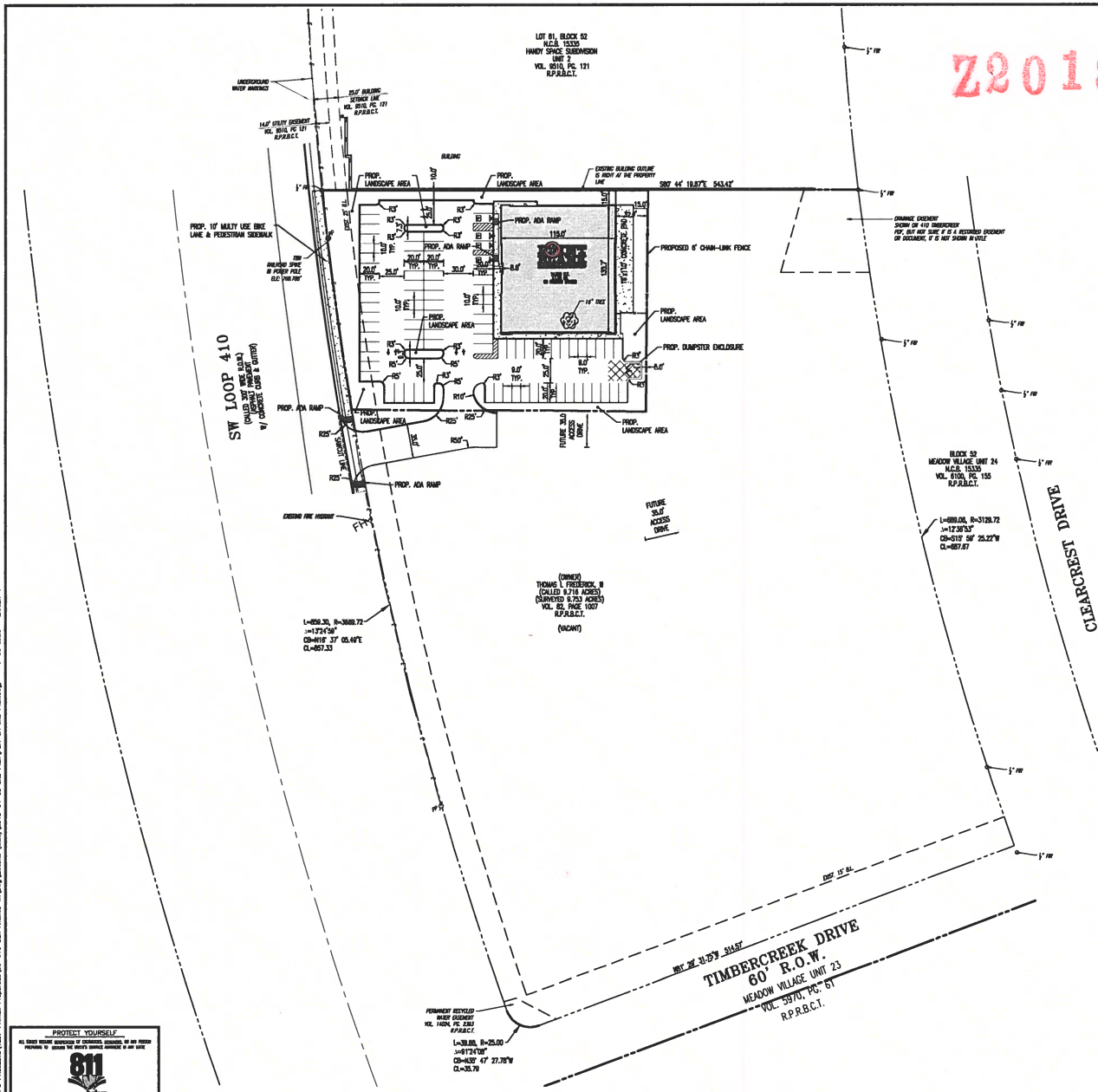
Z2018186



"I, D. CHRIS NEILL, PRIMAX PROPERTIES, 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 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 THE PLAN SUBMITTAL FOR BUILDING PERMITS."

SITE DATA	
SITE AREA	71,003 SF, or 1.63 AC.
PERVIOUS AREA	0.35 AC
IMPERVIOUS AREA	1.10 AC
BUILDING AREA	14,950 SF

SITE CRITERIA CHECKLIST	
PROJECT DATA	
PARKING PROVIDED	91 SPACES
PARKING REQUIRED	521
	RETAIL / SPORTING GOODS 3,400 SF 1 SPACE PER 200 SF. = 17
	RECREATIONAL INDOOR GUN RANGE CLASSROOMS 1,025 SF. 1 SPACE PER 30 SF = 35
LOADING PROVIDED	1 LOADING SPACE
LAND INFORMATION	
LAND LOT/DISTRICT	NCB 15335 BLK 47 LOT P-2 HANDY SPACE UT 2
PARCEL NUMBER	579225
ZONING INFORMATION	
EXISTING ZONING	C-3
CONDITIONS OF REZONING	C-3S
ACCESS INFORMATION	
CURB CUT EVALUATION	LOOP 410
JURISDICTIONAL CONTROL	CITY OF SAN SANTONIO

SITE PLAN LEGEND

ADA PARKING SPACE	SIDEWALK CONCRETE = 6,851 SF
NUMBER OF PARKING SPACES	LIGHT DUTY CONCRETE = 48,724 SF
	HEAVY DUTY CONCRETE = 653 SF
	PROPOSED BUILDING = 14,950 SF

GRAPHIC SCALE
-10 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE SOMEWHERE IN ANY STATE
811
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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DYNAMIC ENGINEERING
(DBA INVESTIGATIVE ENGINEERING CONSULTANTS PC)
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: SITE PLAN

PROJECT: POINT BLANK INDOOR GUN RANGE
PRIMAX PROPERTIES, LLC
XXXXXXXXXXX
SAN ANTONIO, TEXAS XXXXX
BEXAR COUNTY

JOB No:	1297-99-010
DATE:	01/04/18
DRAWN BY:	
SCALE:	(N/A)
DESIGNED BY:	W.K.
SHEET No:	
CHECKED BY:	S.E.S.
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
DEC Client Code:	1297
Rev. #	0

01/05/18
STEVE E. STACY
80294
LICENSED PROFESSIONAL ENGINEER

STEVE E. STACY
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 80294

Rev. Date Comments

Plotted: 01/05/18 - 7:33 AM, By: jbuttery
File: P:\DSDPC PROJECTS\1297 Primax Properties\09-010 San Antonio TX\Dwg\Exhibits (Misc)\2018-01-05 Site Plan\VBR-SA Site Plan.dwg, ----> 50 scale - EXHIBIT 1
Product Ver: 22.0s (LMS Tech)