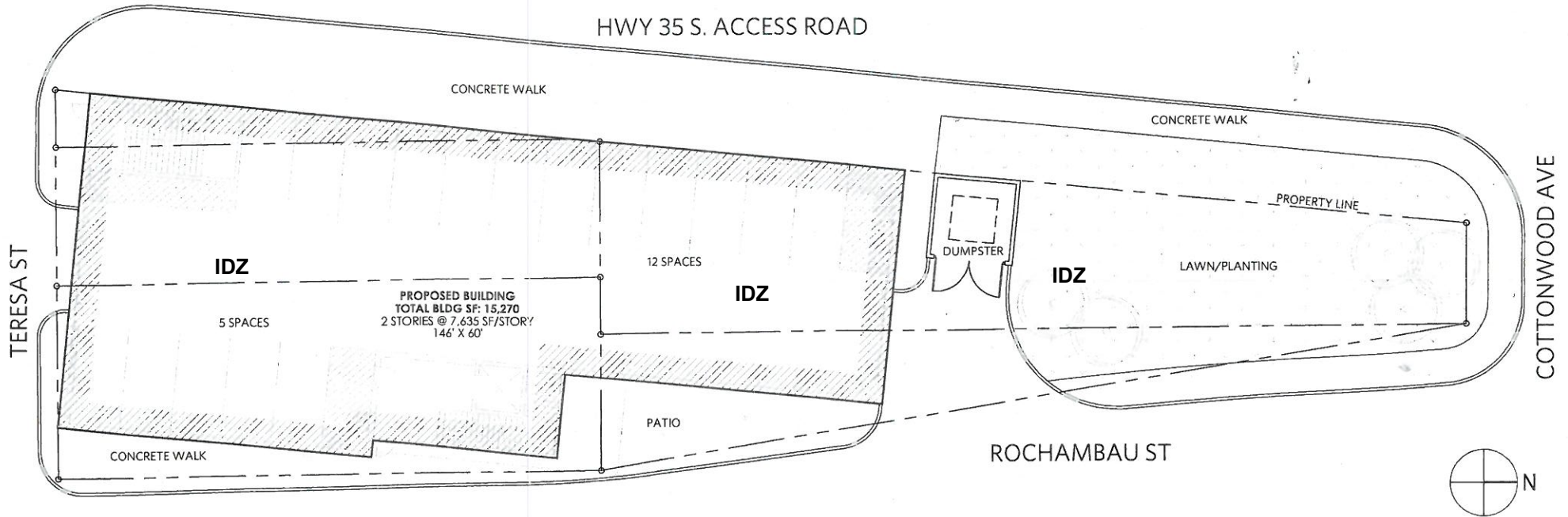


Site Plan

Z2016041



SITE AND BUILDING DATA:

LOTS:	ONE
AREA:	-0.41 ACRES (18,024 SF)
PROPOSED USE:	COMMERCIAL OFFICES
PARKING AREA:	7,635 SF (INTERIOR) - 17 TOTAL SPACES
PARKING RATIO:	1/449 SF OF OFFICE GSF
OTHER IMPERVIOUS COVER:	-7,015 SF (81% OF SITE)
TOTAL PERVIOUS COVER:	-3,374 (19% OF SITE)
LEGAL DESCRIPTION:	NCB 6673 BLOCK 1 LOT 15
CURRENT ZONING:	R-4
PROPOSED ZONING/USE:	IDZ (INFILL DEVELOPMENT ZONE) - W/Office Uses

“I, Jose M. Benites w/ JMB SA Properties 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.”

INCOMPLETE DOCUMENTS
FOR INTERIM REVIEW ONLY.
NOT FOR APPROVAL, PRICING,
PERMIT, OR CONSTRUCTION.

MILTON HIME
TX. STATE REG #13986

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Architecture and Interiors

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Infill Development Zone (IDZ) Site Plan

361 Teresa St.
San Antonio, Texas,
Bexar County, 78214

Project: 15-063 Date: 08.24.15
Drawn by: Miles Scale: 1/16"=1'-0"