

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 811 IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

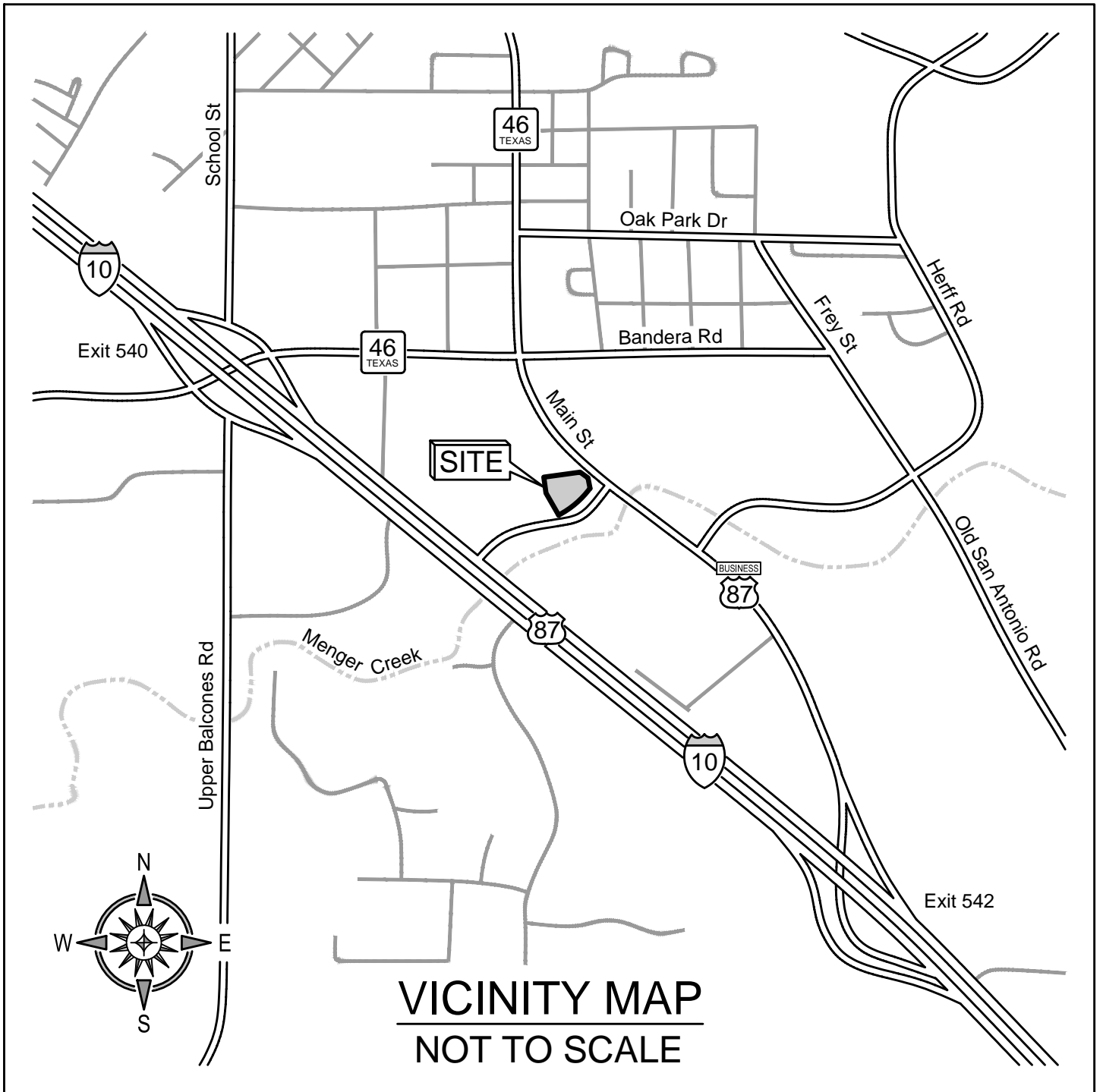
0.913 Acres - Lot 3A - Menger Place Subdivision
Owner: Christus Santa Rosa Healthcare Corporation
Undeveloped Land: B-2/C3 Zoning District

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.



VICINITY MAP
NOT TO SCALE

DEVELOPMENT / DESIGN TEAM

DEVELOPER
7B Building and Development
Contact: Derrick Merchant
Phone: 806.368.7843
Email: derrick@7bdev.com

CURRENT OWNER
1376 South Main, LLC
Contact: John Callahan
Phone: 210.957.0905
Email: jc@jci.inc

CIVIL ENGINEER / CONSULTANT
Burkhardt Engineering
Contact: Ryan Morrissey
Phone: 937.388.0060
Email: rmorrissey@burkhardtinc.com

ARCHITECT / STRUCTURAL / MEP
C.L. Helt Architect
Contact: Diana Myers
Phone: 704.342.1686
Email: dianam@clhelt.com

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 = 16,475 sq-ft (33%)
Pavement Area = 29,251 sq-ft (59%)
Building Footprint Area = 3,880 sq-ft (8%)

Minimum Yard Requirements:
Interior - none
Christus 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



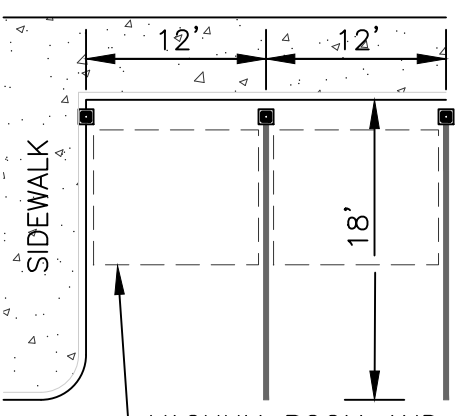
Design: RJM	Proj: 20.244
Draw: RJM	Dwg: 20-244.dwg
Check: RJM	Tab: CSP
Scale: 1"=20'	
Date: 05.19.2021	
Sheet: 1 OF 1	

RACER CLASSIC CAR WASH

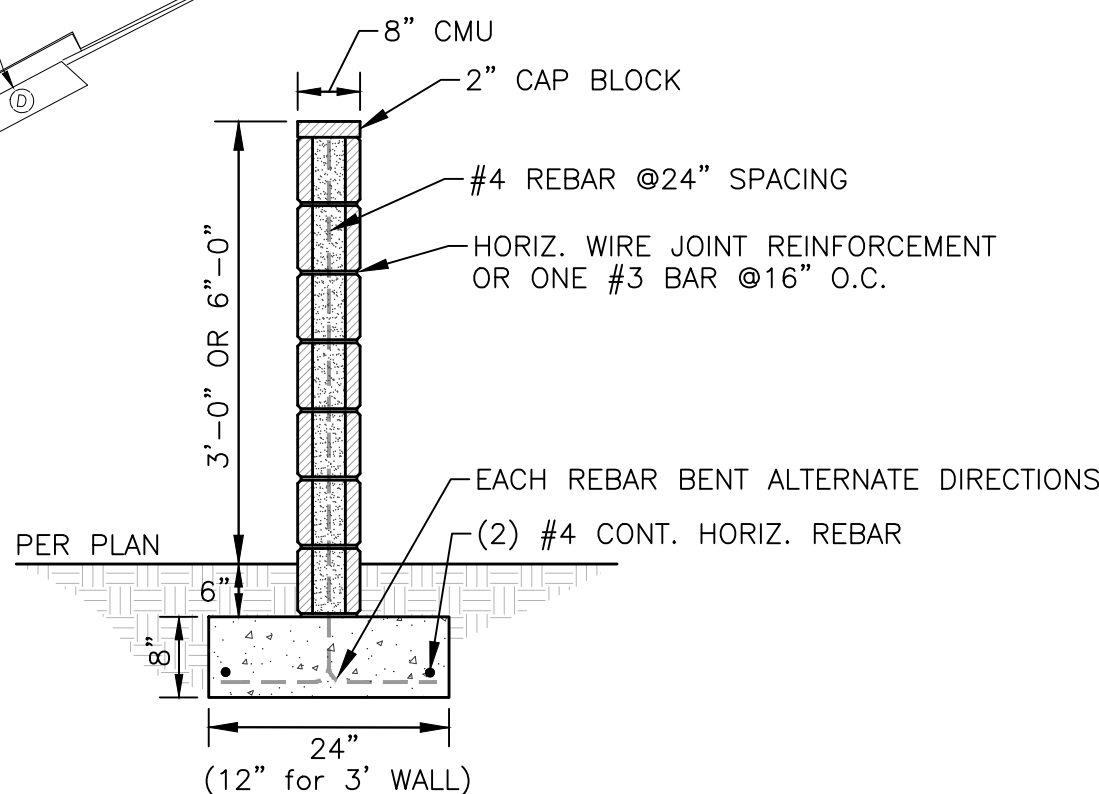
1376 MAIN STREET
1.139 ACRES - LOT 1A - MENER PLACE SUBDIVISION
CITY OF BOERNE - KENDALL COUNTY - TEXAS

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

