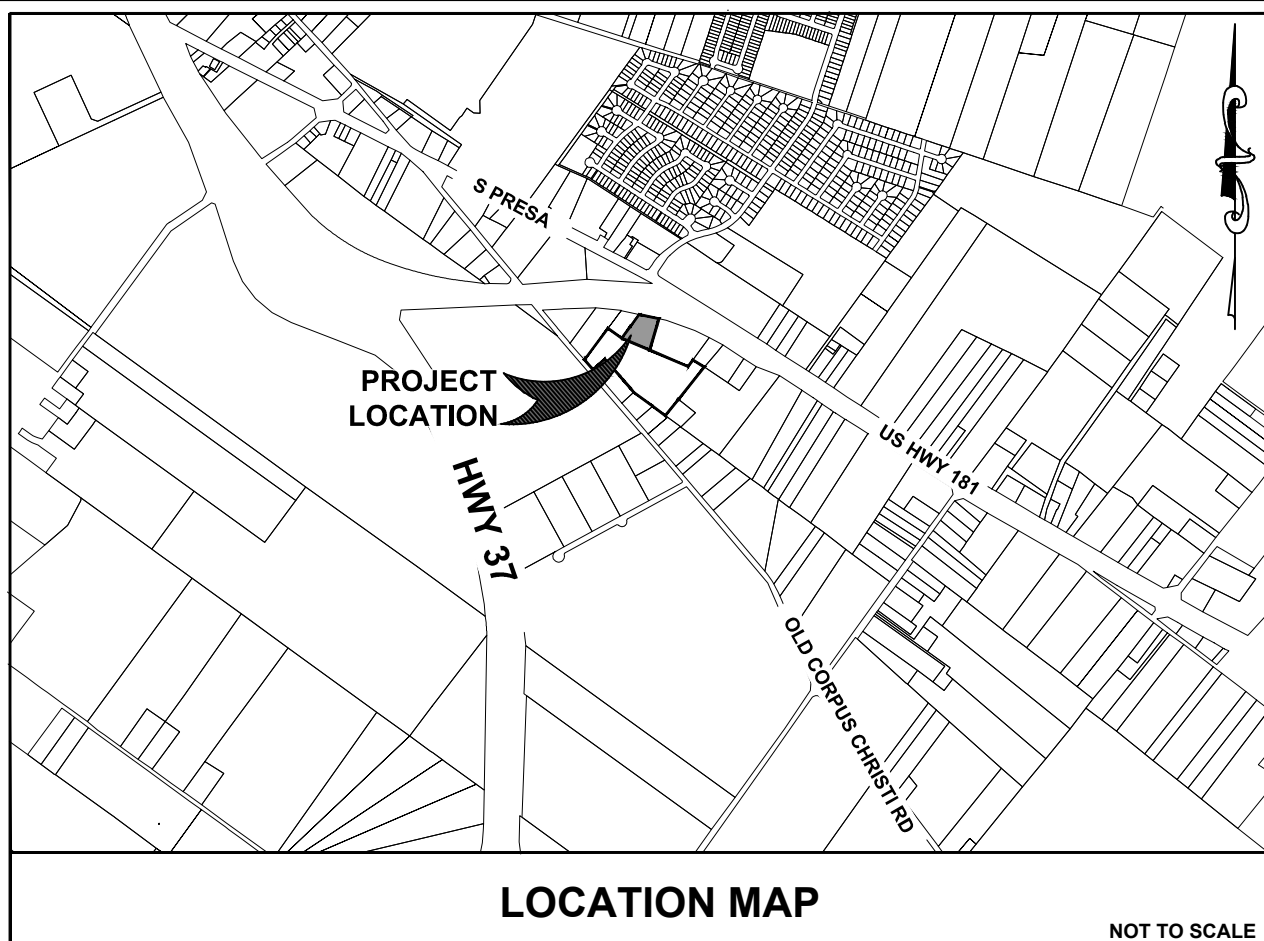


EXISTING ZONING: "PUD MF-18
AHOD" PLANNED UNIT
DEVELOPMENT LIMITED
DENSITY MULTI-FAMILY
AIRPORT HAZARD
OVERLAY DISTRICT

PROPOSED ZONING: "C-2 S
AHOD" COMMERCIAL AIRPORT
HAZARD OVERLAY DISTRICT
WITH A SPECIFIC USE FOR A
CARWASH



ZONING CASE #:
Z-2024-10700110 S

ADDRESS:
11000 BLOCK OF S US HIGHWAY 181

LEGAL DESCRIPTION:
A 1.850 ACRE TRACT OF LAND, LOCATED IN THE JUAN MONTES SURVEY, ABSTRACT NO. 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A LOT 3, BLOCK 25, NEW CITY BLOCK 16623 OF THE QT 4052 ADDITION OF RECORD IN VOLUME 20001, PAGE 1046 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPER:
BUBBLE BATH CAR WASH
1757 SHAVANO OAK
SAN ANTONIO, TX 78249
NICHOLAS LOPEZ, OWNER

OWNER:
QT SOUTH, LLC
742 NW LOOP 410, STE 102
SAN ANTONIO, TX 78212

ENGINEER:
DAMIAN M. ESQUIVEL
LIQUE ENGINEERS, LLC
816 CAMARON ST. STE 110
SAN ANTONIO, TX 78212
210-549-4207

SITE INFORMATION

PROPERTY SQ.FT:	80,586 SQ.FT
BUILDING SQ.FT:	4,325 SQ.FT
PAVED SURFACES SQ.FT:	35,392 SQ.FT (WITHOUT SIDEWALK) 36,931 SQ.FT (WITH SIDEWALK)
ANTICIPATED LANDSCAPED AREA SQ.FT:	32,450 SQ.FT
PARKING SPACES:	24 SPACES
FENCE:	NONE

LEGEND

PROPERTY LINE
PROPOSED CURB
PROPOSED CONCRETE

KEY NOTES

1 TYPICAL PARKING STRIPING	19 BOOTH
2 CONCRETE SIDEWALK	20 VACUUM CONCRETE PAD
3 MONOLITHIC CURB	21 GRATE INLET
4 HANDICAP PARKING SYMBOL	22 SAFETY END
5 HANDICAP SIGN	23 JUNCTION BOX
6 6' RAMP	24 FLAG POLE
7 2' CURB TRANSITION	25 BUG SCRUB PARKING AREA
8 WHEEL STOP	26 SAW TOOTH CURB
9 CROSS HATCH STRIPING	27 RETAINING WALL
10 TRAFFIC ARROWS	28 RIVER ROCK/CONCRETE RIP-RAP
11 DO NOT ENTER SIGN	29 DETENTION AREA
12 DUMPSTER ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)	30 CONCRETE FLUME
13 VACUUM ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)	31 CANOPY (SEE ARCH. PLANS FOR DETAILS)
14 PAYMENT TERMINALS	32 PAVEMENT MARKINGS
15 VACUUM CANOPIES	33 CONCRETE WEIR
16 DESIGNATED LANDSCAPE AREA	34 13' SIDEWALK RAMP WITH RAIL
17 CROSS WALK MARKING	# PARKING COUNT
18 RIBBON CURB	

"I, QT SOUTH, LLC, THE [PROPERTY OWNER/REPRESENTATIVE OF 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."

BUBBLE BATH 4052 PRELIMINARY SITE PLAN SAN ANTONIO, TEXAS

LIQUE
ENGINEERS
& SURVEYING

TBPELS # - 20405 &
- 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

THESE DRAWINGS, OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY FORM,
BY ANY METHOD, FOR ANY PURPOSE,
WITHOUT PRIOR WRITTEN CONSENT FROM
LIQUE ENGINEERS & SURVEYING.

THIS DOCUMENT IS
RELEASED FOR
REVIEW PURPOSES
ONLY UNDER THE
AUTHORIZATION OF:
DAMIAN ESQUIVEL,
P.E. #98362

REVISION: #
DATE: August 22, 2019

JOB: SCALE:

SHEET NO.