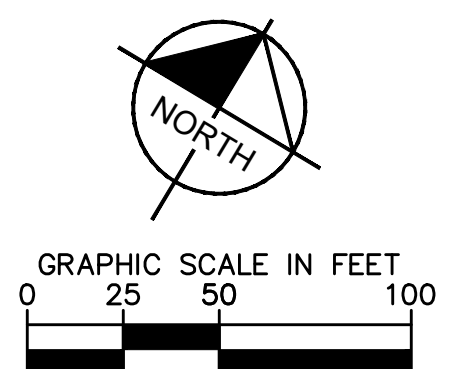


VICINITY MAP



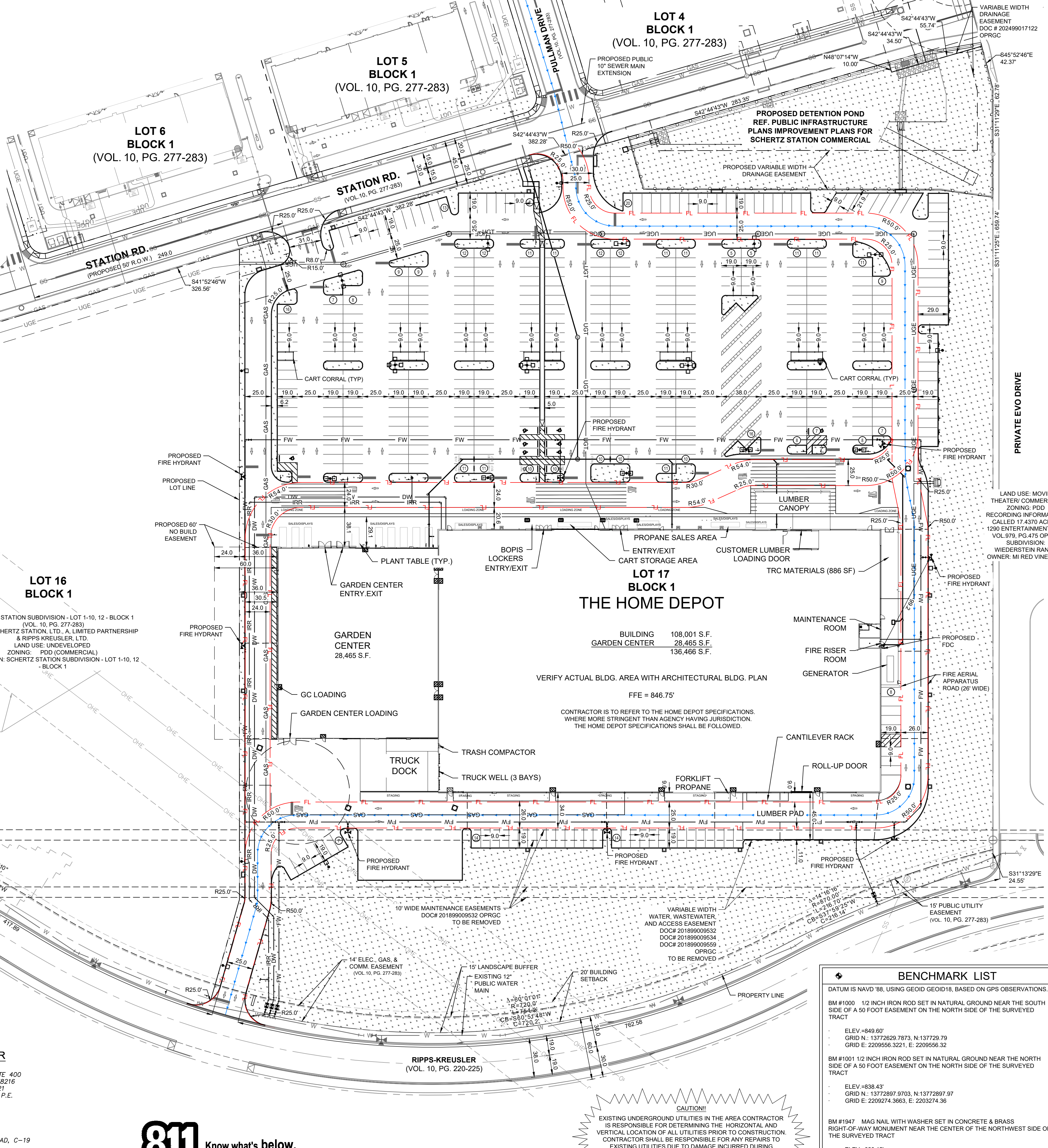
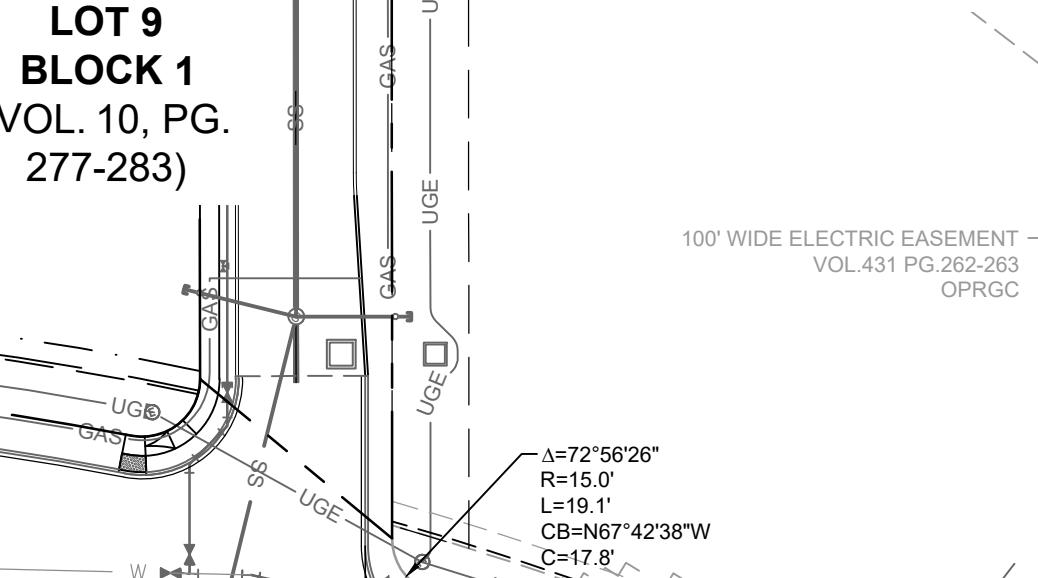
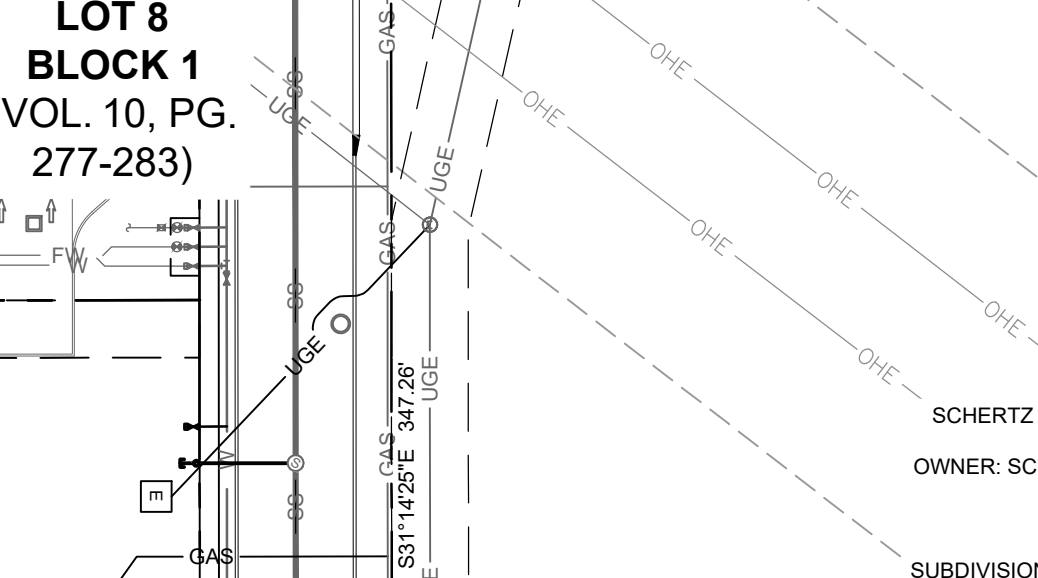
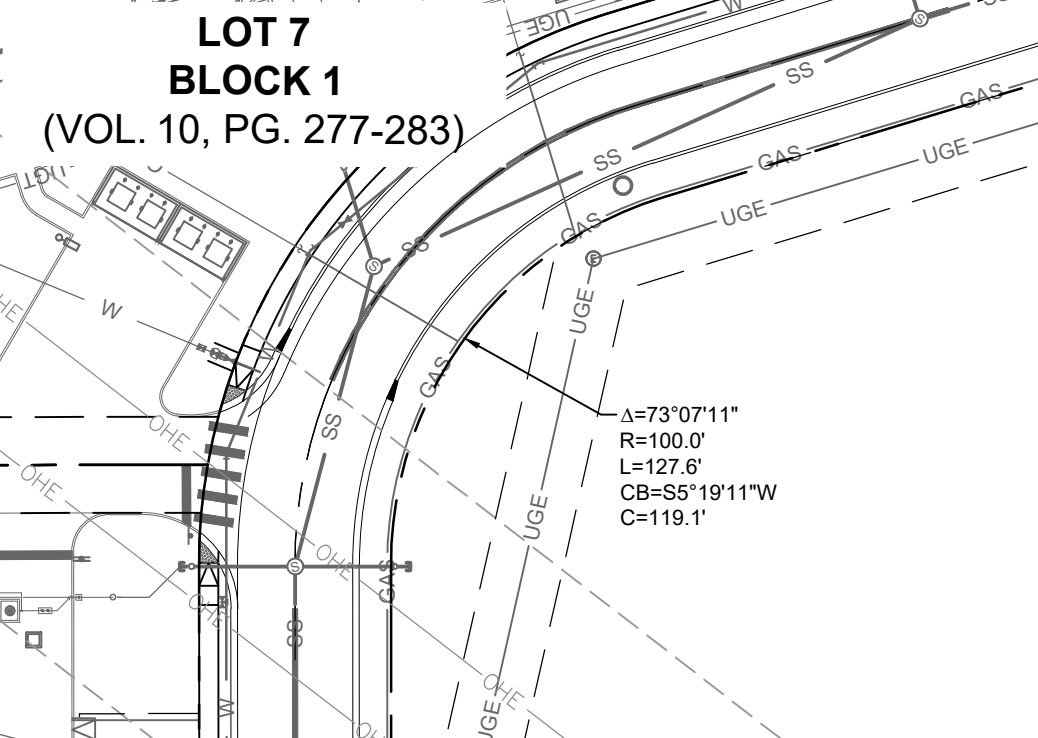
LEGEND

	PROPERTY BOUNDARY
	HOSE LAY
	PROPOSED FIRE LANE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED ACCESSIBLE PARKING SPACE
	PROPOSED BARRIER FREE RAMP
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED UNDERGROUND COMMUNICATION LINE
	PROPOSED STORM DRAIN LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING STORM DRAIN LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED VALVE
	PROPOSED FITTING
	PROPOSED GAS METER
	PROPOSED POWER POLE
	PROPOSED TRANSFORMER
	PROPOSED CURB INLET
	EXISTING SANITARY SEWER MANHOLE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING VALVE
	EXISTING POWER POLE
	GAS MANIFOLD
	PROPOSED PERVIOUS LANDSCAPE
	GOODS TRAFFIC FLOW
	TRAFFIC FLOW ARROWS

FLOODPLAIN NOTE:
 1. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) "AE" AND "X" AND IS WITHIN THE 100-YEAR FLOODPLAIN.
 2. ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCED IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

SITE DATA TABLE

GENERAL SITE DATA	
CURRENT DESCRIPTION	LOT 10, BLOCK 1 (SCHERTZ STATION SUBDIVISION - LOT 1-10, 12 - BLOCK 1) (VOL. 10, PG. 277-283)
CURRENT ZONING	PLANNED DEVELOPMENT DISTRICT
PROPOSED LAND USE	COMMERCIAL
SITE ACREAGE	LOT 17 PER REPLAT = 13.445 A.C. (585,657 SQFT) LOT 10 = 18,709 A.C. (814,960 SQFT)
ADDRESS	18541 RIPPS KREUSLER RD.
BUILDING DATA (PRECAST)	REFERENCE ARCHITECTURAL ELEVATION SHEETS
FLOOR AREA RATIO	0.23
BUILDING HEIGHT	37'
BUILDING SQUARE FOOTAGE	THE HOME DEPOT = 108,001 SQFT GARDEN CENTER = 28,465 SQFT TOTAL = 136,466 SQFT
IMPERVIOUS COVER (MAX 90% PER PDD)	9.4 ACRES (409,293 SQFT) (69.9%)
PERVIOUS COVER (MIN 10% PER PDD)	4.05 ACRES (176,364 SQFT) (30.1%)
PARKING DATA	
STANDARD SPACES PROVIDED	396 SPACES
ACCESSIBLE SPACES PROVIDED	10 SPACES
TOTAL SPACES PROVIDED	406 SPACES (SEE PARKING REDUCTION MEMO)
TOTAL SPACES REQUIRED (4 STALLS/ 1000 BLDG. SQFT)	THE HOME DEPOT (108,001 SQFT) = 433 STALLS GARDEN CENTER (28,465 SQFT) = 114 STALLS TOTAL STALLS = 547 STALLS
REFERENCE ORDINANCE NO. 22-S-44 FOR AREA I REQUIREMENTS. *AREA I SHALL COMPLY WITH CITY OF SCHERTZ GENERAL BUSINESS DISTRICT STANDARDS PER PDD CHAPTER 3, SECTION C.C. (IN SUCH CASES) THE CITY MANAGER OR HIS/HER DESIGNEE MAY REDUCE THE PARKING REQUIRED FOR USES WITHIN PDD AREA II BY UP TO TWENTY-FIVE PERCENT (25%).*	



PROJECT CONTACT LIST:

SURVEYOR OF RECORD KIMLEY-HORN 10101 REUNION PL, STE 400 SAN ANTONIO, TEXAS 78216 PHONE: 210-541-9166 CONTACT: JOHN GREGORY MOSIER, R.P.L.S.	CIVIL ENGINEER KIMLEY-HORN 10101 REUNION PL, SUITE 400 SAN ANTONIO, TEXAS 78216 PHONE: 210-541-3421 CONTACT: AMY NOBLE, P.E.
PROPERTY OWNER RIPPS KREUSLER, LTD. 4040 BROADWAY SUITE 600 SAN ANTONIO, TX 78209 PHONE: 210-541-2005 CONTACT: WILL COLLINS	DEVELOPER THE HOME DEPOT 2455 PACES FERRY ROAD, C-19 ATLANTA, GA 30339 MOBILE: 678-814-9177 CONTACT: CORBIN ROWE

CAUTION!!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCHMARK LIST

DATUM IS NAVD '88, USING GEOID GEOID18, BASED ON GPS OBSERVATIONS.

BM #1000 1/2 INCH IRON ROD SET IN NATURAL GROUND NEAR THE SOUTH SIDE OF A 50 FOOT EASEMENT ON THE NORTH SIDE OF THE SURVEYED TRACT	ELEV = 849.60' GRID N: 13772629.7873, N: 137729.79 GRID E: 2209566.3221, E: 2209566.32
BM #1001 1/2 INCH IRON ROD SET IN NATURAL GROUND NEAR THE NORTH SIDE OF A 50 FOOT EASEMENT ON THE NORTH SIDE OF THE SURVEYED TRACT	ELEV = 838.43' GRID N: 13772897.9703, N: 13772897.97 GRID E: 2209274.3663, E: 2203274.36
BM #1947 MAG NAIL WITH WASHER SET IN CONCRETE & BRASS RIGHT-OF-WAY MONUMENT NEAR THE CENTER OF THE NORTHWEST SIDE OF THE SURVEYED TRACT	ELEV = 828.45' GRID N: 1372275.2047, N: 1372275.2 GRID E: 2202615.3898, E: 2202615.39

Kimley-Horn
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 10101 REUNION PLACE SUITE 400, SAN ANTONIO, TX 78216
 WWW.KIMLEY-HORN.COM TFB# FIRM NO. 928

FOR REVIEW ONLY

KHA PROJECT 047096456
 DATE 5/27/2025
 SCALE AS SHOWN
 DESIGNED BY OWNP
 DRAWN BY OWP
 CHECKED BY AEN

THE HOME DEPOT SITE PLAN (LOT 17)

SCHERTZ STATION SUBDIVISION LOT 10A, BLOCK 1 PREPARED FOR THE HOME DEPOT SCHERTZ, TEXAS 18541 RIPPS-KREUSLER RD.

SHEET NUMBER SPC1.0