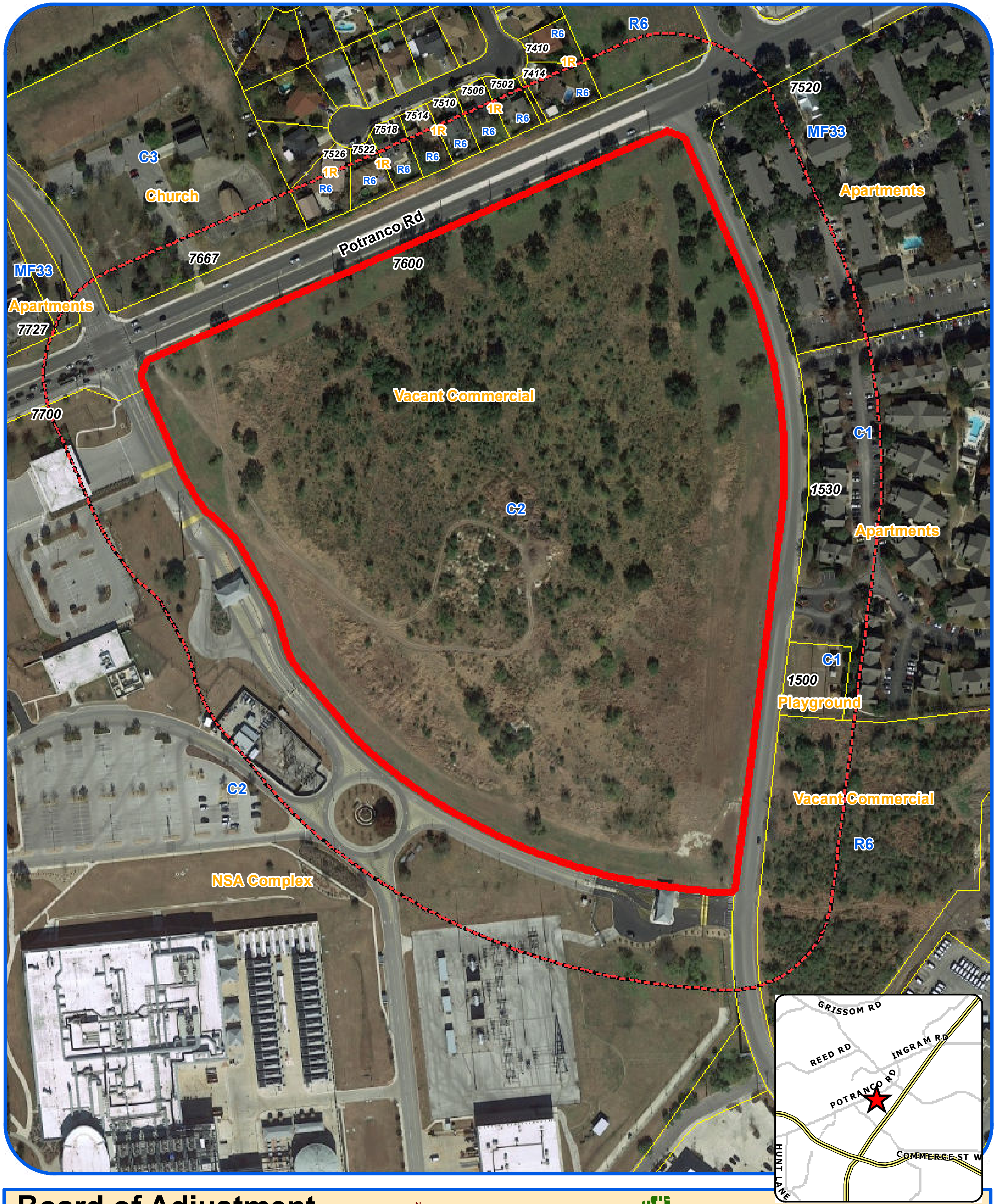


# Board of Adjustment

## Notification Plan for

## Case No A-21-10300031

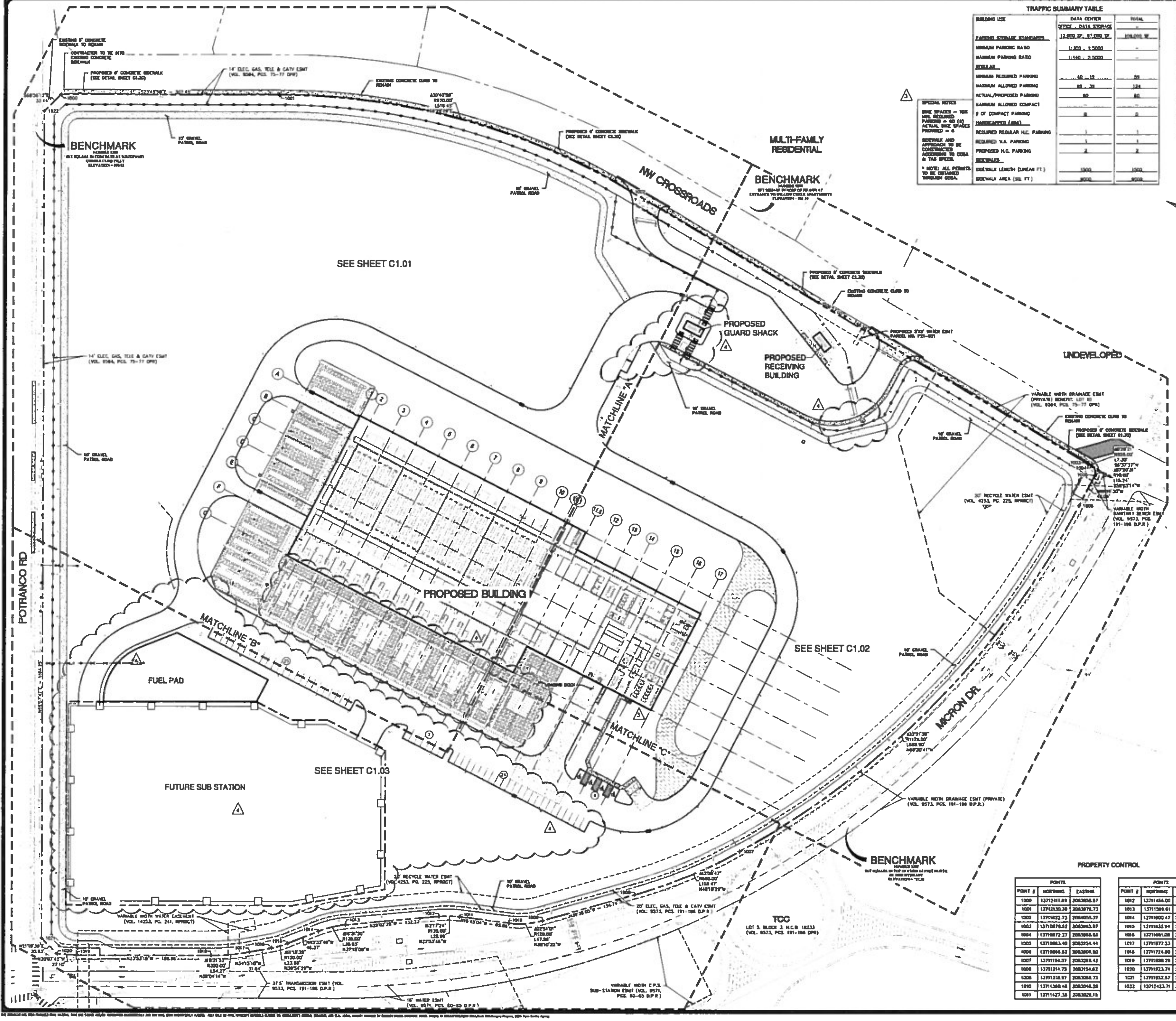
N
W E
S

San Antonio City Limits 🟩
Subject Property 🟥
200' Notification Boundary - - - -
Council District: 6

1 inch equals 250 feet

"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
City of San Antonio



POTRANCO RD
NW CROSSROADS
MICRON DR.
MULTI-FAMILY RESIDENTIAL
UNDEVELOPED
BENCHMARK
BENCHMARK
BENCHMARK
SEE SHEET C1.01
SEE SHEET C1.02
SEE SHEET C1.03
MATCHLINE "A"
MATCHLINE "B"
MATCHLINE "C"
PROPOSED GUARD SHACK
PROPOSED RECEIVING BUILDING
PROPOSED BUILDING
FUEL PAD
FUTURE SUB STATION
TCC
LOT 3, BLOCK 3, N.C.B. 18233
(VOL. 9573, PGS. 191-198 DPR)
EXISTING 6" CONCRETE SIDEWALK TO REMAIN
PROPOSED 6" CONCRETE SIDEWALK (SEE DETAIL SHEET C1.30)
14' ELEC, GAS, TELE & CATV ESMT (VOL. 9584, PGS. 75-77 OPR)
10' GRAVEL PATROL ROAD
EXISTING CONCRETE CURB TO REMAIN
VARIABLE WIDTH DRAINAGE ESMT (PRIVATE) (VOL. 9573, PGS. 191-198 D.P.R.)
20' RECYCLE WATER ESMT (VOL. 4253, PG. 223, RPRBCT)
VARIABLE WIDTH WATER EASEMENT
37.5' TRANSMISSION ESMT (VOL. 9573, PGS. 191-198 D.P.R.)
VARIABLE WIDTH C.P.S. SUB-STATION ESMT (VOL. 9571, PGS. 60-63 D.P.R.)
16' WATER ESMT
20' ELEC, GAS, TELE & CATV ESMT (VOL. 9573, PGS. 191-198 D.P.R.)
VARIABLE WIDTH SANITARY SEWER ESMT

## TRAFFIC SUMMARY TABLE

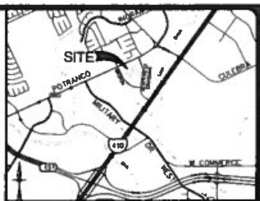
| BUILDING USE | DATA CENTER | TOTAL |
|---|---|---|
|  | OFFICE , DATA STORAGE | – |
| PARKING STORAGE STANDARDS | 12,000 SF, 97,000 SF | 109,000 SF |
| MINIMUM PARKING RATIO | 1:300 , 1:5000 | – |
| MAXIMUM PARKING RATIO | 1:140 , 2:5000 | – |
| REGULAR |  |  |
| MINIMUM REQUIRED PARKING | 40 , 19 | 59 |
| MAXIMUM ALLOWED PARKING | 86 , 38 | 124 |
| ACTUAL/PROPOSED PARKING | 80 | 80 |
| MAXIMUM ALLOWED COMPACT | – | – |
| # OF COMPACT PARKING | 0 | 0 |
| HANDICAPPED (ADA) |  |  |
| REQUIRED REGULAR H.C. PARKING | 1 | 1 |
| REQUIRED V.A. PARKING | 1 | 1 |
| PROPOSED H.C. PARKING | 2 | 2 |
| SIDEWALKS |  |  |
| SIDEWALK LENGTH (LINEAR FT.) | 1500 | 1500 |
| SIDEWALK AREA (SQ. FT.) | 9000 | 9000 |

SPECIAL NOTES

BIKE SPACES – 10% MIN. REQUIRED PARKING = 60 (6) ACTUAL BIKE SPACES PROVIDED = 6

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

* NOTE: ALL PERMITS TO BE OBTAINED THROUGH COSA.



LOCATION MAP
NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 18, BLOCK 3, N.C.B. 18233
(PLAT NO. 080151)
1611 NW CROSSROADS

SCALE: 1" = 50'
0' 50' 100' 150'

## LEGEND

| | |
|---|---|
| — — — | PROPERTY LINE |
| GUY WIRE / POWER POLE | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED FIRE HYDRANT |
|  | EXISTING SIGN |
| ④ | PARKING SPACE COUNT |
|  | LIGHT POLES |
|  | CAMERAS |
| —— | RETAINING WALL (SEE STRUCTURAL PLANS) |
| ▭ | PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C1.30) |
| ▭ | PROPOSED HEAVY DUTY CONCRETE (SEE DETAIL SHEET C1.30) |
| ▨ | PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C1.30) 2 |
| ▨ | PROPOSED GRASS PAVERS (SEE DETAIL SHEET C1.30) |
| ▨ | PROPOSED GRAVEL |

**NOTE**

CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN & OBTAIN CITY R.O.W. PERMIT

**NOTE**

SEE SHEET C0.10 FOR CONSTRUCTION NOTES.

## PROPERTY CONTROL

| POINT # | NORTHING | EASTING |
|---|---|---|
| 1000 | 13712411.69 | 2083858.57 |
| 1001 | 13712130.39 | 2083878.73 |
| 1002 | 13711822.73 | 2084055.37 |
| 1003 | 13710870.52 | 2083943.87 |
| 1004 | 13710872.27 | 2083860.03 |
| 1005 | 13710883.40 | 2083934.44 |
| 1006 | 13710886.52 | 2083806.30 |
| 1007 | 13711104.57 | 2083268.42 |
| 1008 | 13711214.73 | 2083134.62 |
| 1009 | 13711318.57 | 2083088.73 |
| 1010 | 13711360.48 | 2083046.28 |
| 1011 | 13711427.38 | 2083029.13 |

| POINT # | NORTHING | EASTING |
|---|---|---|
| 1012 | 13711454.00 | 2083014.90 |
| 1013 | 13711399.61 | 2082930.71 |
| 1014 | 13711800.47 | 2082927.20 |
| 1015 | 13711832.94 | 2082904.09 |
| 1016 | 13711681.08 | 2082876.92 |
| 1017 | 13711877.23 | 2082881.11 |
| 1018 | 13711724.80 | 2082834.79 |
| 1019 | 13711898.29 | 2082757.85 |
| 1020 | 13711923.74 | 2082748.52 |
| 1021 | 13711932.57 | 2082736.89 |
| 1022 | 13712423.71 | 2083824.36 |

| NO. | REVISION | DATE |
|---|---|---|
| 2 | AS PER COSA FIRE COMMENTS | 11/23/20 |
| 3 | AS PER COSA TRAFFIC COMMENTS | 12/03/20 |
| 4 | REVISED SIDEWALK CONNECTIONS, REVISED PARKING, SIDEWALK, GUARD SHACK, & ADDED SUBSTATION | 02/16/21 |

2/23/2021

STATE OF TEXAS
78272
LICENSED PROFESSIONAL ENGINEER

**PAPE-DAWSON ENGINEERS**
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

# COPT POTRANCO
SAN ANTONIO, TEXAS

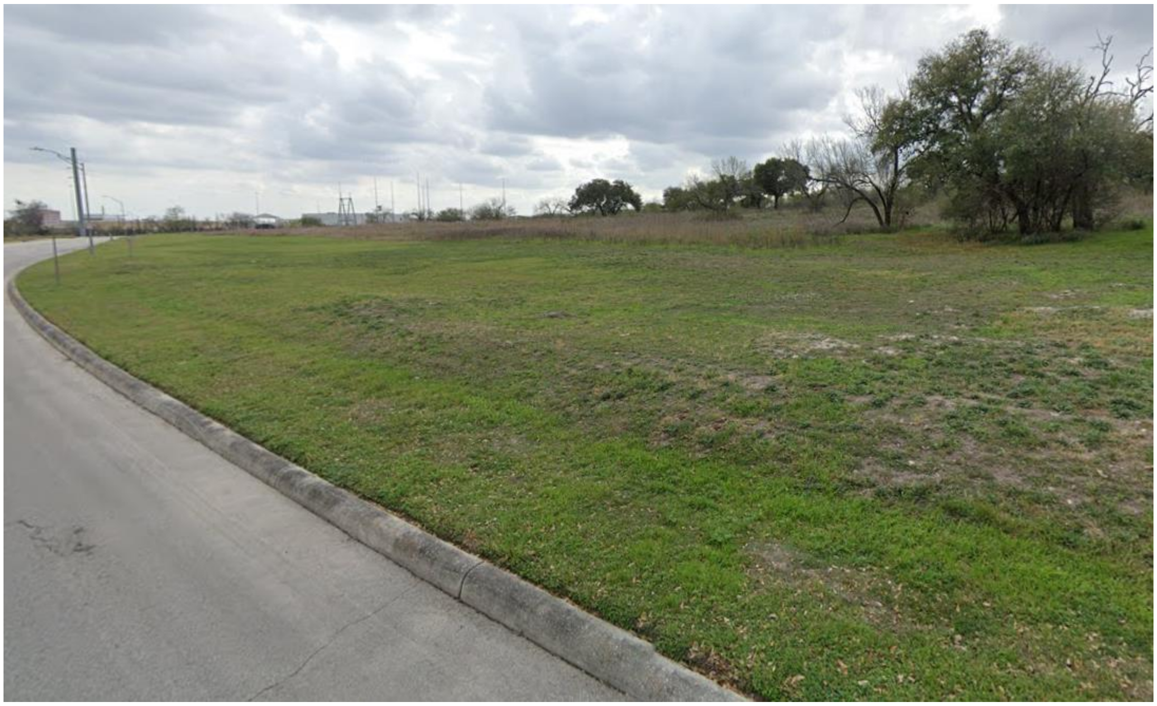
## OVERALL SITE AND PAVING PLAN

PLAT NO. 080151
JOB NO. 7257-70
DATE OCT. 2020
DESIGNER BT
CHECKED ____ DRAWN BT
SHEET C1.00

PERMIT SET

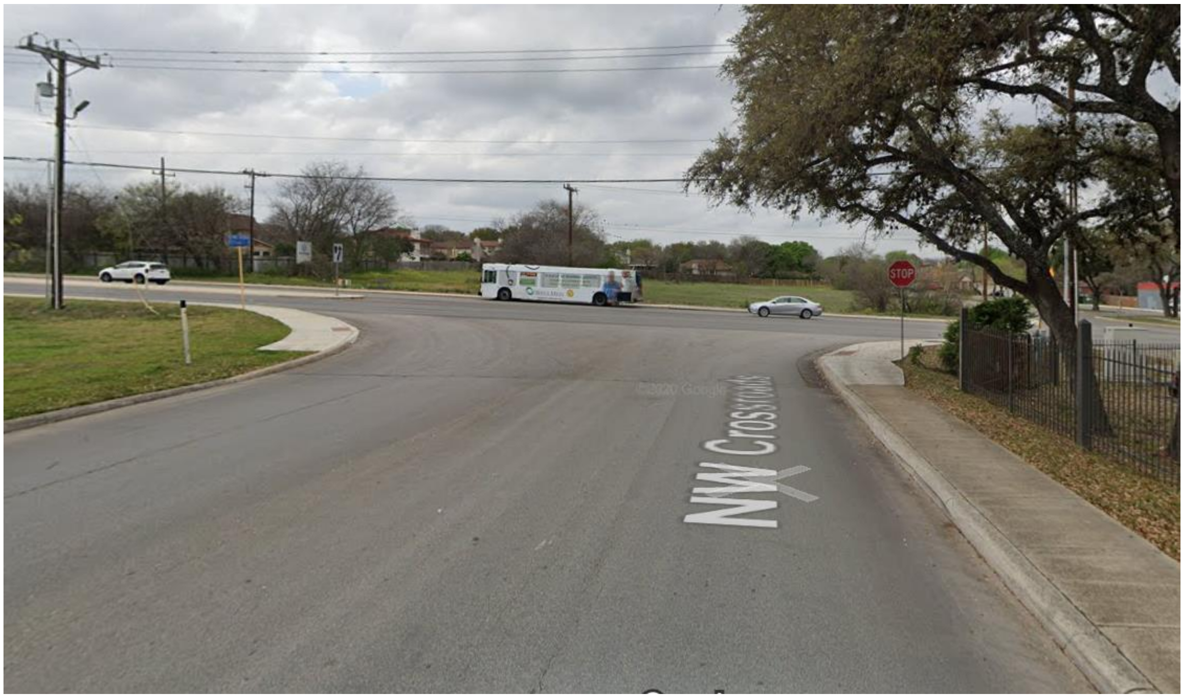
# BOA-21-10300031

## Subject Property: 1511 N W Crossroads



## Surrounding Area

## Surrounding Neighborhood (Potranco & NW Crossroads Intersection)



## Surrounding Neighborhood (Potranco Road)