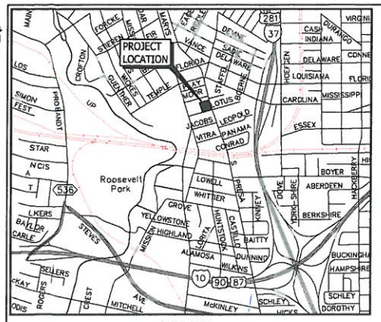
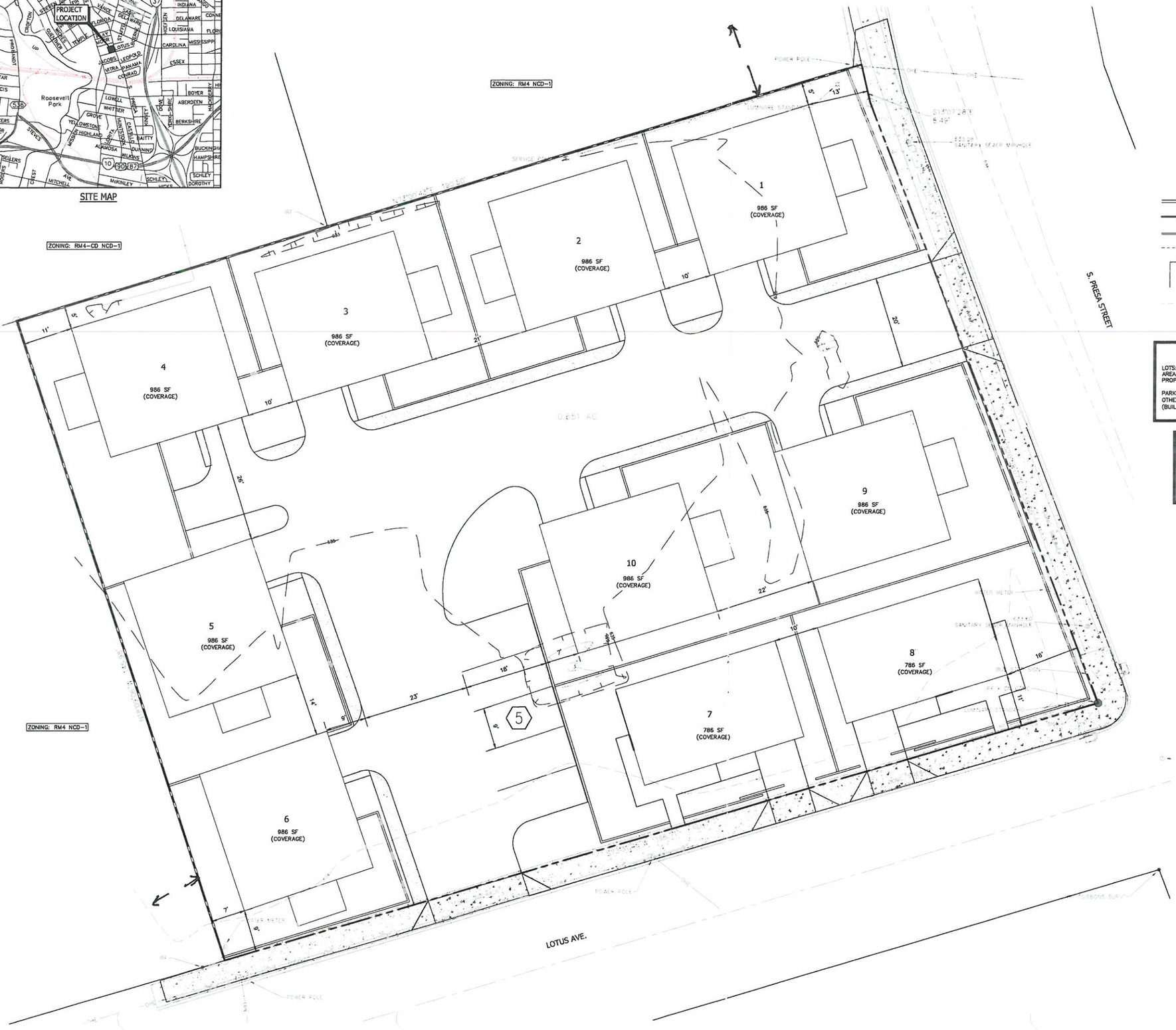
PLEASE RECYCLE

Z2015272





N

0 5' 10' 20'

LEGEND

- BOUNDARY / RIGHT OF WAY LINE
- CONCRETE CURB
- EASEMENT / SETBACK LINE
- PROPOSED BUILDING
- EXISTING CONTOUR

SITE & BUILDING DATA

LOTS:	1
AREA:	0.651 Ac.
PROPOSED USE:	MULTI-FAMILY
PARKING AREA:	+/-820 SQUARE FEET (5 PARKING SPACES)
OTHER IMPERVIOUS COVER: (BUILDINGS/WALKS/EQUIPMENT)	+/-7395 SQUARE FEET

LEGAL DESCRIPTION:	BEING LOTS 1-3 AND THE EAST IRREGULAR 47 FEET OF LOT 4, BLOCK 1, NEW CITY BLOCK 3097, OF THE DG&M ADDITION IN THE CITY OF SAN ANTONIO, DESCRIBED IN VOLUME 16059, PAGE 1711, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
CURRENT ZONING:	C2 NCD-1
PROPOSED ZONING:	IDZ

IDZ ZONING STATEMENT

538 ROOSEVELT, THE DEVELOPER, 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. ADDITIC I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN UNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN ITTAL FOR BUILDING PERMITS.

NO.	DATE	REVISION	BY

WWW.BIGREDDOG.COM
210.860.9224
BIG RED DOG
ENGINEERING | CONSULTING
5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 • TEXAS REG. NO. F-13847

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF CHRISTOPHER J. WILLIAMSON, P.E. ON March 24, 2015

SOUTH PRESA TOWNHOMES
1519 S. PRESA
SAN ANTONIO, BEXAR COUNTY, TEXAS

PRELIMINARY SITE PLAN

CLIENT:	COLLABORATIVE HOMES
DRAWN BY:	KMK
DESIGNER:	JDS
REVIEWER:	CW
B.R.D. PROJECT:	047.002

SHEET
EXHIBIT

Xrefs: W:_Project Files\047 - Collaborative Homes\002 - 1519 S. Presa\Cad\Dwg\047.002-CSDP01.dwg
W:_Project Files\047 - Collaborative Homes\002 - 1519 S. Presa\ACAD\Dwg\047.002 TBLK_24x36.dwg
W:_Project Files\047 - Collaborative Homes\002 - 1519 S. Presa\ACAD\Dwg\047.002 IDZ - CSDP01.dwg
User: Kyle Kraus
Last Modified: Mar. 24, 15 - 11:26
Drawing: W:_Project Files\047 - Collaborative Homes\002 - 1519 S. Presa\Cad\Dwg\047.002 IDZ Site Plan.dwg
047.002 IDZ SITE PLAN 3/24/2015 11:28 AM