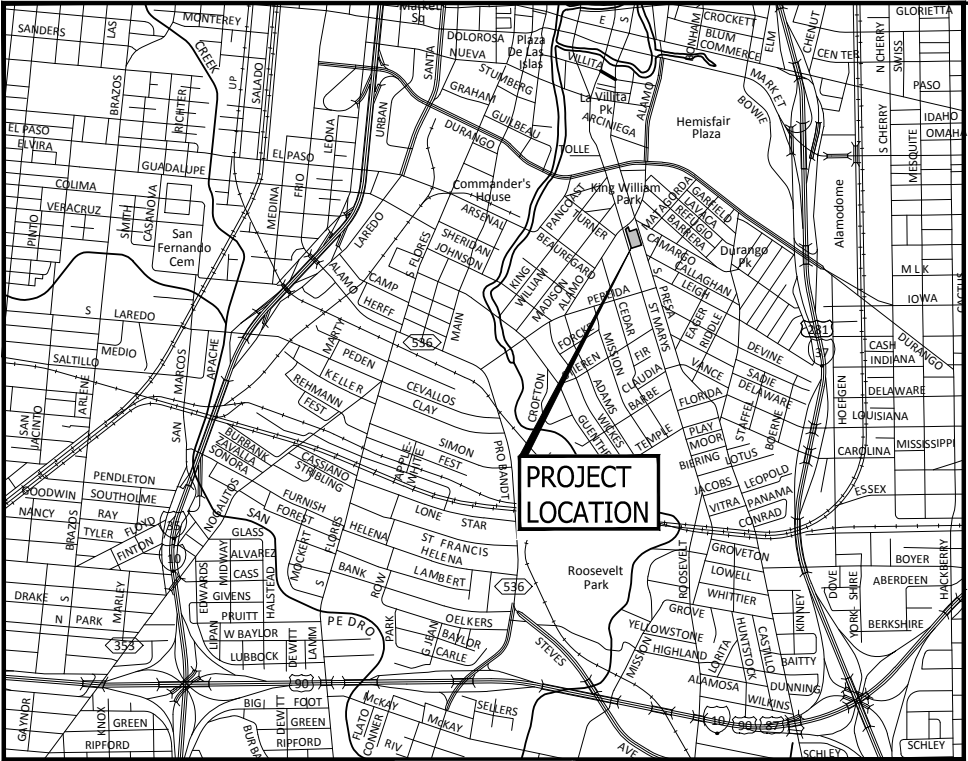




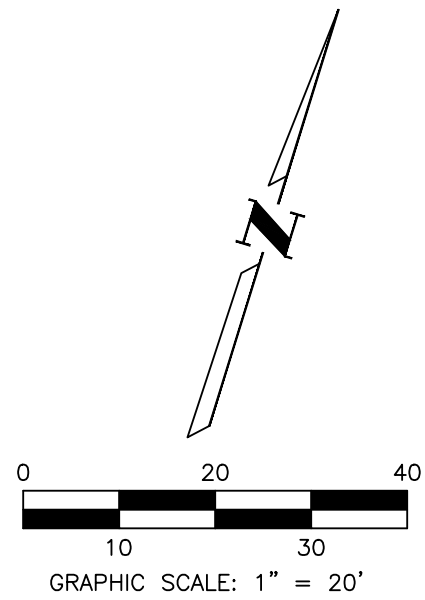
SITE MAP

IDZ ZONING STATEMENT

I, KEVIN COVEY, 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. 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.

Site & Building Data

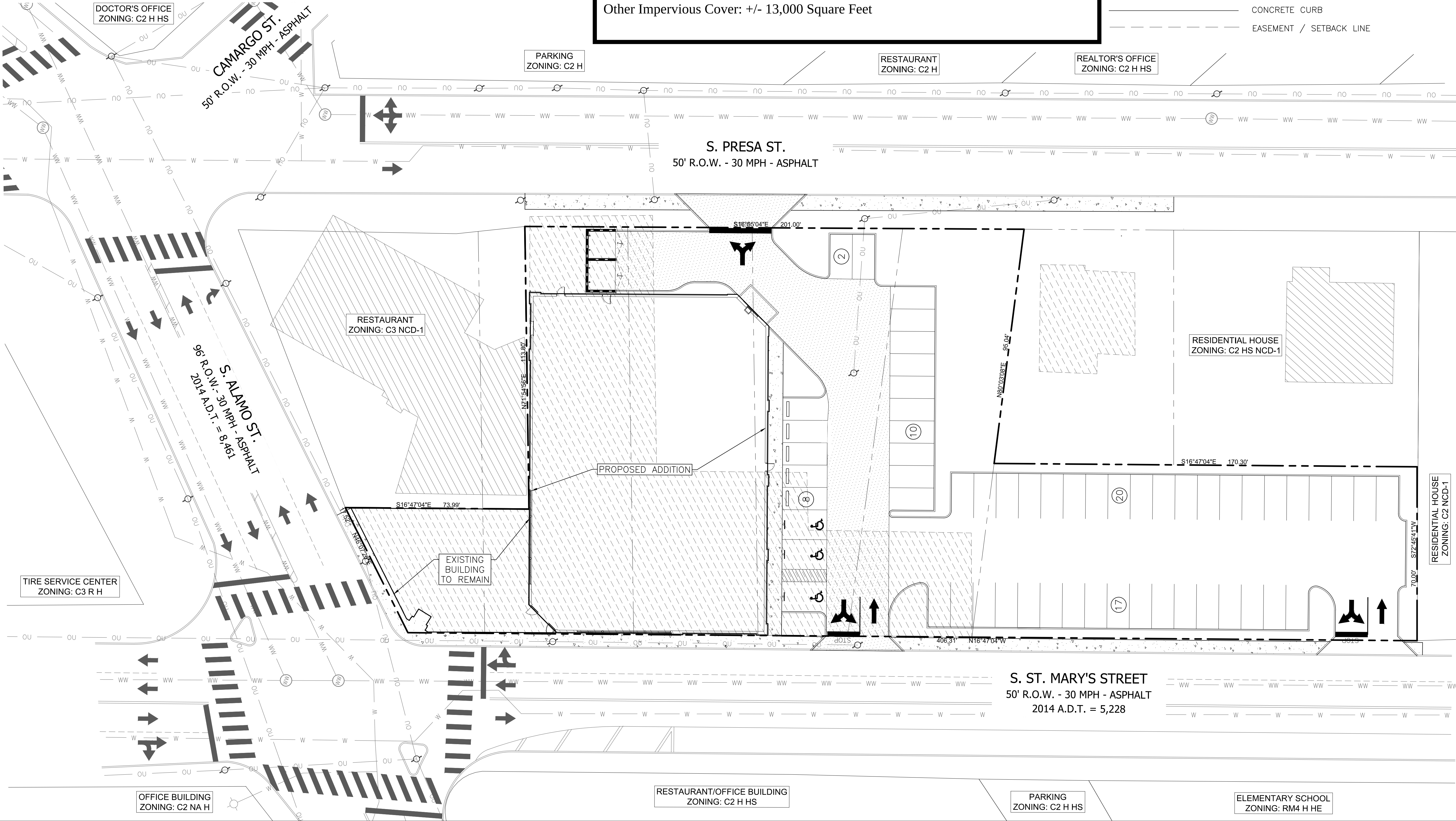
Lots: 1  
Area: 1.065 acres (per deed)  
Legal Description: 1.065 acres out of Blk 4, NCB 782  
Address(es): 812 South Alamo Street, 611 South Presa, and 910 South St. Mary's Street  
Current Zoning: "C-3 NA NCD-1 AHOD" and "C-2 NCD-1 AHOD"  
Proposed Zoning and Uses: "IDZ (base zoning) NCD-1 AHOD" with all uses permitted in "C-2"  
Comprehensive Land Use Categories: Residential (as permitted in "C-2"), Office, Community Commercial/Retail, & Mixed Use  
Residential Gross Density: Up to 10 Units per acre (as permitted in "C-2")  
Parking Area: +/- 23,350 Square Feet  
Other Impervious Cover: +/- 13,000 Square Feet



Z2014164

LEGEND

- BOUNDARY / RIGHT OF WAY LINE
- CONCRETE CURB
- EASEMENT / SETBACK LINE



|                                                                                                                                                                              |  |                                                                                                                                       |  |                                                                                                             |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|--|
| PRELIMINARY<br>NOT FOR CONSTRUCTION,<br>BIDDING, OR PERMIT<br>PURPOSES.<br>PREPARED UNDER THE<br>SUPERVISION OF<br>CHRISTOPHER A. WEIGAND,<br>P.E. #101323 ON<br>May 6, 2014 |  | GRAY STREET PARTNERS<br>4515 SAN PEDRO AVENUE<br>SAN ANTONIO, BEXAR COUNTY, TEXAS 78212                                               |  | SHEET<br>EXHIBIT                                                                                            |  |
| WWW.BIGREDDOG.COM<br>210.860.9224                                                                                                                                            |  | BIGREDDOG<br>ENGINEERING   CONSULTING<br>5811 UNIVERSITY HEIGHTS BLVD, SUITE 108<br>SAN ANTONIO, TEXAS 78249 • TEXAS REG. NO. F-13847 |  | CLIENT: GRAY STREET PARTNERS<br>DRAWN BY: WPF<br>DESIGNER: WPF<br>REVIEWER: C.A.W.<br>B.R.D. PROJECT: _____ |  |
| IDZ SITE PLAN                                                                                                                                                                |  | IDZ ZONING STATEMENT                                                                                                                  |  | IDZ ZONING STATEMENT                                                                                        |  |