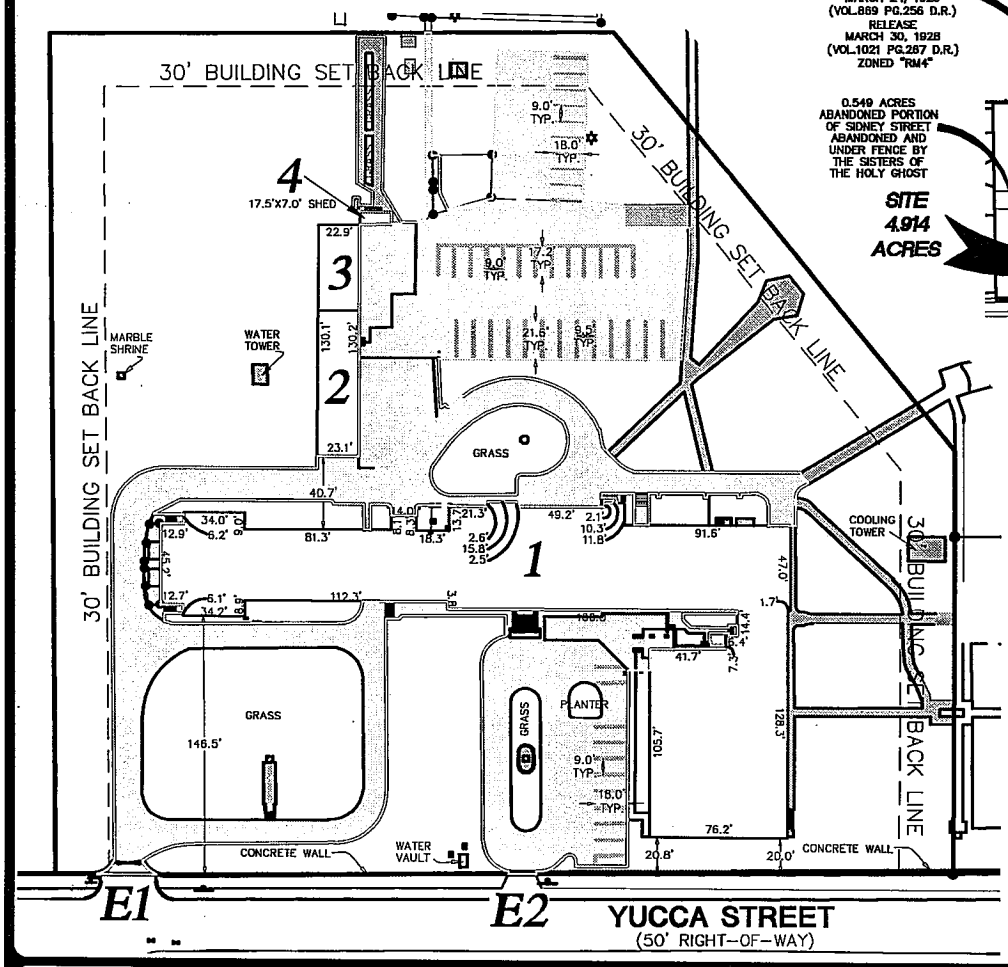
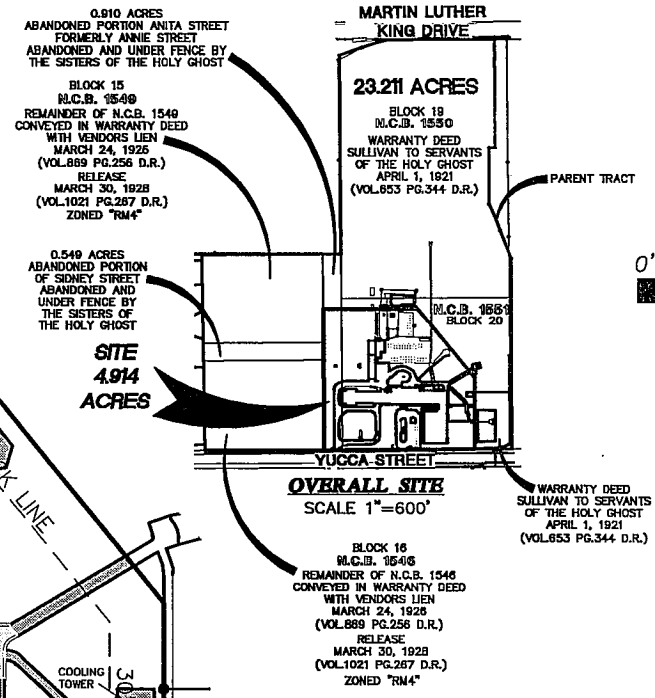
Date: Jul 27, 2009, 1:48pm User ID: MWright
File: P:\74\54\00\DESIGN\CIVIL\EXHIBITS\090727 ZONING.dwg

NOTE: PROPERTY TO BE REZONED (4.914 ACRES) IS PART OF A LARGER (23.211 ACRE) TRACT, UNDER COMMON OWNERSHIP, THAT HAS AN EXISTING FENCE. PROPERTY OWNER WILL COMPLY WITH THE UDC BUFFERYARD REQUIREMENTS FOR THE OVERALL TRACT. HANDICAP ACCESSIBLE SPACES WILL BE PROVIDED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS.





SCALE : 1"=100'

0' 100' 200'

LEGEND

- OVERALL PROPERTY BOUNDARY
- WALL
- FENCE/POST
- SIDEWALK/HARD SURFACE
- PAVEMENT
- 1 FACILITY NUMBER
- E1 ENTRANCE

SITE	4.914 ACRES

IMPERVIOUS COVER

BUILDING 1	81,436 SF
BUILDING 2	1,840 SF
BUILDING 3	1,150 SF
BUILDING 4	120 SF
PAVEMENT	50,632 SF
SIDEWALK	8,711 SF
TOTAL IC	143,889 SF

PARKING	44 SPACES

EXISTING ZONING MF33
PROPOSED ZONING C3
CURRENT USE – MULTI-FAMILY RESIDENTIAL CONVENT
PROPOSED USE – TRANSITIONAL HOUSING

I, JOHN ROBERTS, FOR RIDGEMONT INVESTMENT GROUP, LLC, WHICH WILL BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT SHOWN ON THIS SITE PLAN, 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.

JOB NO. 7454-00
DATE JULY 2009
DESIGNER CCT
CHECKED ••• DRAWN MW
SHEET 1 OF 1

CROSSPOINTS
CAMPUS PLAN
ZONING EXHIBIT

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISIONS:

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Z2009130S