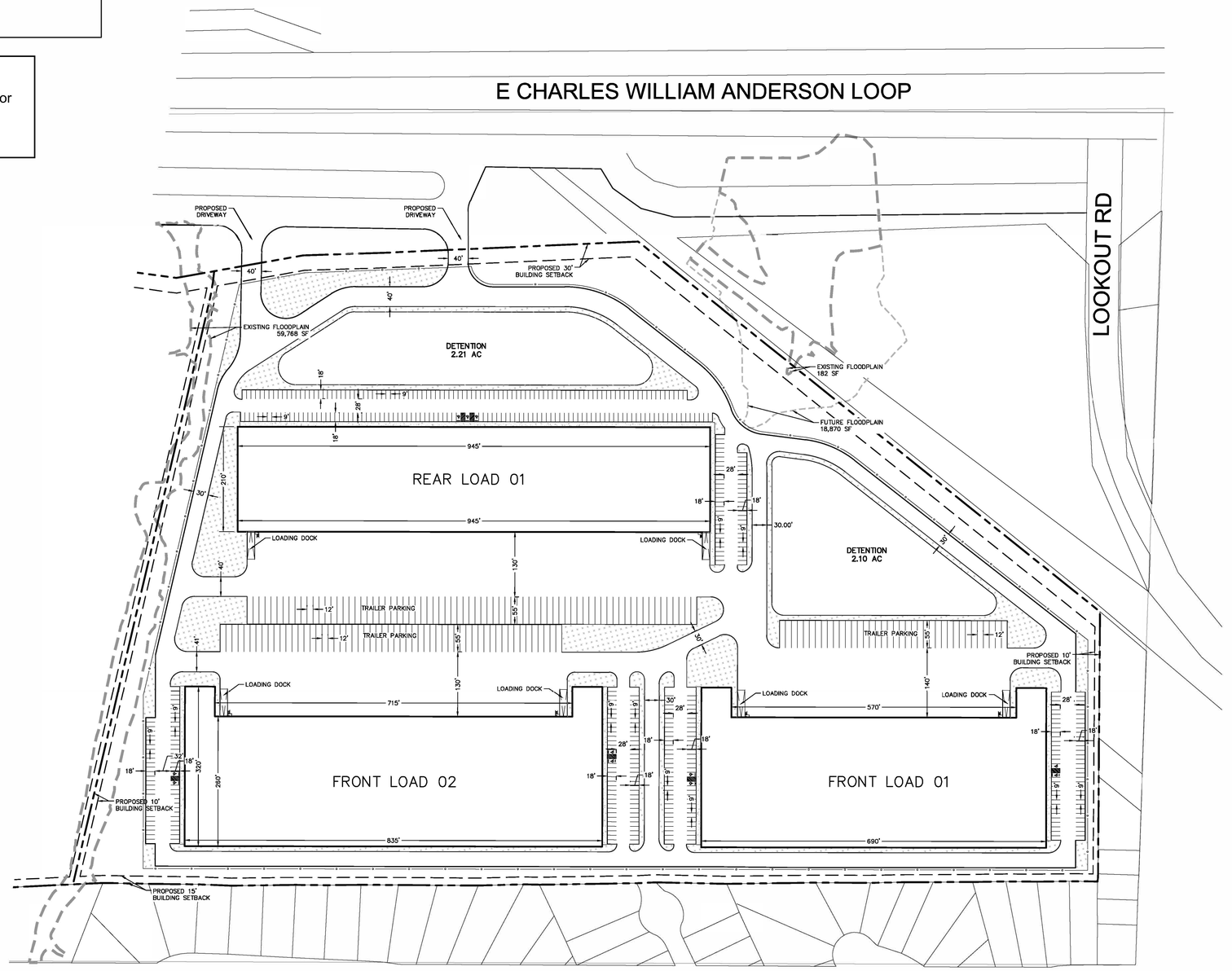
BUILDING	FRONT LOAD 01	FRONT LOAD 02	REAR LOAD 01
	186,000 SF	224,300 SF	198,450 SF
REGULAR PARKING			
ACTUAL/PROPOSED PARKING	130	127	252
HANDICAPPED (ADA)			
REQUIRED REGULAR H.C. PARKING	3	3	3
REQUIRED V.A. PARKING	1	1	–
PROPOSED H.C. PARKING	4	4	3
TRACTOR TRAILER PARKING			
ACTUAL/PROPOSED PARKING	38	57	75
SIDEWALKS			
SIDEWALK AREA (SQ. FT.)	5,855 SF	5,855 SF	11,239 SF
PAVEMENT			
TOTAL PAVED AREA (SQ. FT.)	777,129 SF		

Z-2023-10700168 CD
From: C-2 & C-3
To: C-2 CD with a conditional use permit for warehousing

Total Acreage: 49.172 acres



SCALE: 1"= 100'
0' 100' 200' 300'

LEGEND
- PROPERTY LINE
- FUTURE FLOODPLAIN
- EXISTING FLOODPLAIN
- FENCE
- PAVEMENT
- CONCRETE SIDEWALK
- LANDSCAPE

Fence Height may be up to 8 ft
Fence Materials will be a mixture of chain link with mesh and precast materials.

I, McCombs Family Partners, LTD. 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.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

1604 AT LOOKOUT ROAD
SAN ANTONIO, TEXAS
OVERALL SITE PLAN

PLAT NO.
JOB NO. 13221-00
DATE NOVEMBER 2023
DESIGNER JV
CHECKED TK DRAWN JV/ES
SHEET 1 OF 1

Date: September 19, 2023, 11:55 AM — User ID: ESantillan
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