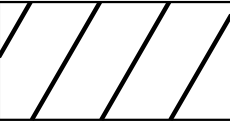
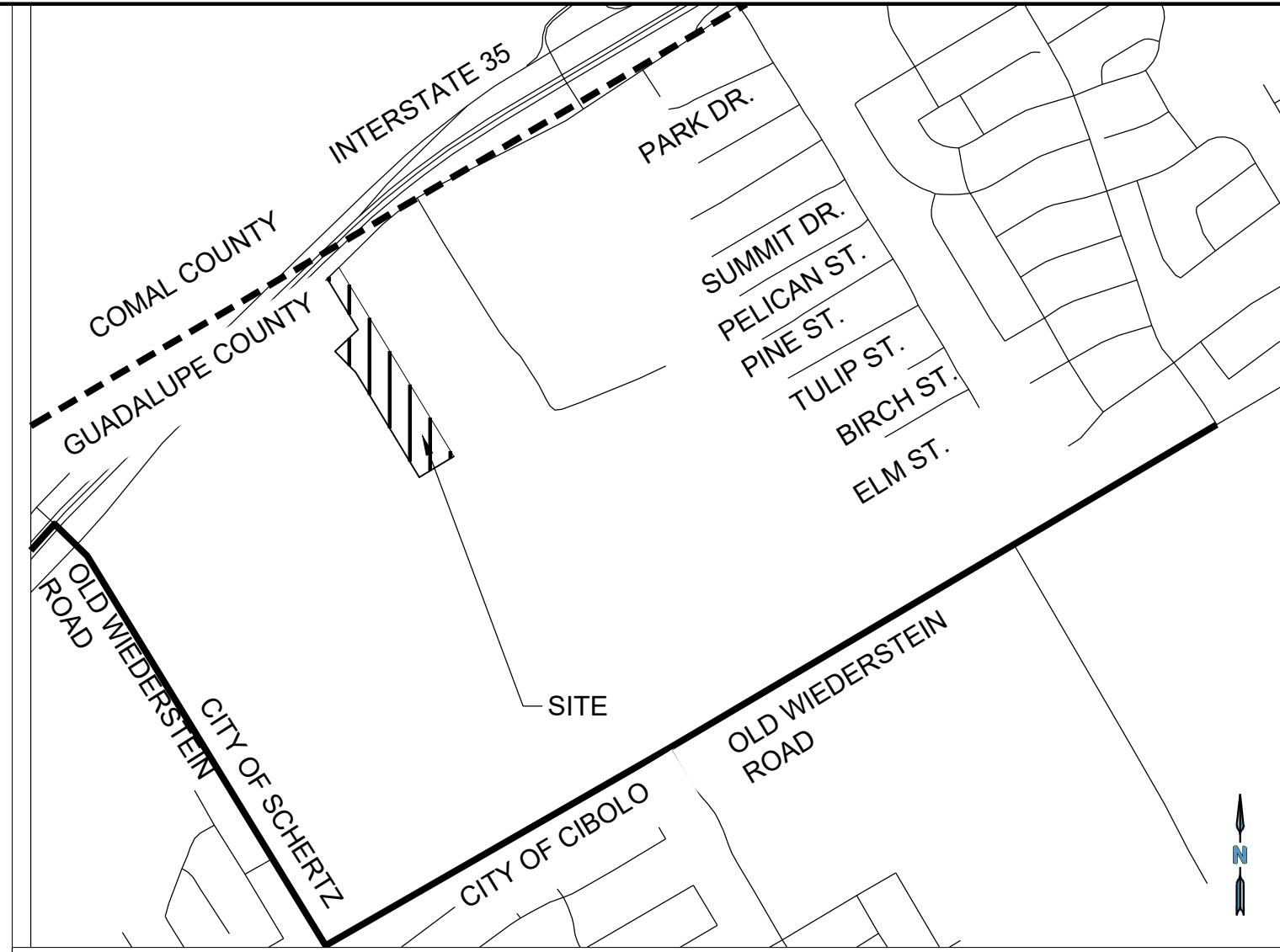
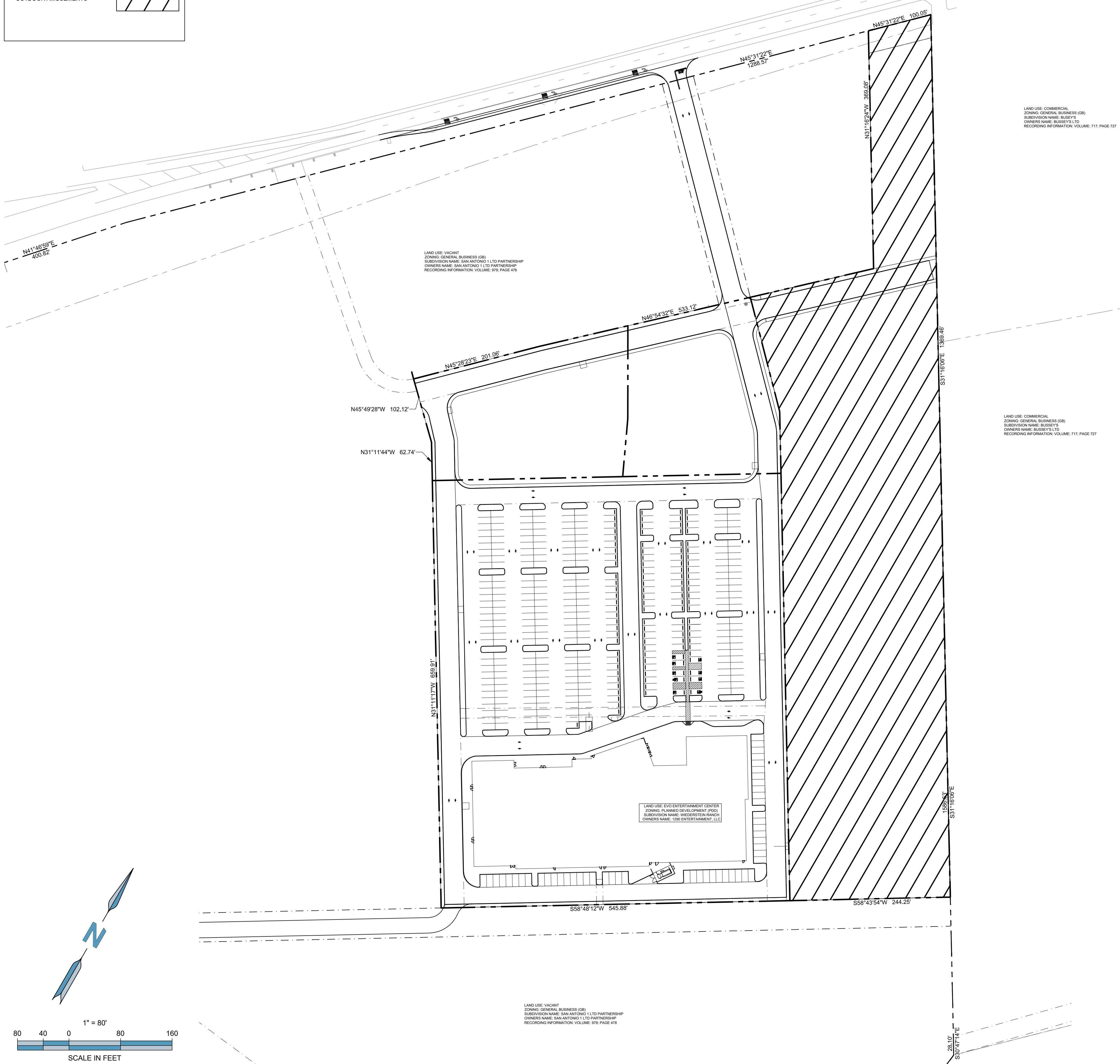


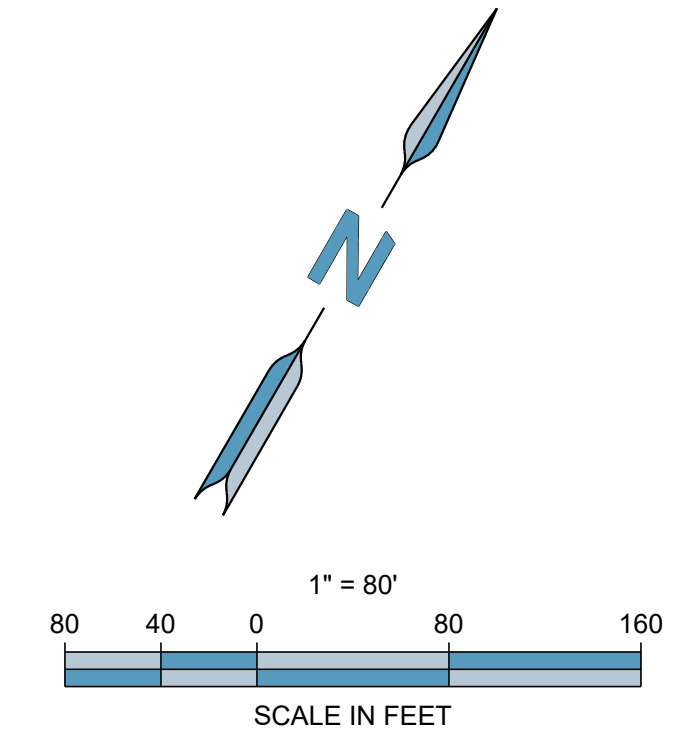
1075.001 (SEC) OLD WIEDERSTEIN RD. & IH-35 (SCHERTZ, TX) DWS EXHIBIT'S ZONING EXHIBIT ADJACENT.DWG

**LEGEND**

PROPOSED COMMERCIAL OUTDOOR AMUSEMENTS 



VICINITY MAP  
SCALE  
1" = 1000'



**SUP EXHIBIT**  
WIEDERSTEIN RANCH  
LOT 1; BLOCK 1  
NORTHEAST CORNER OF OLD WIEDERSTEIN ROAD AND IH-35  
SCHERTZ, TX, 78154

OWNER/APPLICANT:  
EVO ENTERTAINMENT GROUP  
ATTN: CHRIS CLINE  
500 W. 2ND STREET  
AUSTIN, TEXAS 78701  
PH: (214) 632-3358

PREPARED: NOVEMBER 11, 2020

ENGINEER:

**FORESITE**  
group

TBPE Firm No. F-12878  
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Dallas, TX 75201

o | 214.939.7123  
f | 888.765.8135  
w | www.fig-inc.net  
D/B/A Foresite Consulting Group of Texas, Inc.

DEVELOPER:

**EVO ENTERTAINMENT GROUP**

500 W. 2ND STREET  
AUSTIN, TX 78701

CONTACT: CHRIS CLINE

PROJECT:

**EVO ENTERTAINMENT**  
SCHERTZ, TEXAS

REVISIONS	DATE

PROJECT MANAGER:	TP
DRAWING BY:	FGI
JURISDICTION:	CITY OF SCHERTZ
DATE:	11/11/2020
TITLE:	

**SUP EXHIBIT**

SHEET NUMBER:


**EXHIBIT A**

COMMENTS:

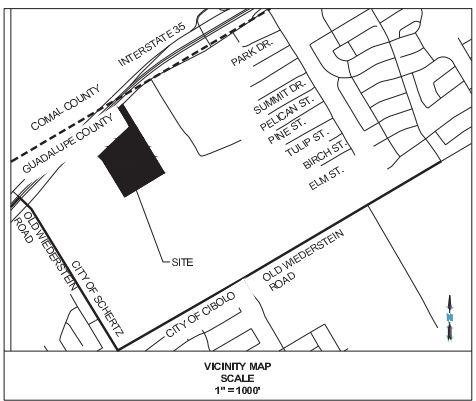
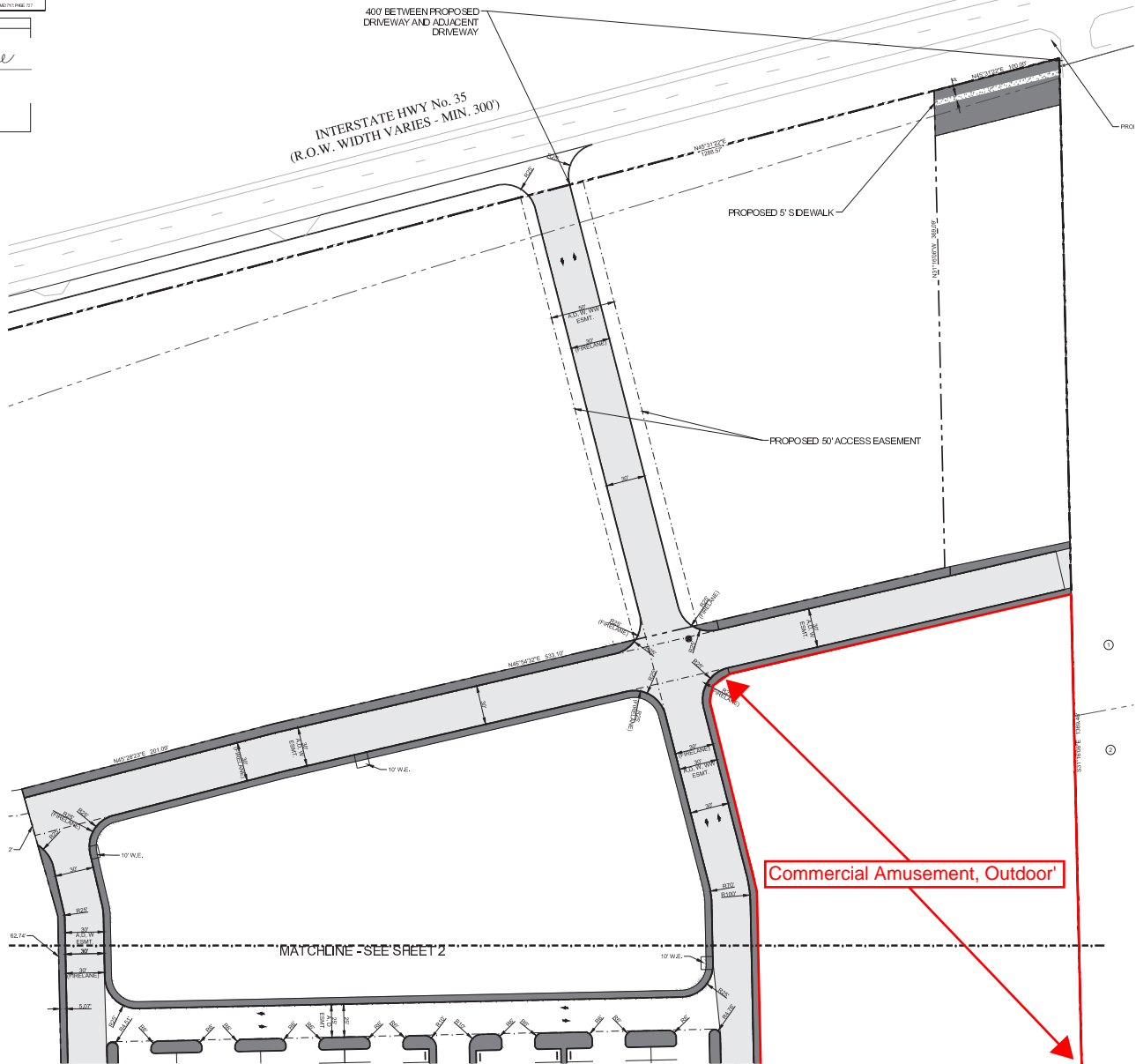
JOB/FILE NUMBER: 1075.001

ADJACENT PROPERTIES

STEPHAN APPROVAL



Approved By  
*Emily Stecke*  
6:12 am, 09/20/2018



**SITE DATA SUMMARY**

- PROPOSED USE: THEATER, BOWLING ALLEY, FOOD AND BEVERAGE
- ZONING: CB (GENERAL BUSINESS)
- LOT AREA: PROJECT AREA: 17,644.62 SQ. FT. (2.40 AC.)
- PROPOSED IMPROVEMENT AREA: 8,294.42 SQ. FT. (1.91 AC.)
- BUILDING AREA: COMMERCIAL RETAIL BUILDING - 15,300 SF
- BUILDING HEIGHT: 40' TALL
- FLOOR TO AREA: 15.15:1
- PARKING PROVIDED: 413 SPACES (1 SPACE PER 160 SF); REQUIRED: 413 SPACES (SEE TABLE FOR MORE DETAILS)
- HANDICAP PARKING: PROVIDED: 8 SPACES; REQUIRED: 8 SPACES

**PARKING TABLE**

USE	SEE	PARKING RATIO	PARKING REQUIRED
MOVIE THEATER	110' SECT	1 SPACE PER 100 SQ. FT.	200 PARKING SPACES
BOWLING	RELATES	1 SPACE PER BOWLING LANE	8 PARKING SPACES
AMUSEMENT	560' SF	1 SPACE PER 200 SF	28 PARKING SPACES

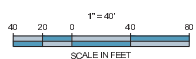
- SITE NOTES**
- THE THROUGH AREAS/ALLEYWAYS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
  - ACCORDING TO FLOOD INSURANCE RATE MAP PANEL SERVICE OF UNITED STATES FLOOD INSURANCE FLOOD ZONE 1, THIS SUBDIVISION IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
  - UTILITIES, GRADING AND DRAINAGE ARE SHOWN ON CIVIL CONSTRUCTION PLANS FOR FACILITY.

**LEGEND**

- STANDARD DUTY CONCRETE PAVING
- DOT SPECIFICATION CONCRETE PAVING
- CONCRETE SIDEWALK PAVING
- PROPERTY LINE
- PARKING COUNT
- TRAFFIC SIGN
- PAINTED TRAFFIC CARRIWAYS
- TRAFFIC FLOW LANE DESIGNATION
- AREA TO BE LANDSCAPED
- FIRE LANE (ALL PAVEMENT IS CONCRETE)
- ACCESSIBLE PARKING STALL
- TRASH COMPACTOR

**SITE PLAN EXHIBIT**  
(SHEET 1 OF 3)

WIEDERSTEIN RANCH  
LOT 1, BLOCK 1  
NORTHEAST CORNER OF OLD WIEDERSTEIN ROAD AND IH-35  
SCHERTZ, TX, 78154



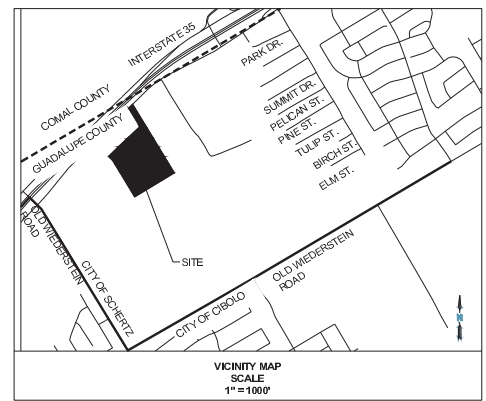
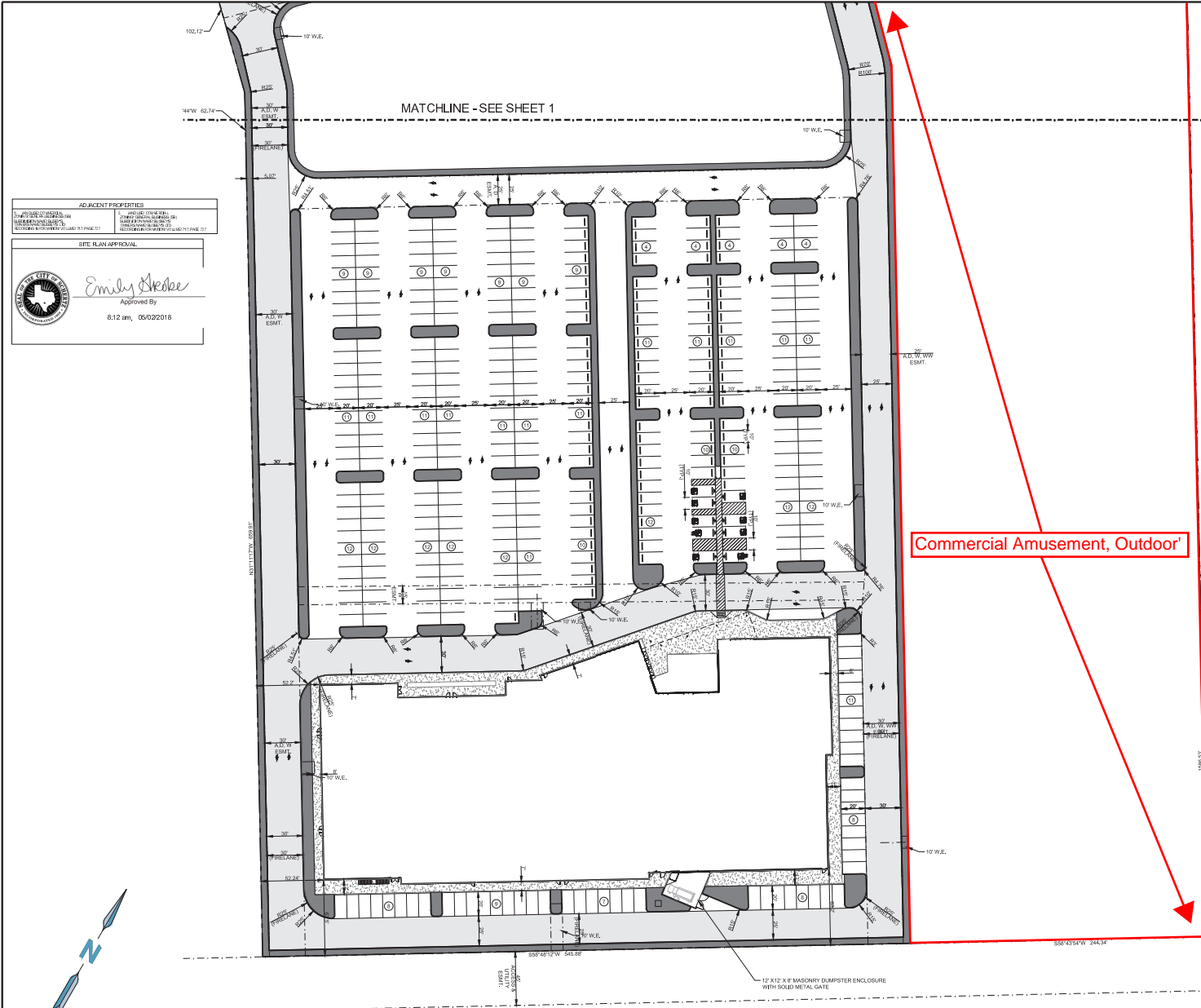
OWNER:  
5210 ENTERTAINMENT, LLC  
1218 WINDWOOD DRIVE, SUITE 100  
SAN MARCO, TEXAS 78686  
CONTACT: MR. MITCHELL G. ROBERTS  
PH: (512) 353-8866

APPLICANT:  
FOURTE GROUP, INC.  
1818 BROWN STREET, SUITE 800  
DALLAS, TX 75201  
CONTACT: MR. TRAVIS PHELLET  
PH: (214) 932-1123

DEVELOPER:  
FIVE STAR DEVELOPMENT  
116 JEFFERSON STREET, SUITE 202  
HUNTSVILLE, AL 35891  
CONTACT: MR. MARCO SWITH  
PH: (205) 952-0262

SURVEYOR:  
SPONCOR AND ASSOCIATES  
310 BERRY STREET, SUITE 103  
DALLAS, TEXAS 75201  
CONTACT: MR. ERIC SPONCOR, R.P.L.S.  
PH: (972) 636-8418  
FIRM REGISTRATION NO. 0505000  
SURVEY PREPARED: APRIL 2018

PREPARED: APRIL 9, 2018



ADJACENT PROPERTIES

SITE PLAN APPROVAL

Approved By  
*Emily Stecke*  
8.12 am, 05/02/2018

SITE DATA SUMMARY

- PROPOSED USE: THEATER, BOWLING ALLEY, PROJOY ANGLEMENT
- ZONING: CB (GENERAL BUSINESS)
- LOT AREA: PROJECT AREA: 17.6 AC. (784,664 SF)
- PROPOSED IMPROVEMENT AREA: 8.26 AC. (358,443 SF) (47.4%)
- BUILDING AREA: COMMERCIAL RETAIL BUILDING = 15,300 SF
- BUILDING HEIGHT: 40' TALL
- FLOOR TO AREA: 10 TO 10
- PARKING PROVIDED: 403 SPACES (1 SPACE PER 160 SF, REQUIRED: 403 SPACES (SEE TABLE FOR MORE DETAILS))
- HANDICAP PARKING: PROVIDED: 8 SPACES, REQUIRED: 8 SPACES

PARKING TABLE

USE	SEE	PARKING RATIO	PARKING REQUIRED
MOVIE THEATER	7.08 SECT	1 SPACE PER 100 SF	200 PARKING SPACES
BOWLING	RELANES	1 SPACE PER BOWLING LANE	8 PARKING SPACES
AMUSEMENT	5.60 SECT	1 SPACE PER 200 SF	28 PARKING SPACES

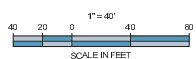
- SITE NOTES
- THE THROUGH ARE ALLOWED TO BE SHOWN ON THE EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
  - ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 100102C OF UNITED STATES FLOOD INSURANCE RATE MAP, THIS SUBDIVISION IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
  - UTILITIES, GRADING AND DRAINAGE ARE SHOWN ON CIVIL CONSTRUCTION PLANS FOR FACILITY.

LEGEND

[Symbol]	STANDARD DUTY CONCRETE PAVING
[Symbol]	DOT SPECIFICATION CONCRETE PAVING
[Symbol]	CONCRETE SIDEWALK PAVING
[Symbol]	PROPERTY LINE
[Symbol]	PARKING COUNT
[Symbol]	TRAFFIC SIGN
[Symbol]	PAINTED TRAFFIC CARRIOWS
[Symbol]	TRAFFIC FLOW LANE REVERSIATION
[Symbol]	ACREAGE TO BE LANDSCAPED
[Symbol]	FIRE LANE ( ALL PAVEMENT IS CONCRETE)
[Symbol]	ACCESSIBLE PARKING STALL
[Symbol]	TRASH COMPACTOR

SITE PLAN EXHIBIT  
(SHEET 2 OF 3)

WIEDERSTEN RANCH  
LOT 1, BLOCK 1  
NORTHEAST CORNER OF OLD WIEDERSTEIN ROAD AND IH-35  
SCHERTZ, TX, 78154



OWNER:  
3210 ENTERTAINMENT, LLC  
1218 WANDERWOLF DRIVE, SUITE 1210  
SAN MARCO, TEXAS 78686  
CONTACT: MR. MITCHELL G. ROBERTS  
PH: (512) 353-8866

APPLICANT:  
FORE SITE GROUP, INC.  
1818 BERTNER STREET, SUITE 800  
DALLAS, TX 75201  
CONTACT: MR. TRAVIS PHELLET  
PH: (214) 932-1123

DEVELOPER:  
FIVE STAR DEVELOPMENT  
114 JOFFERSON STREET, SUITE 202  
HUNTSVILLE, AL 35811  
CONTACT: MR. MARLIN SMITH  
PH: (205) 952-0260

SURVEYOR:  
SPOONER AND ASSOCIATES  
318 BYERS STREET, SUITE 101  
ELLES, TEXAS 76039  
CONTACT: MR. DICK SPOONER, R.L.S.  
PH: (817) 628-8428  
FIRM REGISTRATION NO. 0259190  
SURVEY PREPARED APRIL 2018

PREPARED: APRIL 9, 2018





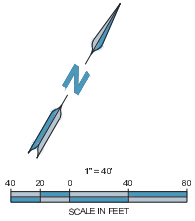
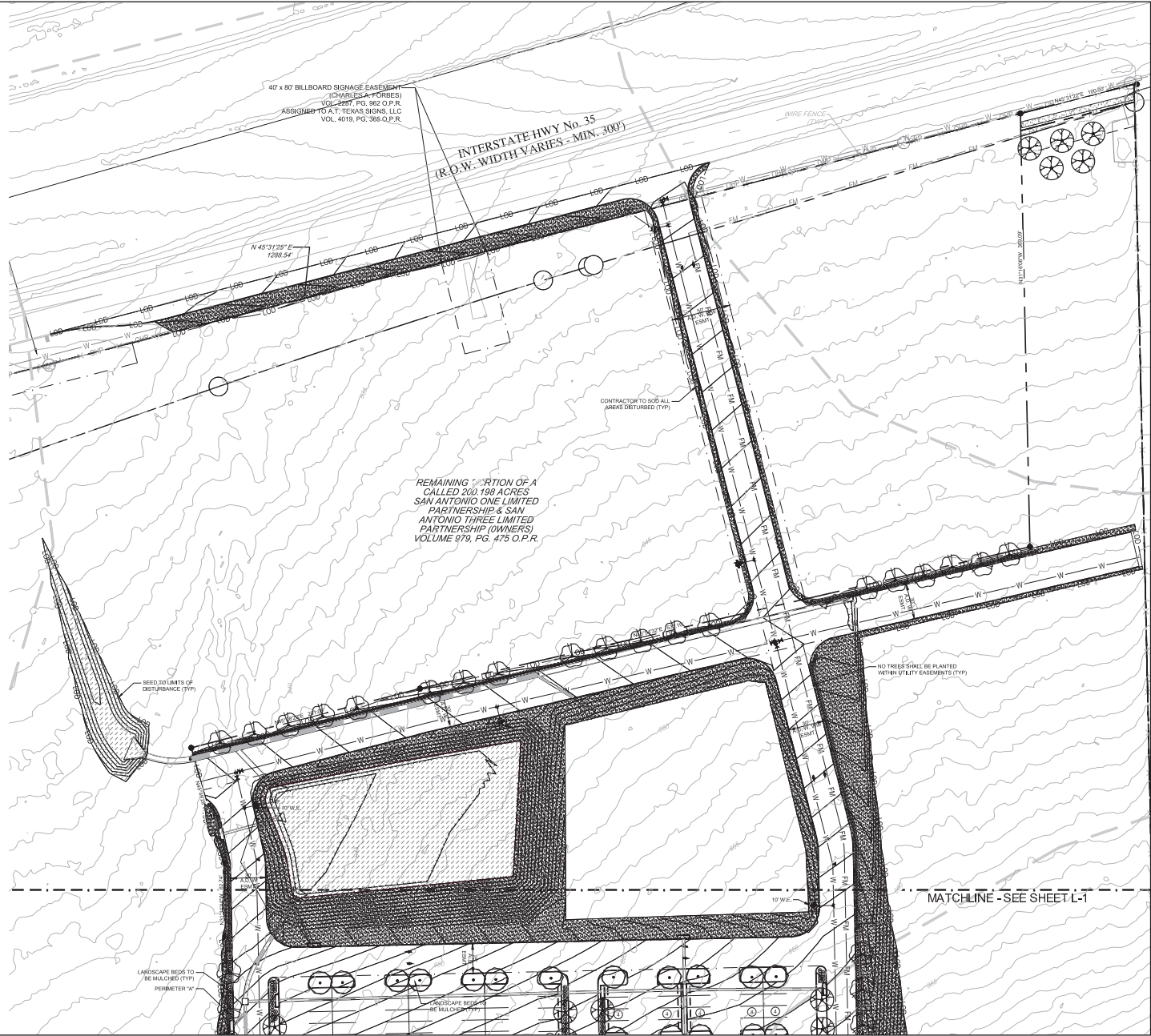
FOR PLANT SCHEDULE, SEE SHEET L-1.



Emily Stecke

Approved By

8:13 am, 05/02/2018



811

Know what's below Call before you dig

ENGINEER:

**FORESITE**  
group

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1999 Ryan St.  
Suite 100  
Dallas, TX 75201  
www.foresite.net  
D&B Foresite Consulting Group of Texas, Inc.

o | 214.939.7123  
f | 817.954.9135  
w | www.foresite.net

DEVELOPER:

**EVO ENTERTAINMENT GROUP**

1290 WONDER WORLD DRIVE  
SUITE 1240  
SAN MARCUS, TX 78666

CONTACT: MITCHELL C. ROBERTS

PROJECT:

**EVO ENTERTAINMENT  
SCHERTZ, TEXAS**

SEAL:

THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF

SEAN FAULKNER, PE #92591

THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

REVISIONS	DATE

PROJECT MANAGER: TP

DRAWING BY: KCM

JURISDICTION: CITY OF SCHERTZ

DATE: 04/05/2018

TITLE:

LANDSCAPE PLAN

SHEET NUMBER: **L-1.1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

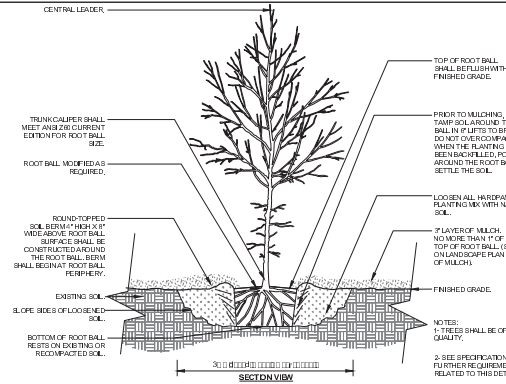
JOBFILE NUMBER: 1075.001

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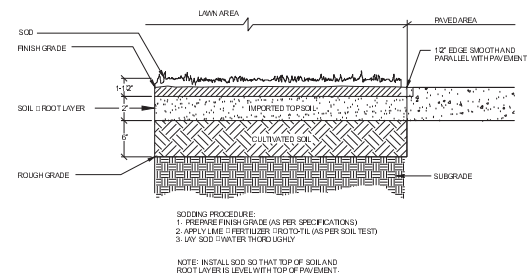
Emily Skeke  
Approved By

8:13 am, 05/02/2018



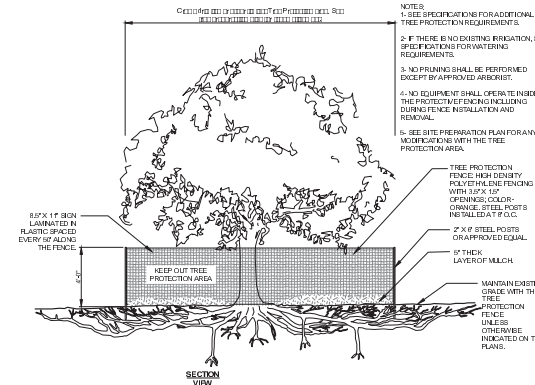
4 TREE PLANTING  
12" = 1'-0"

UPA TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE  
000501



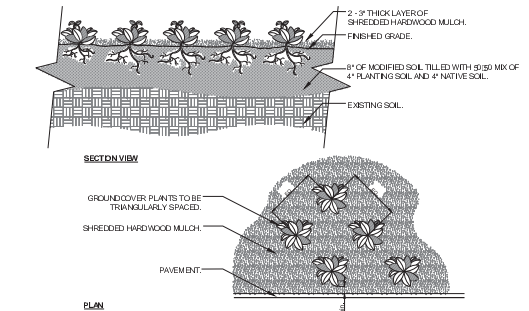
1 SOD INSTALLATION  
NOT TO SCALE

UPA TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE  
000501



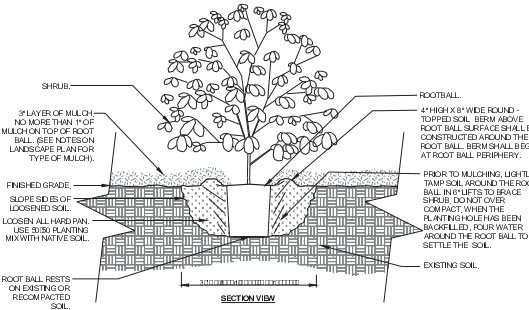
5 TREE PROTECTION  
12" = 1'-0"

UPA TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE  
000501



2 GROUND COVER  
3/8" = 1'-0"

UPA TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE  
000501



3 SHRUB PLANTING  
3/8" = 1'-0"

UPA TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE  
000501

ENGINEER:  
**FORESITE group**  
FOPE Firm No. F-1-2078  
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1999 Bryan St.  
Suite 100  
Dallas, TX 75201  
www.foresite.net  
D&B Foresite Consulting Group of Texas, Inc.

DEVELOPER:  
**EVO ENTERTAINMENT GROUP**  
1200 WOODER WORLD DRIVE  
SUITE 1240  
SAN MARCUS, TX 78666  
CONTACT: MITCHELL C. ROBERTS

PROJECT:  
**EVO ENTERTAINMENT SCHERTZ, TEXAS**

SEAL:  
THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF  
SEAN FAULNER, PE #192591  
THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY.  
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

REVISIONS	DATE

PROJECT MANAGER: TP  
DRAWING BY: KCM  
JURISDICTION: CITY OF SCHERTZ  
DATE: 04/05/2018  
TITLE: \_\_\_\_\_

LANDSCAPE DETAILS  
SHEET NUMBER: **L-2**  
COMMENTS: NOT RELEASED FOR CONSTRUCTION  
JOBFILE NUMBER: 1075.001

CITY APPROVAL

*Emily Skoke*  
Approved By

8:13 am, 05/02/2018



ENGINEER

**FORESITE group**

TSPE Firm No. F-12678  
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f | 988.953.135  
w | www.foresite.net

DEVELOPER

**EVO ENTERTAINMENT GROUP**

1290 WONDER WORLD DRIVE  
SUITE 1240  
SAN MARCUS, TX 78666

CONTACT: MITCHELL C. ROBERTS

PROJECT

**EVO ENTERTAINMENT  
SCHERTZ, TEXAS**

SEAL

*San Fakh*  
4-23-18

REVISIONS DATE

△ CITY COMMENTS 04/25/2018

PROJECT MANAGER: TP

DRAWING BY: FGI

JURISDICTION: CITY OF SCHERTZ

DATE: 04/25/2018

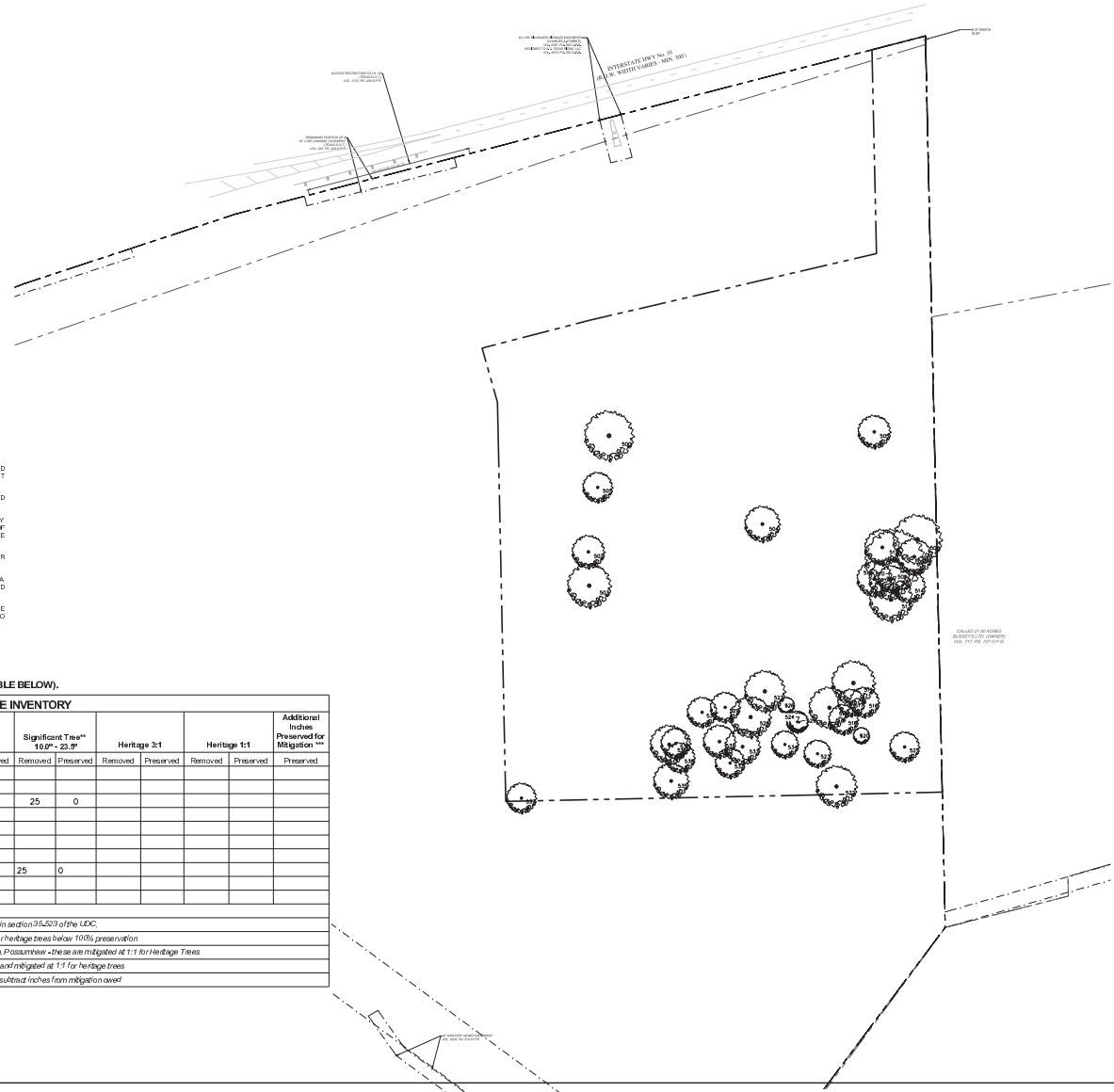
TITLE:

**TREE PRESERVATION PLAN**

SHEET NUMBER: **L-3**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOBFILE NUMBER: 1075.001



TREE LEGEND

Point #	TREE
500	18" CEDAR
501	11" CEDAR
502	12" CEDAR
503	16" CEDAR
504	13" CEDAR
505	12" CEDAR
506	18" MESQUITE
508	22" MESQUITE
509	10" HUBSACHE
510	15" HUBSACHE
511	13" HACKBERRY
512	13" MESQUITE
513	16" HACKBERRY
515	16" CEDAR
516	11" CEDAR
517	10" CEDAR
518	11" CEDAR
519	15" MESQUITE
520	6" BUMELIA
521	11" CEDAR

TREE LEGEND

Point #	TREE
522	15" MESQUITE
523	10" CEDAR
524	6" PERSIMMON
525	7" PERSIMMON
526	6" PERSIMMON
527	15" CEDAR
528	15" CEDAR
529	11" CEDAR
530	11" CEDAR
531	12" CEDAR
532	11" CEDAR
533	13" CEDAR
534	10" CEDAR
535	13" CEDAR
536	14" CEDAR
537	11" CEDAR
538	11" CEDAR
539	11" CEDAR

**TREE PROTECTION NOTES:**

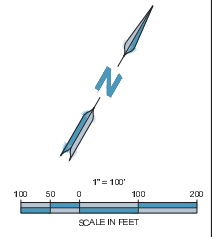
- PROTECTED TREES:** TREES HAVING A DBH BETWEEN 4" AND 18" AND LESS THAN 24" HEIGHT  
**HERITAGE TREES:** TREES HAVING A DBH GREATER THAN OR EQUAL TO 24"
- ALL TREES SHALL BE PROTECTED BY A FENCE, FRAME OR BOX CONSTRUCTED AROUND THE DRINKLINE OF THE PRESERVED TREE. PROTECTION MEASURES MAY NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
  - A MINIMUM OF THREE INCHES (3") OF MULCH OR COMPOST SHALL BE SPREAD BEYOND THE DRINKLINE OF THE PRESERVED TREE.
  - NO PERSON SHALL EXCAVATE ANY DITCHES, TUNNELS, OR TRENCHES, PLACE ANY IRVING MATERIAL OR PLACE ANY DRIVE OR PARKING AREA WITHIN THE DRP LINE OF ANY PROTECTED OR HERITAGE TREE WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNER AT THE TIME OF SITE PLAN APPROVAL.
  - NO PERSON SHALL ATTACH ANY ROPE, WIRE, NAILS, ADVERTISING POSTERS OR OTHER CONTRAINDICATE TO ANY PROTECTED OR HERITAGE TREE.
  - IF ANY OAK TREE IS WOUNDED BY INTENTIONAL DAMAGE OR PRUNING OR AS A RESULT OF NATURAL CAUSES, THE DAMAGED AREA SHALL BE IMMEDIATELY TREATED WITH TREE WOUND DRESSING.
  - ALL NECESSARY AND REASONABLE EFFORTS SHALL BE GIVEN DURING THE PERMITTED REMOVAL OF ANY TREES TO UTILIZE BEST KNOWN PRACTICES TO PREVENT THE SPREAD OF OAK WILT DISEASE TO ANY OTHER SURROUNDING TREES.

**9 MITIGATION INCHES REQUIRED (SEE TREE INVENTORY TABLE BELOW).**

**TREE INVENTORY**

Tag #	Species	Understory Species* 6" - 11.9"		Significant Tree 6" - 23.9"		Significant Tree** 10" - 23.9"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***
		Removed	Reserved	Removed	Reserved	Removed	Reserved	Removed	Reserved	Removed	Reserved	
1	Cedar (exempt)											
2	Mesquite (exempt)					25	0					
3	Hubsache											
4	Hackberry (exempt)											
5	Bumelia			6	0							
6	Persimmon	21	0									
Sub. Tot. Inches:		21	0	6	0	25	0					
Total inches by category:												

Preserved: Trees to remain that meets root protection zone requirements described in section 35.523 of the UDC.  
 Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation  
 \* Small species: Coastlive, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees  
 \*\* Alpha Juniper, Hubsache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees  
 \*\*\* Mitigation Trees: Upright red-leaf trees to be used for mitigation calculations; submit inches from mitigation owed



P:\1075.001 (EVO) D:\P. WEDDERBURN, SR. & P. SCHERTZ, TX\1075.001\1075-1 TREE PRESERVATION PLAN.dwg

