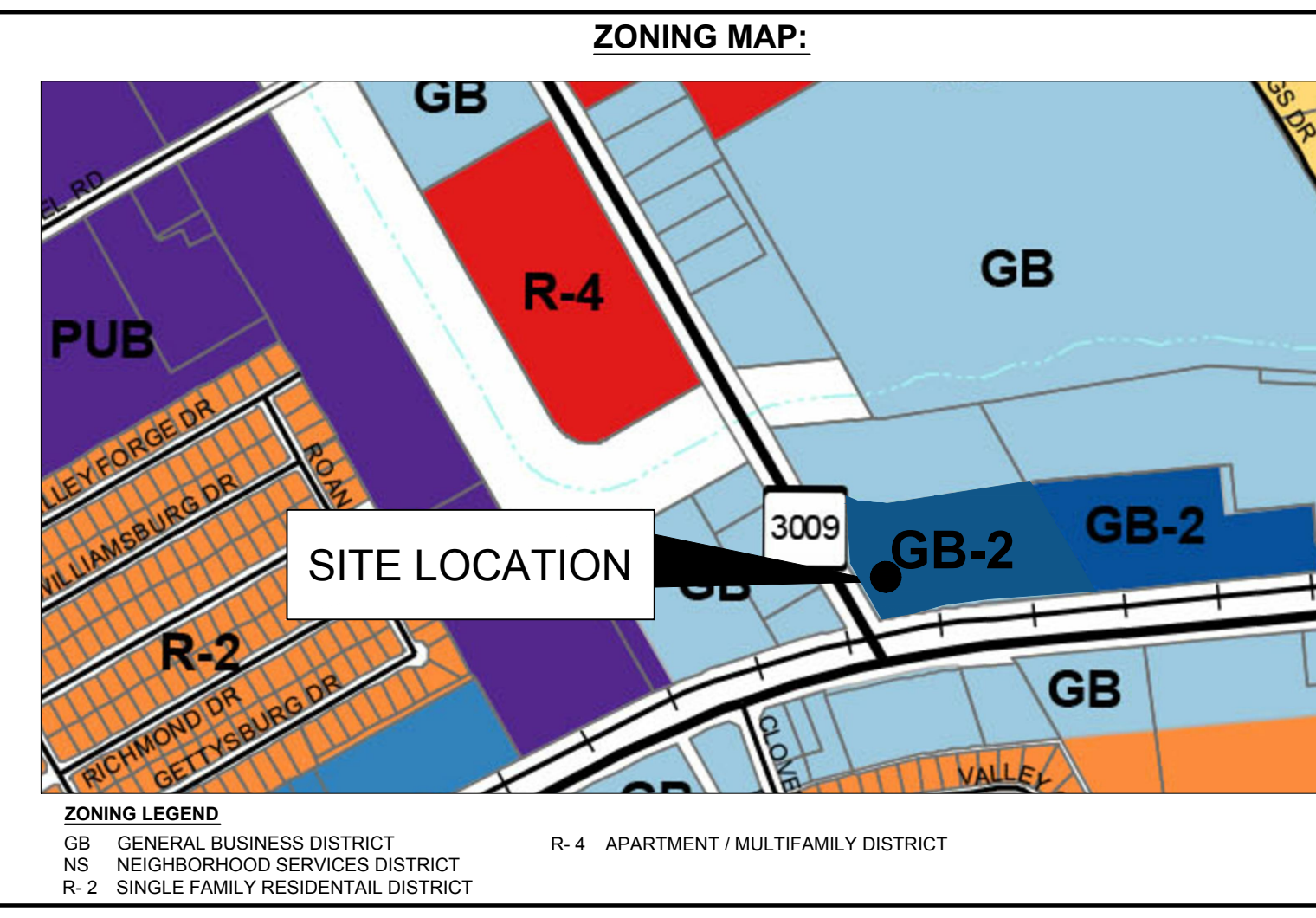
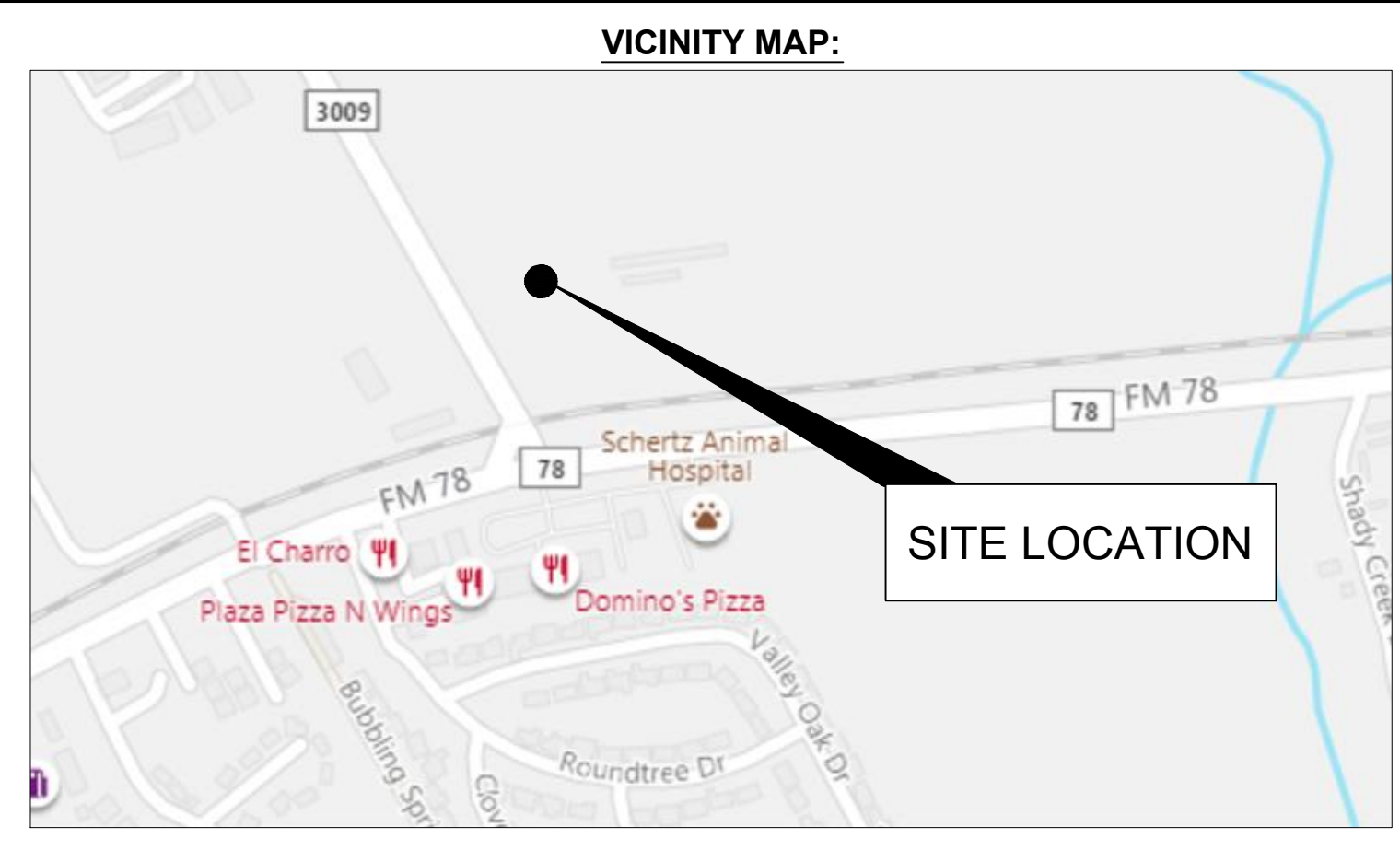


NOTE:
THOROUGHFARE ALIGNMENT SHOWN ARE FOR ILLUSTRATIVE PURPOSES AND DO NOT SET THE ALIGNMENT.



GB
GENERAL BUSINESS (UNDEVELOPED)
Subdivision Name: Schertz 3009 #2
Owner Name: Ferrera Aldo J
Property ID: 139974
3410 Saddle Point St.
San Antonio, Tx 78259
VOL. 7, PG. 638

GB
GENERAL BUSINESS (Retail / Commercial)
LAND USE: RETAIL / COMMERCIAL
SCHERTZ 3009 #2 SUBDIVISION
OWNER: SCHERTZ R J LLC
PROPERTY ID: 139975
15010 LAKEFAIR DR.
RICHMOND, TX 77406
VOL. 7, PG. 368

GB
GENERAL BUSINESS (GENERAL COMMERCIAL)
LAND USE: COMMERCIAL
SCHERTZ 3009 #2 SUBDIVISION
OWNER: CBA SCHERTZ R J LLC
PROPERTY ID: 139976
1200 DUDA TRAIL,
OVIDO, FL 32765
VOL. 7, PG. 638

LEGEND

	EXISTING TREE (8" TRUNK DIA.)		EXISTING HERITAGE TREE (W/ 12 CRZ SHOWN)
	PROPOSED DRAINAGE FLOW		SILT FENCE 237 LF
	TREE PROTECTION 0 LF		MULCH SOCK 0 LF
	LIMITS OF CONSTRUCTION (LOC) 2,807 SQ. FT.		FIRE LANE
	OVERHEAD LINE		CURB
	FIRE HYDRANT		POWER POLE

FLOOD PLAIN SUMMARY
THIS SITE (PROPOSED AREA) IS SITUATED IN ZONE "X-SHADED" IN GUADALUPE COUNTY, TEXAS INSURANCE RATE MAP PANEL # 481870220F DATE 11/2/2007 IS NOT WITHIN THE 100 YEAR FLOODPLAIN.

SITE DATA:

EXISTING DEVELOPMENT SUMMARY

- EXISTING USE: MINI STORAGE
- ZONING DISTRICT: GB - GENERAL BUSINESS & GB-2
- LOT AREA: 1,077,551 S.F. / 24.73 AC.
- EXISTING IMPERVIOUS COVER: 852,614 S.F. / 79.10%
- EXISTING BUILDING AREA: 81,079 S.F.
- EXISTING STORAGE AREA: 80,784 S.F.
- EXISTING OFFICE AREA: 315 S.F.
- EXISTING BUILDING HEIGHT: 15.17'
- TOTAL PARKING: 28 SPACES

PROPOSED DEVELOPMENT SUMMARY

- PROPOSED USE: CELLULAR TOWER (mini storage)
- LOT AREA: (CELL TOWER FACILITY: 056 S.F.)
- PROPOSED IMPERVIOUS COVER: 855,092 S.F. / 79.35% (PROPOSED: 2,478 S.F. / 0.25%)
- TOTAL PARKING: (1 space added) 29 SPACES PROVIDED
- HANDICAP PARKING: 2 SPACES
- PROPOSED TOWER HEIGHT: 100' TOWER +5' ROD = 105' TOWER STRUCTURE HEIGHT

SHEET INDEX

SHEET 1: SPECIFIC USE COVER SHEET

LAND OWNER
LOCKAWAY 200 ROY RICHARD DRIVE, LLC
2855 3RD AVENUE SUITE, 200
SAN DIEGO, CA 92101
(619) 313 - 9387

DEVELOPER
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
(770) 316 - 3837

CARRIER
VERIZON WIRELESS
6898 TRI COUNTY PARKWAY, STE. 100
SCHERTZ, TEXAS 78154
CONTACT: TIM CALETKA
PHONE: 512.328.2693

SURVEYOR
CORE LAND SURVEYING
10210 GROGAN'S MILL ROAD
THE WOODLAND, TX 77380
(281) 828-1208

NOTE:

- NO TREES TO BE REMOVED ON THIS PROJECT.
- THIS CELL TOWER USE AREA IS A NEW USE BY A NEW TENANT, WITH A SEPARATE LAND LEASE.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SCHERTZ UNIFIED DEVELOPMENT CODE.
- NO TRAFFIC IS GENERATED BY THIS LAND USE, UNMANNED WIRELESS FACILITY A TIA WAIVER HAS BEEN REQUESTED.
- DISTANCE FROM THE WTF AND THE NEAREST RESIDENTIAL ZONE OR USE IS +720'.
- WIRELESS TELECOMMUNICATIONS FACILITY (WTF) IS LOCATED 150' FROM ROY RICHARDS BLVD, AS PER THE SCHERTZ CODE.
- WTF IS LOCATED IN FULL COMMERCIAL AND COMPLIES WITH THE SCHERTZ HIERARCHY FOR WTF SITE LOCATIONS.

PROJECT INFORMATION:

SITE ADDRESS
200 ROY RICHARD DRIVE
CITY OF SCHERTZ, TEXAS 78154

PERMITTING
UNIFIED DEVELOPMENT CODE
WATERSHED: UPPER CIBOLO CREEK
SUB WATERSHED: DIETZ CREEK
WATERSHED TYPE: SUBURBAN
ALLOWABLE IMPERVIOUS COVER (80%)

LEGAL DESCRIPTION
PARENT TRACT
PROPERTY ID: 153860
SANDERS BLOCK 1 LOT 1

FEMA FLOOD MAP
INSURANCE RATE MAP
PANEL # 481870220F
DATE 11/2/2007
THIS SITE (PROPOSED AREA) IS SITUATED IN ZONE "X-SHADED" IN GUADALUPE COUNTY, TEXAS IS NOT WITHIN THE 100 YEAR FLOODPLAIN.

ONE-CALL TEXAS
CONTRACTOR TO CALL BEFORE DIGGING
PHONE: 811 OR 1.800.545.6000

ENGINEER
PROSSNER ENGINEERING
13377 POND SPRINGS ROAD
AUSTIN, TEXAS 78762
CONTACT: KURT PROSSNER
PHONE: 512.918.3343

APPLICANT
VINCENT GERARD & ASSOCIATES FOR VERTICAL BRIDGE
1715 CAPITAL OF TEXAS
CONTACT: VINCE HUEBINGER
PHONE: 512.328.2693

REVISIONS

NO.	DATE	DESCRIPTION

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HISHER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SCHAEFER LOCKAWAY
LOT 1, BLOCK 1
SANDERS SUBDIVISION
200 FM 3009, SCHERTZ, TEXAS

SUBMITTAL DATE: MARCH 15, 2021 (accepted)
REVISED DATE: June 3, 2021 (submitted)

verticalbridge
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487

verizon wireless

PROSSNER
ENGINEERING
FIRM NO. F-606
13377 POND SPRINGS ROAD
AUSTIN, TEXAS 78762
512.918.3343

VINCENT GERARD & ASSOCIATES
1715 CAPITAL OF TEXAS
AUSTIN, TEXAS 78762
512.328.2693

SITE INFORMATION

200 ROY RICHARDS DRIVE,
GUADALUPE COUNTY SCHERTZ, TX

PROPERTY OWNER

LOT 1, BLOCK 1
SANDERS SUBDIVISION
LOCKAWAY
200 ROY RICHARD DRIVE, LLC
2005 SADDLE POINT DR
SANDERS BLDG 0410 01
(619) 313 - 9387

APPLICATION

SPECIFIC USE PERMIT EXHIBIT

SET ISSUED FOR PERMIT _____ DATE _____

DRAWN BY	RVG	REVIEWED BY	VGH
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1 of 1