

Fnd IR N 89°30'15" E 272.09' Fnd IR

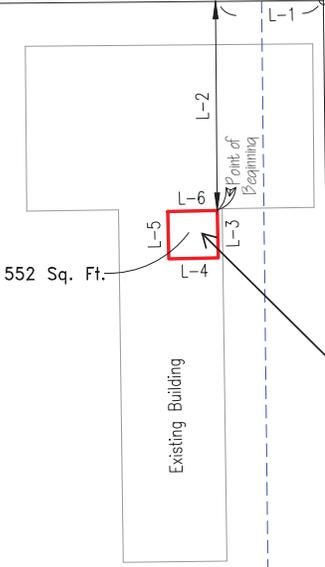
LINE TABLE	
No.	Bearing Distance
L-1	S 89°30'15" W 52.39'
L-2	S 00°29'45" E 101.55'
L-3	S 01°11'47" E 23.00'
L-4	S 88°48'14" W 24.00'
L-5	N 01°11'47" W 23.00'
L-6	N 88°48'14" E 24.00'



Scale: 1" = 60'

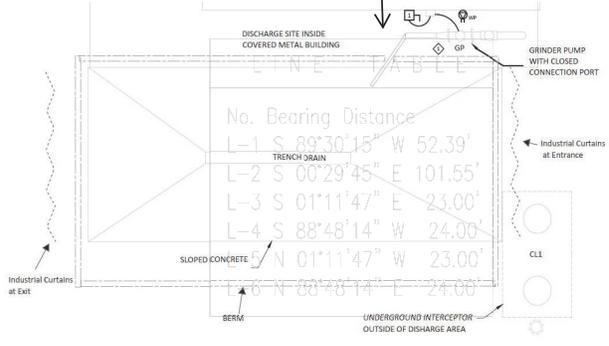
Bearings are based on GPS observations.
Datum is NAD '83, Texas South Central Zone.

552 Sq. Ft.



Existing Building

552 SF Specific Use Area Details:



NCB 10597

30' Ingress/Egress Easement

GENERAL NOTES:

1. This survey was prepared without the benefit of a title commitment and may not show all matters of record affecting this property.
2. Bearing rotation is based on the GPS observations.
3. Coordinates are Texas State Plane, South Central Zone, shown in grid.
4. Found monumentation resulted in bearings and/or distances falling within minimum positional tolerance.
5. This survey is being prepared solely for the use of the current parties (as noted hereon). No license has been created, express or implied, to copy this work except as is necessary in conjunction with this transaction, which shall take place within 6 months of the date of this survey.

Current Zoning: I-1 MLOD-3 MLR-1 AHOD
Proposed Zoning: I-2 S MLOD-3 MLR-1 AHOD with Specific Use Authorization for Sanitary Landfill on 552 SF out of NCB 10597
Impervious Cover: 552 SF
Setbacks: None
Fencing: None
Landscaping: None
Note: Specific Use Area enclosed within existing covered metal building.
Parking: Will be provided (minimum 1 space; typical size 9' (w) x 18' (d)) in accordance with the UDC on remainder of property (outside of existing building footprint).

A Zoning Exhibit of:

552 square feet out of New City Block 10597, San Antonio, Texas, being out of a 3.495 acre tract recorded in Doc. #20200235045 of the Official Public Records of Bexar County, Texas.

I, 3600 Halifax LLC, the property owner, acknowledges 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.

Aerial of Overall Parcel that includes Specific Use Area (552 SF). No improvements or changes are currently proposed to the property with the zoning request. Building is currently existing and site conditions will remain the same. Any changes to the site must conform to current City UDC requirements, including zoning. →



5523 Dietrich Road
San Antonio, Texas

Dietrich Road