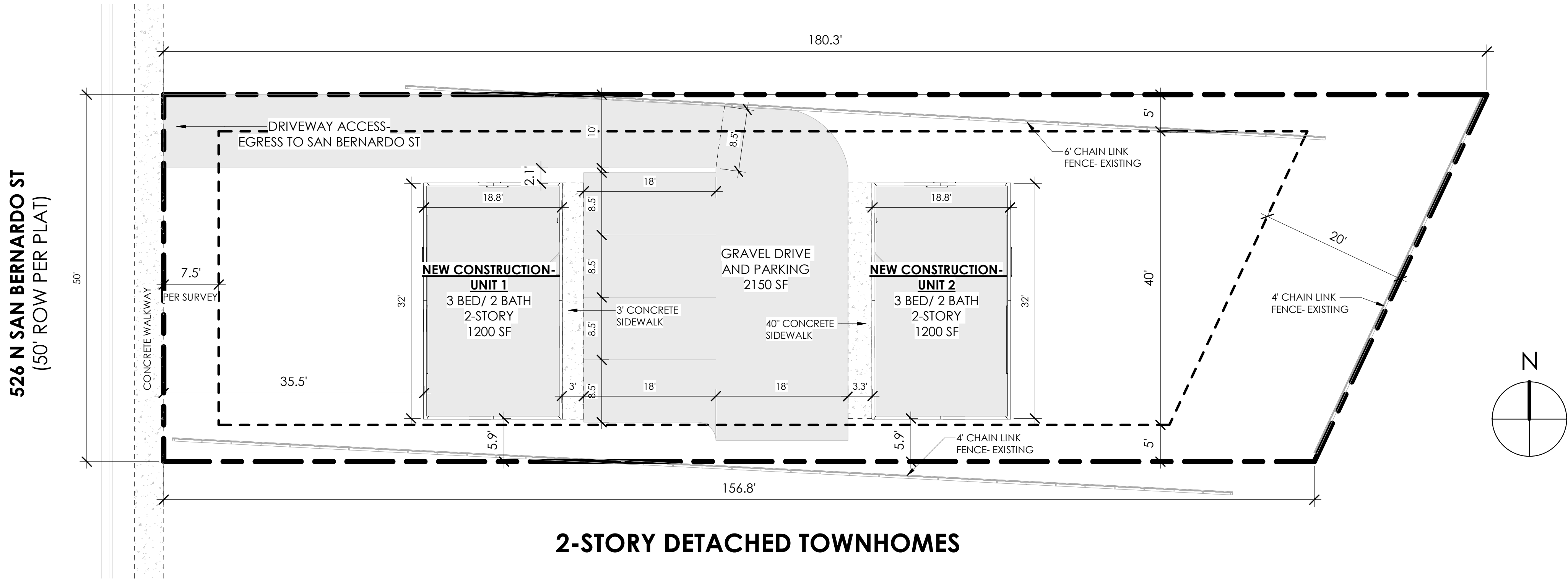


I, Jonathan Cisneros, the property owner, acknowledge that this site plan submitted for the purpose of rezoning is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does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

From: "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

To: "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two dwelling units.

Z-2022-10700351CD



2-STORY DETACHED TOWNHOMES

1 SITE PLAN
1" = 10'-0"

RS ZONING REQUIREMENTS

LOT AREA: 8427 SF
BUILDING COVERAGE: 1200 SF
DRIVEWAY AND PARKING: 2150 SF
CONCRETE SIDEWALK: 200 SF
AREA OF OPEN SPACE: 4877 SF
MAX BUILDING HEIGHT: 35 FT, 2 1/2 STORIES
PARKING PROVIDED: 4 SPACES

THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

CONTACT INFO

SS (469) 226-3609
SIMON@MODERNHOMESATX.COM
WWW.MODERNHOMESATX.COM

GENERAL PLAN NOTES

OWNER TO PERFORM THE FOLLOWING BEFORE CONSTRUCTION COMMENCES, DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION:

1. BUILDER OR CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR SHALL VERIFY COMPLIANCE WITH CITY AMENDMENTS TO IRC.
3. DO NOT USE SCALED DIMENSIONS; USE ONLY DIMENSIONS AS CALLED OUT. WHEN NO DIMENSION IS PROVIDED, CONSULT WITH THE OWNER BEFORE PROCEEDING WITH WORK.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, SITE UTILITY SERVICES AND DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES THAT MAY AFFECT THE EXECUTION OF THE WORK BEFORE PROCEEDING.
5. OMISSIONS OR CONFLICTS WITHIN THE DRAWINGS, NOTES OR DETAILS SHALL BE REPORTED THE OWNER BEFORE PROCEEDING WITH WORK.
6. DETAILS TAKE PRECEDENCE OVER DRAWING NOTES

REVISION SCHEDULE

REV. #	NAME	DATE
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526 N SAN BERNARDO

SAN ANTONIO, TX

SITE PLAN

DATE 02.10.2023

A0.1

SCALE AS INDICATED ON 22x34