

Z2023-10700039 CD

BAPTIST UNIVERSITY OF THE AMERICAS UNIT 2
LOT 5, BLOCK 10, NCB 15001
VOL. 9572, PG. 70
D.P.R.B.C.T.

NEW MIDDLE SCHOOL AND COMMUNITY LEARNING CENTER
LOT 3, BLOCK 10, NCB 15001
VOL. 9564, PG. 115
D.P.R.B.C.T.
ZONED R-6

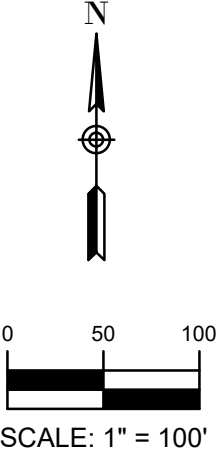
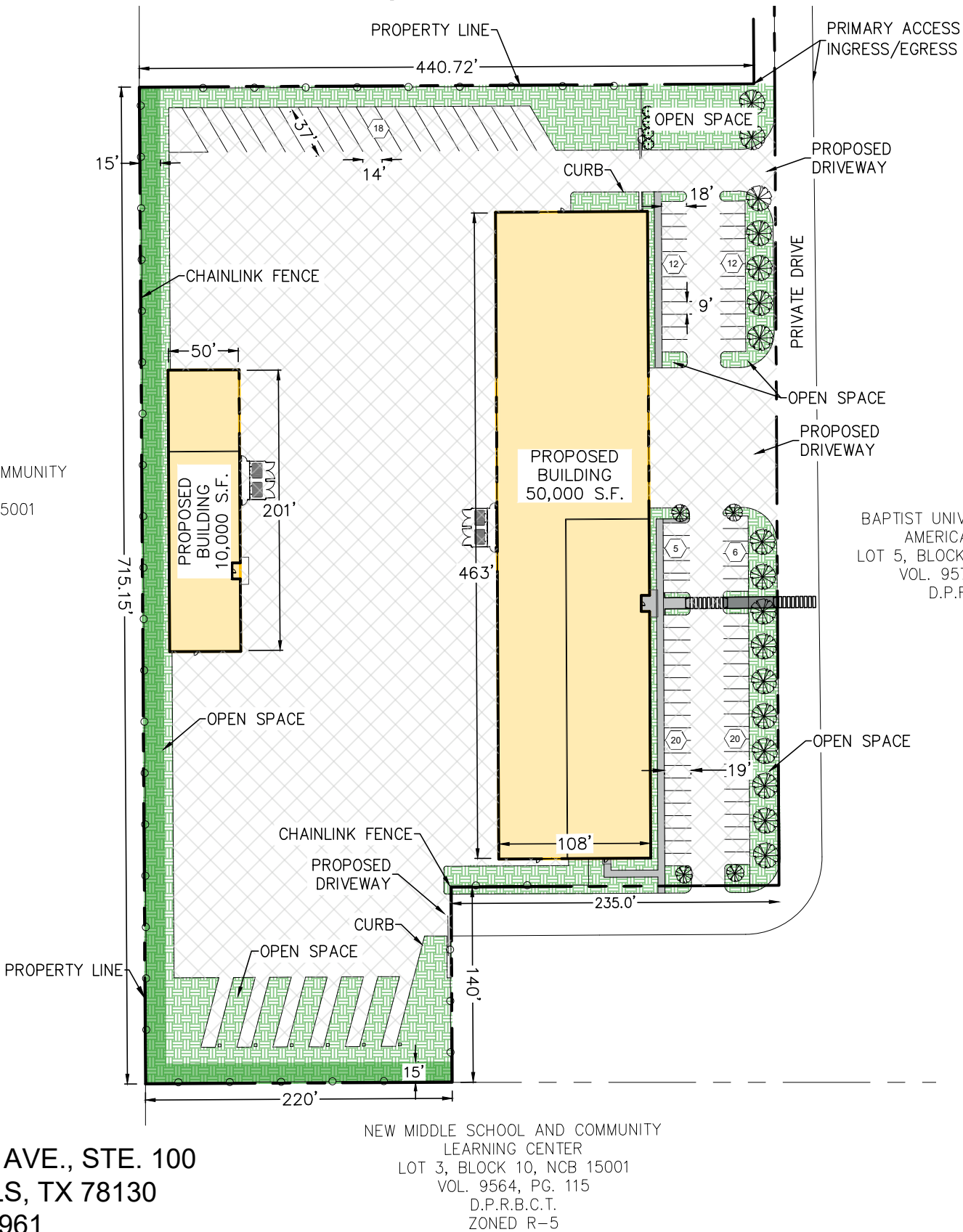
FROM: RM-5 RESIDENTIAL MIXED DISTRICT
TO: C-3 ON 53.18 ACRES AND TO C-3 CD FOR A CONSTRUCTION CONTRACTOR FACILITY WITH OUTSIDE STORAGE ON 6.72 ACRES

"I, BAPTIST UNIVERSITY OF THE AMERICAS, 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."



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

TBM PRELIMINARY SITE PLAN



LEGEND

---	PROPERTY LINE
—○—	FENCE LINE
[Pattern]	OPEN SPACE (LANDSCAPING)
[Yellow]	BUILDING
[Hatched]	PAVEMENT
[Grey]	FLATWORK
[Green]	15' LANDSCAPE BUFFER
[Hexagon]	PARKING COUNT

IMPERVIOUS COVER CALCULATIONS		
	SQ. FT	ACRES
OPEN SPACE(PERVIOUS)	54,125.00	1.24
BUILDING(IMPERVIOUS)	60,809	1.40
PAVEMENT(IMPERVIOUS)	177,816	4.08
FLATWORK(IMPERVIOUS)	3,024	0.07
TOTAL AREA BEING REZONED	292,750	6.72
% IMPERVIOUS	81.5%	

PARKING TABLE (SEC. 35-526)	
REQUIRED: WAREHOUSE FLEX-SPACE (1 SPACE PER 2,000 SQ. FT GFA)	
SPACES REQUIRED: 11	
REQUIRED: WAREHOUSING (1 SPACE PER 5,000 SQ. FT GFA)	
SPACES REQUIRED: 8	
TOTAL SPACES REQUIRED: 19	
TOTAL SPACES PROVIDED: 93	