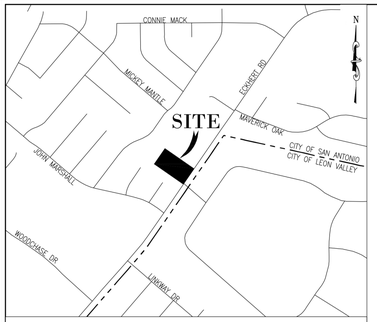


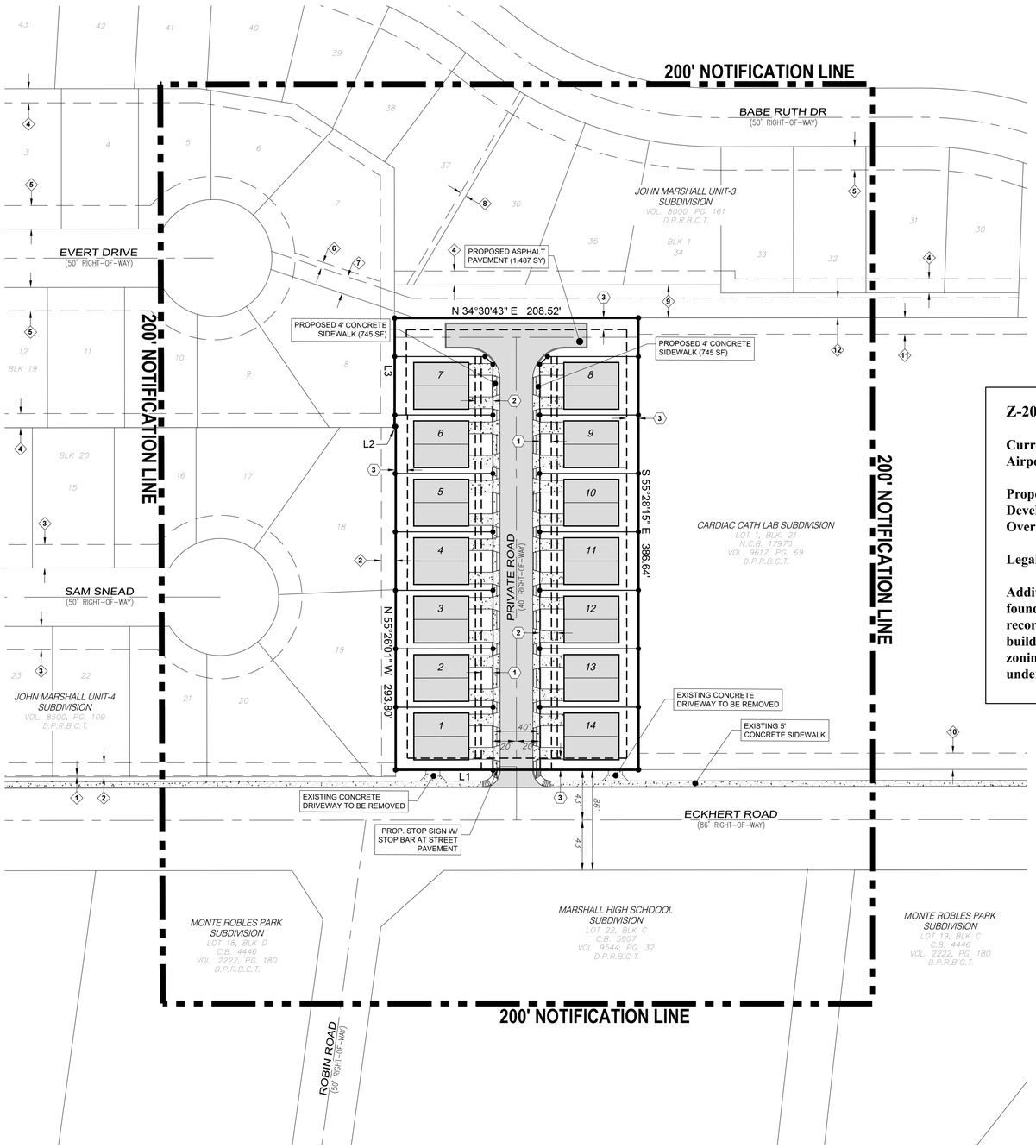
LOCATION MAP
SCALE: 1" = 2,000'

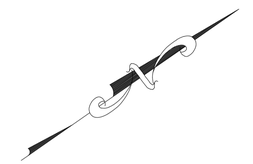
LEGEND

FOUND IRON ROD	
SET IRON ROD	
CENTERLINE OF ROAD	
1' NON-ACCESS EASEMENT (VOL. 8500, PG. 109, D.P.R.)	1
12' G.E.T.T.V. EASEMENT (VOL. 8500, PG. 109, D.P.R.)	2
20' BUILDING SETBACK (VOL. 8500, PG. 109, D.P.R.)	3
12' G.E.T.T.V. EASEMENT (VOL. 8000, PG. 161, D.P.R.)	4
20' BUILDING SETBACK (VOL. 8000, PG. 161, D.P.R.)	5
5' ELECTRIC EASEMENT (VOL. 8000, PG. 161, D.P.R.)	6
15' DRAINAGE RIGHT-OF-WAY (VOL. 8000, PG. 161, D.P.R.)	7
5' TELEPHONE EASEMENT (VOL. 8000, PG. 161, D.P.R.)	8
VARIABLE DRAINAGE RIGHT-OF-WAY (VOL. 8000, PG. 161, D.P.R.)	9
14' G.E.T.T.V. EASEMENT (VOL. 2437, PG. 294, D.P.R.)	10
14' G.E.T.T.V. EASEMENT (VOL. 9617, PG. 69, D.P.R.)	11
VARIABLE SANITARY SEWER EASEMENT (VOL. 9617, PG. 69, D.P.R.)	12
10' G.E.T.TV EASEMENT	1
15' BUILDING SETBACK	2
10' BOUNDARY SETBACK	3

GENERAL NOTES:

1. OPEN SPACE DEDICATION WAS EXCLUDED DUE TO OWNER PAYING A FEE IN LIEU PARKLAND DEDICATION.
2. ANY EXISTING UTILITY INFORMATION SHOWN OR NOT SHOWN THIS DRAWING IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO COMMENCING CONSTRUCTION. (N.S.P.I.)
3. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS TO MAKE UTILITY CONNECTIONS PRIOR TO COMMENCING WORK. ANY DELAYS CAUSED BY CONTRACTOR NOT OBTAINING APPLICABLE PERMITS PRIOR TO CONSTRUCTION SHALL BE AT THE EXPENSE OF THE CONTRACTOR.





SCALE IN FEET
SCALE: 1" = 60'

Z-2024-10700293

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a Reduced Perimeter Setback of 10 Feet

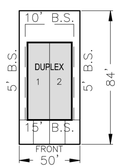
Legal Description: Lot P-31, NCB 17970

Additional information required under Table B101-1 may be found through various Development Service Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).

OWNER REPRESENTATIVE:
MINT DEVELOPMENT
ATTN: RICARDO TURRUBIATES
SAN ANTONIO, TX

LEGAL DESCRIPTION:

BEING A TOTAL OF 1.845 ACRE TRACT OF LAND, OUT OF 2.00 ACRE TRACT, RECORDED IN VOLUME 5093, PAGE 432, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS DATED JUNE 24, 1991, ALSO BEING OUT OF THE SURVEY No. 82, MARIA G. DE LOS SANTOS SURVEY, ABSTRACT 664, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



TYPICAL LOT LAYOUT
N.T.S.

PLANNED UNIT DEVELOPMENT (P.U.D.) DISCLAIMER:

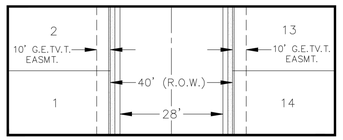
ADDITIONAL INFORMATION REQUIRED UNDER TABLE B101-1 MAY BE FOUND THROUGH VARIOUS DEVELOPMENT SERVICE DEPARTMENT RECORDS, INCLUDING THOSE ASSOCIATED WITH PLATTING, ADDRESSING, BUILDING AND PERMITS. REFERENCE TO THOSE RECORDS AS REQUIRED FOR ZONING REVIEW IS INCORPORATED HEREIN FOR SITE PLAN PURPOSES UNDER CHAPTER 35 (UNIFIED DEVELOPMENT CODE).

COMMON ELEMENTS / AMENITIES NOTE:

THIS PROPERTY DOES NOT HAVE A COMMON ELEMENT AND/OR AMENITIES THAT SHALL BE ASSOCIATED WITH THIS DEVELOPMENT. A FEE IN LIEU OF (FILO) PARKLAND DEDICATION WAS PAID BY THE DEVELOPER AND THERE IS 0.00 ACRES FOR OPEN SPACE / PARKLAND DEDICATION.

ACREAGE / DENSITY SUMMARY					
LOT #	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	OVERALL DENSITY (D.U./AC.)	OPEN/ DRAINAGE (AC.)
14	MULTI-FAMILY	1.845	28	15.14	0.00

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°32'08" W	207.55'
L2	S 34°34'33" W	0.98'
L3	N 55°26'01" W	92.76'



INSET 1 - PRIVATE DRIVE RIGHT-OF-WAY
NOT TO SCALE

I, _____, THE OWNER REPRESENTATIVE, 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.

Revision		
No.	Date	Description

Project No.:	ECKHERT ROAD SITE PLAN
Plat No.:	
Issued:	11-21-2024
Drawn By:	J.G.R.
Checked By:	J.G.R.
Scale:	AS NOTED
Sheet Title	PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN
	C1
Sheet Number	1 OF 1