

Z-2020-10700228 CD



1 SITE PLAN  
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. REMOVE EXISTING BRUSH, AS NECESSARY, TO MAKE ROOM FOR CONCRETE WORK.
2. CONTRACTOR TO CLEAN SITE OF ALL DEBRIS, PLACE TOPSOIL THROUGHOUT AND INSTALL SOD AS NEEDED.
3. CONTRACTOR WILL TAKE ALL PRECAUTIONS NOT TO DAMAGE ANY TREES NOT IN THE CONSTRUCTION "ZONE". SHOULD DAMAGE OCCUR, TREES WILL BE REQUIRED TO BE REPLACED IN SIZE AND SPECIES.
4. DO NOT ALTER ANY CONTOURS TO ADJACENT PROPERTY.



ANTONIO MARTEL  
DESIGNS

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REVISED ISSUE DATES:

10/27/2020 1  
2  
3  
4

From: "R-4 MLOD-2  
MLR-1 AHOD" Residential  
Single-Family Lackland  
Military Lighting Overlay  
Military Lighting Region 2  
Airport Hazard Overlay  
District

To: "R-4 CD MLOD-2  
MLR-1 AHOD" Residential  
Single-Family Lackland  
Military Lighting Overlay  
Military Lighting Region 2  
Airport Hazard Overlay  
District with a Conditional  
Use for two (2) dwelling  
units

NEW DUPLEX RESIDENCE FOR  
**RAUL GARCIA**  
219 MARBAUCH AVE.  
SAN ANTONIO, TX 78237

LEGAL DESCRIPTION:  
NCB 8992, BLOCK 8, LOT 39  
ACRES: 0.1185  
SQUARE FOOTAGE: 5160 SQFT.  
FRONT DIMENSION: 40.00 FT.  
DEPTH DIMENSION: 129.00 FT.  
CONCRETE DRIVEWAY/IMPERVIOUS COVER: 864 SQFT.

NOTES:  
OTHER THAN THE CONCRETE DRIVEWAY, NO OTHER LOADING  
AREAS OR STRUCTURES WILL BE CONSTRUCTED ON THE  
PROPERTY.

- 4 SPACES ALONG THE DRIVEWAY = 18'-0" EACH.  
1 COMPACT SPACE ADJACENT = 15'-9".  
1 STREET PARKING SPACE.

WALL TYPES

- A EXTERIOR WALL WITH HARDIE BOARD SIDING.  
B 2-HOUR DEMISING WALL.

REFER TO SHEET A400 FOR TYPICAL WALL DETAILS.

I, RAUL GARCIA, 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.

SITE PLAN DETAILS

**BUILDERS  
SET**

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PROJECT NO. 20-GARCIA  
ISSUE DATE: 08/04/20  
DRAWN BY: AM  
REVIEWED BY: AM

**A010**