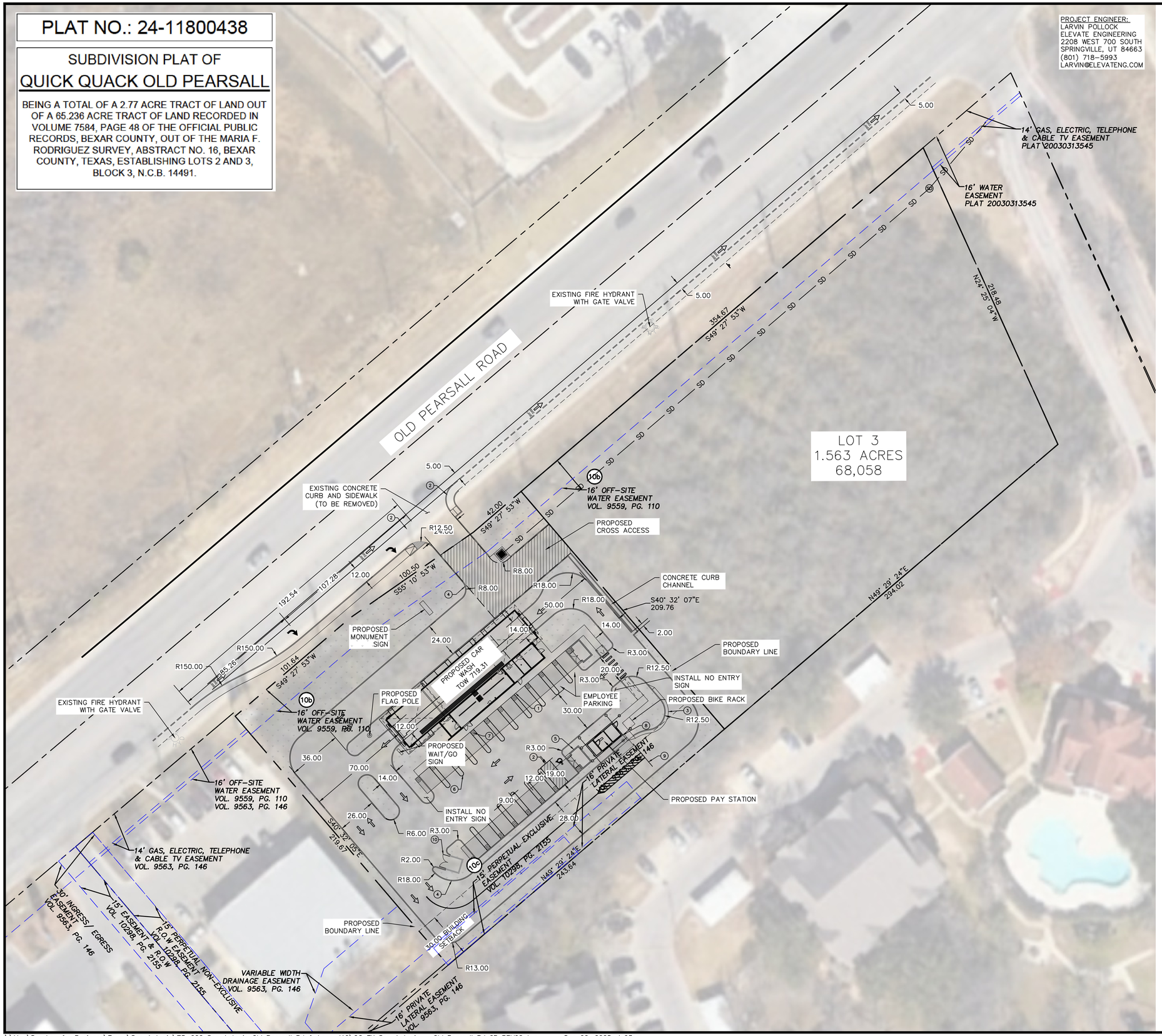
PLAT NO.: 24-11800438

SUBDIVISION PLAT OF
QUICK QUACK OLD PEARSALL

BEING A TOTAL OF A 2.77 ACRE TRACT OF LAND OUT OF A 65.236 ACRE TRACT OF LAND RECORDED IN VOLUME 7584, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, OUT OF THE MARIA F. RODRIGUEZ SURVEY, ABSTRACT NO. 16, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 2 AND 3, BLOCK 3, N.C.B. 14491.

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



LEGEND

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

SITE DATA

TOTAL AREA:	120,670	SF (2.77 ACRES)
LOT 1 CARWASH AREA:	52,611	SF (1.20 ACRES)
LOT 1 BUILDING AREA:	3,925	SF± 7.4%
LOT 1 PAVEMENT AREA:	32,489	SF± 61.8%
LOT 1 LANDSCAPE AREA:	16,197	SF± 30.8%

ZONING: COMMERCIAL (C-3R)
PERMITTED USE
PARCEL ID#: 552153

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=0 FEET
REAR=30 FEET WHEN ADJACENT TO RESIDENTIAL
SIDE=30 FEET WHEN ADJACENT TO RESIDENTIAL

PARKING TABULATION

REQUIRED: 1 PER 500 SF GFA
PROVIDED: 1 STALL
1 ADA STALL

VACUUM STALLS: 18 STALLS
TUNNEL LENGTH: 114 FEET
STACKING: 17 STALLS

NOTES:

1. PROPOSED 5' SIDEWALK PER CONSTRUCTION STANDARDS. SEE SHEET C-7 FOR DETAILS.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER COSA WHEELCHAIR RAMP STANDARDS. SEE SHEET C-6 FOR DETAILS.
3. PROPOSED MOUNTABLE CURB PER COSA MISCELLANEOUS STANDARDS I. SEE SHEET C-6 FOR DETAILS.
4. PROPOSED HEADER CURB PER COSA MISCELLANEOUS STANDARDS I. SEE SHEET C-7 FOR DETAILS.
5. CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
6. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
7. INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
8. INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
9. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED DUMPSTER LOCATION. SEE SHEET C-6 FOR DETAILS.

NOTE:

ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

Texas811 Know what's below. Call before you dig.

NORTH

SCALE: 1" = 30'

0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: JH

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
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ELEVATE ENGINEERING

QUICK QUACK OLD PEARSALL RD SITE PLAN

6234 OLD PEARSALL RD, SAN ANTONIO, TX 78242

STATE OF TEXAS 12/02/2025 LARVIN POLLOCK 131143 LICENSED PROFESSIONAL ENGINEER

SHEET:
C-2

DATE: Dec 02, 2025