

Z-2021-10700037 IDZ-3 SITE PLAN

SITE PLAN REQUIREMENTS

NOTE: NUMBERING CORRESPONDING TO COSA ZONING SITE PLAN REQUIREMENTS FOR IDZ. BUILDINGS AND OTHER IMPERVIOUS COVER LOCATIONS ARE PRELIMINARY AND APPROXIMATE.




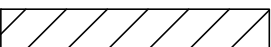
1. LEGAL DESCRIPTION: LOTS 1-2, 8-14, A-2, & 20 (EXCLUDING THE EASTERN 7.24 FEET OF 14 & A-2), BLOCK 3, NCB 3029; LOTS 3-7, BLOCK 1, NCB 6789;
2. MULTI-FAMILY DENSITY OF 113 UNITS. LOCATION OF ALL USES SHOWN BELOW.
3. SEE DEPICTION BELOW.
4. SEE DEPICTION BELOW.

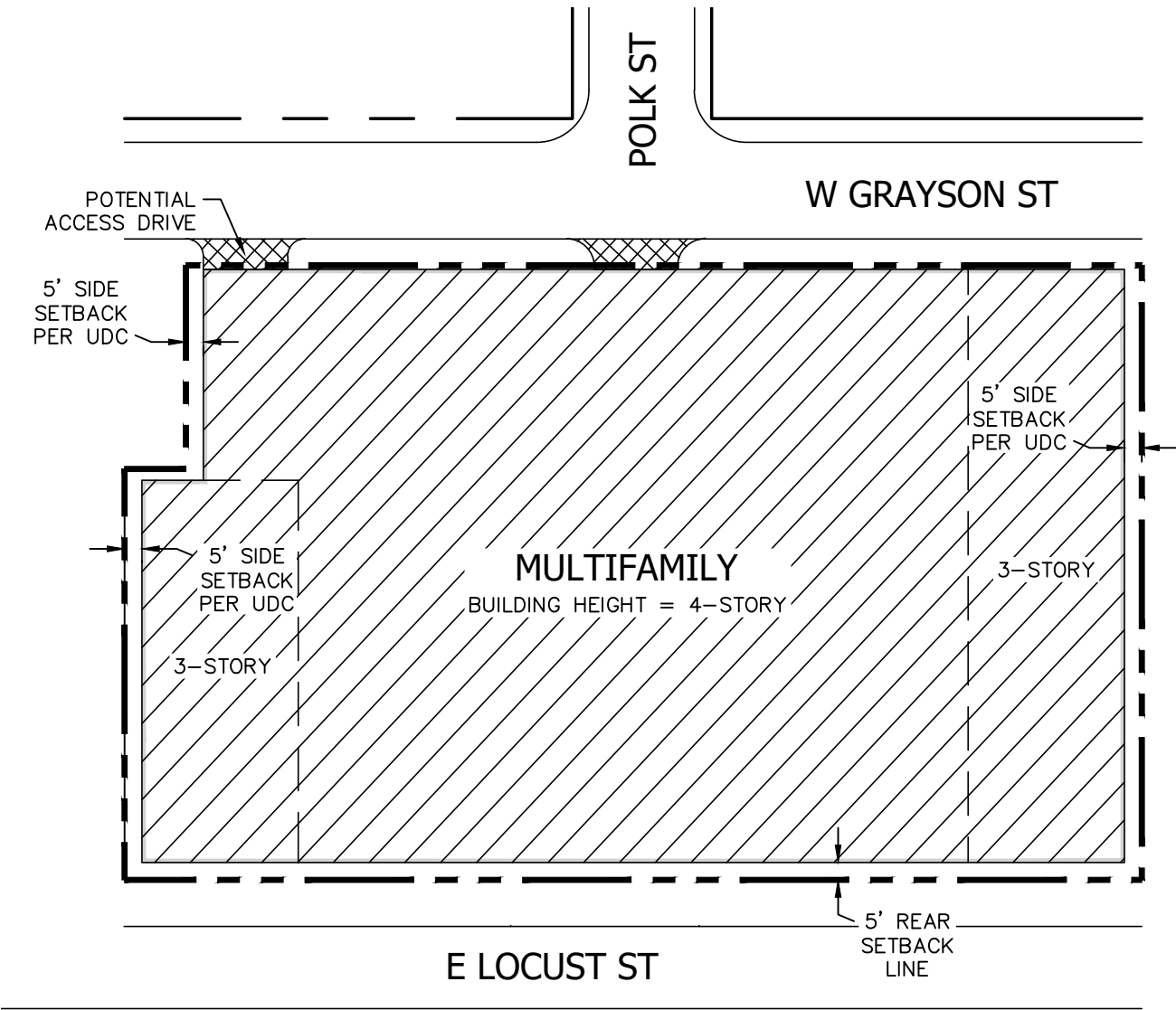
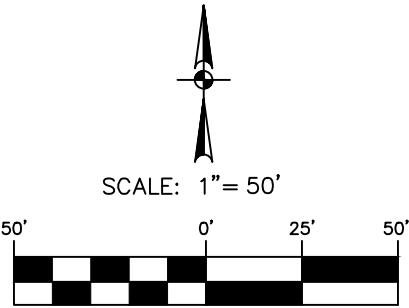
I, SOJO COMMONS II LP, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PARKING/LOADING ZONES MAY BE ADDED TO W GRAYSON FRONTAGE BUT NO VEHICULAR OR PEDESTRIAN ACCESS ON E LOCUST UNLESS OTHERWISE REQUIRED BY CITY CODE OR OTHER LAW.

CURRENT ZONING: IDZ-2 UC-4 AHOD WITH USES PERMITTED FOR 50 UNITS/ACRE
PROPOSED ZONING: IDZ-3 UC-4 AHOD WITH USES PERMITTED FOR 113 DWELLING UNITS

LEGEND

REZONING LIMITS	
LOT LINE	
PROPOSED SITE INGRESS/EGRESS FACILITIES	
PROPOSED BUILDINGS	



GRAYSON MULTIFAMILY
SAN ANTONIO, TEXAS
REZONING SITE PLAN

JOB NO. 12375-00
DATE MARCH 2021
DESIGNER AA
CHECKED AB
DRAWN AA
SHEET 1 of 1

PAPE-DAWSON
ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPES FIRM REGISTRATION #1028800