

FLOOD INFORMATION

ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATES: 11/02/2007, IS LOCATED IN ZONE UNSHADED X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

PROJECT SUMMARY

TOTAL PROJECT AREA = 337,329 SQ.FT
 TOTAL BUILDING AREA = 11,562 SQ.FT
 TOTAL CANOPY AREA = 8,400.22 SQ.FT
 PROP DETENTION POND AREA = 8,438 SQ.FT
 PROP IMPERVIOUS AREA = 235,027 SQ.FT
 PROP PERVIOUS AREA = 102,302 SQ.FT

SITE DATA TABLE

PROPERTY ZONED: GENERAL BUSINESS DISTRICT (GB)
 SETBACKS: FRONT = 50 FEET BUILDING LINE

- SITE AREA 337,329 SFT = 7.744 ACRES
- BUILDING AREA, C-STORE: 9,103 SFT GROSS AREA
 RETAIL: 2,459 SFT GROSS AREA
 BUILDING HEIGHT 32 FEET
 NUMBER OF STORIES = 1
- PARKING REQUIRED: 62 SPACES
 PARKING PROVIDED: 100 SPACES
 NUMBER OF HANDICAP SPACE REQUIRED: 4
 NUMBER OF HANDICAP SPACE PROVIDED: 4
- EXISTING PERVIOUS AREA: 337,329 SFT = 7.744 ACRES = 100.00%
 EXISTING IMPERVIOUS AREA: 0.00 SFT = 0.00 ACRES = 0.00%
- PROP PERVIOUS AREA: 102,867.0 SFT = 2.362 ACRES = 30.00%
 PROP IMPERVIOUS AREA: 234,462.0 SFT = 5.383 ACRES = 70.00%

PARKING SYNOPSIS

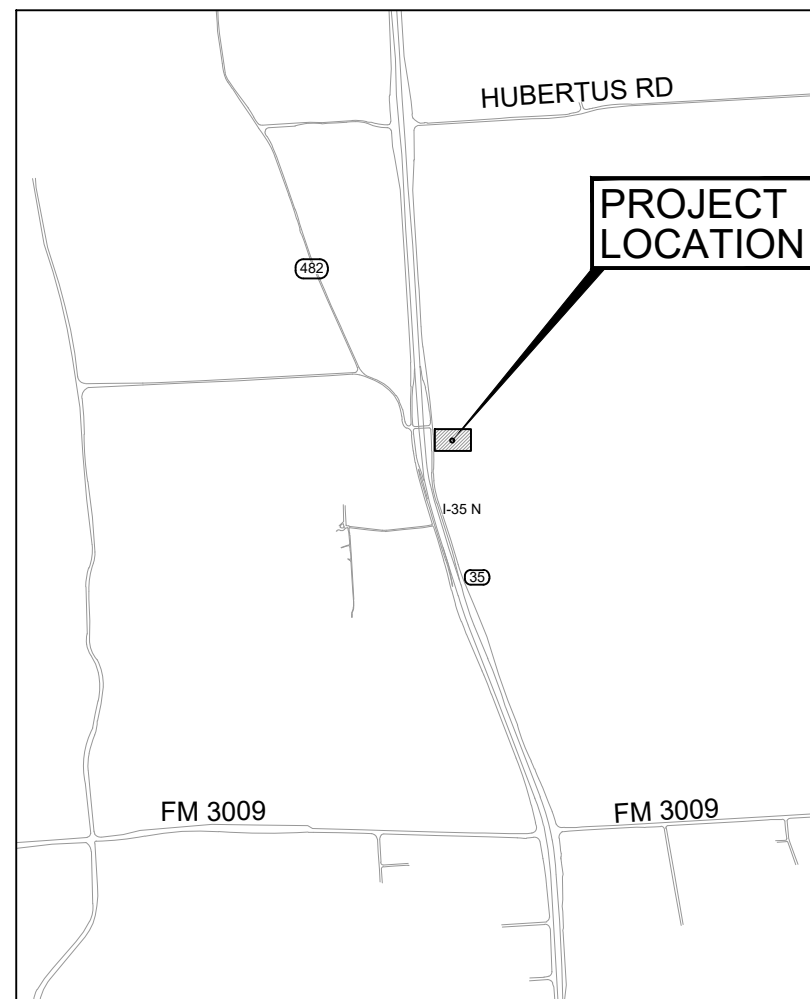
OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROVIDED
C-STORE	9,103 / 250	36.4(37)	100
RETAIL SPACE	2,459/ 100	24.59(25)	
TOTAL		62	100

CO-ORDINATE

POINT	X	Y
1	2204694.0250	13772305.6700
2	2205030.2790	13771635.7600
3	2204629.8590	13771430.4218
4	2204293.5165	13772100.5044
5	2204527.0007	13771951.4591
6	2204671.7853	13772024.1325
7	2204639.4859	13772088.4813
8	2204494.7013	13772015.8079
9	2204666.7561	13771831.3945
10	2204612.9239	13771938.6424

POINT	X	Y
11	2204634.3794	13771949.3971
12	2204688.1529	13771842.1198
13	2204642.9608	13772166.3108
14	2204632.2077	13772187.7688
15	2204426.6441	13772084.5861
16	2204437.4024	13772063.1325
17	2204325.0529	13772126.5854
18	2204398.0347	13772166.6091
19	2204606.8120	13772274.5335
20	2204655.0472	13772301.0189

NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.



LOCATION MAP
SCALE: 1"=4,000'-0"

OWNER: MUBARAK MAKNOJIA
 ADDRESS: 5956 CAPE CORAL DR. AUSTIN, TX 78746
 PHONE NUMBER: (512) 577-9294
 DEVELOPER: SCHERTZ STOP LLC.
 ADDRESS: 5956 CAPE CORAL DR. AUSTIN, TX 78746
 PHONE NUMBER: (512) 577-9294
 ENGINEER: MIDSTREAM AND TERMINAL SERVICES LLC.
 (DBA-MTS ENGINEERING AND DESIGN 9560 WESTPARK OR SUITE 426 HOUSTON, TX 77803)

MTS ENGINEERING & DESIGN
 9950 WESTPARK DR. SUITE #426
 HOUSTON TEXAS 77063
 (281) 404-4438 (281) 253-4849
FIRM NO. 18844

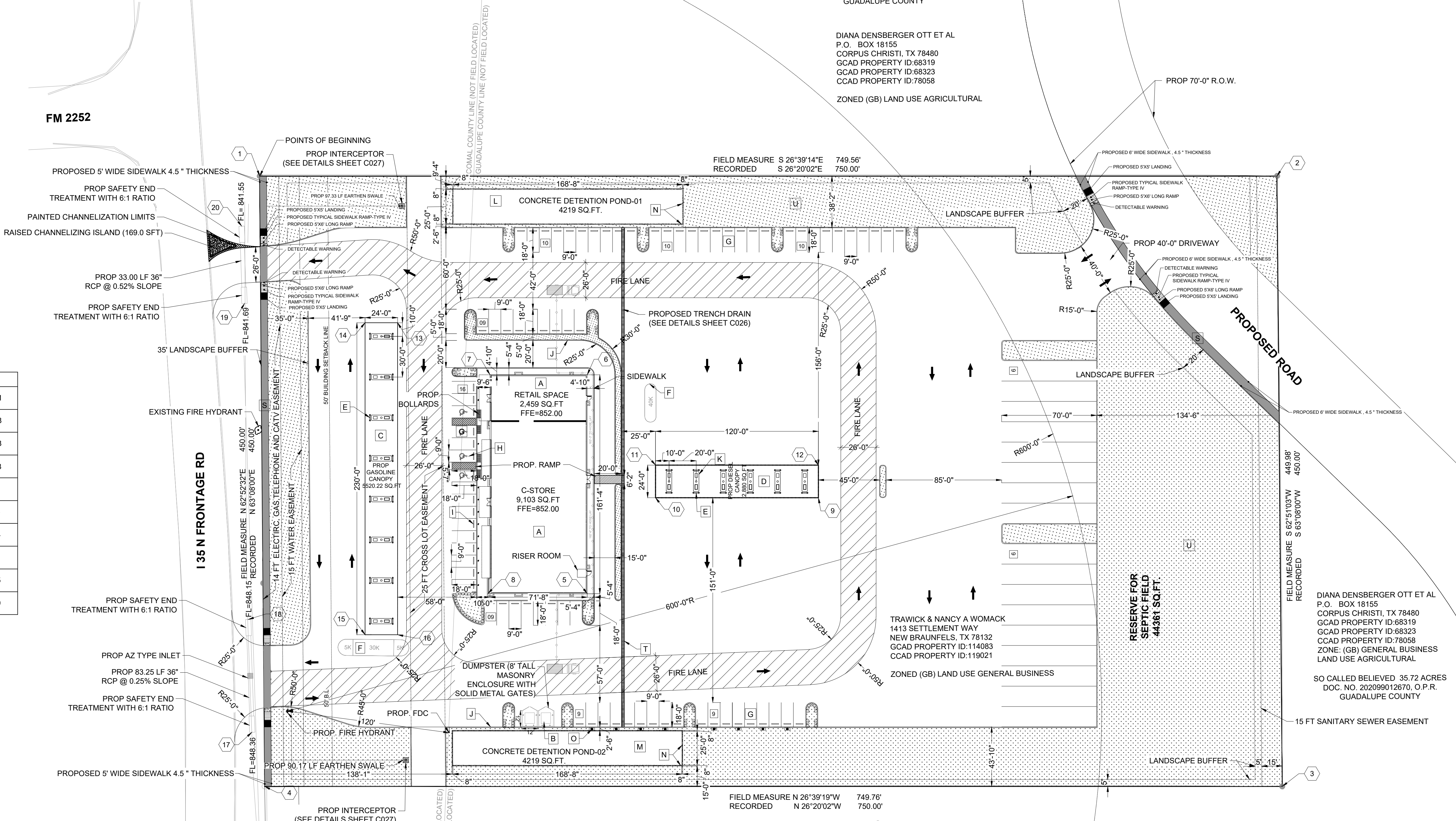


REV	DATE	DESCRIPTION	BY:	CHK	APR
0	10/11/2025	ISSUED FOR PERMIT	SK	MM	GM

RONALDO & CLARE M CARRILLO P. O. BOX 620843
 SAN ANTONIO, TX 7509 GCAD PROPERTY ID: 114080
 CCAD PROPERTY ID: 114082
 CCAD PROPERTY ID: 118268
 ZONED (GB) LAND USE GENERAL BUSINESS
 SO CALLED 4.304 ACRES
 DOC. NO. 200406007163, O.P.R. COMAL COUNTY
 VOL. 1972, PG. O.P.R. GUADALUPE COUNTY

LEGEND

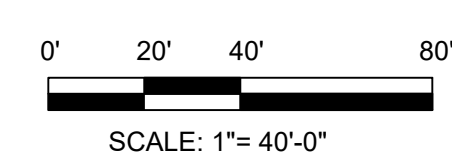
- PROPERTY LINE
- ⊕ BENCHMARK
- A PROP C-STORE AND RETAIL SPACE
- B PROP TRASH ENCLOSURE
- C PROP GASOLINE CANOPY
- D PROP DIESEL CANOPY
- E U BOLLARDS
- F UNDERGROUND OIL TANK
- G PARKING AREA
- H HANDICAP PARKING
- I PROP 6"X6"X6" WHEEL STOP-BOLTED INTO PAVING
- J PROP 6" MONOLITHIC CONCRETE CURB
- K FUEL PUMP
- L CONCRETE DETENTION POND-01 4219 SQ.
- M CONCRETE DETENTION POND-02 4219 SQ.
- N SAFETY BOLLARDS
- O ELECTRIC CHARGING
- T TRENCH DRAIN
- U GREEN AREA
- TRAFFIC FLOW ARROW
- S SIDEWALK



1 SITE LAYOUT PLAN
SCALE: 1"=40'-0"

FIELD MEASURE N 26°39'19"W 749.76'
 RECORDED N 26°20'02"W 750.00'

FIELD MEASURE S 26°39'14"E 749.56'
 RECORDED S 26°20'02"E 750.00'



Approved By: *[Signature]*
 Date: 10/11/2025
 11/18/2025 8:30:25 AM

BUNNY STOP #9
 18920 IH 35 N SCHERTZ, TX 78154
BUNNY STOP #9 SUBDIVISION UNIT 1
 LOT 1, BLOCK 1



PLOTTED ON 10/13/2025 3:41 PM - Z:\2024\24006 Truck Stop at Schertz\Drawings\C004-Driveway Layout Plan