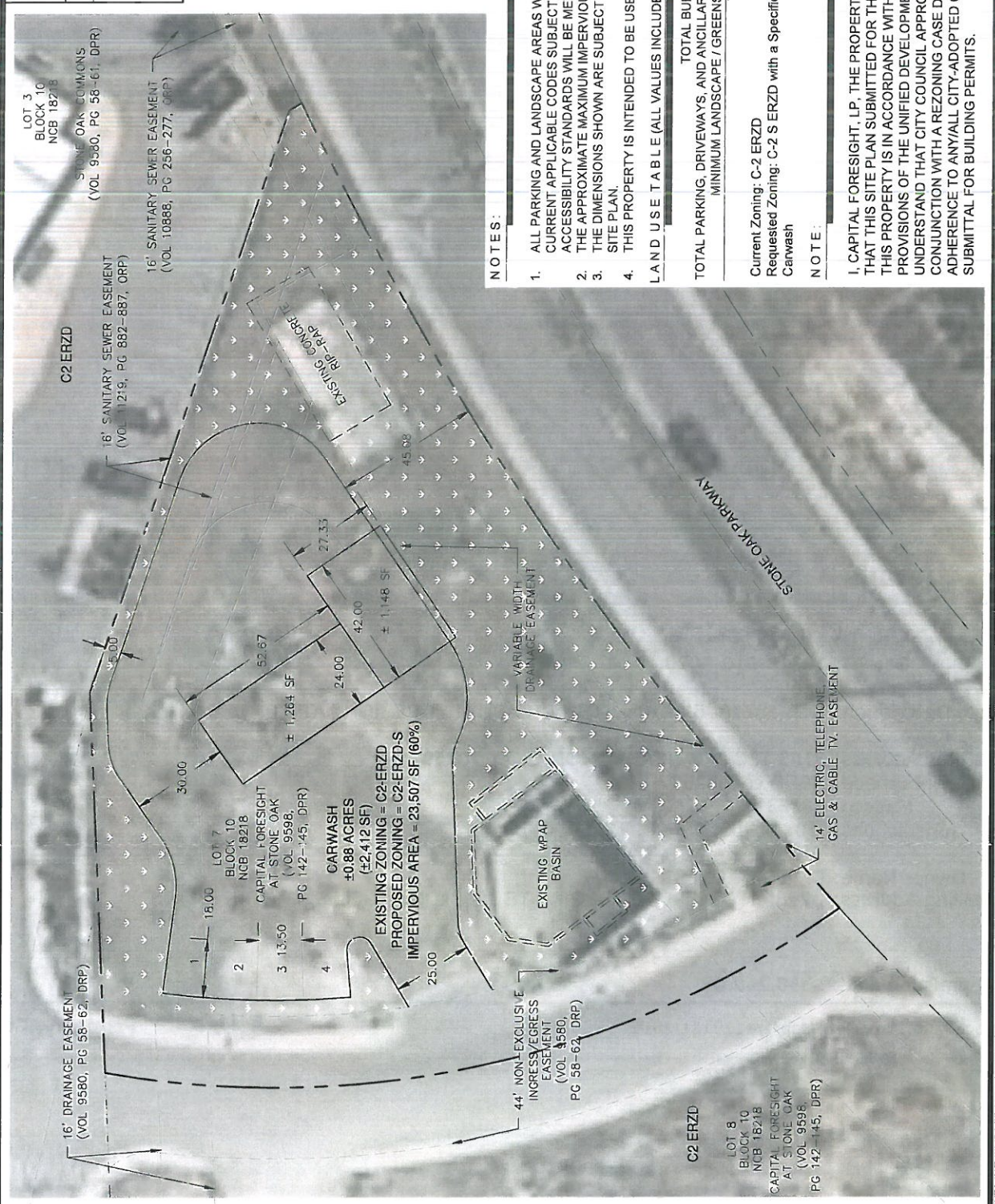
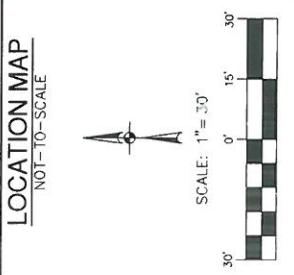


TPC PARKWAY CAR WASH SAN ANTONIO, TEXAS SITE EXHIBIT



NOTES:

1. ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN, TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
2. THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 60%.
3. THE DIMENSIONS SHOWN ARE SUBJECT TO CHANGE PENDING A FINAL SITE PLAN.
4. THIS PROPERTY IS INTENDED TO BE USED AS A CARWASH FACILITY.

LAND USE TABLE (ALL VALUES INCLUDED BELOW ARE APPROXIMATE):

TOTAL BUILDING AREA:	2,412 SF
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE:	21,095 SF
MINIMUM LANDSCAPE / GREENSPACE AREA:	14,966 SF
TOTAL AREA:	38,473 SF = 0.88 AC

Current Zoning: C-2 ERZD

Requested Zoning: C-2 S ERZD with a Specific Use Authorization for a Carwash

NOTE:

I, CAPITAL FORESIGHT, LP, 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 CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.