



M.O.B. & E.D. PARKING SUMMARY TABLE

BUILDING USE = MEDICAL OFFICE AND E.D.
 BUILDING AREA
 (M.O.B. 62,000 SF + E.D. 11,000) = 73,000 SF

PARKING STORAGE STANDARDS:
 MINIMUM PARKING RATIO = 1.0 PER 400 GFA
 MAXIMUM PARKING RATIO = 1.0 PER 100 GFA

REGULAR:
 MINIMUM REQUIRED PARKING = 183
 MAXIMUM ALLOWED PARKING = 730

ACTUAL/PROPOSED PARKING = 474

ACCESSIBLE PARKING:
 REQUIRED ACCESSIBLE PARKING TOTAL = 14
 REQUIRED WITH VAN ACCESS PARKING = 3
 PROPOSED ACCESS. PARKING = 29

LEGEND

--- OVERALL PROPERTY BOUNDARY

SITE SUMMARY

- PROJECT ACREAGE = 9,140 ACRES
- MEDICAL OFFICE BLDG = 62,000 SQ.FT.
- E.D. BUILDING = 11,000 SQ.FT.
- DETENTION BASIN = 18,250 SQ.FT.
- IMPERVIOUS COVER = 235,500 SQ.FT.

NOTES:

- EXISTING ZONING C-2 ~ PROPOSED ZONING C-2S
- PROPOSED USE - MEDICAL OFFICE BUILDING & FREE-STANDING EMERGENCY DEPARTMENT
- THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THERE ARE NO BUILDING SETBACKS REQUIRED.
- DRIVE ISLES ARE 25' MINIMUM.
- 10' LANDSCAPE BUFFER ALONG ZARZAMORA STREET, INCLUDES 6' SIDEWALK

I, LEON JACKSON, FOR METHODIST HEALTHCARE SYSTEM OF SAN ANTONIO, LTD., L.L.P., 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.

Date: Jan 07, 2025, 4:36pm User ID: jferniz
 File: P:\131\09\00\Design\Exhibits\250106-SITE PLAN for ZONING.dwg

JOB NO. 13109-00
 DATE JANUARY 2025
 DESIGNER JF
 CHECKED DM DRAWN JF
 SHEET 1 of 1

ZARZAMORA TRACT
 SAN ANTONIO, TEXAS
 SITE PLAN (FOR ZONING PURPOSES)

PAPE-DAWSON ENGINEERS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600