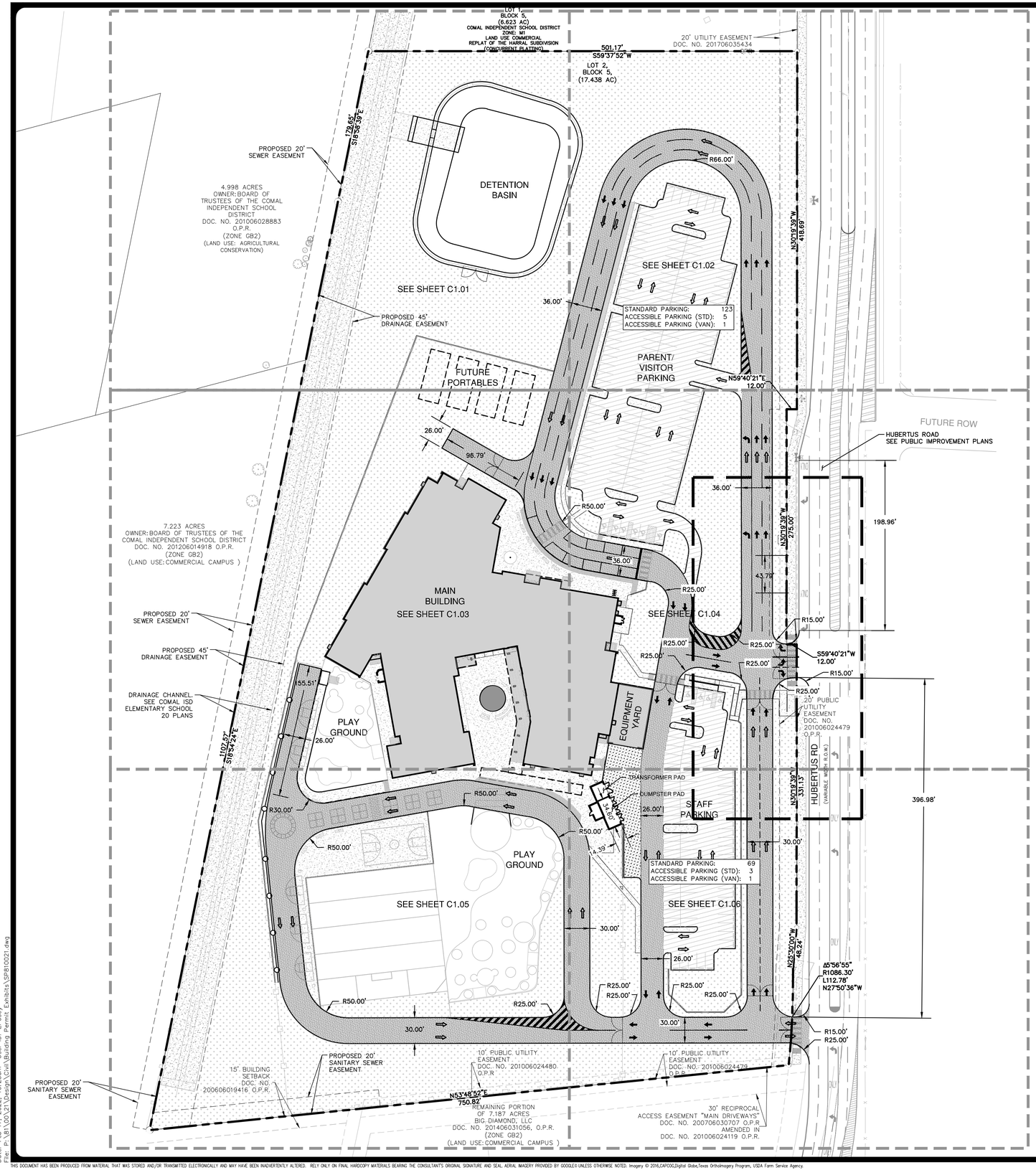

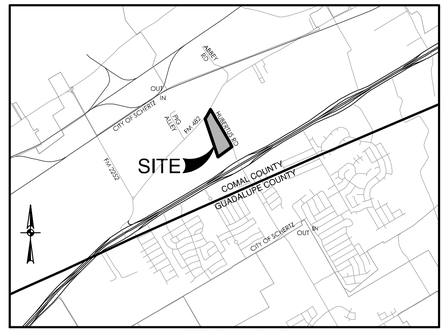

LOCATION MAP
NOT-TO-SCALE

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- **HEAVY DUTY ASPHALT PAVEMENT /FIRELANE**
- CONCRETE FLATWORK/SIDEWALK
- 6" CONCRETE RIP-RAP
- STRUCTURAL SLAB (SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS)
- LANDSCAPE AREA
- CONCRETE CURB
- SAWTOOTH CURB
- HEADER CURB
- 6" CURB WITH 1" WEEP HOLES
- STRAIGHT STACK WALLS
- LOT LINE
- PROPOSED FENCE AND GATE
- VEHICULAR GUARDRAIL
- GATE
- TRAFFIC FLOW DIRECTION ARROW

NOTES

1. FIRE LANES SHALL HAVE A MINIMUM WIDTH OF 25 FEET WITH A MINIMUM INSIDE TURNING RADIUS OF 25 FEET UNLESS OTHERWISE NOTED.
2. FIRE LANES SHALL BE DESIGNATED WITH SIGNAGE OR STRIPING IN ACCORDANCE WITH THE LATEST INTERNATIONAL FIRE CODE AND PER REQUIREMENTS OF COMAL COUNTY FIRE MARSHALL.
3. ALL VEHICULAR GATES SHALL INCLUDE KNOX BOX LOCK.
4. ALL MAN GATES FOR FIRE ACCESS SHALL INCLUDE KNOX BOX LOCKS.

FLOODPLAIN VERIFICATION:

ACCORDING TO FLOOD INSURANCE RATE MAP MAP PANEL: 48091C0440F, EFFECTIVE DATE 9/2/2009 AND MAP PANEL: 48091C0505F, EFFECTIVE DATE 9/2/2009 PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

SCALE: 1"= 60'

0' 60' 120' 180'

SITE DATA SUMMARY

PROPOSED USE	ELEMENTARY SCHOOL WITH SURFACE PARKING
ZONING DISTRICT	GB, GB-2, M-1
LOT AREA	17.438 AC (759,599.28 SF)
IMPERVIOUS COVER	404,100.50 SF (53%)
BUILDING AREA	96,115 SF
BUILDING HEIGHT	35' (2 STORIES)
FLOOR AREA RATIO	14.4%

TOTAL PARKING COUNT

	REQUIRED	PROVIDED
STANDARD PARKING	153	192
ACCESSIBLE PARKING (STD)	5	8
ACCESSIBLE PARKING (VAN)	1	2
TOTAL PARKING	159	202

LEGAL DESCRIPTION

LOT 2
BLOCK 5

SITE ADDRESS

233 HUBERTUS RD
SCHERTZ, TEXAS 78154

APPLICANT/OWNER:

COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH35 NORTH
NEW BRAUNFELS, TEXAS 78213
(803)221-2000

ENGINEER:

PAPE-DAWSON ENGINEERS INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210)375-9000

CITY APPROVAL

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:42:50 AM

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
OVERALL SITE PLAN

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.00

Date: Feb 17, 2022, 10:25am User ID: EPorey
File: P:\81\00\21\Design\Civil\Building Permit Exhibits\SP810021.dwg

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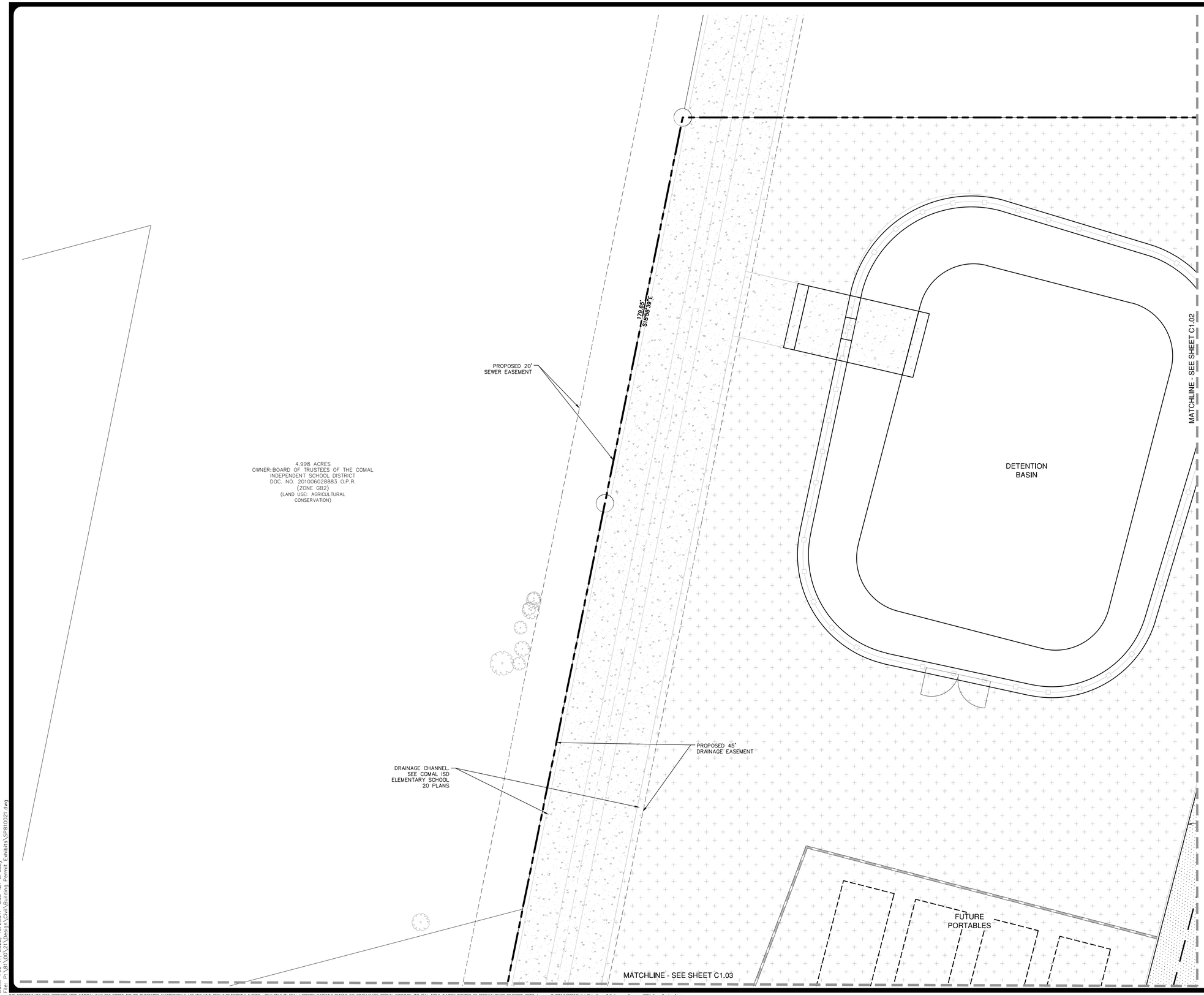

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KEYED NOTES

1. 6" CURB
2. 1' CONCRETE MOW STRIP
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5. CONCRETE/ASPHALT PAVEMENT JUNCTURE
6. ASPHALT/ASPHALT PAVEMENT JUNCTURE
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8. PROPOSED ACCESSIBLE PARKING SPACE
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20. 6" CONCRETE RIP-RAP
21. ROLLOVER CURB

SCALE: 1"= 20'

0' 20' 40' 60'

CITY APPROVAL

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:42:53 AM

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.01

Date: Feb 17, 2022, 10:25am User ID: EPoppy
File: P:\81\00\21\Design\Civil\Building Permit Exhibits\SP810021.dwg

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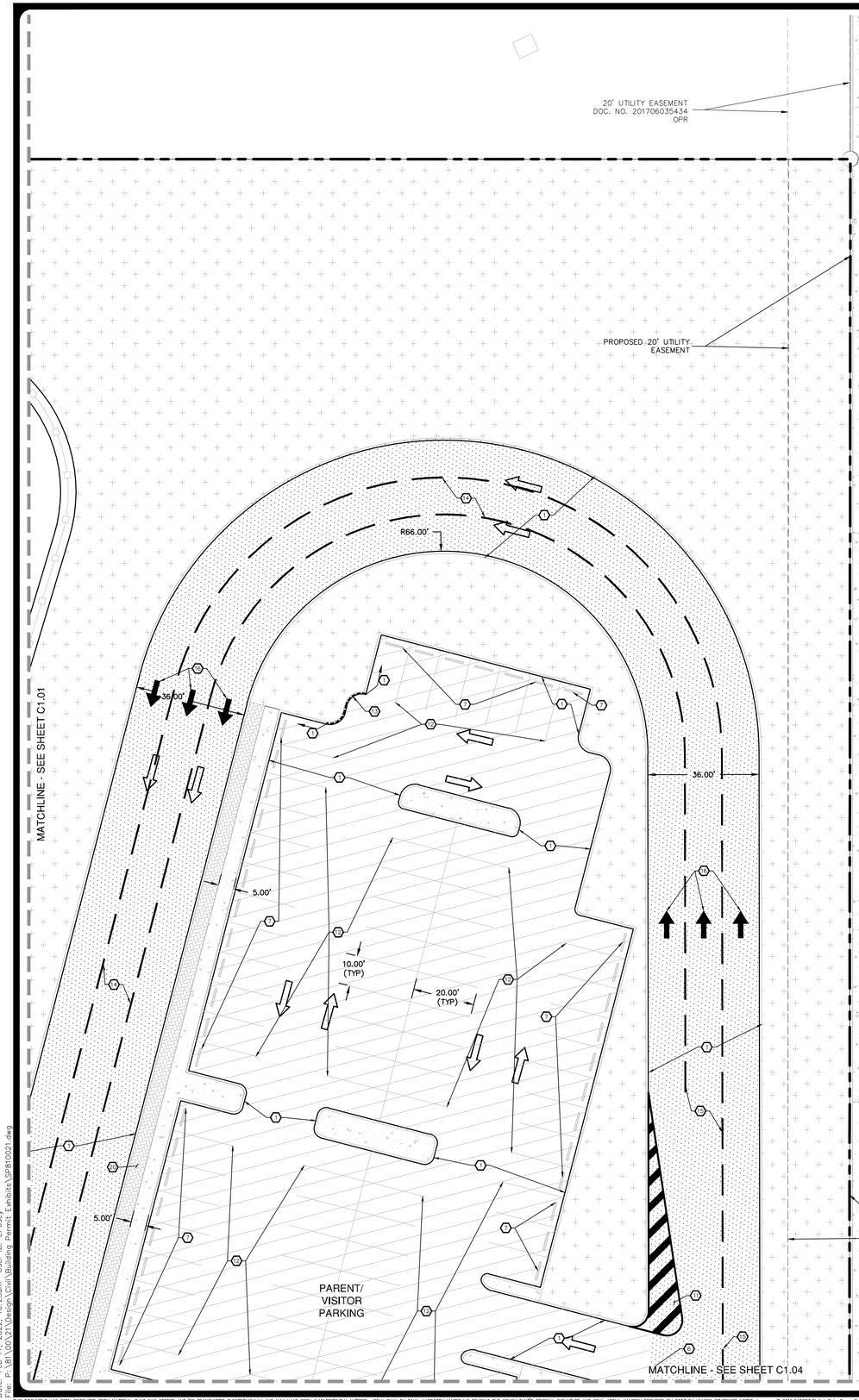

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SCALE: 1"= 20'

0' 20' 40' 60'

CITY APPROVAL

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:42:56 AM

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.02

Date: Feb 17, 2022, 10:25am User ID: EPosey
File: P:\81\00\21\Design\Civil\Building Permit Exhibits\SP810021.dwg

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MATCHLINE - SEE SHEET C1.01

7.223 ACRES
OWNER: BOARD OF TRUSTEES OF THE
COMAL INDEPENDENT SCHOOL DISTRICT
DOC. NO. 201206014918 O.P.R.
(ZONE GB2)
(LAND USE: COMMERCIAL CAMPUS)

FUTURE PORTABLES

26.00'

96.79'

R25.00'

R25.00'

R50.00'

5.00'

MAIN BUILDING

MATCHLINE - SEE SHEET C1.04

PROPOSED 20' SANITARY SEWER EASEMENT

PROPOSED 45' DRAINAGE EASEMENT

DRAINAGE CHANNEL. SEE COMAL ISD ELEMENTARY SCHOOL 20 PLANS

26.00'

STORAGE ROOM

PLAY GROUND

9.50'

107.27'
S18°57'24"E

MATCHLINE - SEE SHEET C1.05

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT /FIRELANE
- CONCRETE FLATWORK/SIDEWALK
- 6" CONCRETE RIP-RAP
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21. ROLLOVER CURB

SCALE: 1" = 20'

0' 20' 40' 60'

CITY APPROVAL

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:00 AM

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.03

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File: P:\81\00\21\Design\Civil\Building Permit Exhibits\SP810021.dwg

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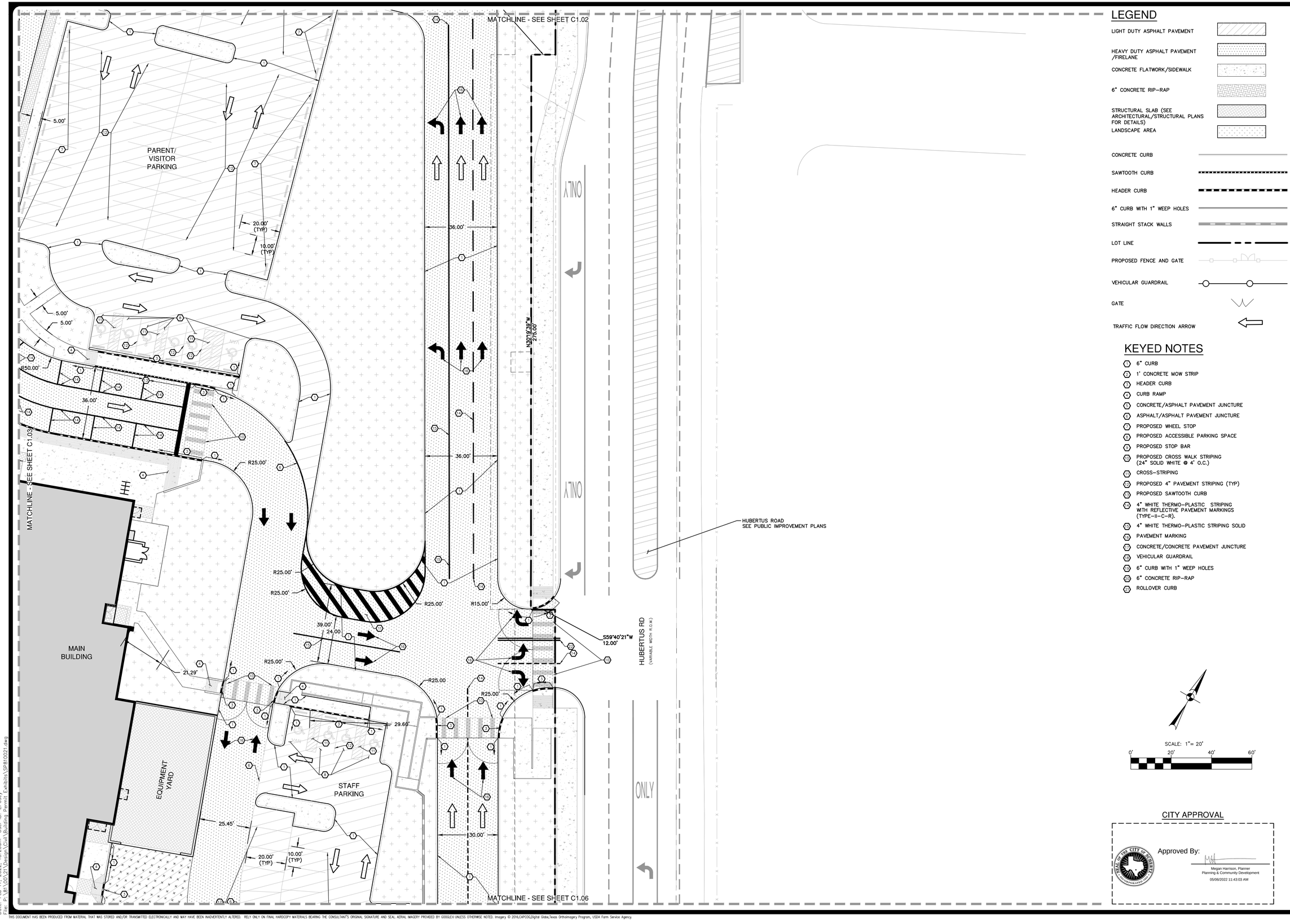

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20. 6" CONCRETE RIP-RAP
21. ROLLOVER CURB

SCALE: 1"= 20'

0' 20' 40' 60'

CITY APPROVAL

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:03 AM

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.04

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MATCHLINE - SEE SHEET C1.03

DRAINAGE CHANNEL. SEE COMAL ISD ELEMENTARY SCHOOL 20 PLANS

7.223 ACRES
OWNER: BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT
DOC. NO. 201206014918 O.P.R.
(ZONE GB2)
(LAND USE: COMMERCIAL CAMPUS)

PROPOSED 45' DRAINAGE EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

BUS DROP-OFF/PICK-UP CANOPY

BUS LOOP

30.00'

R50.00'

R50.00'

R50.00'

30.00'

PLAY FIELD

PLAY GROUND

R50.00'

30.00'

R25.00'

MATCHLINE - SEE SHEET C1.06

15' BUILDING SETBACK
DOC. NO. 200606019416 O.P.R.

PROPOSED 20' SANITARY SEWER EASEMENT

10' PUBLIC UTILITY EASEMENT
DOC. NO. 201006024479
O.P.R

10' PUBLIC UTILITY EASEMENT
DOC. NO. 201006024480
O.P.R

N53°48'52"E
750.82'

REMAINING PORTION OF 7.187 ACRES
BIG DIAMOND, LLC
DOC. NO. 201406031056, O.P.R.
(ZONE GB2)
(LAND USE: COMMERCIAL CAMPUS)

30' RECIPROCAL ACCESS EASEMENT "MAIN DRIVEWAYS"
DOC. NO. 200706030707
O.P.R
AMENDED IN
DOC. NO. 201006024119
O.P.R.

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT /FIRELANE
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SCALE: 1"= 20'

0' 20' 40' 60'

CITY APPROVAL

Approved by:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:07 AM

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.05

Date: Feb 17, 2022, 10:26am User ID: EPosey
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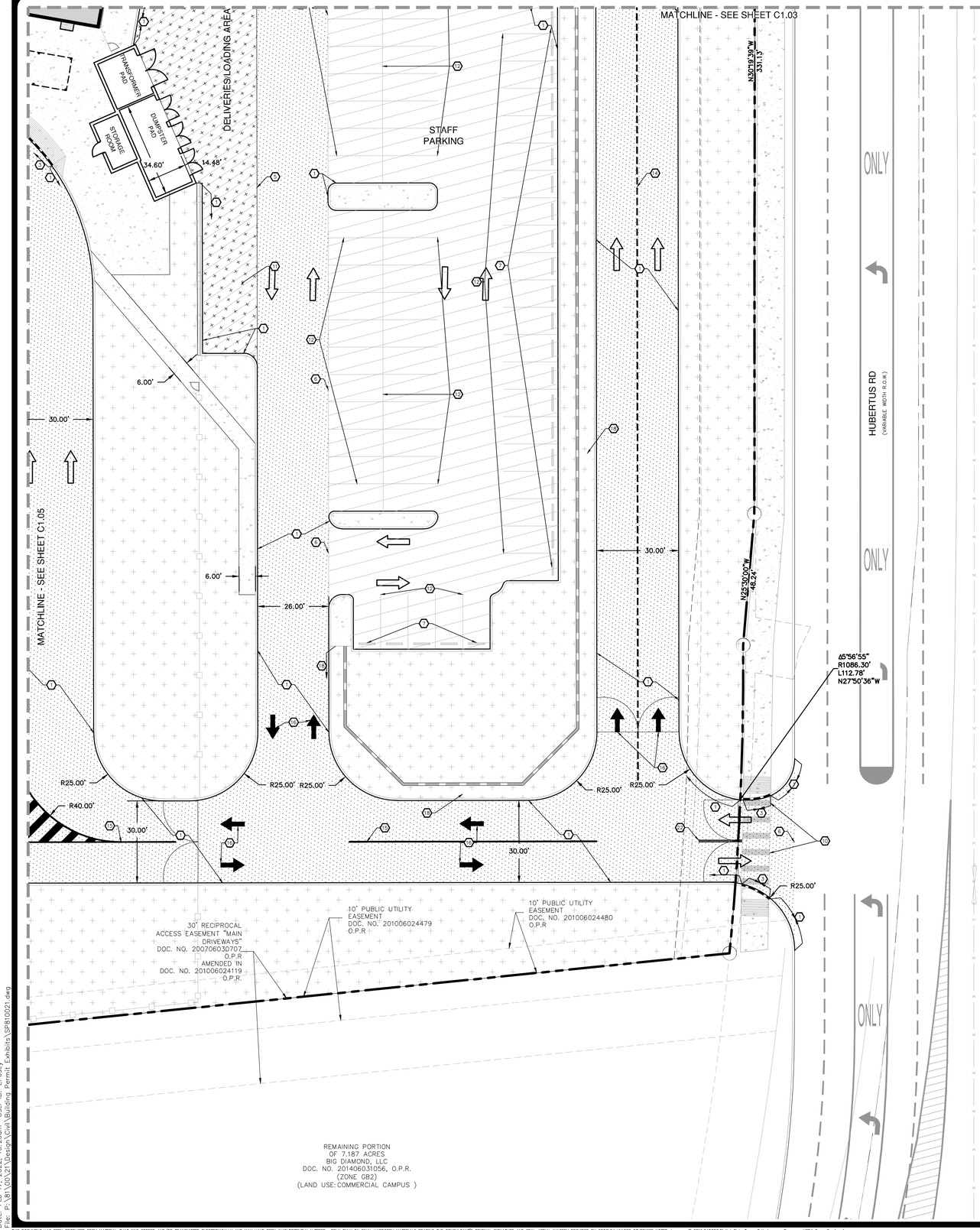

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CITY APPROVAL

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:10 AM

NO.	REVISION	DATE

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COMAL ISD ELEMENTARY SCHOOL 20

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LOT 2 BLOCK 5
SITE PLAN

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.06

Date: Feb 17, 2022, 10:26am User ID: EPosey
File: P:\81\00\21\Design\Civil\Building Permit Exhibits\SP810021.dwg

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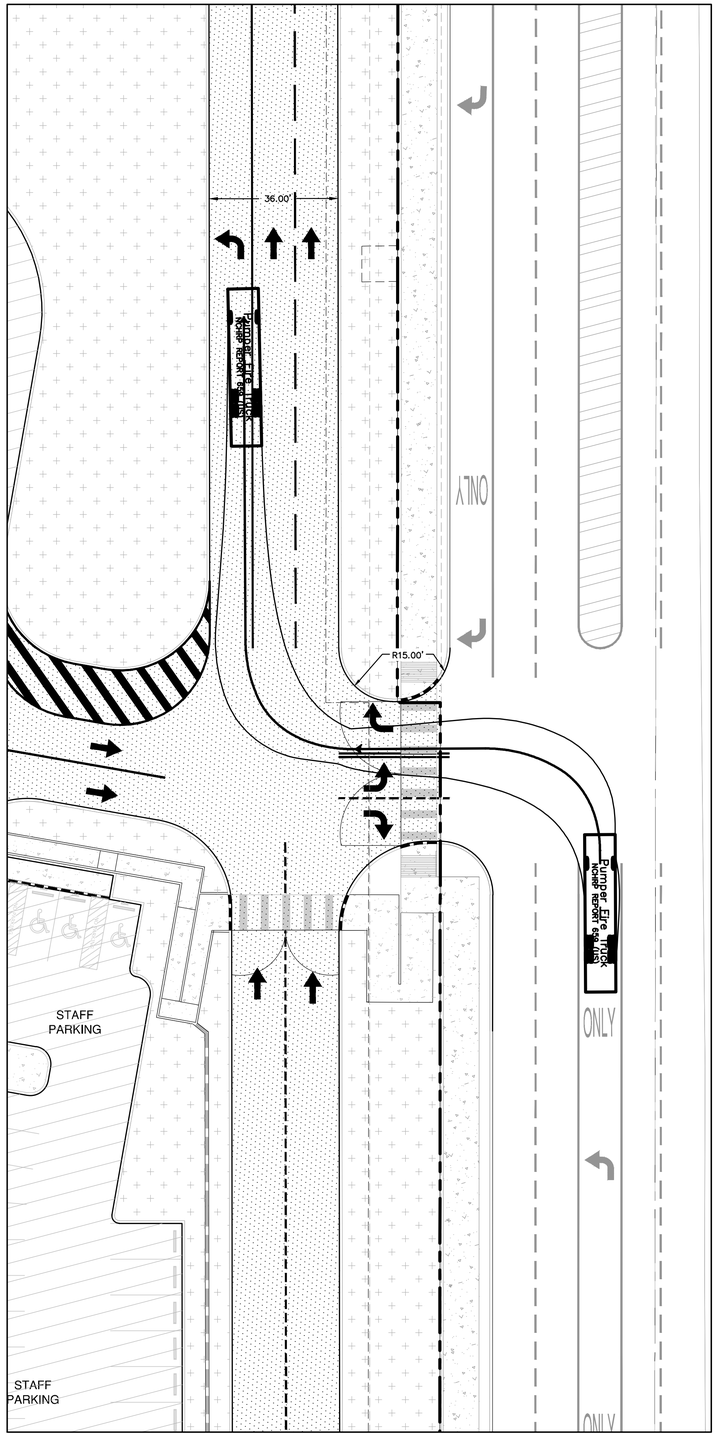
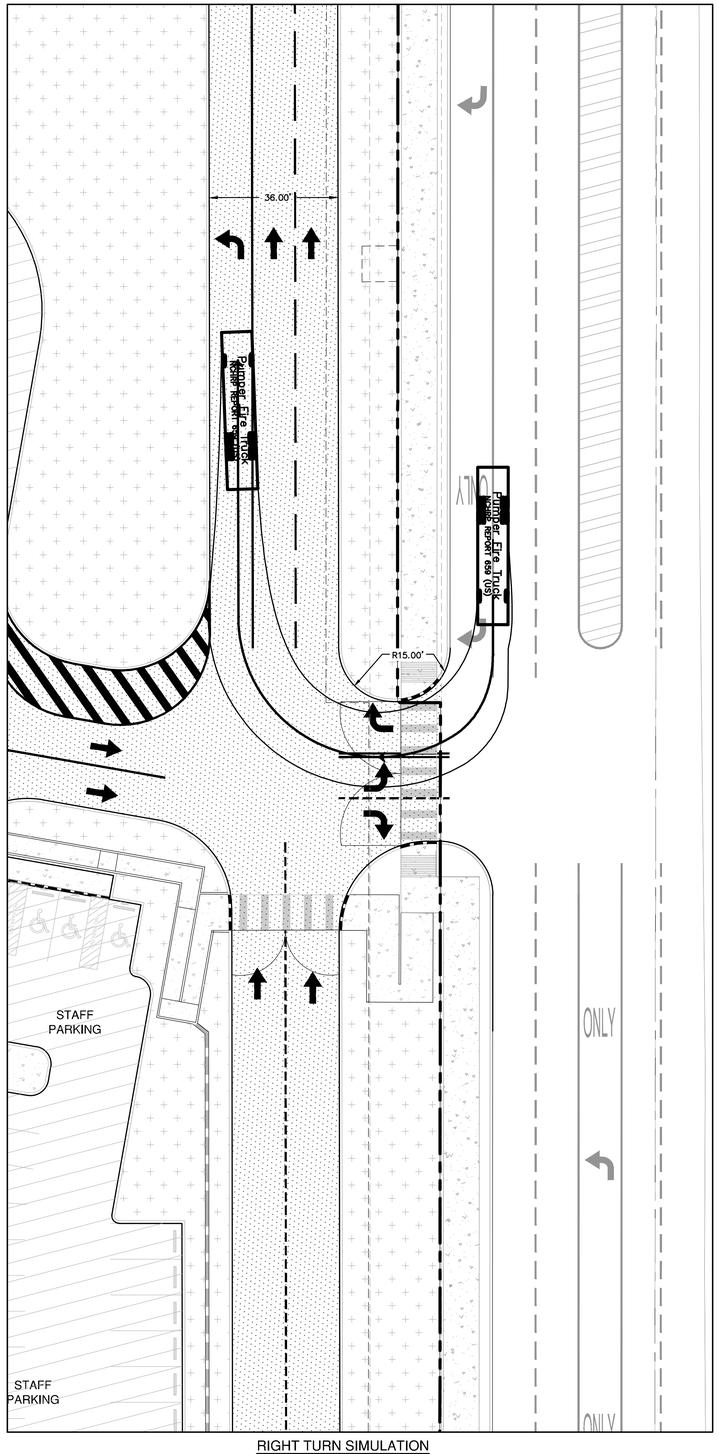
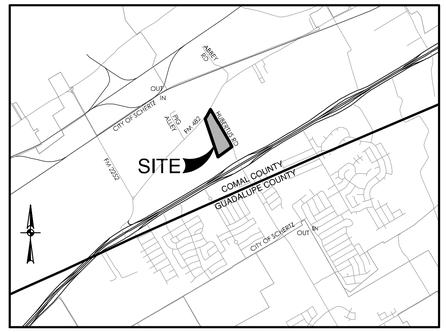


LEFT TURN SIMULATION



RIGHT TURN SIMULATION



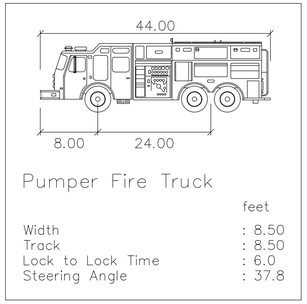
LOCATION MAP
NOT-TO-SCALE

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- **HEAVY DUTY ASPHALT PAVEMENT /FIRELANE**
- CONCRETE FLATWORK/SIDEWALK
- 6" CONCRETE RIP-RAP
- STRUCTURAL SLAB (SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS)
- LANDSCAPE AREA
- CONCRETE CURB
- SAWTOOTH CURB
- HEADER CURB
- 6" CURB WITH 1" WEEP HOLES
- STRAIGHT STACK WALLS
- LOT LINE
- PROPOSED FENCE AND GATE
- VEHICULAR GUARDRAIL
- GATE
- TRAFFIC FLOW DIRECTION ARROW

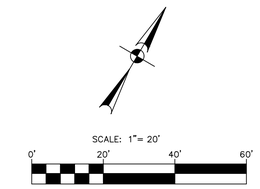
NOTES

1. FIRE LANES SHALL HAVE A MINIMUM WIDTH OF 25 FEET WITH A MINIMUM INSIDE TURNING RADIUS OF 25 FEET UNLESS OTHERWISE NOTED.
2. FIRE LANES SHALL BE DESIGNATED WITH SIGNAGE OR STRIPING IN ACCORDANCE WITH THE LATEST INTERNATIONAL FIRE CODE AND PER REQUIREMENTS OF COMAL COUNTY FIRE MARSHALL.
3. ALL VEHICULAR GATES SHALL INCLUDE KNOX BOX LOCK.
4. ALL MAN GATES FOR FIRE ACCESS SHALL INCLUDE KNOX BOX LOCKS.



FLOODPLAIN VERIFICATION:

ACCORDING TO FLOOD INSURANCE RATE MAP MAP PANEL: 48091C0440F, EFFECTIVE DATE 9/2/2009 AND MAP PANEL: 48091C0505F, EFFECTIVE DATE 9/2/2009 PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.



LEGAL DESCRIPTION

LOT 2
BLOCK 5

SITE ADDRESS

233 HUBERTUS RD
SCHERTZ, TEXAS 78154

APPLICANT/OWNER:

COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH35 NORTH
NEW BRAUNFELS, TEXAS 78213
(803)221-2000

ENGINEER:

PAPE-DAWSON ENGINEERS INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210)375-9000

CITY APPROVAL

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:13 AM

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
SITE PLAN
FIRE TRUCK TURN SIMULATION

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C1.07

Date: Feb 17, 2022, 10:26am User ID: EPorey
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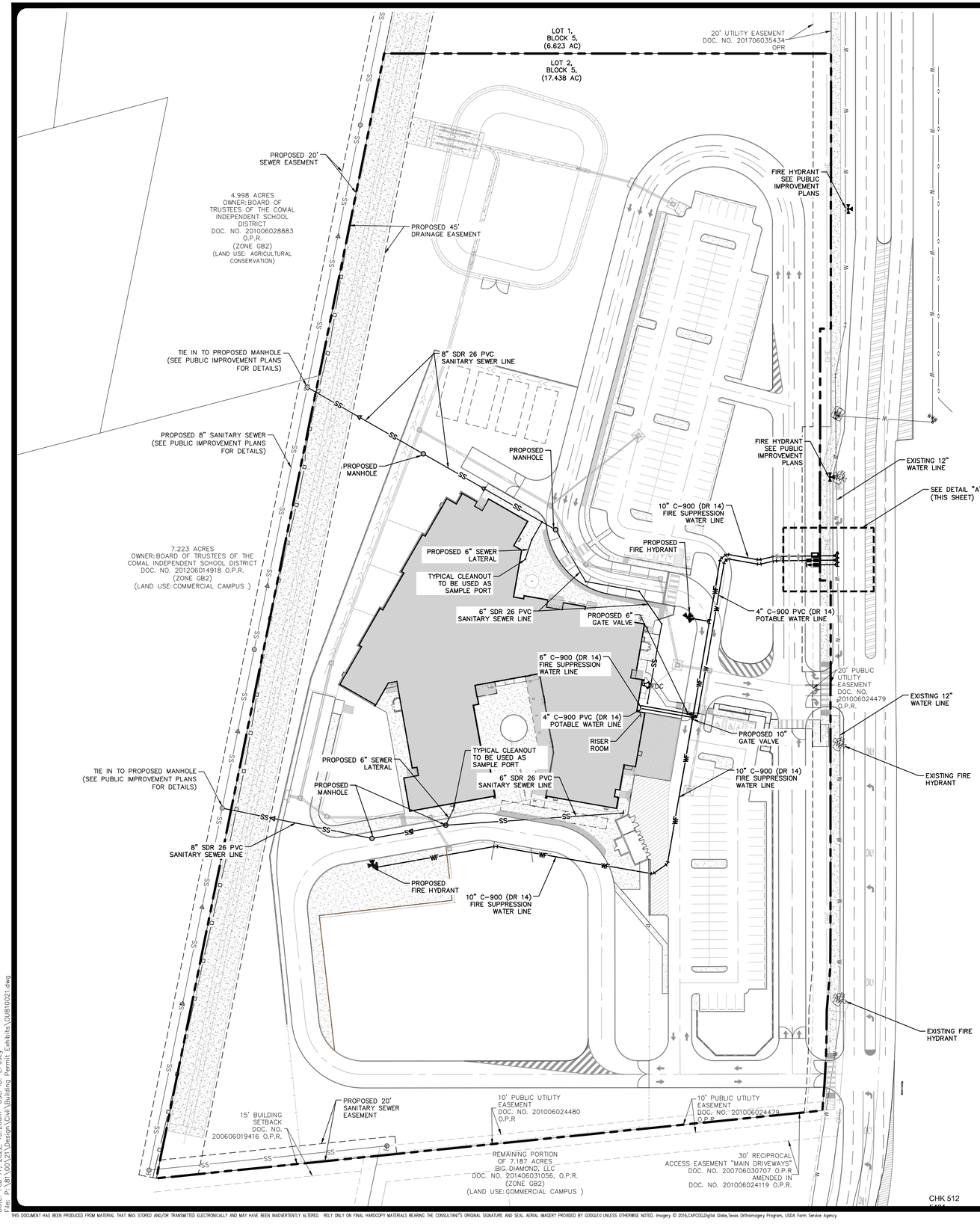
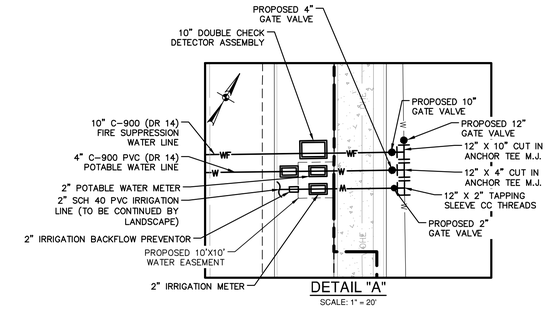


LEGEND

- PLAT BOUNDARY
- PROPOSED WATER LINE (W)
- PROPOSED FIRE LINE (WF)
- PUBLIC WATER LINE (W)
- PROPOSED PRIVATE SANITARY SEWER LINE (SS)
- EXISTING SANITARY SEWER FORCE MAIN LINE
- EXISTING OVERHEAD ELECTRIC LINE (OHE)
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED STORM DRAIN
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)



DETAIL "A"
SCALE: 1" = 20'

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

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:17 AM

SCALE: 1" = 60'
0' 60' 120' 180'

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5

OVERALL UTILITY PLAN

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C2.00

Date: Feb 17, 2022, 10:26am User ID: EPosey
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LEGEND

- PROPERTY LINE
- PROPOSED CONTOUR (1032)
- EXISTING CONTOURS 1032
- PROPOSED DRAINAGE SWALE
- PROPOSED SAWTOOTH CURB
- PROPOSED STORMDRAIN
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING DRAINAGE FLOW DIRECTION
- PROPOSED IMPERVIOUS COVER

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:22 AM

SCALE: 1"= 60'
0' 60' 120' 180'

FLOODPLAIN VERIFICATION:

ACCORDING TO FLOOD INSURANCE RATE MAP MAP PANEL: 48091C0440F, EFFECTIVE DATE 9/2/2009 AND MAP PANEL: 48091C0505F, EFFECTIVE DATE 9/2/2009 PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS RD, SCHERTZ, TEXAS 78154
LOT 2 BLOCK 5
DRAINAGE PLAN

PLAT NO. -
JOB NO. 8100-21
DATE OCTOBER 2021
DESIGNER RG
CHECKED RG DRAWN EP
SHEET C3.00

Date: Feb 17, 2022, 10:26am User ID: EPosey
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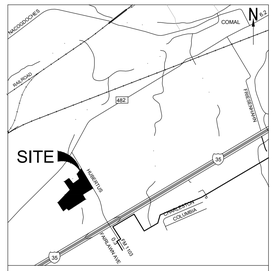


LEGEND

EXISTING TREE TO REMAIN

PROPERTY LINE

EROSION CONTROL APPLICATIONS

1. ECB: CONTRACTOR TO INSTALL EROSION CONTROL BLANKET (ECB) CLASS 1, TYPE A PER TXDOT ITEM 169 "SOIL RETENTION BLANKETS" AND COSA ITEM 554 "EROSION CONTROL MATTING". THE EROSION CONTROL BLANKET SHALL BE AN APPROVED PRODUCT LISTED BY TXDOT EFFECTIVE NOVEMBER 2019.

NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND DETAILS.

GENERAL LANDSCAPE NOTES

1. SCOPE OF WORK - THE CONTRACTOR IS RESPONSIBLE FOR PLANTING AND INSTALLING ALL ITEMS SHOWN ON THE PLANS.

2. EXISTING UTILITIES - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATION SERVICE TO IDENTIFY ANY UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF POTENTIAL DISCREPANCIES OR OBSTACLES. REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES. CALL 1-800-DIG-TESS FOR UNDERGROUND UTILITY LOCATION TWO DAYS (2) PRIOR TO EXCAVATION.

3. REFER TO SPECIFICATION SECTION 329300 FOR ADDITIONAL LANDSCAPING REQUIREMENTS.

4. MULCH ALL PLANTING BEDS AND TREES WITH 4" MINIMUM DEPTH OF MULCH UNLESS NOTED OTHERWISE. ALLOW FOR 25% TO 30% COMPACTION. INSTALL MULCH FLUSH WITH TOP OF CURB, OR SIDEWALK.

5. GUARANTEE - GUARANTEE ALL LABOR, MATERIAL, NEW TREES, AND SHRUBS FOR ONE YEAR AND OTHER PLANT MATERIAL FOR 90 DAYS UPON COMPLETION AND FINAL ACCEPTANCE OF ALL WORK BY OWNER. REPLACE ALL DEAD AND UNHEALTHY PLANT MATERIALS THAT HAVE PARTIALLY DIED WHERE SHAPE, SIZE OR SYMMETRY HAS BEEN DAMAGED. THIS GUARANTEE DOES NOT APPLY WHERE PLANT MATERIAL DIES, AFTER ACCEPTANCE OF WORK, DUE TO IMPROPER MAINTENANCE, HAIL, WIND, LIGHTNING, FIRE, FREEZE, DROUGHT, INSECT, DISEASE DAMAGE, THEFT, FLOOD, OR VANDALISM.

6. REFER TO SPECIFICATION SECTION 329113 FOR SOIL DEPTH AND PREPARATION REQUIREMENTS.

7. NO PLANTING SHALL OCCUR WHEN TEMPERATURES EXCEED 100 DEGREES OR WHEN TEMPERATURE FALLS BELOW 34 DEGREES WITHIN 24 HOURS OF PLANTING. DO NOT STORE PLANT MATERIAL ON PAVED SURFACES WHEN TEMPERATURES EXCEED 90 DEGREES.

8. ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR AND CLEAN OF MUD AND DEBRIS AT ALL TIMES. AT COMPLETION OF WORK REMOVE ALL TRASH, WASTE, AND EQUIPMENT. LEAVE THE SITE CLEAN.

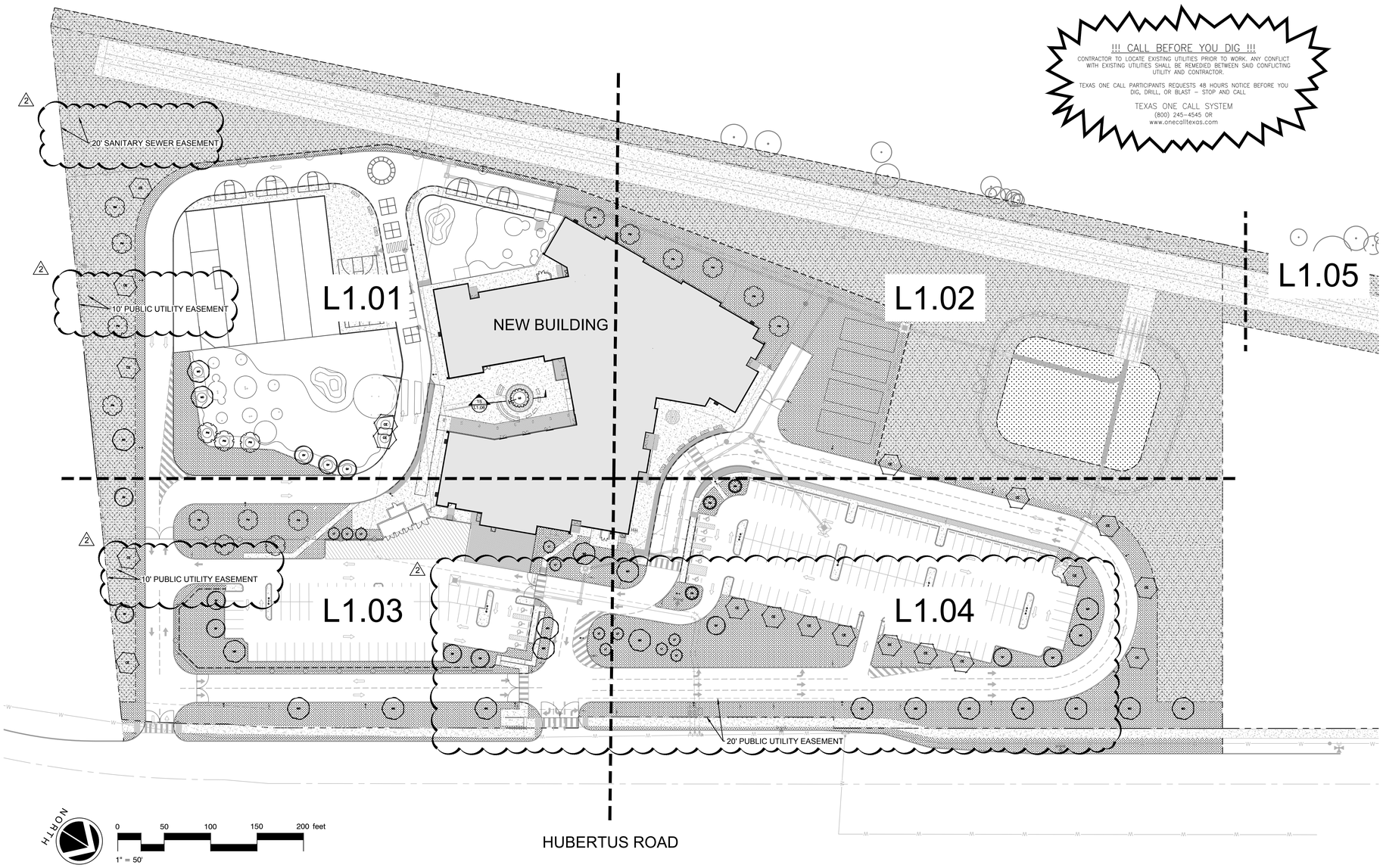
9. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION AND ALL PLANTING AREAS ARE TO BE KEPT FREE OF WEEDS.

10. QUANTITIES ON THE PLANS ARE ESTIMATES ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IS RESPONSIBLE FOR INCLUDING IN THE BID THE PLANTING AND INSTALLATION OF ALL ITEMS SHOWN ON THE PLAN IN ACCORDANCE WITH THE SPECIFICATIONS. ANY ERRORS ON THE PLAN OR QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, BY THE CONTRACTOR, PRIOR TO SUBMITTAL OF HIS BID.

11. ALL PLANT MATERIAL SHALL BE SOURCED FROM TNLA CERTIFIED GROWER LOCATED WITHIN A 200 MILE RADIUS OF THE PROJECT SITE.

12. CONTRACTOR SHALL REPAIR AND REVEGETATE EXISTING LANDSCAPE AREAS DAMAGED DURING CONSTRUCTION IE: GRADING, STAGING, LAYDOWN, ACCESS, UTILITIES, ETC.

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.



PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
CE	CE	20	CEDAR ELM / ULMUS CRASSIFOLIA MATCHING SPECIMENS	CONT.	4"CAL	14`-16`H, 7`-9`S
PM	PM	18	MEXICAN SYCAMORE / PLATANUS MEXICANA MATCHING, STRAIGHT TRUNK	CONT.	4"CAL	14`-16`H, 7`-9`S
MO	MO	21	MONTEREY OAK / QUERCUS POLYMORPHA `MONTEREY` MATCHING SPECIMENS	CONT.	4"CAL	14`-16`H, 7`-9`S
LT	LT	11	RED CRAPE MYRTLE / LAGERSTROEMIA X `TUSCARORA` MULTI TRUNK	45 GAL	2"CAL	8`-10`H, 4`-5`S
QV	QV	12	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA MATCHING SPECIMENS	CONT.	4"CAL	14`-16`H, 7`-9`S
LO	LO	1	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA SPECIMEN QUALITY	CONT.	8" CAL.	16` H, 10` S
CM	CM	3	WHITE CRAPE MYRTLE / LAGERSTROEMIA INDICA `NACHEZ` MULTI TRUNK	45 GAL	2"CAL	8`-10`H,2`S

GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	SEED	239,712 SF	BERMUDA GRASS / CYNODON DACTYLON `BLACKJACK` 3LBS PER 1000 SF, WEED FREE STAND OF TURF	SEED
	SOD	140,988 SF	BERMUDA GRASS / CYNODON DACTYLON `CELEBRATION` TIGHT SAND ROLLED JOINTS, FINISHED SOD TO BE WEED FREE.	SOD

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	SIZE/ CONDITION
MUL	MUL	HARDWOOD MULCH DOUBLE SHREDDED	4" DEPTH
	ECB	EROSION CONTROL BLANKET CLASS 1, TYPE A	SECURELY INSTALL EROSION BLANKET INSTALL PER MANUFACTURERS RECOMMENDATIONS.
*	DG	DECOMPOSED GRANITE TEXAS PINK GRANITE	3" DEPTH COMPACTED, 1/4 MINUS DIA. ON FILTER FABRIC, MIX W/ 80LBS QUICK-CRETE PER TON REFERENCE DETAIL 12/ SHT. L1.06

* INSTALL FLUSH WITH TOP OF CURB/SIDEWALK. SLOPE TO DRAIN.

NOTE:
1. EACH NEW TREE IS TO BE GROWN IN A NURSERY (NOT FIELD DUG).
2. QUANTITIES ON THE PLANS ARE ESTIMATES ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IS RESPONSIBLE FOR INCLUDING IN THE BID THE PLANTING AND/OR INSTALLATION OF ALL ITEMS SHOWN ON THE PLAN IN ACCORDANCE WITH THE SPECIFICATION. ANY ERRORS ON THE PLAN OR QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, BY THE CONTRACTOR, PRIOR TO SUBMITTAL OF THIS BID.
3. ALL TREES TO HAVE SINGLE, STRAIGHT, UNCUT LEADER.

CITY OF SCHERTZ
LANDSCAPE ORDINANCE
ZONING "GENERAL BUSINESS"

- LANDSCAPE AREA
  TOTAL LOT AREA = 763,070 SF
  LANDSCAPE AREA REQUIRED (20%) = 152,614 SF
  LANDSCAPE AREA PROVIDED (60%) = 487,288 SF
  FRONT YARD LANDSCAPE REQUIRED (40%) = 61,046 SF
  FRONT YARD LANDSCAPE PROVIDED (95%) = 154,201 SF
- SHADE TREES
  GROSS LOT AREA = 763,070 SF
  =763,070 / 43,560
  = 17.5 x 4 = 70 SHADE TREES REQUIRED
  72 CANOPY TREES PROVIDED
- BUFFERS
  NOT APPLICABLE
- IRRIGATION
  ALL GREEN SPACE AND LANDSCAPING WILL BE MAINTAINED BY A PERMANENT UNDERGROUND AUTOMATIC WATERING SYSTEM OR A TEMPORARY SYSTEM PER UDC.

Approved By:
Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:28 AM

OWNER:
COMAL ISD
CONTACT PERSON: JEFF SMITH
1404 IH-35 NORTH
NEW BRAUNFELS, TX 78130
PHONE: (830) 221-2000

ARCHITECT/ENGINEER
COOPER LOCHTE ENGINEERS, INC.
CONTACT: JASON DIAMOND
12770 CIMARRON PATH
SAN ANTONIO, TX 78253
PHONE: (210) 375-9000

SURVEYOR:
COMPANY: DAVID DAWSON ENGINEERS, INC.
CONTACT: DAVID CAGNINA
1115 LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000
PREPARATION DATE: 4/1/2020

PROPOSED SUBDIVISION REPLAT OF THE HARRAL SUBDIVISION LOT 2 BLOCK 1 TO CREATE THE HARRAL SUBDIVISION LOT 1 AND 2 BLOCK 5
0 LOT 2 BLOCK 1
0 ADDRESS: 233 HUBERTUS ROAD, SCHERTZ, TEXAS 78132
0 ACREAGE: 38.54 AC
0 TOTAL ACREAGE: A 29.84 ACRE TRACT OF LAND PREVIOUSLY RECORDED AS LOT 2 BLOCK 1 OF THE HARRAL SUBDIVISION RECORDED IN VOL. 13, PG. 374 MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, A 8.60 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201006020858 O.P.R. AND A 78.00 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201006034478 O.P.R. ALL CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT OUT OF THE RAPHAEL GARZA SURVEY, NUMBER 85, ABSTRACT 175, IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

COOPER LOCHTE
LANDSCAPE ARCHITECTURE LLC
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL (210)921-6570
CLLA JOB #20-013

O'CONNELL ROBERTSON
Austin 811 Barton Springs Road, Suite 900, Austin, Texas 78704 p: 512.478.7284 f: 512.478.7441
San Antonio 4040 Broadway, Suite 300, San Antonio, Texas 78209 p: 210.224.6632 f: 210.224.6453

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS ROAD, SCHERTZ, TX 78132

2/16/2022

JASON S. LOCHTE 75218 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

Revisions:

NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021

11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

OVERALL LANDSCAPE PLAN

L1.00

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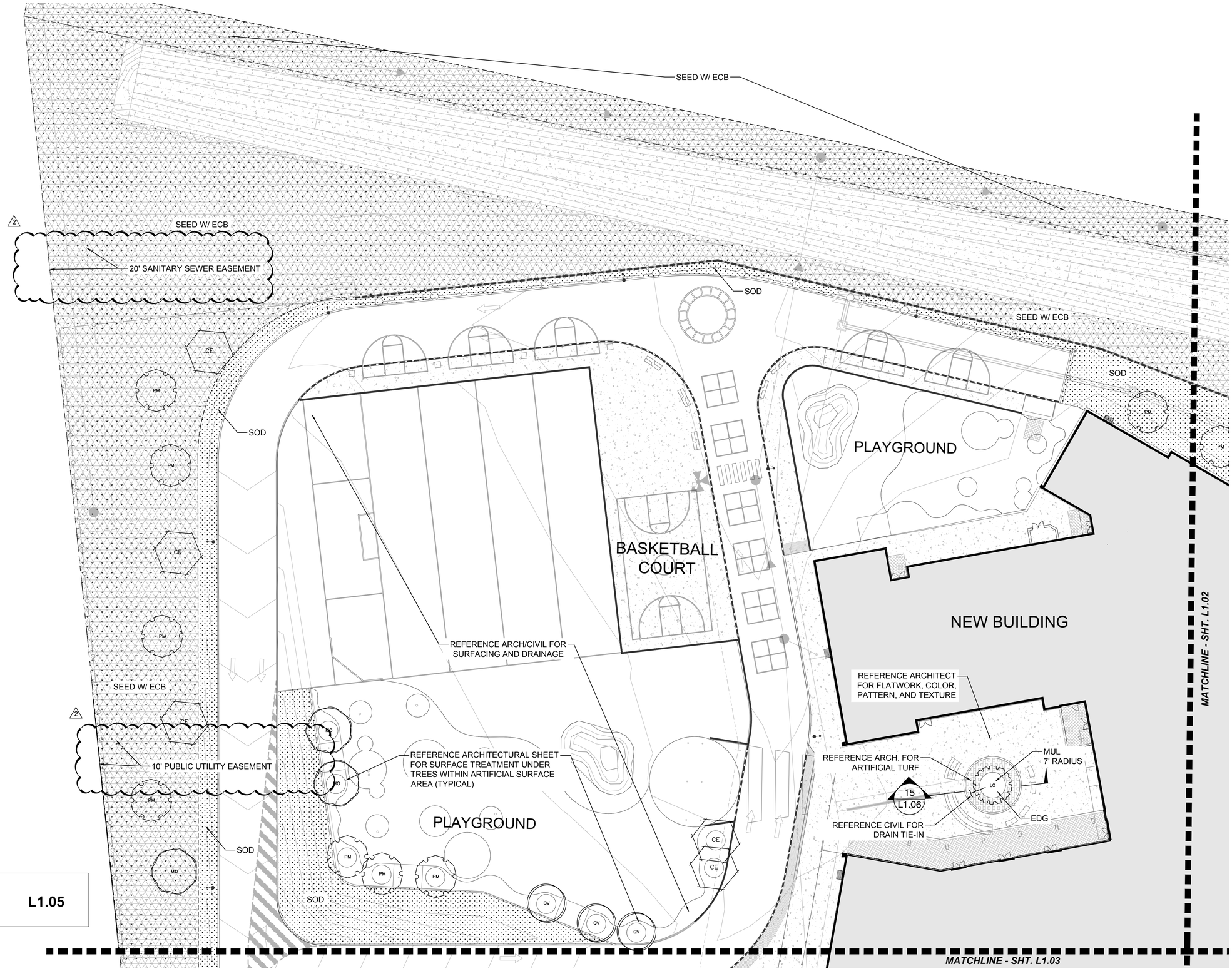

L1.01	L1.02	L1.05
L1.03	L1.04	

SHEET KEY

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

LEGEND

EXISTING TREE TO REMAIN

PROPERTY LINE

NORTH

0 20 40 60 80 feet

1" = 20'

OWNER
COMPANY: COMAL ISD
CONTACT PERSON: JEFF SMITH
ADDRESS:
NEW BRAUNFELS, TX 78130
PHONE: (830) 221-2000

APPLICANT/ENGINEER:
COMPANY: PAPE-DAWSON ENGINEERS, INC.
CONTACT: JASON DIAMOND
ADDRESS:
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000

SURVEYOR
COMPANY: PAPE-DAWSON ENGINEERS, INC.
CONTACT: DAVID CASANOVA
ADDRESS:
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000
PREPARATION DATE: 4/7/2020

- PROPOSED SUBDIVISION: REPLAT OF THE HAWKAL SUBDIVISION LOT 2 BLOCK 1 TO CREATE THE HAWKAL SUBDIVISION LOT 1 AND 2 BLOCK 5
- LOT 2, BLOCK 1
- ADDRESS: 233 HUBERTUS ROAD, SCHERTZ, TEXAS 78132
- ACREAGE: 38.84 AC
- LEGAL DESC.: A 29.84 ACRE TRACT OF LAND PREVIOUSLY RECORDED AS LOT 2 BLOCK 1 OF THE HAWKAL SUBDIVISION RECORDED IN DOC. NO. 202006000001 OF THE REAL PROPERTY RECORDS OF COMAL COUNTY, TEXAS, & A 8.00 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201006038130 O.P.R. AND A 19.50 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201006034478 O.P.R. ALL CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT OUT OF THE ANDRUS GAINS SURVEY, ABSTRACT 89, ABSTRACT 375 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

Approved By:
Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:31 AM

COOPER LOCHTE
LANDSCAPE ARCHITECTURE LLC
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL (210)951-6570
CLLA JOB #20-013

O'CONNELL ROBERTSON
Austin 811 Barton Springs Road, Suite 900, Austin, Texas 78704 p: 512.478.7284 f: 512.478.7441
San Antonio 4040 Broadway, Suite 300, San Antonio, Texas 78209 p: 210.224.6632 f: 210.224.6453

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS ROAD, SCHERTZ, TX 78132

2/16/2022

JASON S. LOCHTE
REGISTERED LANDSCAPE ARCHITECT
2518
STATE OF TEXAS

Revisions:

NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021

11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

ENLARGED LANDSCAPE PLAN

L1.01

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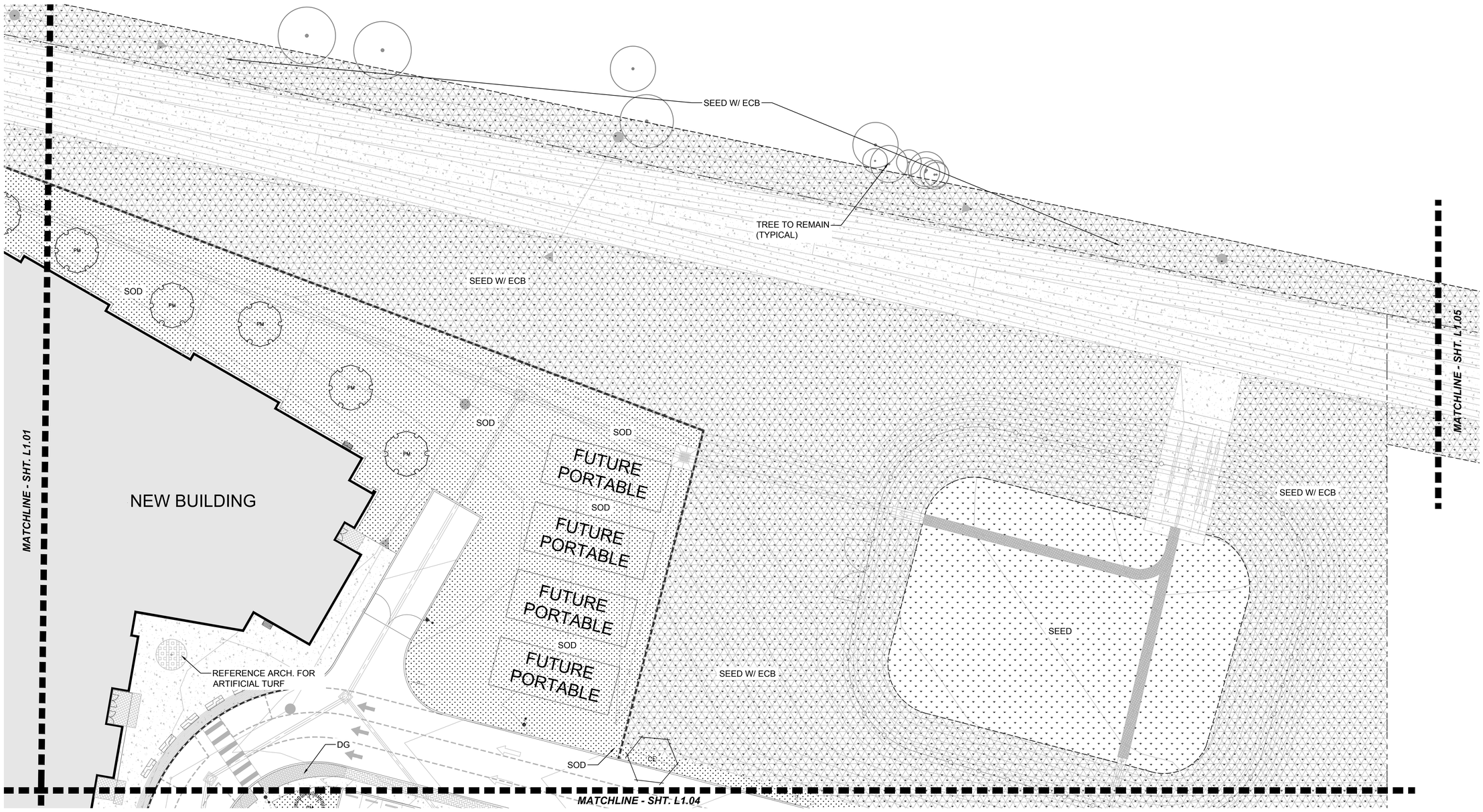

L1.01	L1.02	L1.05
L1.03	L1.04	

SHEET KEY

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

NORTH

0 20 40 60 80 feet

1" = 20'

LEGEND

EXISTING TREE TO REMAIN

PROPERTY LINE

OWNER
COMPANY: COMAL ISD
CONTACT PERSON: JEFF SMITH
1404 IH-35 N
NEW BRAUNFELS, TX 78130
PHONE: (830) 221-2000

APPLICANT/ENGINEER
COMPANY: PAPE-DAWSON ENGINEERS, INC.
CONTACT: JASON DIAMOND
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000

SURVEYOR
COMPANY: PAPE-DAWSON ENGINEERS, INC.
CONTACT: DAVID CASANOVA
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000
PREPARATION DATE: 4/1/2020

- PROPOSED SUBDIVISION: REPLAT OF THE HARRAL SUBDIVISION LOT 2 BLOCK 1 TO CREATE THE HARRAL SUBDIVISION LOT 1 AND 2 BLOCK 5
- LOT 2 BLOCK 1
- ADDRESS: 233 HUBERTUS ROAD, SCHERTZ, TEXAS 78132
- ACREAGE: 26.84 AC
- LEGAL DESC.: A 26.84 ACRE TRACT OF LAND PREVIOUSLY RECORDED AS LOT 2 BLOCK 1 OF THE HARRAL SUBDIVISION RECORDED IN VOL. 7, PAGE 391 OF THE COMAL COUNTY PLAT RECORDS AND A 16.60 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201606035818 O.P.R. AND A 16.60 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201606274478 O.P.R. ALL CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT OUT OF THE NAPHAG GARZA SURVEY NUMBER 6 ML ABSTRACT 375 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:35 AM

COOPER LOCHTE
—LANDSCAPE ARCHITECTURE LLC—
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL (210)921-6570
CLLA JOB #20-013

O'CONNELL ROBERTSON
Austin 811 Barton Springs Road, Suite 900, Austin, Texas 78704 p: 512.478.7284 f: 512.478.7441
San Antonio 4540 Broadway, Suite 300, San Antonio, Texas 78209 p: 210.224.6632 f: 210.224.6453

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS ROAD, SCHERTZ, TX 78132

2/16/2022

REGISTERED LANDSCAPE ARCHITECT
JASON S. LOCHTE
2518
STATE OF TEXAS

Revisions:

NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021

11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

ENLARGED
LANDSCAPE PLAN

L1.02

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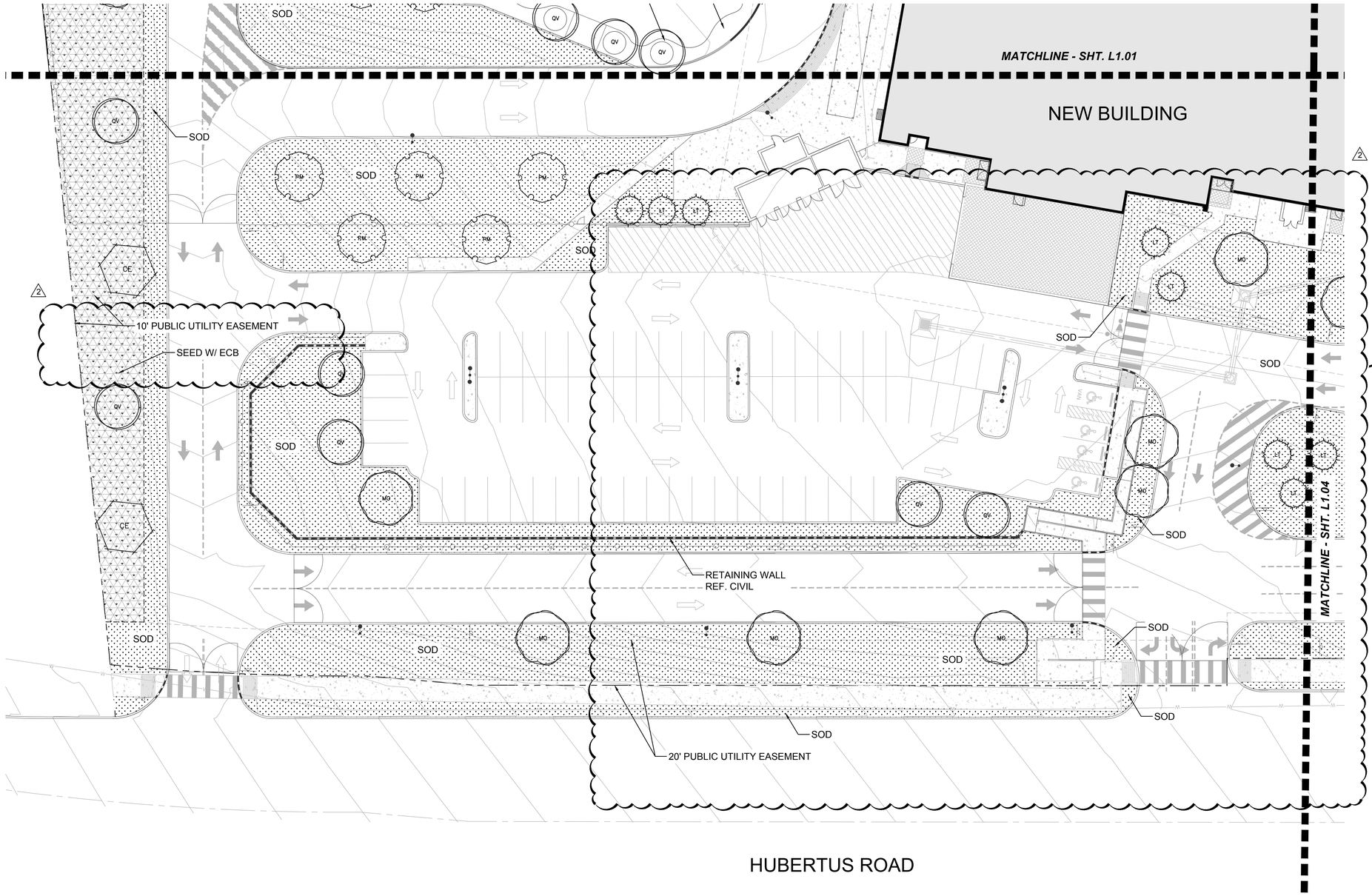

HUBERTUS ROAD

NORTH

0 20 40 60 80 feet

1" = 20'

LEGEND

EXISTING TREE TO REMAIN

PROPERTY LINE

L1.01	L1.02	L1.05
L1.03	L1.04	

SHEET KEY

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

OWNER
COMPANY: COMAL ISD
CONTACT PERSON: JEFF SMITH
164 FM 306 NORTH
NEW BRAUNFELS, TX 78130
PHONE: (830) 221-2000

APPLICANT/ENGINEER
COMPANY: PAPE-DAWSON ENGINEERS, INC.
CONTACT PERSON: DAMON DIAMOND
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000

SURVEYOR
COMPANY: PAPE-DAWSON ENGINEERS, INC.
CONTACT PERSON: CASANOVA
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000
PREPARATION DATE: 4/7/2020

- PROPOSED SUBDIVISION: REPLAT OF THE HARRAL SUBDIVISION LOT 2 BLOCK 1 TO CREATE THE HARRAL SUBDIVISION LOT 1 AND 2 BLOCK 9
- LOT 2 BLOCK 9
- ADDRESS: 233 HUBERTUS ROAD, SCHERTZ, TEXAS 78132
- ACREAGE: 35.94 AC
- SURVEY: BEING A 35.94 ACRE TRACT OF LAND PREVIOUSLY RECORDED AS LOT 2 BLOCK 1 OF THE HARRAL SUBDIVISION RECORDED IN VOL. 15, PG. 374 MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS, A 4.00 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201006020818 O.P.R. AND A 76.60 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201006034478 O.P.R. ALL CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT OUT OF THE RAPHAEL GARZA SURVEY, NUMBER 86, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:39 AM

COOPER LOCHTE
LANDSCAPE ARCHITECTURE LLC
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL (210)921-6570
CLLA JOB #20-013

O'CONNELL ROBERTSON
Austin 811 Barton Springs Road, Suite 900, Austin, Texas 78704 p: 512.478.7284 f: 512.478.7441
San Antonio 4040 Broadway, Suite 300, San Antonio, Texas 78209 p: 210.224.6632 f: 210.224.6453

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS ROAD, SCHERTZ, TX 78132

2/16/2022

REGISTERED LANDSCAPE ARCHITECT
JASON S. LOCHTE
2516
STATE OF TEXAS

Revisions:

NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021

11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

ENLARGED LANDSCAPE PLAN

L1.03

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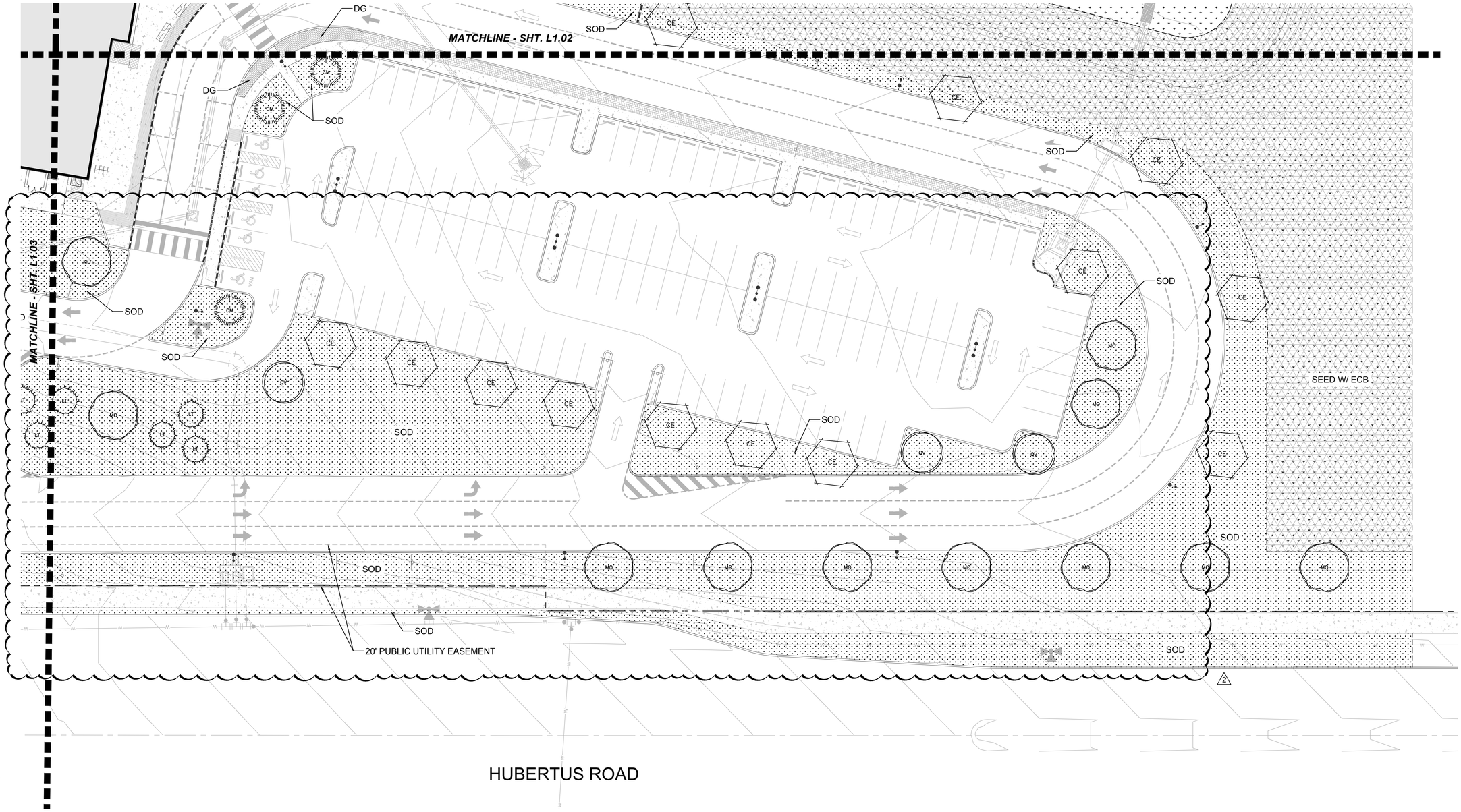

NORTH

0 20 40 60 80 feet

1" = 20'

LEGEND

EXISTING TREE TO REMAIN

PROPERTY LINE

L1.01	L1.02	L1.05
L1.03	L1.04	

SHEET KEY

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:43 AM

OWNER
COMPANY: COMAL ISD
CONTACT PERSON: JEFF SMITH
1404 IH-35 NORTH
NEW BRAUNFELS, TX 78130
PHONE: (830) 221-2000

APPLICANT/ENGINEER
COMPANY: POPE DAWSON ENGINEERS, INC.
CONTACT: JASON DIAMOND
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000

SURVEYOR
COMPANY: POPE-DAWSON ENGINEERS, INC.
CONTACT: DAVID CASANOVA
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000
PREPARATION DATE: 4/1/2020

PROPOSED SUBDIVISION REPLAT OF THE HARRAL SUBDIVISION LOT 2 BLOCK 1 TO CREATE THE HARRAL SUBDIVISION LOT 1 AND 2 BLOCK 5

0 LOT 2 BLOCK 1
0 ADDRESS: 233 HUBERTUS ROAD, SCHERTZ, TEXAS 78132
0 TOTAL ACREAGE: 4.26
0 LEGAL DESC: A 26.84 ACRE TRACT OF LAND PREVIOUSLY RECORDED AS LOT 2 BLOCK 1 OF THE HARRAL SUBDIVISION RECORDED IN VOL. 15, PG. 374 MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS, A 4.00 ACRE TRACT OF LAND RECORDED IN VOL. NO. 20220602383 O.P.R. AND A 78.83 ACRE TRACT OF LAND RECORDED IN DOC. NO. 20190604478 O.P.R. ALL CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT OUT OF THE HERMAN GARZA SURVEY, NUMBER 69, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

COOPER LOCHTE
LANDSCAPE ARCHITECTURE LLC
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL (210)921-6570
CLLA JOB #20-013

O'CONNELL ROBERTSON
Austin 811 Barton Springs Road, Suite 900, Austin, Texas 78704 p: 512.478.7284 f: 512.478.7441
San Antonio 4040 Broadway, Suite 300, San Antonio, Texas 78209 p: 210.224.6032 f: 210.224.6453

COMAL ISD ELEMENTARY SCHOOL 20

233 HUBERTUS ROAD, SCHERTZ, TX 78132

2/16/2022

REGISTERED LANDSCAPE ARCHITECT
JASON S. LOCHTE
2518
STATE OF TEXAS

Revisions:

NO.	DESCRIPTION	DATE
2	ADDENDUM #03	12-29-2021

11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

ENLARGED LANDSCAPE PLAN

L1.04

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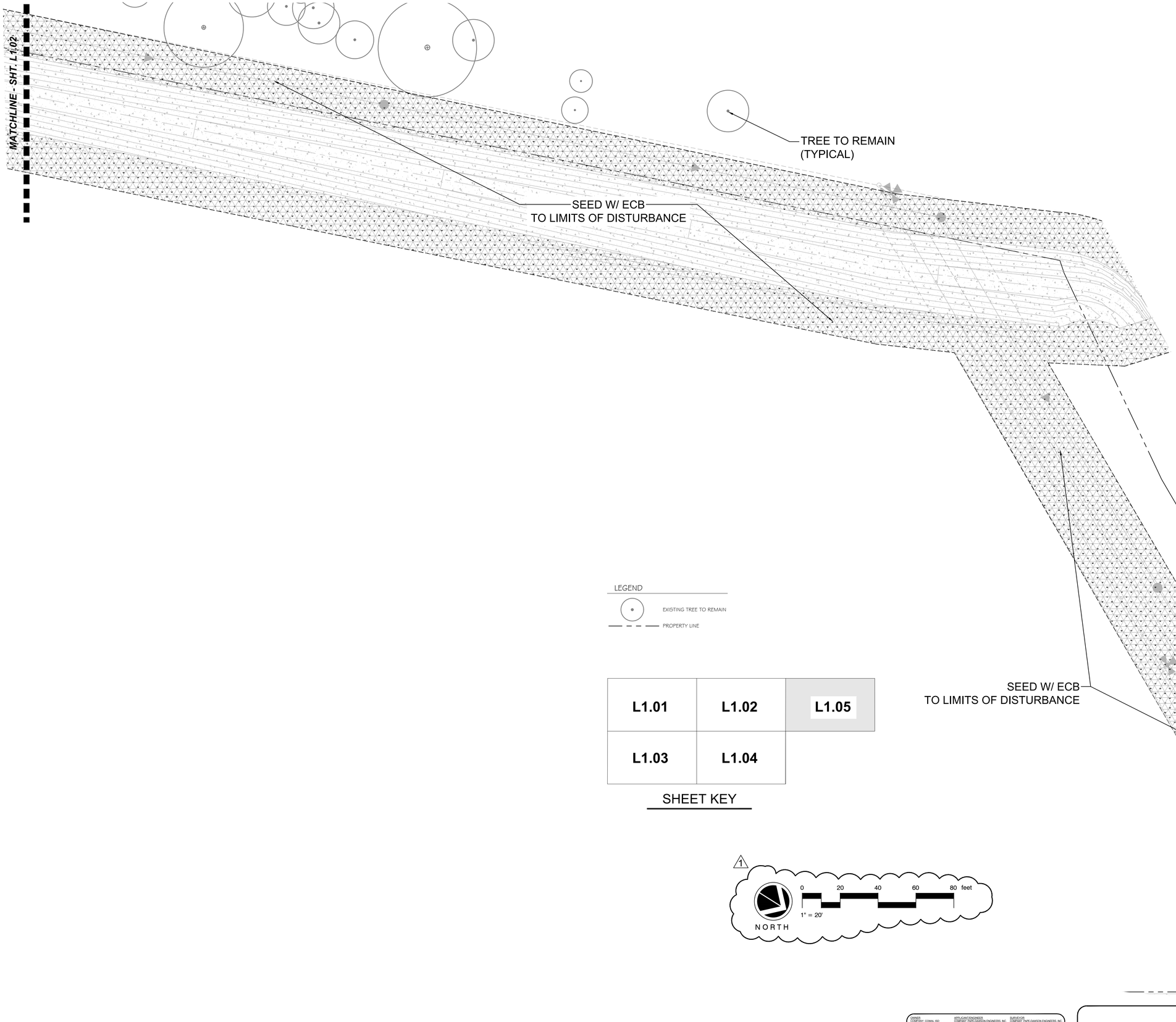
MATCHLINE - SHT. L1.02



LEGEND

EXISTING TREE TO REMAIN

PROPERTY LINE

L1.01	L1.02	L1.05
L1.03	L1.04	

SHEET KEY

1" = 20'

0 20 40 60 80 feet

NORTH

OWNER	ARCHITECT/ENGINEER	SURVEYOR
COMAL ISD CONTACT PERSON: JEFF SMITH 1404 IH-35 NORTH NEW BRAUNFELS, TX 78130 PHONE: (830) 221-2000	O'CONNELL ROBERTSON ENGINEERS, INC. CONTACT: JASON DIAMOND 2000 NW LOOP 410 SAN ANTONIO, TX 78213 PHONE: (210) 375-8000	PAPE-DAWSON ENGINEERS, INC CONTACT: DAVID CAGNOLIA 2000 NW LOOP 410 SAN ANTONIO, TX 78213 PHONE: (210) 375-9000 PREPARATION DATE: 4/1/2020

PROPOSED SUBDIVISION: REPLAT OF THE HARRIAL SUBDIVISION LOT 2 BLOCK 1 TO CREATE THE HARRIAL SUBDIVISION LOT 1 AND 2 BLOCK 5
- LOT 2 BLOCK 5
- ADDRESS: 233 HUBERTUS ROAD, SCHERTZ, TEXAS 78132
- TOTAL ACREAGE: 4.00
- LEGAL DESC.: A 35.84 ACRE TRACT OF LAND PREVIOUSLY RECORDED AS LOT 2 BLOCK 5 OF THE HARRIAL SUBDIVISION RECORDED IN VOL. 21, PG. 374 MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS, A 4.00 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201006035813 O.P.R. AND A 78.60 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201006034478 O.P.R. ALL CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT OUT OF THE RAPHAEL GARZA SURVEY NUMBER 69, ABSTRACT 375 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:47 AM

COOPER LOCHTE
LANDSCAPE ARCHITECTURE LLC
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249 / TEL (210)821-6570
CLLA JOB #20-013

O'CONNELL ROBERTSON
Austin 811 Barton Springs Road, Suite 900, Austin, Texas 78704 p: 512.478.7284 f: 512.478.7441
San Antonio 4040 Broadway, Suite 300, San Antonio, Texas 78209 p: 210.224.6632 f: 210.224.6453

COMAL ISD
ELEMENTARY SCHOOL 20
233 HUBERTUS ROAD, SCHERTZ, TX 78132

2/16/2022

REGISTERED LANDSCAPE ARCHITECT
JASON S. LOCHTE
2518
STATE OF TEXAS

Revisions:

NO.	DESCRIPTION	DATE
1	ADDENDUM 01	12/6/2021
2	ADDENDUM #03	12-29-2021

11/08/2021
Project No. 1743.02
CONTRACT DOCUMENTS

ENLARGED
LANDSCAPE PLAN

L1.05

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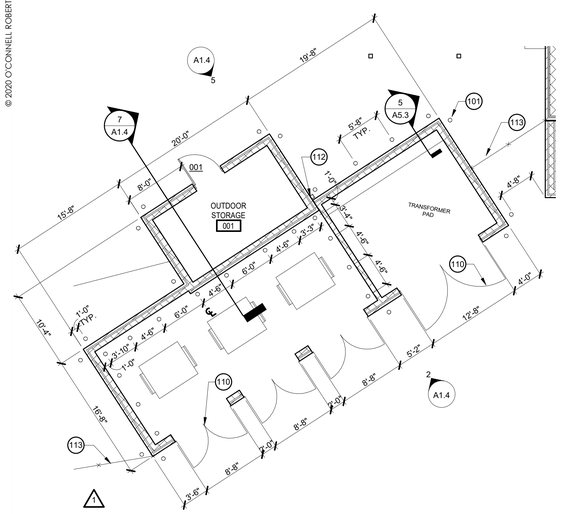
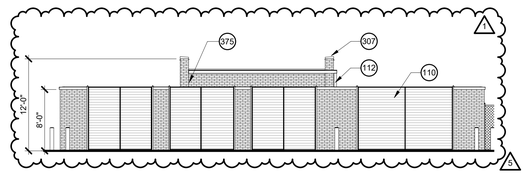
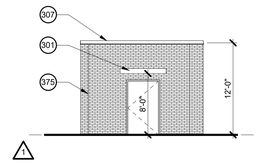


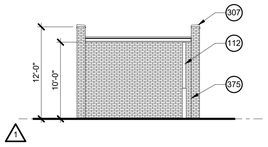
1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"



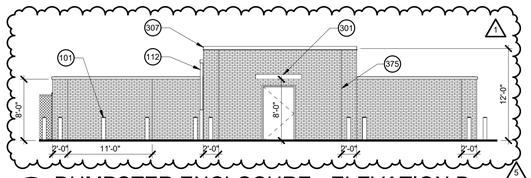
2 DUMPSTER ENCLOSURE - ELEVATION A
SCALE: 1/8" = 1'-0"



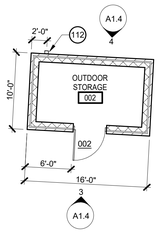
3 PRE-K OUTDOOR STORAGE - ELEVATION A
SCALE: 1/8" = 1'-0"



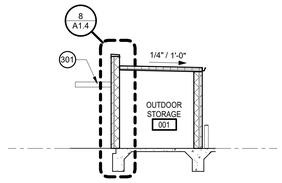
4 PRE-K OUTDOOR STORAGE - ELEVATION B
SCALE: 1/8" = 1'-0"



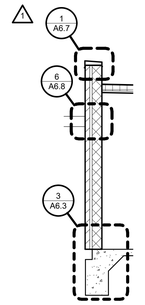
5 DUMPSTER ENCLOSURE - ELEVATION B
SCALE: 1/8" = 1'-0"



6 PRE-K OUTDOOR STORAGE - PLAN
SCALE: 1/8" = 1'-0"



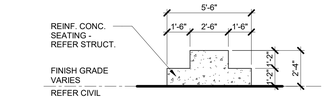
7 OUTDOOR STORAGE - SECTION
SCALE: 1/8" = 1'-0"



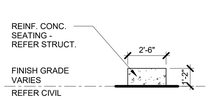
8 OUTDOOR STORAGE - WALL SECTION
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND

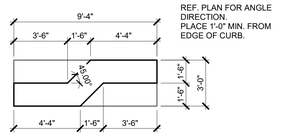
101	6" DIAMETER BOLLARD, TYP.
104	FLAGPOLE
105	PRE-ENGINEERED WALKWAY COVERING
106	REINFORCED CONCRETE SEATING, REF. STRUCT,
110	STEEL GATE WITH HORIZONTAL METAL WALL PANEL
112	PRE-FINISHED METAL GUTTER AND DOWNSPOUT WITH METAL COVER
113	FENCING AND GATE, REF. CIVIL
126	PAINTED PAVEMENT MARKINGS
301	WALKWAY COVERING
307	PRE-FINISHED METAL COPING
375	MASONRY EXPANSION JOINT TYP.



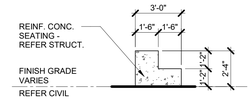
9 DOUBLE CONC. SEATING @ COURTYARD
SCALE: 1/4" = 1'-0"



10 SINGLE CONC. SEATING @ COURTYARD
SCALE: 1/4" = 1'-0"



11 CONC. SEATING - PLAN
SCALE: 1/4" = 1'-0"



12 CONC. SEATING - SECTION
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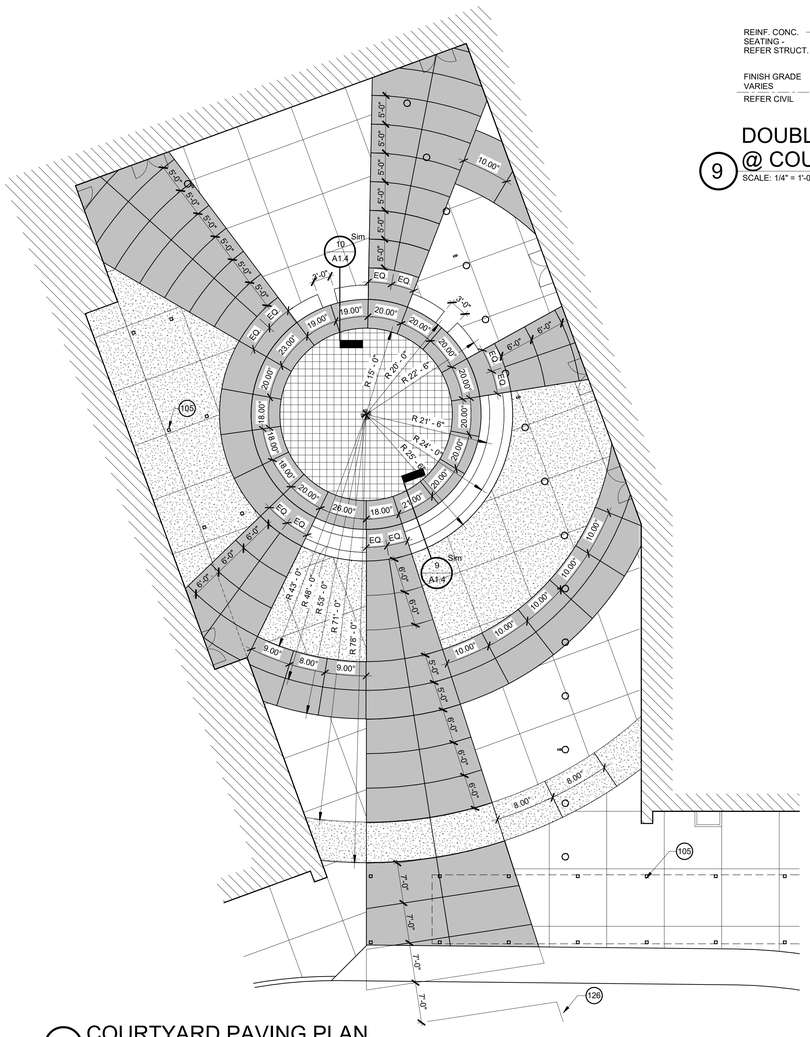
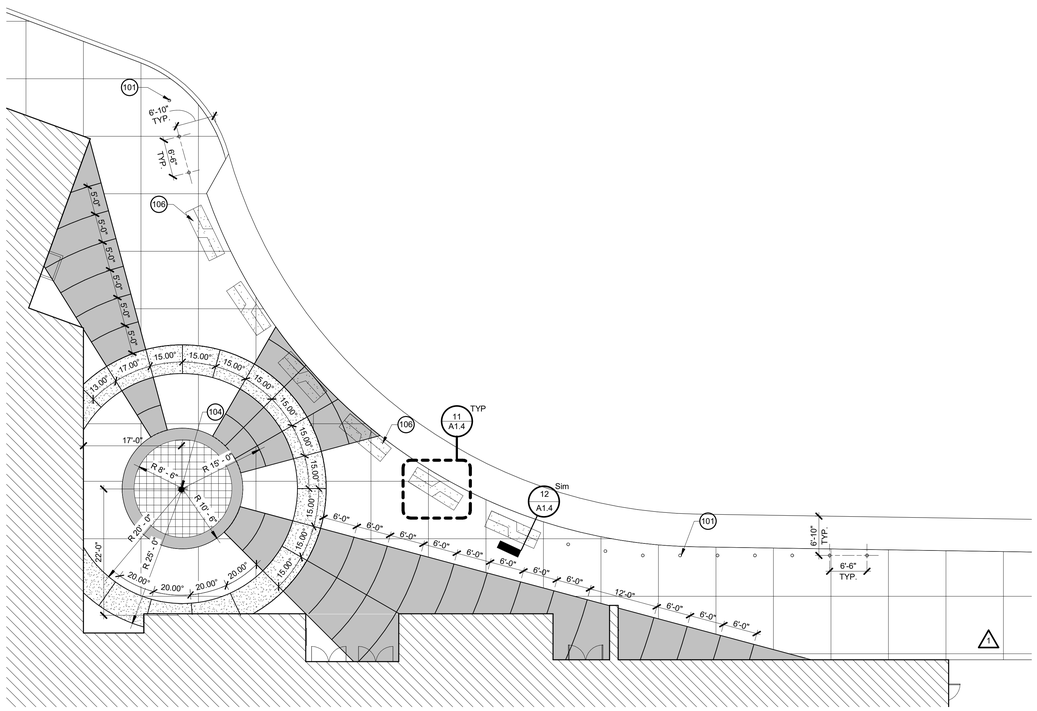


13 COURTYARD PAVING PLAN
SCALE: 3/32" = 1'-0"



14 MAIN ENTRY PAVING PLAN
SCALE: 3/32" = 1'-0"

PAVING FINISH LEGEND

- CONCRETE STANDARD PAVING - REF. CIVIL
- CONCRETE ROCK SALT FINISH
- CONCRETE STANDARD PAVING RE: CIVIL
- SPECIALTY CONTROL JOINT
- 10' X 10' CONTROL JOINT PATTERN - REF. PAVING PLANS FOR SPECIFIC LOCATIONS
- SYNTHETIC GRASS, TYPE 1

Approved By:
Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:51 AM

FOR PLANNING DEPARTMENT SITE PLAN CERTIFICATION REVIEW ONLY.

O'CONNELLROBERTSON
Austin 811 Barton Springs Road, Suite 900, Austin, Texas 78704 p: 512.478.7284 f: 512.478.7441
San Antonio 4646 Broadway, Suite 300, San Antonio, Texas 78209 p: 210.824.4002 f: 210.824.4453

COMAL ISD
ELEMENTARY SCHOOL 20
233 HUBERTUS RD, SCHERTZ, TEXAS 78154 - LOT 2, BLOCK 5

FOR INTERIM REVIEW
NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

RESPONSIBLE ARCHITECT:
MISELA GONZALES-VANDEWALLE
28007

Revisions:

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	12/07/21
5	ADDENDUM #5	02/04/22

11/08/21
Project No. 1743.02
CONTRACT DOCUMENTS

SITE DETAILS
A1.4

1/11/2022 11:35:28 AM
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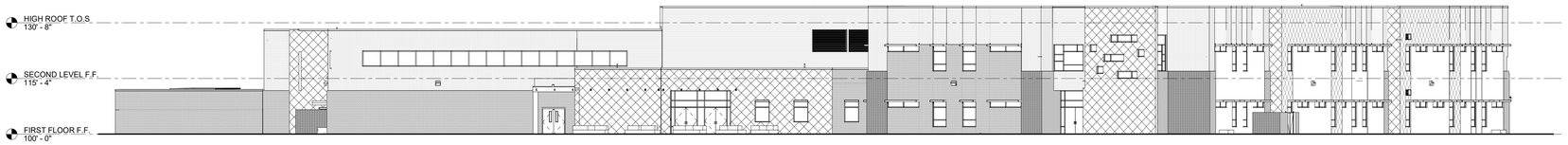
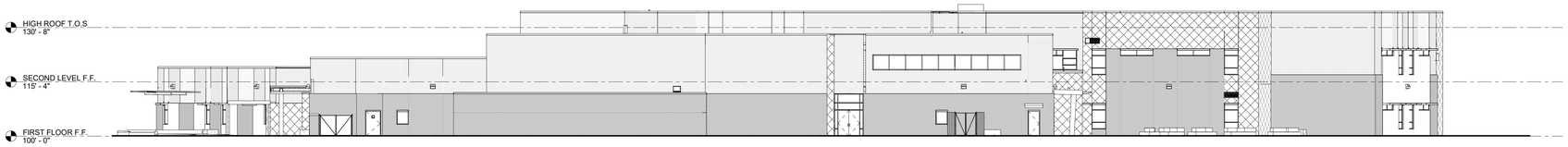
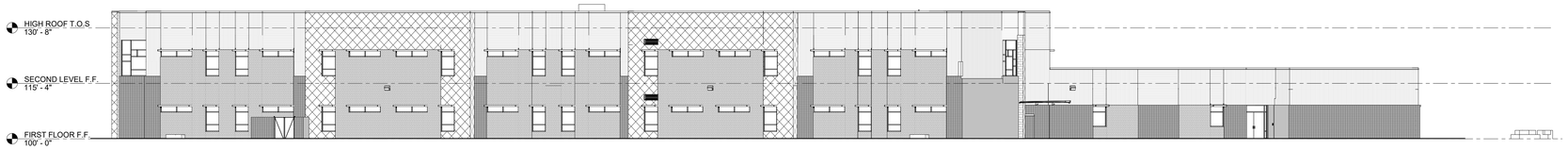


1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"

3 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

- BRICK TYPE 1, 4X12 RUNNING BOND
- BRICK TYPE 1, 4X12 STACKED BOND
- BRICK TYPE 2, 4X8 STACKED BOND
- BRICK TYPE 3, 4X12 RUNNING BOND
- METAL PANEL TYPE 1, HORIZONTAL
- METAL PANEL TYPE 1, VERTICAL
- METAL PANEL TYPE 2, 3 -COLOR BLEND
- METAL PANEL TYPE 3, HORIZONTAL

Approved By:
Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:43:55 AM

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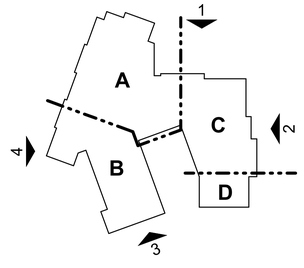

KEY PLAN

NOTE: THIS SHEET TO BE USED FOR REFERENCE ONLY. SOME ELEMENTS ARE HIDDEN FOR CLARITY.

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Austin 811 Barton Springs Road, Suite 900, Austin, Texas 78704 p: 512.478.7284 f: 512.478.7441
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COMAL ISD
ELEMENTARY SCHOOL 20
233 HUBERTUS RD, SCHERTZ, TEXAS 78154 - LOT 2, BLOCK 5

FOR INTERIM REVIEW
NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

RESPONSIBLE ARCHITECT:
MISELA GONZALES-VANDEWALLE
28007

Revisions:

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	12/17/21

11/08/21
Project No. 1743.02
CONTRACT DOCUMENTS

OVERALL EXTERIOR ELEVATIONS
A4.1

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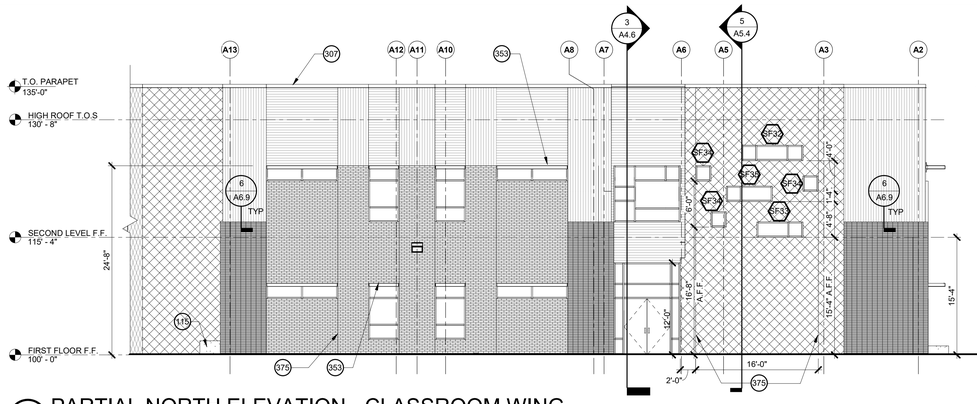
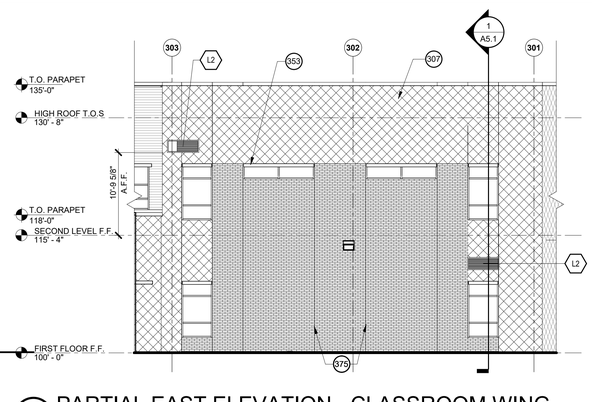
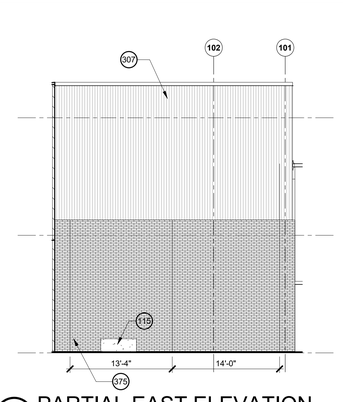


1 PARTIAL NORTH ELEVATION - CLASSROOM WING
SCALE: 1/8" = 1'-0"



2 PARTIAL EAST ELEVATION - CLASSROOM WING
SCALE: 1/8" = 1'-0"



3 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- BRICK TYPE 1, 4X12 RUNNING BOND
- BRICK TYPE 1, 4X12 STACKED BOND
- BRICK TYPE 2, 4X8 STACKED BOND
- BRICK TYPE 3, 4X12 RUNNING BOND
- METAL PANEL TYPE 1, HORIZONTAL
- METAL PANEL TYPE 1, VERTICAL
- METAL PANEL TYPE 2, 3 -COLOR BLEND
- METAL PANEL TYPE 3, HORIZONTAL

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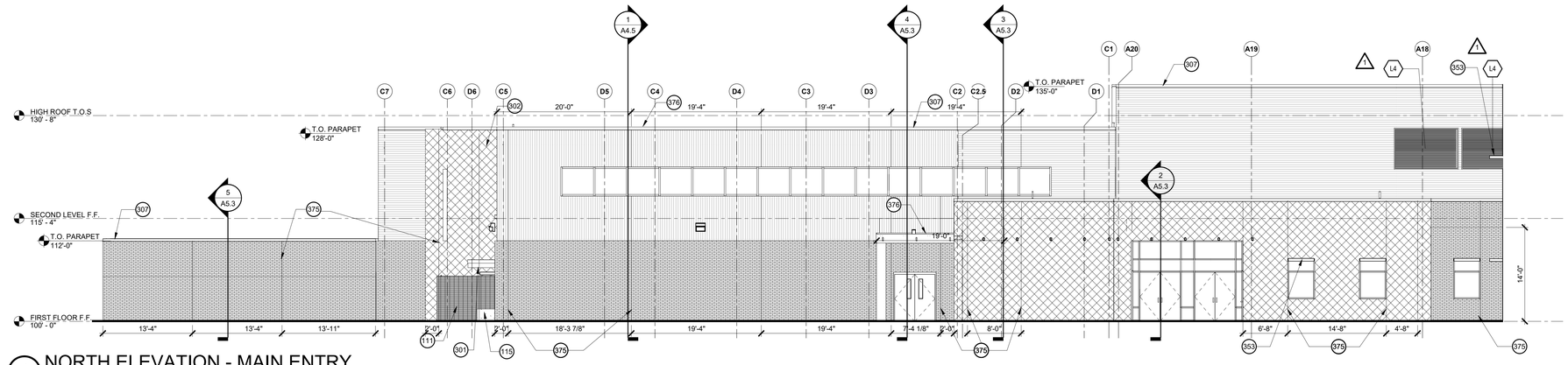
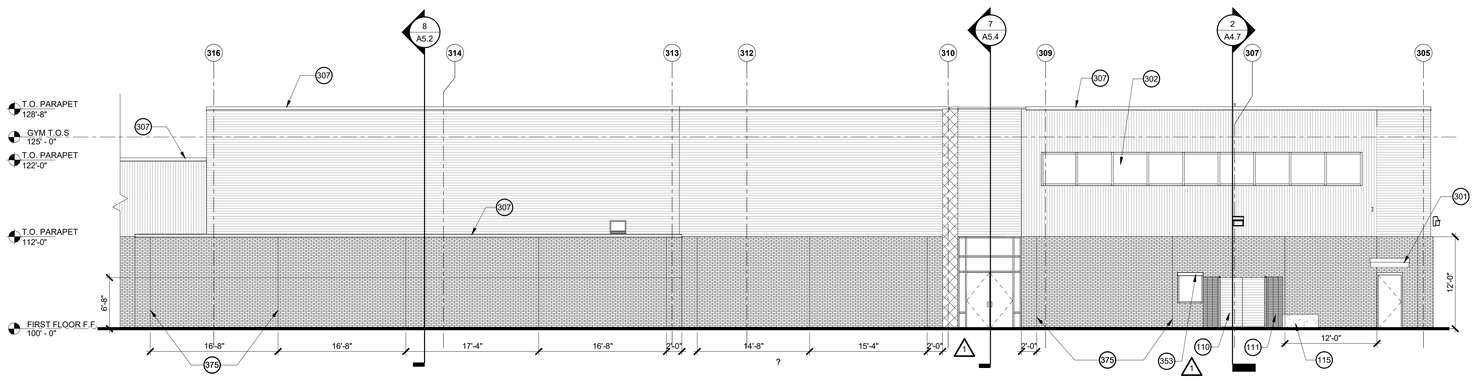


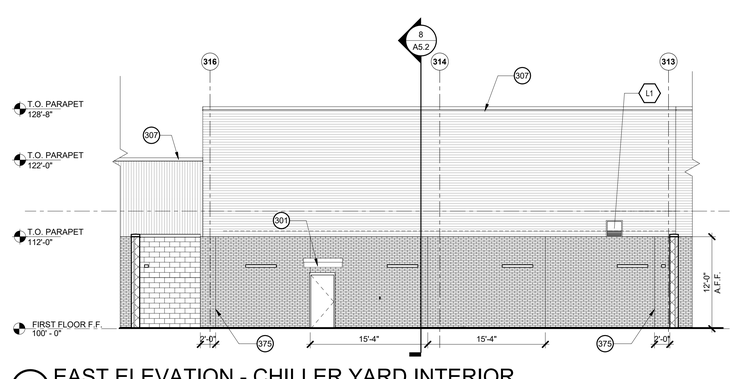
4 NORTH ELEVATION - MAIN ENTRY
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND

- 110 STEEL GATE WITH HORIZONTAL METAL WALL PANEL
- 111 BRICK TYPE 2 AT EQUIPMENT ENCLOSURE
- 113 FENCING AND GATE, REF. CIVIL
- 115 ABOVE GRADE AREAWAY
- 301 WALKWAY COVERING
- 302 INSULATED TRANSLUCENT PANEL.
- 307 PRE-FINISHED METAL COPING
- 310 STRUCTURAL STEEL FRAMED CANOPY WITH PRE-FINISHED METAL FASCIA.
- 353 EXTERIOR SUN CONTROL DEVICE
- 375 MASONRY EXPANSION JOINT TYP.
- 376 METAL PANEL JOINT.

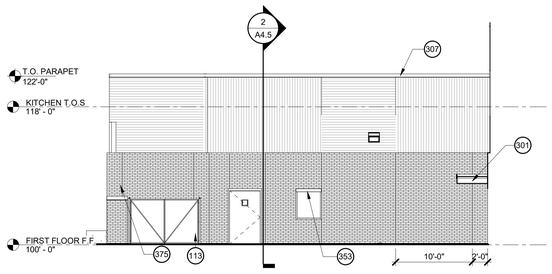


5 EAST ELEVATION - KITCHEN, CHILLER YARD & GYMNASIUM
SCALE: 1/8" = 1'-0"

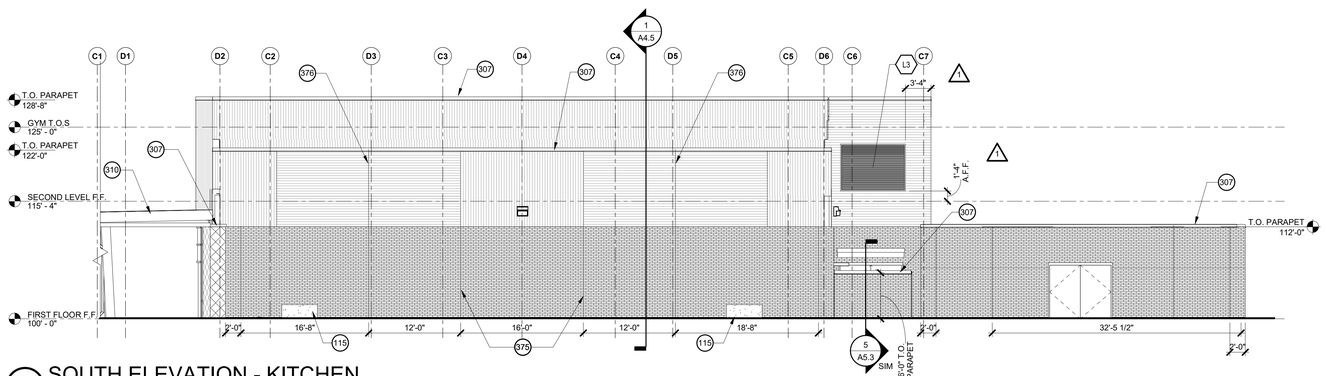


6 EAST ELEVATION - CHILLER YARD INTERIOR
SCALE: 1/8" = 1'-0"

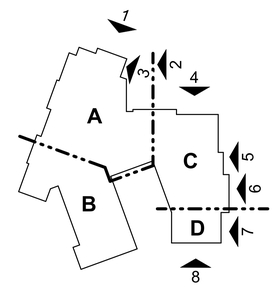
Approved By:
Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:44:01 AM



7 EAST ELEVATION - KITCHEN
SCALE: 1/8" = 1'-0"



8 SOUTH ELEVATION - KITCHEN
SCALE: 1/8" = 1'-0"



KEY PLAN

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MISELA GONZALES-VANDEWALLE
28007

Revisions:

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	12/17/21

11/08/21
Project No. 1743.02
CONTRACT DOCUMENTS

EXTERIOR ELEVATIONS
A4.2

1/11/2022 11:37:18 AM
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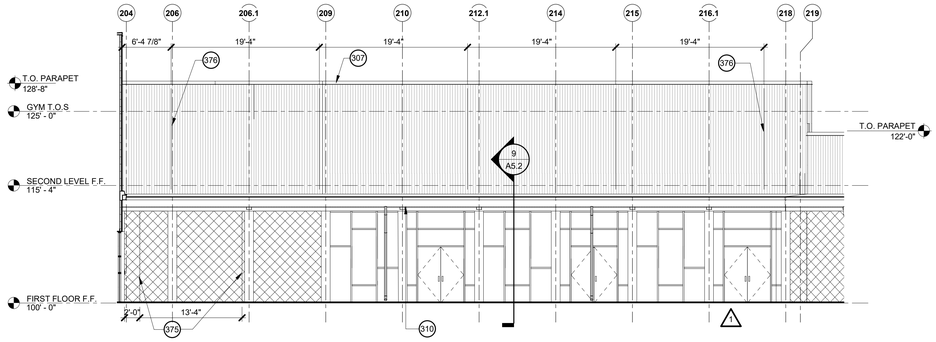

1 CAFETERIA ELEVATION AT COURTYARD
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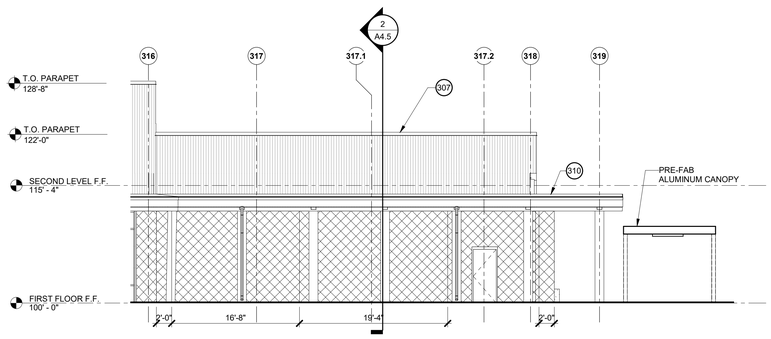
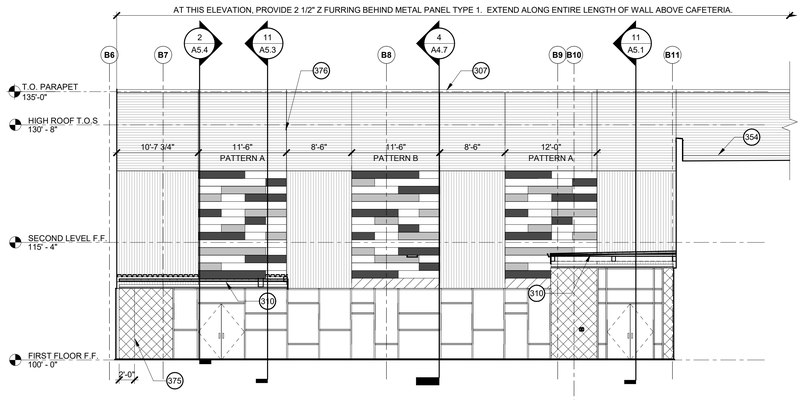
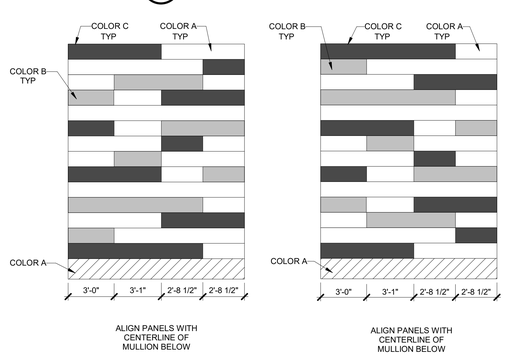


2 KITCHEN ELEVATION AT COURTYARD
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION AT COURTYARD - MOSAIC PANEL
SCALE: 1/8" = 1'-0"



4 ENLARGED ELEVATION - MOSAIC PATTERN A
SCALE: 1/4" = 1'-0"

5 ENLARGED ELEVATION - MOSAIC PATTERN B
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

- BRICK TYPE 1, 4X12 RUNNING BOND
- BRICK TYPE 1, 4X12 STACKED BOND
- BRICK TYPE 2, 4X8 STACKED BOND
- BRICK TYPE 3, 4X12 RUNNING BOND
- METAL PANEL TYPE 1, HORIZONTAL
- METAL PANEL TYPE 1, VERTICAL
- METAL PANEL TYPE 2, 3 -COLOR BLEND
- METAL PANEL TYPE 3, HORIZONTAL

KEYNOTE LEGEND

110 STEEL GATE WITH HORIZONTAL METAL WALL PANEL

111 BRICK TYPE 2 AT EQUIPMENT ENCLOSURE

115 ABOVE GRADE AREAWAY

307 PRE-FINISHED METAL COPING

310 STRUCTURAL STEEL FRAMED CANOPY WITH PRE-FINISHED METAL FASCIA.

353 EXTERIOR SUN CONTROL DEVICE

1 354 EXPANSION JOINT. PROVIDE A FLOOR, WALL, AND CEILING EJ COVER IN THESE LOCATIONS, WERE APPLICABLE.

375 MASONRY EXPANSION JOINT TYP.

376 METAL PANEL JOINT.

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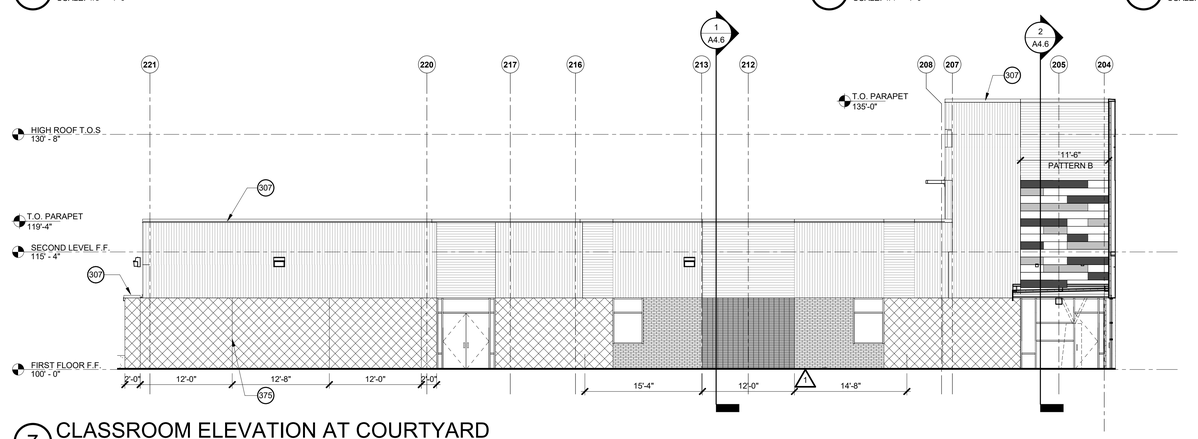
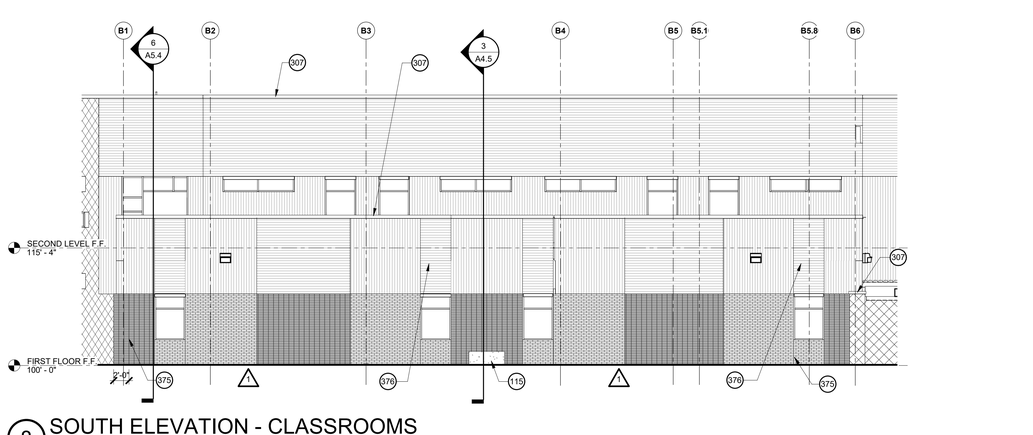
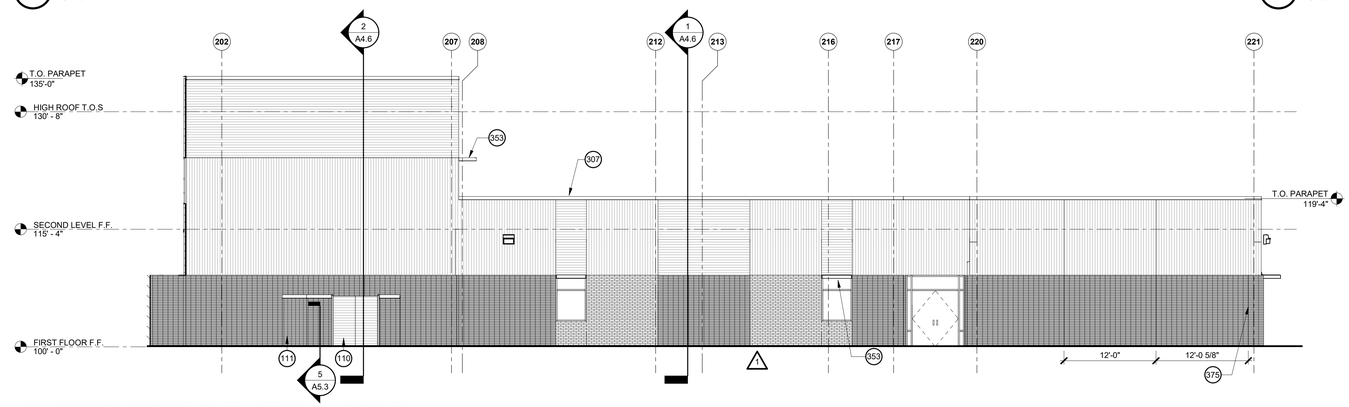


7 CLASSROOM ELEVATION AT COURTYARD
SCALE: 1/8" = 1'-0"



8 SOUTH ELEVATION - CLASSROOMS
SCALE: 1/8" = 1'-0"



9 SOUTHWEST ELEVATION AREA B
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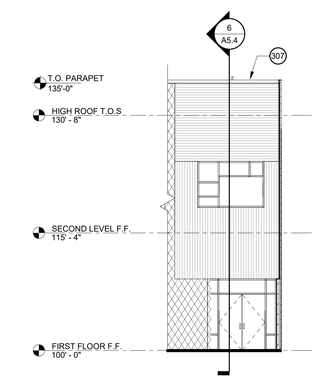
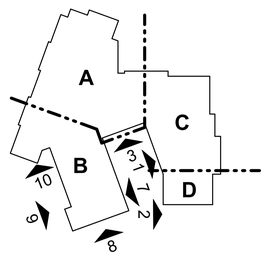


10 CLASSROOM ENTRY ELEVATION 1
SCALE: 1/8" = 1'-0"

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:44:06 AM



KEY PLAN

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ELEMENTARY SCHOOL 20
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RESPONSIBLE ARCHITECT: MISELA GONZALES-VANDEWALLE 28007

Revisions:

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	12/17/21

11/08/21
Project No. 1743.02
CONTRACT DOCUMENTS

EXTERIOR ELEVATIONS
A4.3

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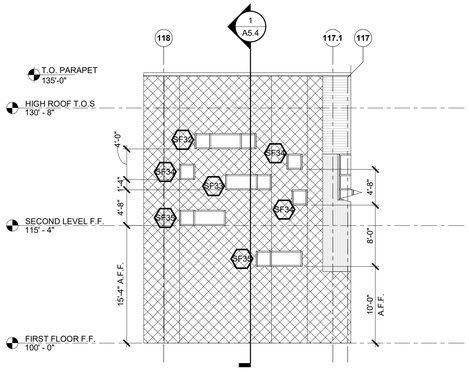

1 SOUTH STAIR ELEVATION
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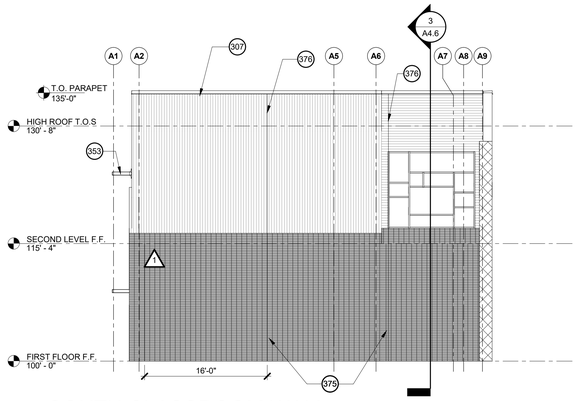

2 SOUTH CLASSROOM WALL
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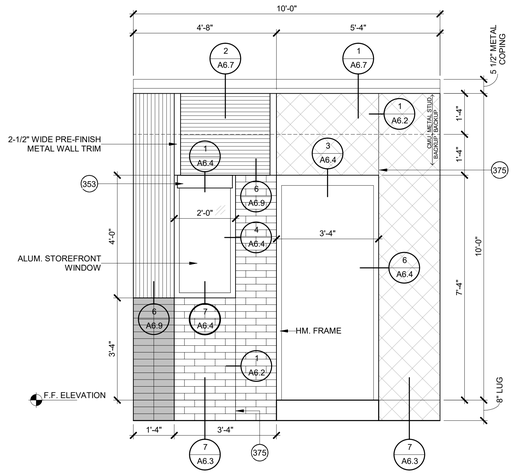


MOCK UP WALL

EXTERIOR MATERIALS LEGEND

- BRICK TYPE 1, 4X12 RUNNING BOND
- BRICK TYPE 1, 4X12 STACKED BOND
- BRICK TYPE 2, 4X8 STACKED BOND
- BRICK TYPE 3, 4X12 RUNNING BOND
- METAL PANEL TYPE 1, HORIZONTAL
- METAL PANEL TYPE 1, VERTICAL
- METAL PANEL TYPE 2, 3 -COLOR BLEND
- METAL PANEL TYPE 3, HORIZONTAL

KEYNOTE LEGEND

110 STEEL GATE WITH HORIZONTAL METAL WALL PANEL

111 BRICK TYPE 2 AT EQUIPMENT ENCLOSURE

115 ABOVE GRADE AREAWAY

128 DASHED LINE INDICATES LUG, RE: EXTERIOR DETAILS AND STRUCTURAL.

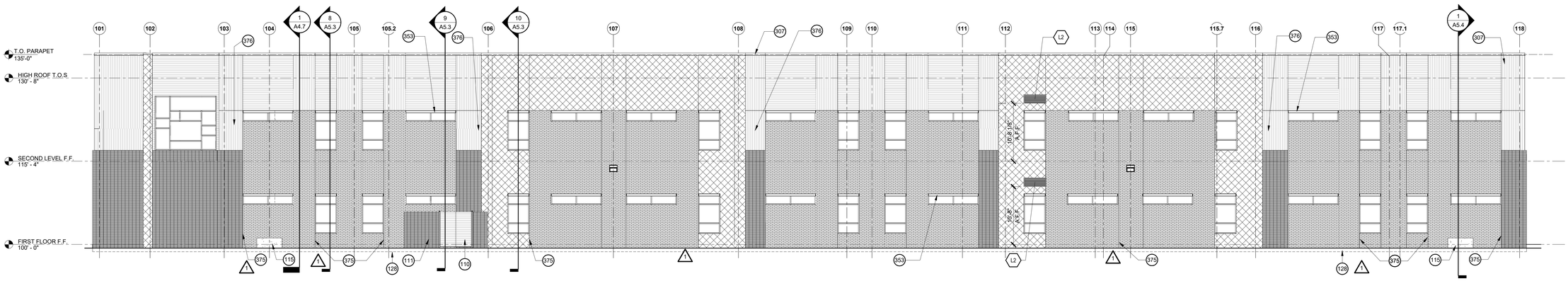
301 WALKWAY COVERING

307 PRE-FINISHED METAL COPING

353 EXTERIOR SUN CONTROL DEVICE

375 MASONRY EXPANSION JOINT TYP.

376 METAL PANEL JOINT.



3 WEST ELEVATION - CLASSROOMS
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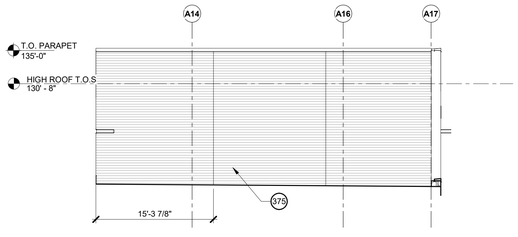

4 SECOND FLOOR ELEVATION
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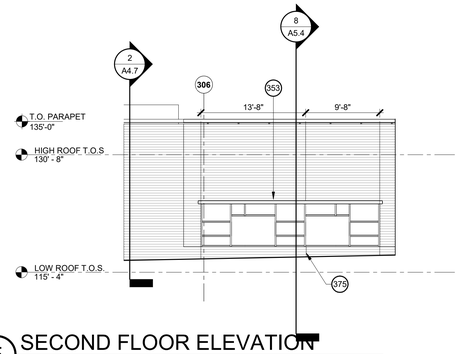
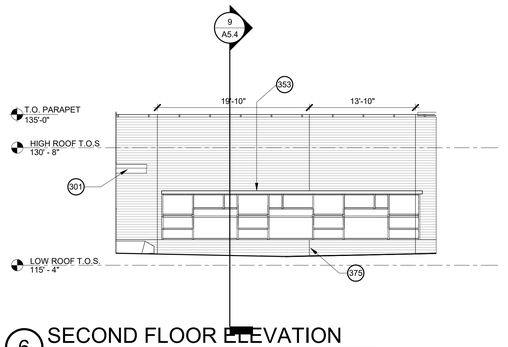
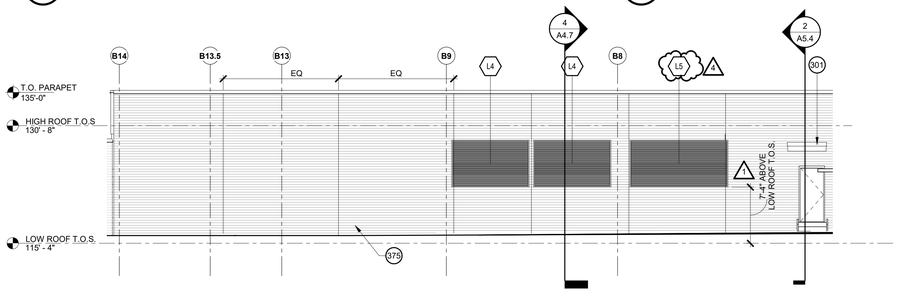


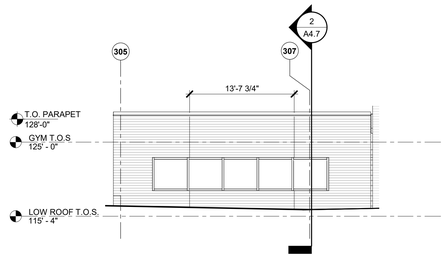
5 SECOND FLOOR ELEVATION
SCALE: 1/8" = 1'-0"



6 SECOND FLOOR ELEVATION
SCALE: 1/8" = 1'-0"



7 SECOND FLOOR ELEVATION
SCALE: 1/8" = 1'-0"



8 SECOND FLOOR ELEVATION AT GYM
SCALE: 1/8" = 1'-0"

Approved By:

Megan Harrison, Planner
Planning & Community Development
05/06/2022 11:44:13 AM

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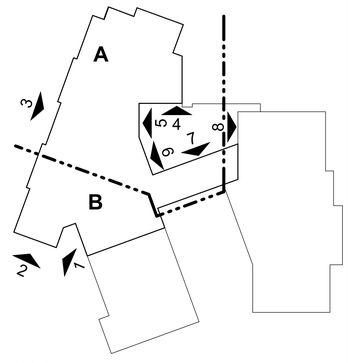

KEY PLAN

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28007

Revisions:

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4	ADDENDUM #4	01/06/22

11/08/21
Project No. 1743.02
CONTRACT DOCUMENTS

EXTERIOR ELEVATIONS
A4.4

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