

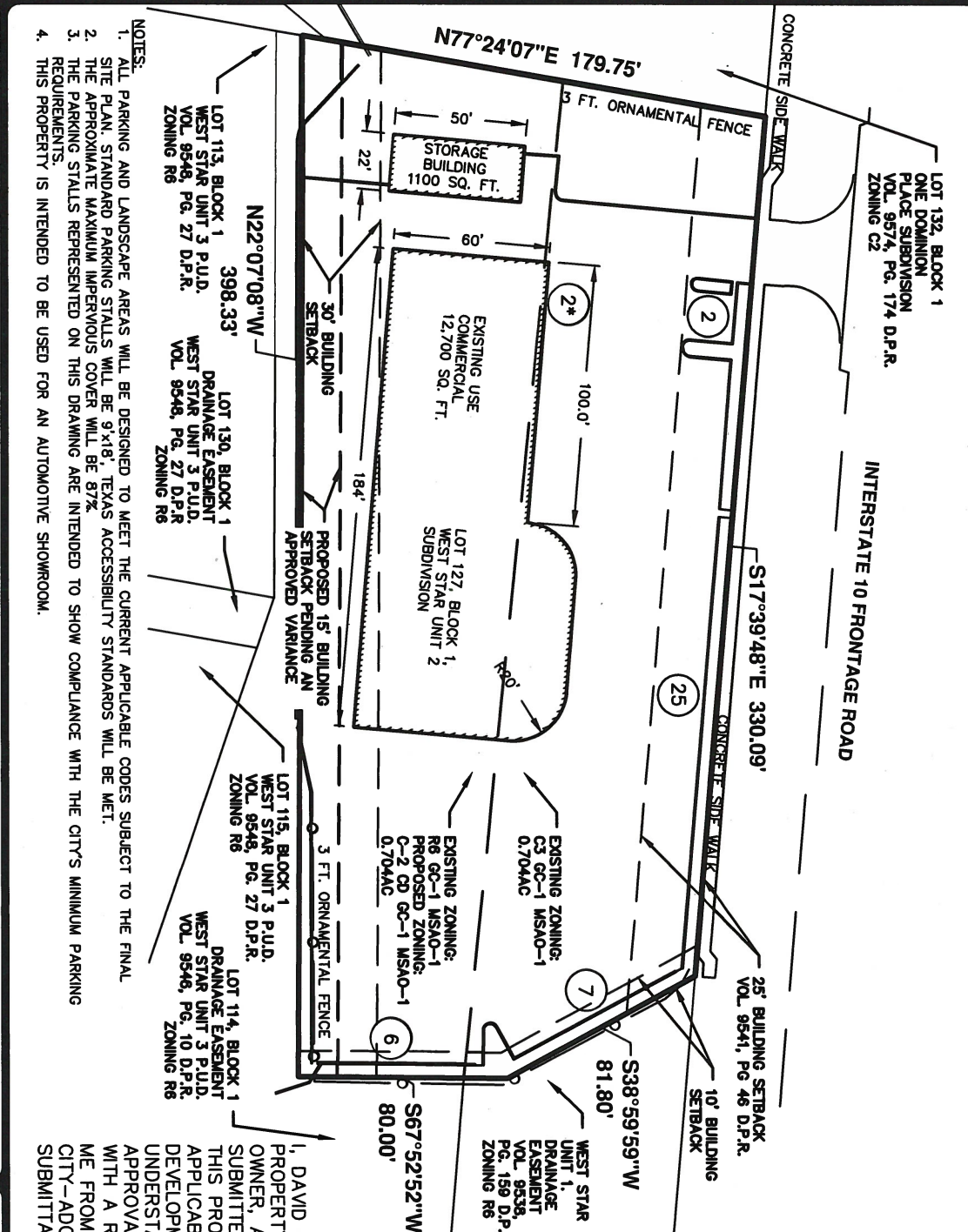
PA 16049

Z2016178

JOB NO. 4089-09  
 DATE JUNE 2016  
 DESIGNER CL  
 CHECKED MJ, DRAWN CL  
 SHEET 1 of 1

**WEST STAR UNIT 2**  
 CITY SAN ANTONIO, TEXAS  
 CONDITIONAL USE SITE PLAN EXHIBIT

2000 HW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.8000  
 TITLE BOARD OF PROFESSIONAL ENGINEERS, REAL ESTATE BROKERS  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, REAL ESTATE BROKERS # 1028890



- NOTES:
1. ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL BE 9'x18'. TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
  2. THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 87%.
  3. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS.
  4. THIS PROPERTY IS INTENDED TO BE USED FOR AN AUTOMOTIVE SHOWROOM.



**LAND USE TABLE:**

TOTAL BUILDING AREA	13,800 SQ. FT.
TOTAL PARKING, DRIVEWAYS, STORAGE AREA	39,400 SQ. FT.
MINIMUM LANDSCAPE AREA	8,130 SQ. FT.
TOTAL AREA	61,330 SQ. FT. (1,408 AC)

**PARKING TABLE:**

TOTAL BUILDING AREA (13,800 SQ. FT.)	
PARKING STALLS PROVIDED	40
HANDICAP STALLS PROVIDED	2
TOTAL	42

1. DAVID MONROE WITH UNOBTAINUM PROPERTY SOLUTIONS, 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 THE 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.