

Z2013171




IDZ SITE PLAN NOTES:

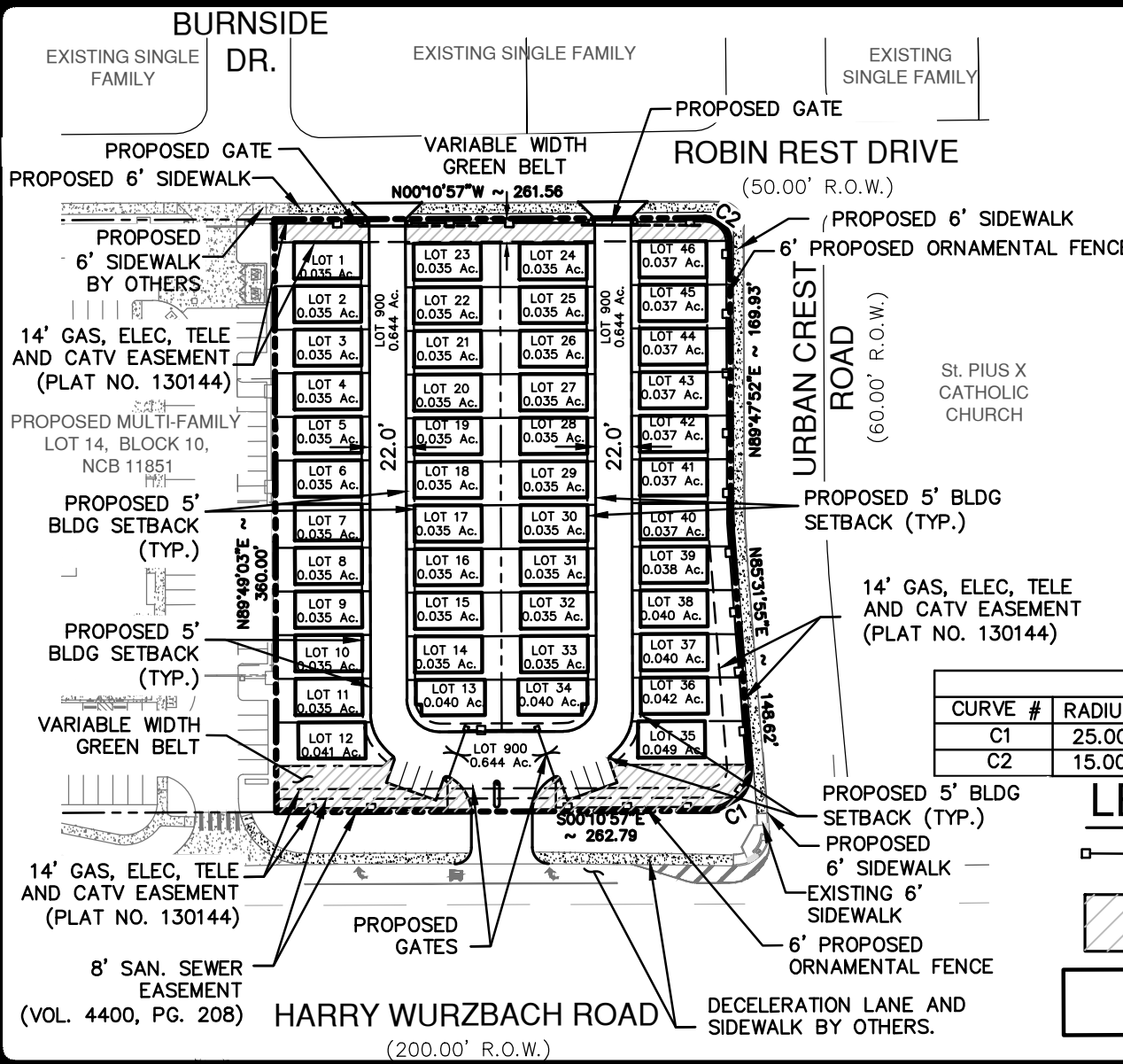
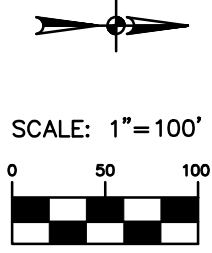
TOTAL NUMBER OF LOTS = 47
 SITE SIZE 2.308 ACRES (LOT 13, BLOCK 10, NCB 11851)
 BUILDING FOOTPRINT (TYP.) 40'X22' (900 S.F.)
 DRIVE AISLES 21,929 S.F.
 VISITORS PARKING 8 SPACES
 PROPOSED 6' PUBLIC SIDEWALK 3,571 S.F.
 INTENDED SITE USE IS RESIDENTIAL

I, PHIL BAKKE, THE PROPERTY OWNER, ACKNOWLEDGE THAT THE 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 THE CITY COUNCIL APPROVAL OF THE 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	94°17'08"	S47°19'31"E	36.65'	41.14'
C2	15.00'	89°58'48"	N44°48'27"E	21.21'	23.56'

LEGEND

-  6' PROPOSED ORNAMENTAL FENCE
-  GREEN BELT
-  PROPOSED BUILDING FOOTPRINT



JOB NO. 7238-07
 DATE SEPT 2013
 DESIGNER MJ
 CHECKED MJ DRAWN JL
 SHEET C1.10

URBAN CREST RESIDENTIAL
 SAN ANTONIO, TEXAS
 IDZ SITE PLAN

PAPE-DAWSON ENGINEERS
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 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Sep 17, 2013, 1:05pm User: Id: alarge File: P:\YZ\38\07\Design\Civil\IDZ_Site Plan\04\223807.dwg

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