



Proposed 8.8 Ac Truck Stop w/C-Store & Retail Shopping Center

Proposed Conceptual Site Plan



I-35 Feeder Road



LANDSCAPE TABULATIONS FOR SCHERTZ, TX

Site: 337,329 sf
 Limits of Construction: 337,329 sf

LANDSCAPE REQUIRED

- Minimum of 20% of the total land area of any proposed non residential development shall be landscaped.
- Properties shall provide 9 trees per acre of lot area.

REQUIRED	PROVIDED
67,688 sf (20%) of total of site/lot area	
68 trees	70 trees

PARKING AREA

- Parking lots shall be screened from public view and adjacent properties.
- Minimum of 10% of the gross parking area shall be devoted to living landscaping which includes grass, groundcover, plants, shrubs and trees.
- There shall be a minimum of 1 shade tree planted for each 400 sf of required interior landscape area.

Parking Lot Area: 47,550 sf (44 spaces)

REQUIRED	PROVIDED
Parking Lot Screening 4,710 sf (10%)	
11 trees	20 trees

PERIMETER LANDSCAPE AREA

- 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)
- A 20' buffer shall be provided along N INTERSTATE 35 FRONTAGE RD.
- Street trees shall be provided 1 per 50 ft.

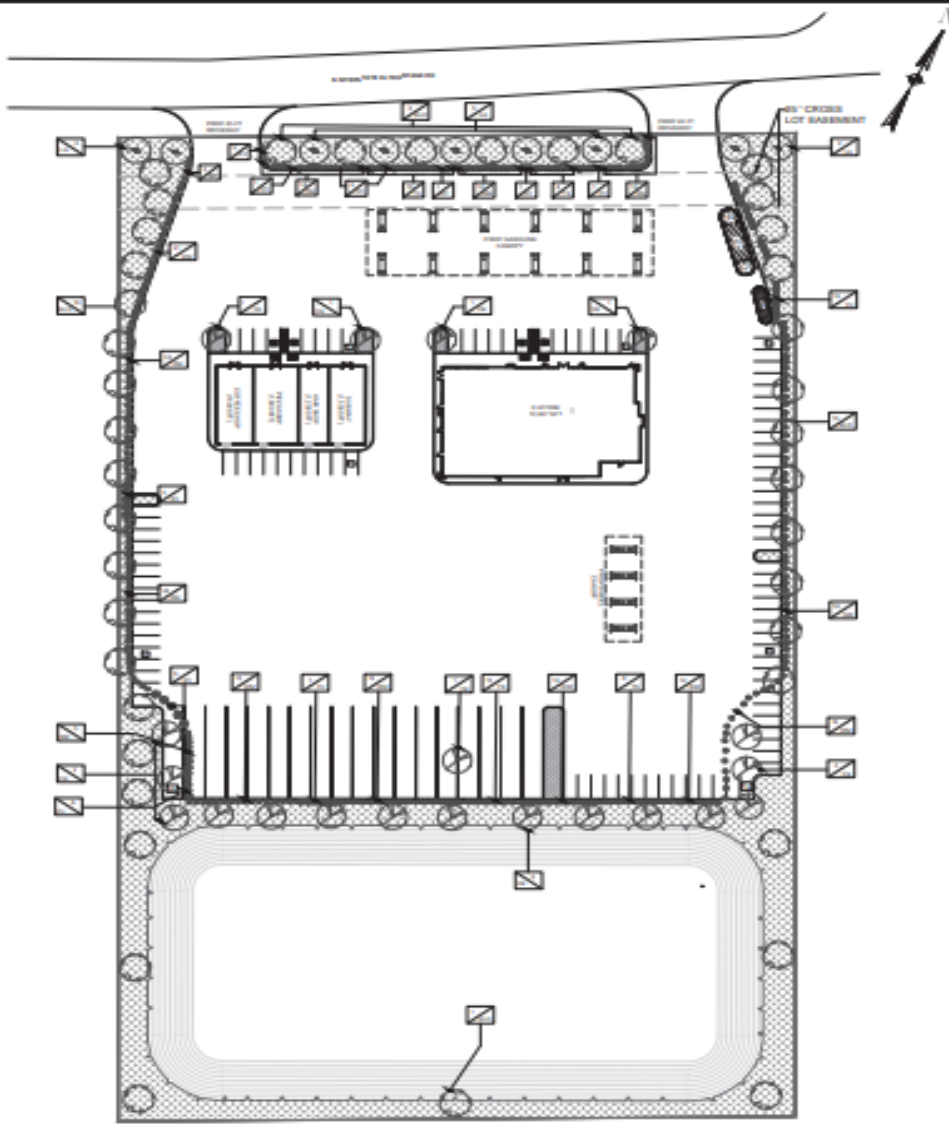
Street: 450 ft.

REQUIRED	PROVIDED
Hedge	
20' buffer	20' buffer
9 trees	17 trees
Wood	
20' buffer	20' buffer
Plant	
0 planting strip	0 planting strip

RESIDENTIAL ADJACENCY

- Adjacent to residential, an 8' masonry fence shall be provided.
- A 20' buffer shall be provided adjacent to residential with 1 tree per 30 ft. and 10 shrubs per 50 ft.

REQUIRED	PROVIDED
20' buffer	20' buffer
12 trees	33 trees
76 shrubs	123 shrubs



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, INCLUDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER AREAS IN GRADE. CORRECT AREAS WHERE STAGNANT WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRINCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3" IN DIAMETER AND LARGER REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOOLS, 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 SOG:

- SOLID SOG SHALL BE PLACED ALONG IMPERVIOUS EDGES. AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOG SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOG SHALL BE SLOWLY ROOTED DROUGHT RESISTANT SOG, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MICHINE CUT TO PAD THICKNESS OF 3/4" (1 1/4"), INCLUDING TOP GROWTH AND THATCH.
- LAY SOG BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITHOUT ANY FITTING JOINTS. NO OVERLAPS WITH STAGNATED STRIPS TO OFFSET JOINTS.
- TOP GRESS JOINTS IN SOG BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOG SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOG SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD REINSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST, OVERSEED BERBERGRASS SOG WITH WINTER RYEGRASS AT A RATE OF 5 POUNDS PER 1000 SQ. FT.

HYDROMULCH:

- SCAFFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERBERGRASS SEED SHALL BE EXTRA KELLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATISTICAL LAWN REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "COMWE" OR EQUAL.
- FIBER TACK SHALL BE OBTAINED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO TACK ONE" AS MANUFACTURED BY GROVER, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERBERGRASS SEED AT A RATE OF 2 POUNDS PER 1000 SQ. FT.
- USE A BUTTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAK.
- IF INADEQUATE MOISTURE IS PRESENT IN SOG, APPLY WATER AS NECESSARY FOR OPTIMUM SEEDLING FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVERSEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO BE HYDROMULCH WITH BERBERGRASS SEED THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO BURN/CHURN.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A PRESSURE REGULATOR. SYSTEM SHALL ALSO HAVE AN SET 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.
- SCISSOR, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSURES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
20	CE	Cedar Elm	<i>Ulmus crassifolia</i>	2" cal.	12' H., 2" spread, matching
41	ELD	Emerald Live Oak	<i>Quercus laevis</i>	2" cal.	12' H., 2" spread, matching
9	LA	Lacey Oak	<i>Quercus glauca</i>	2" cal.	12' H., 2" spread, matching
SHRUBS					
18	DY	Desert Yucca Holly	<i>Yucca virens</i>	9 gal.	50, 20" apr. 20" w.c.
8	SM	Soft Shrub	<i>Muhlenbergia capillaris</i>	9 gal.	50, 30" w.c.
6	PP	Prostrate Plant	<i>Rhus copallina</i>	9 gal.	50, 18" apr. 20" w.c.
28	PJ	Prostrate Jasmine	<i>Jasminum mesnyi</i>	9 gal.	50, 20" apr. 42" w.c.
10	RM	Upright Rosemary	<i>Rosmarinus officinalis 'Upright'</i>	9 gal.	50, 20" apr. 38" w.c.
12	RY	Red Yucca	<i>Hesperaloe parviflora</i>	9 gal.	50, 20" apr. 30" w.c.
20	TR	Texas Sage 'Green Cloud'	<i>Leucophyllum holosericeum 'Green Cloud'</i>	9 gal.	50, 20" apr. 38" w.c.
17	WM	Wax Myrtle	<i>Nyssa verticillata</i>	9 gal.	50, 20" apr. 38" w.c.
GRASS					
		Bermuda Solid Sod	<i>Cynodon dactylon</i>	12' H., 2" spread, matching	

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING UTILITIES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PREVENT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS ARE SUPPLIED BY THE OWNER.
- 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. LEAVE AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOG TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR DRIVEWAYS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 10" BELOW THE TOPS OF SIDEWALKS AND CURBS.
- 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 DETAIL S.
- CONTAINER GROWN PLANT MATERIAL IS PERMITTED HOWEVER BOTTLED AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROXIMATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 8' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF 3/8" BIDDIE HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SPREADDED HANDWORK MULCH OR APPROVED EQUIV. FINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MINIM 1/2" ABOVE FINISHED GRADE.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION MATERIALS.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 12' DARK GREEN DURABOND 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 THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT "TOP" OR "HEAD" TREES.
- IF BALANCING OR SHAPING HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DAMAGED, 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" OF 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 DBP ROOT FEEDING AND INVOIGATOR OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH ESTABLISHMENT. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

Proposed Landscape Site Plan



Proposed Landscape Site Plan



Front of Convenience Store from pumps



Retail Shopping Area



Side of Retail Shopping with view to truck area



Truck pumps and parking

Project Highlights– Community

- **Developers other properties offer free coffee to law enforcement to encourage community involvement and support.**
- **No overnight truck parking at this location.**
- **Robust landscaping plan to enhance and beautify the area**
- **Creation of new job opportunities**
- **New retail shopping area to support businesses coming to Schertz.**

Thank you

CHERYL CHINEN | BROKER, DRG | 832-392-5644