

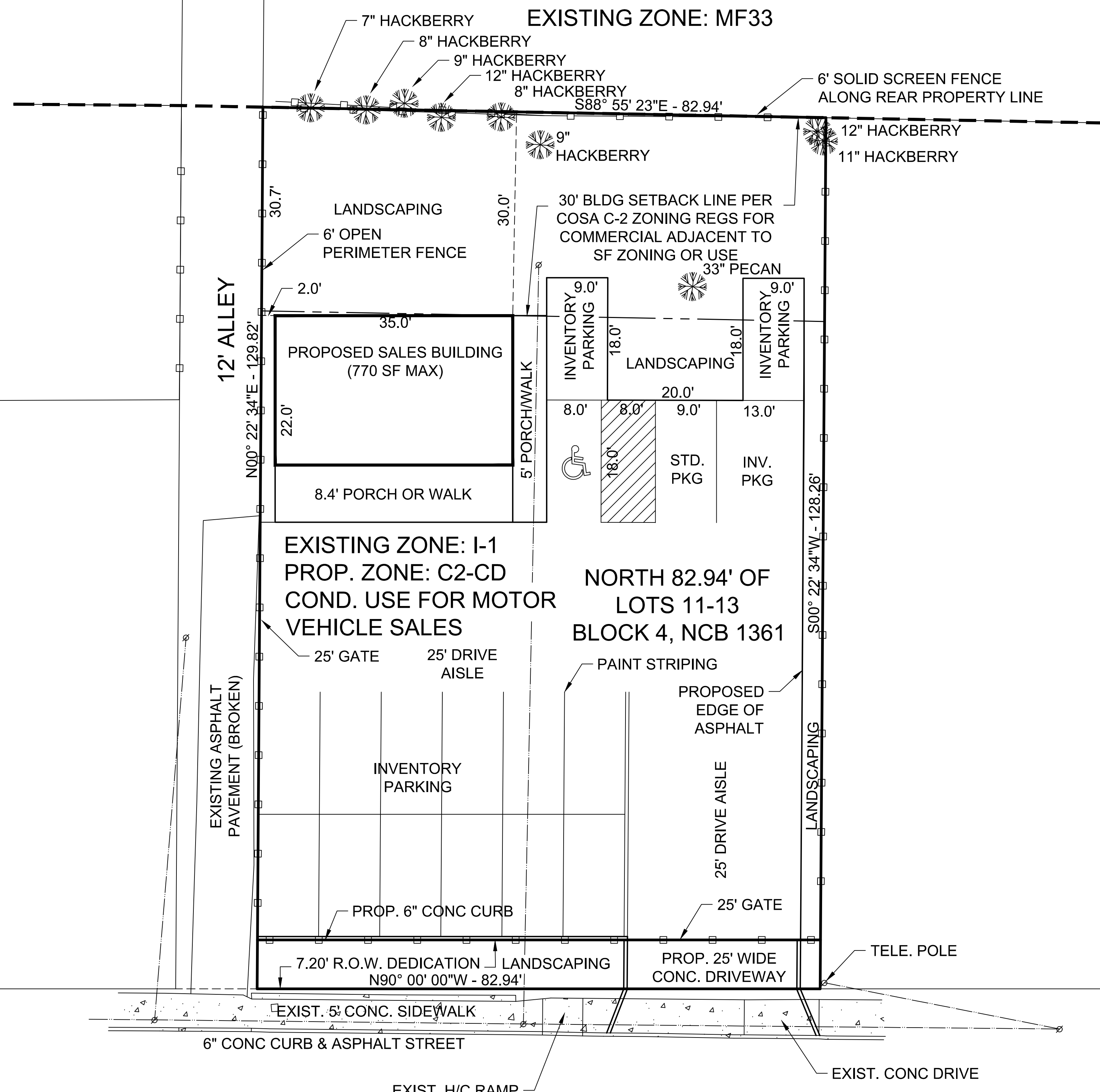
LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊗ CHS. "X" IN CONC. FND.
- ⊕ FOUND IRON PIPE
- SEE DRAWING
- FENCE POST
- PROPOSED PERIMETER FENCE
- - - EXISTING CHAINLINK FENCE
- - - EXISTING ZONING BOUNDARY
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING POWER POLE
- ⊙ CONTROLLING MONUMENT
- ⊙ BENCHMARK
- ▒ EXISTING CONCRETE SURFACE

PROJECT DATA TABULATION

EXISTING SITE ACREAGE:	0.2472 AC.
MAXIMUM SIZE OF PROPOSED BUILDING:	770 SF
IMPERVIOUS COVER DATA:	
APPROX. SIZE OF PROPOSED PAVED AREA:	6,608 SF
MAX. SIZE OF PROPOSED IMPERVIOUS COVER (INCL. BLDG.):	7,378 SF
C2 SETBACKS:	
FRONT: 0 FEET	
SIDE: 0 FEET	
REAR: 30 FEET (ABUTS RESIDENTIAL USE/ZONE MF33)	
OFF-STREET PARKING REQUIREMENTS:	
REQUIRED PER UDC:	2 - 1 P.S. PER 500 GFA (INCLUDES ADA)
ADA REQUIRED:	1 - VAN ACCESSIBLE
PROVIDED:	2 - 1 STANDARD & 1 ADA VAN ACCESSIBLE

- GENERAL NOTES:**
1. THE EXISTING TRACT IS A VACANT LOT.
 2. THE INTENDED USE OF THE PROPERTY IS THE SALE OF USED AUTOMOBILES.
 3. WE, AXEL AND IRWIN VALDEZ, THE PROPERTY OWNERS, 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.



VALDEZ AUTO SALES

PRELIMINARY SITE PLAN
 PROPOSED AUTO SALES FACILITY

626 & 630 N. NEW BRAUNFELS, SAN ANTONIO, TEXAS 78202
 2/0 Current Proposed DD Project on N. New Braunfels 626 & 630 Auto Sales Site Plan: NNSPH.dwg

NO.	DATE	COMMENTS

DRAWN BY: DWD
 CHECKED BY: DWD
 DATE: 03-18-2014
 PROJECT NO: NNR

SHEET
C1.0