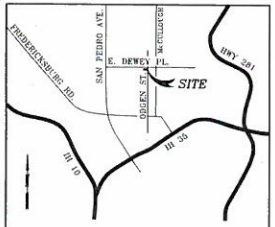
Z2017113



LOCATION MAP

SCALE 1" = 10'

LEGEND

- EXISTING FIRE HYDRANT
- WATER METER
- CHAIN LINK FENCE
- OVERHEAD ELEC. LINE
- FENCE
- BENCHMARK
- EOP EDGE OF PAVEMENT
- EXISTING WATER VALVE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- POWER POLE
- DOWN GUY

E. DEWEY PL.

(56' ROW)

OWNER: ROBERT CRUSHMAN & MARY BRISCOE
0.1377 ACRES
(VOL. 17957, PG. 848 OPR)

OWNER: PARKVIEW PARTNERS LTD &
PARKVIEW PARTNERS II LTD
0.1705 ACRES
(VOL. 16880, PG. 2107 OPR)

OVERALL REZONING BOUNDARY
(0.138 ACRES)

5' (REAR SETBACK)

N89°50'38"E 124.75'

N01°30'33"W 48.98'

48.35'

S00°30'34"W

S89°33'27"W 123.03'

LOT 10
BLOCK 7
NCB 1729

22' IRREVOCABLE
INGRESS/EGRESS ESM'T.

2.2' ROW DEDICATION TO COSA (0.002 AC.)

EXIST. SIDEWALK

EDGE OF PAVEMENT

OGDEN STREET
(55.8' ROW)

EDGE OF PAVEMENT

EXIST. SIDEWALK

60.00'

30.00'

30.00'

LOT 18
BLOCK 7
NCB 1729
AC-HSIAC SUBD.
(VOL. 9637, PG. 113 DPR)

PROPOSED LAND USE:
SINGLE FAMILY RESIDENTIAL DEVELOPMENT – 4 LOTS

LOT SIZE:
MINIMUM LOT SIZE TO BE 1,460 SF

NOTES:
1) REZONING TO IDZ (INFILL DEVELOPMENT ZONE)
WITH SINGLE FAMILY RESIDENTIAL WITH 30 UNITS/ACRE
2) TOTAL SITE ACREAGE = 0.138 AC.
3) 4 PROPOSED TOTAL DEVELOPABLE LOTS

TOTAL NUMBER OR PROPOSED
PARKING SPACES = 4 (GARAGE)

I, LC CONTACTING, INC., 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.

ZONING CASE #: Z20170113

REVISIONS:

OGDEN GARDENS
OGDEN STREET
SAN ANTONIO, TEXAS 78212

STATE OF TEXAS
SALVADOR FLORES
82638
REGISTERED PROFESSIONAL ENGINEER
P.E.

SITE PLAN

Bendición
BENDICION ENGINEERING, LLC
19215 Deer ETO Trail, San Antonio, Texas 78258
Tel. (210) 392-4100 Office
EMAIL: sflores@bendicion-engineers.com
TBPE FIRM REGISTRATION NO. F-10452

ACC NO.: LS
SCALE : 1"=10'
DRAWN BY : SF
DATE: 3/9/17
SHEET :
SP