

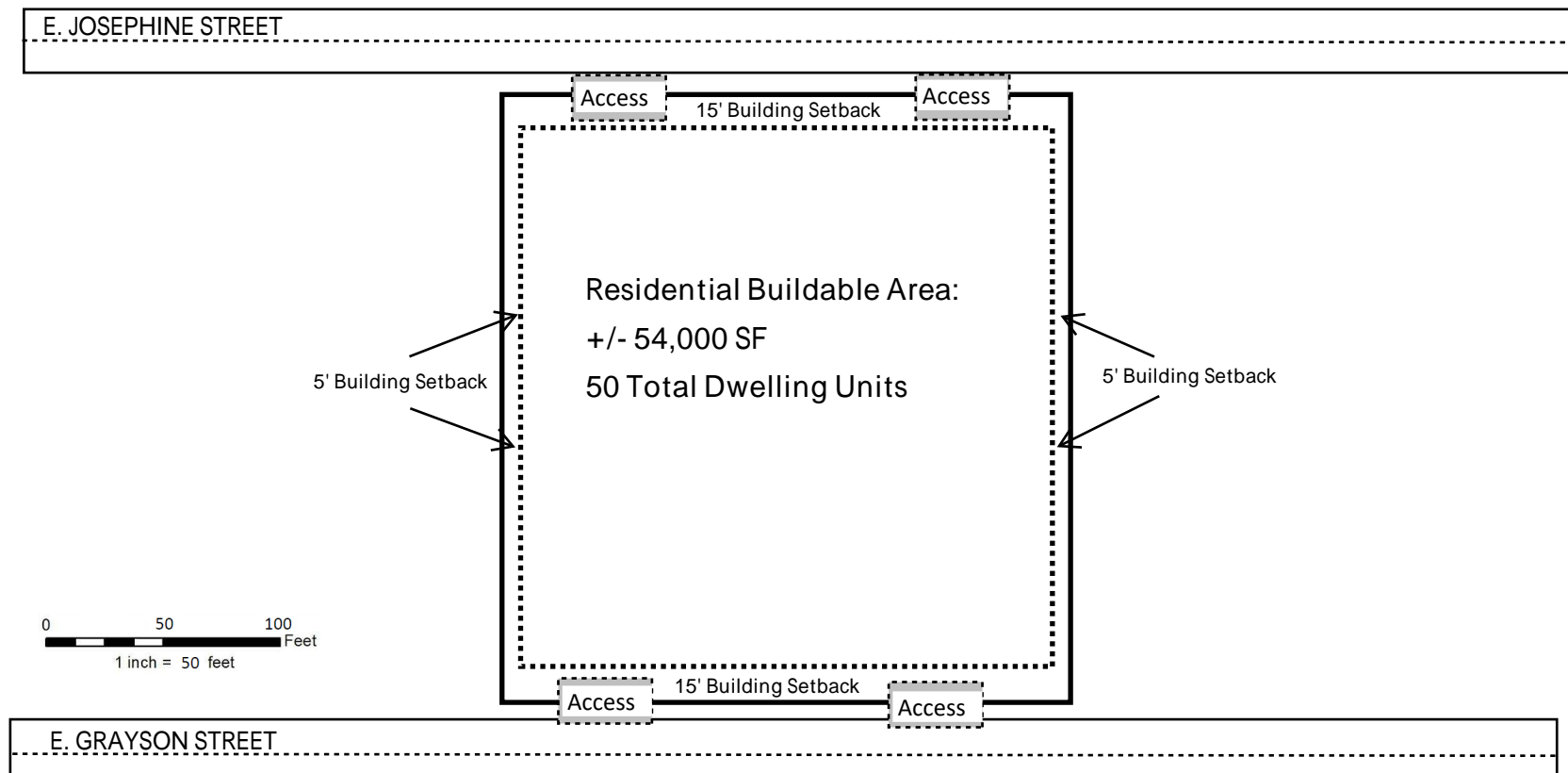
# Grayson Square IDZ-3 Site Plan

Current Zoning: MF-18 AHOD

Proposed Zoning: IDZ-3 AHOD with Uses Permitted for 50 Residential Dwelling Units

Amended Site Plan 8.29.2023

Z-2022-10700211



**Property Location:** 815 E. Grayson Street, SATX 78208

**Legal Description:** NCB 46 LOT 14

**Lot Size:** 1.24 Acres

**Maximum Building Height as defined by the Unified Development Code:** 48'

**Density:** 41 units/acre

**No. of Residential Dwelling Units:** 50

**Commercial, Office, Industrial Acreage:** None

**Open Space:** Landscaped Open Space provided within perimeter setbacks as shown on Site Plan; total provided to be no less than 100 SF.

**Setbacks:** As shown

**Note:** Units may have individual driveways from interior drives.

**Note:** Project may have two driveway cuts along each public ROW (E. Josephine St. and E. Grayson St.). Ingress/Egress ("Access") points not shown to scale and may move/adjust.

**Note:** Any dumpsters on site will be fully enclosed.

I, RJ Meridian Care Realty Group of SA III, 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.