

NORTHWESTERN DR.

60' R.O.W.

N30°04'09"W

496.25'

14' G.E.T.T.V.E.

10' B.S.L.

23.69'

194.12'

VAN CLEAVE DR.
S66°53'33.42"W
60' R.O.W.

27

26

25

24

23

PRIVATE STREET
50' R.O.W.

33

28

29

32

31

PRIVATE STREET
50' R.O.W.

21

20

19

22

18

480.31'

20' G.E.T.T.V.E.

483.48'

14

15

16

17

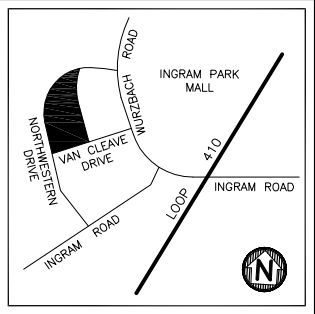
LOT 3, BLOCK 2, N.C.B. 18038
OWNER: M.K. NORTHWESTERN LTD.

Current Zoning: C-3 MLOD-2 MLR-2 AHOD

Proposed Zoning: PUD MF-18 MLOD-2 MLR-2 AHOD
with a Reduced Perimeter Setback of 10 feet. ("10' B.S.L.")

LAND USE TABLE					
TOTAL ACREAGE	OPEN SPACE	DWELLING UNITS	DENSITY	TOTAL FLOOR AREA	FLOOR AREA RATIO
5.60 ACRES	N.A.	68 UNITS	12 U/AC	2,400 S.F.	56%

LEGAL DESCRIPTION
A 5.60 ACRE TRACT OF LAND CONSISTING OF LOT 2, BLOCK 2, N.C.B. 18038, SAN ANTONIO, RECORDED IN A SUBDIVISION PLAT KNOWN AS INGRAM PLAZA UNIT 1A RECORDED IN VOLUME 9500, PAGE 75, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

I, RAMIRO VALADEZ III, 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 SUBDIVISION PLATTING OR BUILDING PERMITS.



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**VAN CLEAVE P.U.D.
CONCEPTUAL SITE PLAN**

SCALE: 1"= 60'	DATE: 4-14-19
DRAWN BY: AR	REV.
SHEET 1 OF 1	