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C:\ref: W:\_Project Files\047 - Collaborative Homes\002 - 1519 S. Praso\MAU\Xref\047.002--CSBP01.dwg
W:\_Project Files\047 - Collaborative Homes\002 - 1519 S. Praso\MAU\Xref\047.002 TBL\24-20.dwg
W:\_Project Files\047 - Collaborative Homes\002 - 1519 S. Praso\MAU\Xref\047.002--CSBP01.dwg

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ZONING: RM4-CD NCD-1

ZONING: RM4 NCD-1

220 15 27 2



LEGEND

-
- Diagram illustrating various boundary and setback lines for a proposed building:
- BOUNDARY / RIGHT OF WAY LINE
 - CONCRETE CURB
 - EASEMENT / SETBACK LINE
 - PROPOSED BUILDING
 - EXISTING CONTOUR

SITE & BUILDING DATA

LOTS:	1
AREA:	0.851 Ac.
PROPOSED USE:	MULTI-FAMILY
PARKING AREA:	+/-820 SQUARE FEET (5 PARKING SPACES)
OTHER IMPERVIOUS COVER:	+/-7395 SQUARE FEET
(BUILDINGS/WALKS/EQUIPMENT)	

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.
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CURRENT ZONING: C2 NCD-1
PROPOSED ZONING: IDZ

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

PRELIMINARY SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

210.860.9224

WWW.BIGREDDOG.COM



ENGINEERING | CONSULTING
5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78240 - TEXAS DEC NO. E 11847

PRELIMINARY SITE PLAN

CLIENT:	COLLABORATIVE HOMES
DRAWN BY:	KMK
DESIGNER:	JOS
REVIEWER:	CW

SHEET

EXHIBIT

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. ADDITIO^NALLY, I UNDERSTAND THAT CITY COUNCIL
APPROVAL OF A SITE PLAN IS IN CONNECTION WITH A REZONING CASE
DOES NOT RELIEVE ME FROM THE Necessity OF BRINGING AN APPLICATI
CODES AT THE TIME OF PLAN SUBMISSION FOR BUILDING PERMITS.