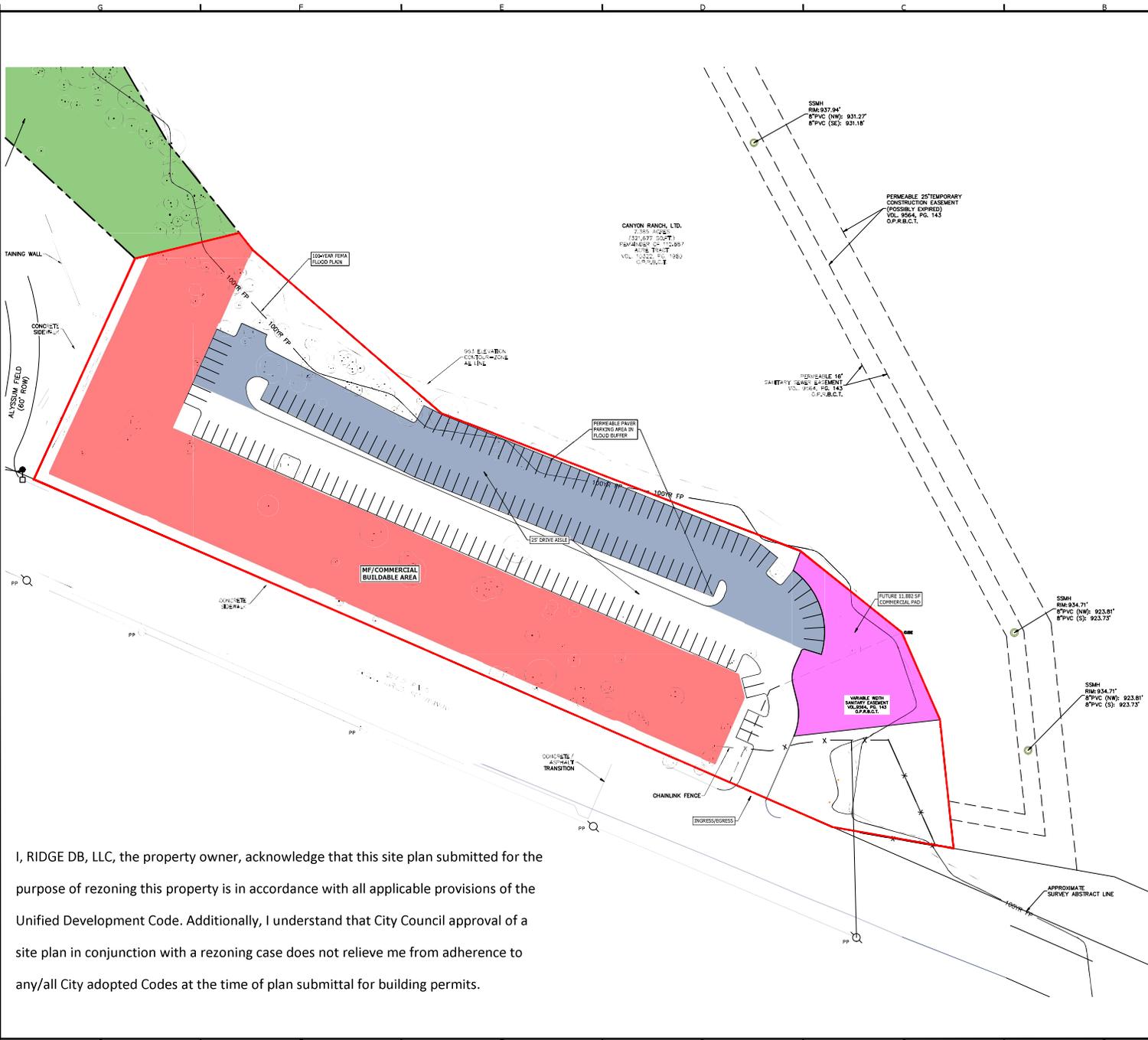


Zoning Case Z-2022-10700021 (Associated Plan Amendment PA-2022-1160009)



N

0 20' 40' 80'

LEGEND

- BOUNDARY / RIGHT OF WAY
- - - EASEMENT / SETBACK
- 100YR FP --- LIMITS OF 100 YEAR FLOOD PLAN
- LIMITS OF REZONING AREA

1. THIS EXHIBIT IS PREPARED FOR THE BUILDER FOR THE PURPOSE OF COMPARING THE BUILDING FOOTPRINT FOUNDATION WITHIN THE SETBACKS AND EASEMENTS THEREOF PROPOSED AGAINST THE BUILDING FOUNDATIONS SHOWN ON LOTS HEREIN REPRESENT THE LARGEST FOOTPRINT THAT WILL FIT WITHIN THE LIMITS, AND DOES NOT NECESSARILY REPRESENT THE LARGEST SQUARE FOOTAGE. BEFORE A LOT IS SALED OR TRAZED, THE BUILDER SHOULD VERIFY THAT THE FOUNDATION PLAN FOR THE MODEL CHOSEN IS EQUAL TO OR LESS THAN THE SIZE SHOWN ON THIS PLAN.
2. DIMENSIONS SHOWN ON THE PLAN SHOULD BE VERIFIED WITH RECORDED PLAT AND DEED RESTRICTIONS OF SAID PROPERTY.
3. EASEMENTS AND SETBACKS SHOWN ON THE PLAN SHOULD BE VERIFIED WITH THE RECORDED PLAN AND DEED RESTRICTIONS OF SAID PROPERTY.
4. ALL BUILDINGS SHOWN ARE 32, 36 & 48 UNITS, UNLESS OTHERWISE NOTED.

PARKING SUMMARY		
USE	RATIO	UNIT COUNT
COMMERCIAL / MULTIFAMILY	1/UNIT	164 UNITS

NOTES:
BUILDING HEIGHTS NOT TO EXCEED 4 STORES,
MAX GROSS DENSITY OF 30 UNITS/ACRE.

I, RIDGE DB, 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.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL



PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PREPARED UNDER THE SUPERVISION OF
SERGIO ROMERO MURCUGIA
E.E. - 8132265
ON 1/21/2022

Legal Description:
3.897 Acres out of NCB 34479

Current Zoning: R-4
Proposed Zoning: MXD

BRAUN ROAD COMMERCIAL
NEC OF BRAUN ROAD & ALYSSUM FIELD
SAN ANTONIO, TEXAS 78203
REZONING EXHIBIT