



NACOGDOCHES RD.



NOTES:

1. ALL PARKING AND LANDSCAPE AREAS ARE DESIGNED TO MEET THE APPLICABLE CODES AT THE TIME OF CONSTRUCTION. STANDARD PARKING STALLS ARE 9'x18' AND MEET TEXAS ACCESSIBILITY STANDARDS.
2. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS.
3. THIS PROPERTY IS INTENDED TO BE USED AS A SPECIFIED FINANCIAL INSTITUTION AS DEFINED IN 35-A101.
4. NO LANDSCAPE BUFFERYARDS OR SETBACKS ARE REQUIRED IN ACCORDANCE WITH UDC TABLE 510-1 AND TABLE 310-1, RESPECTIVELY.

I, JULIAN HAWES, JR., PRA/GFR NACOGDOCHES, 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 (LOT 27 - 1.803 AC):

TOTAL BUILDING AREA	0.456 AC
	(19,863 SQ FT GFA)
BUILDING AREA RE-ZONED	0.041 AC
	(1,803 SQ FT GFA)
TOTAL LANDSCAPE AREA	0.057 AC
LANDSCAPE AREA RE-ZONED	0.000 AC
TOTAL PARKING AREA	1.290 AC
TOTAL AREA	1.803 AC

PARKING TABLE:

TOTAL PARKING STALLS	97
TOTAL PARKING STALLS REQUIRED FOR AREA BEING RE-ZONED (AT 1 PER 300 GFA)	6
TOTAL HANDICAP STALLS	5
TOTAL HANDICAP STALLS REQUIRED FOR AREA BEING RE-ZONED	1

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JOB NO. 781C-00
 DATE MARCH 2014
 DESIGNER LM
 CHECKED MJ DRAWN RB
 SHEET 1 of 1

NORTHGATE PLAZA
 12311 NACOGDOCHES RD., SAN ANTONIO, TX
 SPECIFIC USE SITE PLAN EXHIBIT

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