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THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF 1718 ARCHITECTURE, LLC AND MARCELLO MARTINEZ AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ. 1718 ARCHITECTURE, LLC IS A DESIGN FIRM NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGN FOR THIS PROJECT. 1718 ARCHITECTURE, LLC & MARCELLO MARTINEZ ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT: Beckwith Village Master Plan

OWNER:

PROJECT NUMBER: 16BW01

DESIGN DEVELOPMENT

NO. DATE DESCRIPTION OF ISSUE

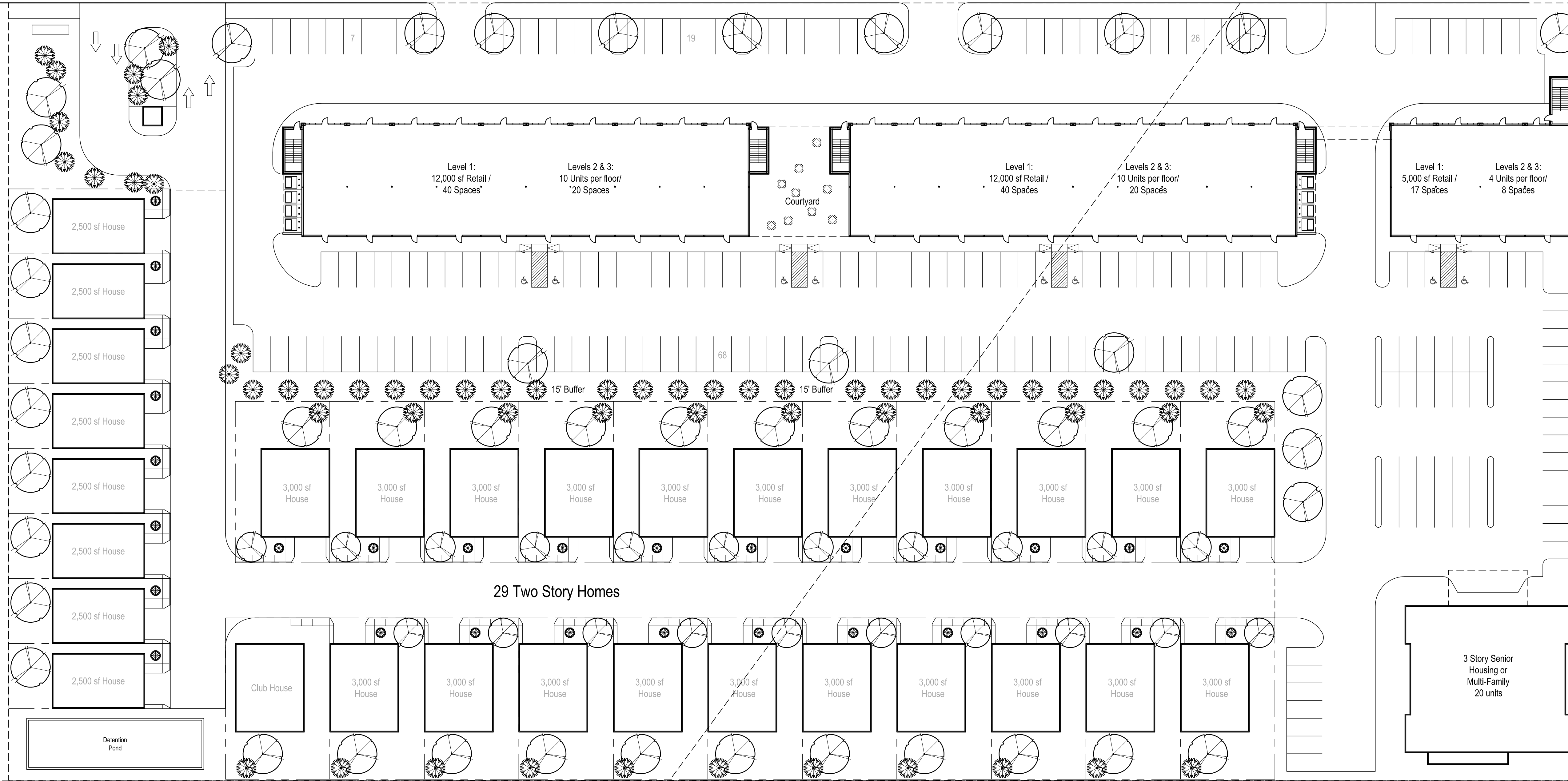
CONSULTANT:

SHEET TITLE: Site Plan

DATE: 28 July 2016

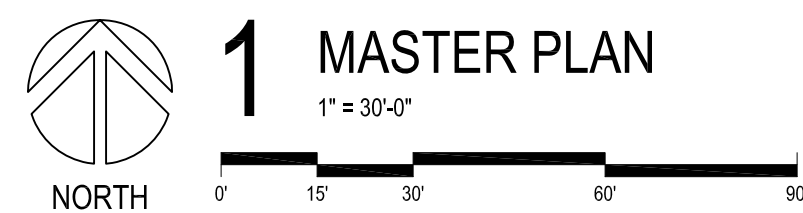
SHEET NUMBER:

A1.01



EXISTING CONCRETE SWALE

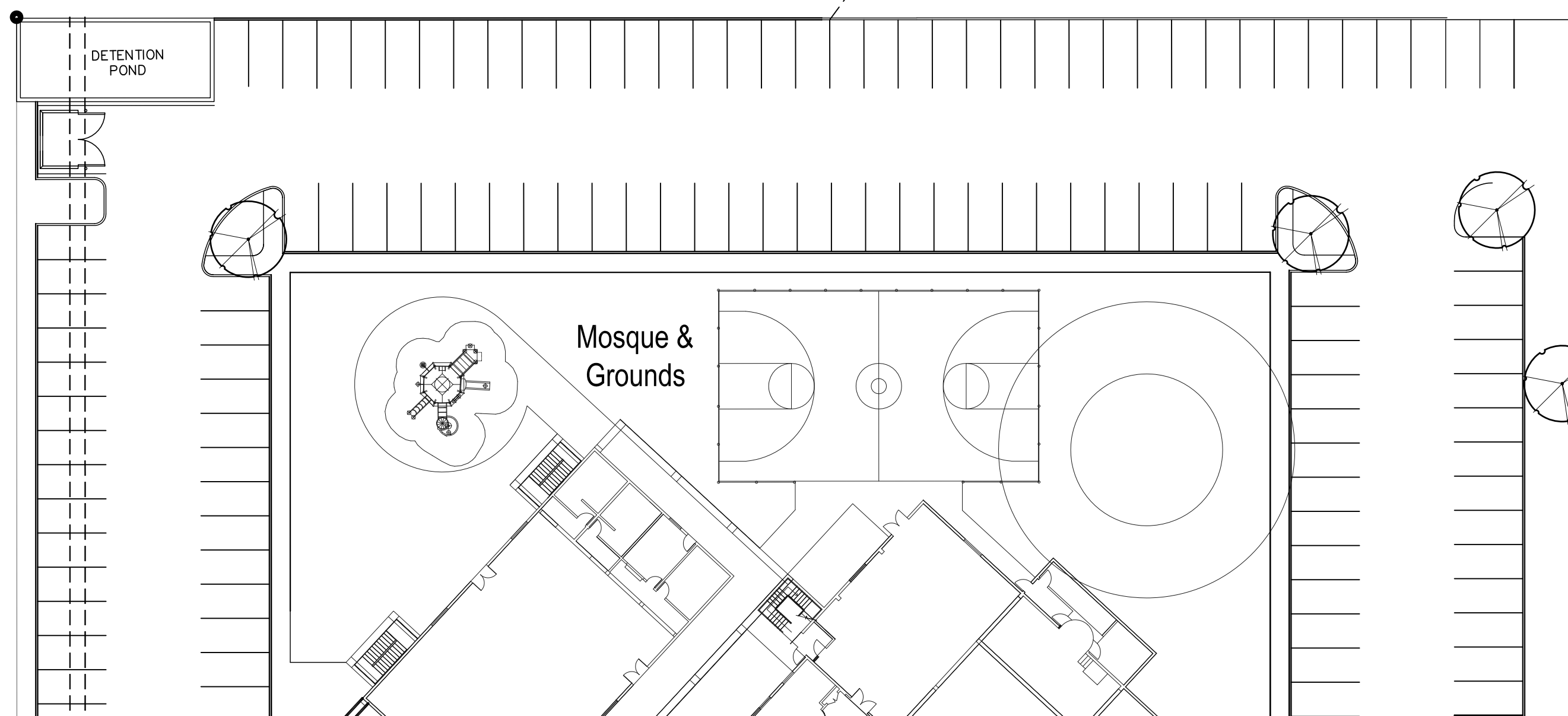
EXISTING CONCRETE SWALE



1 MASTER PLAN

1" = 30'-0"

14' GAS, ELEC, TELE, & CATV, ESMIT. (VOL. 9549/PG. 47) 18' PVT. DRAINAGE ESMIT. (VOL. 9549/PG. 47)



Mosque & Grounds

Total Proposed MXD Zoning Off-Street Parking Spaces - 212

Total Proposed PUD Zoning Off-Street Parking Spaces - 29

Proposed MXD Zoning - 68 Total Residential Units on 3.979 acres = 17.09 units per acre

Proposed PUD MF-18 Zoning - 29 Total Residential Units on 3.738 acres = 7.76 units per acre

Required PUD perimeter setbacks shall be twenty (20) feet for residential uses, including multi-family uses and for all other types of uses, the required PUD perimeter setbacks shall be the same as for the applicable zoning district which the nonresidential use would be allowed in if it were not a PUD.

10 foot required setback where non single-family residential use abuts a single-family us or zoning district

Streets within a "MXD" shall be publicly accessible. Gated streets and gated developments shall not be permitted. Streets shall conform to the transportation standards of this chapter unless an alternative street and sidewalk plan is approved as part of a rezoning to a "MXD."

"I, Core Vizor LLC, 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."