

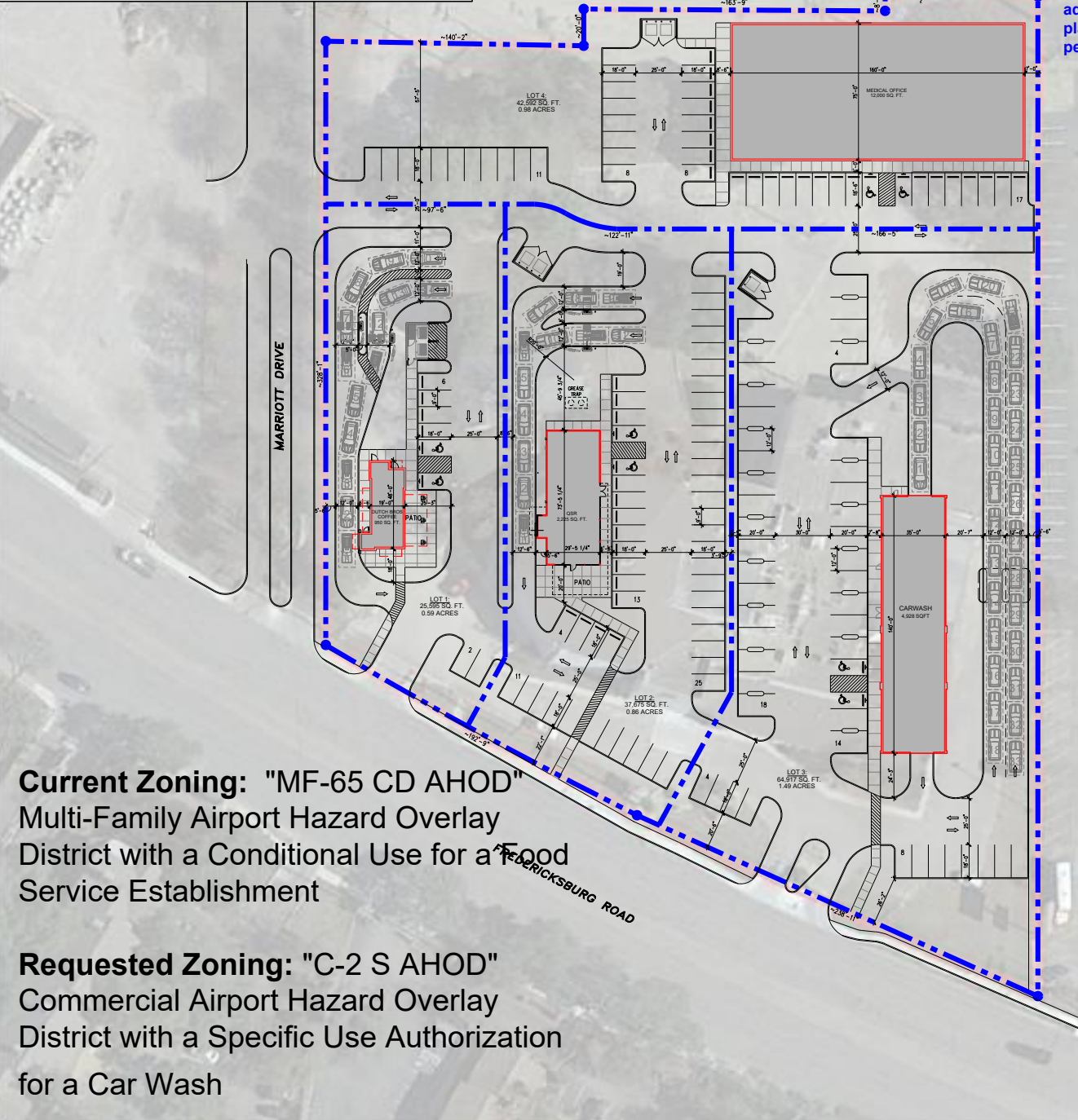
SITE DATA

ZONED:	TBD
TOTAL APPROXIMATE LAND SIZE:	3.92 ACRES
LOT 1:	
BUILDING SQFT:	950 SQ.FT.
PARKING CALCULATIONS: 1 SPACE PER 150 SQ.FT.	6 SPACES
PARKING PROVIDED:	8 SPACES
LOT 2:	
BUILDING SQFT:	2,225 SQ.FT.
PARKING CALCULATIONS: 1 SPACE PER 150 SQ.FT.	15 SPACES
PARKING PROVIDED:	53 SPACES
LOT 3:	
BUILDING SQFT:	4,928 SQ.FT.
PARKING CALCULATIONS:	TBD
PARKING PROVIDED:	48 SPACES
LOT 4:	
BUILDING SQFT:	12,000 SQ.FT.
PARKING CALCULATIONS:	30 SPACES
PARKING PROVIDED:	44 SPACES

Z-2022-10700055 S

ALL EASEMENTS, SETBACKS, ZONING ORDINANCES AND OTHER RELATED SITE RESTRICTIONS TO BE VERIFIED BY THE CIVIL ENGINEER PRIOR TO START OF CIVIL DESIGN.

I, Lori Thomson, 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.



Current Zoning: "MF-65 CD AHOD"
Multi-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment

Requested Zoning: "C-2 S AHOD"
Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash

PRELIMINARY DRAWING FOR CONCEPTUAL USE ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR TECHNICAL DELINEATION USE. ACTUAL DIMENSIONS ARE UNKNOWN AND SHOULD BE VERIFIED BY A LICENSED SURVEYOR.



FREDERICKSBURG ROAD
SAN ANTONIO, TX

#21000:93

SHEET

P4

02/16/22