37.886 ACRES
ROSEMARIE ACKERMANN
(VOL.3008 PG.495)

BARB WIRED FENCE

BINDSEIL FARMS SUBDIVISION
(VOL. 8 PG. 780-781 D.P.R.)

FENCE SWING

15' GETTV EASEMENT
(VOLUME 8 PAGE 780-781 D.P.R.)

15' UTILITY EASEMENT
(VOLUME 7 PAGE 755 D.P.R.)

1' NON-ACCESS EASEMENT
(VOLUME 7 PAGE 755 D.P.R.)

30' DRAINAGE EASEMENT
(VOLUME 7 PAGE 755 D.P.R.)

LOT 5
BLOCK 1
COTTONWOOD II SUBDIVISION
(VOL.8 PG.779 D.P.R.)

20' UTILITY EASEMENT
(VOLUME 7 PAGE 755 D.P.R.)

CONCRETE SIDEWALK

MARE WAY
(50' R.O.W.)
(VOL. 8, PG. 779 D.P.R)

BM #31
ELEV. 710.11'
SET MAG NAIL ON CONCRETE

STOP SIGN

LOT 6
BLOCK 1
COTTONWOOD II SUBDIVISION
(VOL.8 PG.779 D.P.R.)

BUILDING NO:1
GENERAL RETAIL & SALES
5,700 sf, 114'-0"X50'-0"
C-STORE 4,500sf
F.F= 716.10'

BUILDING NO:2
GENERAL RETAIL & RESTAURANT
4,410sf, 98'-0"X45'-0"
F.F=715.31
RESTAURANT 1,600sf
RETAIL 2,810sf

BUILDING NO:3 (H-MART)
GENERAL RETAIL & SCAN MARKET
14,020 sf, 170'-0"X80'-0"
F.F=715.93

LOT 3
BLOCK 1
COTTONWOOD II SUBDIVISION
(VOL.7 PG.755 D.P.R.)

LOT 4
BLOCK 1
COTTONWOOD II SUBDIVISION
(VOL.7 PG.755 D.P.R)

20'-0" LANDSCAPE SET-BACK FROM RESIDENTIAL LOTS

8'-0" HIGH CMU WALL SCREENING FROM RESIDENTIAL

BM #32
ELEV.713.92'
SET MAG NAIL ON CONCRETE

LIVE OAK ROAD
(60' R.O.W.)
DEDICATION TO CITY OF SCHERTZ-STREET R.O.W

LIVE OAK ROAD R.O.W DEDICATION
(VOLUME 7 PAGE 755 D.P.R.)

SCHERTZ PARKWAY
(88' R.O.W.)
(VOL.5 PG. 604)

13.901 ACRE
BURKETT LIVE OAK, LTD
(VOL. 2172 PG. 274)

LOT 3
BLOCK 1
COTTONWOOD II SUBDIVISION
(VOL.7 PG.677 D.P.R)

LOT 1
BLOCK 1
COTTONWOOD II SUBDIVISION
(VOL.7 PG.677 D.P.R)

SIGN PEDESTRIAN TRAFFIC ONLY SIGN

LIVE OAK ROAD
(55' R.O.W.)

SCALE 1"=30'
0 30' 60'

SITE INFORMATION TABLE			
LOT AREA	4.91 ACRES		
IMPERVIOUS COVER EXISTING	0.00 SF	0.00 ACRES	(0.00%)
IMPERVIOUS COVER PROPOSED	152,854.70 SF	3.51 ACRES	(71.47%)
TOTAL IMPERVIOUS COVER	152,854.70 SF	3.51 ACRES	(71.47%)
ZONING	GB		
PROPOSED USAGE	RETAIL SALES & SERVICE, GAS STATION, RESTAURANT		
ALLOWABLE IMPERVIOUS COVER	75%		

IMPERVIOUS COVER TABLE			
BUILDING	24,130.00 SF	0.55 ACRES	(11.28%)
PARKING	118,998.33 SF	2.73 ACRES	(55.64%)
SIDEWALK	9,726.37 SF	0.22 ACRES	(4.55%)
TOTAL	152,854.70 SF	3.51 ACRES	(71.47%)

BUILDING INFORMATION TABLE	
BUILDING COVERAGE	24,130.00 SF (11.28%)
NUMBER OF STORIES	1
TYPE OF CONSTRUCTION	II-B (STEEL STRUCTURE)
MAX. BUILDING HEIGHT	30'-8"
ALLOWABLE BUILDING HEIGHT	N/A
ALLOWABLE STRUCTURE COVERAGE	75%
OCCUPANCY CLASSIFICATION	M

PARKING TABLE		
TOTAL PARKING SPACES REQUIRED		120
RETAIL & SALES	8,510/250sf	34
COMMERCIAL	14,020/200sf	70
RESTAURANT	1,600/100sf	16
TOTAL PARKING SPACES PROVIDED		129
SUMMARY OF PARKING SPACES		129
PROVIDED STANDARD SPACES		124
PROVIDED STANDARD HANDICAP		5
PROVIDED LOADING SPACE		2
PROVIDED BIKE PARKING		0

SPECIFIC USE PERMIT (SUP)=HIGHLIGTED GREEN (LOT #4)
LOT 3 & 6 | HIGHLIGHTED YELLOW | PHASE III | NOT PART OF SUP|

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E., #82577 ON 10/05/2021
FIRM REGISTRATION F-4951

Rev.	Description	Date	Drawn
6			
5			
4			
3			
2			
1			
0	ISSUED FOR APPROVAL	10/05/21	

PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2295 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL. 512.258.6422 | psceinc@psceinc.com

Project : SCHERTZ RETAIL CENTER
1909 SCHERTZ PARKWAY
CITY OF SCHERTZ, TX

Title : CONCEPTUAL SITE PLAN

PROJECT 30726

SHEET SK12 OF 24

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