

# CONCEPTUAL SITE PLAN / NOT AN APPROVED DOCUMENT

**OWNER/DEVELOPER:**  
BK 515 INVESTMENTS LLC  
3122 RUNNING FAWN,  
SAN ANTONIO, TX, 78261

**ENGINEER:**  
RAO'S CONSULTING ENGINEERS  
P.O. BOX 592991  
SAN ANTONIO, TEXAS 78258  
TEL: (210)549-7557  
FAX: (512)-856-4595

**SURVEYOR:**  
MATKIN HOOVER ENGINEERING & SURVEYING  
8 SPENCER ROAD, SUITE 300  
BOERNE, TEXAS 78006  
PHONE: (830)249-0600

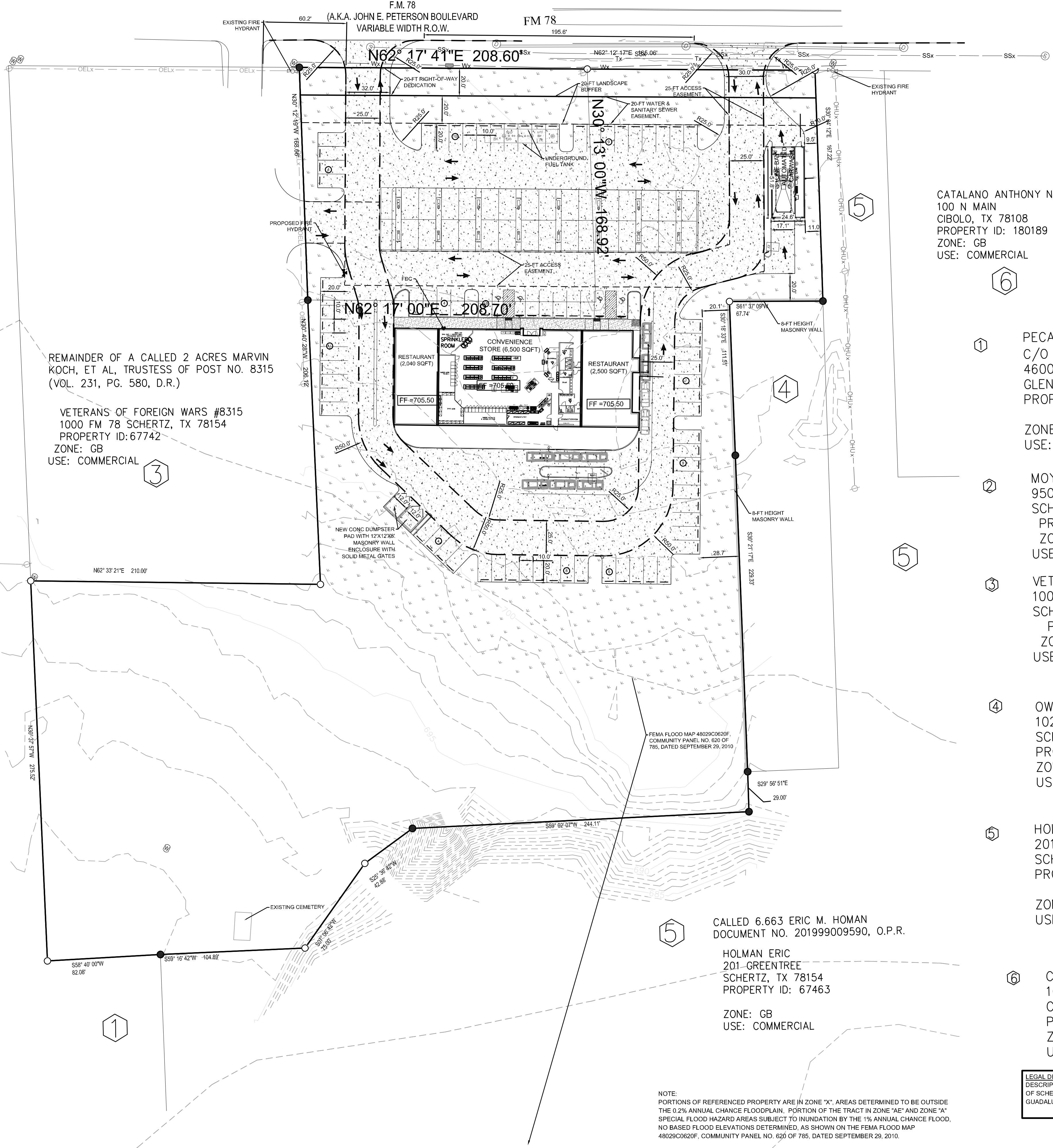
SITE SUMMARY	
PROPOSED USE:	RETAIL, RESTAURANT, CONVENIENCE STORE WITH GAS STATION
ZONING DISTRICT:	GENERAL BUSINESS (GB)
LOT AREA:	235,093 SQFT / 5.397 ACRES
EXISTING IMPERVIOUS COVER:	43,690 SQFT / 1.003 ACRES (18.6%)
PROPOSED IMPERVIOUS COVER:	107,950 SQFT / 2.48 ACRES (46%)
BUILDING AREA:	11,040 SQFT
BUILDING HEIGHT:	34 FT 3 IN
REQUIRED PARKING:	25 SPACES (RESTAURANT 2500 SQ.FT) 21 SPACES (RESTAURANT 2040 SQ.FT) 26 SPACES (CONVENIENCE STORE 6500 SQ.FT)
PROVIDED PARKING:	86 SPACES
ACCESSIBLE PARKING:	4 SPACES

**WHEEL STOP NOTE:**  
WHEEL STOPS ARE REQUIRED FOR ALL AREAS OF HEAD-IN PARKING ADJACENT TO LANDSCAPED AREAS. WHEEL STOPS WILL BE PLACED SO THAT THE OVERHANG OF VEHICLES IS CONTAINED TOTALLY WITHIN THE PARKING SPACE.

**LIGHT NOTE:**  
THIS SITE WILL COMPLY WITH ALL LIGHTING AND CLARE STANDARDS ACCORDING TO THE UNIFIED DEVELOPMENT CODE AT THE TIME OF BUILDING PERMIT.

**SIGNAGE NOTE:**  
ALL SIGNAGE WILL COMPLY WITH UNIFIED DEVELOPMENT CODE AT THE TIME OF BUILDING PERMIT.

**FLOODPLAIN NOTE:**  
PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PORTION OF THE TRACT IN ZONE "AE" AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASED FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FEMA FLOOD MAP 48029C0620F, COMMUNITY PANEL NO. 620 OF 785, DATED SEPTEMBER 29, 2010.



REMAINDER OF A CALLED 2 ACRES MARVIN KOCH, ET AL, TRUSTESS OF POST NO. 8315 (VOL. 231, PG. 580, D.R.)

VETERANS OF FOREIGN WARS #8315  
1000 FM 78 SCHERTZ, TX 78154  
PROPERTY ID: 67742  
ZONE: GB  
USE: COMMERCIAL

CALLLED 101.911 PECAN GROVE TX, LLC.  
VOL. 2822, PG. 584, O.P.R.

PECAN GROVE TX LLC  
C/O PARKLAND VENTURES INC  
4600 COX ROAD STE 400  
GLEN ALLEN, VA 23060  
PROPERTY ID: 67666

ZONE: GB  
USE: COMMERCIAL

CALLLED 6.663 ERIC M. HOMAN  
DOCUMENT NO. 201999009590, O.P.R.

HOLMAN ERIC  
201-GREENTREE  
SCHERTZ, TX 78154  
PROPERTY ID: 67463

ZONE: GB  
USE: COMMERCIAL

CATALANO ANTHONY N & TONYA R  
100 N MAIN  
CIBOLO, TX 78108  
PROPERTY ID: 180189  
ZONE: GB  
USE: COMMERCIAL

PECAN GROVE TX LLC  
C/O PARKLAND VENTURES INC  
4600 COX ROAD STE 400  
GLEN ALLEN, VA 23060  
PROPERTY ID: 67666

ZONE: GB  
USE: COMMERCIAL

MOY SCHERTZ LLC  
950 FM 78  
SCHERTZ, TX 78154  
PROPERTY ID: 67668  
ZONE: GB  
USE: COMMERCIAL

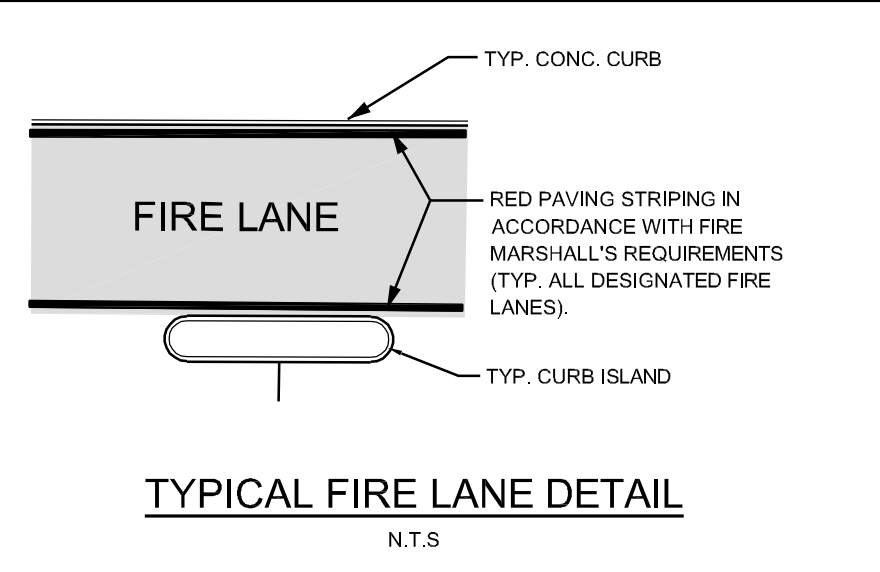
VETERANS OF FOREIGN WARS #8315  
1000 FM 78  
SCHERTZ, TX 78154  
PROPERTY ID: 67742  
ZONE: GB  
USE: COMMERCIAL

OWENS BEVERLY J  
1028 FM 78  
SCHERTZ, TX 78154  
PROPERTY ID: 67598  
ZONE: GB  
USE: RESIDENTIAL

HOLMAN ERIC  
201-GREENTREE  
SCHERTZ, TX 78154  
PROPERTY ID: 67463

ZONE: GB  
USE: COMMERCIAL

CATALANO ANTHONY N & TONYA R  
100 N MAIN  
CIBOLO, TX 78108  
PROPERTY ID: 180189  
ZONE: GB  
USE: COMMERCIAL



REV. NO.	DESCRIPTION	DATE

Notes:

**LEGEND**

- PROPOSED CONCRETE HEADER CURB
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
- MISC. TRAFFIC SIGN
- GUARD POST
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- LIGHT POLE
- POWER POLE
- GRATE
- TRAFFIC LIGHT
- ACCESSIBLE PARKING
- EXISTING CONCRETE AREAS
- WHEELSTOP
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD ELECTRIC
- RETAINING WALL
- 8" MASONRY SCREEN WALL
- LANDSCAPE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED FIRE LANE
- EXISTING CONTOUR

**SIGNATURE/SEAL**

**RCE RAO'S CONSULTING ENGINEERS**  
TYPE 00000000  
P.O. BOX 592991 SAN ANTONIO, TX 78258  
PHONE: 210.549.7557, FAX: 512.856.4595  
www.raosengineering.com

**PROJECT DESCRIPTION:**  
 **BURGER KING**  
1008 FM 78  
SCHERTZ, TX 78154

**TITLE:**  
**SITE PLAN**

**LEGAL DESCRIPTION:**  
DESCRIPTION OF A CALLED 5.397 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SCHERTZ, TEXAS, OUT OF IN THE G. MALPAZ SURVEY NO. 67, ABSTRACT 221, GUADALUPE COUNTY, TEXAS.

**DATE:** 10/26/22 **JOB NO.:** 2021-868

**DESIGNED BY:** RV **DRG NO.:** C1

**DRAWN BY:** MO

**CHECKED BY:** RV

PERMIT SET

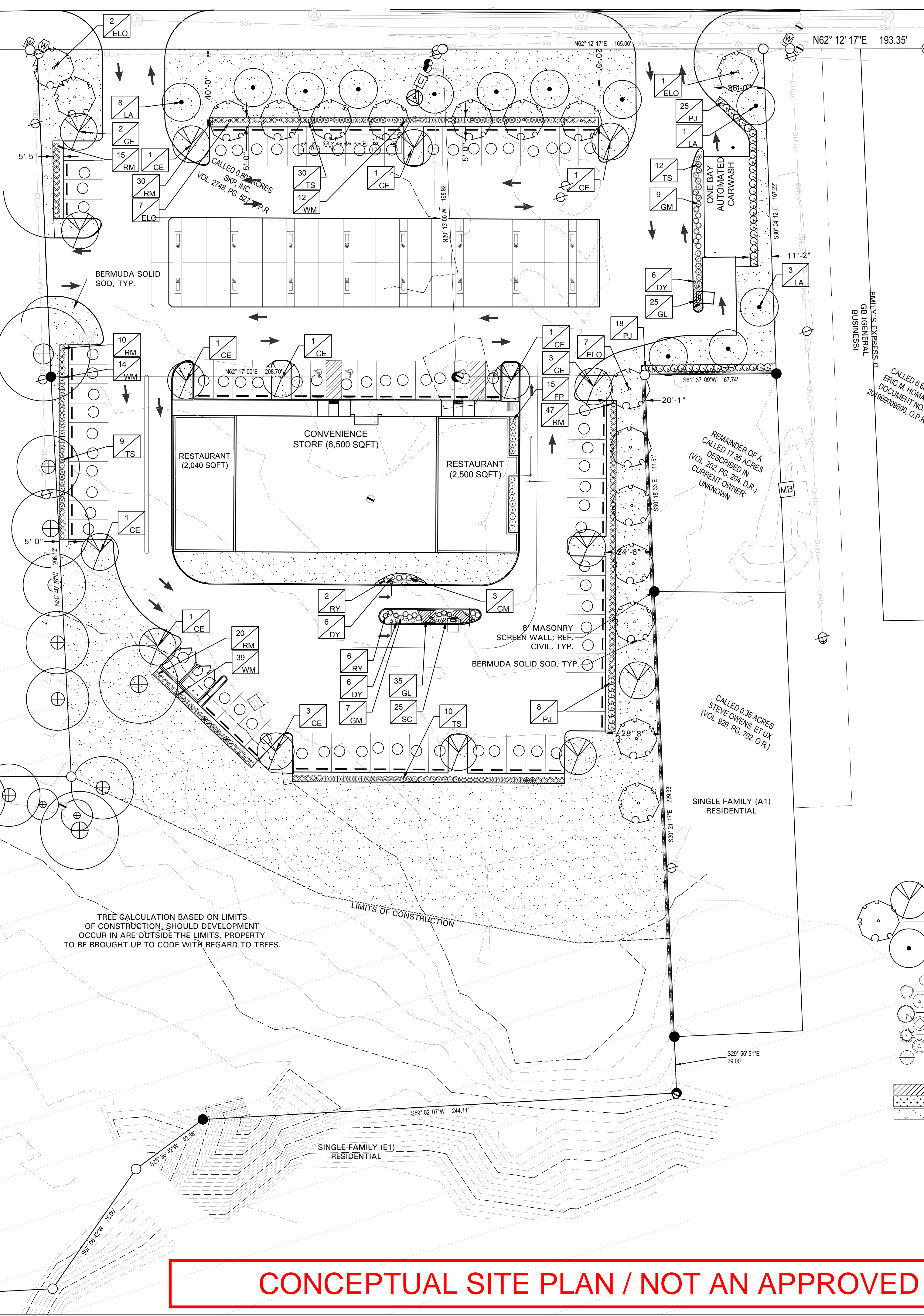
LANDSCAPE TABULATIONS for Schertz, TX	
Site: 234,915 s.f.	
Limits of Construction: 143,006 s.f.	
Landscape Required	
1. A minimum of 20% of the total land area of any proposed non residential development shall be landscaped.	
2. Properties shall provide 9 trees per acre of lot area.	
REQUIRED	PROVIDED
28,601 s.f. (20% of limits of construction)	43,129 s.f. (30.2%)
	99,877 s.f. impervious cover (69.8% of the developed area)
29 trees	2 existing trees; 43 proposed trees
Parking Area	
1. Parking lots shall be screened from public view and adjacent properties.	
2. A minimum of 10% of the gross parking area shall be devoted to living landscaping which includes grass, groundcovers, plants, shrubs and trees.	
3. There shall be a minimum of 1 shade tree planted for each 400 s.f. of required interior landscape area.	
Parking Lot Area: 45564 s.f. (80 spaces)	
REQUIRED	PROVIDED
parking lot screening	parking lot screening
4,556 s.f. (10%)	4,608 s.f.
11 trees	17 trees
Perimeter Landscape Area	
1. All parking lots and vehicular use areas shall be screened from all abutting properties with a wall, fence, hedge berm or other durable landscape barrier. (30" ht)	
2. A 20' buffer shall be provided along FM78.	
3. Street trees shall be provided 1 per 50 l.f.	
Street: 374 l.f.	
REQUIRED	PROVIDED
hedge	hedge
20' buffer	20' buffer
19 trees	19 trees
South and East:	
20' buffer	20' BUFFER
West:	
5' planting strip	5' planting strip along vehicular use
Residential Adjacency	
1. Adjacent to residential, an 8' masonry fence shall be provided	
2. A 20' buffer shall be provided adjacent to residential with 1 tree per 30 l.f. and 10 shrubs per 50 l.f.	
207 l.f.	
REQUIRED	PROVIDED
8' masonry fence	8' masonry fence
20' buffer	20' buffer
7 trees	8 trees
41 shrubs	55 shrubs

GB (GENERAL BUSINESS) BAR/DANCEHALL

Parking Lot Area: 45564 s.f. (80 spaces)

REQUIRED PROVIDED  
hedge hedge  
20' buffer 20' buffer  
19 trees 19 trees  
South and East:  
20' buffer 20' BUFFER  
West:  
5' planting strip 5' planting strip along vehicular use

REQUIRED PROVIDED  
8' masonry fence 8' masonry fence  
20' buffer 20' buffer  
7 trees 8 trees  
41 shrubs 55 shrubs



TREE CALCULATION BASED ON LIMITS OF CONSTRUCTION. SHOULD DEVELOPMENT OCCUR IN ARE OUTSIDE THE LIMITS, PROPERTY TO BE BROUGHT UP TO CODE WITH REGARD TO TREES.

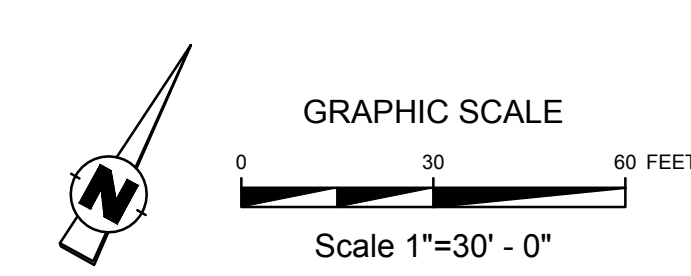
- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
  - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
  - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
  - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
  - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER REMOVE ALL BERT CLODS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
  - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
  - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
  - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (1-1/4"), EXCLUDING TOP GROWTH AND THATCH LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
  - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
  - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- HYDROMULCH:**
- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION
  - BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
  - FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "COVER OR EQUAL."
  - FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TERROR-TACK ONE, AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
  - HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
  - USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
  - IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
  - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
  - AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDER AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
  - ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

- LANDSCAPE NOTES**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
  - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
  - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
  - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
  - CONTRACTOR ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
  - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
  - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
  - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
  - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
  - CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
  - TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
  - 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
  - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAF 1405 WEED BARRIER OR APPROVED EQUAL.
  - CONTRACTOR TO PROVIDE UNIT PRICINGS OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
  - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
  - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- PRUNING AND TRIMMING NOTES**
- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
  - ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
  - DO NOT TOP OR HEAD TREES.
  - IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
  - REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
  - CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
  - CONTRACTOR SHALL TRIM THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
  - CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDINGS AND INNOVIGATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
  - CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
16	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
17	ELO	Escarpment Live Oak	<i>Quercus fusiformis</i>	3" cal.	12' ht., 4' spread, matching
12	LA	Lacey Oak	<i>Quercus glaucoides</i>	3" cal.	12' ht., 4' spread, matching
<b>SHRUBS</b>					
18	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
19	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.
15	FP	Firecracker Plant	<i>Russelia equisetiformis</i>	5 gal.	full, 18" sprd, 24" o.c.
51	PJ	Primrose Jasmine	<i>Jasminum mesnyi</i>	5 gal.	full, 24" sprd, 42" o.c.
109	RM	Upright Rosemary	<i>Rosmannus officinalis 'Upright'</i>	5 gal.	full, 24" sprd, 36" o.c.
8	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
61	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
65	WM	Wax Myrtle	<i>Myrica cerifera</i>	5 gal.	full, 24" sprd, 36" o.c.
<b>GROUNDCOVER/VINES/GRASS</b>					
60	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
25	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



**CONCEPTUAL SITE PLAN / NOT AN APPROVED DOCUMENT**



**RESTAURANT/  
COMMERCIAL**  
1008 FM 78  
SCHERTZ, TX 78154



Project Number: 22047

Drawn By: AWR  
Checked By: AWR

Issue Date: 11-22-22

Revisions

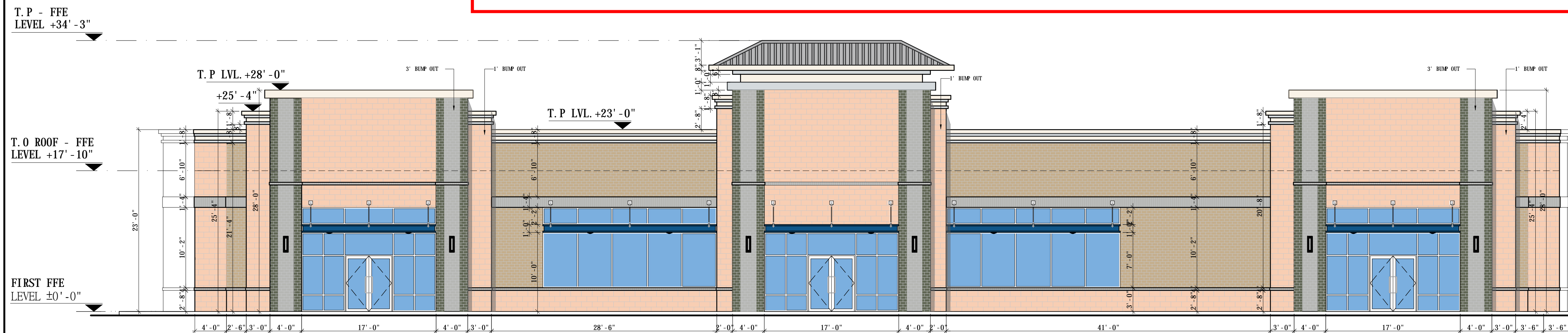
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**LANDSCAPE PLAN**

Sheet Number:

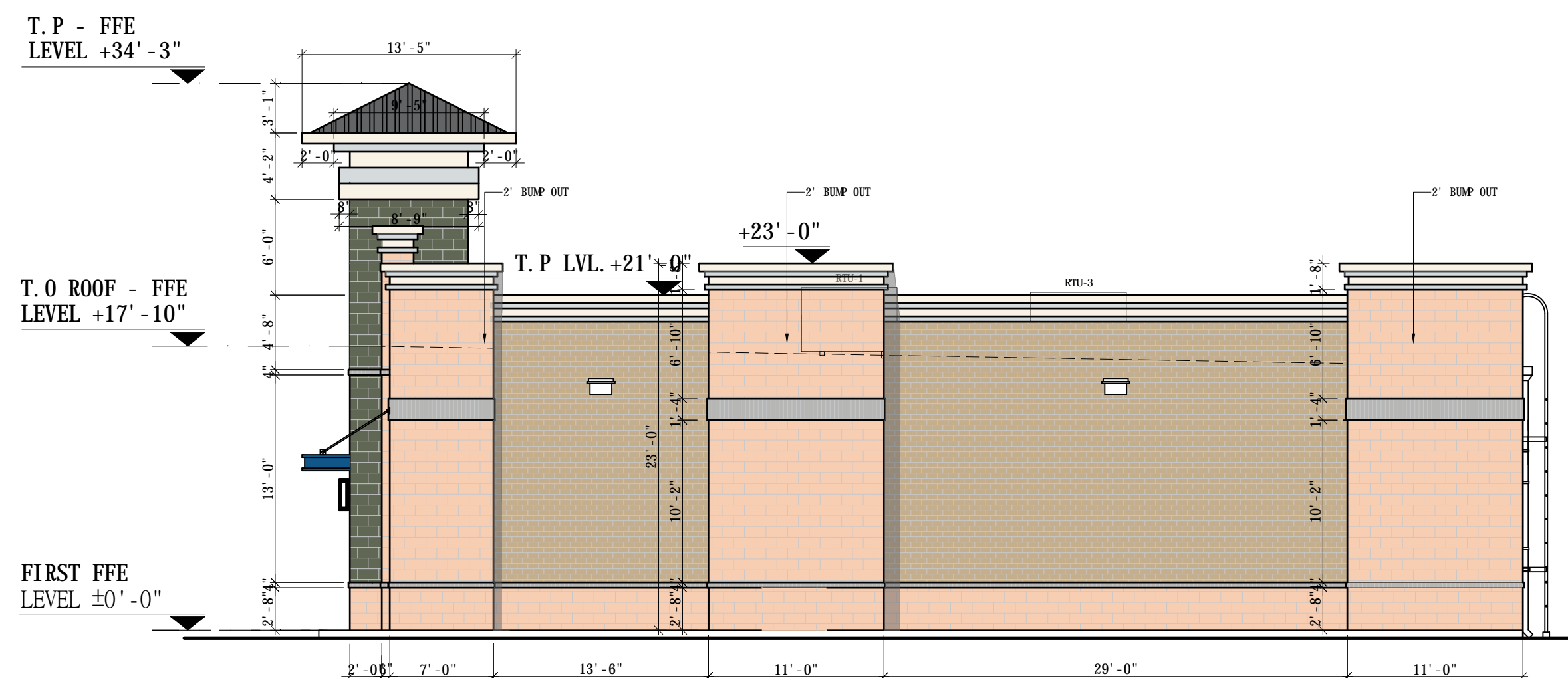
**L1.02**

**CONCEPTUAL SITE PLAN / NOT AN APPROVED DOCUMENT**



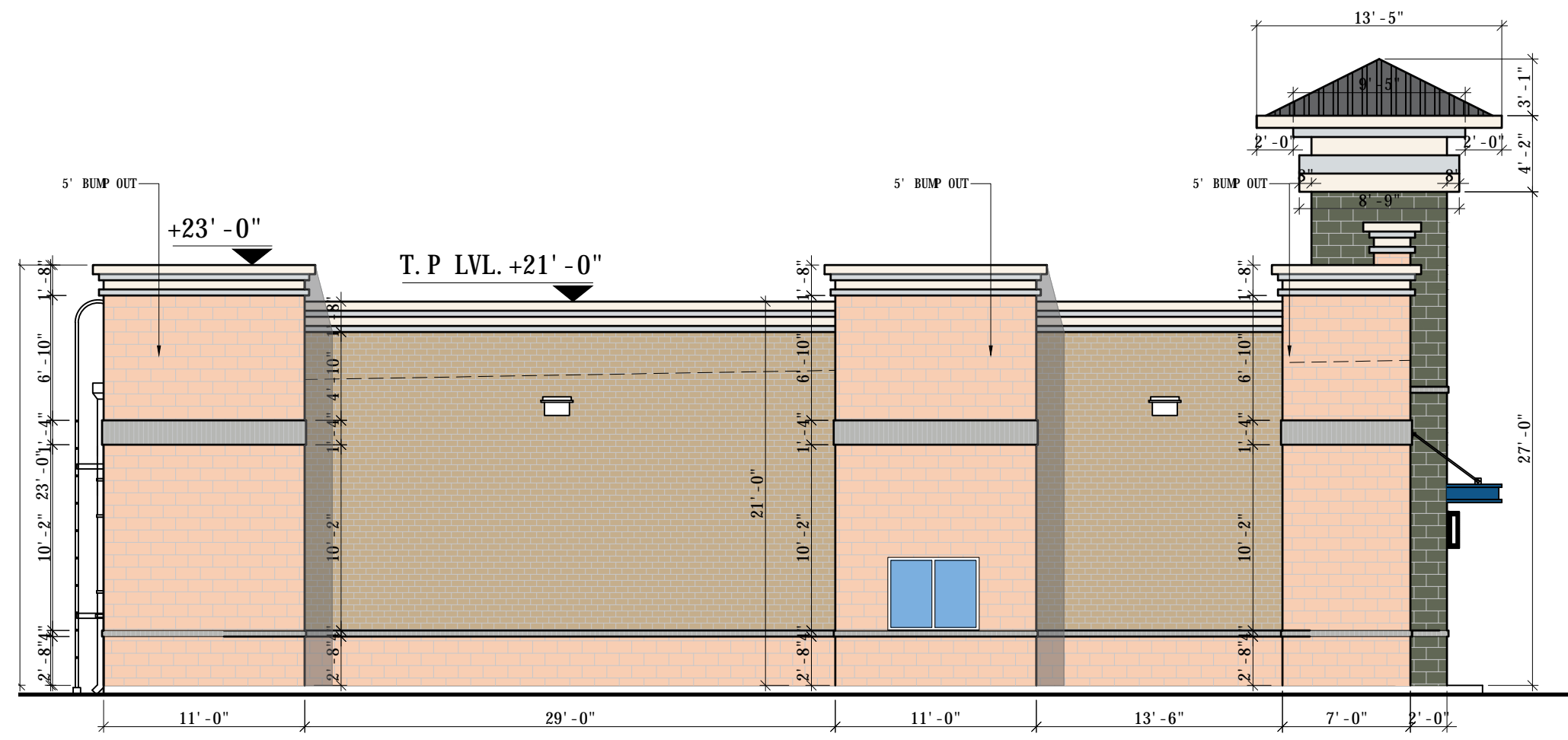
**ELEVATION - 1**

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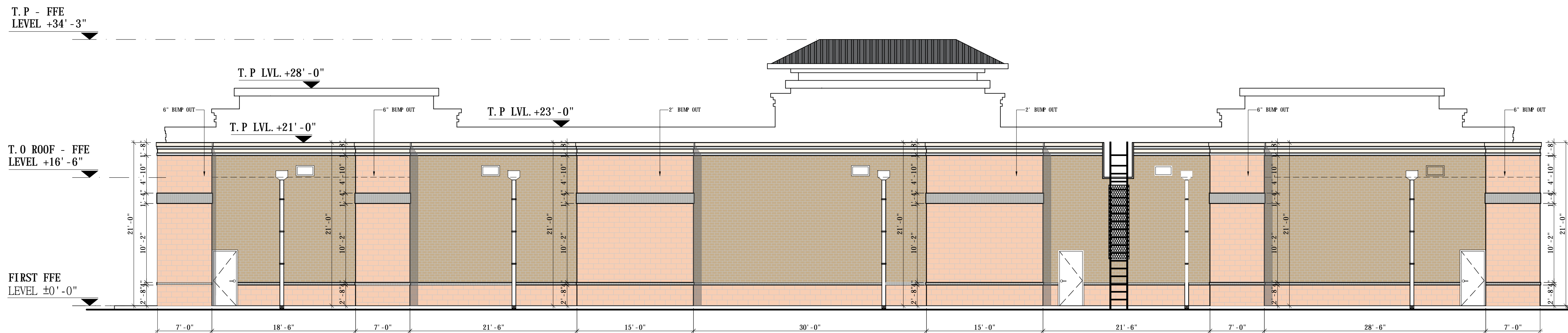
**ELEVATION - 2**

Scale: 1/8"=1'0"



**ELEVATION - 3**

Scale: 1/8"=1'0"



**ELEVATION - 4**

Scale: 1/8"=1'0"

**EXTERIOR MATERIAL FINISH SCHEDULE**

MATERIAL	DESCRIPTION	COLOR
POLISHED CONCRETE MASONRY UNITS	NITTERHOUSE MASONRY PRODUCTS Stretcher Unit (A-53) 5-5/8" x 7-5/8" x 15-5/8"	
PREMER GLAZED THIN BRICK	ACME BRICK (MDRAINE) Modular size (2 1/4" x 7 5/8" x 5/8")	
PREMER GLAZED THIN BRICK	ACME BRICK (PANAMA CITY GLOSSY) Modular size (2 1/4" x 7 5/8" x 5/8")	
PREMER GLAZED THIN BRICK	ACME BRICK (CONTINENTAL) Modular size (2 1/4" x 7 5/8" x 5/8")	
SOLDIER COURSE THIN BRICK	ACME BRICK (PANAMA CITY GLOSSY) Modular size (2 1/4" x 7 5/8" x 5/8")	
3/4" STUCCO BAND PAINTED FINISH	SHERWIN- WILLIAMS (SW 6371) VANILLIN	
3/4" STUCCO BAND PAINTED FINISH	SHERWIN- WILLIAMS (SW 6255) MDRNING FOG	
STAND SEEM LIGHT GRAY METAL ROOFING	METAL SUPPLIER	

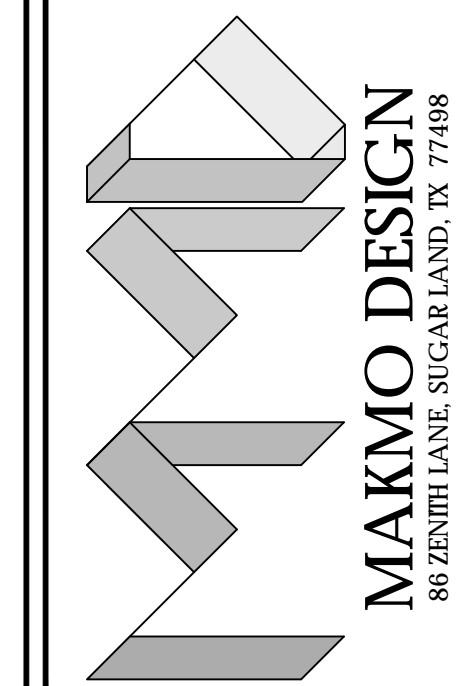
**MATERIAL TAKE-OFF**

	CMU BLOCK	THIN BRICK	OTHERS	GLAZING	TOTAL
ELEVATION-1	1459 SF	1949 SF	74 SF	1068 SF	4550 SF
TOTAL MASONRY EXCLUDING DOORS / WINDOWS					
ELEVATION-2 & 4	307 SF	850 SF	92 SF	0 SF	1249 SF
TOTAL MASONRY EXCLUDING DOORS / WINDOWS					
ELEVATION-3	594 SF	2678 SF	287 SF	63 SF	3622 SF

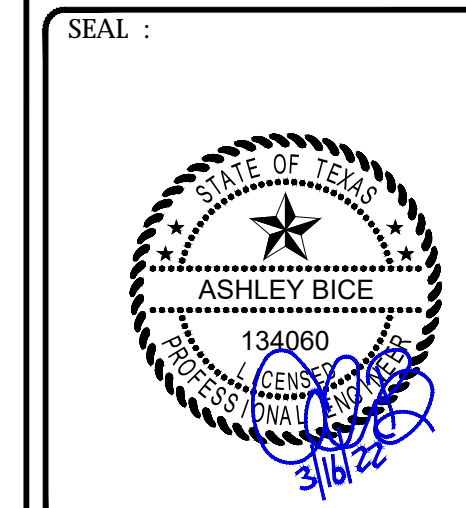
ISSUE FOR:  
FOR INTER REVIEW ONLY  
BID ONLY  
PERMITS SET  
CONSTRUCTION SET

REVISIONS:

NO.	DATE	DESCRIPTION



**PROPOSED BURGER KING, C-STORE  
& GAS STATION**  
LOCATED AT  
1008 FM 78, SCHERTZ, TX 78154



DATE: 02/03/2022

PROJECT NUMBER : E22000-1  
SCALE :  
DRAWN BY : A.B  
CHECKED BY : A.B  
SHEET TITLE :

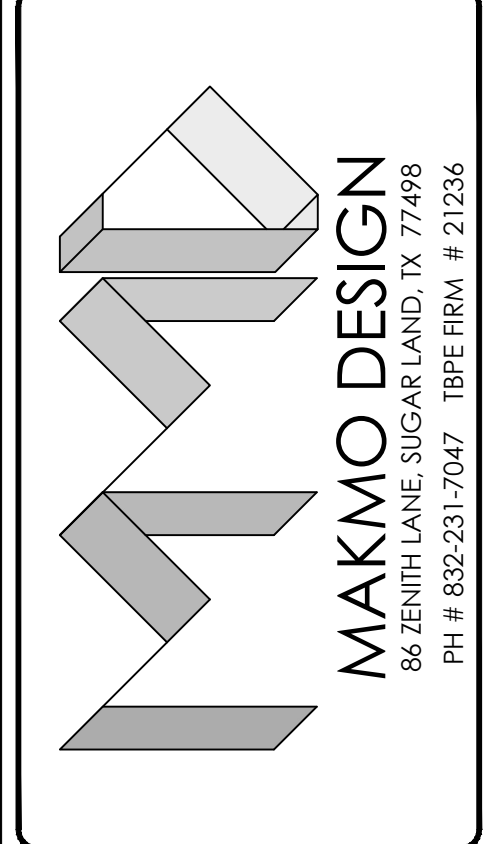
**ELEVATION  
1 & 2**

DRAWING NUMBER:  
**A-2.0**

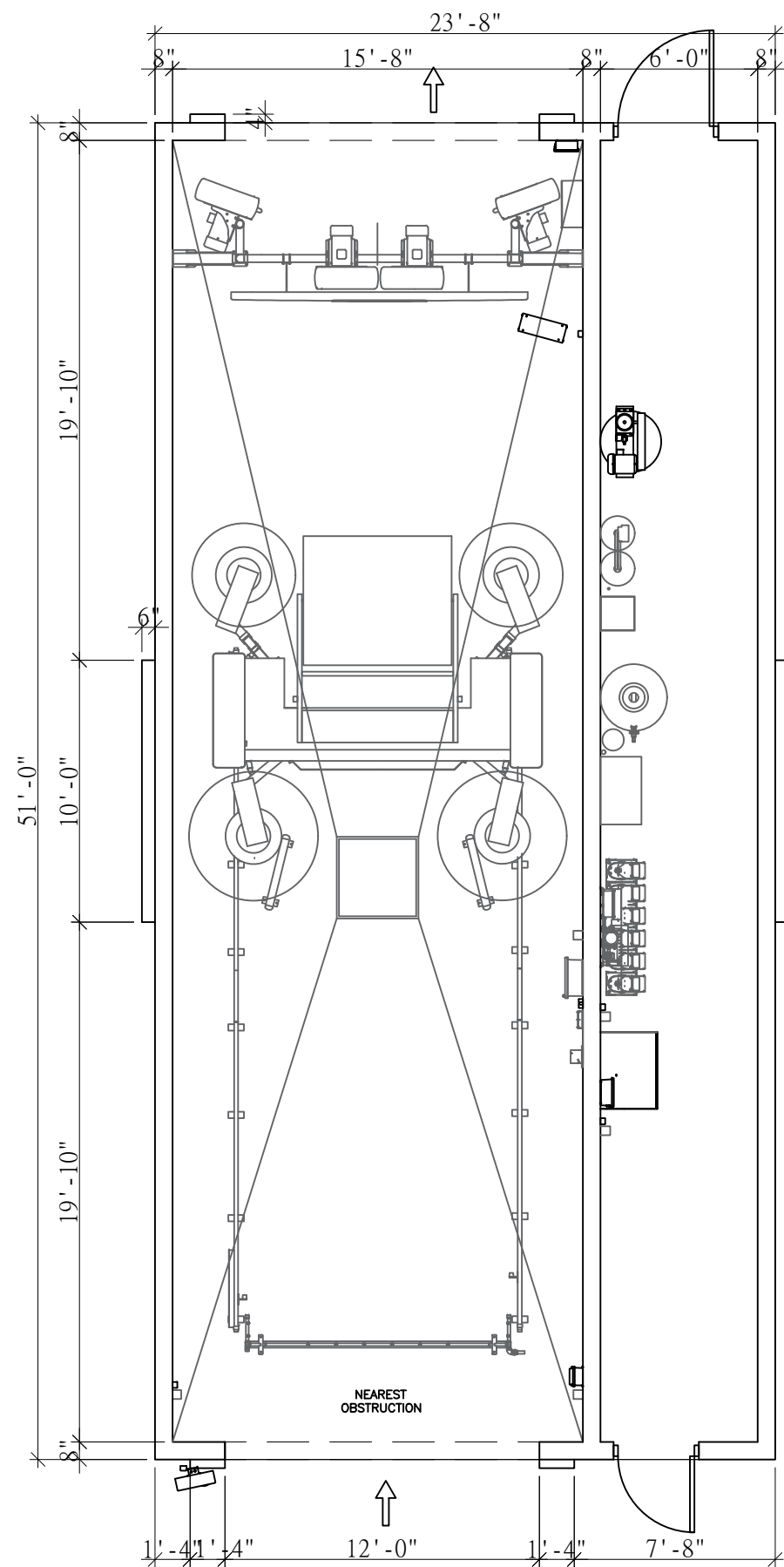
**CONCEPTUAL SITE PLAN / NOT AN APPROVED DOCUMENT**

ISSUE FOR:  
 FOR INTER REVIEW ONLY   
 BID ONLY   
 PERMITS SET   
 CONSTRUCTION SET

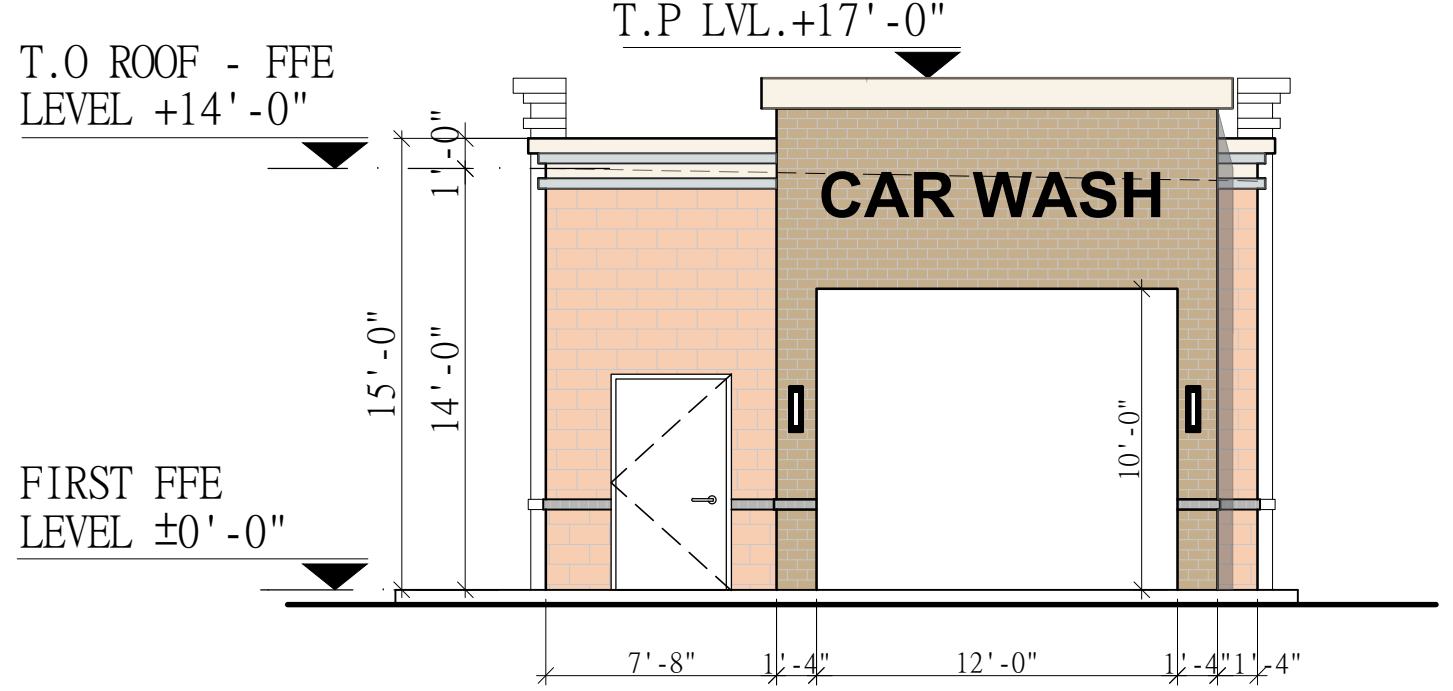
REVISIONS:		
NO.	DATE	DESCRIPTION



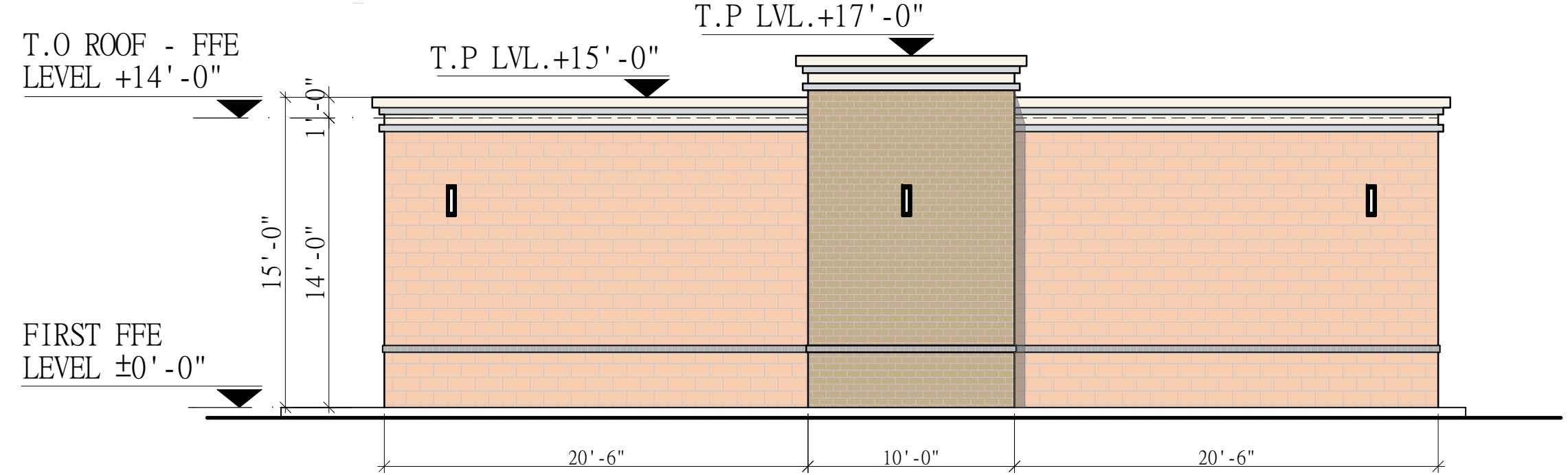
**PROPOSED BURGER KING, C-STORE  
 & GAS STATION**  
 LOCATED AT  
 1008 FM 78, SCHERTZ, TX 78154



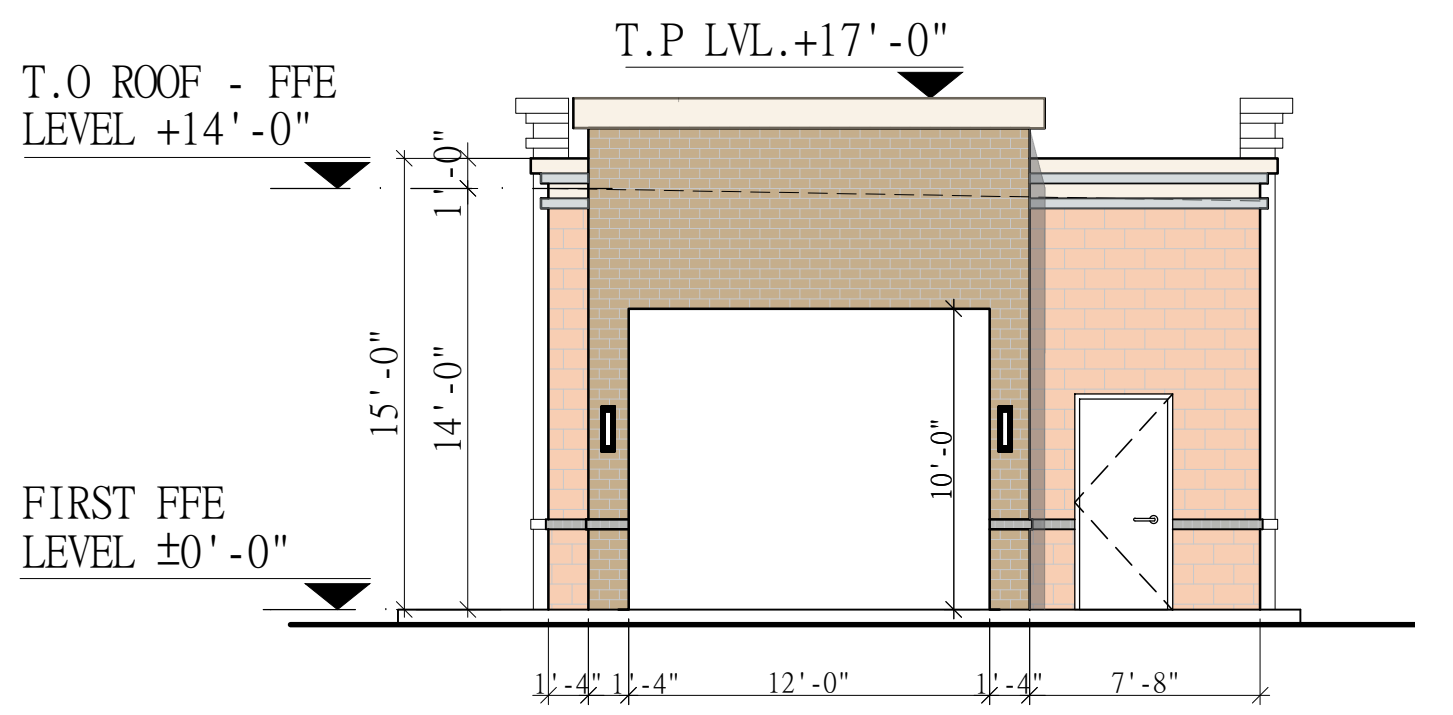
**CAR WASH FLOOR PLAN**  
 Scale: 3/16"=1'-0"



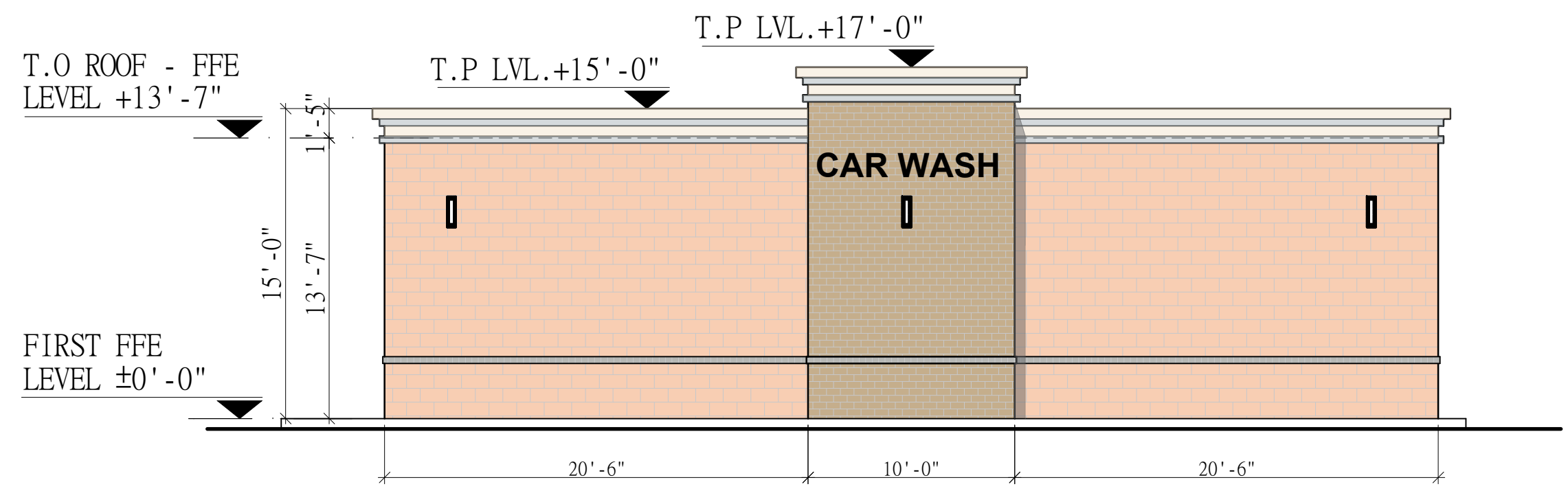
**ELEVATION -3**  
 Scale: 1/8"=1'0"



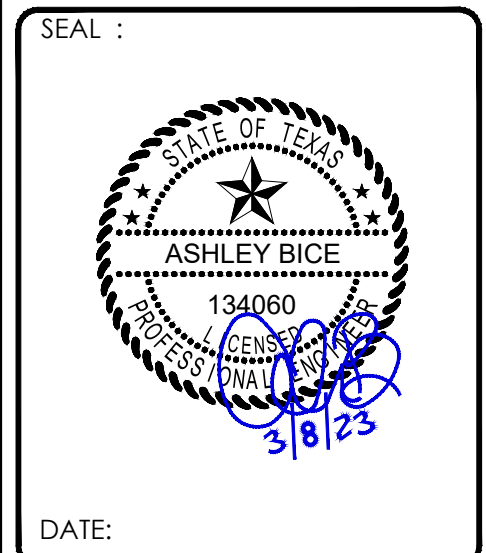
**ELEVATION -4**  
 Scale: 1/8"=1'0"



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



**ELEVATION -2**  
 Scale: 1/8"=1'0"



DATE: \_\_\_\_\_  
 PROJECT NUMBER : 22-000  
 SCALE : N.T.S.=1'-0"  
 DRAWN BY : A.B.  
 CHECKED BY : A.B.  
 SHEET TITLE :

**CAR WASH  
 FLOOR PLAN &  
 ELEVATION**

DRAWING NUMBER:  
**A-1.1**