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PROPERTY OWNER
 HARTMANN LAND & CATTLE CO LTD
 VOIGT MARVIN R & KLABUNDE MELVA
 18953 IH 35 N
 SCHERTZ, TX, 78154
 POC: LARRY HARTMANN
 TEL: 830-554-0229
 POC: KEITH KLABUNDE
 TEL: (830) 560-1978

SITE LEGEND

| | |
|--|---|
| | BOUNDARY LINE |
| | CONCRETE CURB AND GUTTER |
| | EXISTING GUARD RAIL |
| | EXISTING UNDERGROUND COMMUNICATION LINE |
| | EXISTING OVERHEAD ELECTRIC LINE |
| | EXISTING FENCE |
| | MAJOR CONTOUR (EXISTING) |
| | MINOR CONTOUR (EXISTING) |

NOTES:
 1. 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.

EXISTING AND PROPOSED ZONING

| | ZONING | ACREAGE |
|----------|-----------------------|---------|
| EXISTING | GENERAL BUSINESS (GB) | 2.66 |
| PROPOSED | GENERAL BUSINESS (GB) | 2.66 |

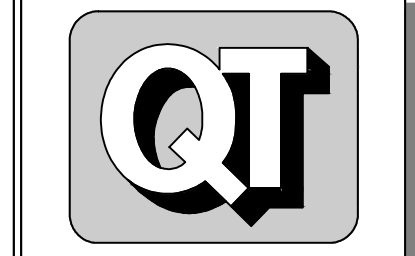
SITE ANALYSIS TABLE

| QT 4033 | |
|---|----------------------------------|
| EXISTING ZONING | GB - GENERAL BUSINESS |
| PROPOSED USE: DEVELOPED AREA | CONVENIENCE STORE WITH GAS PUMPS |
| PROPOSED USE: SURPLUS LOT | COMMERCIAL |
| DEVELOPED LOT AREA | 115,850 SQ FT / 2.66 ACRES |
| BUILDING AREA | 5,300 SQ FT |
| BUILDING HEIGHT | 20'-0" |
| FINISHED FLOOR ELEVATION | 867.50 |
| TOTAL PAVEMENT AREA | 65,116 SF |
| | REQUIRED PROVIDED |
| TOTAL PARKING | 20 44 |
| ACCESSIBLE | 2 |
| TRUCK PARKING | 0 |
| PARKING REQUIRED FOR CONVENIENCE STORE/GAS SALES ARE 1 SPACE PER 250 S.F. GROSS FLOOR AREA. | |

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
Kimley Horn
 Prepared by: RACHEL M. ROBERTS
 P.E. No. 137894 Date: 2/22/2022

Kimley Horn
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 WWW.KIMLEYHORN.COM
 TUBE PERM NO. 928

QuikTrip No. 4033
 18279 IH-35 N
 SCHERTZ, TEXAS



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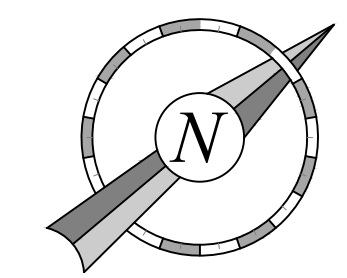
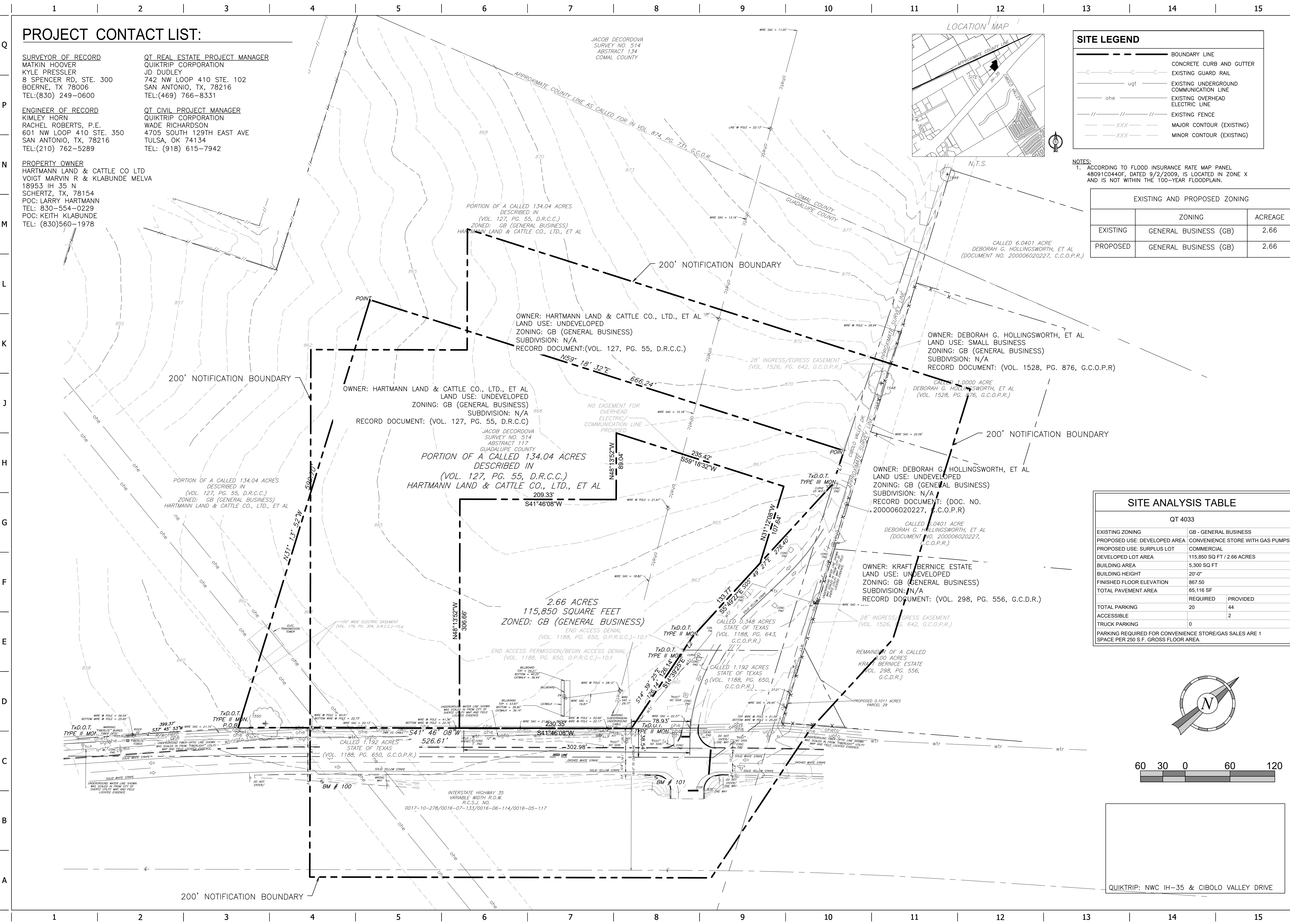
PROTOTYPE: P-104 (11/01/20)
 DIVISION:
 VERSION: 001
 DESIGNED BY: RMR
 DRAWN BY: RMR
 REVIEWED BY: AKP

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

SHEET TITLE:
 SPECIFIC USE PERMIT
 EXHIBIT

SHEET NUMBER:
SUP

ISSUE DATE: 02/22/22



QUIKTRIP: NWC IH-35 & CIBOLO VALLEY DRIVE

FILE: LOCATION\NWC_SMA_Civil\069304919_01_4033\CAD\Exhibits\SUP_200' Notification Boundary.dwg TAB: NAME:200' Notification Boundary.dwg USER:Rachel.Roberts SWED: 2/27/2022 9:59 AM PLOTTED: 2/22/2022 3:02 PM