



- CIVIL SITE PLAN NOTES:**
1. EXISTING CONDITIONS SURVEY WAS PREPARED BY D.A. MANLEY LAND SURVEYING, INC. IN NOVEMBER 2015.
 2. LOCATION OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
 3. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
 4. THERE ARE (ARE NOT) EXISTING HERITAGE TREES ON THE SITE.



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
CHRISTOPHER WEIGAND,
P.E. #100323 ON
December 23, 2015

PRELIMINARY - FOR EXHIBIT ONLY
VARAGE ENDEAVORS, LLC
538 ROOSEVELT AVE.
SAN ANTONIO, TEXAS 78130

PROJECT:
CLIENT: VARAGE ENDEAVORS, LLC
DESIGNER: BIG RED DOG
REVIEWER: [blank]
B.D.G. PROJECT: 148.001

SHEET
IDZ
EXHIBIT
OF

SITE & BUILDING DATA	
LOTS:	3
AREA:	8.998 AC (822) & 0.7114 AC (IDZ OFFSITE PARKING)
PROPOSED USE:	MIXED USE, COMMERCIAL, MULTIFAMILY (DENSITY NOT TO EXCEED 100 UNITS PER ACRE), AND PARKING.
PARKING AREA:	OFFSITE STRUCTURED PARKING
LEGAL DESCRIPTION: BEING 8.998 ACRE TRACT OUT OF MCB 878 & MCB 1057 AND BEING 0.7114 ACRE TRACT MCB 671 BLK 23, LOT 11, 12, 13, 21, 22, & 23.	
CURRENT ZONING: I1, I1-5, I1A	
PROPOSED ZONING: IDZ WITH USES PERMITTED IN C2, MULTIFAMILY (NOT TO EXCEED 100 UNITS PER ACRE) AND BAR, MICRO-BREWERY, BEER GARDEN, AND HOTEL.	

IDZ ZONING STATEMENT

VARAGE ENDEAVORS, LLC, THE DEVELOPER, ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERING TO ANY APPLICABLE CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.