

Z-2022-10700341

From: I-1 (General Industrial)

To: IDZ 3 High Intensity Infill Development
w/uses permitted in MF-40 (Multi-Family District)
& C-3 (General Commercial District)

SITE CALCULATIONS

TOTAL SITE = 238,563 SF (5.48 AC)

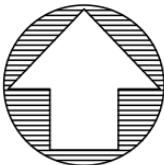
IMPERVIOUS COVER

STRUCTURES = 65,700 SF
PARKING/ACCESS = 106,000 SF
SIDEWALK = 8,650 SF
WALKING PATH = 8,000 SF
TOTAL IC = 188,350 SF (79%)

TOTAL COMMERCIAL = 3,000 SF (0.08 AC)
TOTAL OPEN SPACE = 48,640 SF (1.12 AC)

PARKING PROVIDED = 271 SPACES

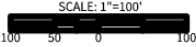
I, DAVID M. ADELMAN, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



410 PROBANDT / ZONING EXHIBIT

SAN ANTONIO, TX

JANUARY 2023



CUDE ENGINEERS
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

