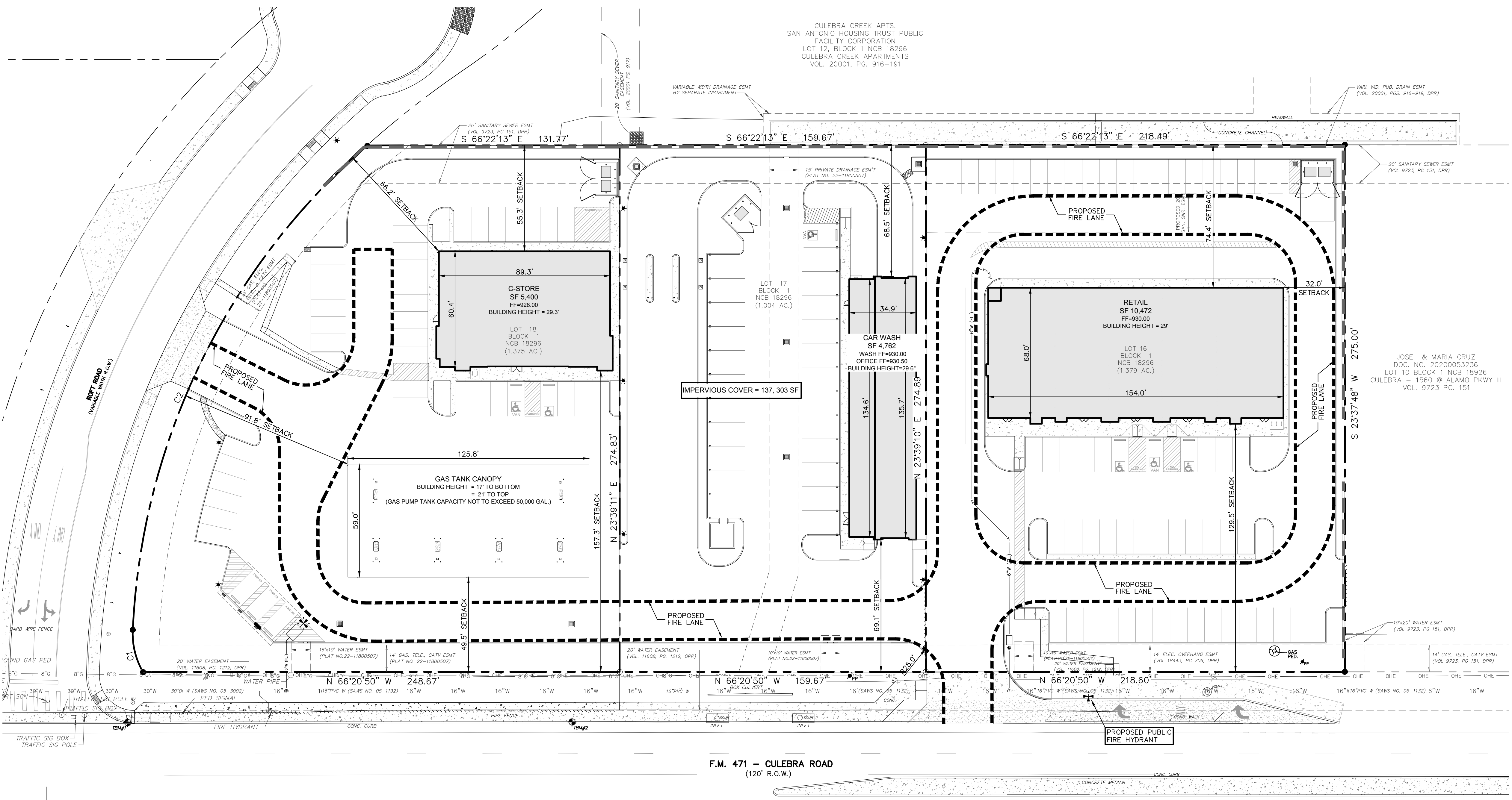


Date: Oct 24, 2023, 4:41pm  
File: K:\PROJECTS\12204-CO\_Suds\_Deline\02\_Rd\01\_Corner\Exhibits\Re-zone-Exhibit.dwg



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY (R.O.W.) LINE/ SUBDIVISION BOUNDARY
LP		ADJACENT PROPERTY
PC		RECORD INFORMATION
+		BENCHMARK
LP		LIGHT POLE
PP		POWER POLE
+		DOWN GUY
T		TRANSFORMER (SIZE VARIES)
+		FIRE HYDRANT
+		WATER VALVE
+		WATER METER
+		WATER METER VAULT
+		WATER MANHOLE
+		TELEPHONE RISER
+		CABLE TV RISER
+		ELECTRIC BOX
+		ELECTRIC METER
+		GAS VALVE
+		GAS METER
+		TRAFFIC CONTROL BOX
+		TRAFFIC SIGNAL POST
+		UNDERGROUND GAS LINE MARKER
+		GREASE TRAP (SIZE VARIES)
+		STORMDRAIN LINE
+		WATER LINE
+		FIRE LINE
+		WASTEWATER LINE
+		GAS LINE
+		OVERHEAD ELECTRIC (PRIMARY)
+		UNDERGROUND ELECTRIC (PRIMARY)
+		UNDERGROUND ELECTRIC (SECONDARY)
+		UNDERGROUND TELEPHONE
+		UNDERGROUND CABLE
+		ELECTRIC MANHOLE (SIZE VARIES)
+		WASTEWATER MANHOLE (SIZE VARIES)
+		STORMDRAIN MANHOLE (SIZE VARIES)
+		TELEPHONE MANHOLE (SIZE VARIES)
+		FIRE DEPARTMENT CONNECTION
+		WASTEWATER CLEANOUT
+		CURB
+		HEADER CURB
+		SAWTOOTH CURB
+		RETAINING WALL
+		CHAINLINK FENCE
+		CONCRETE SIDEWALKS
+		CONTOUR
+		DIRECTION OF FLOW
+		SPOT ELEVATION/TOP OF CURB
+		SPOT ELEVATION
+		SWALE
+		CONCRETE PAVEMENT
+		ASPHALT PAVEMENT
+		FIRELANE

FIRE HYDRANT TABLE		
TYPE OF CONSTRUCTION	IIB	
REQUIRED FLOW	1500	
NUMBER OF REQUIRED HYDRANTS	1	

Z-2023-10700234 S

CURRENT ZONING: "C-2 S" COMMERCIAL DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A CARWASH

PROPOSED ZONING: "C-2 S" COMMERICAL DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR A CARWASH FOR A MAJOR SITE PLAN AMENDMENT

LEGAL DESCRIPTION: 3.758 ACRES OUT OF NCB 18296

LOCATION: Generally located in the 12200 block of Culebra Road

I, LARI, INC., 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.

ADDITIONAL INFORMATION REQUIRED UNDER TABLE B101-1 MAY BE FOUND THROUGH VARIOUS DEVELOPMENT SERVICE DEPARTMENT RECORDS, INCLUDING THOSE ASSOCIATED WITH PLATTING, ADDRESSING, BUILDING AND PERMITS. REFERENCE TO THOSE RECORDS AS REQUIRED FOR ZONING REVIEW IS INCORPORATED HEREIN FOR SITE PLAN PURPOSES UNDER CHAPTER 35 (UNIFIED DEVELOPMENT CODE)

PARKING NOTED ON DIAGRAM - DIMENSIONS TO COMPLY WITH UDC REGULATIONS.

No fencing proposed for the site

Access off of Roft Road and Culebra Road

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

K LOVE

ENGINEERING

Site Development Engineering Services

Firm No. 11042

www.kloveengineering.com

(210) 485-5683

STATE OF TEXAS

KEVIN WILLIAM LOVE

93563

LICENSED PROFESSIONAL ENGINEER

10/24/23

OWNER:

SHAHAN BHADANI

1110 RANCH RD 620 N

SAN ANTONIO, TEXAS 78254

LAKEWAY, TX 78734

CULEBRA RD. CAR WASH

12123 CULEBRA RD.

SAN ANTONIO, TEXAS 78253

RE-ZONING EXHIBIT

DESIGNED BY: KL

DRAWN BY: CT

SCALE: 1"=20'

DATE: 10/24/23

SHEET NO.

C6.0