

REVISIONS:

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THIS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 12488

# RAYCO AUTOMOTIVE 3722 SW LOOP 410 SAN ANTONIO, TEXAS ZONING SITE PLAN

DATE: 04-19-17  
JOB NO.: 17-009  
RECORD: JV  
SHEET: C1

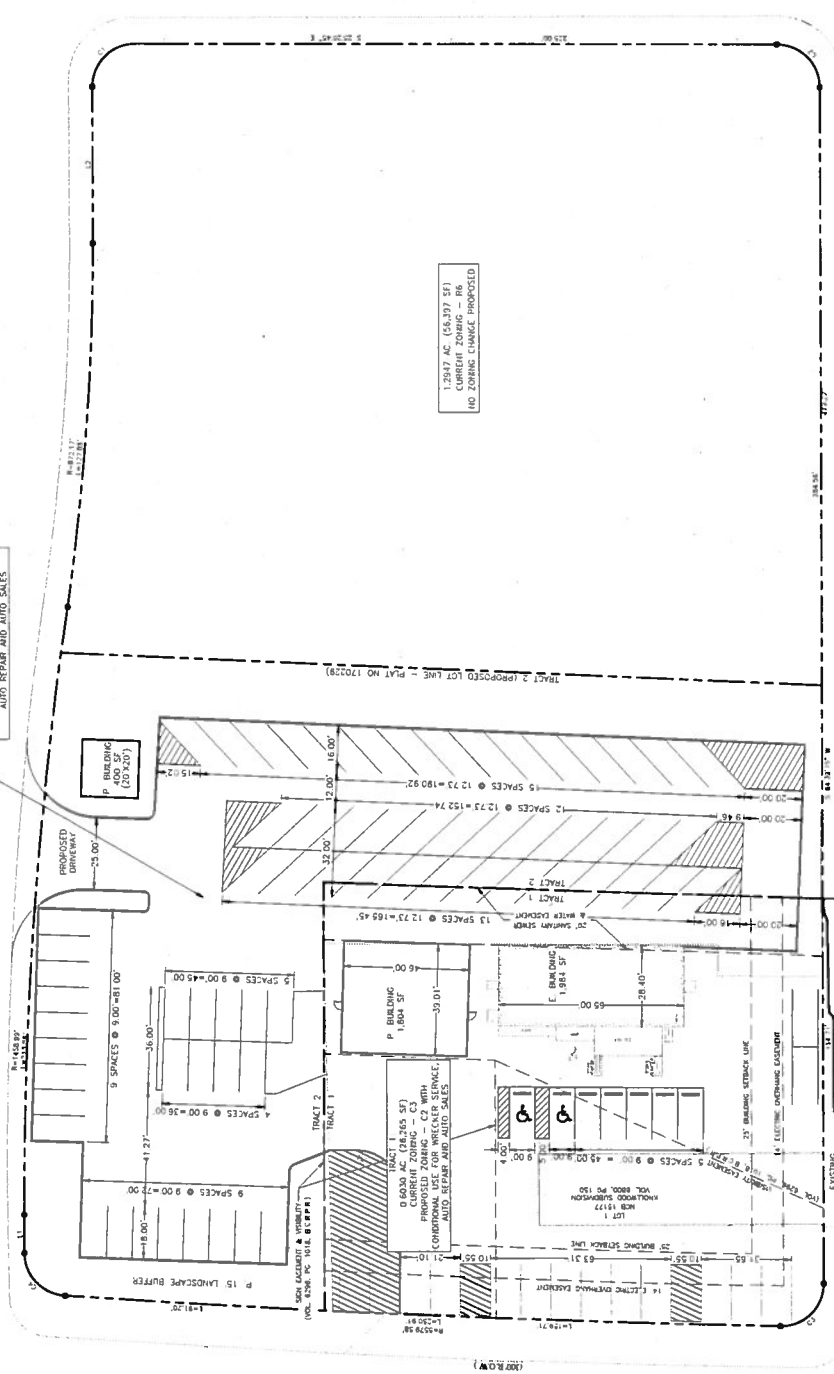


LOCATION MAP  
NOT TO SCALE

CEPARRURST DRIVE

TRACT 1  
0.8730 AC (1,54,068 SF)  
CURRENT ZONING - R6  
PROPOSED ZONING - C2 WITH A CONDITIONAL USE FOR WRECKER SERVICE, AUTO REPAIR AND AUTO SALES

FERRICROFT DRIVE  
R.O.W.



TRACT 1  
1.2847 AC (56,237 SF)  
CURRENT ZONING - R6  
NO ZONING CHANGE PROPOSED

KNOLLWOOD DRIVE  
R.O.W.

EXISTING ZONING: C3 AND R6  
PROPOSED ZONING: C2 WITH A CONDITIONAL USE TO ALLOW WRECKER SERVICE, AUTO REPAIR AND AUTO SALES

PROJECT DATA LABELS  
EXISTING SITE ACREAGE: 2.7257 AC  
EXISTING IMPERVIOUS COVER (INCL. BLDGS): 2,204 SF  
SIZE OF PROPOSED BUILDING: 1,984 SF  
SIZE OF EXISTING BUILDING: 1,984 SF

IMPERVIOUS COVER DATA  
APPROX. SIZE OF PROPOSED PARKED AREA: 25,886 SF  
EXISTING IMPERVIOUS COVER (INCL. BLDGS): 25,886 SF  
MAX. SIZE OF PROPOSED IMPERVIOUS COVER (INCL. BLDGS): 53,123 SF  
(WITHIN SITE PLAN AREA)

C3 SETBACKS  
FRONT: 0 FEET (ADJACENT TO RR)  
REAR: 0 FEET

OFF-STREET PARKING REQUIREMENTS:  
REQUIRED PRP LOC: NOT SPECIFIED (N/A) BY UDC TABLE 526-3b

PROVIDED (TOTAL): R6  
ADA REQUIRED: 2 - 1 VAN ACCESSIBLE  
ADA PROVIDED: 2 - 1 BUNGALOW IS VAN ACCESSIBLE

I, BAED ALKUSMAN, AUTHORIZED AGENT FOR THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF APPLYING FOR ZONING AND PERMITS IS PREPARED BY ME OR UNDER MY SUPERVISOR AND I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY PROFESSIONAL ENGINEERING SERVICE OR DESIGN IN THIS CASE. THIS STATEMENT IS VALID FOR THE PERIOD OF 90 DAYS FROM THE DATE OF SIGNATURE. I AM NOT PROVIDING ANY PROFESSIONAL ENGINEERING SERVICE OR DESIGN IN THIS CASE. THIS STATEMENT IS VALID FOR THE PERIOD OF 90 DAYS FROM THE DATE OF SIGNATURE.



SCALE: 1" = 20'

SITE PLAN