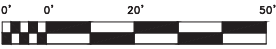


10.4.2023

Z-2023-10700067 CD

IDZ-1 Site Plan
Legal Description: NCB 2989, Block 8, Lot 4
Acreage: 0.187
Current Zoning: R-6 UC-5 AHOD
Proposed Zoning: IDZ-1 with Uses Permitted for
3 Dwelling Units

Open Space Acreage: 0 SF
Impervious Cover: 8000 SF
Building Height: 35'
Side setbacks: 0
Rear Setback: 5'
Front Setback: 20'

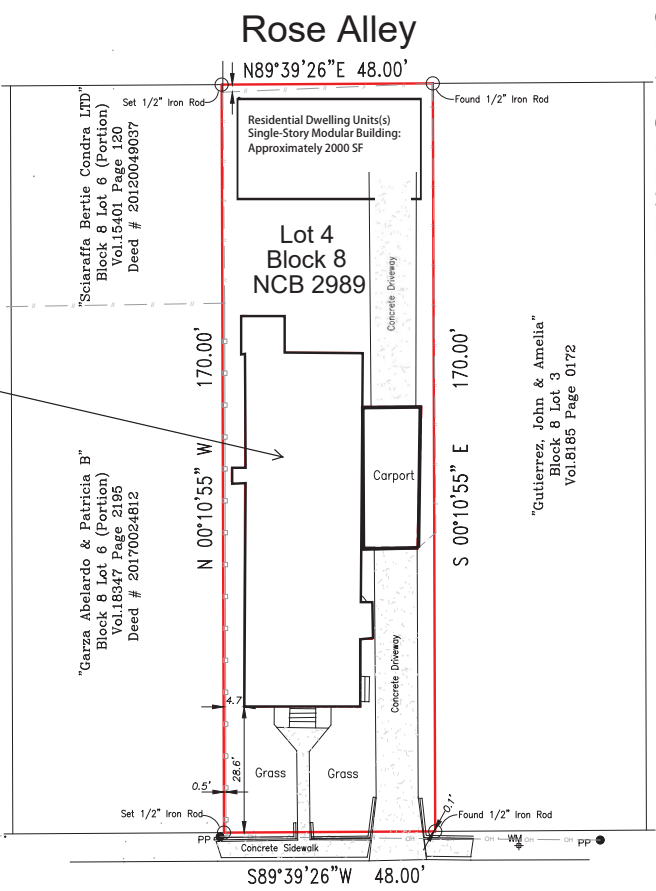


Scale: 1" = 20'

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

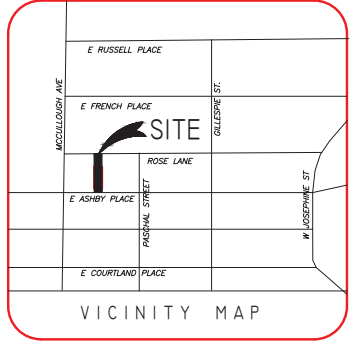


Single-Story Existing Building
Approx. 2200 SF
Uses: Residential Dwelling Unit(s)



SYMBOLS LEGEND	
PP	POWER POLE
WM	WATER METER
*	ELECTRIC METER
X	GAS METER
⊙	STORM DRAIN

LAND AREA	
Lot 4	
8,160.03 Sq. Ft.	
0.187 Acre	



I, HW ASHBY I, 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.

E. Ashby Place (San Pedro Place on plat)
(55.6' Wide Public Right of Way)

An ALTA/NSPS Land Title Survey of:

Lot 4, Block 8, New City Block 2989, McNUTTS SUBDIVISION,
San Antonio, Bexar County, Texas, according to the plat
thereof recorded in Volume 105, Page 318 of the Deed
and Plat Records of Bexar County, Texas, being that same
certain tract recorded in Volume 6427, Page 81 of the
Deed Records of Bexar County, Texas.