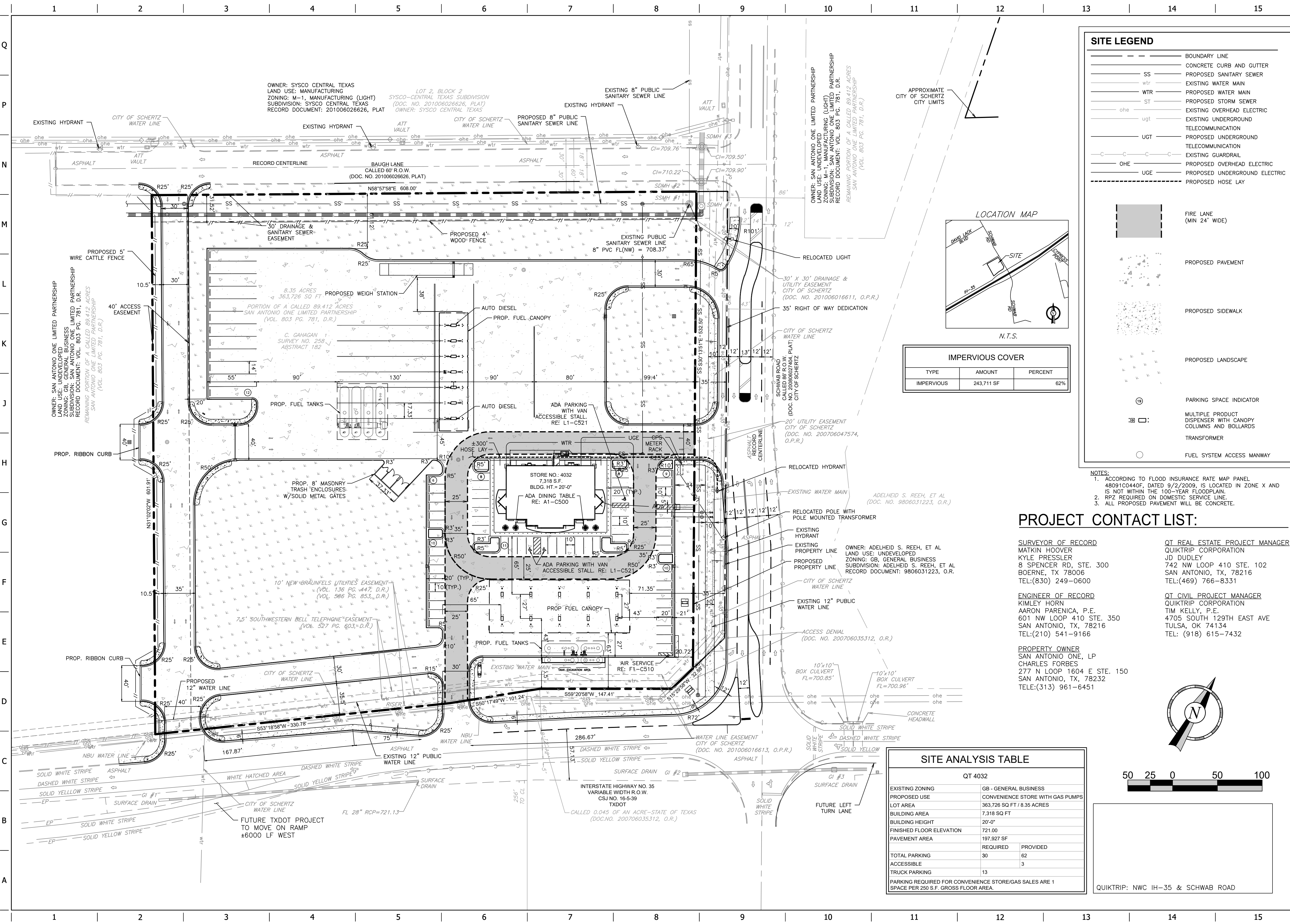




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### SITE LEGEND

---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER
---	PROPOSED SANITARY SEWER
wtr	EXISTING WATER MAIN
wtr	PROPOSED WATER MAIN
ST	PROPOSED STORM SEWER
ohe	EXISTING OVERHEAD ELECTRIC
ugt	EXISTING UNDERGROUND TELECOMMUNICATION
ugt	PROPOSED UNDERGROUND TELECOMMUNICATION
---	EXISTING GUARDRAIL
---	PROPOSED OVERHEAD ELECTRIC
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED HOSE LAY

### IMPERVIOUS COVER

TYPE	AMOUNT	PERCENT
IMPERVIOUS	243,711 SF	62%

- ### NOTES:
- ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48091C0440F, DATED 9/2/2009, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
  - RPZ REQUIRED ON DOMESTIC SERVICE LINE.
  - ALL PROPOSED PAVEMENT WILL BE CONCRETE.

### PROJECT CONTACT LIST:

**SURVEYOR OF RECORD**  
 MATKIN HOOVER  
 KYLE PRESSLER  
 8 SPENCER RD, STE. 300  
 BOERNE, TX 78006  
 TEL: (830) 249-0600

**ENGINEER OF RECORD**  
 KIMLEY HORN  
 AARON PARENICA, P.E.  
 601 NW LOOP 410 STE. 350  
 SAN ANTONIO, TX, 78216  
 TEL: (210) 541-9166

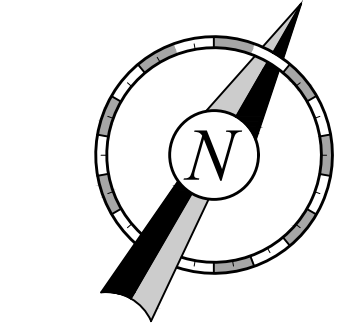
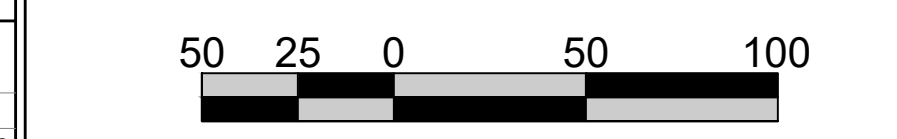
**PROPERTY OWNER**  
 SAN ANTONIO ONE, LP  
 CHARLES FORBES  
 277 N LOOP 1604 E STE. 150  
 SAN ANTONIO, TX, 78232  
 TELE: (313) 961-6451

**QT REAL ESTATE PROJECT MANAGER**  
 QUIKTRIP CORPORATION  
 JD DUDLEY  
 742 NW LOOP 410 STE. 102  
 SAN ANTONIO, TX, 78216  
 TEL: (469) 766-8331

**QT CIVIL PROJECT MANAGER**  
 QUIKTRIP CORPORATION  
 TIM KELLY, P.E.  
 4705 SOUTH 129TH EAST AVE  
 TULSA, OK 74134  
 TEL: (918) 615-7432

### SITE ANALYSIS TABLE

QT 4032	
EXISTING ZONING	GB - GENERAL BUSINESS
PROPOSED USE	CONVENIENCE STORE WITH GAS PUMPS
LOT AREA	363,726 SQ FT / 8.35 ACRES
BUILDING AREA	7,318 SQ FT
BUILDING HEIGHT	20'-0"
FINISHED FLOOR ELEVATION	721.00
PAVEMENT AREA	197,927 SF
TOTAL PARKING	REQUIRED 62 / PROVIDED 62
ACCESSIBLE	REQUIRED 3 / PROVIDED 3
TRUCK PARKING	13
PARKING REQUIRED FOR CONVENIENCE STORE/GAS SALES ARE 1 SPACE PER 250 S.F. GROSS FLOOR AREA.	



**Kimley Horn**  
Engineer: AARON K. PARENICA  
 P.E. No. 99323 Date: 9/05/2019

PROJECT NO.: \_\_\_\_\_

---

QuikTrip No. 4032

NWC IH-35 & SCHWAB ROAD  
SCHERTZ, TX

---

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DIVISION:	
VERSION:	001
DESIGNED BY:	AEM
DRAWN BY:	AEM
REVIEWED BY:	AKP

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REV	DATE	DESCRIPTION

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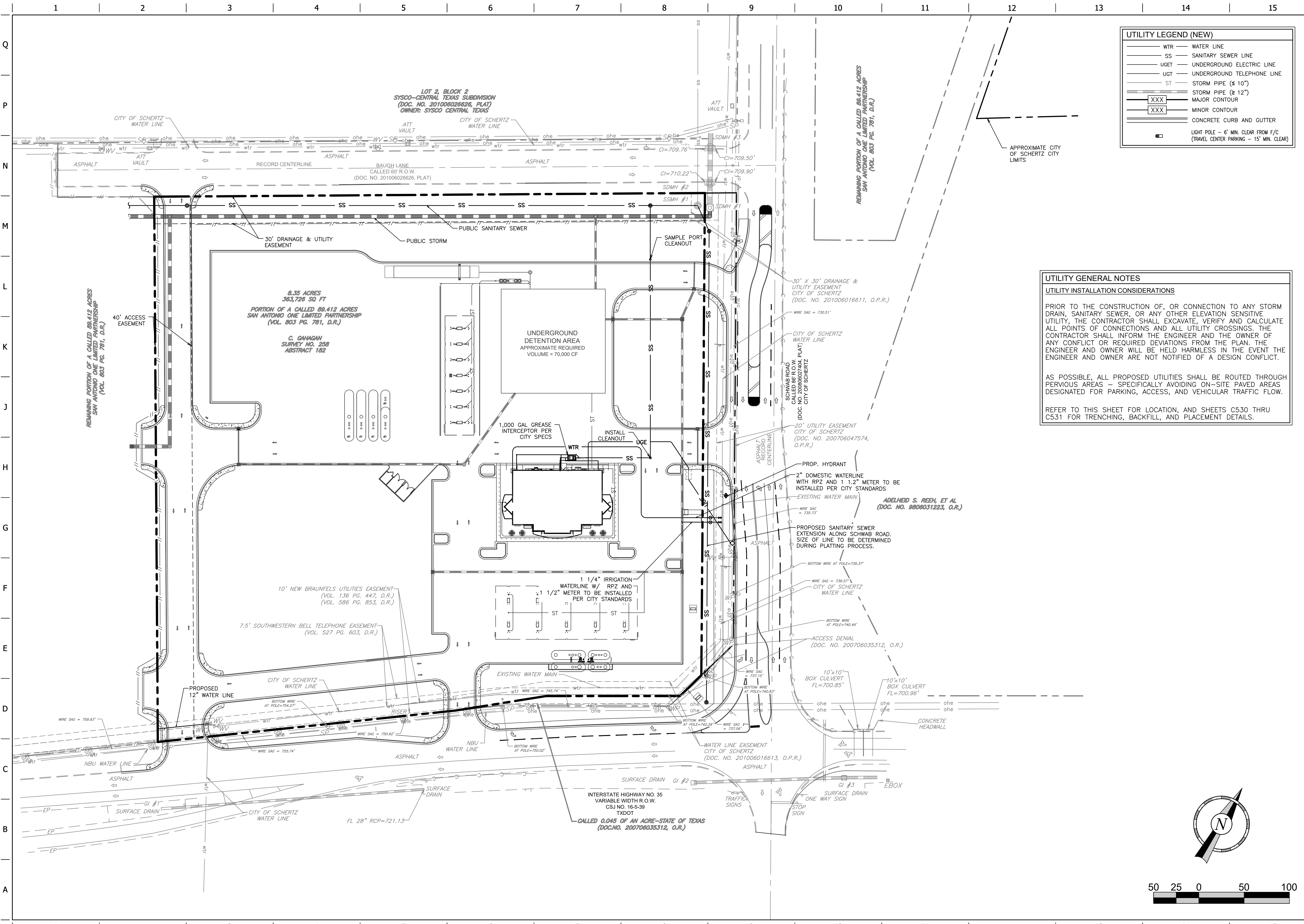
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INITIAL SITE PLAN

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SHEET NUMBER:  
**SPN**



FILE LOCATION: \\SNA\_Civil\069304913-01\_4032 CAD\VT\SUP\_82-4032 SUP Civil.dwg TAB NAME: Utility USER: roberts.roberts SAVED: 9/5/2019 3:05 PM PLOTTED: 9/5/2019 3:08 PM



**UTILITY LEGEND (NEW)**

WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 12")
ST	STORM PIPE (≥ 12")
XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
XXX	CONCRETE CURB AND GUTTER
Light Pole	LIGHT POLE - 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

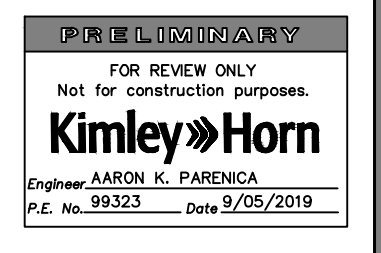
**UTILITY GENERAL NOTES**

**UTILITY INSTALLATION CONSIDERATIONS**

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

REFER TO THIS SHEET FOR LOCATION, AND SHEETS C530 THRU C531 FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.



PROJECT NO.:

**QuikTrip No. 4032**  
 NWC IH-35 & SCHWAB ROAD  
 SCHERTZ, TX



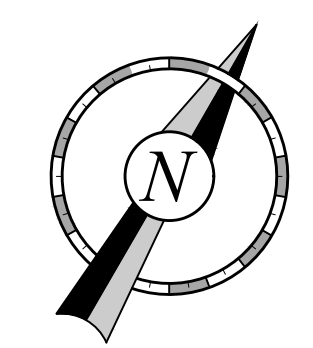
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DIVISION:	
VERSION:	001
DESIGNED BY:	AEM
DRAWN BY:	AEM
REVIEWED BY:	AKP

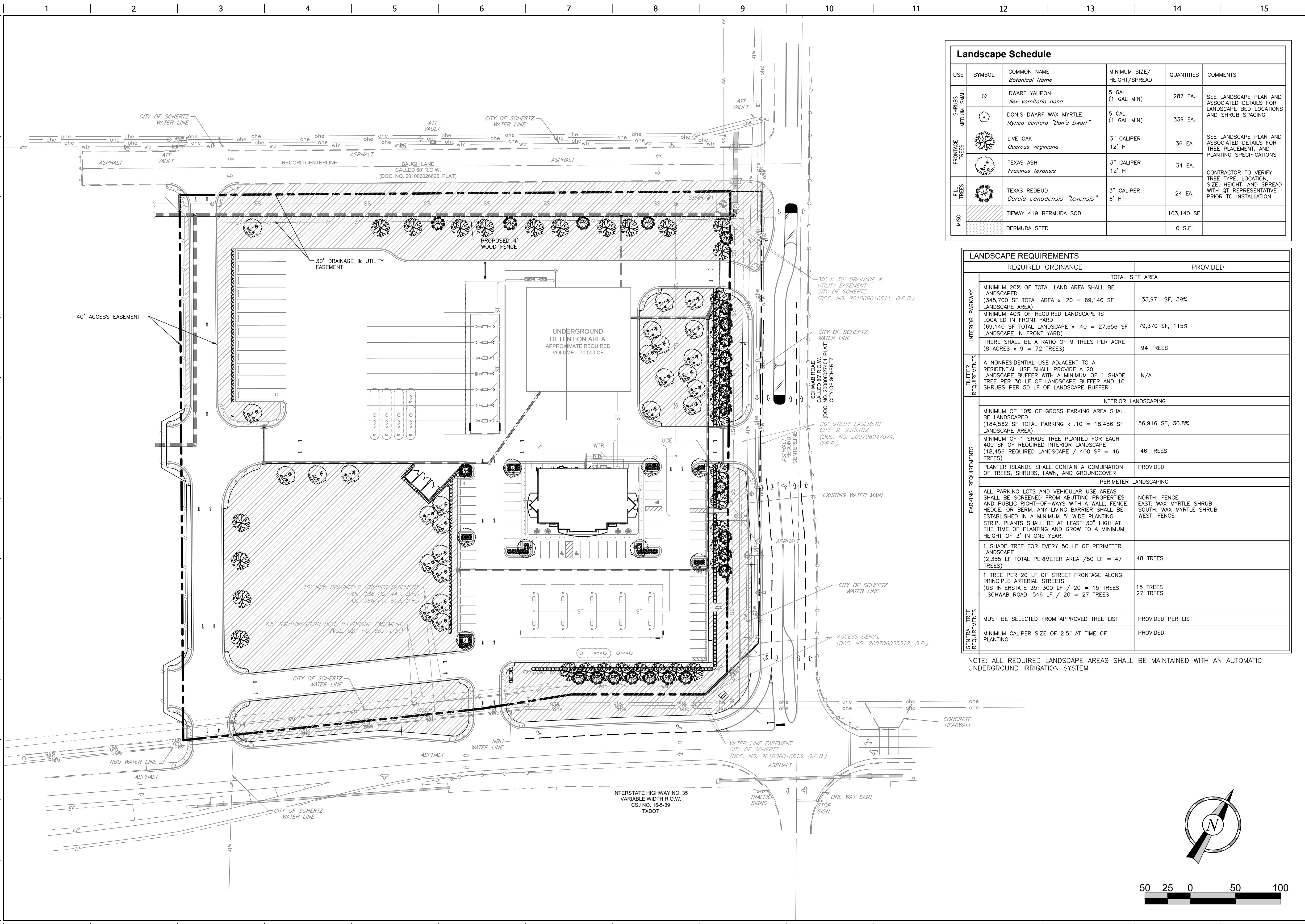
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 PRELIMINARY UTILITY PLAN

SHEET NUMBER:  
 UTP



FILE LOCATION: \\HOU-LAPLD\_Support\_Sen\_Antonia\98304913\_DT\_4032\DWG\Sheets\02-4032\_SUP\_LANDSCAPE.dwg TAB NAME: Landscape USER: kristina.moik SAVED: 9/5/2019 6:57 PM PLOTTED: 9/5/2019 6:58 PM



Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS MEDIUM SMALL	⊙	DWARF YALPON <i>Ilex vomitoria nana</i>	5 GAL (1 GAL MIN)	287 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	DON'S DWARF WAX MYRTLE <i>Myrica cerifera "Don's Dwarf"</i>	5 GAL (1 GAL MIN)	339 EA.	
FRONTAGE TREES	⊙	LIVE OAK <i>Quercus virginiana</i>	3" CALIPER 12' HT	36 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊙	TEXAS ASH <i>Fraxinus texensis</i>	3" CALIPER 12' HT	34 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH OT REPRESENTATIVE PRIOR TO INSTALLATION
FILL TREES	⊙	TEXAS REDBUD <i>Cercis canadensis "lexensis"</i>	3" CALIPER 6' HT	24 EA.	
MSC		TIFWAY 419 BERMUDA SOD		103,140 SF	
		BERMUDA SEED		0 S.F.	

	LANDSCAPE REQUIREMENTS	
	REQUIRED ORDINANCE	PROVIDED
INTERIOR PARKWAY	MINIMUM 20% OF TOTAL LAND AREA SHALL BE LANDSCAPED (345,700 SF TOTAL AREA x .20 = 69,140 SF LANDSCAPE AREA)	133,971 SF, 39%
	MINIMUM 40% OF REQUIRED LANDSCAPE IS LOCATED IN FRONT YARD (69,140 SF TOTAL LANDSCAPE x .40 = 27,656 SF LANDSCAPE IN FRONT YARD)	79,370 SF, 115%
	THERE SHALL BE A RATIO OF 9 TREES PER ACRE (8 ACRES x 9 = 72 TREES)	94 TREES
INTERIOR BUFFER REQUIREMENTS	A NONRESIDENTIAL USE ADJACENT TO A RESIDENTIAL USE SHALL PROVIDE A 20' LANDSCAPE BUFFER WITH A MINIMUM OF 1 SHADE TREE PER 30 LF OF LANDSCAPE BUFFER AND 10 SHRUBS PER 50 LF OF LANDSCAPE BUFFER	N/A
PARKING REQUIREMENTS	INTERIOR LANDSCAPING	
	MINIMUM OF 10% OF GROSS PARKING AREA SHALL BE LANDSCAPED (184,562 SF TOTAL PARKING x .10 = 18,456 SF LANDSCAPE AREA)	56,916 SF, 30.8%
	MINIMUM OF 1 SHADE TREE PLANTED FOR EACH 400 SF OF REQUIRED INTERIOR LANDSCAPE (18,456 REQUIRED LANDSCAPE / 400 SF = 46 TREES)	46 TREES
	PLANTER ISLANDS SHALL CONTAIN A COMBINATION OF TREES, SHRUBS, LAWN, AND GROUNDCOVER	PROVIDED
GENERAL TREE REQUIREMENTS	PERIMETER LANDSCAPING	
	ALL PARKING LOTS AND VEHICULAR USE AREAS SHALL BE SCREENED FROM ADJUTING PROPERTIES AND PUBLIC RIGHT-OF-WAYS WITH A WALL, FENCE, HEDGE, OR BERM. ANY LIVING BARRIER SHALL BE ESTABLISHED IN A MINIMUM 5' WIDE PLANTING STRIP. PLANTS SHALL BE AT LEAST 30" HIGH AT THE TIME OF PLANTING AND GROW TO A MINIMUM HEIGHT OF 3' IN ONE YEAR.	NORTH: FENCE EAST: WAX MYRTLE SHRUB SOUTH: WAX MYRTLE SHRUB WEST: FENCE
	1 SHADE TREE FOR EVERY 50 LF OF PERIMETER LANDSCAPE (2,355 LF TOTAL PERIMETER AREA / 50 LF = 47 TREES)	48 TREES
	1 TREE PER 20 LF OF STREET FRONTAGE ALONG PRINCIPLE ARTERIAL STREETS (US INTERSTATE 35: 300 LF / 20 = 15 TREES SCHWAB ROAD: 546 LF / 20 = 27 TREES)	15 TREES 27 TREES
	MUST BE SELECTED FROM APPROVED TREE LIST	PROVIDED PER LIST
	MINIMUM CALIPER SIZE OF 2.5" AT TIME OF PLANTING	PROVIDED

NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM

FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley-Horn**  
P.L.A. KRISTINA N. MAJEK  
L.A. No. 2988 Date SEPT 2019

PROJECT NO.:

**QuikTrip No. 4032**  
NWC IH-35 & SCHWAB ROAD  
SCHERTZ, TX

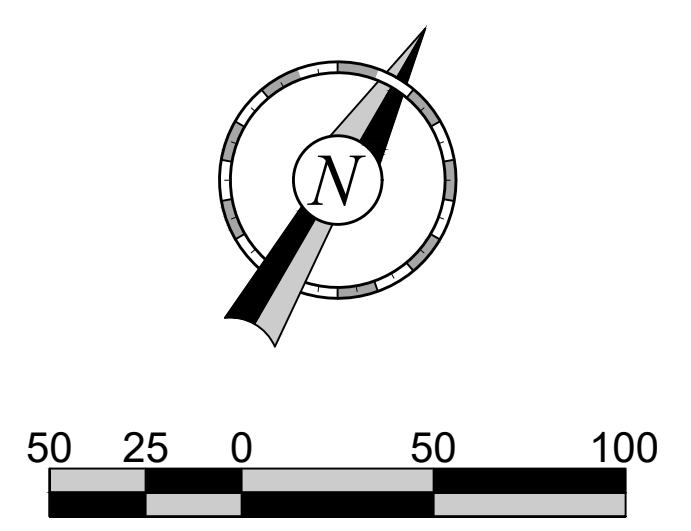


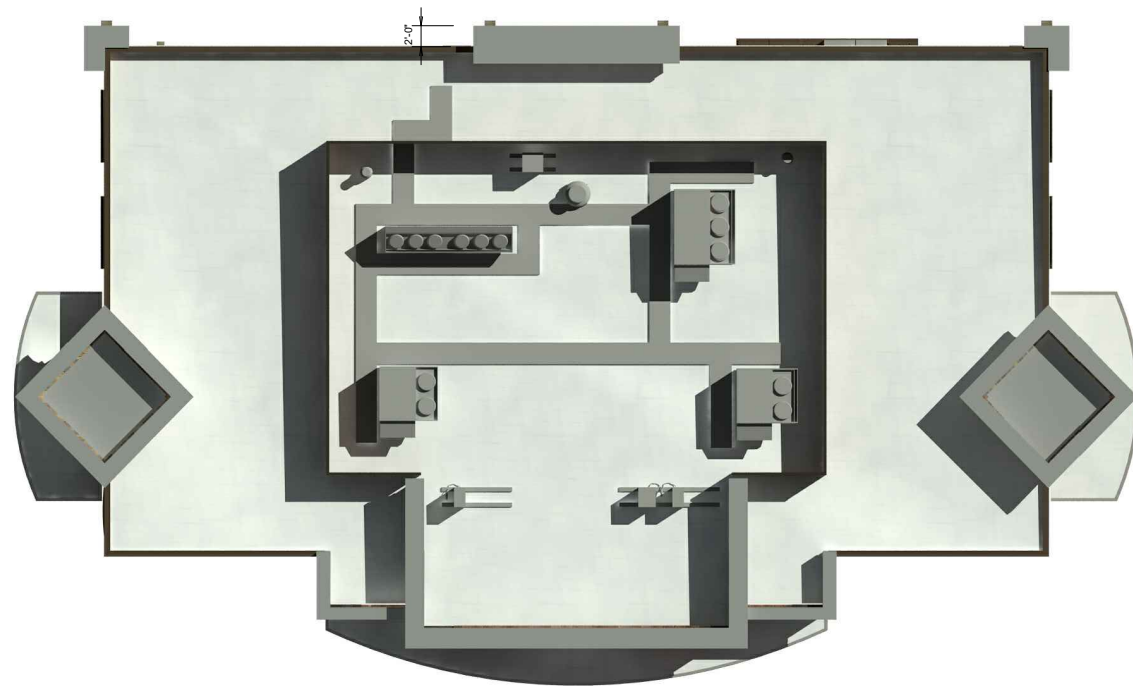
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DRAWN BY:  
REVIEWED BY:

REV	DATE	DESCRIPTION

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LANDSCAPE PLAN

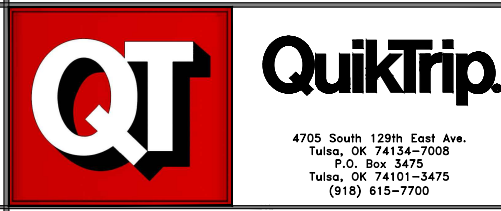
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**L100**





Front	TOTAL	STONE	BRICK	OTHER	GLAZING
NORTH FACADE:	2068 SF	267 SF	1025 SF	172 SF	604 SF = 30%
	TOTAL MASONRY EXCLUDING DOORS/WINDOWS				
Sides		1464 SF	1292 SF = 88%		
WEST FACADE/ EAST FACADE:	1039 SF	158 SF	526 SF	43 SF	312 SF = 30%
	TOTAL MASONRY EXCLUDING DOORS/WINDOWS				
Rear		727 SF	684 SF = 94%		
SOUTH FACADE:	1916 SF	231 SF	953 SF	121 SF	611 SF = 30%
	TOTAL MASONRY EXCLUDING DOORS/WINDOWS				
	1305 SF	1090 SF = 91%			

Building Design Category	Commercial
Total Building Façade Area	6062sf
Elevation Façade area	North - 2068sf West - 1039sf South - 1916sf East - 1039sf
Elevation Façade area excluding windows and glass doors	North - 1464sf West - 727sf South - 1305sf East - 727sf
Area of windows and glass doors	North - 604sf West - 312sf South - 611sf East - 312sf
Total square footage of each building material	Stone-814sf Brick-3030sf
List and provide the square footage of each material used on the specific elevation	See each elevation chart



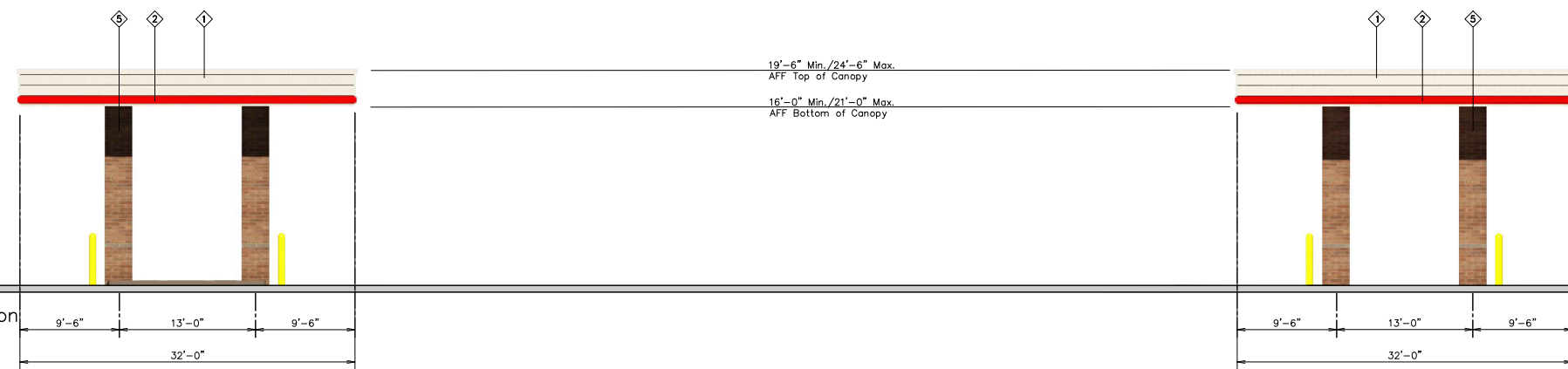
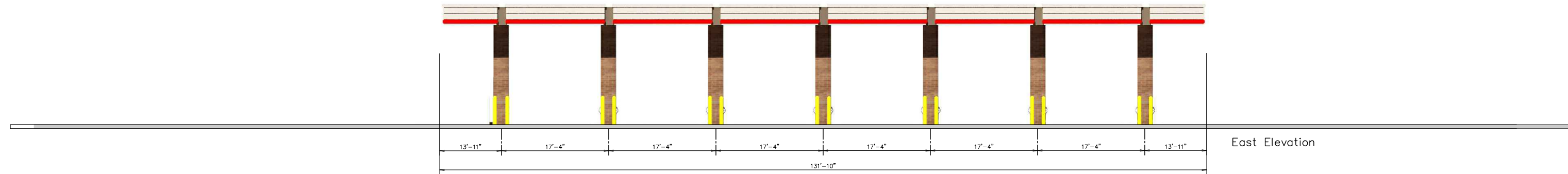
Store #	4032	TCNK-L Building Elevations
Serial #	82-4032-TCNK	Scale: 1/16"=1'-0"
Issue Date:	02.08.19	Drawn By: JK

Address:	NWC of Schwab & I-35
City, State:	Schertz, TX
Rev/Notes:	

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FINISH	MANUFACTURER	SPECIFICATION
1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3 1/2" ALUMINUM	ALPOLIC	FASCIA
4 QT RED	SHERWIN - WILLIAMS	STANDING SEAM AWNING

Front	TOTAL	STONE	BRICK	OTHER	GLAZING
SOUTHWEST FACADE:	754 SF	NA	299 SF	455 SF	NA
	TOTAL MASONRY EXCLUDING OTHER				
Sides		299 SF	100%		
SOUTHEAST FACADE/ NORTHWEST FACADE:	203 SF	NA	91 SF	112 SF	NA
	TOTAL MASONRY EXCLUDING OTHER				
Rear		91 SF	100%		
NORTHEAST FACADE:	754 SF	NA	299 SF	455 SF	NA
	TOTAL MASONRY EXCLUDING DOORS/WINDOWS				
		299 SF	100%		



**QuikTrip.**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store #  
4032

6 Bay Diesel Canopy

Address:

NWC of Schwab & I-35

City, State:

Schertz, TX

Serial #  
82-4032-DV06

Scale:  
1/16" = 1'-0"

Issue Date:  
02.27.19

Drawn By:  
JK

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④	FINISH	MANUFACTURER	SPECIFICATION
1	HLZ-ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK