

# SITE PLAN LAYOUT 9823 MARBACH ROAD

100 0 100 200

SCALE OF FEET

1" = 100'

## LEGEND

EXISTING PAVEMENT,  
DRIVES & SIDEWALKS

EASEMENT LINE

PROPERTY LINE

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.

**THIS DOCUMENT IS  
RELEASED FOR INTERIM  
REVIEW PURPOSES ONLY,  
UNDER THE AUTHORIZATION  
OF EDWARD H. LITTELL, P.E.  
NO. 7643 ON AUGUST 4, 2015  
THIS DOCUMENT IS NOT TO  
BE USED FOR CONSTRUCTION.**

**Rakowitz**  
**ENGINEERING & SURVEYING**  
TEXAS REGISTERED ENGINEERING FIRM F-9155  
TEXAS LICENSED SURVEYING FIRM 101812-00

830.281.4060 P.O. BOX 172 PLEASANTON, TX 78064

EXISTING FENCE SECTION  
TO BE RELOCATED TO  
BACK PROPERTY LINE

±50 DRAINAGE EASEMENT

LANDSCAPE AREA

LANDSCAPING  
12,859 SF

DUMPSTER  
AREA

EXIST POWER  
POLE AND GUY  
TO REMAIN & FENCE  
TO BE REMOVED

EXIST FLAGPOLE  
TO REMAIN

EXIST POWER  
POLE AND GUY  
TO REMAIN

EXIST  
EASEMENTS

POWER POLE  
AND TRIPLE  
GUY TO BE  
RELOCATED

LOT 1  
3.26 ACRES

EX BLDG 6,889  
SF

EX BLDG

EX BLDG 1,838  
SF

EX BLDG 1,838  
SF

2,208  
SF

REPAIR SHOPS

19,115 SF

REPAIR SHOPS

2-STORY RETAIL  
23,566 SF

LOT 2  
1.76 ACRES

MARBACH ROAD