

- GENERAL NOTES
1. THE INTENDED USE OF THE PROPERTY IS OFFICE/WAREHOUSE FLEX.
 2. STANDARD PARKING SPACES ARE 9.0' X 18.0'. COMPACT SPACES ARE 8.0' X 16.0'. DRIVE AISLES ARE 25.0' WIDE, FACE TO FACE.
 3. ALL ONSITE PAVING SHALL BE ASPHALT OR CONCRETE (OWNER'S CHOICE).
 4. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED. WHERE INTEGRAL CURB IS SHOWN, DIMENSIONS ARE TO FACE OF INTEGRAL CURB. ALL RAMP DIMENSIONS ARE FACE TO FACE.
 5. THIS CONCEPTUAL SITE PLAN IS CONCEPTUAL IN NATURE. MODIFICATIONS MEETING THE SPIRIT AND INTENT OF THIS PLAN WILL NOT REQUIRE A REZONING APPLICATION.
 6. OWNER RESERVES THE RIGHT TO CREATE A DRIVE-THRU FOR AN END USER WHO REQUIRES IT, SUBJECT TO THE C-2 ZONE'S ALLOWED USES.

PROJECT DATA TABULATION

SITE ACREAGE: 2,000 ACRES. (87,120 SF)
NUMBER OF TRACTS: 1
NUMBER OF BUILDINGS: 2 (COULD BE BROKEN DOWN INTO SMALLER UNITS)
BASE ZONING: C-2 WITH CD PENDING
ESTIMATED IMPERVIOUS COVER: 77,067 SF

C-2 SETBACKS (ALL ADJOINING USES ARE C-2 OR C-3)

FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET

ZONING & SITE PLANNING INFO

ZONING: "C-2 CD" - COMMERCIAL DISTRICT CONDITIONAL USE (PROPOSED)

TWO BUILDINGS: ONE STORY OFFICE/WAREHOUSE FLEX
TOTAL BUILDING SF: 30,480 SF

COSA: MIN. TOTAL PARKING SPACES REQUIRED (1 PKG SPACE PER 2,000 SF GFA): 15 SPACES
COSA: MAX. TOTAL PARKING SPACES ALLOWED (1 PKG SPACE PER 200 SF GFA): 150 SPACES

TOTAL PARKING SPACES PROVIDED ONSITE (1 PKG SPACE PER 309 SF GFA): 94 SPACES
ADA PARKING SPACES REQUIRED (1 VAN ACCESSIBLE SPACE): 4 SPACES
ADA PARKING SPACES PROVIDED: 5 SPACES
COMPACT PARKING SPACES: MAX. ALLOWED (30% OF REQUIRED): 19 SPACES*
COMPACT PARKING SPACES: PROVIDED: 0 SPACES

BICYCLE PARKING SPACES REQUIRED (10% OF REQUIRED PKG SPACES): 9 SPACES*
BICYCLE PARKING SPACES PROVIDED: 10 SPACES

* BASED ON PROVIDED SPACES, NOT REQUIRED SPACES

LEGAL DESCRIPTION

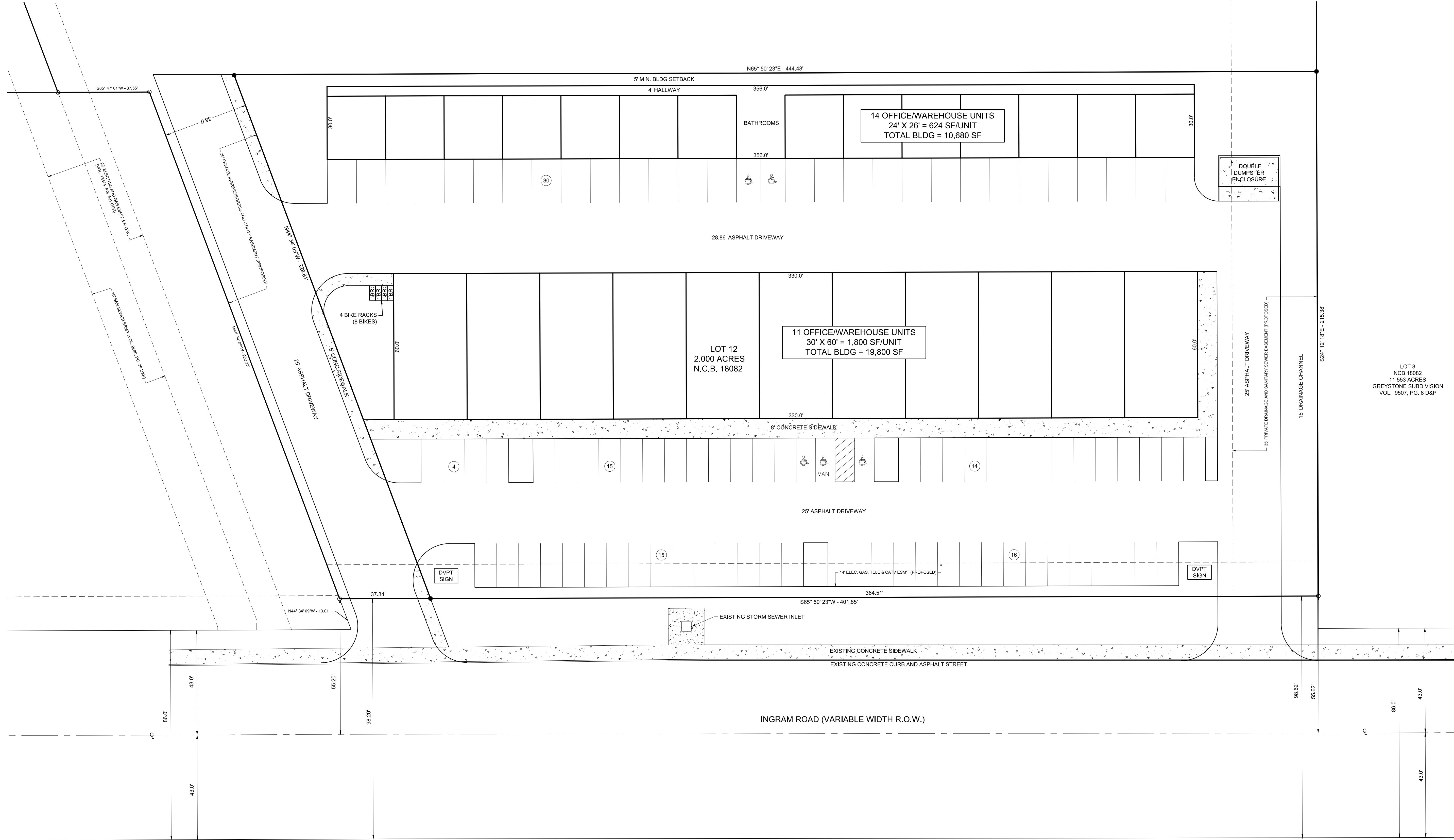
A 2,000 ACRE TRACT SITUATED IN THE ELIZABETH PLUNKETT SURVEY NO. 72, COUNTY BLOCK 4433, N.C.B. 18082, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF AN 18,200 ACRE TRACT (I.E. PARENT TRACT) DESCRIBED IN A DEED RECORDED IN VOLUME 10602, PAGE 1399, OFFICIAL PUBLIC RECORDS (OPR), BEXAR COUNTY, TEXAS.

"I, DAVID W. DYE III, P.E., R.P.L.S., PRESIDENT, DYE DEVELOPMENT, INC., PROPERTY OWNER'S AGENT, 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.

LEGEND

○ 1/2" IRON PIN FOUND
● 1/2" IRON PIN SET W/ DYE DVPT CAP
D&P DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
BLDG BUILDING
SF SQUARE FEET
NCB NEW CITY BLOCK
VOL. & PAGE VOLUME & PAGE
POS PAGES
TYP TYPICAL
FND FOUND IRON ROD
UTIL UTILITY
ESMT EASEMENT
MIN MINIMUM
ROW RIGHT OF WAY
NTS NOT TO SCALE
C/L CENTERLINE

CASE #: Z2019-10700338



2-17-20

DYE DEVELOPMENT, INC.
TBPE: F-9539 - TBPLS: #1092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL: (210) 685-9193
FAX: (210) 598-9758

PLSP, Ltd.
CONCEPTUAL SITE PLAN
PROPOSED OFFICE/WAREHOUSE FLEX BUILDINGS
INGRAM ROAD, SAN ANTONIO, TX 78251

DRAWN BY: DWD
CHECKED BY: DWD
DATE: 2-17-20
PROJECT NO: INGRAM MU

SHEET
Z1.0