

Zoning Case No. Z-2024-10700199 CD

Address: 9754 Southton Road
Legal Description: NCB 10917 LOT P-100K
Current Zoning: MF-33 AHOD
Proposed Zoning: C-2 CD AHOD with Conditional Use for Office Warehouse (Flex Space)
Total Acreage: 2.678
Impervious Cover: +/-85,000 SF
Fencing: Up to 8' in height as permitted by UDC Sec. 35-514(c). Fencing materials shall be in conformance with UDC Sec. 35-514.
Landscaping/Buffers: As required by UDC Sec. 35-510 and 35-511.

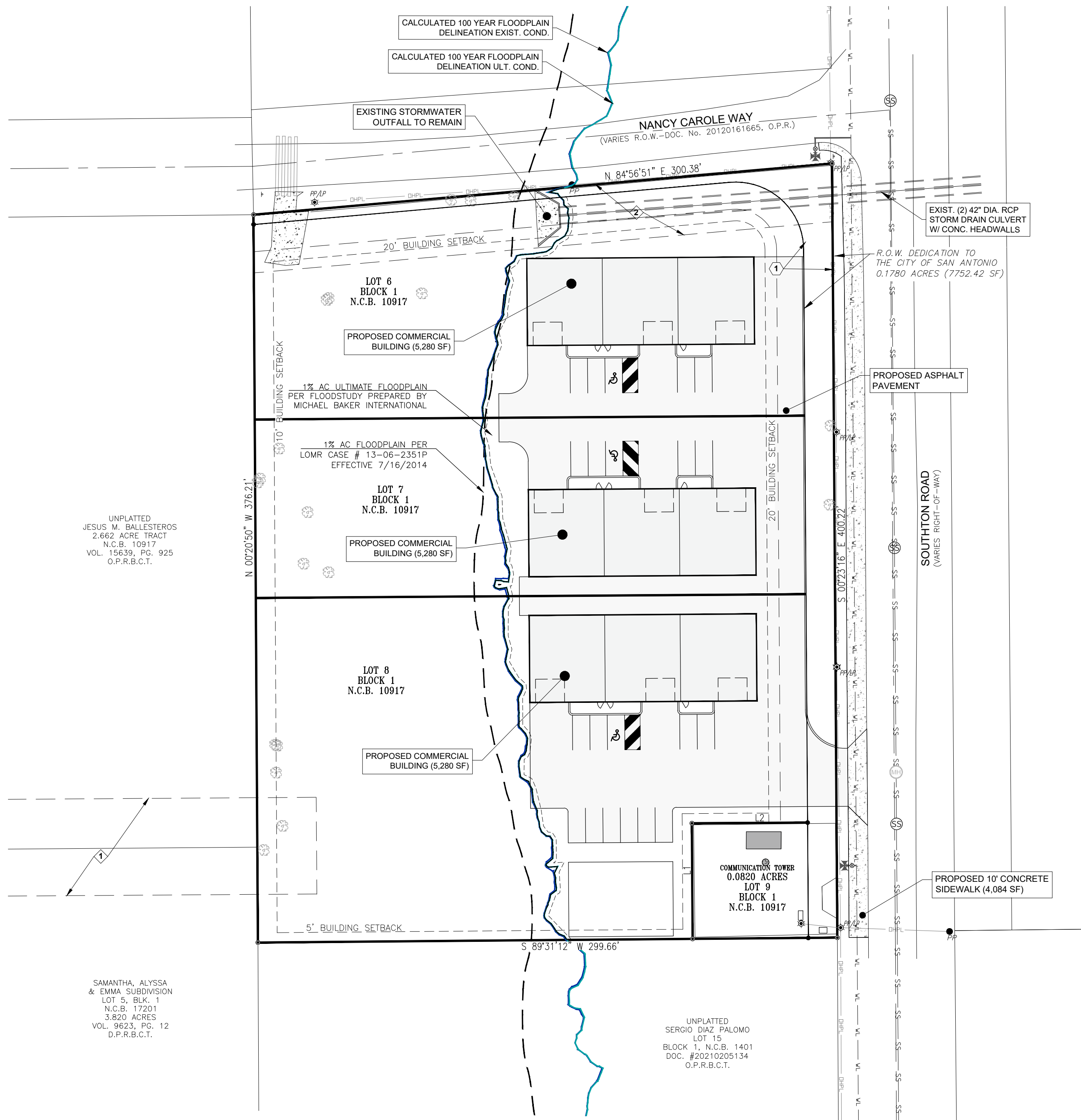
Owner Statement: I, Baltazar Ramos and Ricardo A. Ramos, the property owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a 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.

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 00°20'00" W | 60.00 |
| L2 | N 89°38'56" E | 45.03 |
| L3 | N 89°38'56" E | 30.00 |

| CURVE TABLE | | | | | |
|-------------|--------|------------------|------------------|-------------------|-----------------|
| CURVE | RADIUS | CENTRAL ANGLE | CHORD BEARING | CHORD DISTANCE | CURVE LENGTH |
| C1 | 35.00' | 94°47'4" | S 47°32'42" E | 51.39' | 57.71' |

GENERAL NOTES:

1. NO SURVEY WAS PROVIDED CONTRACTOR SHALL ENSURE ALL DIMENSIONS AND ELEVATIONS ARE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH CITY OF SAN ANTONIO PUBLIC WORKS PRIOR TO DRIVEWAY CONSTRUCTION.
3. ANY EXISTING UTILITY INFORMATION SHOWN OR NOT SHOWN THIS DRAWING IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO COMMENCING CONSTRUCTION. (N.S.P.I.)
4. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING SHEETS FOR TIE-IN CONNECTIONS TO THE PROPOSED BUILDING.
5. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS TO MAKE UTILITY CONNECTIONS PRIOR TO COMMENCING WORK. ANY DELAYS CAUSED BY CONTRACTOR NOT OBTAINING APPLICABLE PERMITS PRIOR TO CONSTRUCTION SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
6. UNLESS NOTED OTHERWISE, ALL SIDEWALKS, CURBS, RAMP AND DRIVEWAY APPROACHES, WITHIN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO R.O.W. STANDARD SPECIFICATIONS PRIOR TO FINAL INSPECTION APPROVAL.
7. THE CONTRACTOR AGREES TO COOPERATE AND COORDINATE ITS WORK WITH THE WORK CONDUCTED BY OTHER CONTRACTOR(S) WITHIN THE PROJECT AREA SO THAT THIS PROJECT CAN BE COMPLETED IN AN ORDERLY AND COORDINATED MANNER, REASONABLY FREE OF SIGNIFICANT DISRUPTION TO ANY PARTY. WITHOUT LIMITATION OF THE FOREGOING, CONTRACTOR UNDERSTANDS AND AGREES THAT ACCESS AREAS TO THE PROJECT SITE MAY BE UTILIZED BY OTHER CONTRACTOR(S). ALL PARTIES SHALL BE SHOWN, ORDERED AND OBLIGATED TO COORDINATE AND COOPERATE WITH EACH OTHER TO ACCOMPLISH THE SCOPE OF WORK REQUIRED BY THEIR RESPECTIVE CONTRACTS, MEANING OWNER SHALL HAVE NO DUTY TO ADMINISTER, PERFORM OR SUPERVISE THE COORDINATION FOR THE USE OF THE PROJECT SITE BY ALL CONTRACTORS.
8. CONTRACTOR SHALL ENSURE TREE PROTECTION TO ALL EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. REFER TO TREE PRESERVATION PLANS.



SCALE: 1" = 40'

LEGEND

FOUND IRON ROD
SET IRON ROD
CENTERLINE OF ROAD
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE

50' TEMPORARY DRAINAGE EASEMENT
(VOL. 4900, PG. 259, D.P.R.)

30' UTILITY EASEMENT
(VOL. 13021, PG. 964, D.P.R.)

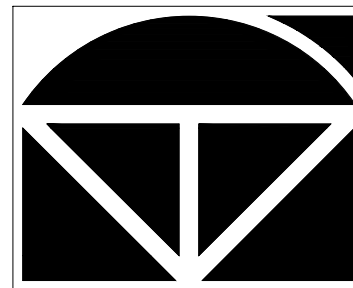
14' G.E.T.V. EASEMENT

VARIABLE WIDTH PUBLIC DRAINAGE
EASEMENT

25' PRIVATE DRAINAGE EASEMENT

PLAT NO. 22-11800716

ISRO ENGINEERING SERVICES, P.L.L.C.
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CONVERSE, TEXAS 78109
TBPB REGISTRATION NO. : F-14466
PHONE (210) 793-8136
MOBILE (956) 236-5615
ISRO.GROUP@GMAIL.COM



OWNER/DEVELOPER:
SOUTHTON ROAD JOINT VENTURE
ATTN: BALTAZAR RAMOS
3302 WINSOME CT.
LAREDO, TEXAS 78045

FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT IS NOT INTENDED
FOR CONSTRUCTION AND WAS
RELEASED UNDER THE
AUTHORIZATION OF
JUAN G. RODRIGUEZ, P.E.
DATE: AUGUST 04, 2024

[illegible]

| | |
|--------------|-------------------|
| Project No.: | 459 SOUTHTON SUBD |
| Plat No.: | 22-00000000 |
| Issued: | 05-12-22 |
| Drawn By: | R.R. |
| Checked By: | J.G.R. |
| Scale: | AS NOTED |
| Sheet Title | |

SITE PLAN

C3

Sheet Number