

Z-2023-10700060 CD

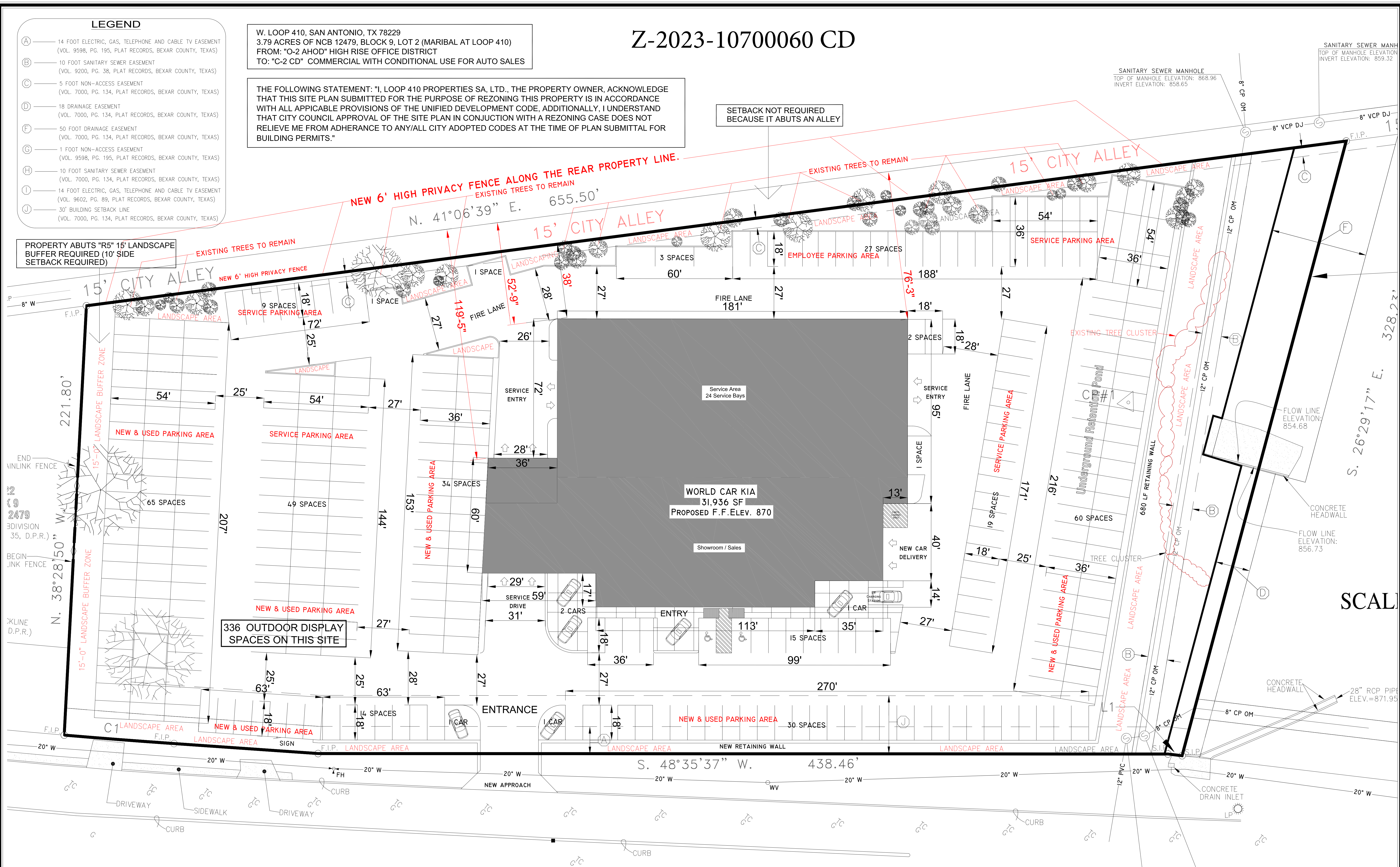
W. LOOP 410, SAN ANTONIO, TX 78229
 3.79 ACRES OF NCB 12479, BLOCK 9, LOT 2 (MARIBAL AT LOOP 410)
 FROM: "O-2 AHOD" HIGH RISE OFFICE DISTRICT
 TO: "C-2 CD" COMMERCIAL WITH CONDITIONAL USE FOR AUTO SALES

THE FOLLOWING STATEMENT: "I, LOOP 410 PROPERTIES SA, LTD., 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 CITY COUNCIL APPROVAL OF THE SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERANCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

- LEGEND**
- (A) 14 FOOT ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9598, PG. 195, PLAT RECORDS, BEXAR COUNTY, TEXAS)
 - (B) 10 FOOT SANITARY SEWER EASEMENT (VOL. 9200, PG. 38, PLAT RECORDS, BEXAR COUNTY, TEXAS)
 - (C) 5 FOOT NON-ACCESS EASEMENT (VOL. 7000, PG. 134, PLAT RECORDS, BEXAR COUNTY, TEXAS)
 - (D) 18 DRAINAGE EASEMENT (VOL. 7000, PG. 134, PLAT RECORDS, BEXAR COUNTY, TEXAS)
 - (F) 50 FOOT DRAINAGE EASEMENT (VOL. 7000, PG. 134, PLAT RECORDS, BEXAR COUNTY, TEXAS)
 - (G) 1 FOOT NON-ACCESS EASEMENT (VOL. 9598, PG. 195, PLAT RECORDS, BEXAR COUNTY, TEXAS)
 - (H) 10 FOOT SANITARY SEWER EASEMENT (VOL. 7000, PG. 134, PLAT RECORDS, BEXAR COUNTY, TEXAS)
 - (I) 14 FOOT ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9602, PG. 89, PLAT RECORDS, BEXAR COUNTY, TEXAS)
 - (J) 30' BUILDING SETBACK LINE (VOL. 7000, PG. 134, PLAT RECORDS, BEXAR COUNTY, TEXAS)

PROPERTY ABUTS "R5" 15' LANDSCAPE BUFFER REQUIRED (10' SIDE SETBACK REQUIRED)

SETBACK NOT REQUIRED BECAUSE IT ABUTS AN ALLEY



WORLD CAR KIA
 SAN ANTONIO, TEXAS 78228

COPYRIGHTED MATERIAL
 This material can not be copied or reproduced in any way without the express written consent of the Architect.

GA ARCHITECTURE
 ESTABLISHED IN 1985
Guajardo & Associates
 AUTOMOTIVE ARCHITECTURE
 TOYOTA DEALERSHIPS
 FORD DEALERSHIPS
 HONDA DEALERSHIPS
 KIA DEALERSHIPS
 ISUZU DEALERSHIPS
 CHEVROLET DEALERSHIPS
 MERCEDES BENZ DEALERSHIPS
 HYUNDAI
 CHURCH ARCHITECTURE
 MEDICAL ARCHITECTURE
 COMPUTED TOMOGRAPHY (CAT)
 NUCLEAR IMAGING
 DIALYSIS CLINICS
 DENTAL CLINICS
 ARCHITECTURE
 OFFICE BUILDINGS
 BANKS, LIBRARIES
 CLASSROOM BUILDINGS
 COMMUNITY CENTERS
 AIRCRAFT HANGARS
 14114 Jones Maltsberger
 San Antonio, Texas 78247
 Tel. 210-313-3900

INTERIM REVIEW ONLY
 DOCUMENT INCOMPLETE
 NOT INTENDED FOR
 PERMIT OR CONSTRUCTION
 ROBERT GUAJARDO, ARCHITECT
 TEXAS REG. NO. 10921
 FEBRUARY 15, 2023

Revisions

Date	08/08/2022
	08/11/2022
	09/22/2022
	09/15/2022
	02/14/2023
	02/15/2023

Sheet No. **AI**

WORLD CAR KIA PROPOSED SITE DIAGRAM

SCALE: 1" = 20'-0"

- LANDSCAPE NOTE: 48 EXISTING TREES THROUGHOUT THE PROPERTY WILL REMAIN, IN ADDITION NEW ADDITION LANDSCAPING WILL BE INSTALLED.
- LANDSCAPE BUFFER: A 15' WIDE LANDSCAPE BUFFER ZONE IS INDICATED ON THE LEFT PROPERTY LINE AS REQUIRED BY THE UDC. THE REAR OF THE PROPERTY IS SEPARATED FROM THE RESIDENTIAL AREA BY A CITY 15' WIDE ALLEY. SINCE THE REAR PROPERTY LINE IS NOT "ADJACENT" TO RESIDENTIAL AREA A BUFFER ZONE IS NOT REQUIRED IN THIS AREA. BUT A NEW 6' FENCE WILL BE INSTALLED AND 46 EXISTING TREES ALONG THAT FENCE LINE WILL REMAIN.
- THE REAR WALL OF THE PROPOSED BUILDING WILL BE A MAXIMUM OF 14' TALL.
- PROPOSED PAVED AND SIDEWALK AREA: 103,836 SF; BUILDING FIRST FLOOR AREA: 27,687 SF; SECOND FLOOR AREA : 4,249 SF

PAVED AND SIDEWALK AREA: 103,941 SF

LEGEND

868.25 SPOT ELEVATION	CONCRETE CURB	F.I.P.	FOUND 1/2" DIAMETER IRON PIN WITH NO CAP	
857.910 SPOT ELEVATION TOP OF CURB	S.I.P.	1/2" SET IRON PIN WITH YELLOW CAP STAMPED: RAS# 3976	LP	LIGHT POLE/24IN FOOTING
857.880 SPOT ELEVATION GUTTER	CONCRETE AREA		6" HIGH CHAINLINK FENCE	
CONTROL POINT	WV	WATER VALVE	3" W	WATER LINE
	FW	FIRE HYDRANT	SS	SANITARY SEWER LINE

WORLD CAR AUTOMOTIVE KIA
 3835 NW LOOP 410
 SAN ANTONIO, TX 78228

