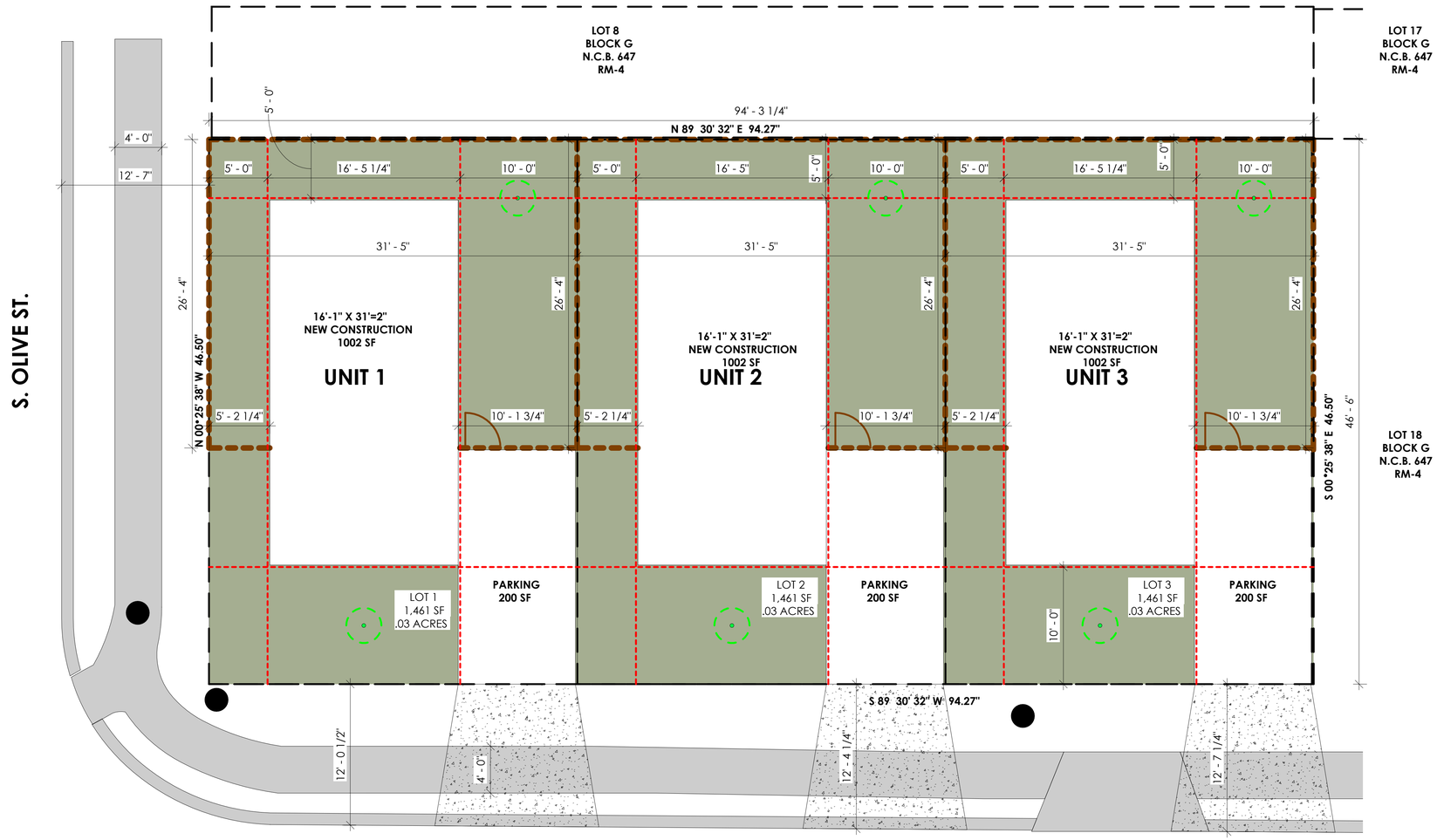
Z-2024-10700148

ADDRESS: 701 VIRGINIA BLVD., SAN ANTONIO, TX 78203

Zoning from: "RM-4" Residential Mixed District

Zoning to: "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted for three (3) dwelling units and allowance of a fence height up tp eight (8) feet.

LOT 9, BLOCK G, N.C.B. 647



*BUILDING ENVELOPE SHOWS FRONT AND LEFT SIDE SETBACKS AT 10'-0" EACH, AND BACK AND RIGHT SIDE SETBACKS AT 5'-0" EACH.

94' - 3 1/4"

1 PLAT SUBDIVISION
3/16" = 1'-0"

NEW TREES - 1 1/2" OAK	
BUILDING ENVELOPE	
PROPERTY LINE	
NEW FENCING- 6' TALL WOOD PICKET	
EXISTING SIDEWALKS AND CURBS	

TOTAL ACRES	.100
TOTAL LOTS	3
TOTAL OPEN SPACE	2,280 SF
TOTAL HARD SURFACES	2,103 SF

	ACREAGE	SF
LOT 1	.0333	1,461.00
LOT 2	.0333	1,461.00
LOT 3	.0333	1,461.00
TOTALS	.100	4,383.00

2 IDZ PROJECT INFO
1/8" = 1'-0"

I, Trey Jacobson, representative, acknowledge that the site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the United Development Code. Additionally, I understand that the City Council approval of the site plan is in conjunction with rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

No.	Description	Date

PROJECT NAME :
VIRGINIA
701 VIRGINIA BLVD, SAN ANTONIO, TX 78203

THESE DRAWINGS & ACCOMPANYING SPECIFICATIONS ARE TO BE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED ON OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING FROM THE DESIGNER, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. CONSTRUCTOR IS RESPONSIBLE FOR CONSTRUCTION MEAN, METHODS, TECHNIQUES, SEQUECES OR PROCEDURES, OR SAFETY PRECAUTIONSAND PROGRAMS IN CONNECTION WITH THE PROJECT. IN THE CASE OF AN EXISTING STRUCTURE RENOVATION, THE DESIGNER IS NOT RESPONSIBLE FOR DISCREPANCIES FOUND IN DIMENSIONS AND FACILITIES. ALL DISCREPANCIES MUST BE VERIFIED BY CONTRACTOR AND CONSULTED WITH LEAD ARCHITECT OR DESIGNER OF ANY CHANGES.

CONTENTS :

IDZ SITE PLAN

SOLID Options

DRAWN BY : **KH**

DATE : **7/18/24**

SCALE **As indicated**

SHEET No. :

A100

VIRGINIA