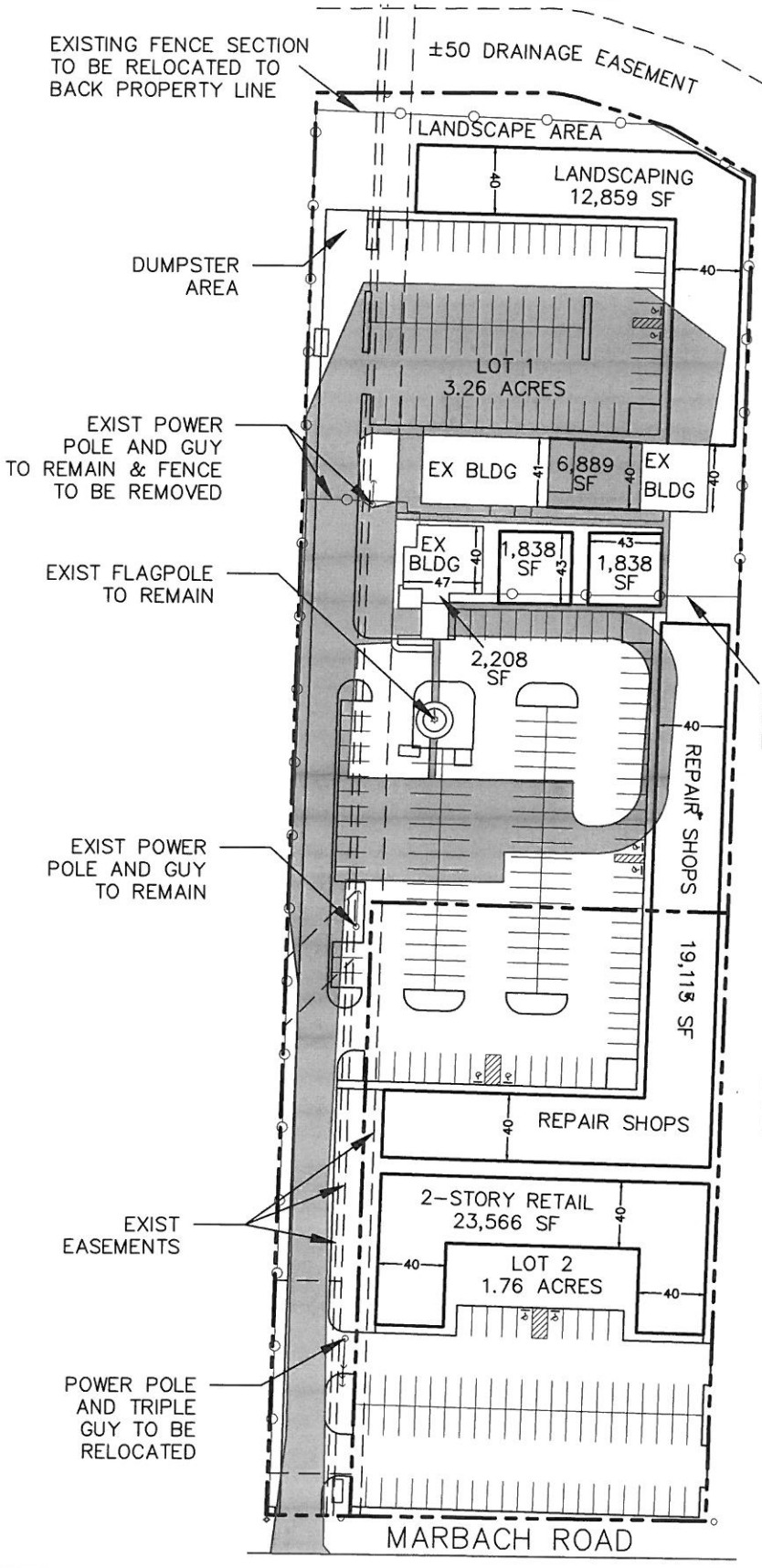
SITE PLAN LAYOUT
9823 MARBACH ROAD



100 0 100 200

SCALE OF FEET

1" = 100'

LEGEND

	EXISTING PAVEMENT, DRIVES & SIDEWALKS
- - - - -	EASEMENT LINE
———	PROPERTY LINE
—o—o—	EXISTING FENCE
5.02 AC.	TOTAL ACREAGE
107,702 SF	IMPERVIOUS COVER
0.98 AC.	AREA OF OPEN SPACE
68,311 SF	BUILDING FOOTAGE

PARKING SUMMARY:

SPACES PROVIDED	287
HANDICAPPED SPACES REQUIRED	7
HANDICAPPED SPACES PROVIDED	8

NOTE – MINIMUM AND MAXIMUM SPACES REQUIRED BY COSA UDC WILL DEPEND ON FINAL BUILDING USE(S).
ALL STALLS ARE 9'x18' AND ALL DRIVE AISLES ARE 25' IN WIDTH.

EXISTING FENCE TO BE REMOVED

SETBACKS: (GENERAL URBAN) PER UDC SECTION 35-209, TABLE 209-18
FRONT – 6' MIN. & 18' MAX.
SIDE – 0' MIN.
REAR – 3' MIN.

NOTE:
I, CITY OF SAN ANTONIO, FOR THE USE, BENEFIT AND CONTROL OF SAN ANTONIO WATER SYSTEM, 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 UDC. 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.

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