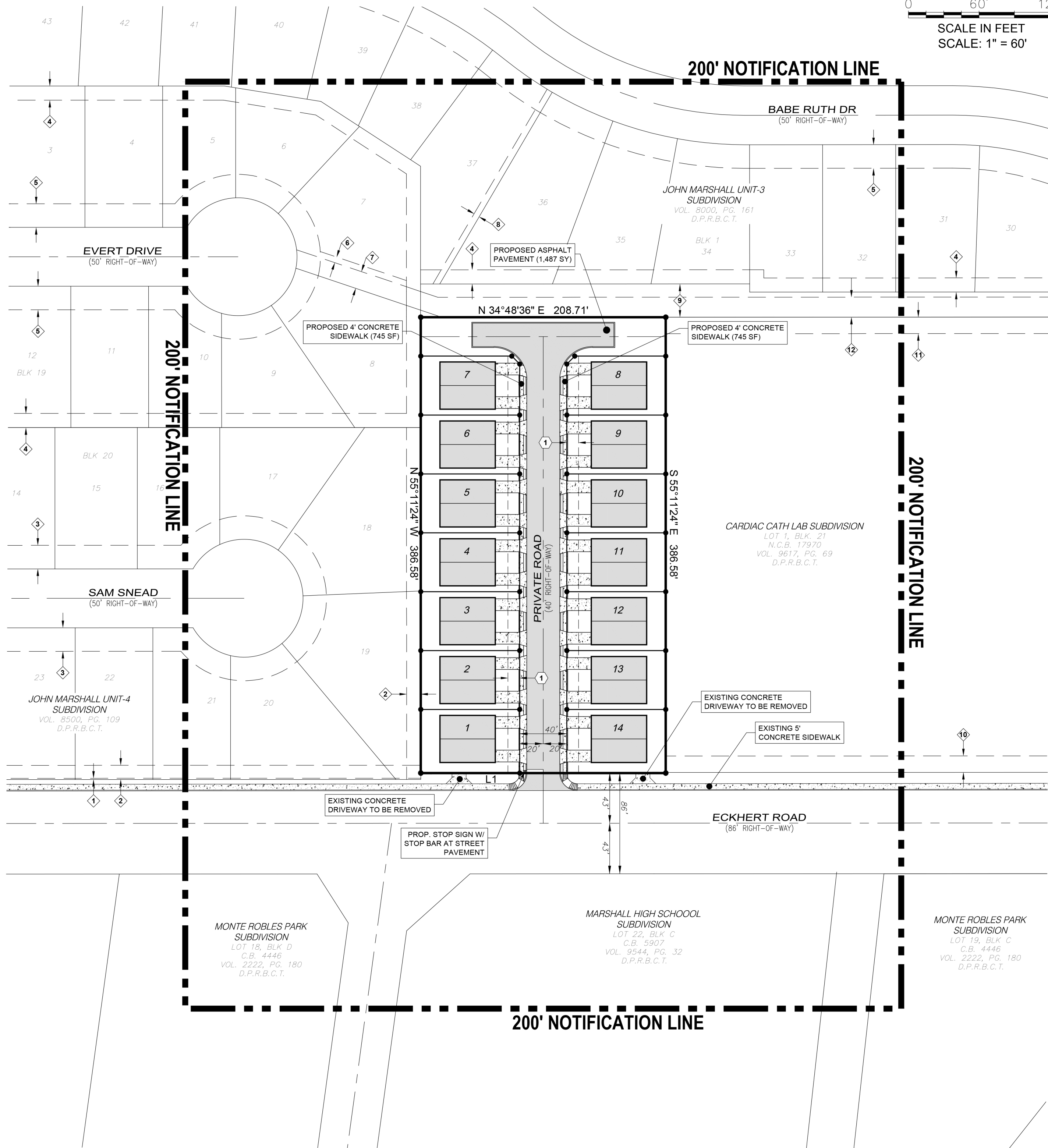


- LEGEND**
- FOUND IRON ROD
 - SET IRON ROD
 - CENTERLINE OF ROAD
 - 1' NON-ACCESS EASEMENT (VOL. 8500, PG. 109, D.P.R.)
 - 12' G.E.T.T.V. EASEMENT (VOL. 8500, PG. 109, D.P.R.)
 - 20' BUILDING SETBACK (VOL. 8500, PG. 109, D.P.R.)
 - 12' G.E.T.T.V. EASEMENT (VOL. 8000, PG. 161, D.P.R.)
 - 20' BUILDING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

- GENERAL NOTES:**
- OPEN SPACE DEDICATION WAS EXCLUDED DUE TO OWNER PAYING A FEE IN LIEU PARKLAND DEDICATION.
 - ANY EXISTING UTILITY INFORMATION SHOWN OR NOT SHOWN THIS DRAWING IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO COMMENCING CONSTRUCTION. (N.S.P.I.)
 - 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.



Z-2024-10700293

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

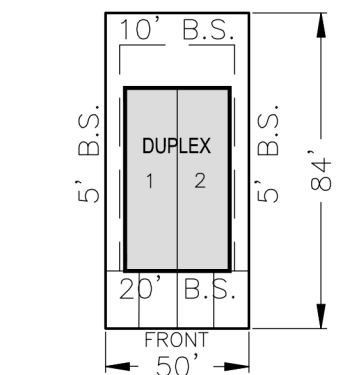
Proposed Zoning: PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District

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).

I, *[Signature]*, 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 CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

OWNER/DEVELOPER:
JOHNE DAVID MENN
8079 ECKHERT RD
SAN ANTONIO, TX 78240



TYPICAL LOT LAYOUT
N.T.S.

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

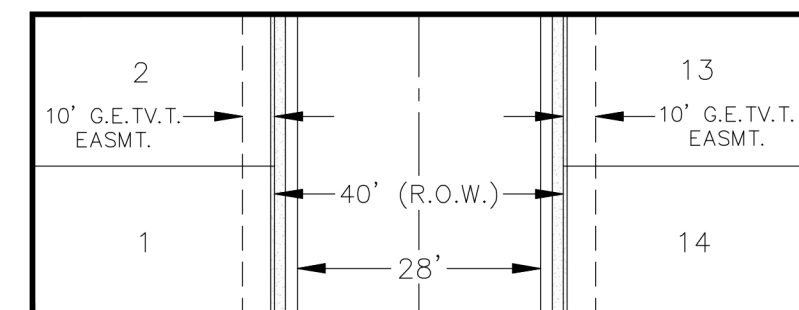
ADDITIONAL INFORMATION REQUIRED UNDER TABLE B101-1 MAY BE FOUND THROUGH VARIOUS DEVELOPMENT SERVICE DEPARTMENT RECORDS, INCLUDING THOSE ASSOCIATED WITH PLATTING, ADDRESSING, BUILDING AND PERMITS. REFERENCE TO THOSE RECORDS AS REQUIRED FOR ZONING REVIEW IS INCORPORATED HEREIN FOR SITE PLAN PURPOSES UNDER 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 (FLO) 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	1.85	28	15.14	0.00

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°48'36" W	208.71'



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

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