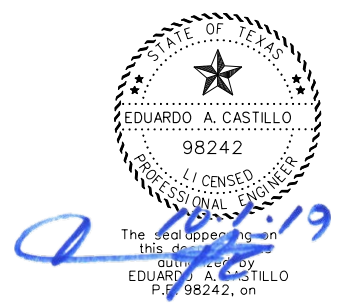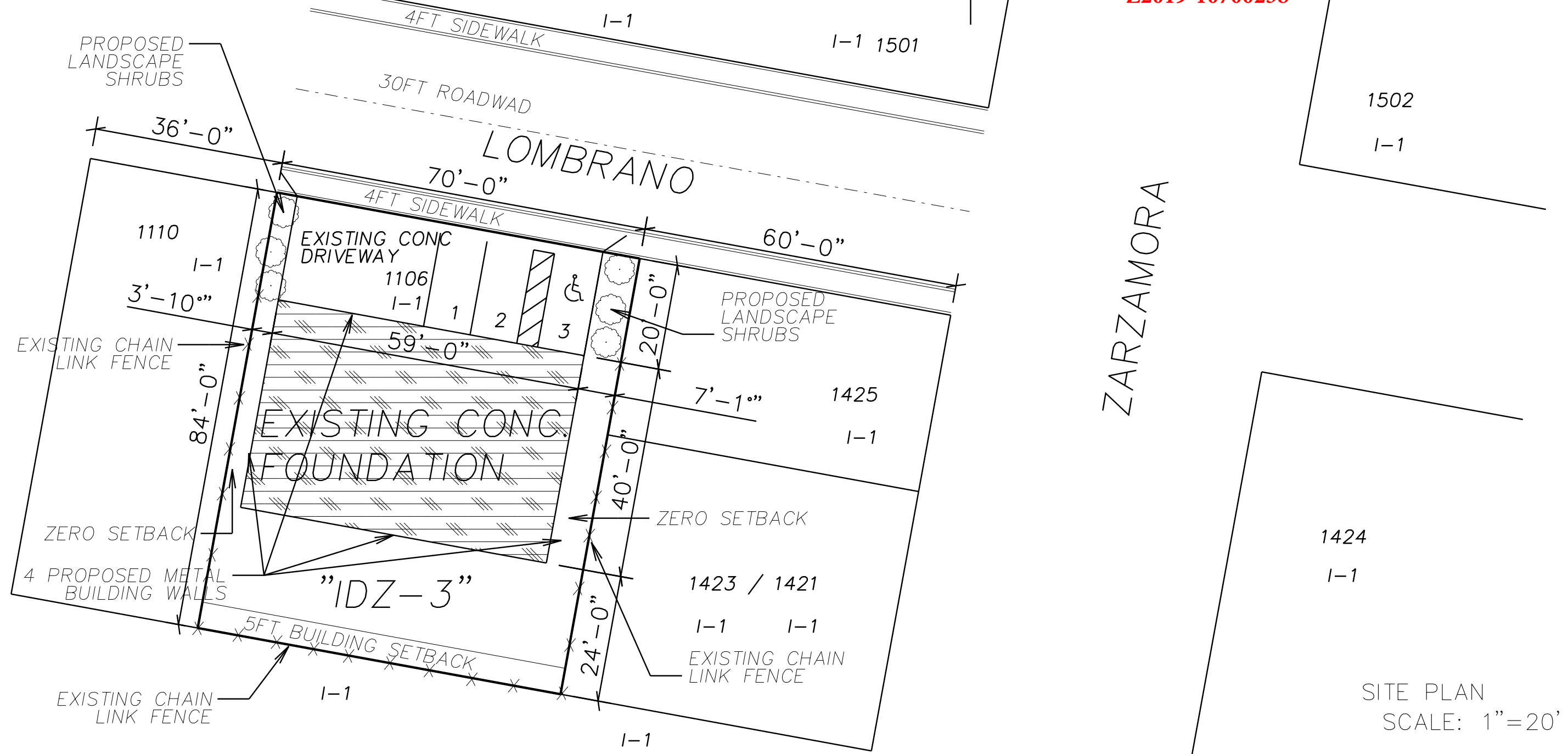BUILDING HEIGHT: 20FT
PARKING: N/A
METAL BUILDING
FOUNDATION CONC.: 2,360 SF
ACRES: 0.135 AC (5,880sf)
LOTS: 1
LOT SPACE: 3,520 SF
EXISTING PARKING
CONC.: 1,180 SF

CURRENT USE: i-1 INDUSTRIAL
REQUEST USE: IDZ-3, W/ C-3 USE
Occupancy : Warehouse 5
Parking: Office/Warehouse (Flex Space) 3
With 1 ADA

Z2019-10700238

NCB 2101, BLK 1 LOTS3 AND 4 IN THE CITY OF SAN ANTONIO
1109
I-1
I-1 1501

4FT SIDEWALK

30FT ROADWAD

LOMBRANO

PROPOSED
LANDSCAPE
SHRUBS

36'-0"

70'-0"
4FT SIDEWALK

60'-0"

1502
I-1

ZARZAMORA

1110
I-1

EXISTING CONC
DRIVEWAY
1106
I-1

3'-10°"

EXISTING CHAIN
LINK FENCE

59'-0"

1 2 3

20'-0"

PROPOSED
LANDSCAPE
SHRUBS

7'-1°"

1425
I-1

84'-0"

EXISTING CONC
FOUNDATION

40'-0"

ZERO SETBACK

1424
I-1

ZERO SETBACK

4 PROPOSED METAL
BUILDING WALLS

"IDZ-3"

1423 / 1421
I-1   I-1

EXISTING CHAIN
LINK FENCE

24'-0"

5FT BUILDING SETBACK

EXISTING CHAIN
LINK FENCE

I-1

I-1

SITE PLAN
SCALE: 1"=20'

"I, CHUCK RAMON, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE PF
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."

STATE OF TEXAS
EDUARDO A. CASTILLO
98242
LICENSED
PROFESSIONAL ENGINEER

The seal appearing on
this document was
authorized by
EDUARDO A. CASTILLO
P.E. 98242, on

1106 LOMBRANO
1106 LOMBRANO
SAN ANTONIO TX, 78201

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Designer, Engineer, Planner, Consultant
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edwardac@hotmail.com
FIRM # 12012

PROJECT NO: C-2019-09
DATE: 9-30-2019
SHEET NO:

C1

1 OF 1

ECEC