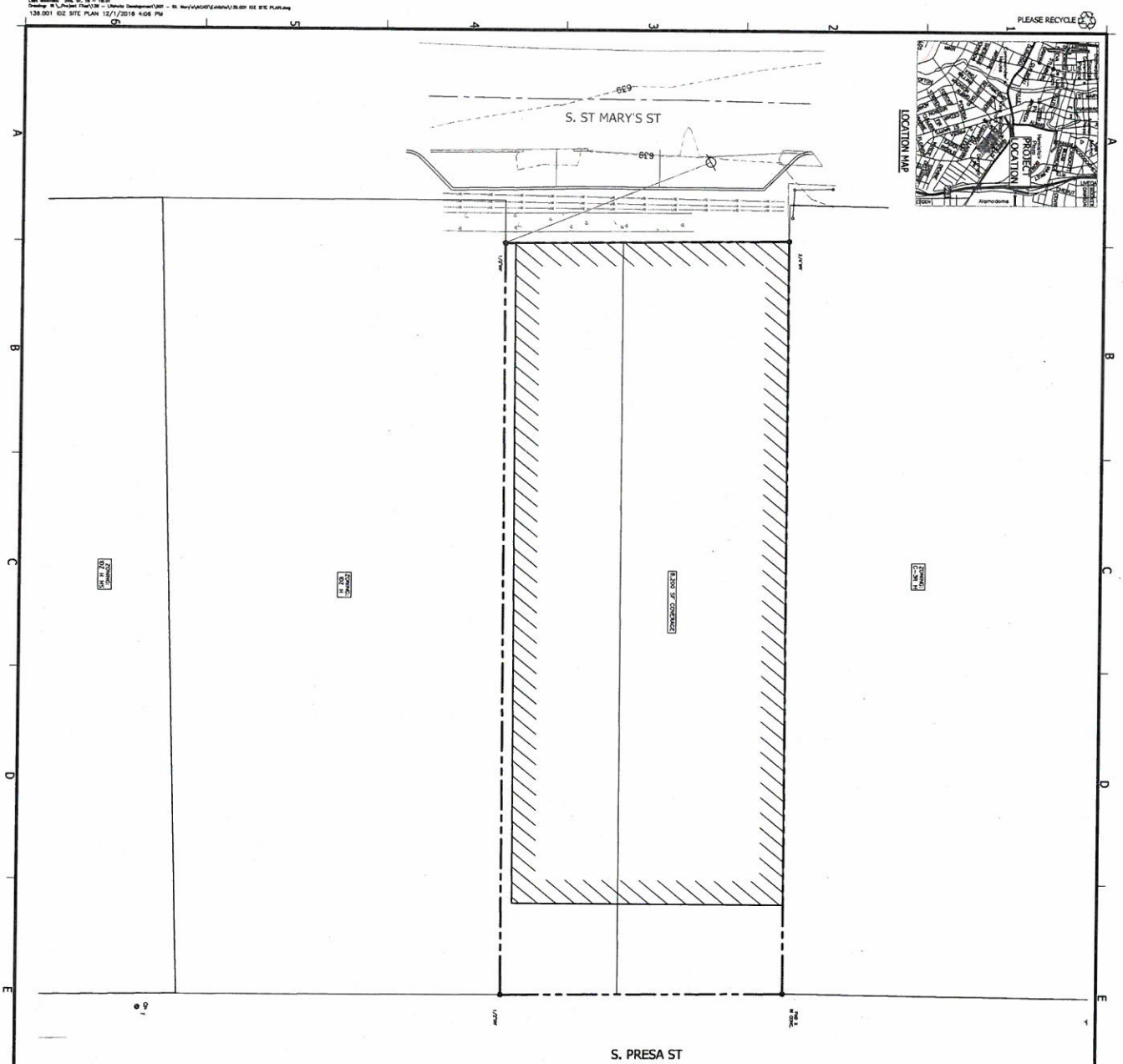
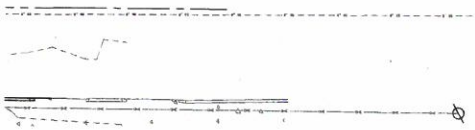
Write W:_Project Files\139 - Lifshutz Development\IDZ - S. Mary's\ACAD\Lwhite\139.001 TBLK_24x36_3A.dwg
W:_Project Files\139 - Lifshutz Development\IDZ - SS. Mary's\ACAD\Lwhite\139.001 CESAP01.dwg

Last modified: Aug. 01, 16 - 16:01
Drawing: W:_Project Files\139 - Lifshutz Development\IDZ - SS. Mary's\ACAD\Lwhite\139.001 IDZ SITE PLAN.dwg
139.001 IDZ SITE PLAN 12/1/2016 4:06 PM

PLEASE RECYCLE





SITE & BUILDING DATA

LOTS:	1
AREA:	0.2207 AC (6,6)2
PROPOSED USE:	MIXED USE, COMMERCIAL
PARKING AREA:	STREET PARKING, AND CONCRETE PARKING AREA IN REAR. (6,137 SF)

LEGAL DESCRIPTION:	BEING 0.2207 ACRES OUT OF LAND DESIGNATED LOTS 43 AND 44, HOB 903 SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
CURRENT ZONING:	C-3H
PROPOSED ZONING:	IDZ WITH USES PERMITTED IN C3 H

LEGEND

- BOUNDARY / RIGHT OF WAY LINE
- CONCRETE CURB
- EASEMENT / SETBACK LINE
- EXISTING BUILDING
- EXISTING CONTOUR

GRAPHIC SCALE: 1" = 10'

Know what's below. Call before you dig.

IDZ ZONING STATEMENT

LIFSHUTZ COMPANIES, LP, THE DEVELOPER, ACKNOWLEDGE THAT THIS SITE PLAN IS CONSIDERED TO BE PART OF THE PROPERTY'S IDZ ZONING AND THAT THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (UDC) UNLESS OTHERWISE SPECIFIED IN THE UNIFIED APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE. DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES IN THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

Z2017040

CLIENT:	LIFSHUTZ DEVELOPMENT
DRAWN BY:	KMK
DESIGNER:	TA
REVIEWER:	SSL
B.R.D. PROJECT:	139.001

EXHIBIT SHEET

PROJECT:
PRELIMINARY NOT FOR CONSTRUCTION
712/714 SOUTH ST. MARY'S STREET PARKING
714 SOUTH ST. MARY'S.
SAN ANTONIO, BEXAR, TX, 78205

SHEET TITLE:
IDZ SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF STEPHEN S. LIN P.E. #108721 ON December 1, 2016

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NO.	DATE	REVISION	BY