

S.W. LOOP 410

(VARIABLE WIDTH PUBLIC R.O.W. 230-FOOT MINIMUM)

ENTRY ONLY

SCALE: 1" = 100'

S. ZARZAMORA STREET  
(VARIABLE WIDTH PUBLIC R.O.W.)

### 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	
<b>PARKING STORAGE STANDARDS:</b>	
MINIMUM PARKING RATIO	= 1.0 PER 400 GFA
MAXIMUM PARKING RATIO	= 1.0 PER 100 GFA
<b>REGULAR:</b>	
MINIMUM REQUIRED PARKING	= 183
MAXIMUM ALLOWED PARKING	= 730
ACTUAL/PROPOSED PARKING	474
<b>ACCESSIBLE PARKING:</b>	
REQUIRED ACCESSIBLE PARKING TOTAL	= 14
REQUIRED WITH VAN ACCESS PARKING	= 3
PROPOSED ACCESS. PARKING	= 29

### LEGEND

--- OVERALL PROPERTY  
BOUNDARY

### SITE SUMMARY

1. PROJECT ACREAGE = 9.140 ACRES
2. MEDICAL OFFICE BLDG = 62,000 SQ.FT.
3. E.D. BUILDING = 11,000 SQ.FT.
4. DETENTION BASIN = 18,250 SQ.FT.
5. IMPERVIOUS COVER = 235,500 SQ.FT.

### NOTES:

1. EXISTING ZONING C-2 ~ PROPOSED ZONING C-2S
2. PROPOSED USE - MEDICAL OFFICE BUILDING & FREE-STANDING EMERGENCY DEPARTMENT
3. THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THERE ARE NO BUILDING SETBACKS REQUIRED.
5. DRIVE ISLES ARE 25' MINIMUM.
6. 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.

DWARAKA KRISHNA ADDEPALLI AND WIFE  
VALLI ADDEPALLI AND SRIDHAR ADAPALLI AND  
WIFE SRILAKSHMI ADAPALLI (1.011 ACRES)  
(VOL. 13454, PGS. 356-359 O.P.R.)

GAS RIGHT-OF-WAY AGREEMENT  
(VOL. 10836, PGS. 2417-2422 O.P.R.)

### PROPOSED DETENTION POND

GAS LINES RIGHT-OF-WAY  
AGREEMENT (DOC.  
#20220176005 O.P.R.)

25' = TYPICAL  
AISLE DIMENSION

11,000 SF

TYPICAL PARKING SPACE  
DIMENSION = 9'X18'ZARZAMORA PROPERTIES, LLC  
9.141 ACRES  
(VOL. 18961, PGS. 2142-2144 O.P.R.)

62,000 SF

25' = TYPICAL  
AISLE DIMENSIONTYPICAL PARKING SPACE  
DIMENSION = 9'X18'

### PROPOSED DETENTION POND

GAS LINES RIGHT-OF-WAY  
AGREEMENT (DOC.  
#20220176005 O.P.R.)

RANCHO DE LA SONRISA, LLC  
THE REMAINDER OF A (127.9 ACRE TRACT)  
(VOL. 13905, PGS. 533-535 O.P.R.)

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 #10028800