

72014089

DEVELOPMENT SERVICES RECEIVED  
2014 JAN 29 PM 4:07

**NOTES:**

1. EXISTING ZONING DISTRICT: C-2
2. SETBACKS SHOWN HEREON ARE PER EXISTING ZONING DISTRICT C-2
3. PER SECTION 33-310, TABLE 310-1, THERE IS A REQUIREMENT FOR A LIGHT TRUCK REPAIR
4. PROPOSED ZONING DISTRICT C-3 FOR LOT LINES WHICH ABOUT RESIDENTIAL OR RESIDENTIAL USE ZONING DISTRICTS.
5. THE BASIS OF BEARINGS IS THE SOUTHWEST QUARTER CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14N, RANGE 12E, RECORDS OF BEAR COUNTY, TEXAS.

**LOT COVERAGE - EXISTING**

TOTAL LOT AREA	44,953 SQ.FT.
BLDG. FOOTPRINT	2,387 SQ.FT.
ASPHALT DRIVE	4,035 SQ.FT.
ASPHALT PARKING	1,974 SQ.FT.
CONC. WALKS	1,319 SQ.FT.
CONC. APRONS	306 SQ.FT.
CONC. CURB	314 SQ.FT.

**LOT COVERAGE - FUTURE**

TOTAL LOT AREA	44,953 SQ.FT.
BLDG. FOOTPRINT	10,011 SQ.FT.
ASPHALT DRIVE	14,884 SQ.FT.
ASPHALT PARKING	1,584 SQ.FT.
CONC. WALKS	NONE
CONC. APRONS	NONE
CONC. CURB	NONE

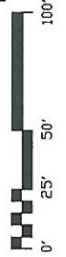
OCCUPANCY: 'B' - BUSINESS  
 ALLOWABLE BLDG. AREA: 23,000 SF  
 PARKING ANALYSIS: (12,398 SF) REQUIRED:  
 1,500 MIN REGULAR SPACES: 24 SPACES  
 ADA SPACES: 1 SPACE  
 TOTAL: 25 SPACES  
 PROVIDED: 27 SPACES  
 ADA SPACES: 2B SPACES  
 TOTAL: 28 SPACES

Escote of Meric Aelvoet  
 Margaret Ischiroart

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 THE 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.

**01 SITE PLAN**

SCALE: GRAPHIC



NORTH

SOMERSET PLACE, SIXTH FILING (VOL. 642, PG. 186)  
 LOT 18  
 DAVID ELVA WILDEZ  
 VOL. 1854, PAGE 2140  
 ZONING DISTRICT I2  
 FIELD: S 84°17'23" E 103.14'

LOT 19 & THE WEST 38.355 FEET OF LOT 20, BLOCK 9 WILFREDO ESCAMILLA VOL. 13663, PAGE 1450  
 ZONING DISTRICT C3

LOT 5 AND THE EAST 11 FT. OF LOT 6 BLOCK 4 LOT 5 AND THE EAST 11 FT. OF LOT 6 1.032 ACRES  
 ZONING DISTRICT I2  
 ZONING DISTRICT C2-CD  
 FIELD: N 06°13'09" E 45.61'

WEST 79.75 FEET OF LOT 6 DAVID MORALES VOL. 15654, PAGE 2181  
 ZONING DISTRICT I2  
 ZONING DISTRICT C2-CD  
 FIELD: S 06°25'59" W 443.04'

SHUCHIKANT D. BHAKTA VOL. 6101, PAGE 966  
 ZONING DISTRICT C3

S. W. MILITARY DRIVE (100' RIGHT-OF-WAY) (PLATTED AS ARBOR BEACH DRIVE)  
 FIELD: N 83°57'15" W 101.75'  
 RECORDS: 16,128'

**SITE PLAN**  
 3429 SW MILITARY DR.  
 SAN ANTONIO, TX 78229

DATE: 01/24/14  
 DRAWN BY: SP1  
 3429 SW MILITARY  
 SHEET

SP1