

**VERTICAL & HORIZONTAL CONTROL:**  
Reference - ALTA / NSPS Land Survey of the subject property prepared by Matkin Hoover Engineering & Surveying.

- BM#1 Description: Mag Nail Set with Washer  
Elevation: 1403.24 (N:13829909.845 / E: 2055048.470)  
BM#2 Description: Mag Nail Set with Washer  
Elevation: 1400.40 (N:13830146.698 / E: 2055140.106)

**TAKE CAUTION DURING EXCAVATION:**  
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "911" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

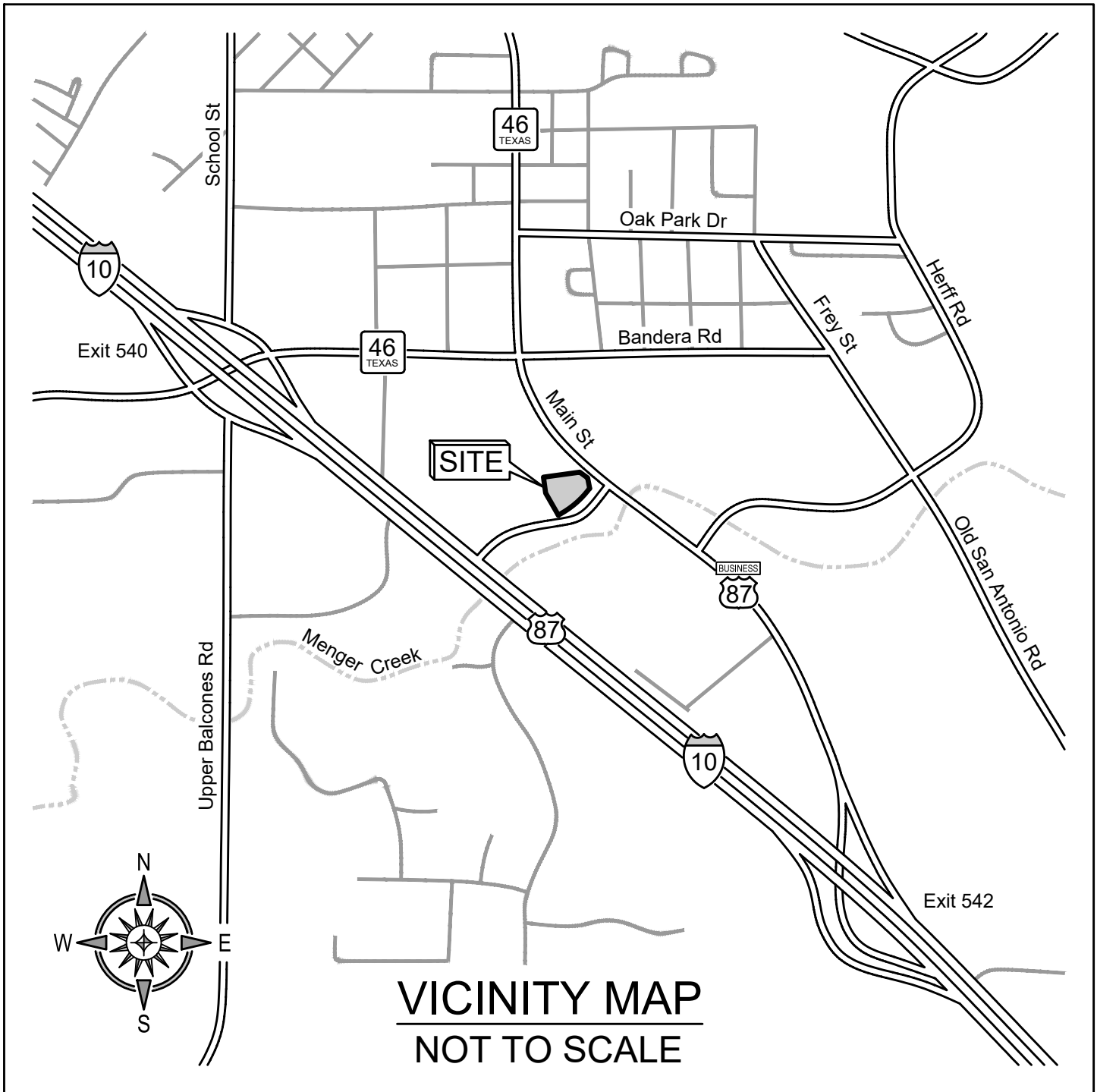
0.913 Acres - Lot 3A - Menger Place Subdivision  
Owner: Christus Santa Rosa Healthcare Corporation  
Undeveloped Land: B-2/C3 Zoning District

U.S. HIGHWAY No.87

120' Right-of-Way  
- Asphalt Pavement w/ Concrete Curb -

25' of area along street frontage (free of parking, internal traffic circulation and drives) is reserved for landscape screening and pedestrian walkways.

Site items such as parking, drive isles, drive-through lanes and service bays shall be screened from public right-of-way with a combination of dense vegetation, masonry walls and fencing.



**DEVELOPMENT / DESIGN TEAM**

**DEVELOPER**  
7B Building and Development  
Contact: Derrick Merchant  
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**CURRENT OWNER**  
1376 South Main, LLC  
Contact: John Callahan  
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**CIVIL ENGINEER / CONSULTANT**  
Burkhardt Engineering  
Contact: Ryan Morrissey  
Phone: 937.388.0060  
Email: r.morrissey@burkhardtinc.com

**ARCHITECT / STRUCTURAL / MEP**  
C.L. Helt Architect  
Contact: Diana Myers  
Phone: 704.342.1686  
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**PROJECT SUMMARY**

Project will include the demolition and removal of an existing Veterinary Hospital building and associated pavement, etc. as necessary to construct a new Racer Classic Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the facility.

**LAND USE SUMMARY**

Address: 1376 Main Street, Boerne, TX 78006  
Legal Description: Lot 1A - Menger Place Subdivision (1.139 acres)  
Zoning: B-2 "Highway Commercial District" (current)  
C3 "Community Commercial" (proposed per UDC)  
EC "Entrance Corridor Overlay District"  
SBD "SoBo Overlay District"  
Lot Size: 1.139 acres (49,609 sq-ft)  
Landscape Area = 16,824 sq-ft (34%)  
Pavement Area = 28,905 sq-ft (58%)  
Building Footprint Area = 3,880 sq-ft (8%)

Minimum Yard Requirements:  
Interior - none  
Cristus Parkway - 20 ft  
US Highway 87 - 25 ft (per EC)

**DRAINAGE SUMMARY**

Flood Zone Designation: FIRM # 48259C0415F, effective date: December 17, 2010  
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain  
Existing Impervious Cover = 55%  
Proposed Impervious Cover = 66%  
\*Minimal storm water detention volume anticipated (less than 1,000 cu-ft)

**SITE TRAFFIC SUMMARY**

Employee Parking Provided = 6 spaces  
Vacuum Parking Provided = 15 spaces  
Wash Bay Stacking Provided = 36 vehicles  
Weekday PM Peak Hour = 45 vehicles (50% enter / 50% exit)  
\*Per ITE Trip Generation Manual (9th Edition) land use code (948) Automated Car Wash



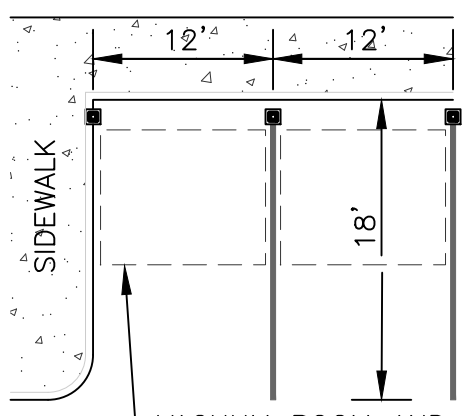
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Draw: RJM	Dwg: 20-244.dwg
Check: RJM	Tab: CSP
Scale: 1"=20'	
Date: 04.14.2021	
Sheet: 1 OF 1	

# RACER CLASSIC CAR WASH

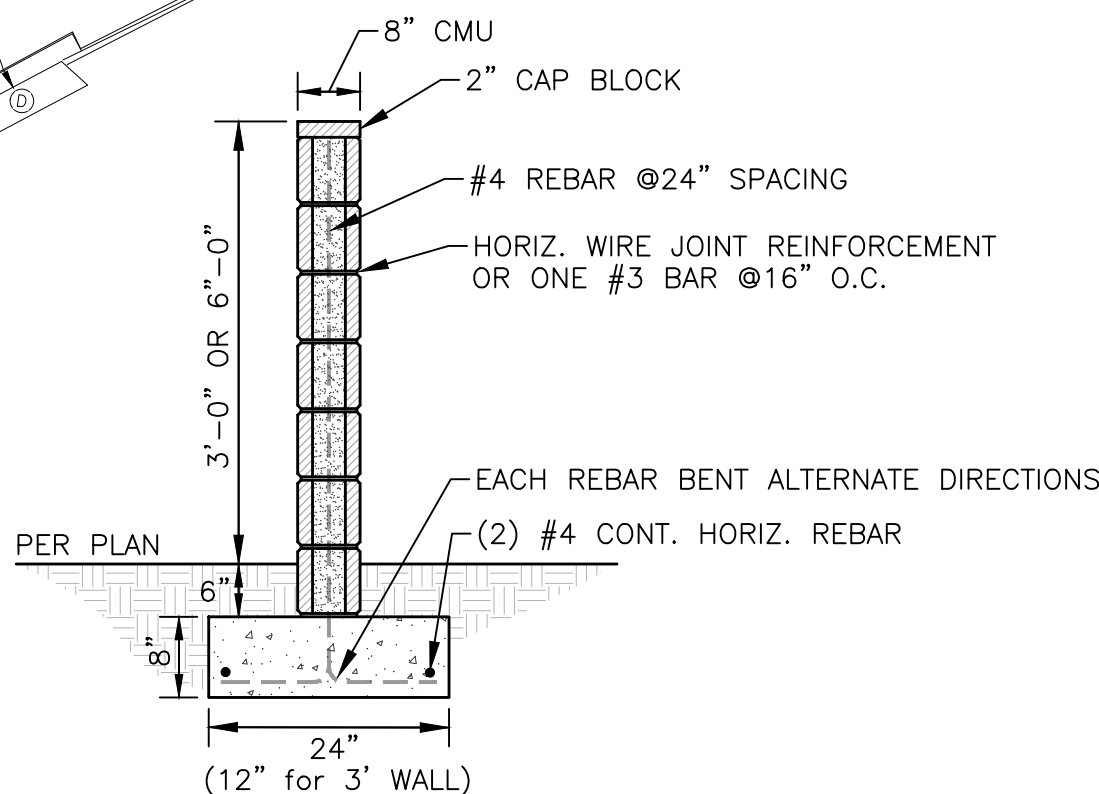
1376 MAIN STREET  
1.139 ACRES - LOT 1A - MENDER PLACE SUBDIVISION  
CITY OF BOERNE - KENDALL COUNTY - TEXAS

## CONCEPTUAL SITE PLAN (A)

LEGEND			
● EX. PROPERTY MONUMENT	⊕ EX. DRAINAGE STRUCTURE	CONCRETE SIDEWALK	
→ EX. STREET SIGN	⚡ EX. FIRE HYDRANT	CONCRETE PAVEMENT	
⊗ EX. UTILITY POLE	⊠ EX. TRAFFIC SIGNAL CONTROL BOX	LANDSCAPE AREA	
← EX. GUY WIRE	⚡ EX. TRAFFIC SIGNAL WITH ARM		
OHU OHU EX. OVERHEAD UTILITY LINES			
EX. EASEMENT			
CONCRETE WHEEL STOP			
ADA PARKING SYMBOL			
DIRECTIONAL PARKING LOT ARROW			



TYPICAL VACUUM  
PARKING LAYOUT  
NOT TO SCALE



- NOTES:
1. FOOTING TO BE IN COMPACTED SOIL @95%.
  2. CONCRETE TO BE 2500 PSI MINIMUM.
  3. REBAR TO BE GRADE 40.
  4. 8" CMU TO BE fm=1350psi
  5. MORTAR/GROUT TO BE TYPE S fm=1800psi
  6. COLOR AND TEXTURE OF BLOCK TO BE SPECIFIED BY OWNER/CONTRACTOR.
  7. INSTALL 1" EXPANSION JOINT WHEN ABUTTING PAVEMENT OR CURBING.

BLOCK SCREENING WALL DETAIL  
NOT TO SCALE

