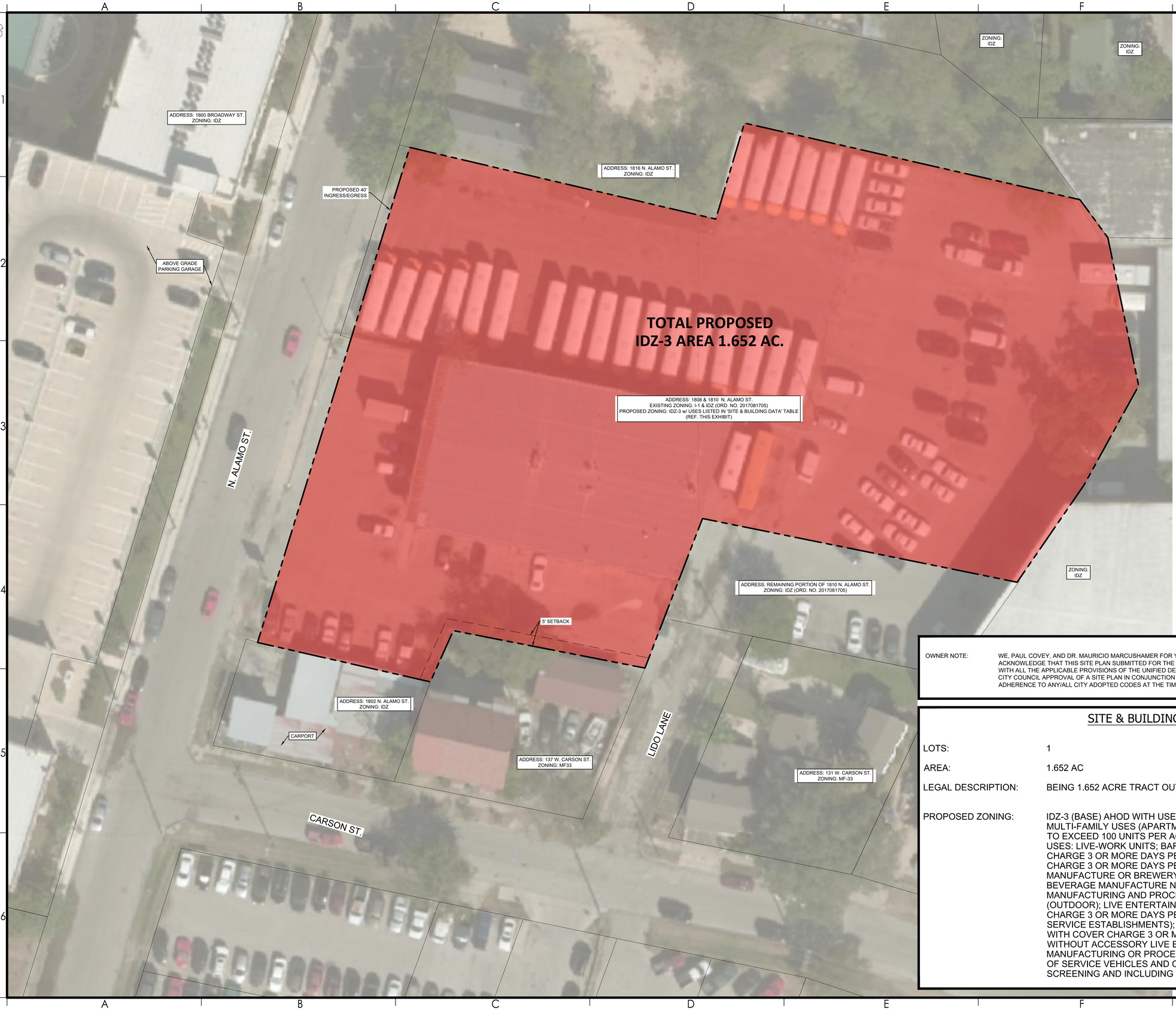
PLEASE RECYCLE



N

0 10' 20' 40'

Z2019-10700100

COVER CALCULATIONS	
TOTAL IMPERVIOUS COVER:	71,961.12 SF
TOTAL PERVIOUS COVER:	0 SF
PERCENT IMPERVIOUS COVER:	100.00%

OWNER NOTE: WE, PAUL COVEY, AND DR. MAURICIO MARCUSHAMER FOR YOFFI PARTNERS, LLC, WITH THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE 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.

SITE & BUILDING DATA

LOTS:	1
AREA:	1.652 AC
LEGAL DESCRIPTION:	BEING 1.652 ACRE TRACT OUT OF LOT 25 AND LOT 26, NCB 1766.
PROPOSED ZONING:	IDZ-3 (BASE) AHOD WITH USES PERMITTED IN RM-4, C-3, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE 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); BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE).

NO.	DATE	REVISION	BY

WWW.BIGREDDOG.COM
210.860.9224
BIG RED DOG a division of WGI
5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249
FIRM NO. F-10585

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF PETER RUSSELL YEAGER, P.E. #113399 ON June 3, 2019

PROJECT: BROADWAY EAST
BROADWAY ST. AND N. ALAMO
SAN ANTONIO, BEXAR COUNTY, TEXAS, 78215

SHEET TITLE: 1808 N. ALAMO IDZ-3 SITE PLAN

CLIENT: GREY STREET | DRAWN BY: KMK | DESIGNER: TA | REVIEWER: PRY | BRD PROJECT: 0560.10.009

SHEET
EXH

Xrefs: P:\Projects\0560 - Grey Street Partners_GIS - Mapping\Aerial Files\20170208 - BexarCoParcels2013_Export\0560.dwg
Last Modified: May 31, 19 - 0:23
Layout: 0560.10.005 - Grey Street Partners\1005 - Broadway East\01 - Civil\06 - Exhibits\0560.10.005 1808 N Alamo IDZ Site.dwg
0560.10.005 1808 N ALAMO IDZ SITE 6/3/2019 9:29 AM