

PARKING REQUIRED - VEHICULAR				
USE	UNIT TYPE	RATIO (1 space / X Unit)	UNITS (GSF)	SPACES
Convenience Store / Gas Station*	GSF	250	5,500	22.0
Professional Offices	GSF	250	9,000	36.0
Retail Sales & Service	GSF	250	9,425	37.7
TOTALS:			23,925	96

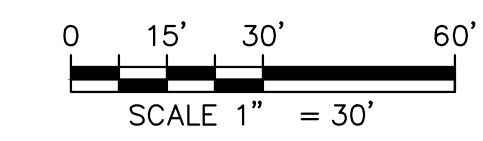
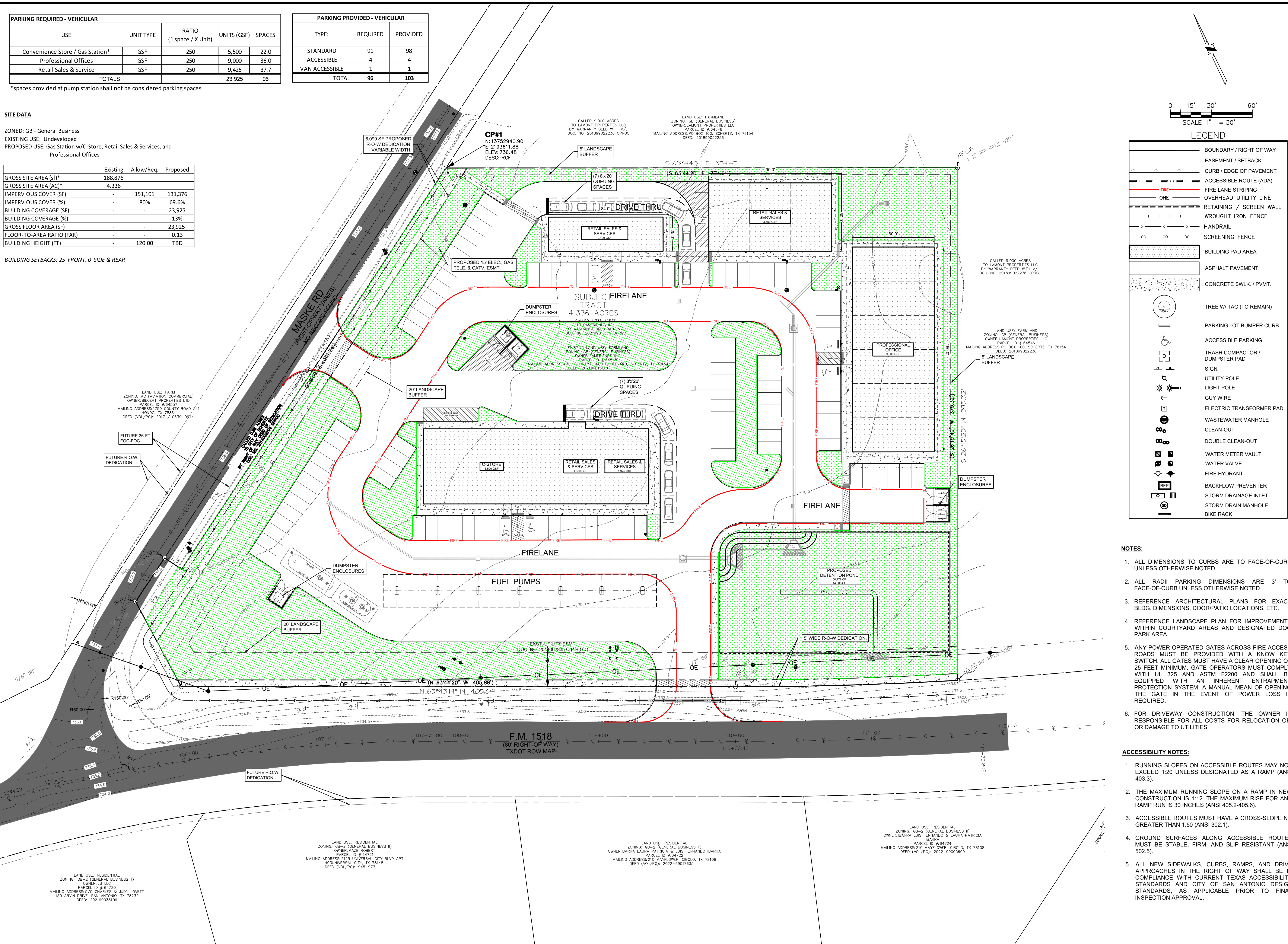
PARKING PROVIDED - VEHICULAR		
TYPE:	REQUIRED	PROVIDED
STANDARD	91	98
ACCESSIBLE	4	4
VAN ACCESSIBLE	1	1
TOTAL	96	103

SITE DATA

ZONED: GB - General Business
 EXISTING USE: Undeveloped
 PROPOSED USE: Gas Station w/C-Store, Retail Sales & Services, and Professional Offices

	Existing	Allow/Req.	Proposed
GROSS SITE AREA (sf)*	188,876		
GROSS SITE AREA (AC)*	4.336		
IMPERVIOUS COVER (SF)	-	151,101	131,376
IMPERVIOUS COVER (%)	-	80%	69.6%
BUILDING COVERAGE (SF)	-	-	23,925
BUILDING COVERAGE (%)	-	-	13%
GROSS FLOOR AREA (SF)	-	-	23,925
FLOOR-TO-AREA RATIO (FAR)	-	-	0.13
BUILDING HEIGHT (FT)	-	120.00	TBD

BUILDING SETBACKS: 25' FRONT, 0' SIDE & REAR



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OVERHEAD UTILITY LINE
- RETAINING / SCREEN WALL
- WROUGHT IRON FENCE
- HANDRAIL
- SCREENING FENCE
- BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / P.V.M.T.
- TREE W/ TAG (TO REMAIN)
- PARKING LOT BUMPER CURB
- ACCESSIBLE PARKING
- TRASH COMPACTOR / DUMPSTER PAD
- SIGN
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC TRANSFORMER PAD
- WASTEWATER MANHOLE
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- BIKE RACK

NOTES:

- ALL DIMENSIONS TO CURBS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
- ALL RADII PARKING DIMENSIONS ARE 3' TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR EXACT BLDG. DIMENSIONS, DOOR/PATIO LOCATIONS, ETC.
- REFERENCE LANDSCAPE PLAN FOR IMPROVEMENTS WITHIN COURTYARD AREAS AND DESIGNATED DOG PARK AREA.
- ANY POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED WITH A KNOW KEY SWITCH. ALL GATES MUST HAVE A CLEAR OPENING OF 25 FEET MINIMUM. GATE OPERATORS MUST COMPLY WITH UL 325 AND ASTM F2200 AND SHALL BE EQUIPPED WITH AN INHERENT ENTRAPMENT PROTECTION SYSTEM. A MANUAL MEAN OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
- FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

ACCESSIBILITY NOTES:

- RUNNING SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNATED AS A RAMP (ANSI 403.3).
- THE MAXIMUM RUNNING SLOPE ON A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES (ANSI 405.2-405.6).
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (ANSI 302.1).
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT (ANSI 502.5).
- ALL NEW SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS, AS APPLICABLE PRIOR TO FINAL INSPECTION APPROVAL.

NO.	DATE	REVISION

SOUTHTOWN
 ENGINEERING & CONSULTING LLC
 2222 N. ALAMO ST., #150 (MAIL)
 SAN ANTONIO, TX. 78154
 TEXAS FIRM REGISTRATION NO. F-21723

MASKE RETAIL AND GAS STATION
 MASKE RD & FM 1518
 SCHERTZ, GUADALUPE COUNTY, TEXAS 78154

SITE PLAN

CLIENT: TROPHY PROPERTIES
 DRAWN BY: BCS
 DESIGNER: BCS
 REVIEWER: AN/PKS
 SEC PROJECT # 121.003

SHEET
CS100
 10 OF 19

Last Modified: Apr 19, 24 - 11:26
 Drawing: S:\V2_Projects\121 - Trophy Properties, LLC\003 - Retail & Gas Station\01 - CHA\01-SHA\121.003 - CS100 - SITE PLAN.dwg
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