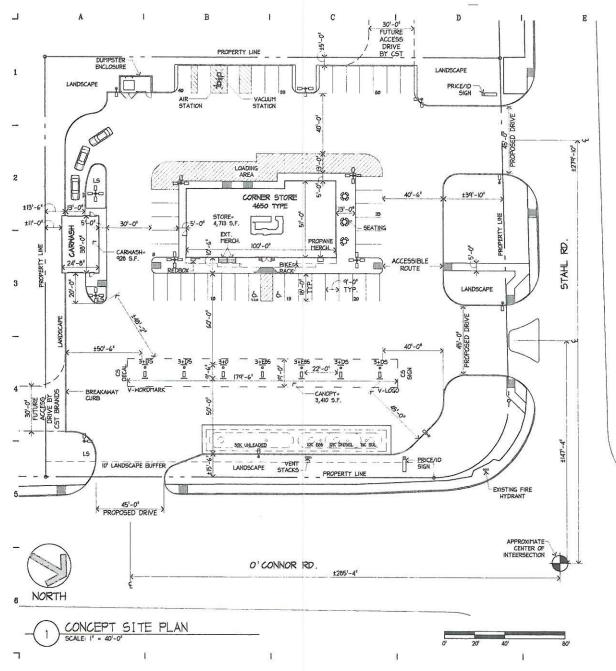
G



CAD SURVEY & CODE VERIFICATION NEEDED
SITE PLAN WAS CONSTRUCTED FROM
INFORMATION PROVIDED BY CST, AND IS
THEREFORE ONLY AN APPROXIMATION. IT DOES
NOT NECESSARILY REPRESENT THE FULL EXTENT
OF PROPERTY, DEVELOPER, AND CODE
REQUIREMENTS.

PROJECT DATA

A 1.937 ACRE TRACT OUT OF LOT 5 \$ 6, BLOCK B, NCB 15706

BUILDING TYPE: 4650 LOT SIZE: 84,363 S.F. (1.937 ACRES) IMPERVIOUS COVER: 66,599 S.F. (78%) CORNER STORE (4,713 S.F.) + CARMASH (928 S.F.) = 5,641 S.F. IMPERVIOUS (66,599 S.F.) - BUILDINGS (5,641 S.F.) = 60,958 S.F. PARKING SPACES PROVIDED = 40

REQUEST A REZONING CHANGE FROM MF-33 MULTI-FAMILY RESIDENCE TO C-2 5 COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR CONVENIENCE STORE WITH GASOLINE AND CARWASH.

I, CLYDE B. GOLDSMITH, ROSENSTEIN FAMILY LP, AND FERTILE VALLEY FARMS IRREVOCABLE TRUST, 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.

LANDSCAPE

REQ. BUFFER TREES: 24
PARKING LOT SHADE 25% OF THE PARKING AREA
STREET TREE REQUIRED = II

PARKING

MIN. I PER 1000 GFA (5) AND MAX 10 PER 1000 GFA (50) PROVIDED = 40

*NOTE: REFER TO SUP TRACT EXHIBIT FOR PROPERTY LINE INFORMATION AND FIELD NOTES.

COKNER STORE CST BRANDS, INC.

18300 AN PERIO STE 238

MAY ANTIDIO TEXAS 78 232

MICHAELM SING-COM.

210 403 3636

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CST CORNER STORE 1087
CCST CORNER STORE 1087
CCORNOR ED & STAEL ED SAN ANTONIO, IX
CONCEPT SITE PLAN

A REVISIONS

1 | 12/20/13
2 | 03/11/14
4 | 03/12/14
4 | 03/12/14
5 | 03/12/14
7 | 03/20/14
6 | 04/30/14
10 | 06/12/14
11 | 06/12/14
11 | 06/13/14
SREET NO.

A1.1