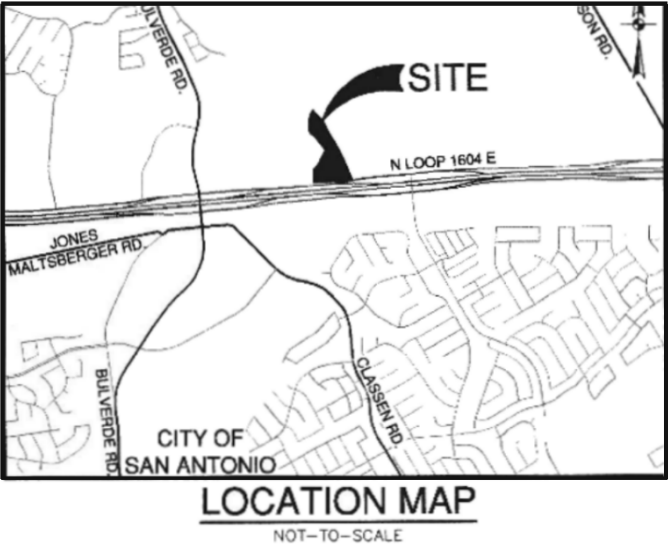
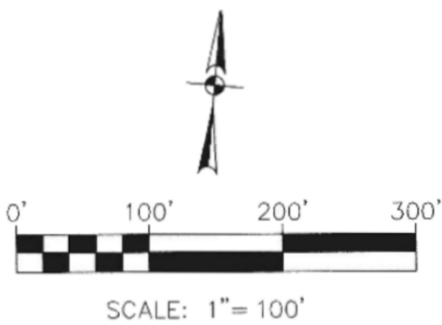


Site Plan: Conditional Use and Specific Use Authorization for Landscaping Materials - Sales and Storage in the Edwards Aquifer Overlay District

Scale: 1"=100'



Address: 4235 E Loop 1604, San Antonio, TX 78247

Legal Description: 12.643 acres out of NCB 17728

Acreage: +/- 12.643acres

Current Zoning: C-3 ERZD and C-3 AHOD ERZD

Proposed Zoning: C-2 CD S AHOD with

Conditional Use and Specific Use Authorization for Landscaping Materials – Sales and Storage in the Edwards Aquifer Overlay District

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	135.00'	52°31'24"	N24°25'12"W	119.47'	123.76'
C2	243.00'	34°26'28"	N24°06'35"E	143.88'	146.07'

Z-2022-10700324 CD S ERZD

Site Improvements		
#	Proposed Use	Footprint/ Impervious Cover
B1	Sales/Storage Building	Up to 20,000ft. ²
B2	Sales/Storage Building	Up to 15,000ft. ²
P1	Customer/Employee Parking	Up to 50,000ft. ²
NOTE: All locations are approximate and may change according to site constraints and applicable building code requirements.		

I, Thomas Ryan Baum, President of Baumsquad Brothers, 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 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.

