I, Vizza Wash LLC, 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.

Z-2020-10700153 S ERZD

A Rezoning application to request a change from C-3 to C-2 S With a Specific Use Authorization for a Car Wash

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND DETAIL
- 3. ALL CURB RADII ARE 5 FEET UNLESS DIMENSIONED OTHERWISE.
- BUILDING, MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND
- ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH CITY OF SAN ANTONIO STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.

	LEGEND
•	BENCHMARK
0	PROPERTY CORNER
	PROPERTY BOUNDARY
	PROPOSED LANDSCAPE WALL (TRIANGLE INDICATE FACE OF WALL)
	PROPOSED 2' WIDE GRAVEL STRIP (REF. LSCP PLANS FOR DETAILS)
	PROPOSED MOUNTABLE CURB (REF. DETAIL, SHEET 2.1.3)
——— ОНИ ———	PROPOSED OVERHEAD UTILITIES
X	EXISTING CHAINLINK FENCE
5	PROPOSED PARKING COUNT
8	PROPOSED VACUUM STALL COUNT
Ġ.	PROPOSED ACCESSIBLE PARKING SPACE
	PROPOSED BARRIER FREE RAMP
\bowtie	PROPOSED SIDEWALK CHASE (REF. DETAIL, SHEET 2.5.2)
\(\bar{\pi}\)	PROPOSED UTILITY POLE
₽ □	PROPOSED LIGHT POLE
•	PROPOSED WATER METER
	PROPOSED BACK FLOW PREVENTER
oco	PROPOSED SANITARY CLEANOUT
<u>s</u>	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
\bowtie	EXISTING WATER VALVE
(6)	EXISTING WATER METER
c o	EXISTING SANITARY CLEANOUT

(DASHED LINE REPRESENTS APPROXIMATE LIMITS OF TREE CRITICAL ROOT ZONE WHICH SHALL REMAIN

SITE DATA TABLE GENERAL SITE DATA		
ZONING	COMMERCIAL (C-3)	
ADDRESS	3607 E EVANS RD	
SITE ACERAGE	1.971 AC. (85,870 SF)	
IMPERVIOUS AREA	55,801 SF (64.98% IMPERVIOUS)	
BUILDING DATA		
CAR WASH EXPRESS BUILDING SQUARE FOOTAGE	5,460 SF	
BUILDING HEIGHT	19'-6"	
PARKING DATA		
REQUIRED STANDARD PARKING SPACES	CARWASH: 5,460 S.F. MIN.: 1:500 S.F. = 11 CARS MAX.: 1:375 S.F. = 15 CARS	
REQUIRED ACCESSIBLE PARKING SPACES	1 SPACE	
STANDARD SPACES PROVIDED	11 SPACES	
ACCESSIBLE SPACES PROVIDED	2 SPACES	
TOTAL SPACES PROVIDED	13 SPACES	
TOTAL VACUUM STALLS PROVIDED	12 SPACES	
TOTAL PREWASH STALLS PROVIDED	4 SPACES	
REQUIRED BIKE PARKING	10% OF REQUIRED PARKING SPACES 1 SPACES	
PROVIDED BIKE PARKING	2 SPACES	

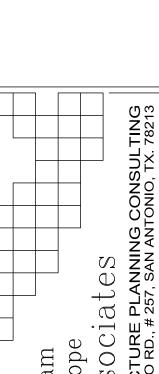


IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF

BENCHMARK LIST BM #1128 X CUT INTO RETAINING WALL NEAR NORTHWESTERN MOST **REVISIONS:**

Express sonwood Dr.

Horn



SHEET NUMBER: