

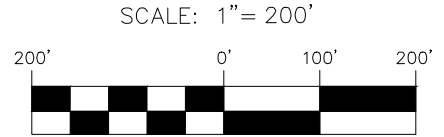
LEGAL DESCRIPTION

LOT 2
BLOCK 1
N.C.B. 14852

TERALTA CORPORATE PARK
(PLAT No. 940808)

4949 N. LOOP 1604 W.

- Rezoned area: 32,051 s.f. (0.736 ac)
- Impervious cover: 32,051 s.f. (100%)
- Current use: Office (unused)
- Current zoning: "C-3 MLOD-1 MLR-1 UC-1 AHOD" and portion in "ERZD"
- Proposed use: Coffee Roasting
- Proposed zoning: "C-3 CD (Conditional Use for Coffee Roasting) MLOD-1 MLR-1 UC-1 AHOD" and portion in "ERZD"



TRAFFIC SUMMARY TABLE

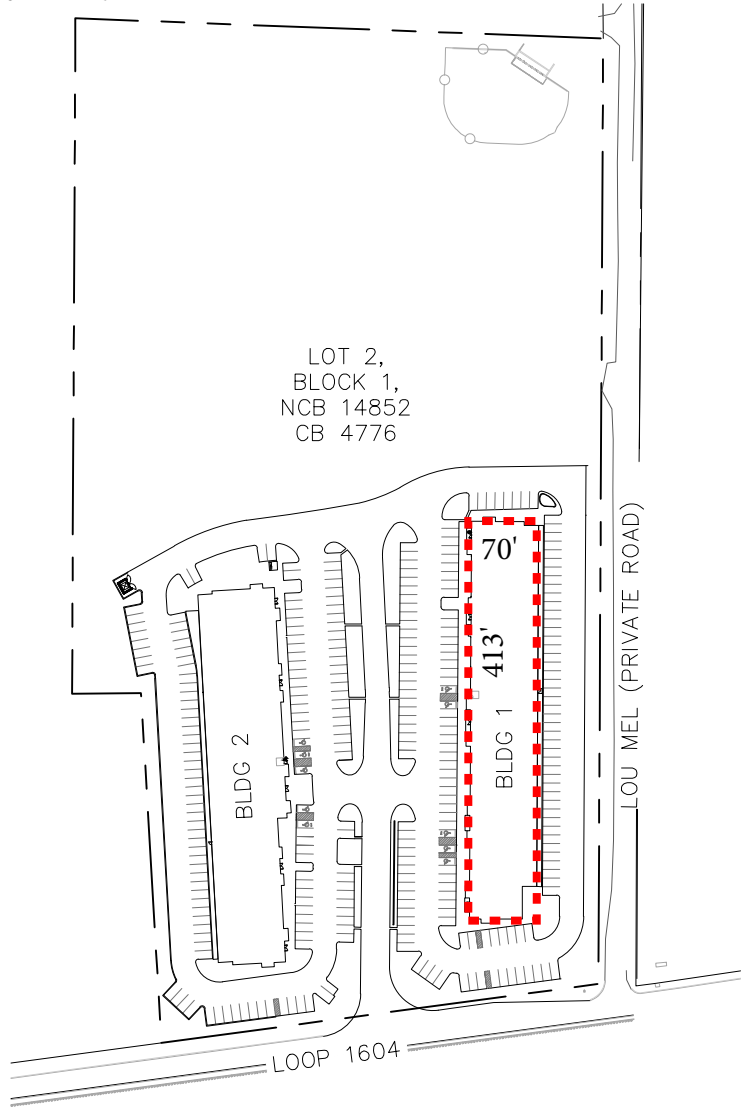
BUILDING USE	BLDG 2 30,099 SQ. FT.	BLDG 1 28,899 SQ. FT.	TOTAL 58,998 SQ. FT.
PRKG STORAGE STANDARDS			
MIN PRKG RATIO	1 PER 300 SQ. FT.	1 PER 300 SQ. FT.	-
MAX PRKG RATIO	1 PER 140 SQ. FT.	1 PER 140 SQ. FT.	-
REGULAR			
MIN REQ'D PRKG	100	96	196
MAX REQ'D PRKG	215	206	421
ACTUAL/PROP PRKG	137	154	291
# OF COMPACT PRKG	1	0	1
HANDICAPPED (ADA)			
REQ'D REGULAR H.C. PRKG	3	3	6
REQ'D V.A. PRKG	2	2	4
PROP H.C. PRKG	5	5	10
SIDEWALKS			
SWLK LENGTH (LINEAR FT.)	-	-	425
SWLK AREA (SQ. FT.)	-	-	2550

SPECIAL NOTES

REQUIRED BIKE RACKS = 20
ACTUAL BIKE RACKS PROVIDED = 20

SIDEWALK AND APPROACH TO BE CONSTRUCTED ACCORDING TO COSA & TAS SPECS.

* NOTE: ALL PERMITS TO BE OBTAINED THROUGH COSA & COUNTY.



LEGEND

- — — — — PROPERTY LINE
- — — — — LOT LINE

I, WILLIAM ELLIS, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISION 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. 8771-01
DATE JULY 2020
DESIGNER LM
CHECKED LM DRAWN JS
SHEET 1 of 1

TERALTA CORPORATE PARK
SAN ANTONIO, TEXAS
SITE PLAN



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800