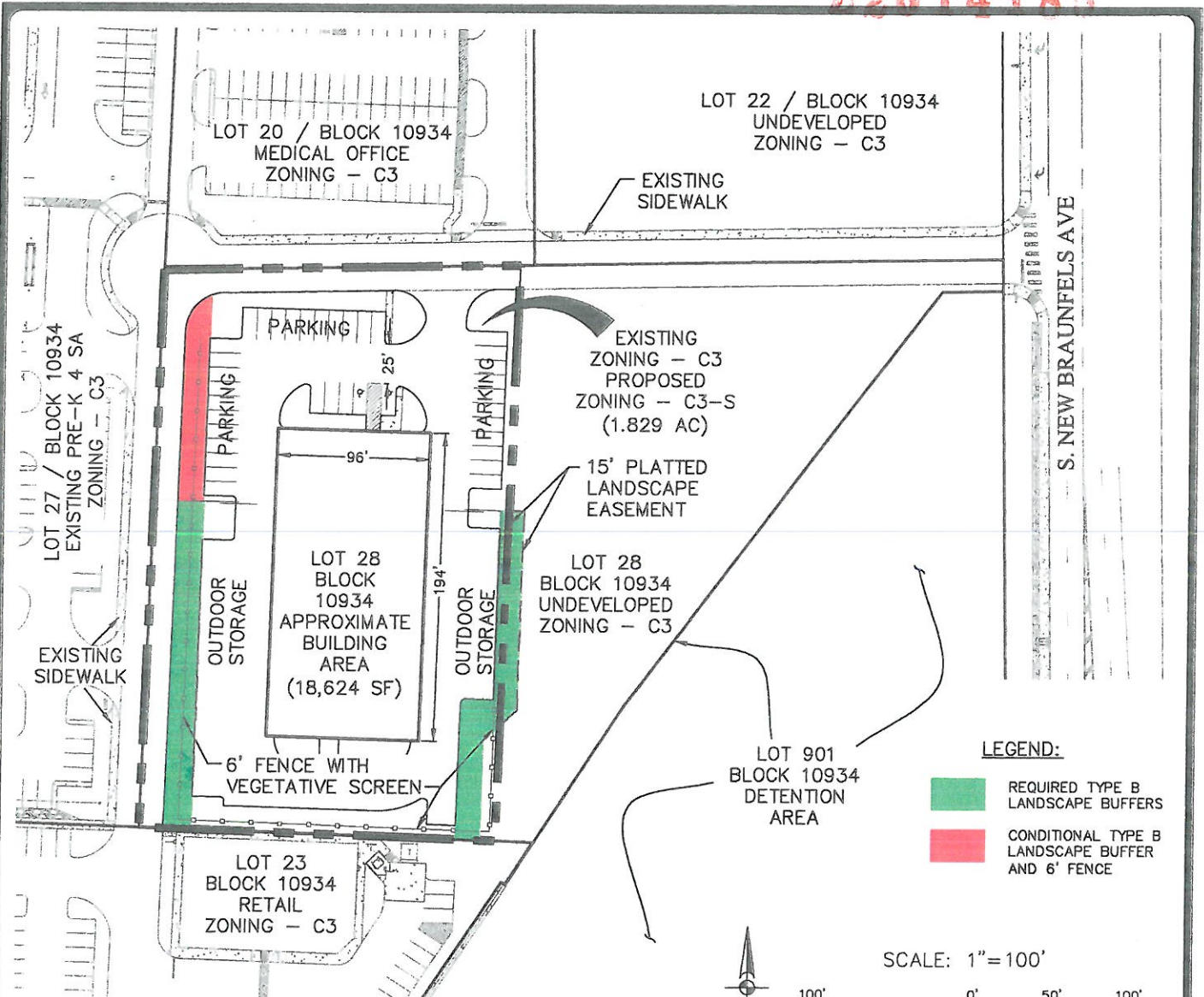


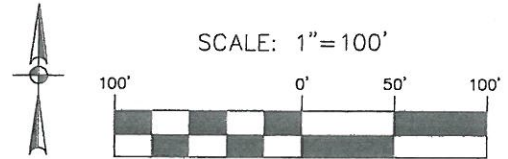
2014185



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 9'x18', TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
2. THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 80%.
3. THE DIMENSIONS SHOWN ARE SUBJECT TO FINAL SITE PLAN.
4. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS. THE ACTUAL LOCATION MAY VARY.
5. THIS PROPERTY IS INTENDED TO BE USED FOR A AUTO PAINT & BODY - REPAIR WITH OUTSIDE STORAGE OF VEHICLES AND PARTS PERMITTED BUT TOTALLY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS AND PUBLIC ROADWAYS.

I, **MARK GRANADOS, CITY BASE WEST, LP,** 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.



LAND USE TABLE (1.829 AC):

TOTAL BUILDING AREA	0.4275 AC (18,624 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	1.0357 AC (45,115.092 SQ FT)
MINIMUM LANDSCAPE AREA	0.3658 AC
TOTAL AREA	1.829 AC

PARKING TABLE (1.829 AC):

TOTAL BUILDING AREA	18,624 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	37
MINIMUM HANDICAP STALLS PROVIDED	2
PARKING STALLS PROVIDED	37

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JOB NO. 8451-00
 DATE FEB. 2014
 DESIGNER BT
 CHECKED MJ DRAWN BT
 SHEET 1 of 1

CALIBER COLLISION
 SAN ANTONIO, TX
SPECIFIC USE SITE PLAN EXHIBIT

PAPE-DAWSON ENGINEERS
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 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470