

2018282

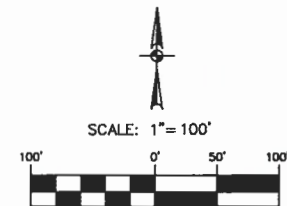
I Rio Perla Properties, L.P., the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for in building permits."



SITE PLAN REQUIREMENTS

NOTE: NUMBERING CORRESPONDING TO COSA ZONING SITEPLAN REQUIREMENTS FOR IDZ.

- LEGAL DESCRIPTION AND DISCLAIMER:
 - NCB 958 BLK LOT 40 THRU 44 & 53 EXC NE 100 FT & NW 100 FT 33 THRU 37; 1.364 AC (ID: 110708)
 - NCB 958 BLK LOT 25 THRU 32, S 100 FT OF LOT 33 THRU 39 & 40; 1.383 AC (ID: 110709)
 - NCB 958 BLK LOT MD 100 FT OF 33 THRU 39; 0.289 AC (ID: 1210390)
 - NCB 1758 BLK LOT 9A & 8A; 0.383 AC (1041375)
 - NCB 1004 BLK 10 LOT 7 & 8; 0.428 AC (111180)
 - NCB 1004 BLK 10 LOT 13; 1.114 AC (111181)
 - NCB 1004 BLK 10 LOT 6 & 12; 0.428 AC (111179)
 - NCB 1004 BLK 10 LOT E 36.1 OF N 95.9 FT OF 4 & N 95.9 FT OF 5 OR E & F; 0.202 AC (111177)
 - NCB 1005 BLK 11 LOT W 100 FT OF 3, 4, 5 & 6; 0.475 AC (111184)
 - NCB 1005 BLK 11 LOT 1 & 2; 0.401 AC (111183)
 - NCB 6706 BLK 8 LOT 1 THRU 7; 0.518 AC (363486)
- PROPOSED ZONING: IDZ (BASE) DN RIO-2 AHOD WITH USES PERMITTED IN RM-4, O-2, C-3, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT EXCEED 110 UNITS PER ACRE ; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; NIGHT CLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK, BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGES MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT)
- SEE PLAN GRAPHIC



LEGEND

REZONING LIMITS ---

LOT LINE ---

PAPE-DAWSON
ENGINEERS

SAMUEL'S GLASS
SAN ANTONIO, TEXAS
REZONING SITE PLAN

JOB NO. 11503-04
DATE: JUNE 2018
DESIGNER: AA
CHECKED: CO
DRAWN: J
SHEET: EX1