

DOCUMENTS ARE INCOMPLETE  
AND MAY NOT BE USED FOR  
REGULATORY APPROVAL,  
PERMIT, OR CONSTRUCTION.

DATE: 1718 ARCHITECTURE, LLC  
EXP. DATE: 717 NORTH ALAMO STREET  
SAN ANTONIO, TEXAS 78215  
VOICE: (210) 287-8166  
MARCELLO@1718PARTNERS.COM

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 CONTRACTED  
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 DESIGNS FOR THIS  
PROJECT. 1718 ARCHITECTURE, LLC & MARCELLO MARTINEZ ARE  
NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN  
ANY 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

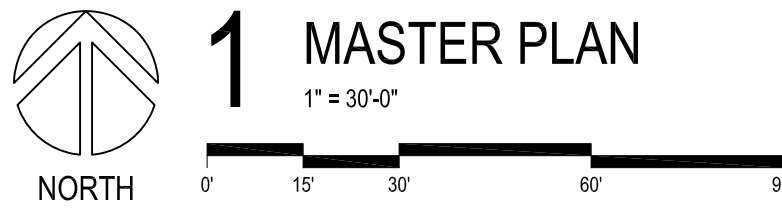
SHEET TITLE

Site Plan

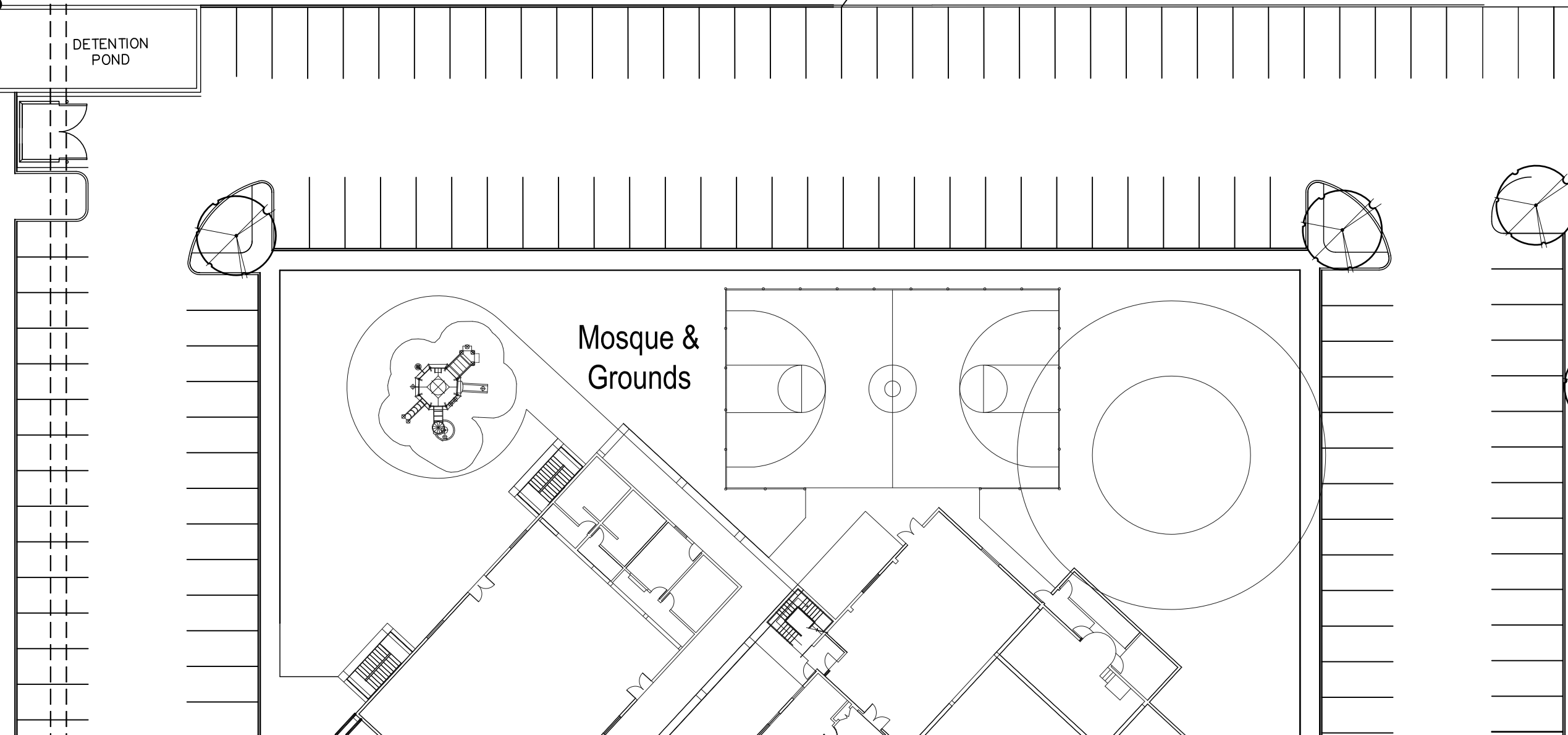
DATE: 28 July 2016

SHEET NUMBER

A1.01



14" GAS, ELEC, TELE,  
& CATV ESMT.  
(VOL. 9549/PG. 47)



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. S  
treets 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."