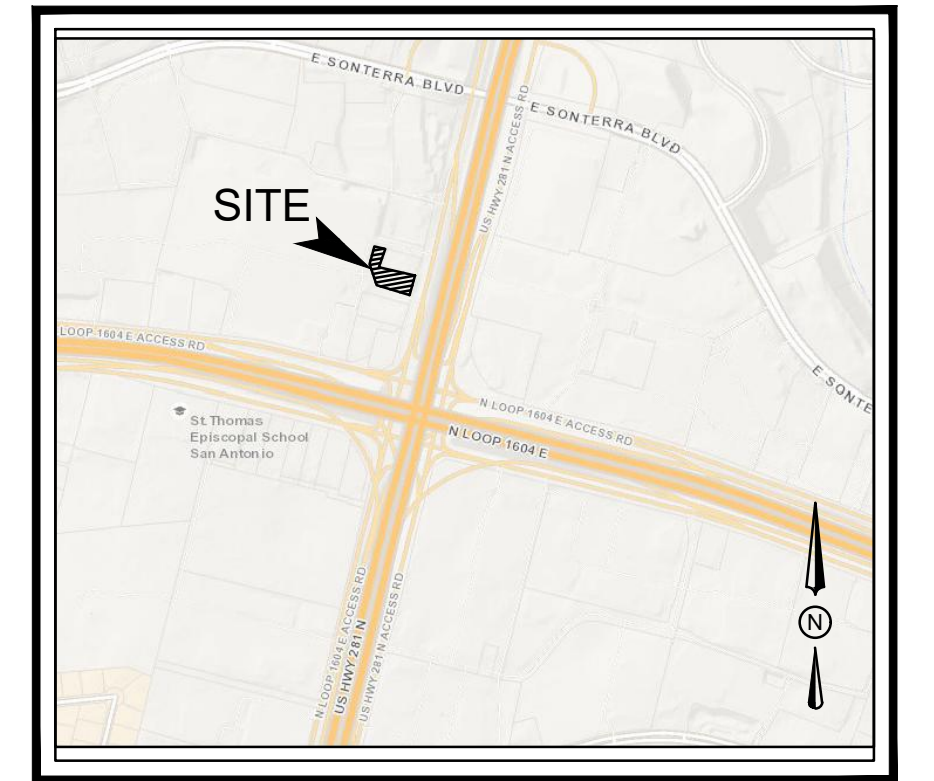
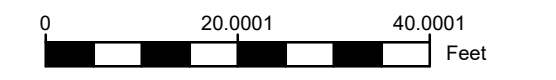
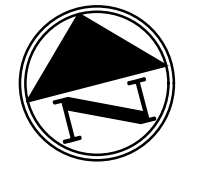
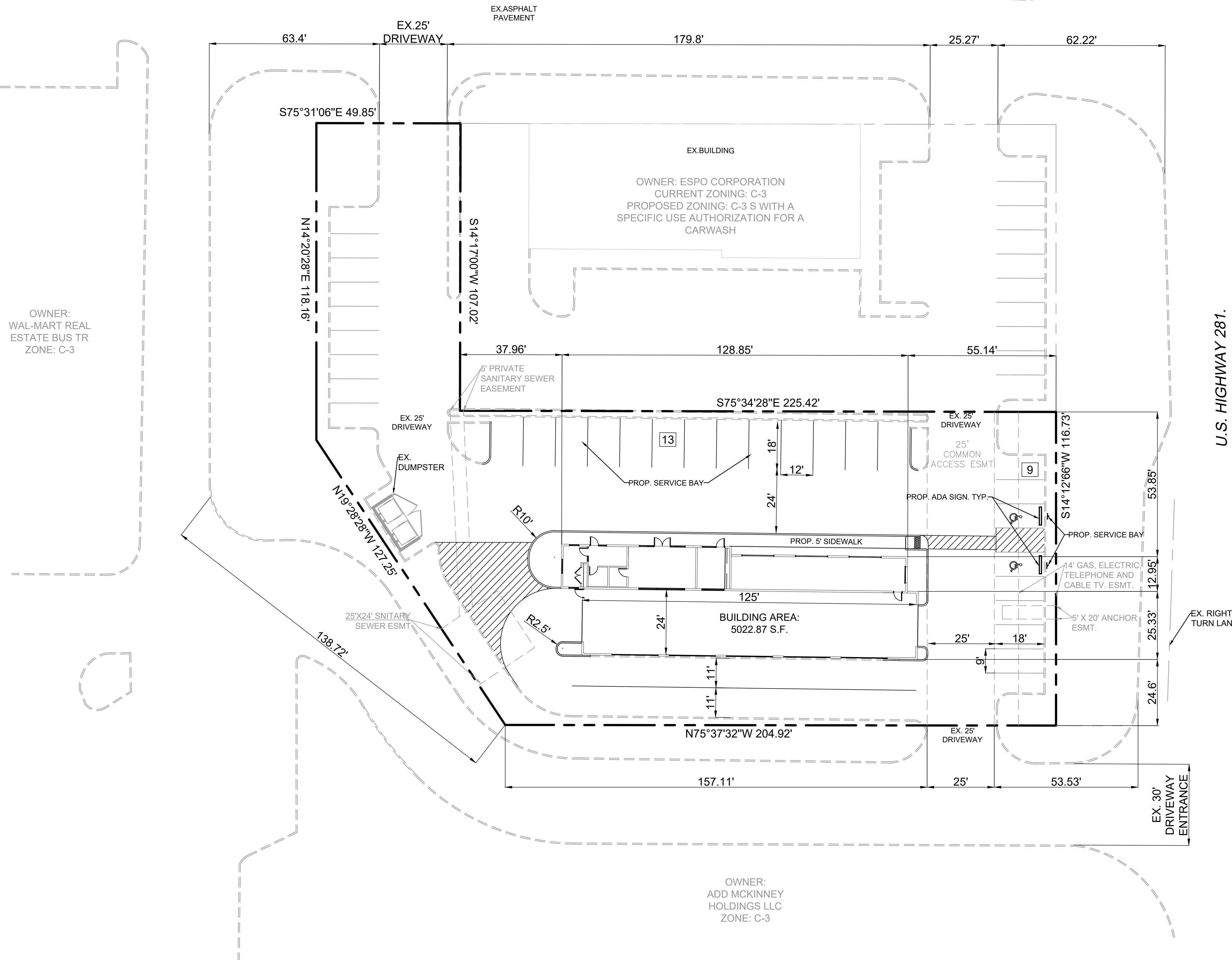


Z2020-10700128 S ERZD



VICINITY MAP
N.T.S.



U.S. HIGHWAY 281.
VARIABLE PUBLIC RIGHT OF WAY

OWNER:
WAL-MART REAL
ESTATE BUS TR
ZONE: C-3

OWNER:
ADD MCKINNEY
HOLDINGS LLC
ZONE: C-3

SITE LEGEND	
CONCRETE CURB	
STRIPING	
PARKING SPACES	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	

SITE DATA SUMMARY TABLE	
NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	0.7757 ACRES OR 33,790 S.F.
EXISTING ZONING:	C-3
PROPOSED ZONING:	C-3
PROPOSED USE:	CAR WASH
BUILDING AREA:	5022.87 S.F.
NUMBER OF STORIES:	1
SERVICE BAY AREA:	2808 S.F.
BUILDING COVERAGE:	14.86%
FLOOR AREA RATIO:	0.15
REGULAR PARKING REQUIRED: (1 SP PER 500 S.F.)	10 PARKING SPACES
REGULAR PARKING PROVIDED:	20 PARKING SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	22 PARKING SPACES
ON-SITE PARKING PROVIDED:	22 PARKING SPACES
IMPERVIOUS COVERAGE:	28,410.94 S.F. OR 84.08%
PERVIOUS/LANDSCAPE AREA:	5,379.06 S.F. OR 15.92%

I, Shahan Bhaidani, the representative for 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



NO.	DATE	DESCRIPTION	BY
1	05/12/2020	1ST CITY SUBMITTAL	AY
-	-	-	XX
-	-	-	XX
-	-	-	XX

SITE PLAN				
CAR WASH				
18535 U.S. HWY 281 N.				
CITY OF SAN ANTONIO				
BEXAR COUNTY, TEXAS				
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1784 McDermott Drive, Suite 110, Allen, TX 75013				
Planning Civil Engineering Construction Management				
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	ZC	05/12/20	SCALE BAR	XXX.XXX
TX PE FIRM #11525				