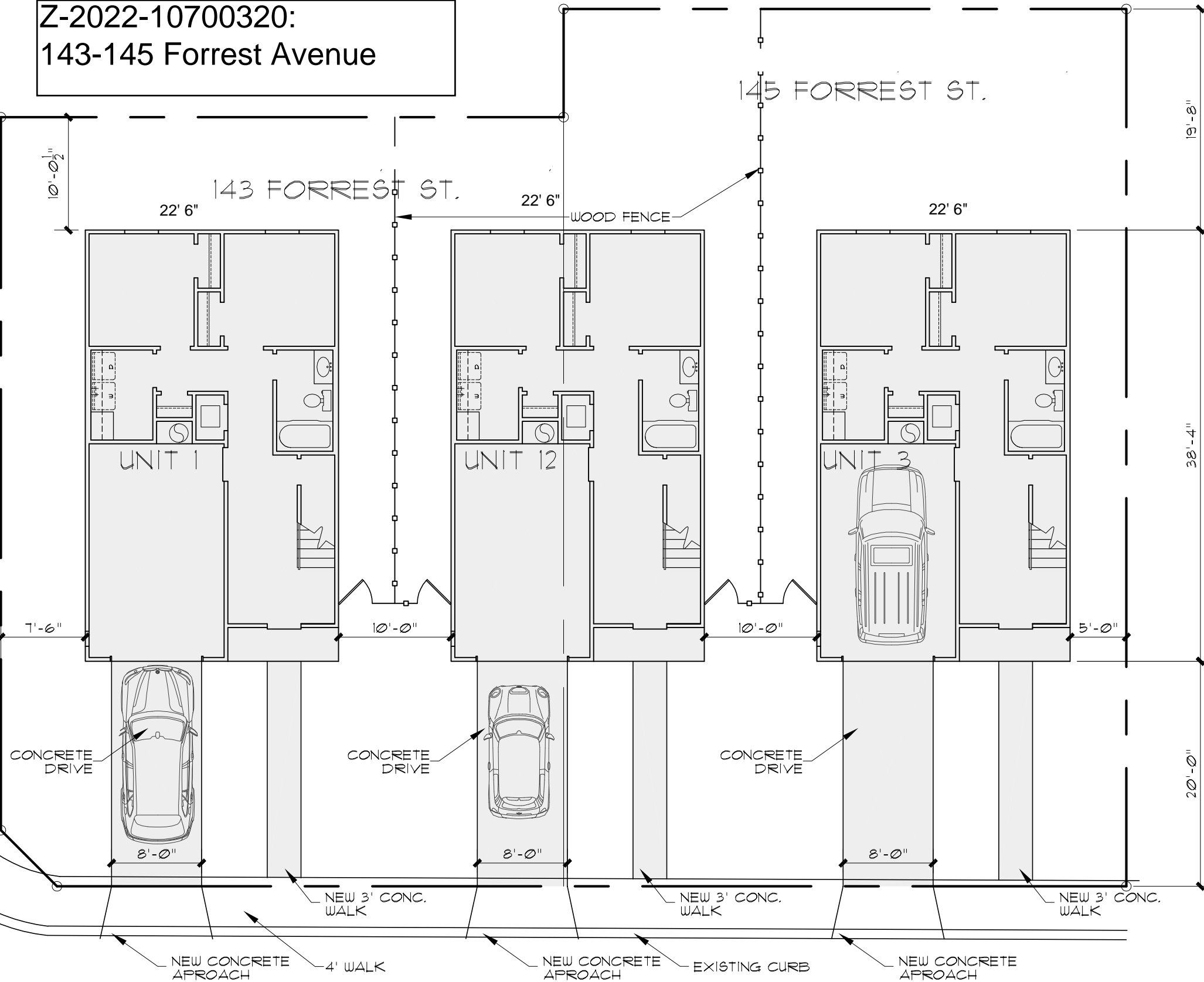


Z-2022-10700320:
143-145 Forrest Avenue

MOKERT ST.

CONC. APPROACH

EXISTING CURB



Square footages:
Unit 1: 1,972 sq/ft
Unit 2: 1,972 sq/ft
Unit 3: 1,972 sq/ft
Paved Area: 660 sq/ft

Height:
2.5 stories/35'

Building Dimesnions:
22' 6" x 38' 4"

Setbacks:
Front: 20'
Left Side Setback: 7' 6"
Right Setback: 5'

Fence Height:
6'

Open Space acreage:

Units per acre:
18.63 (3 units total, 0.161 acres total)

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

To: "IDZ-1 MLOD-2 MLR-2 AHOD"
Limited Intensity Infill Development
Zone Lackland Military Lighting
Overlay Military Lighting Region 2
Airport Hazard Overlay District with
Uses Permitted for Three (3) Dwelling
Units

Legal Description: the south 78 feet
of Lot 39, Block B, NCB 2874 and the
south 62 feet of Lot 38, Block B, NCB
2874 save and except 12.5 square
feet conveyed to the City of San
Antonio

FORREST AVE.

PROPOSED SITE PLAN

SCALE: 1" = 10' - 0"

I, Dignity Realty LLC, 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.