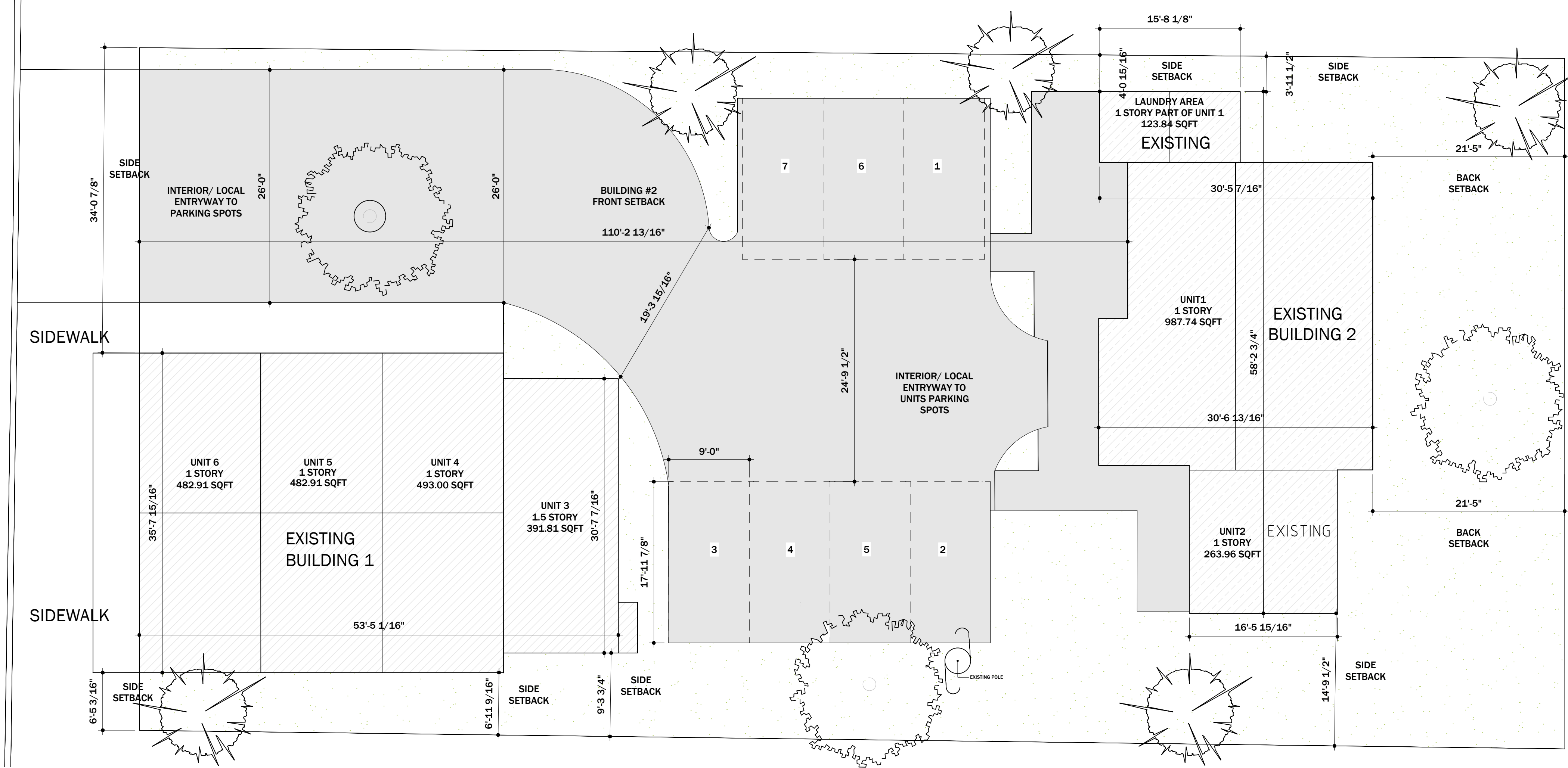


LEAL ST
55.6' R.O.W



Z-2023-10700186

LEGEND:

- HARD SURFACE - CONCRETE
- GREEN AREA - GRASS
- EXISTING BIG TREES
- MEDIUM TREES
- DIVISION
- EXISTING BUILDING 1
- EXISTING BUILDING 2

AUSTIN, TX

PROJECT
1407
LEAL ST

SAN ANTONIO, TEXAS

DATE: PROJECT NO. DATE NO. DATE

REVISION
1
2
3
4
5
6

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' = 0'-0"

GENERAL NOTES:

"I, Golden Lion Trading LLC , 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 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.

NOTES:

- ALL ARE PRE- EXISTING BUILDINGS .
- FENCE - MODEL : SOLID SPACE PICKET - MATERIAL: 5/8 IN. X 5-1/2 IN. X 6 FT. PRESSURE-TREATED PINE DOG-EAR FENCE PICKET - HEIGHT 6 FT

METRICS:

- A. TOTAL LAND AREA: 0.2826 ACRES
- B. TOTAL EXISTING UNITS COUNT: 6 UNITS
- C. SQUARE FOOTAGE OF EXISTING STRUCTURES: 3216.17 SQFT
- D. OPEN SPACE ACREAGE: 8956.04 (hard surfaces: 4614.11 sqft - green area: 4341.93 sqft)
- E. HEIGHT BUILDING (FRONT) # 1: 9-10 FT APROX
- F. HEIGHT BUILDING (BACK)# 2: 11-12 FT APROX
- G. BUILDING #1 WIDTH 35' - 7 ¹⁵/₁₆" LENGTH 53' - 5 ¹/₁₆"
- H. BUILDING # 2 WIDTH 30'-5 ⁷/₁₆" LENGTH 58' - 3 ⁷/₈"

1 SITE PLAN

SCALE: 1/8" = 1'- 0"

NOTES:

- PROPERTY ADDRESS : 1407 AND 1411 LEAL ST, 78207
- LEGAL DESCRIPTION: LOT 10-A, 10-B AND 11-A ,BLK 4 ,NCB 2190
- FROM: C-2" COMMERCIAL DISTRICT
- TO: " IDZ-2 "MEDIUM INTENSITY INFILL DEVELOPMENT ZONE".
- FENCE HEIGHT AND MATERIALS OF ANY FENCING WILL BE IN ACCORDANCE WITH THE UDC.

METRICS:

- A. TOTAL LAND AREA: 0.2826 ACRES
- B. TOTAL UNITS COUNT: 6 UNITS
- C. PARKING PROVIDED: 7 SPOTS
- D. PARKING SIZE: 9'-0" X 17'-11 7/8"
- E. SQUARE FOOTAGE OF EXISTING STRUCTURES: 3216.17 SQFT
- F. SQUARE FOOTAGE OF HARD SURFACES: 4614.11 SQFT
- G. SQUARE FOOTAGE OF GREEN AREA: 4341.93 SQFT

NOT FOR CONSTRUCTION

RESIDENTIAL
LEAL

SCALE: 1/8"=1'-0"

A1.1

DRAWN BY: DENISSE