

SITE PLAN

SCHAEFER LOCKAWAY - VERTICAL BRIDGE

SITE INFORMATION

JURISDICTION: CITY OF SCHERTZ, TEXAS 78154
QUADALUPE COUNTY

Latitude 29° 33' 38.11" N
Longitude -98° 15' 13.30" W
OCCUPANCY: (U - UTILITY)

ELEVATION: 697' AMSL
CURRENT LAND USE: MINI-STORAGE
LAND USE: TELECOMM. FACILITY/MINI-STORAGE
ZONING: GB-2

APPLICANT INFORMATION

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

VINCE HUEBINGER

SITE ADDRESS

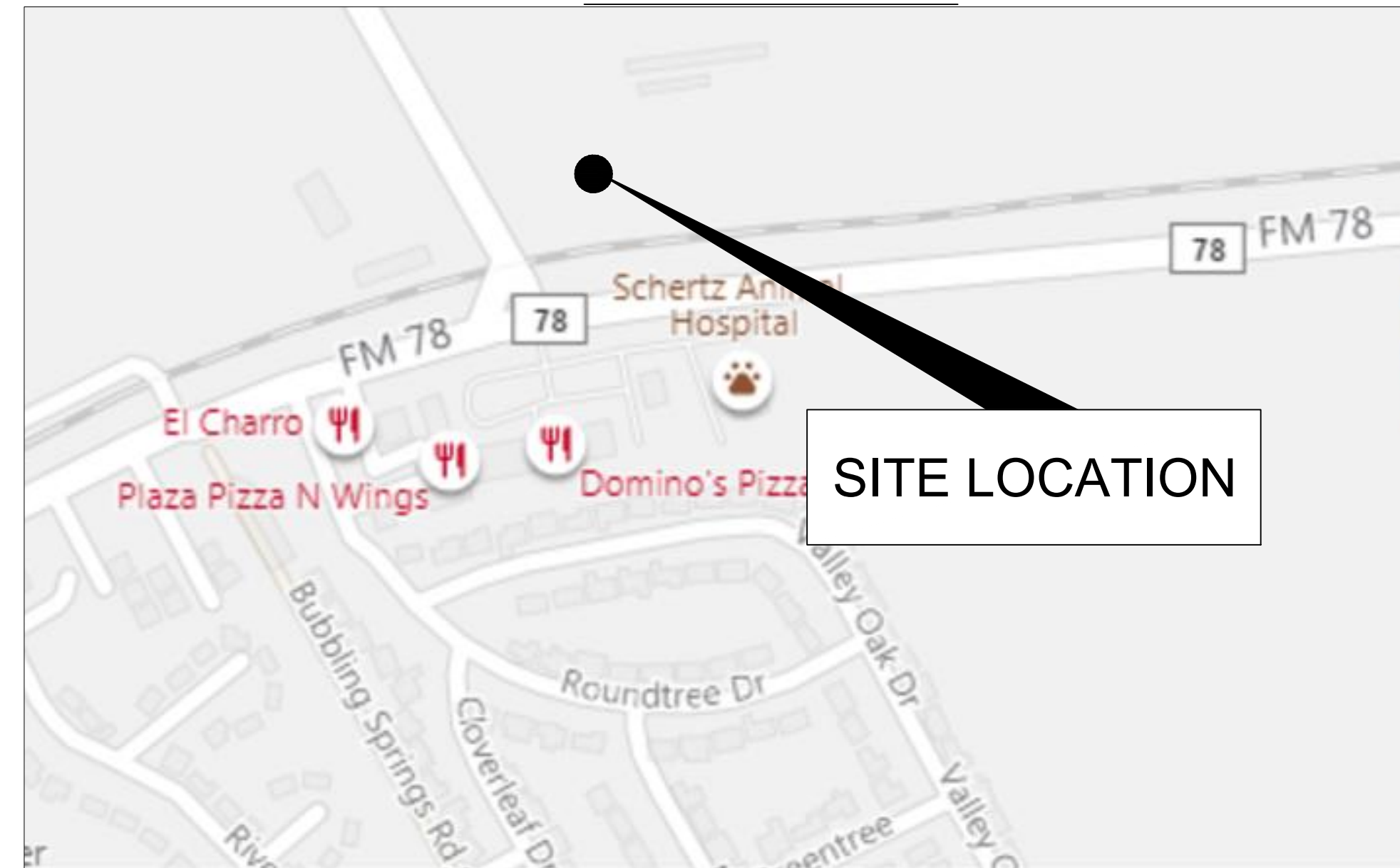
200 ROY RICHARD DR.
CITY OF SCHERTZ, TEXAS 78154
(911 ADDRESS NOT YET VERIFIED)

200 ROY RICHARDS DRIVE,
GUADALUPE COUNTY SCHERTZ, TX

PROJECT TYPE

100' MONOPOLE TOWER / 105' ANTENNA
(NEW CONSTRUCTION - TOWER)

VICINITY MAP:



SITE NAME:

VERTICAL BRIDGE - SCHAEFER LOCKAWAY

- SITE LOCATED IN 'GB-2' (FC) ZONING

FULL COMMERCIAL

DEVELOPER

VERTICAL BRIDGE
750 PARK OF COMMERCIAL
BACO RATON, FL. 33487
(710) 316-3837
D,Parks@verticalbridge.com

OWNER

LOCK AWAY 200 ROY RICHARD DRIVE, LLC.
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
(619) 313-9387

LEGAL DESCRIPTION

SANDERS BLOCK 1 LOT1 15.68 AC
GEO. ID: 1G3800-0001-00100-0-00
SCHERTZ, TEXAS

SITE DATA:

EXISTING DEVELOPMENT SUMMARY

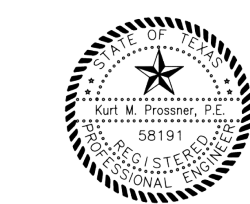
- EXISTING BUILDING HEIGHT: 15.17'
- EXISTING USE: MINI STORAGE
- TOTAL PARKING: 28 SPACES
- ZONING DISTRICT: GB - GENERAL BUSINESS & GB-2
- LOT AREA: 1,077,551 S.F./ 24.737 AC.
- EXISTING IMPERVIOUS COVER: 852,614 S.F. / 79.10%
- EXISTING BUILDING AREA: 81,079 S.F.
- EXISTING STORAGE AREA: 80,764 S.F.
- EXISTING OFFICE AREA: 315 S.F.

PROPOSED DEVELOPMENT SUMMARY:

- PROPOSED USE: CELLULAR TOWER (CELL TOWER / MINI STORAGE)
- LEASE 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: COVER SHEET
- SHEET 2: OVERALL SITE PLAN
- SHEET 3: SITE LEASE AREA PLAN
- SHEET 4: GRADING and DRAINAGE PLAN
- SHEET 5: TREE PRESERVATION and LANDSCAPE
- SHEET 6: UTILITY PLAN
- SHEET 7: DETAILS AND NOTES



06/02/2021

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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)



SITE INFORMATION

200 ROY RICHARDS DRIVE,
GUADALUPE COUNTY SCHERTZ, TX

PROPERTY OWNER

LOT 1, BLOCK 1
SANDERS SUBDIVISION
LOCKAWAY
200 ROY RICHARD DRIVE, LLC
2055 3RD AVENUE SUITE, 200
SAN DIEGO, CA 92101
(619) 313-9387

APPLICATION

SITE PLAN

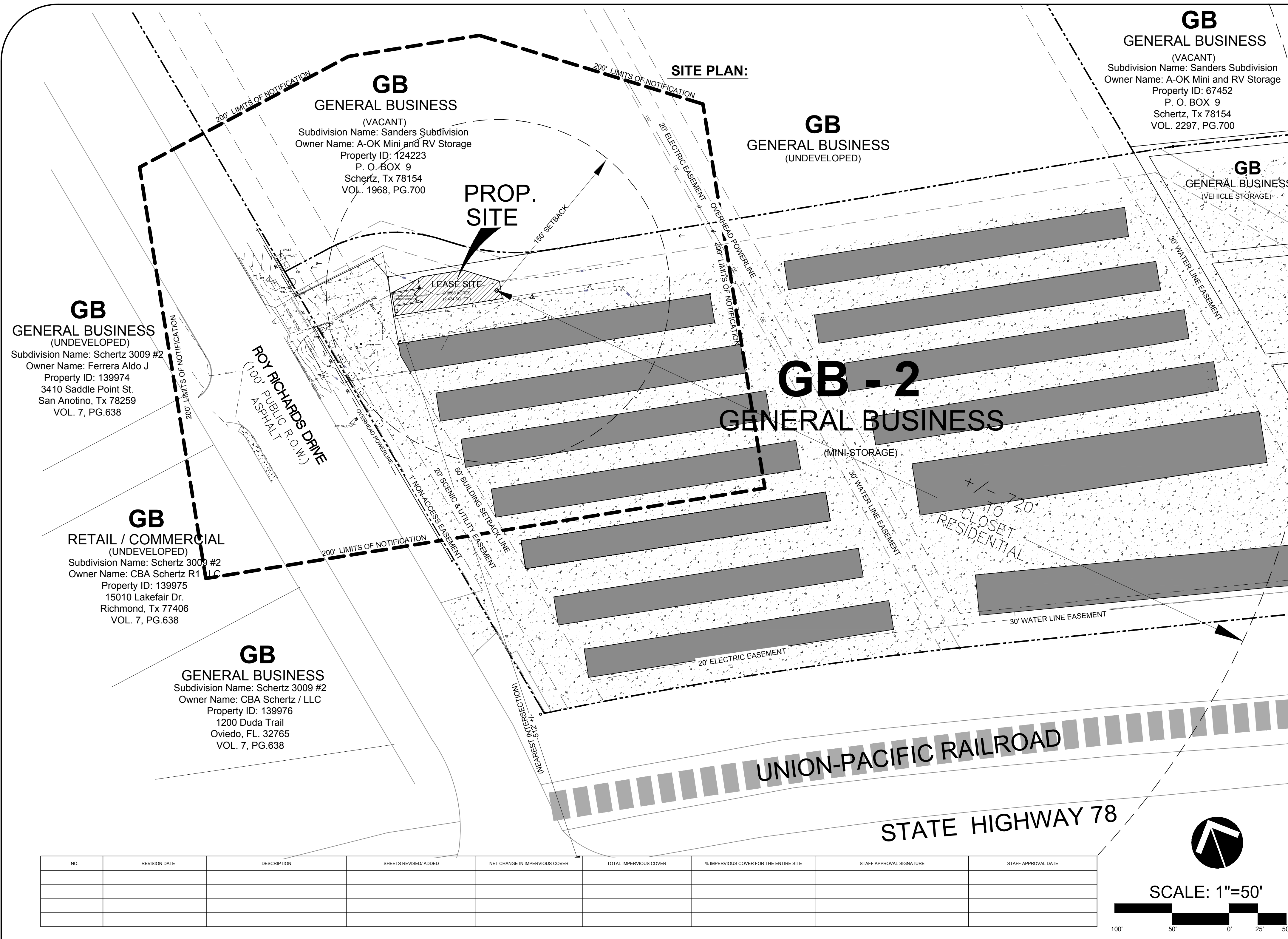
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DRAWN BY: EC REVIEWED BY: VGH

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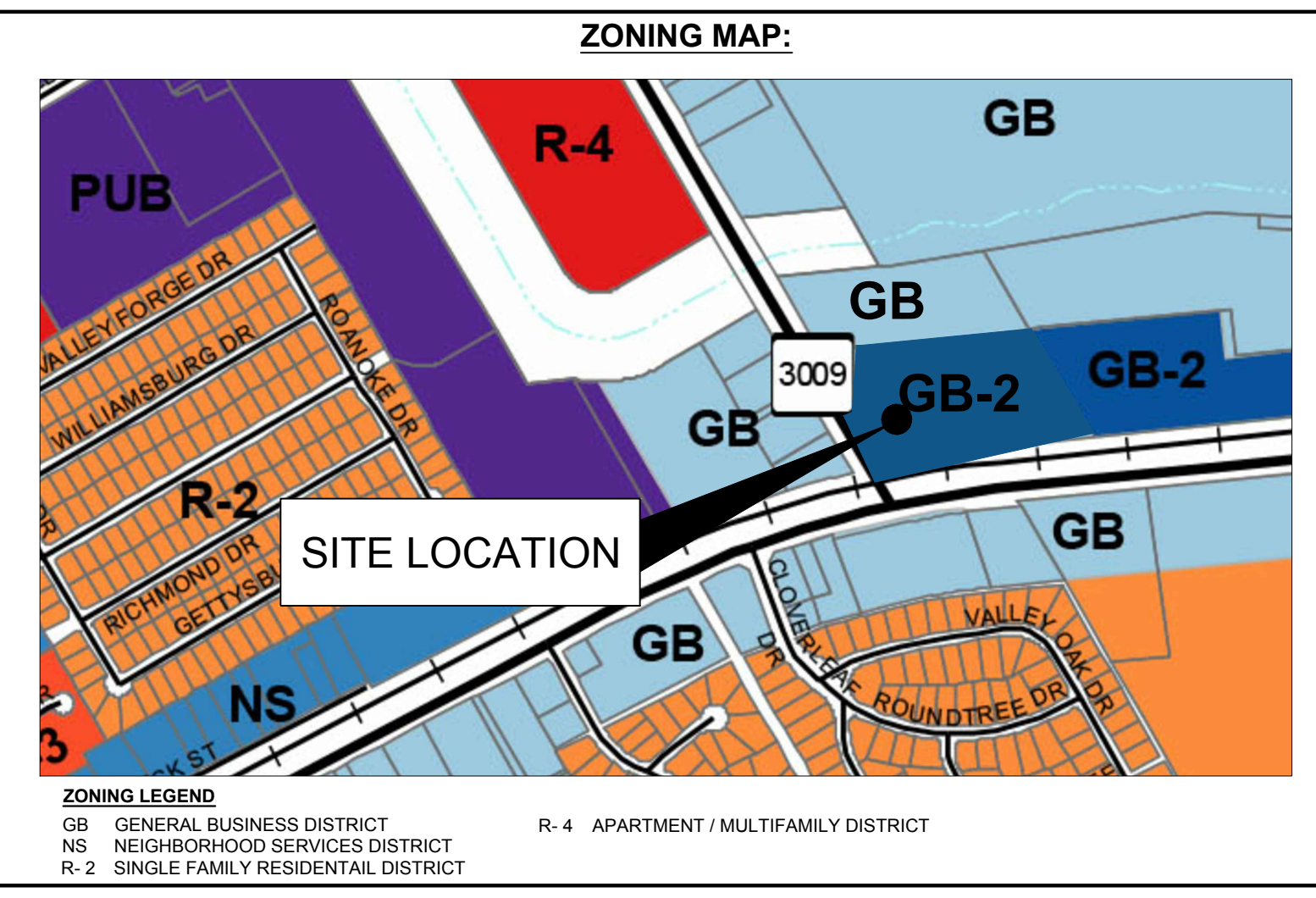
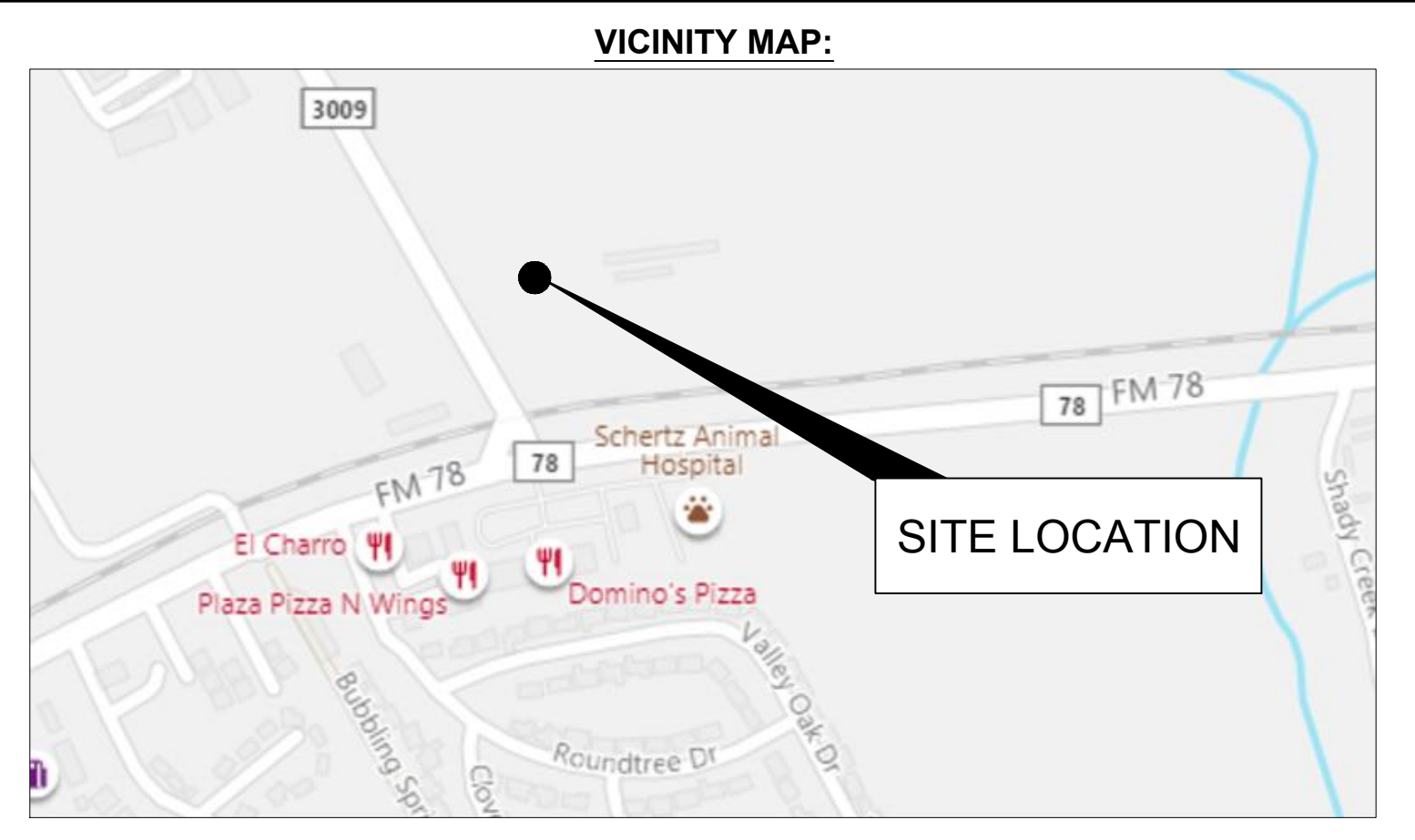


GB
GENERAL BUSINESS
 (VACANT)
 Subdivision Name: Sanders Subdivision
 Owner Name: A-OK Mini and RV Storage
 Property ID: 67452
 P. O. BOX 9
 Schertz, Tx 78154
 VOL. 2297, PG.700

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

GB
RETAIL / COMMERCIAL
 (UNDEVELOPED)
 Subdivision Name: Schertz 3009 #2
 Owner Name: CBA Schertz R1 / LLC
 Property ID: 139975
 15010 Lakfair Dr.
 Richmond, Tx 77406
 VOL. 7, PG.638

GB
GENERAL BUSINESS
 Subdivision Name: Schertz 3009 #2
 Owner Name: CBA Schertz / LLC
 Property ID: 139976
 1200 Duda Trail
 Oviedo, FL. 32765
 VOL. 7, PG.638



NO.	REVISION DATE	DESCRIPTION	SHEETS REVISED/ADDED	NET CHANGE IN IMPERVIOUS COVER	TOTAL IMPERVIOUS COVER	% IMPERVIOUS COVER FOR THE ENTIRE SITE	STAFF APPROVAL SIGNATURE	STAFF APPROVAL DATE

- LEGEND**
- EXISTING TREE (<8" TRUNK DIA.)
 - EXISTING HERITAGE TREE (W/ 1/2 CRZ SHOWN)
 - PROPOSED DRAINAGE FLOW
 - SF - SILT FENCE 237' L.F.
 - TP - TREE PROTECTION 0' L.F.
 - MS - MULCH SOCK 6' L.F.
 - LOC - LIMITS OF CONSTRUCTION (LOC) 2,802 SQ. FT.
 - FL - FIRE LANE
 - OHE - 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 # 48187C0220F DATE 11/2/2007 IS NOT WITHIN THE 100 YEAR FLOODPLAIN.

- 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 UNITED 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.

Schaefer Lockaway
 06/02/2021

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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-006
 13377 FOWLER DRIVE, SUITE 104
 AUSTIN, TEXAS 78728
 512.818.3343

VINCENT GERARD & ASSOCIATES
 LICENSED PROFESSIONAL ENGINEER
 1111 CAPITAL OF TEXAS HWY SOUTH, SUITE 201
 AUSTIN, TEXAS 78704
 512.232.4003

SITE INFORMATION

200 ROY RICHARDS DRIVE,
 GUADALUPE COUNTY SCHERTZ, TX

PROPERTY OWNER

LOT 1, BLOCK 1
 SANDERS SUBDIVISION
 LOCKAWAY
 200 ROY RICHARD DRIVE, LLC
 200 ROY RICHARD DRIVE, SUITE 200
 SANDERS SUBDIVISION
 SCHERTZ, TX 78154
 (817) 913-9887

APPLICATION

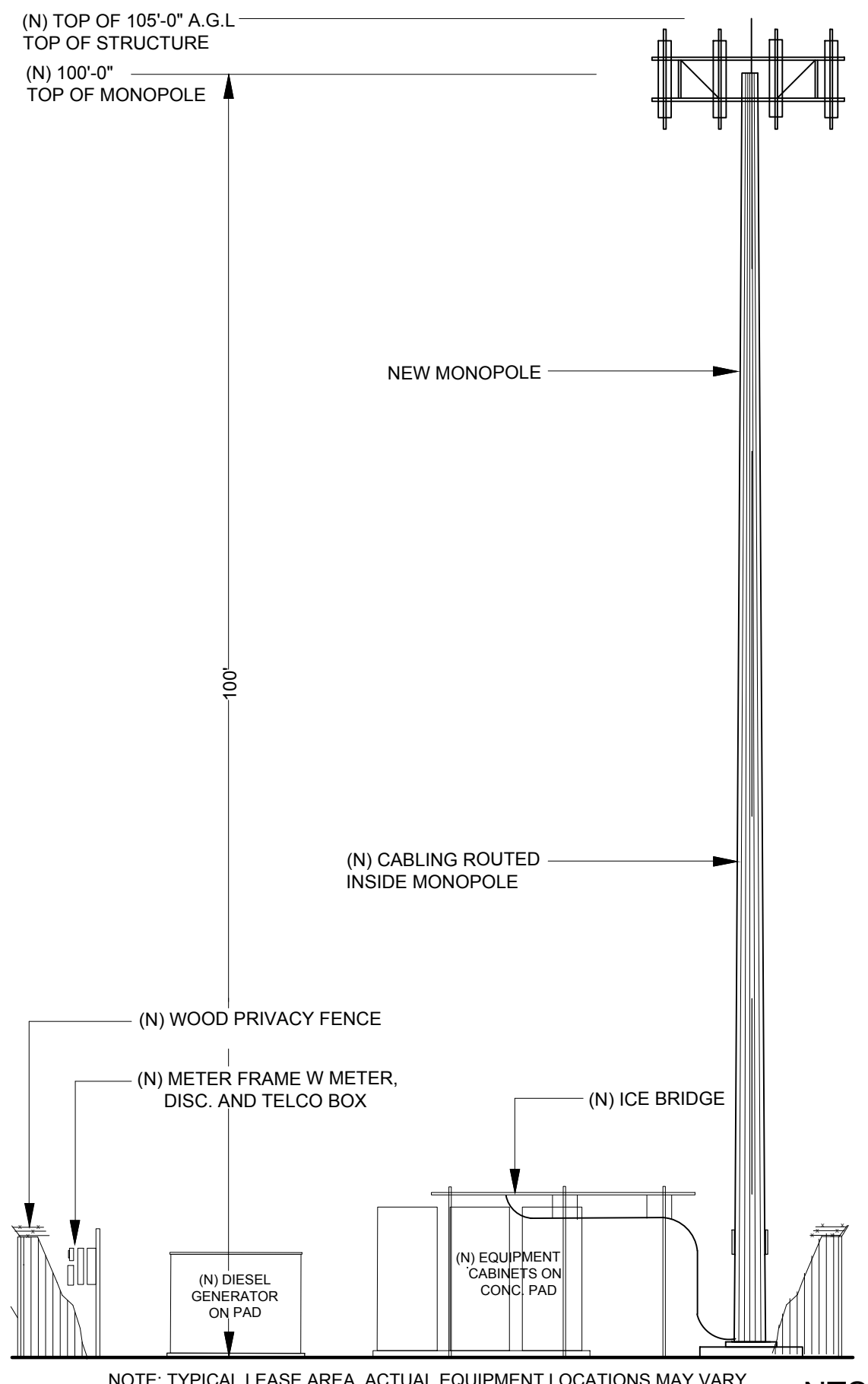
SITE PLAN

SET ISSUED FOR PERMIT DATE

NO.	DATE	DESCRIPTION

DRAWN BY: EC
REVIEWED BY: VGH

MONOPOLE ELEVATION



NTS

GENERAL CONSTRUCTION NOTES

- ORDINANCE REQUIREMENTS**
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE DEVELOPMENT SERVICES DEPARTMENT.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL, FIRE CODE APPROVAL, OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
 - ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SCHERTZ LAND UNIFIED DEVELOPMENT CODE.
 - THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT.
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
- COMPATIBILITY**
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- FIRE DEPARTMENT**
- THE CITY OF SCHERTZ FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE."
 - HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
 - TIMING OF INSTALLATION WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER. SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED. THE ABOVE MAY BE MODIFIED OR WAIVED.
 - FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF SCHERTZ FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
 - VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

EROSION & SEDIMENTATION CONTROL REQUIREMENTS:

- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5.1]
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF JUSTIN RULES AND REGULATIONS. [LRC 23.8-183]
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
- THE PROPOSED ACCESS ROUTES, MATERIAL STAGING, DUMPSTER, CONCRETE/PAINT WASHOUT, PORTABLE TOILETS, AND SPOILS PLACEMENT CANNOT BE WITHIN THE CRZ OF ANY PROTECTED TREES.

FIRE & GENERATOR NOTES:

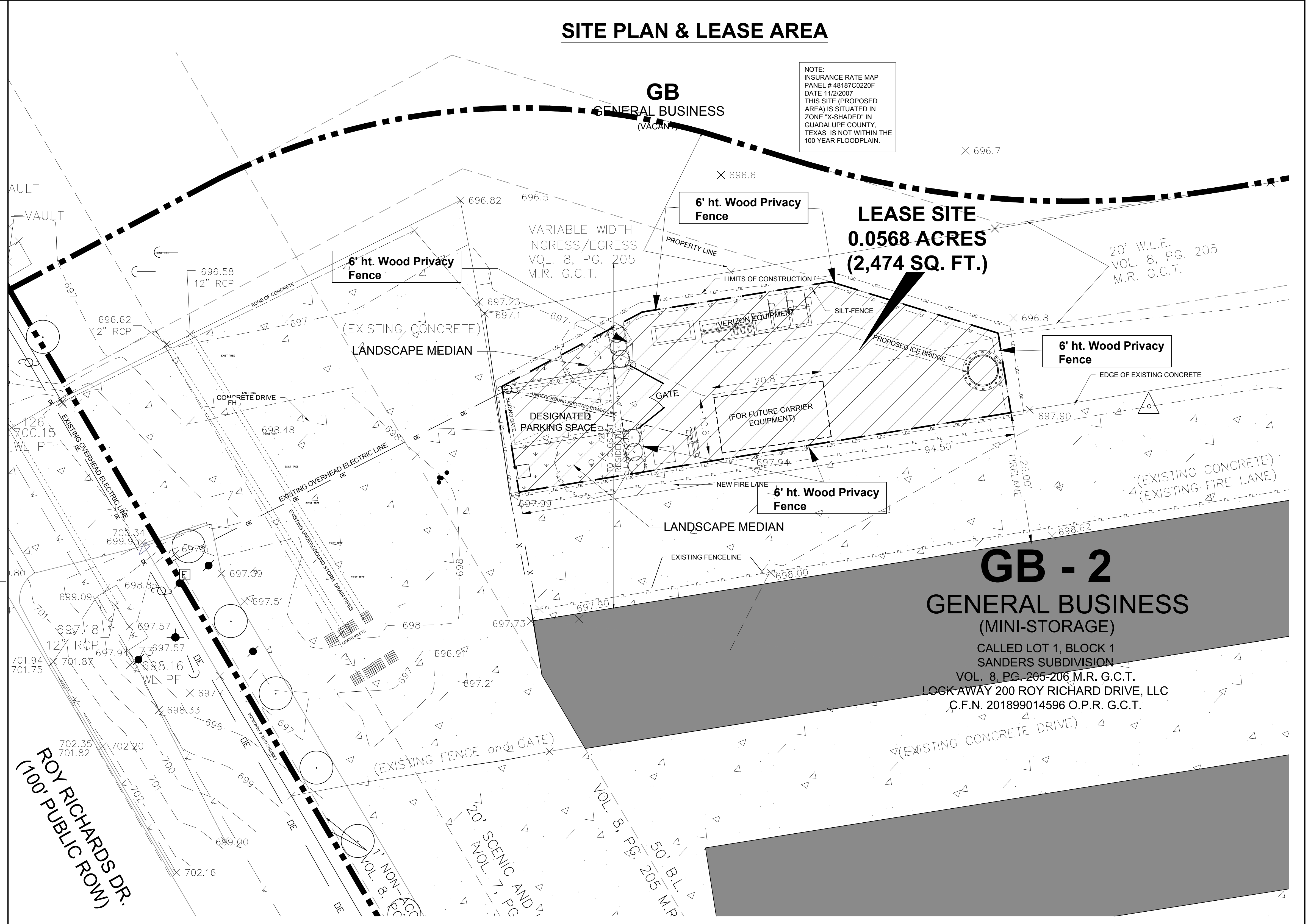
- IF A GENERATOR IS EMPLOYED, IT WILL BE A DIESEL OUTDOOR GENERATOR WILL BE 210 GALLON AND UL 142 FUEL TANK.
- PERMANENT BACKUP EMERGENCY GENERATORS TO BE EMPLOYED AT THIS SITE WILL INCLUDE SPECIFICATIONS AND DETAILS AT THE BUILDING PERMIT REVIEW STAGE. CARRIER TYPICALLY WILL INSTALL GENERAL 50-60 KW OUTDOOR GENERATORS AS SHOWN DETAILED SITE PLAN.
- BATTERY BACKUPS FOR ALL SITE CARRIERS WILL BE VRLA TYPE AND WILL BE INSTALLED INDOORS WITH THERMAL PROBE INDICATORS FOR VENTILATION.
- PROVIDE KNOX PADLOCKS OR KNOX BOX AT SLIDING GATE FOR FIRST RESPONDERS FOR ACCESS TO SITE.

LEASE SITE LEGAL DESCRIPTION
SITUATED IN THE
MALPAZ SURVEY NO. 67, A-221
GUADALUPE COUNTY, TEXAS

BEING 0.0568 ACRES (2,474 SQUARE FEET) OF LAND, OUT OF A CALLED LOT 1, BLOCK 1, SANDERS SUBDIVISION, RECORDED UNDER VOLUME 8, PAGE 205-206 MAP RECORDS OF GUADALUPE COUNTY, TEXAS (M.R. G.C.T.), CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, BY DEED RECORDED UNDER QUERCUS POLYNOPIA COUNTY CLERK'S FILE NUMBER (C.F.N.) 201899014596 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R. G.C.T.), SAID 0.0568 ACRE TRACT LYING IN THE G. MALPAZ SURVEY NO. 67, ABSTRACT 22.

SURVEYOR
CORE LAND SURVEYING
10210 GROCANS MILL ROAD
THE WOODLAND, TX 77380
(224) 828-1208

SITE PLAN & LEASE AREA



NOTE:
INSURANCE RATE MAP
PANEL # 48187C0220F
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.

**ROY RICHARDS DR.
(100' PUBLIC ROW)**

LEGEND

- EXISTING TREE (< 8" TRUNK DIA.)
- EXISTING HERITAGE TREE (> 12" DBH)
- OVERHEAD ELECTRICAL
- PROPOSED DRAINAGE FLOW
- SILT FENCE 237 L.F.
- TREE PROTECTION S.L.F.
- MULCH SOCK 0 L.F.
- LIMITS OF CONSTRUCTION (LOC) 2,807.62 FT.
- FIRE LANE
- CURB
- STABILIZED CONSTRUCTION ENTRANCE
- PLANT LIST
MONTEREY OAK 1.5 INCH CALIPER - 1 COUNT 15 GAL.
QUERCUS POLYNOPIA
GOLDEN SHOWERS THYRALLUS @ CT. @ 5 GAL.
GALPHIMIA GLAUCA (4" X 4" W AT MATURITY)
- SOB
BERMUDA GRASS

NOTE:
1. SLIGHT GRADING REQUIRED ON THIS PROJECT.
2. GATE ENCLOSURE SHALL HAVE NFPA 704 SIGN.



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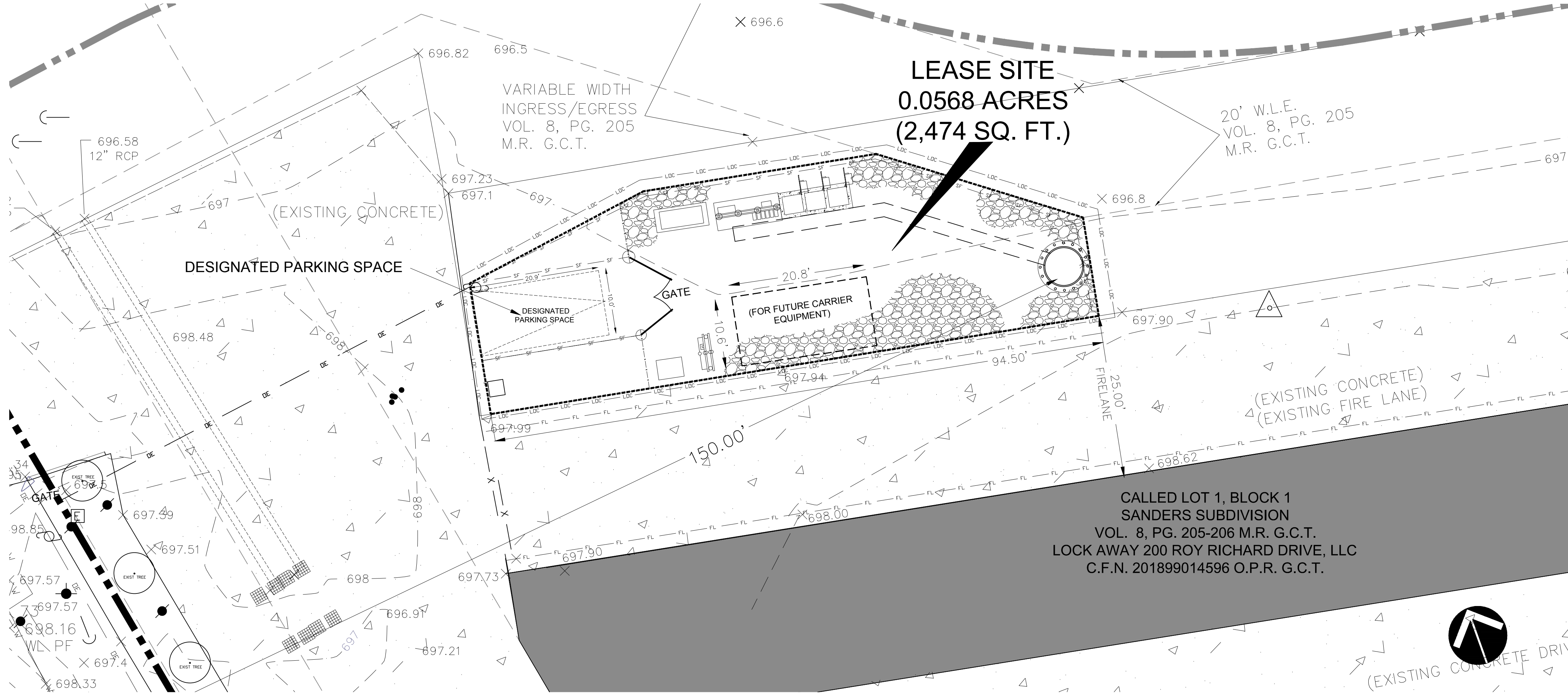
SCHAEFER LOCKAWAY

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

SUBMITTAL DATE: March 15, 2021 (accepted)
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 750 WEST OF SHERLOCK DRIVE AUSTIN, TEXAS 78747 800.848.1347			
 FIRM NO. F-606 13377 FOWLER ROAD, SUITE 104 AUSTIN, TEXAS 78728 512.818.3343		 VINCENT GERARD & ASSOCIATES 1711 CAPITAL OF TEXAS HWY SOUTH, STE. 201 AUSTIN, TEXAS 78748 512.232.5600 • info@vga.com	
SITE INFORMATION	200 ROY RICHARDS DRIVE, SCHERTZ, TX GUADALUPE COUNTY		
PROPERTY OWNER	LOT 1, BLOCK 1 SANDERS SUBDIVISION 200 ROY RICHARD DRIVE, LLC 2005 3RD AVENUE SUITE 200 SAN DIEGO, CA 92101 (619) 313-9387		
APPLICATION	SITE PLAN		
SET ISSUED FOR PERMIT		DATE	
REVISIONS	NO.	DATE	DESCRIPTION
DRAWN BY		REVIEWED BY	
EC		VGH	
			3
3 of 7			

TREE PRESERVATION PLAN (NO EXISTING TREES ON SITE LEASE AREA)



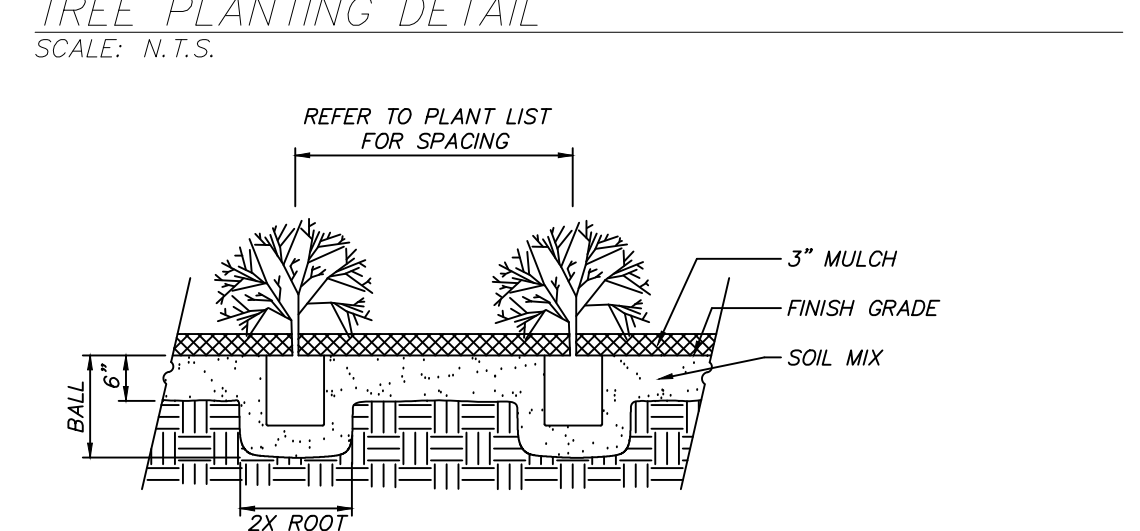
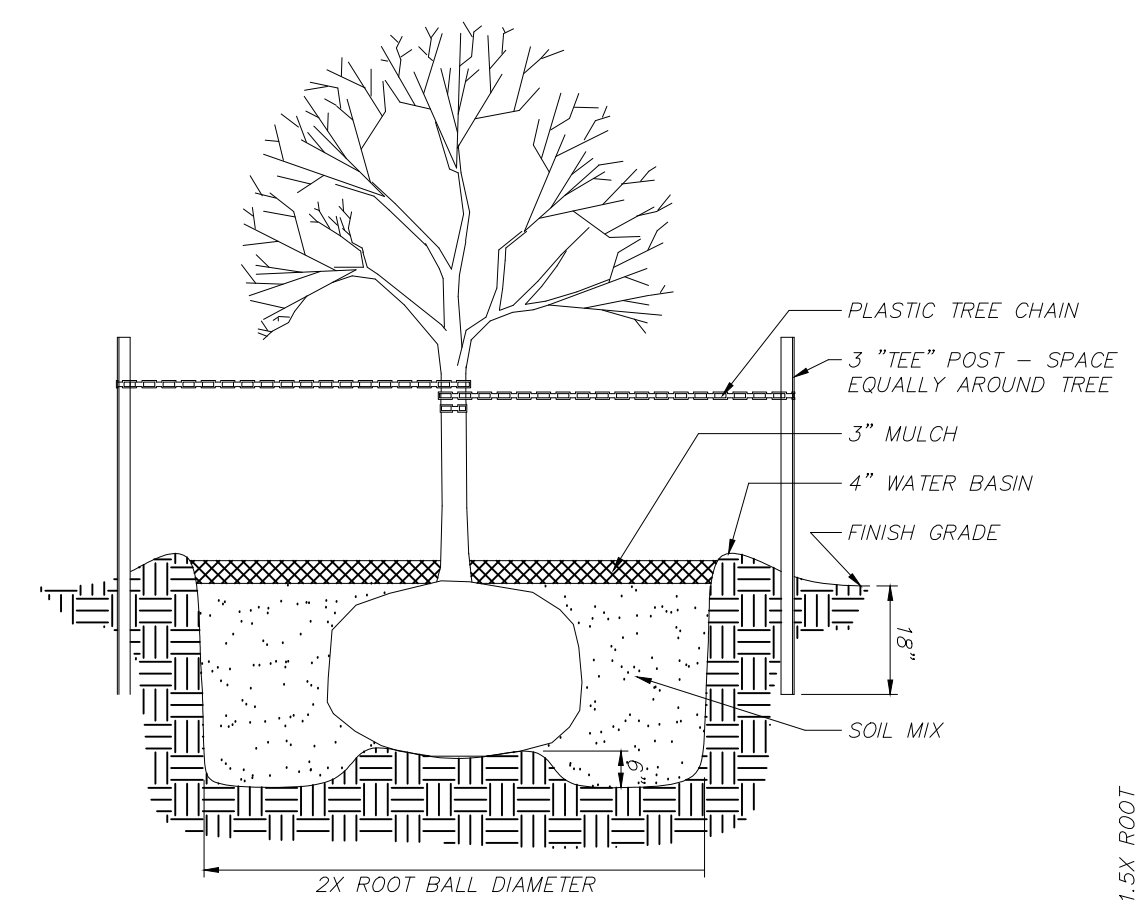
LEGEND

- EXISTING TREE (< 8" TRUNK DIA.)
- EXISTING HERITAGE TREE (W/ 1/2 CRZ SHOWN)
- OVERHEAD ELECTRICAL
- PROPOSED DRAINAGE FLOW
- SILT FENCE
- TREE PROTECTION
- MULCH SOCK
- LIMITS OF CONSTRUCTION (LOC)
- FIRE LANE
- CURB
- STABILIZED CONSTRUCTION ENTRANCE
- PLANT LIST
- MONTEREY OAK 2.5 INCH CALIPER 1 COUNT 19 S.F.
- Texas Elbow Bush 6 CT. @ 5 GAL. Forsythia pubescens (4 H X 4 W AT MATURITY)
- SOD BERMUDA GRASS
- FIRE HYDRANT
- POWER POLE

NOTE:
1. NO GRADING REQUIRED ON THIS PROJECT, USE NATURAL GRADES.
2. GATE ENCLOSURE SHALL HAVE NFPA 704 SIGN.

LANDSCAPE CODE SUMMARY

LANDSCAPE AREA	ZONED 1A	192 S.F.
ZONED 1B	77 S.F.	
TREES Required	1 each	
TREE Provide	1 each	
SHRUBS	6 each (Texas Elbow bush)	



LANDSCAPE PLAN NOTES

Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.

Contractor to remove all clods, rocks, concrete, trash and any other debris prior to installation of soil mix or plant material. Decomact soil prior to revegetation.

Contractor to replace all materials which are dead, unhealthy, or unsightly (as determined by the Owner) with the cost of replacement to be at the Contractor's expense.

Contractor to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the Owner's Representative immediately.

Contractor to water plants for 6 months to stabilize plantings.

6/02/2021

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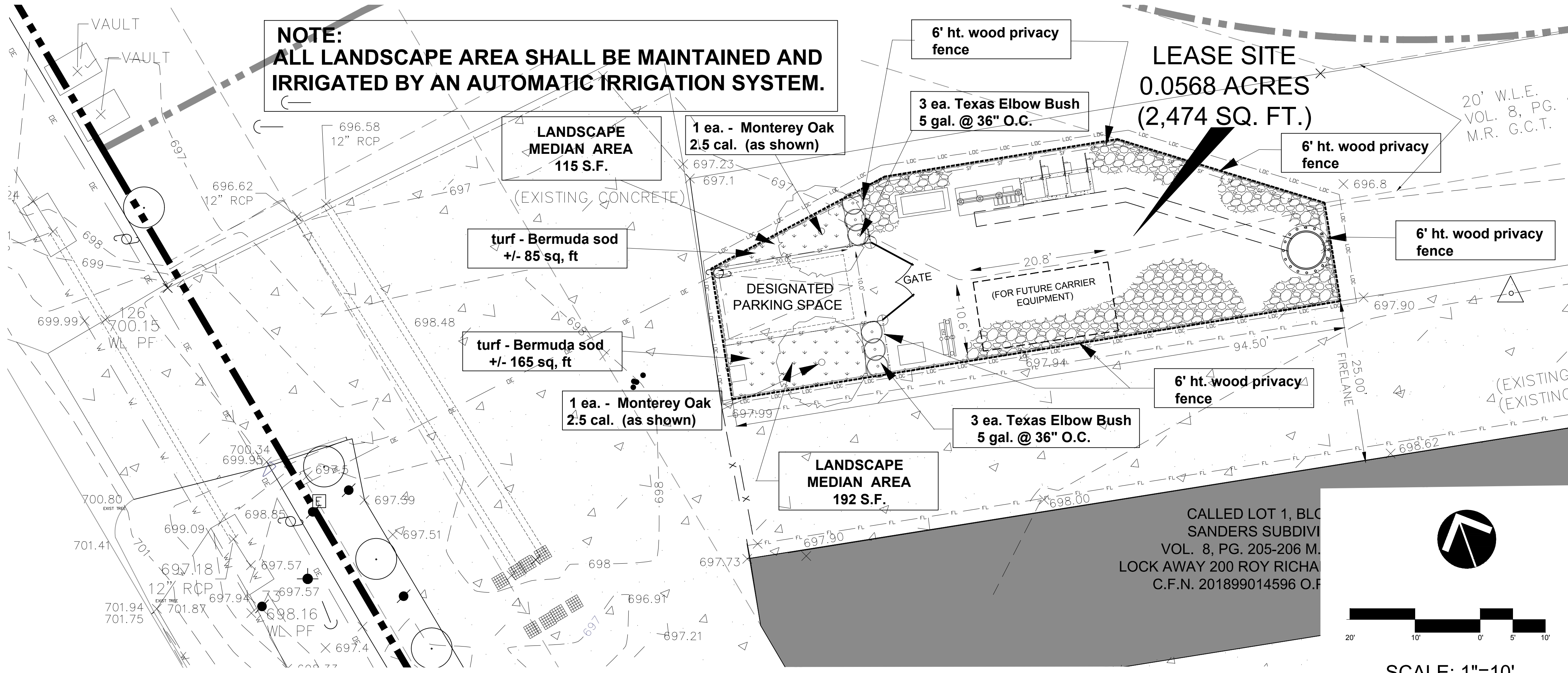
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LANDSCAPE PLAN

NOTE:
ALL LANDSCAPE AREA SHALL BE MAINTAINED AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.



verticalbridge
750 EASE, 42, COMMERCE DRIVE
8007 RATION, FL 33487

verizon wireless

PROSSNER
ENGINEERING
FIRM NO. F-606
13377 FOWLER ROAD, SUITE 104
AUSTIN, TEXAS 78728
5128183343

VINCENT GERARD & ASSOCIATES
LANDSCAPE ARCHITECTS
1711 CAPITAL OF TEXAS HWY SOUTH, SUITE 201
SAN ANTONIO, TEXAS 78205
8172282800 - vincent@vga.com

SITE INFORMATION

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SCHERTZ, TX
GUADALUPE COUNTY

PROPERTY OWNER

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200 ROY RICHARDS DRIVE, LLC
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