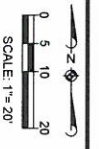


Z2017065

ZONING CASE #:



- LEGEND
- PROPERTY CORNER
  - PROPOSED PERIMETER FENCE
  - - - EXISTING ZONING BOUNDARY

**TRACT LEGAL DESCRIPTION**

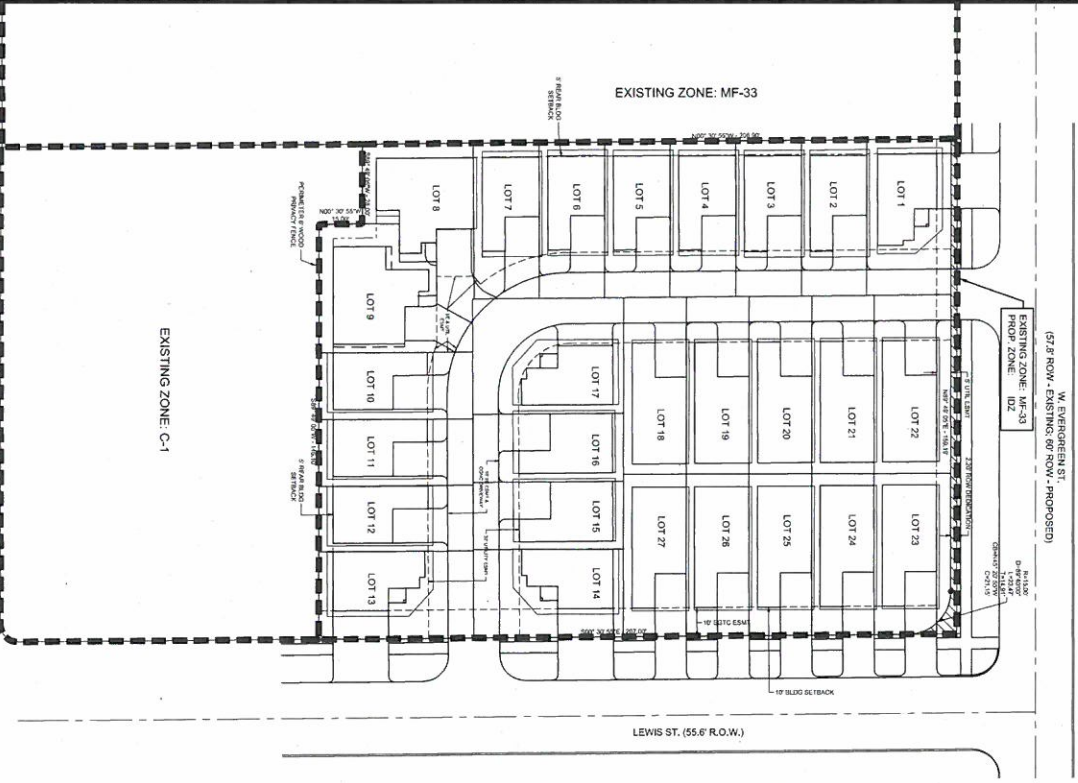
BEING ALL OF LOTS 2, 4, 6 & 8, BLOCK 25, NCB 366, SAVE & EXCEPT THE SOUTHWEST 15 FEET BY 28 FEET OF LOT 8, CITY OF SAN ANTONIO, TEXAS, ACCORDING TO THE DEEDS RECORDED IN VOLUME 15855, PAGE 2353 OFFICIAL PUBLIC RECORDS (OPR), VOLUME 15317, PAGE 822, OPR, VOLUME 16155, PAGE 2495, OPR, AND VOLUME 16161, PAGE 2015 OPR.

**PROJECT DATA TABULATION**

EXISTING SITE ACREAGE: 0.8861 AC. (38,597 SF)  
 NUMBER OF SINGLE FAMILY TOWNHOUSE LOTS: 27  
 MINIMUM LOT SIZE: 1,250 SF  
 IDZ PROJECT SPECIFIC SETBACKS:  
 FRONT: 5 FEET  
 SIDE: 0.3 FEET  
 REAR: 3 FEET (INTERNAL LOTS)  
 5 FEET (ONLY WHERE ABUTS ADJOINING MF-33, C1)

**GENERAL NOTES:**

1. THE INTENDED USE OF THE PROPERTY IS THE CREATION OF 27 SINGLE FAMILY TOWNHOUSES TO BE SOLD TO END USERS.
2. THIS CONCEPTUAL SITE PLAN IS CONCEPTUAL IN NATURE. MODIFICATIONS MEETING THE SPIRIT AND INTENT OF THIS PLAN WILL NOT REQUIRE A REZONING APPLICATION.
3. THE STANDARD FLOORPLAN DESIGNS INCLUDE GARAGES, LIVING SPACES ON FLOORS 1-3, AND ROOF DECKS TO ENJOY THE VIEWS OF DOWNTOWN AND SAN ANTONIO COLLEGE.
4. SECOND AND THIRD FLOOR OVERHANGS OF ONE (1) FOOT INTO ADJOINING LOTS AND/OR EASEMENTS ARE PROPOSED. ALL FIRE & BUILDING CODES SHALL BE COMPLIED WITH DURING PLATTING AND PERMITTING.
5. DEVELOPER RESERVES THE RIGHT TO DESIGNATE THE SUBDIVISION AS A GATED COMMUNITY AND PROVIDE GATES TO LIMIT ACCESS TO RESIDENTS ONLY. THE COMMON DRIVEWAY WILL BE PRIVATELY OWNED AND MAINTAINED.
6. THIS CONCEPTUAL SITE PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR BUILDING SETBACKS THAT PERTAIN TO THIS TRACT THAT ARE NOT SHOWN HEREON.



DRAWN BY: DWD  
 CHECKED BY: DWD  
 DATE: 01 15 2017  
 PROJECT NO: LVC

EVERGREEN VIEW POINTE SUBDIVISION  
**IDZ CONCEPTUAL SITE PLAN**  
 A SINGLE FAMILY TOWNHOUSE DEVELOPMENT  
 411 & 415 LEWIS ST., 302 & 312 W. EVERGREEN ST., SAN ANTONIO, TEXAS 78212

DYE DEVELOPMENT, INC.  
 TYPE: F-959 - TRP: #1002100  
 1774 BONDADATE RAIL  
 SAN ANTONIO, TEXAS 78247  
 TEL: (210) 688-9193  
 FAX: (210) 599-9158



NO.	DATE	COMMENTS

SHEET  
 Z1.0

1-11-17