OWNER: SGRE, LLC
ADDRESS: N STAHL PARK, SAN ANTONIO, TX 78217

LEGEND

B.S.L.	BUILDING SETBACK LINE
CATV	CABLE TELEVESION
D.P.R.B.C.T.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
ELEC.	ELECTRIC
ESMT.	EASEMENT
FND.	FOUND
TELE.	TELEPHONE
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
R.P.R.B.C.T.	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
SQ. FT.	SQUARE FEET
VOL.	VOLUME
[ ]	ZONING DISTRICT
(*)	SETBACKS FOR PROPOSED AND SURROUNDING ZONING DISTRICTS PER SECTION 35-310, TABLE 310-1 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE
●	FOUND 1/2-INCH ROD (UNLESS OTHERWISE NOTED)
—o—	CHAIN-LINK FENCE
—//—	WOODEN FENCE

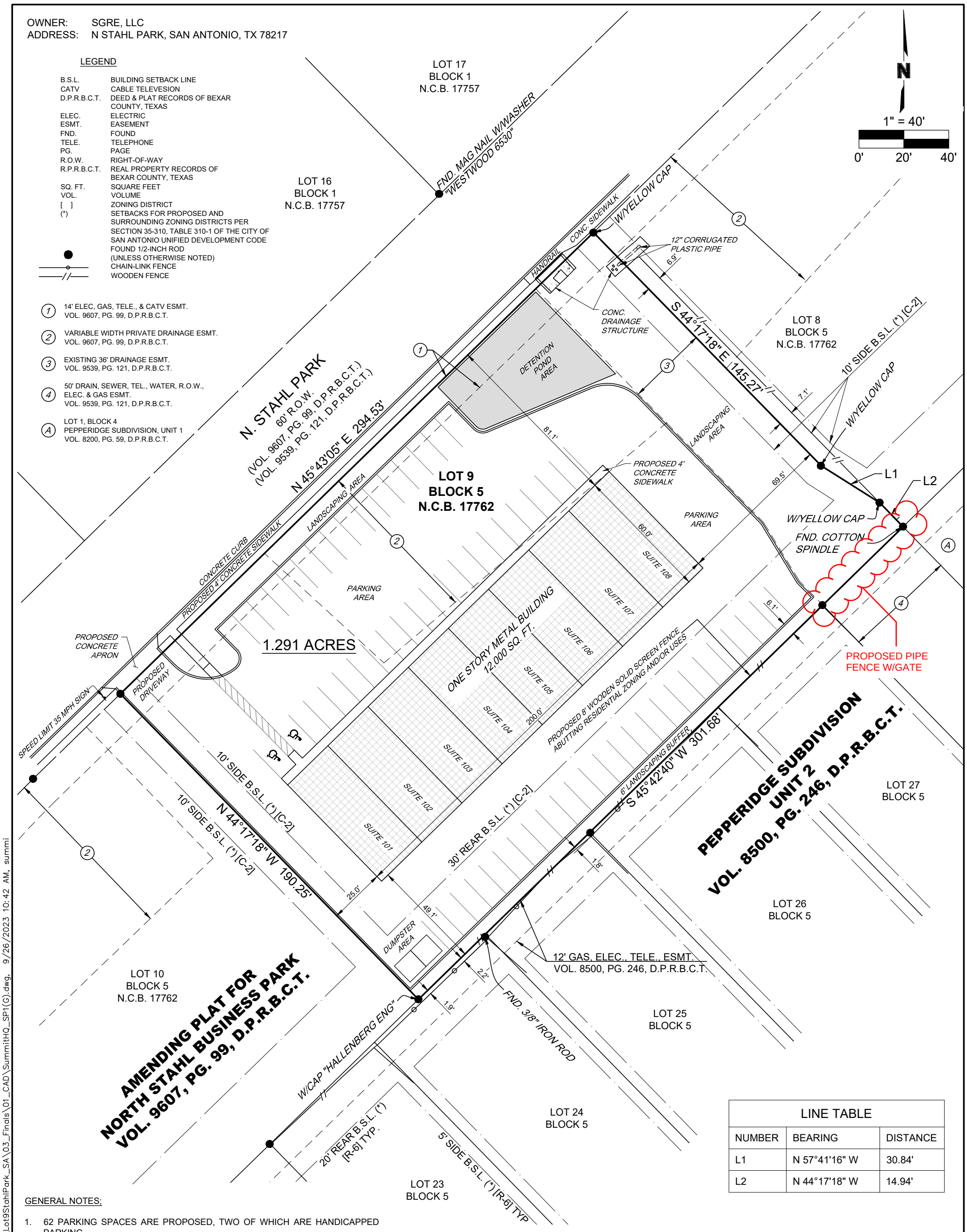
(1) 14' ELEC, GAS, TELE., & CATV ESMT. VOL. 9607, PG. 99, D.P.R.B.C.T.

(2) VARIABLE WIDTH PRIVATE DRAINAGE ESMT. VOL. 9607, PG. 99, D.P.R.B.C.T.

(3) EXISTING 36' DRAINAGE ESMT. VOL. 9539, PG. 121, D.P.R.B.C.T.

(4) 50' DRAIN, SEWER, TEL., WATER, R.O.W., ELEC. & GAS ESMT. VOL. 9539, PG. 121, D.P.R.B.C.T.

(A) LOT 1, BLOCK 4 PEPPERIDGE SUBDIVISION, UNIT 1 VOL. 8200, PG. 59, D.P.R.B.C.T.



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 57°41'16" W	30.84'
L2	N 44°17'18" W	14.94'

GENERAL NOTES;

1. 62 PARKING SPACES ARE PROPOSED, TWO OF WHICH ARE HANDICAPPED PARKING.
2. TOTAL SQUARE FOOTAGE OF ALL PAVED OR OTHERWISE HARD SURFACE STREETS, PARKING FACILITIES, INCLUDING CURB AND GUTTERS, WALKS AND CONCRETE APRONS IS 43,203 SQ. FT.
3. PROPOSED ZONING DISTRICT CHANGE FROM: "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT
TO: "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR OFFICE WAREHOUSE (FLEX SPACE).
4. PROPOSED DEVELOPMENT IS TO CONSTRUCT A SINGLE METAL BUILDING OF 12,000 SQUARE FEET (60' x 200') WITH EIGHT OFFICE WAREHOUSE (FLEX-SPACE) UNITS. THIS DESIGN WILL CLOSELY RESEMBLE THE CURRENT DEVELOPMENTS ALONG NORTH STAHL PARK.
5. I, SGRE, LLC, 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 CONJUCTION 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.

CONDITIONS MADE WITH PEPPERRIDGE NEIGHBORHOOD ASSOCIATION:

1. AN EIGHT (8) FOOT SOLID SCREEN FENCE ABUTTING RESIDENTIAL ZONING AND/OR USES.
2. DOWNWARD FACING LIGHTING.
3. A MINIMUM OF A 30' BUILDING BUFFER BETWEEN COMMERCIAL DEVELOPMENT AND ADJACENT RESIDENTIAL PROPERTIES.
4. OUTDOOR ACTIVITIES / OUTDOOR HOURS OF OPERATION NOT TO EXTEND BEYOND 8 PM MONDAY-FRIDAY, AND NOT TO EXTEND BEYOND 4 PM ON THE SATURDAY-SUNDAY.
5. THE PROPERTY WILL RETAIN THE "NONALCOHOLIC SALES" DESIGNATION UNDER THE NEW ZONING REGULATIONS.

PROPOSED SITE PLAN
LOT 9 BLOCK 5, N.C.B. 17762
AMENDING PLAT FOR
NORTH STAHL BUSINESS PARK
VOL. 9607, PG. 99
DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET:
1"=40'	23.0010	09/22/2023	1 OF 1

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