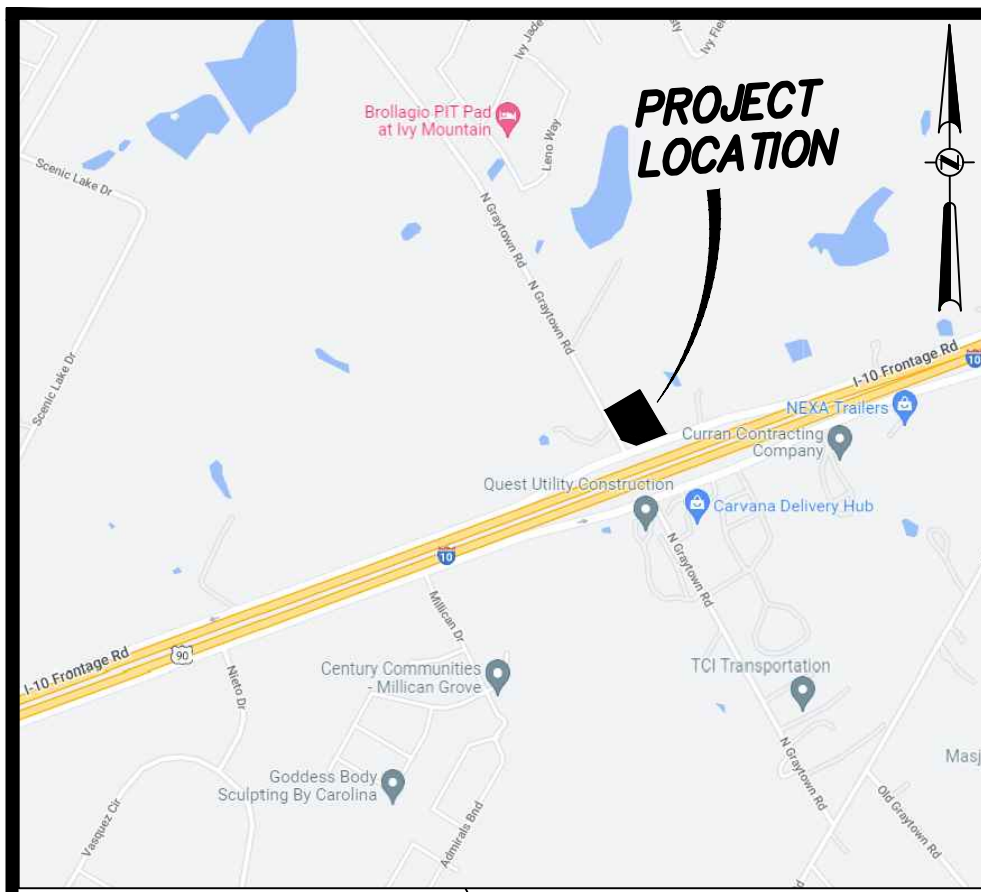
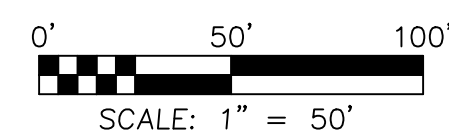
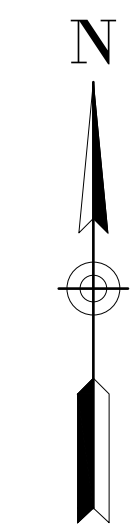
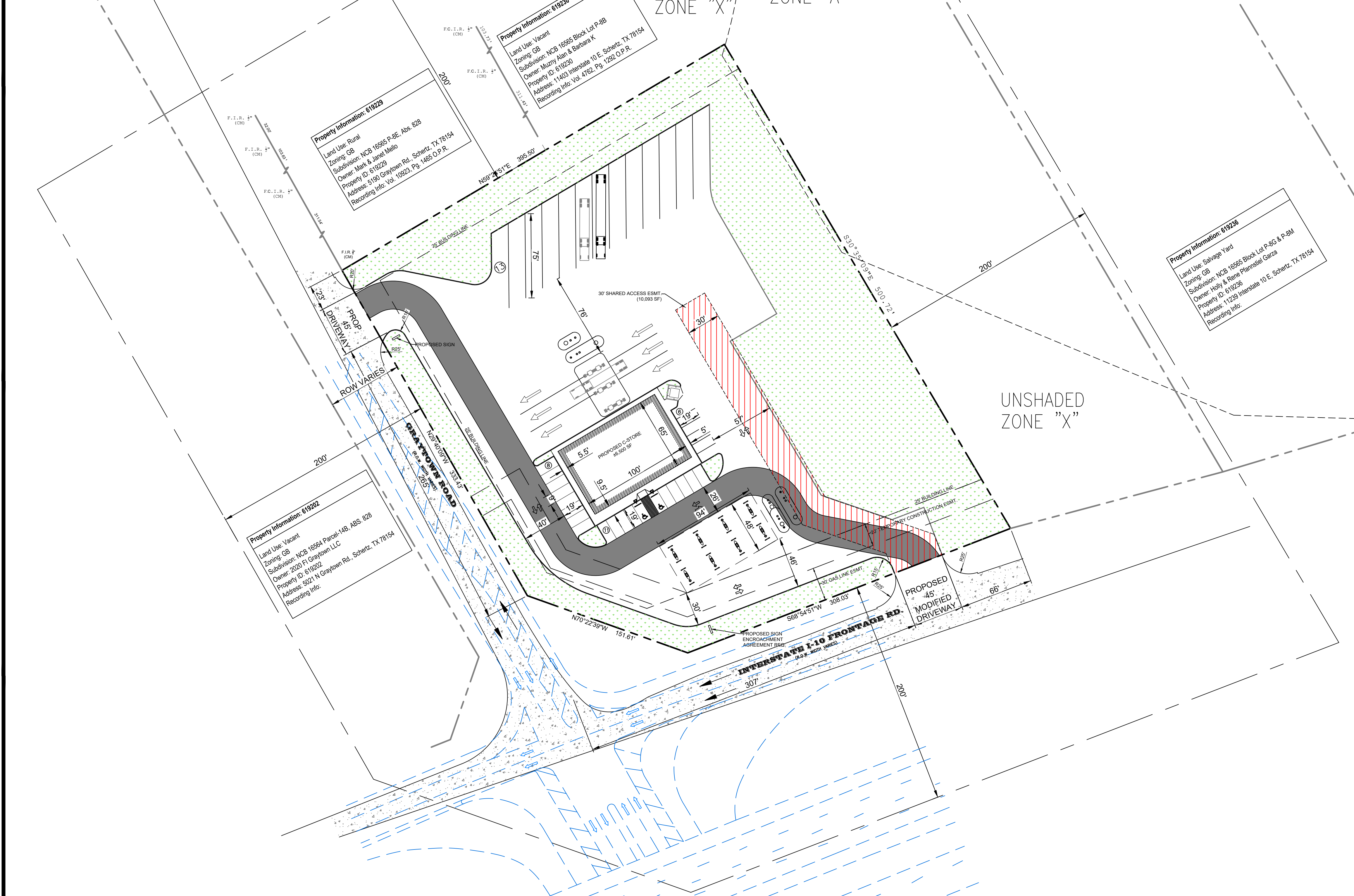


H:\NORTH215-100 TRUCK STOP, 11185 IH 10 & N. GRAYTOWN SCHERTZ, TX\CADD\CDS\C-4 PRELIMINARY SITE PLAN.DWG  
1/3/2023 1:45 PM



VICINITY MAP  
N.T.S.



**FLOODPLAIN INFORMATION:**  
According to Flood Insurance Rate Map, Panel 48029C0435G, dated Sept 29, 2010, is located in zone(s) A & X and is partially within the 100-year floodplain.

**LEGEND**

- STREET DIRECTIONAL ARROW
- PROPOSED DEVELOPMENT DIRECTIONAL ARROW
- EXISTING PAVEMENT
- PROPOSED LANDSCAPE AREA
- 7" PAVED AREA (HEAVY DUTY CONCRETE - 3600 PSI MIN. (28 DAYS) NO. 4 BARS SPACED 18" O.C.E.W.)
- PROPOSED TXDOT IMPROVEMENTS

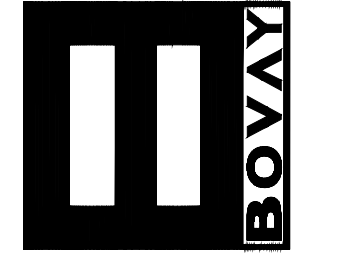
SITE DATA SUMMARY	
Proposed Use	General Business: Convenience Store
Existing Zoning District	GB
Proposed Zoning District	GB
Lot Area (Acreage & SF)	4.167 Acres / 181,514 SF
Square Footage and % of Impervious Cover	109,588 SF / 60%
Building Area in Square Feet	Convenience Store (Retail) = 6,500 SF
Building Height (feet and number of stories)	28 ft. / 1-story
Floor Area Ratio (FAR)	3.5% of Total Site

Parking Analysis			
Occupancy Type	Estimated Area (S.F. OF GFA)	Required Total Parking	Number of Required Cars
C-Store	6,500	1/250 SF	26
Total Required Parking			26
Total Parking Provided			41

CITY OF SCHERTZ

**OWNER INFORMATION:**  
**NORTHWEST PETROLEUM, LP**  
FRANK MALIK  
4403 GREENRIAR DR.  
STAFFORD, TEXAS 77477  
tel: 281-942-9555  
email: frankmalik@nwgroup.com

**BOVAY ENGINEERS, INC**  
11757 Katy Freeway, Suite 700A  
Houston, Texas 77079  
ph. 713.777.8400  
www.bovayengineers.com  
Texas Registration No. F-2130



**PROPOSED TRUCK STOP**  
11185 IH-10 AT N. GRAYTOWN RD  
SCHERTZ, TEXAS 78154

12/16/22 SITE PLAN SUBMITTAL

DRAWN BY: JM  
CHECKED BY: JM  
ANTONIO ZAMORA  
SURVEY NO. 36,  
ABSTRACT NO. 828,

**PRELIMINARY SITE PLAN**

**C-4**