

OFF STREET PARKING

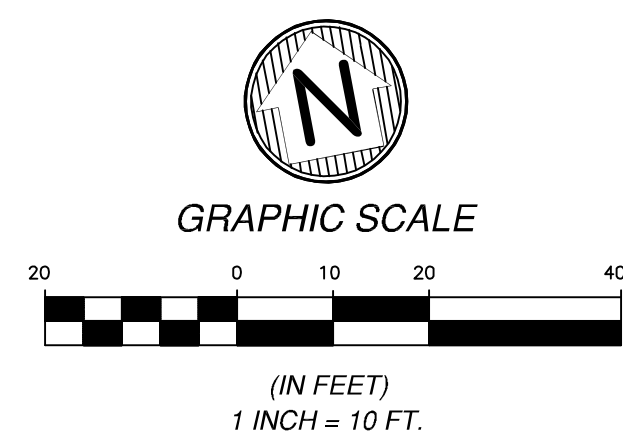
GARAGE PARKING	12	20'X20' EACH (MINIMUM)
DRIVEWAY PARKING	9	18'X9' EACH (MINIMUM)
TOTAL	21	

IMPERVIOUS/PERVIOUS COVER CALCULATION

TOTAL AREA	19,446 SQ. FT.
PERVIOUS	6,443 SQ. FT.
IMPERVIOUS	13,003 SQ. FT.
TOTAL	19,446 SQ. FT.

LEGEND:

PS	9'X18' PARKING SPACE
—	6' PRIVACY FENCE
—	4' WELDED FENCE



EXISTING
STREET LIGHT.

A Rezoning from IDZ-1 with uses permitted for 6
units to IDZ-1 with uses permitted for 6 units
(site plan amendment)
Z-2023-10700031
.44642 Acres

YELLOWSTONE STREET
(40' R.O.W.)

EXISTING STREET LIGHT.
WITH ELECTRIC POLE

YELLOWSTONE STREET
EX. FIRE
HYDRANT
EXISTING
STREET LIGHT

10' E,G,TEL & CATV ESM'T

4' WELDED
FENCE

4' EXISTING SIDEWALK TO REMAIN

POWER
POLE

8' E,G,TEL & CATV ESM'T

ROOSEVELT AVENUE
(60' R.O.W.)

4' WELDED
FENCE

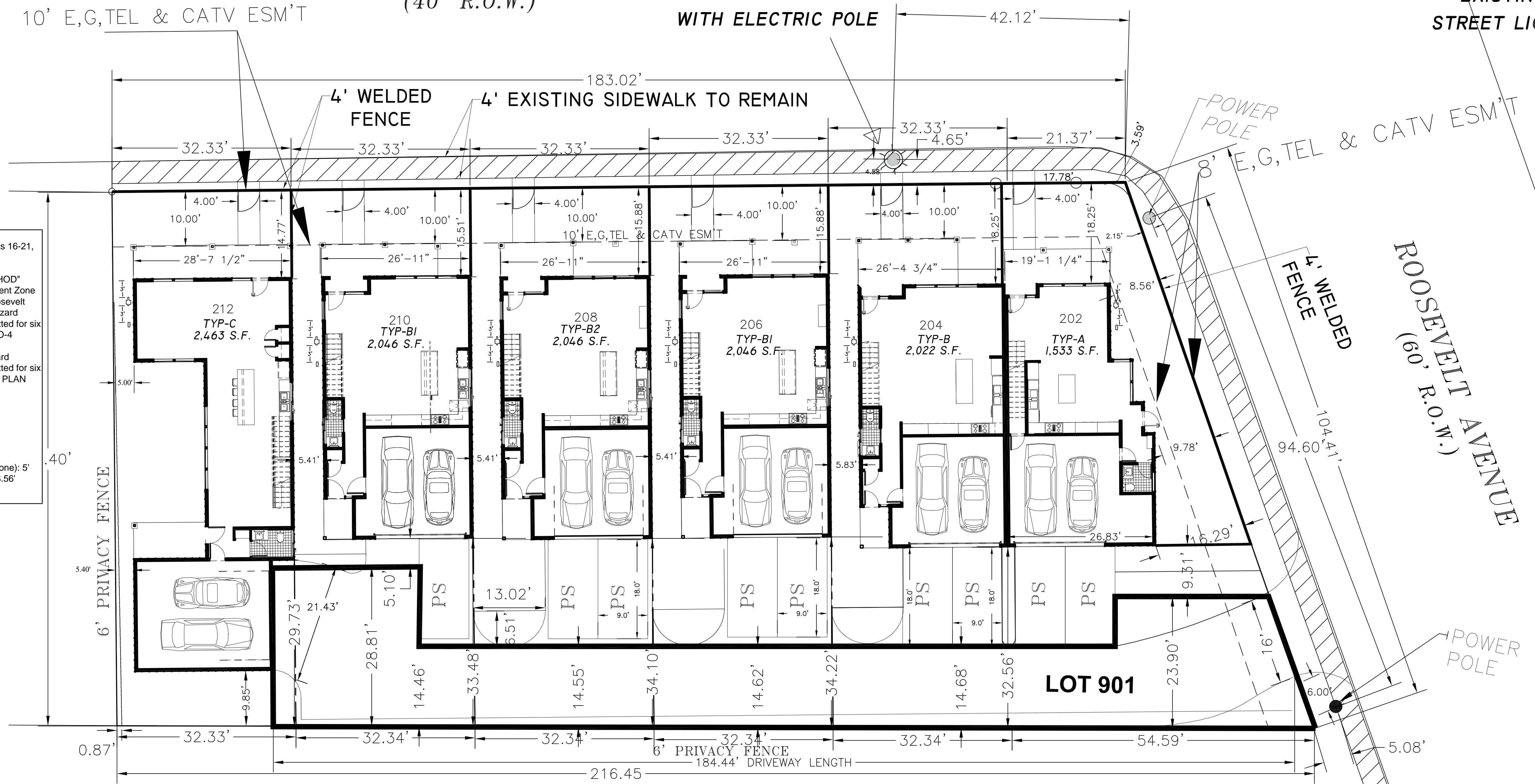
POWER
POLE

Z-2023-10700031;
202-212 Yellowstone Street; Lots 16-21,
NCB 6306

To/From: "IDZ-1 RIO-4 MC-1 AHOD"
Limited Intensity Infill Development Zone
River Improvement Overlay Roosevelt
Metropolitan Corridor Airport Hazard
Overlay District with uses permitted for six
(6) dwelling units and "IDZ-1 RIO-4
AHOD" Limited Intensity Infill
Development Zone Airport Hazard
Overlay District with uses permitted for six
(6) dwelling units- MAJOR SITE PLAN
AMENDMENT

Open space: 6443 sq/ft
Density: 13.4402 units/acre

Perimeter Buffers/Setbacks:
Front: 14.77'
Left Side (abutting 218 Yellowstone): 5'
Right Side (abutting UZROW): 8.56'
Rear: 9.85'

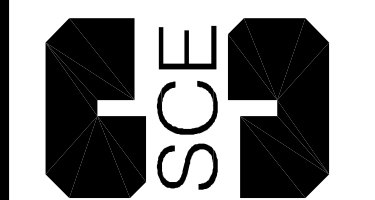


I, Peter Greenblum, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits

ALLEY

YELLOWSTONE SUBDIVISION
YELLOWSTONE SINGLE FAMILY
SITE DIMENSIONAL PLAN-2

Seda Consulting Engineers, Inc.
(210) 308-0057
6735 IH 10 West
San Antonio, Texas 78201
e-mail: seda@satx.tx.com
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER



JOB NO. 1766
DATE: 04/05/2022
DRAWN BY: OFA/RKN/FM
CHECKED BY: SED
SHEET: SDP-1 OF 1