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 VOIGT MARVIN R & KLABUNDE MELVA
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 SCHERTZ, TX, 78154
 POC: LARRY HARTMANN
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 POC: KEITH KLABUNDE
 TEL: (830)560-1978

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QT CIVIL PROJECT MANAGER
 QUIKTRIP CORPORATION
 WADE RICHARDSON
 4705 SOUTH 129TH EAST AVE
 TULSA, OK 74134
 TEL: (918) 615-7942

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- EXISTING GUARD RAIL
- ugt EXISTING UNDERGROUND COMMUNICATION LINE
- ohe EXISTING OVERHEAD ELECTRIC LINE
- // // EXISTING FENCE
- XXX EXISTING MAJOR CONTOUR (EXISTING)
- XXX 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

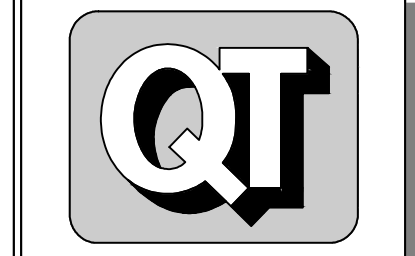
EXISTING ZONING	GB - GENERAL BUSINESS
PROPOSED USE: DEVELOPED AREA	CONVENIENCE STORE WITH GAS PUMPS
PROPOSED USE: SURPLUS LOT	COMMERCIAL
DEVELOPED LOT AREA	115,850 SQ FT / 2.66 ACRES
BUILDING AREA	5,300 SQ FT
BUILDING HEIGHT	20'-0"
FINISHED FLOOR ELEVATION	867.50
TOTAL PAVEMENT AREA	65,116 SF
	REQUIRED PROVIDED
TOTAL PARKING	20 44
ACCESSIBLE	0 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

PROJECT NO. 069304919
Kimley»Horn
 © 2022 KIMLEY-HORN ASSOCIATES, INC.
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 SAN ANTONIO, TX 78216
 TEL: (210) 762-5289
 WWW.KIMLEY-HORN.COM
 TUBE FIRM NO. 928

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



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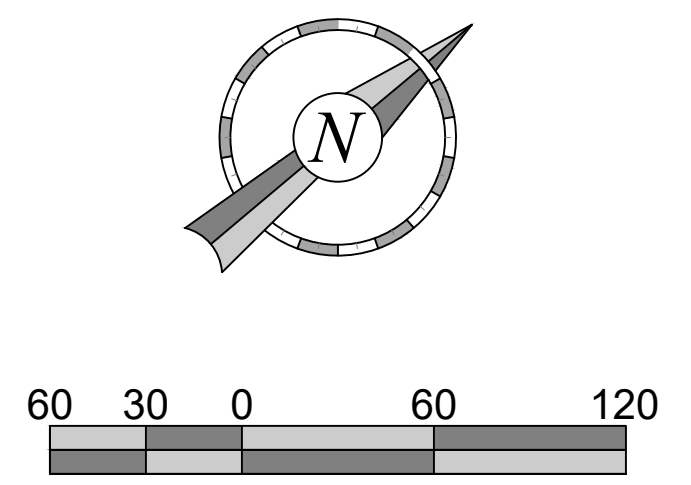
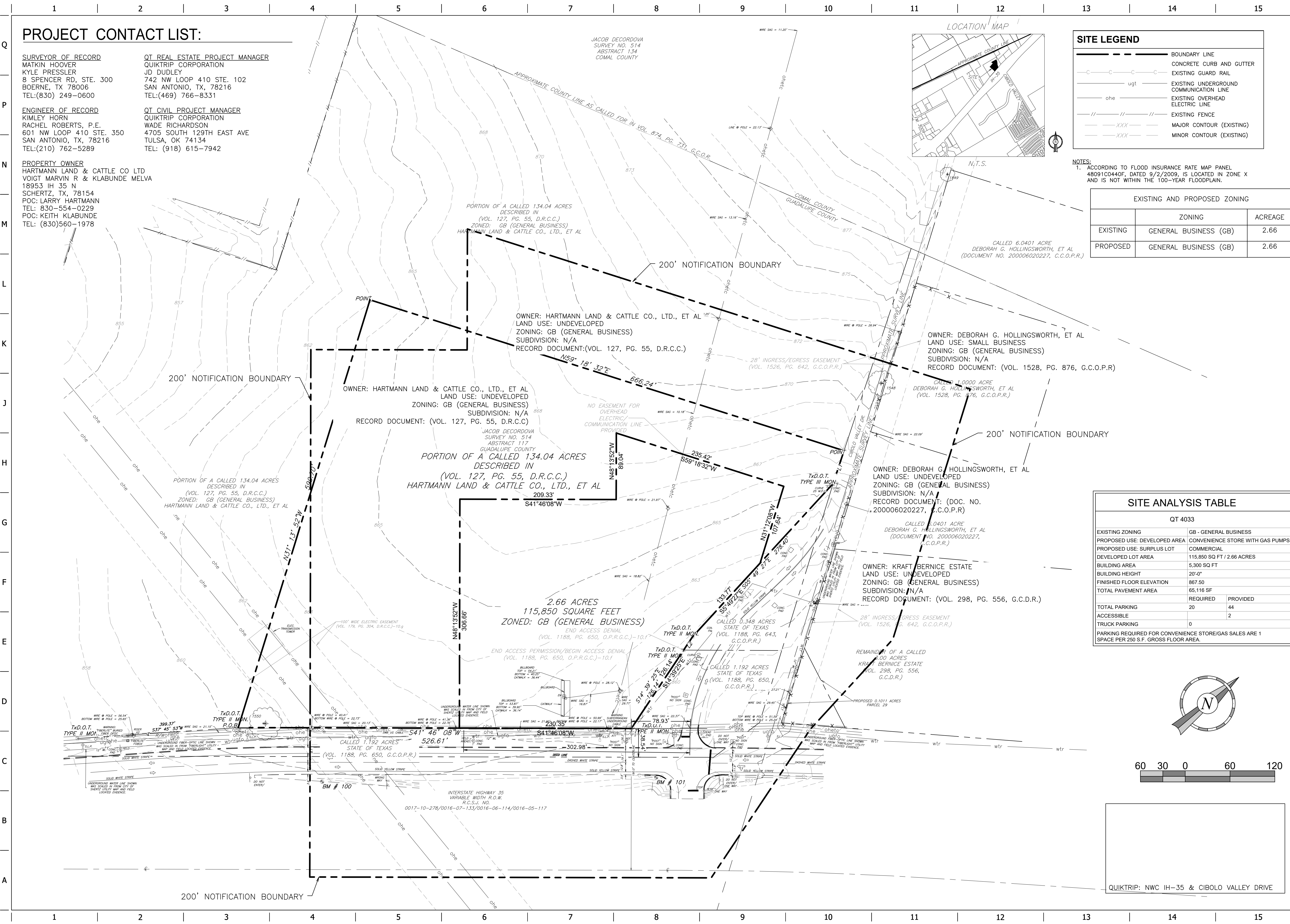
PROTOTYPE: P-104 (11/01/20)
 DIVISION:
 VERSION: 001
 DESIGNED BY: RMR
 DRAWN BY: RMR
 REVIEWED BY: AKP

REV	DATE	DESCRIPTION

SHEET TITLE:
 SPECIFIC USE PERMIT
 EXHIBIT

SHEET NUMBER:
SUP

ISSUE DATE: 02/22/22



FILE LOCATION\KHS\SWA_Civil\069304919_01_4033\CAD\Exhibits\SUP_200' Notification Boundary.dwg TAB NAME:200' Notification Boundary.dwg SWED:1/27/2022 9:59 AM PLOTTED:2/22/2022 3:02 PM

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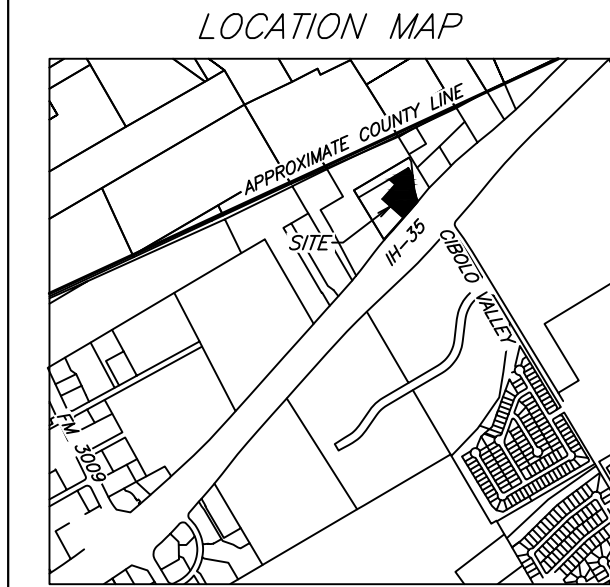
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 TULSA, OK 74134
 TEL: (918) 615-7942

OWNER: HARTMANN LAND & CATTLE CO., LTD., ET AL
 LAND USE: UNDEVELOPED
 ZONING: GB (GENERAL BUSINESS)
 SUBDIVISION:
 RECORD DOCUMENT: (VOL. 127, PG. 55, D.R.C.C.)

SITE LEGEND

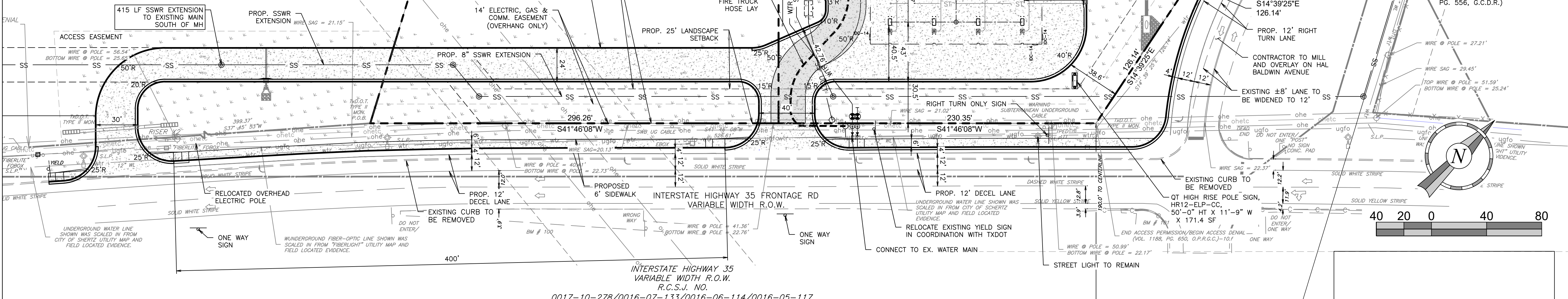
—	BOUNDARY LINE	▬	FIRE LANE (MIN 24' WIDE)
—	CONCRETE CURB AND GUTTER	▬	PROPOSED PAVEMENT
SS	PROPOSED SANITARY SEWER	▬	PROPOSED SIDEWALK
wtr	EXISTING WATER MAIN	▬	PROPOSED LANDSCAPE
WTR	PROPOSED WATER MAIN	▬	PROPOSED UNDERGROUND
ST	PROPOSED STORM SEWER	▬	TELECOMMUNICATION
ohe	EXISTING OVERHEAD ELECTRIC	▬	PROPOSED UNDERGROUND
ugt	EXISTING UNDERGROUND TELECOMMUNICATION	▬	TELECOMMUNICATION
UET	PROPOSED UNDERGROUND TELECOMMUNICATION	▬	EXISTING FENCE
OHE	PROPOSED OVERHEAD ELECTRIC	▬	PROPOSED OVERHEAD ELECTRIC
UGE	PROPOSED UNDERGROUND ELECTRIC	▬	PROPOSED UNDERGROUND ELECTRIC
—	PROPOSED HOSE LAY	▬	PROPOSED DINING TABLE
▬	PROPOSED HOSE LAY	○	FUEL SYSTEM ACCESS MANWAY



- NOTES:**
1. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48187C0210F, DATED 11/2/2007, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 2. RPZ REQUIRED ON DOMESTIC SERVICE LINE.
 3. ALL PROPOSED PAVEMENT WILL BE CONCRETE.
 4. APPROVAL OF UTILITY PLAN AS PART OF SITE PLAN.

LOT	TYPE	AMOUNT	PERCENT
DEVELOPED	IMPERVIOUS	65,116 SF	56.2%
SURPLUS	IMPERVIOUS	7,610 SF	5.7%

QT 4033		
EXISTING ZONING	GB - GENERAL BUSINESS	
PROPOSED USE: DEVELOPED AREA	CONVENIENCE STORE WITH GAS PUMPS	
PROPOSED USE: SURPLUS LOT	COMMERCIAL	
DEVELOPED LOT AREA	116,850 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	4	2
TRUCK PARKING	0	
PARKING REQUIRED FOR CONVENIENCE STORE/GAS SALES ARE 1 SPACE PER 250 S.F. GROSS FLOOR AREA.		



CITY OF SCHERTZ NOTE
 APPROVAL OF UTILITY PLAN AS PART OF SITE PLAN IS APPROVAL OF GENERAL SCHEME OF UTILITY CONNECTIONS. APPROVAL DOES NOT CONSTITUTE APPROVAL OF SPECIFIC LAYOUT OR DETAILS OF CONSTRUCTION. CHANGES MAY BE PROPOSED OR REQUIRED PRIOR TO ISSUANCE OF ANY PERMIT FOR CONSTRUCTION

PRELIMINARY
 Not for construction purposes.
Kimley & Horn
 (Professional Seal)

Kimley & Horn
 2025 KIMLEY & HORN ASSOCIATES, INC.
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 TXBE FIRM 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:
 INITIAL SITE PLAN

SHEET NUMBER:
 SPN

QUIKTRIP: NWC IH-35 & CIBOLO VALLEY DRIVE

ORIGINAL ISSUE DATE: 01/15/2021

FILE LOCATION: \\Srv-Civil\066304919_01_4033\CAD\01\02-4033-Civil.dwg TAB NAME: Site (Prelim) - SPN USER: jonathan.greaves SAVED: 2/16/2022 10:56 AM PLOTTED: 2/16/2022 10:56 AM

FILE LOCATION: \\S:\SMA_Civil\066304919_01_4033\DWG\01\02\066304919_01.dwg TAB NAME: Grading (Pre)im) - SWMP USE: R:\urban\hans.gross SAVED: 2/16/2022 10:56 AM PLOTTED: 2/16/2022 10:56 AM

GRADING LEGEND

ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
ADA	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
[Symbol]	STORM GRATE (NEW)

- GRADING NOTES**
1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.

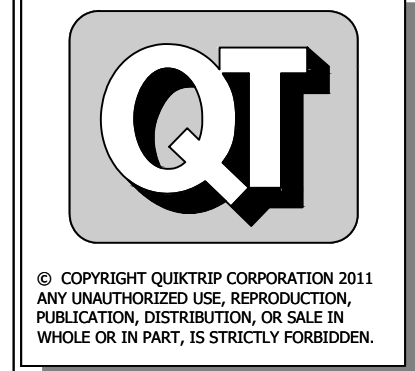
BASIN	DEVELOPMENT INFORMATION		RATIONAL METHOD PEAK FLOW RATE (CFS)			
	AREA (AC)	C	Tc (MIN)	5-YEAR	25-YEAR	100-YEAR
EXISTING	0.85	0.39	21.5	12.82	16.33	19.69
PROPOSED	0.85	0.71	7.6	35.33	44.33	52.84
ULTIMATE	0.85	0.98	5.0	52.61	65.69	78.39

*PROPOSED OUTFALL STRUCTURE FOR QUIKTRIP DETENTION POND WILL BE RESTRICTED NOT TO EXCEED EXISTING CONDITIONS FLOWS. IN THE ULTIMATE CONDITION, THE FUTURE DEVELOPMENT OF THE SURPLUS LOT WILL ALSO BE REQUIRED TO DETAIN TO MATCH EXISTING FLOWS.

PRELIMINARY
 For Review Only
 Not for Construction Purposes.
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PROJECT NO.: 069304919
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QuikTrip No. 4033
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 SCHERTZ, TEXAS



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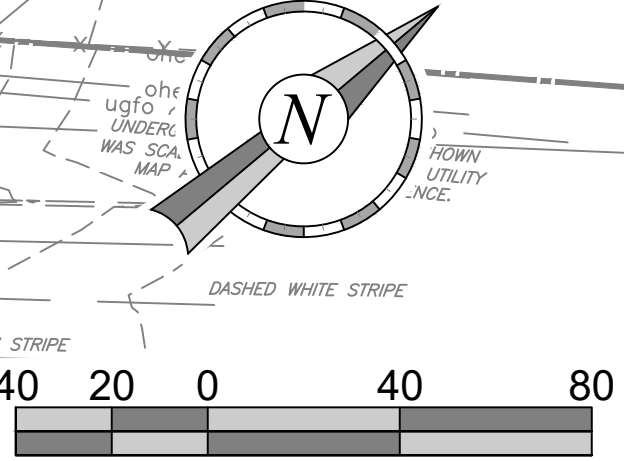
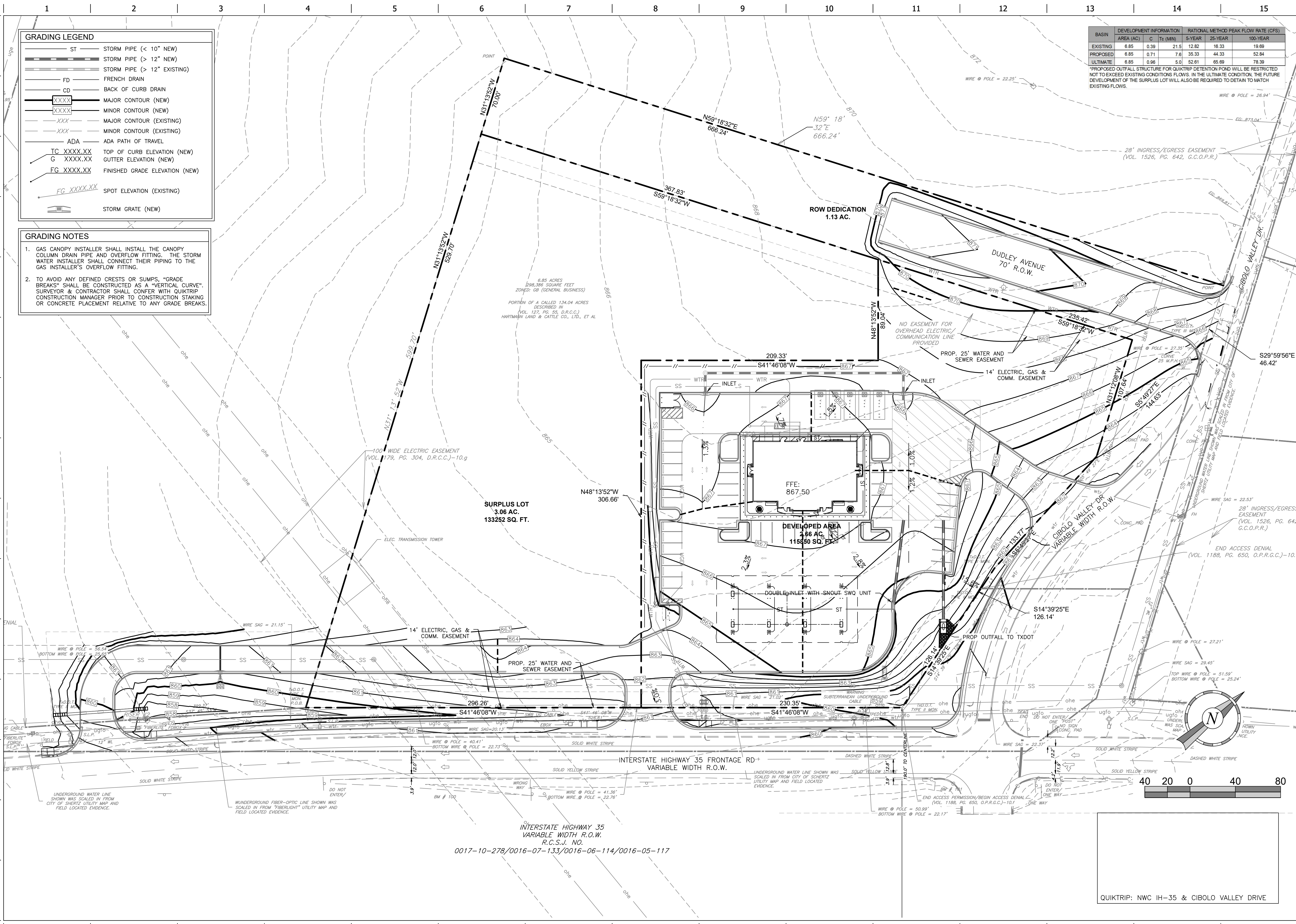
PROTOTYPE: P-104 (11/01/20)
 DIVISION:
 VERSION: 001
 DESIGNED BY: RMR
 DRAWN BY: RMR
 REVIEWED BY: AKP

REV	DATE	DESCRIPTION

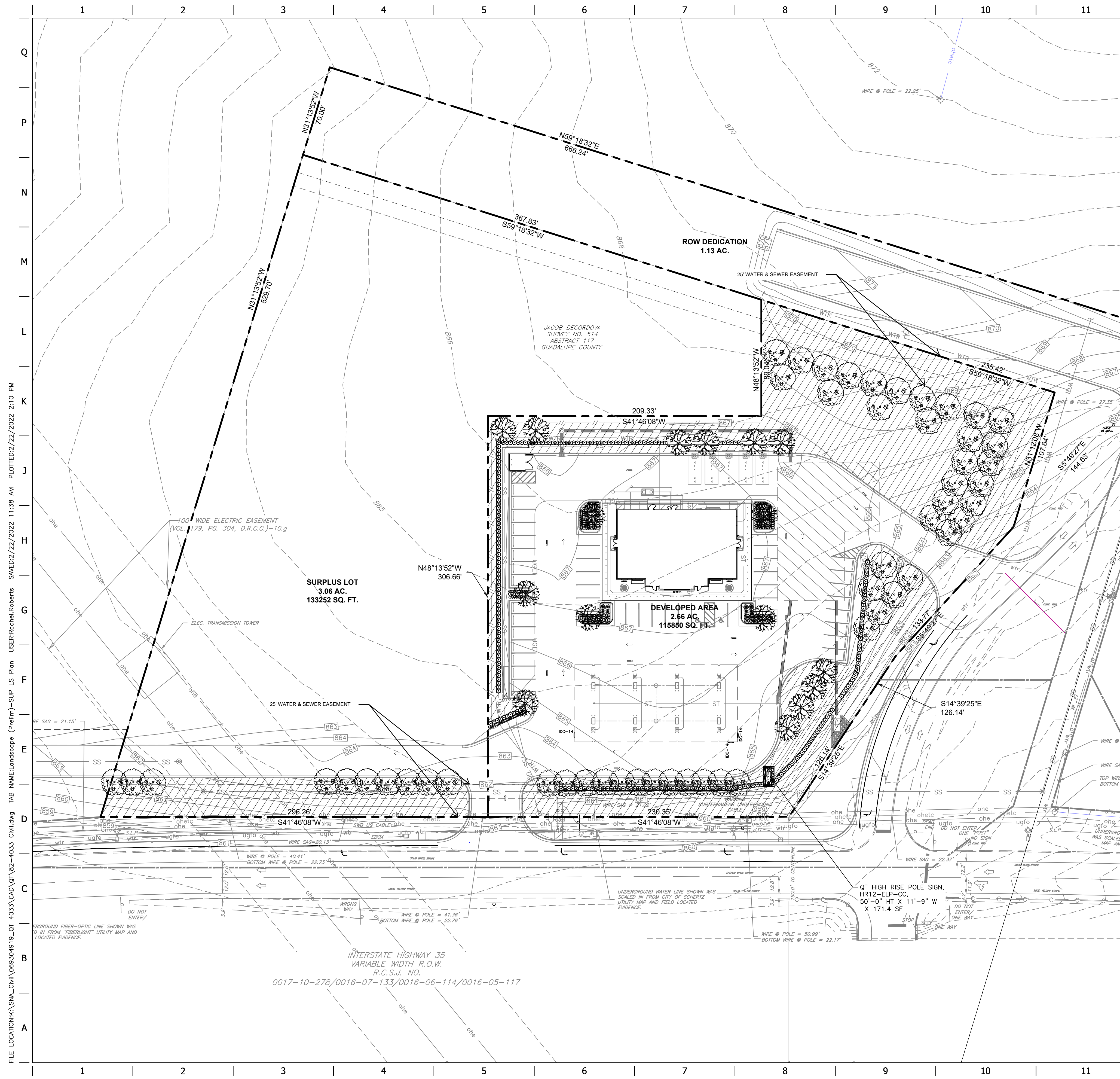
SHEET TITLE:
 PRELIMINARY STORMWATER
 MANAGEMENT PLAN

SHEET NUMBER:
SWMP

QUIKTRIP: NWC IH-35 & CIBOLO VALLEY DRIVE



INTERSTATE HIGHWAY 35
 VARIABLE WIDTH R.O.W.
 R.C.S.J. NO.
 0017-10-278/0016-07-133/0016-06-114/0016-05-117



Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS SMALL	⊙	CRIMSON PYGMY BARBERY <i>Berberis thunbergii</i>	5 GAL (1 GAL MIN)	255 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)	251 EA.	
SHRUBS MEDIUM	⊙	RED YUCCA <i>Yucca parviflora</i>	5 GAL (1 GAL MIN)	24 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
TREES	⊙	SOUTHERN LIVE OAK <i>Quercus virginiana</i>	3" CALIPER 12' HT	16 EA.	
TREES	⊙	CEDAR ELM <i>Ulmus crassifolia</i>	3" CALIPER (TOTAL) 6' HT	53 EA.	
MISC	▨	TIFTUFF BERMUDA SOD	SOD	55,994	

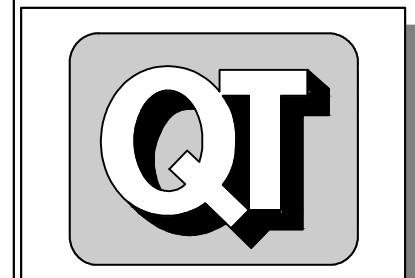
LANDSCAPE REQUIREMENTS		
REQUIRED ORDINANCE	TOTAL SITE AREA	PROVIDED
TOTAL SITE AREA		
MINIMUM 20% OF TOTAL LAND AREA SHALL BE LANDSCAPED (206,475 SF TOTAL AREA x .20 = 22,263 SF LANDSCAPE AREA)	55,994 SF, 27.1%	
MINIMUM 40% OF REQUIRED LANDSCAPE IS LOCATED IN FRONT YARD (55,994 SF TOTAL LANDSCAPE x .40 = 22,397.6 SF LANDSCAPE IN FRONT YARD)	37,540 SF, 67%	
THERE SHALL BE A RATIO OF 9 TREES PER ACRE (4.7 ACRE x 9 = 42 TREES)	68 TREES	
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	
INTERIOR LANDSCAPING		
MINIMUM OF 10% OF GROSS PARKING AREA SHALL BE LANDSCAPED (63,128 SF TOTAL PARKING x .10 = 6,312 SF LANDSCAPE AREA)	18,454 SF, 29%	
MINIMUM OF 1 SHADE TREE PLANTED FOR EACH 400 SF OF REQUIRED INTERIOR LANDSCAPE (6,312 REQUIRED LANDSCAPE / 400 SF = 16 TREES)	16 TREES	
PLANTER ISLANDS SHALL CONTAIN A COMBINATION OF TREES, SHRUBS, LAWN, AND GROUNDCOVER	PROVIDED	
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.	PROVIDED	
1 SHADE TREE FOR EVERY 50 LF OF PERIMETER LANDSCAPE (1,401 SF TOTAL PERIMETER AREA / 50 LF = 29 TREES)	53 TREES	
1 TREE PER 20 LF OF STREET FRONTAGE ALONG PRINCIPLE ARTERIAL STREETS (CIBOLO VALLEY DR.: 370 LF / 20 = 19 TREES)	19 TREES	
(INTERSTATE 35: 527' LF / 20 = 26 TREES)	22 TREES*	
(FOUR OAKS LANE 235' LF / 20 = 12 TREES)	12 TREES	
*NOTE: DUE TO OVERHEAD ELECTRIC EASEMENT, STREET TREES CANNOT BE PLANTED ALONG 129 LF OF FRONTAGE.		
PARKING REQUIREMENTS		
MUST BE SELECTED FROM APPROVED TREE LIST	PROVIDED PER LIST	
GENERAL TREE REQUIREMENTS		
MINIMUM CALIPER SIZE OF 2.5" AT TIME OF PLANTING	PROVIDED	

NOTE: A TREE PRESERVATION PLAN HAS NOT BEEN PROVIDED AS THE SITE HAS NO PROTECTED OR HERITAGE TREES AND WILL IN NO WAY CAUSE THE DESTRUCTION OF OR DAMAGE TO ANY PROTECTED OR HERITAGE TREES.

PRELIMINARY
FOR REVIEW ONLY
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Kimley-Horn
P.L.L.C. SHANNON E. MURPHY
L.A. No. 3543 Date 2/22/2022

PROJECT NO.: 069304919
Kimley-Horn
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SAN ANTONIO, TX 78216
801 LAW LOOP 410, SUITE 300
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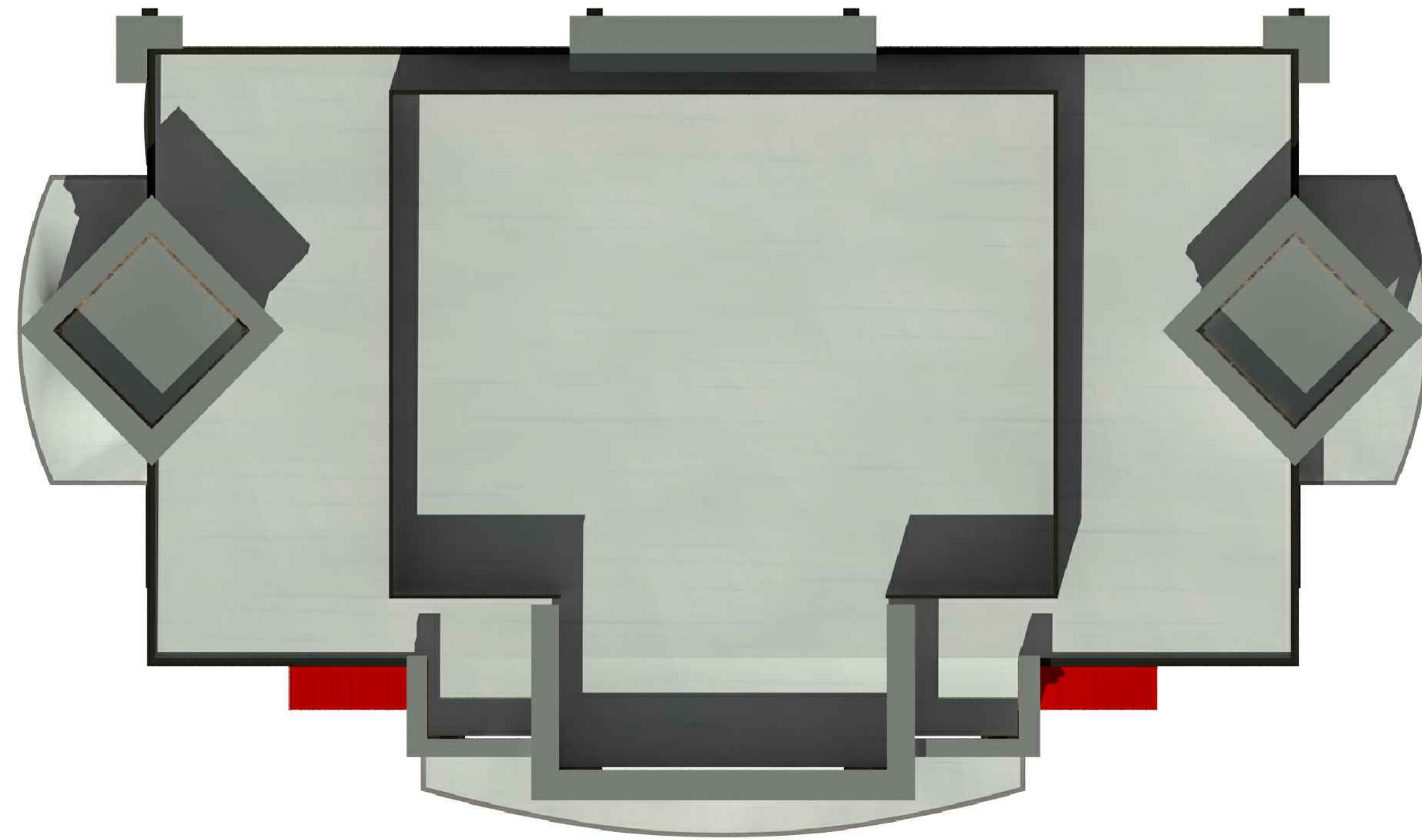
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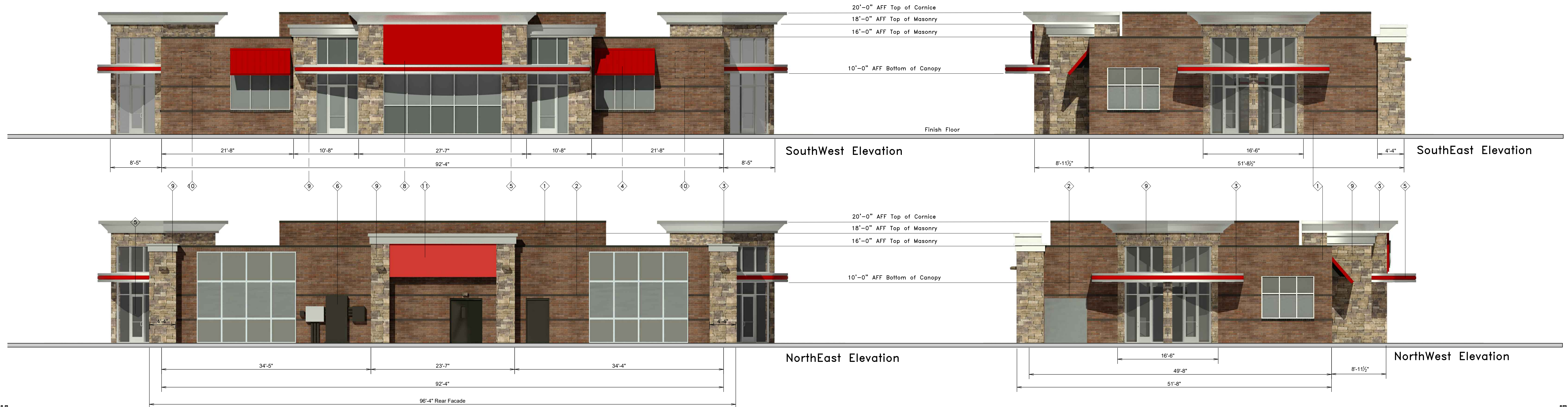
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LANDSCAPE PLAN

SHEET NUMBER:
L100

FILE LOCATION: \\S:\SMA_Civil\069304919_01_4033\LD\01\02-4033 Civil.dwg TAB NAME: Landscape (Prelim) - SUP LS Plan USER: Rachel.Roberts SAVED: 2/22/2022 11:35 AM PLOTTED: 2/22/2022 2:10 PM



	TOTAL	STONE	BRICK	OTHER	GLAZING
Front					
SOUTHWEST FACADE:	1627 SF	262 SF	556 SF	295 SF	514 SF = 32%
	TOTAL MASONRY EXCLUDING DOORS/WINDOWS				
Sides		1113 SF	818 SF = 74%		
SOUTHEAST/ NORTHWEST	841 SF	122 SF	397 SF	79 SF	251 SF = 30%
	TOTAL MASONRY EXCLUDING DOORS/WINDOWS				
Rear		598 SF	519 SF = 87%		
NORTHEAST FACADE:	1595 SF	253 SF	625 SF	230 SF	487 SF = 31%
	TOTAL MASONRY EXCLUDING DOORS/WINDOWS				
	1108 SF	878 SF = 79%			

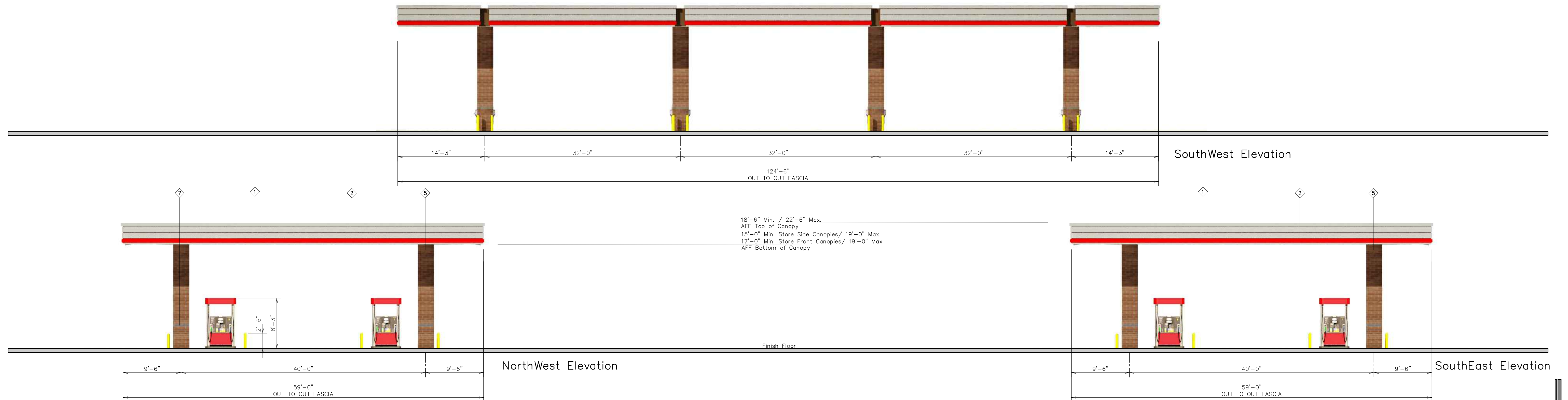


<p>4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700</p>	Store # 4033	Address: 18279 IH 35 N	City, State: Schertz, TX
	Serial # 82-4033G3S	Scale: 1/8"=1'-0"	Issue Date: 12.14.18

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	HLZ ALUMINUM	ALPOLIC	PASCIA
4	OT RED	LANE	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	DARK BRONZE	LANE	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-20R	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	SONOMA	GLEN GERY	STACKED STONE
10	108-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
11	CL-44R	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

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	TOTAL	STONE	BRICK	OTHER	GLAZING
Front					
SOUTHWEST FACADE:	651 SF	NA	218 SF	433 SF	NA
	TOTAL MASONRY EXCLUDING OTHER				
Sides		218 SF	100%		
SOUTHEAST/ NORTHWEST	316 SF	NA	109 SF	207 SF	NA
	TOTAL MASONRY EXCLUDING OTHER				
Rear		598 SF	100%		
NORTHEAST FACADE:	651 SF	NA	218 SF	433 SF	NA
	TOTAL MASONRY EXCLUDING DOORS/WINDOWS				
	218 SF	100%			



QuikTrip.

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

Store # 4033

Serial # 82-4033G3S

Scale: 1/8" = 1'-0"

Issue Date: 12.13.18

Drawn By: JK

Rev/Notes:

Address: 18279 IH 35 N

City, State: Schertz, TX

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①	FINISH	MANUFACTURER	SPECIFICATION
1	HLZ-ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	LANE	ME FALZ PAINT
4	100-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZE/STONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 315 MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK