

LEGAL DESCRIPTION:
A 8.701 ACRE TRACT OF LAND SITUATED IN THE CARROL M. GAHAGAN JR. SURVEY NO. 298, ABSTRACT 182, CITY OF SCHERTZ, COMAL COUNTY, TEXAS, AND BEING THAT CALLED 8.701 ACRE TRACT AS CONVEYED AND RECORDED IN DOCUMENT NUMBER 202208029435 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, (O.P.R.) ESTABLISHING LOTS 1, 2, 3, & 4.

BENCHMARKS:
BM #1 (POINT #300)
DESCRIPTION: SET MAG NAIL IN WITH WASHER IN CURB.
E.L. 794.78'
BM #2 (POINT #301)
DESCRIPTION: SET MAG NAIL IN WITH WASHER IN CURB.
E.L. 782.14'

- COORDINATION NOTES:**
- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. 1-800-222-5355.
 - CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
 - CONTACT CENTERPOINT ENERGY TO PLAN GAS SERVICES. (830)-643-6919.
 - CONTACT CITY OF SCHERTZ TO PLAN SANITARY SEWER, AND WATER. (210)-619-1810.
 - CONTACT NEW BRAUNFELS UTILITIES FOR ELECTRIC SERVICE. (830)-608-8999.

KEY NOTES

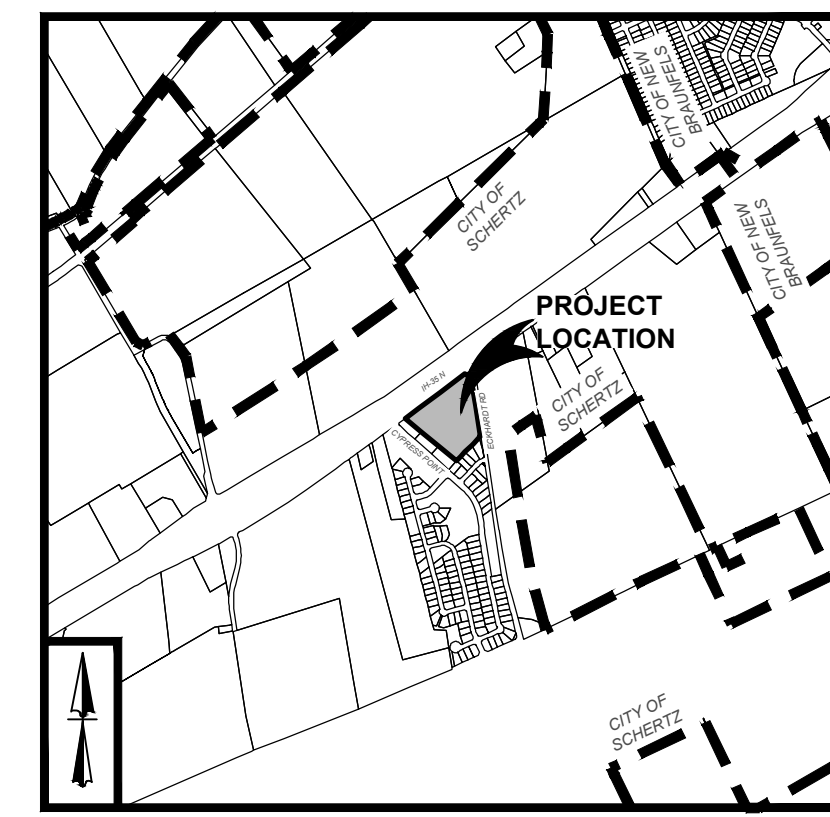
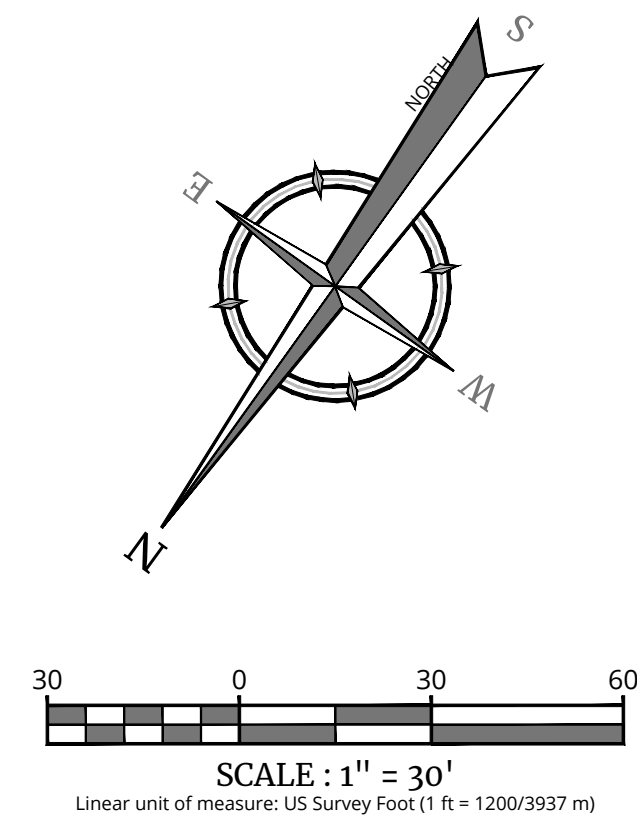
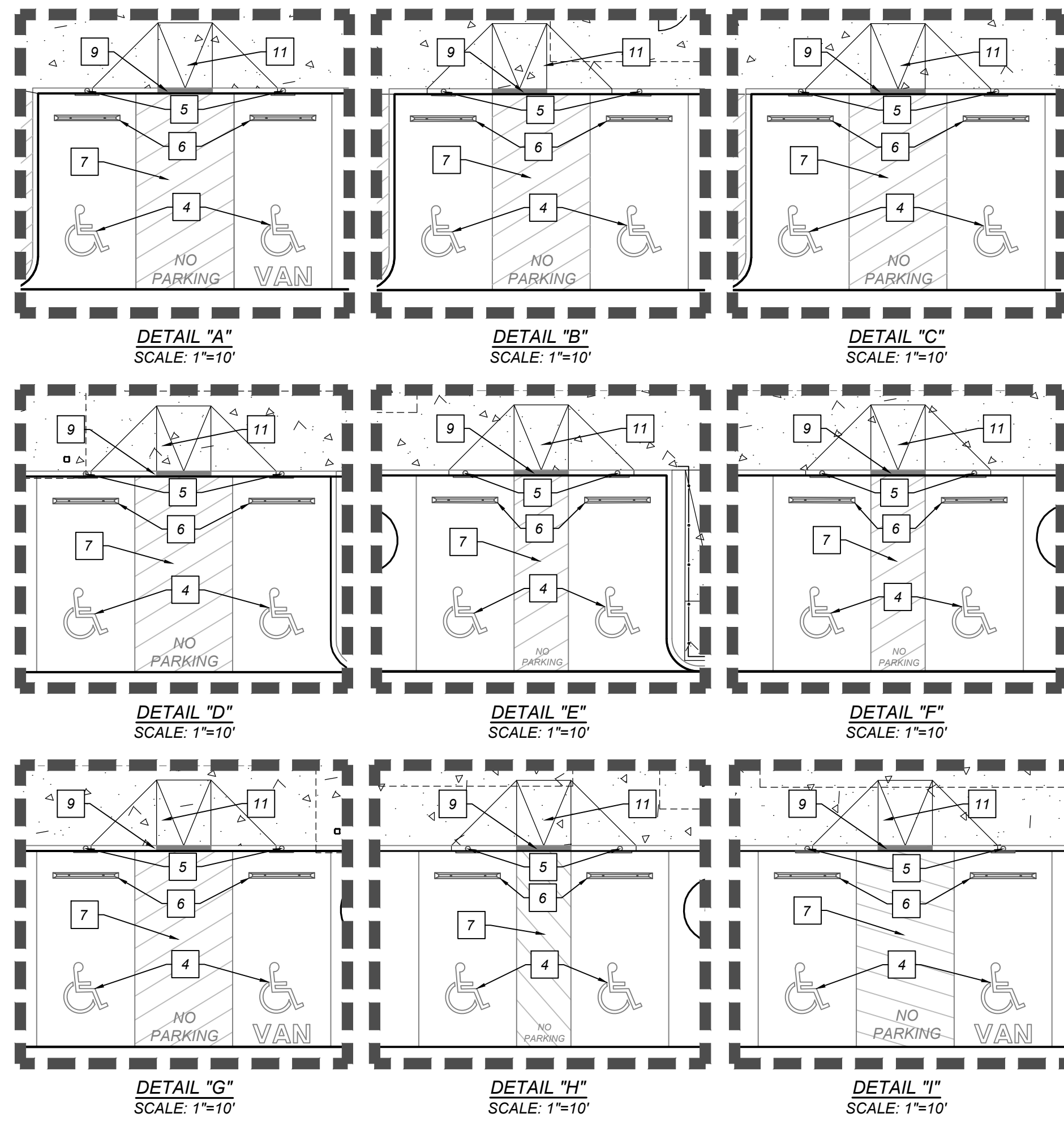
- TYPICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 1/C8.0)
- PROPOSED SIDEWALK (SEE DETAIL 2/C8.0)
- PROPOSED 6" CURB (SEE DETAIL 3/C8.0)
- HANDICAP PARKING SYMBOL (SEE DETAIL 4/C8.0)
- HANDICAP SIGN (SEE DETAIL 5/C8.0)
- WHEEL STOP (SEE DETAIL 6/C8.0)
- CROSS HATCH STRIPING (SEE DETAIL 7/C8.0)
- CROSSWALK (SEE DETAIL 8/C8.0)
- RIBBON CURB (SEE DETAIL 9/C8.0)
- 2' CURB TRANSITION (SEE DETAIL 10/C8.0)
- PROPOSED RAMP (SEE DETAIL 11/C8.0)
- DUMPSTER ENCLOSURE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
- CONCRETE/ASPHALT JUNCTURE (SEE DETAIL 13/C8.0)
- 8" MASONRY SCREEN WALL (DESIGN & PERMITTING BY OTHERS)
- GUARD RAILS (SEE DETAIL 12/C8.0)
- PERIMETER FENCE WITH MAN GATE & RETAINING WALL (DESIGN BY OTHERS)
- 2' CURB OPENING (SEE DETAIL 14/C8.0)

TRENCH EXCAVATION SAFETY PROTECTION NOTE:
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

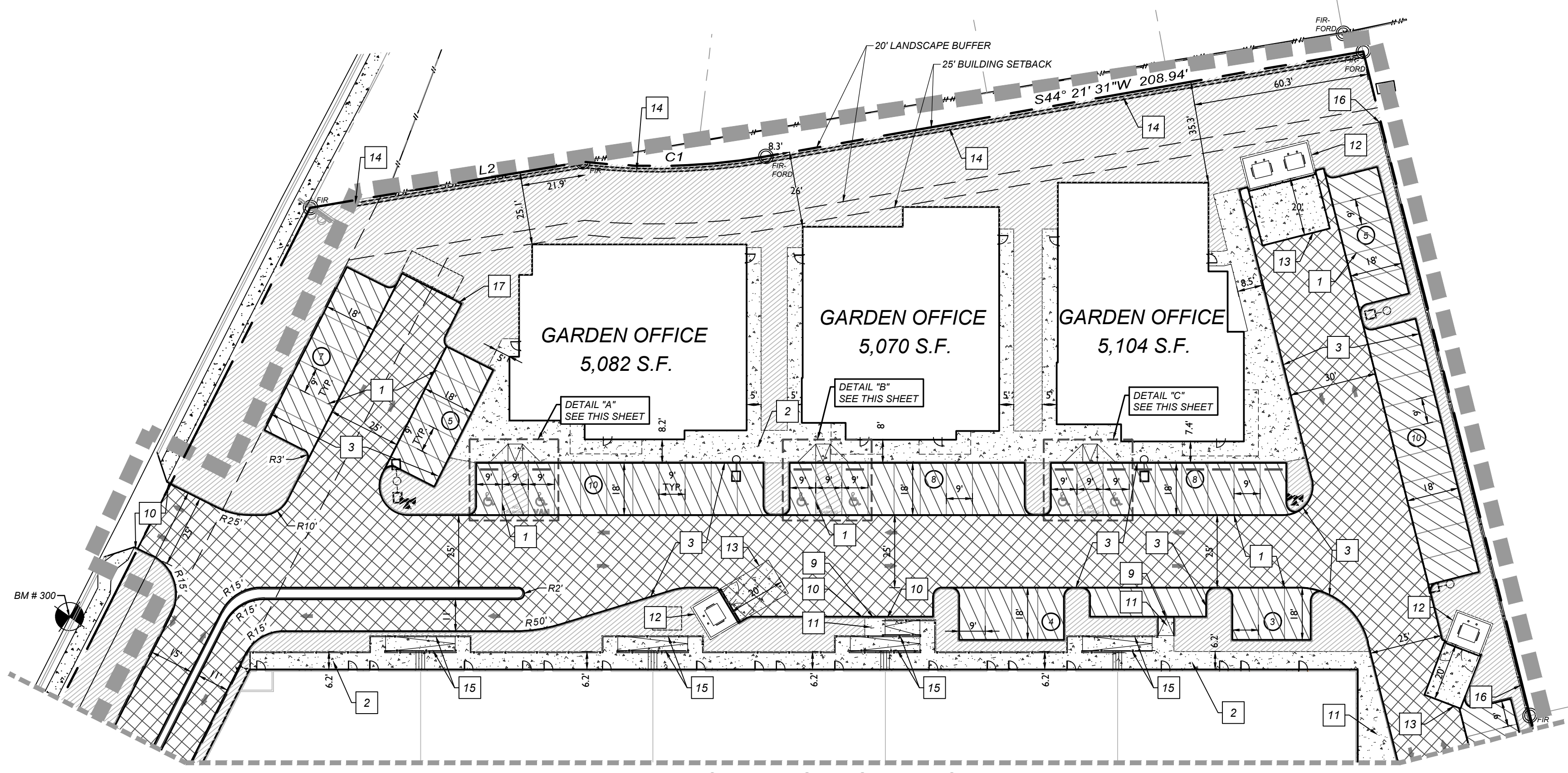
TREE NOTE:
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED, TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

DUMPSTER NOTE:
DUMPSTER ENCLOSURES MUST BE A MINIMUM OF 12' BY 12' BY 8'. HIGH CONSTRUCTED OUT OF MASONRY MATERIAL WITH SOLID METAL GATES.



LEGEND

LIMITS OF CONSTRUCTION	---
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	[Pattern]
EXISTING CURB	[Pattern]
EXISTING SIGN	[Symbol]
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	[Symbol]
PROPOSED CURB	[Pattern]
PROPOSED RIBBON CURB	[Pattern]
PROPOSED SIDEWALK	[Pattern]
PROPOSED HANDRAIL	[Symbol]
PROPOSED LIGHT POLE REF. MEP PLANS FOR DETAILS	[Symbol]
PARKING STALL COUNT	9
PROPOSED LANDSCAPING	[Pattern]
PROPOSED RETAINING WALL WITH PERIMETER FENCE	[Pattern]
PROPOSED 8" MASONRY WALL	[Pattern]
HEAVY DUTY PAVEMENT (ASPHALT OR CONCRETE)	[Pattern]
LIGHT DUTY PAVEMENT (ASPHALT OR CONCRETE)	[Pattern]
PROPOSED FIRE HYDRANT	[Symbol]
PROPOSED FDC	[Symbol]



PARKING SUMMARY TABLE

Building Use	GENERAL OFFICE/RETAIL
Total Building Floor Area (sq. ft.)	54,975 SF
Garden Office #1	5,082 SF
Garden Office #2	5,070 SF
Garden Office #3	5,104 SF
Retail #1	29,651 SF
Retail #2	10,068 SF
PARKING STORAGE STANDARDS	
Minimum Parking Ratio (General Office)	1 Space/250 SF
Minimum Parking Ratio (Retail)	1 Space/250 SF
REGULAR	
Minimum Required Parking (Office)	61
Minimum Required Parking (Retail)	159
Total Spaces Provided	244
HANDICAPPED (ADA)	
Required H.C. Parking (Including van)	7
Required V.A. Parking	2
Proposed H.C. Parking (Including van)	18
Proposed V.A. Parking	3

SURVEY CONTACT NOTE:
CONTACT TERESA SEIDEL, RPLS WITH KFW SURVEYING AT (210) 979-8444 FOR CONSTRUCTION STAKING SERVICES ON THIS PROJECT.

FEMA NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48091C0440F, DATED 09/02/2009 IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

OWNER/DEVELOPER:
FRED LYONS
LYONS REAL ESTATE & DEVELOPMENT, LLC.
4320 E. BROWN ROAD, SUITE 110
MESA, AZ. 85205
PHONE: 480-459-0300

APPLICANT:
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PARKWAY, SUITE 103
SAN ANTONIO, TX. 78231
PHONE: 210-979-8444

Approved By: *Emily Delgado*
Emily Delgado, Planning Manager
Planning & Community Development
12/17/2024 10:51:30 AM

Colliers
Engineering & Design
www.colliersengineering.com
Formerly Known as **KFW**
811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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JAIME SALINAS
TEXAS LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 135150
COLLIERS ENGINEERING & DESIGN, INC.
TPE Firm#: F-14909 TPLS Firm#: 10194550

"ECKHARDT ROAD RETAIL" PLANS
FOR
LYONS REAL ESTATE & DEVELOPMENT, LLC

BLOCK 1
LOT 1

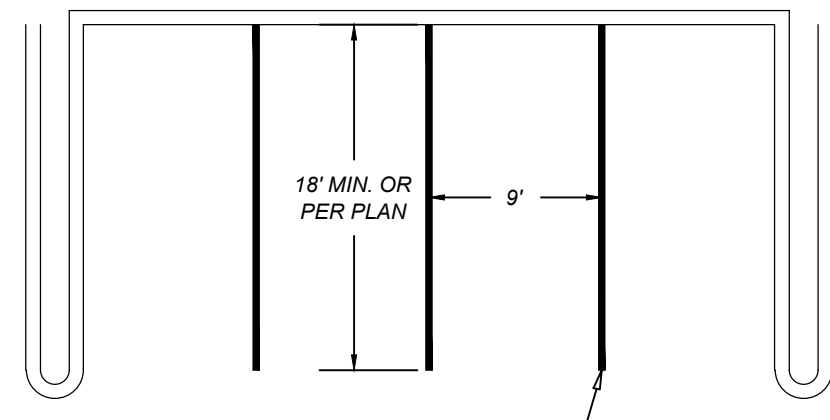
24736 IH-35 N
SCHERTZ, TEXAS 78108
COMAL COUNTY

Colliers SAN ANTONIO (KFW)
Engineering & Design
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TPE Firm#: F-14909 TPLS Firm#: 10194550

SCALE: AS SHOWN	DATE: 01/24/2024	DRAWN BY: RS	CHECKED BY: JS
PROJECT NUMBER: 1100-01-01	DRAWING NAME: 0A1100101	REVIEWED BY:	PTH

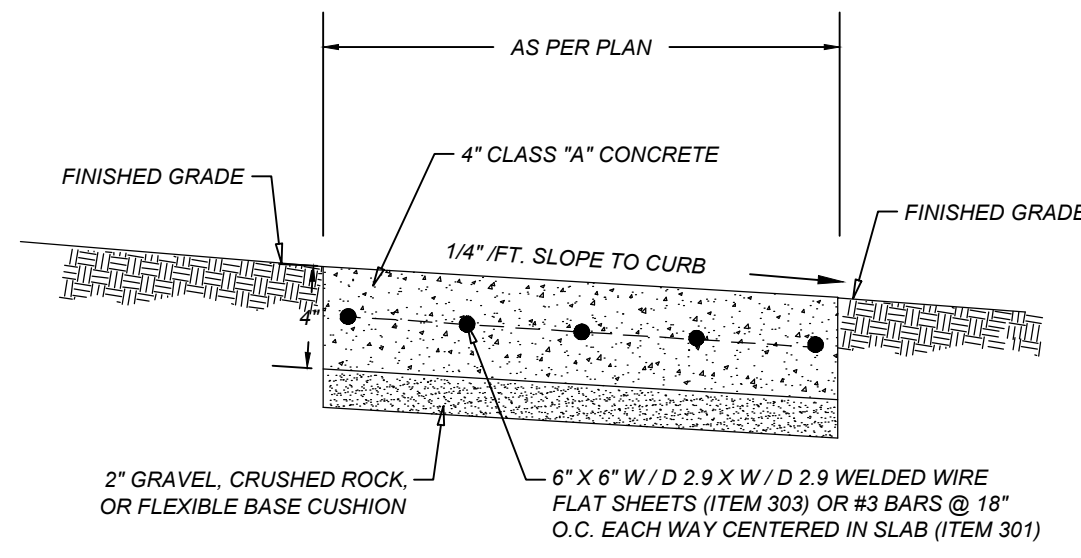
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SHEET NUMBER: C2.1

Date: Nov 19, 2024, 12:27pm User: ID: NPS/aker File: K:\11\000101\Design\CD\0A1100101.dwg C:\CADD\1100101.dwg(2) By: NPS/aker



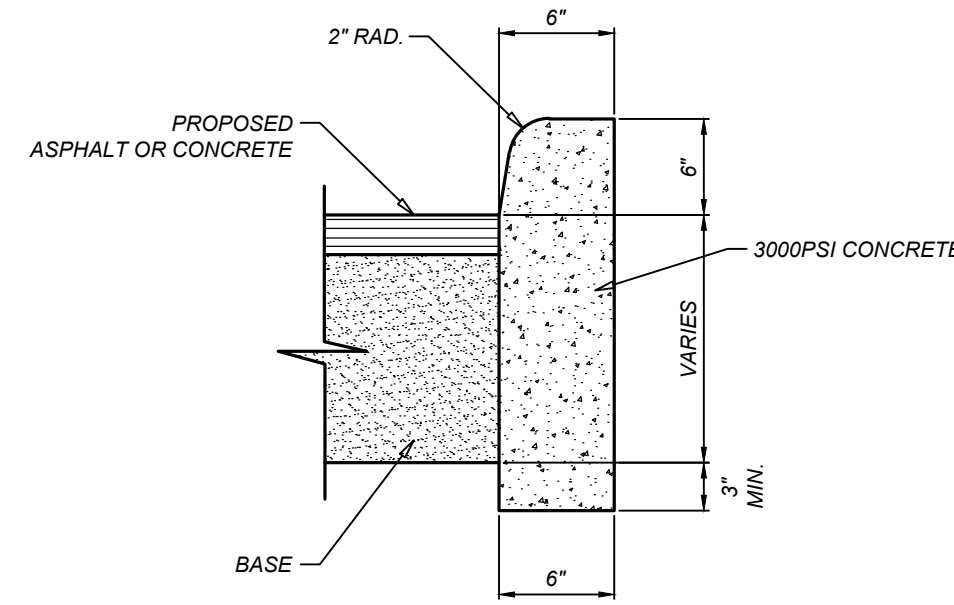
4" YELLOW STRIPE, TYP. (CONCRETE PAVEMENT)
4" WHITE STRIPE, TYP. (ASPHALT PAVEMENT)

1. TYPICAL PARKING SPACES AND PARKING STRIPES
NOT-TO-SCALE

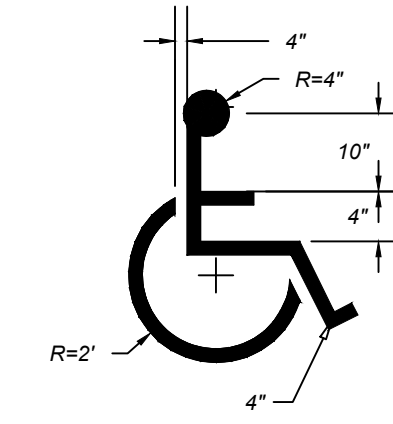


2. TYPICAL SIDEWALK DETAIL
NOT-TO-SCALE

NOTE:
1. SAW JOINTS 10' ON CENTER AND EXPANSION JOINTS AT 40' ON CENTER WHERE CURB ABUTS SIDEWALKS AND OR CONCRETE PAVEMENT. JOINTS SHALL MATCH UNLESS OTHERWISE SHOWN ON PLANS.

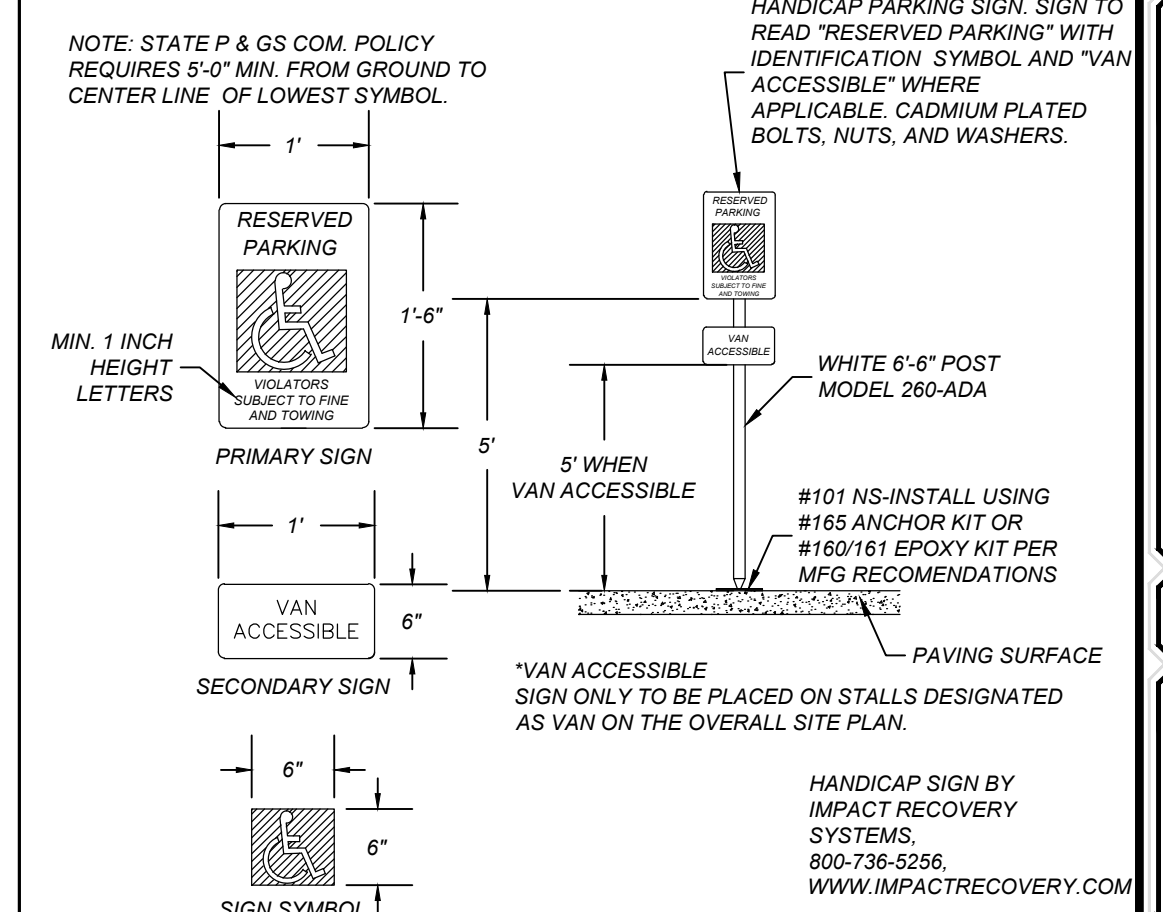


3. STANDARD 6" CURB DETAIL
NOT-TO-SCALE



NOTE:
SYMBOL SHALL BE PAINTED IN CENTER OF PARKING STALL WITH 4" YELLOW STRIPE, TYP. (CONCRETE PAVEMENT) OR 4" WHITE STRIPE, TYP. (ASPHALT PAVEMENT)

4. HANDICAP PARKING SYMBOL DETAIL
NOT-TO-SCALE

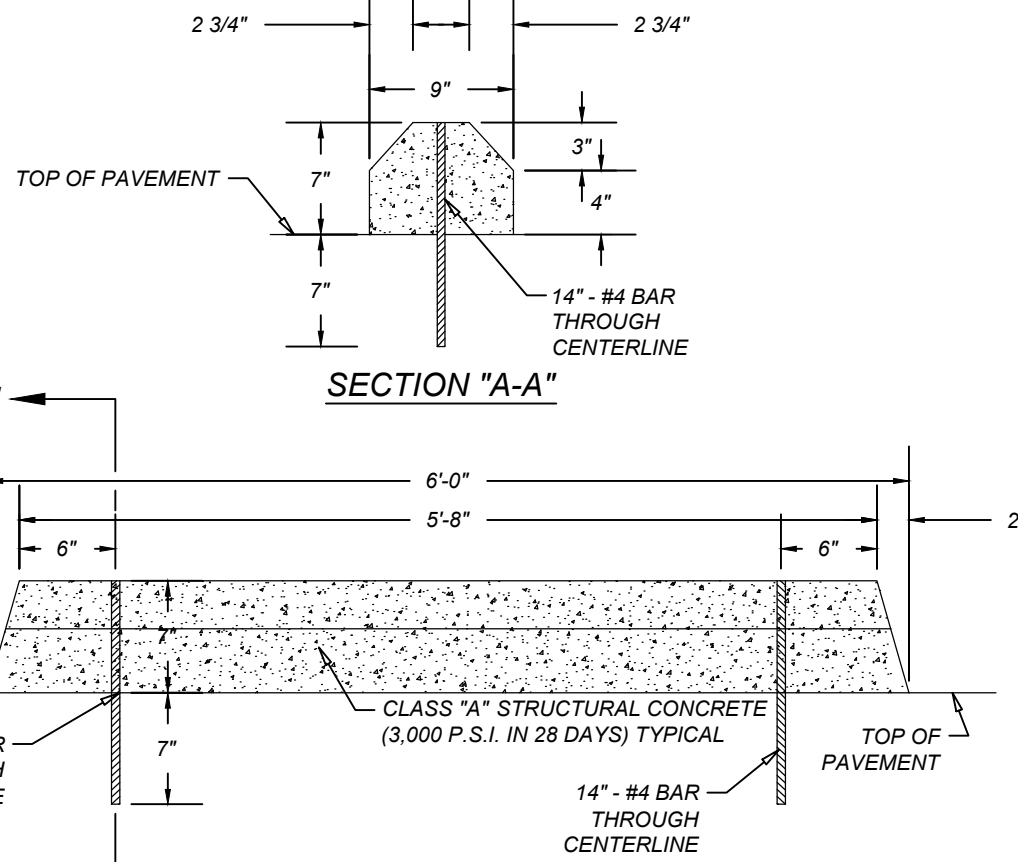


5. HANDICAP SIGN DETAIL
NOT-TO-SCALE

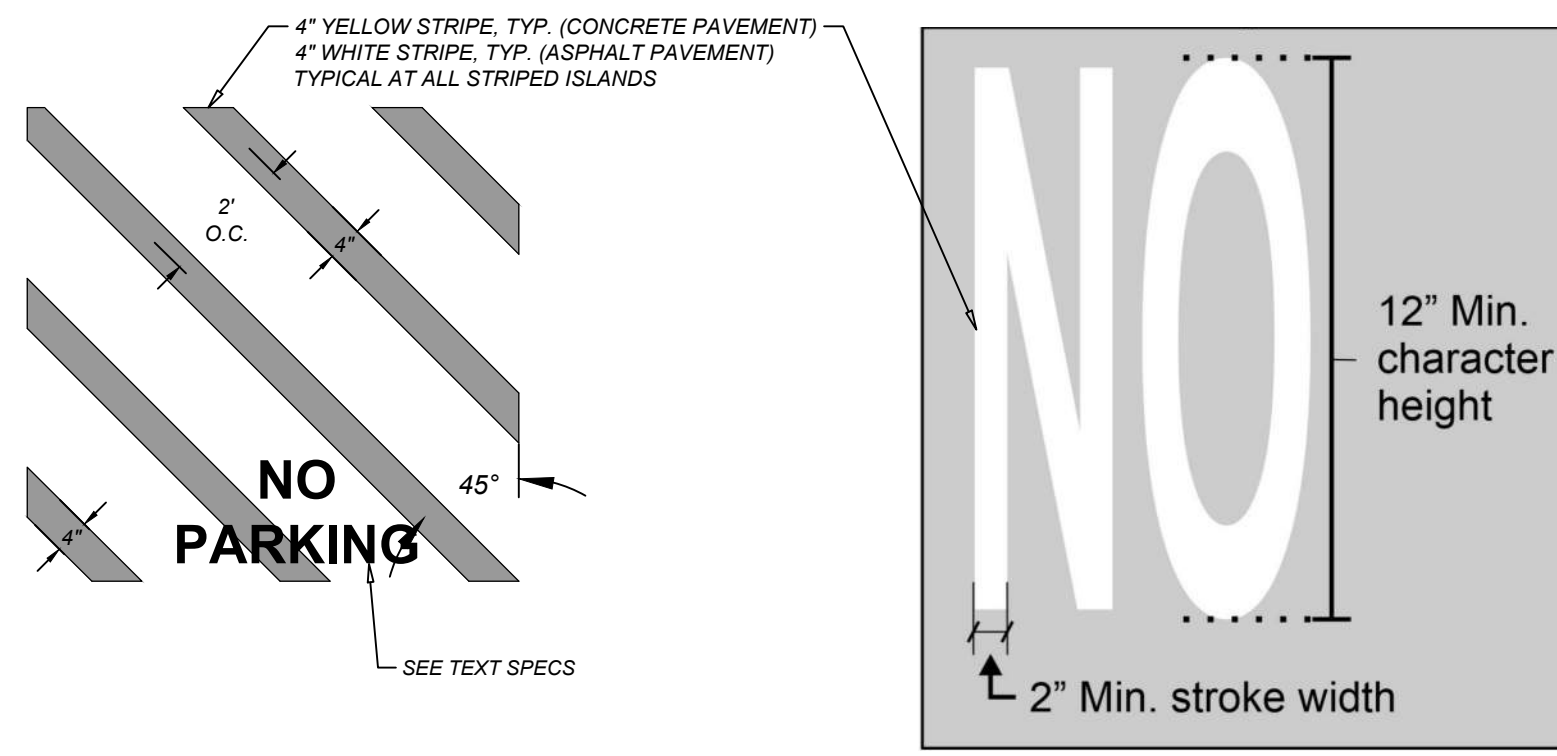
Colliers
Engineering & Design
www.colliersengineering.com

Formerly Known as **KFW**

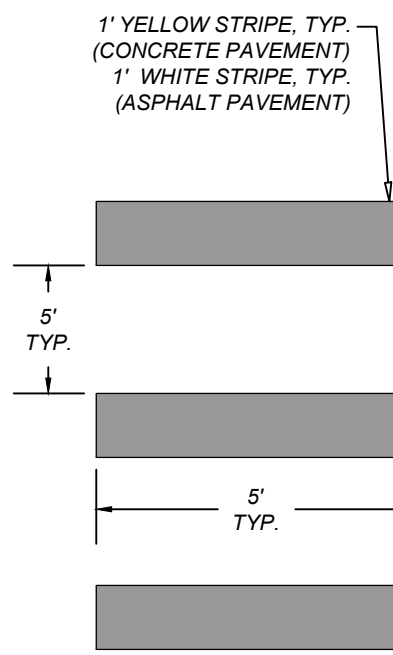
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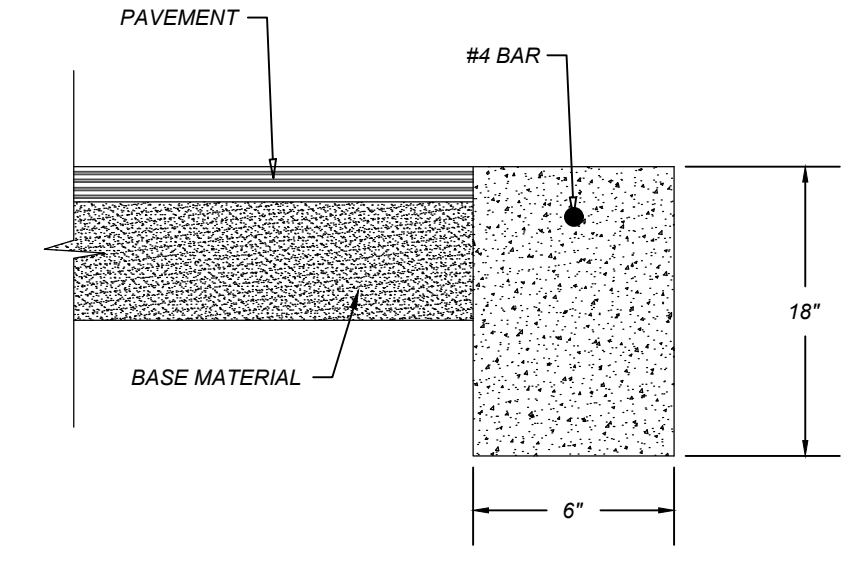
6. WHEELSTOP DETAIL
NOT-TO-SCALE



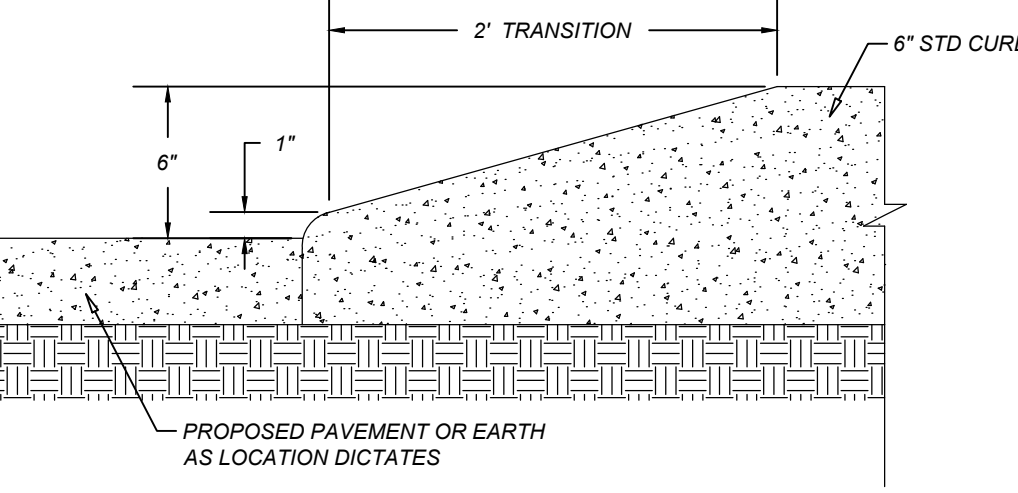
7. HANDICAP CROSS HATCH STRIPING & TEXT DETAIL
NOT-TO-SCALE



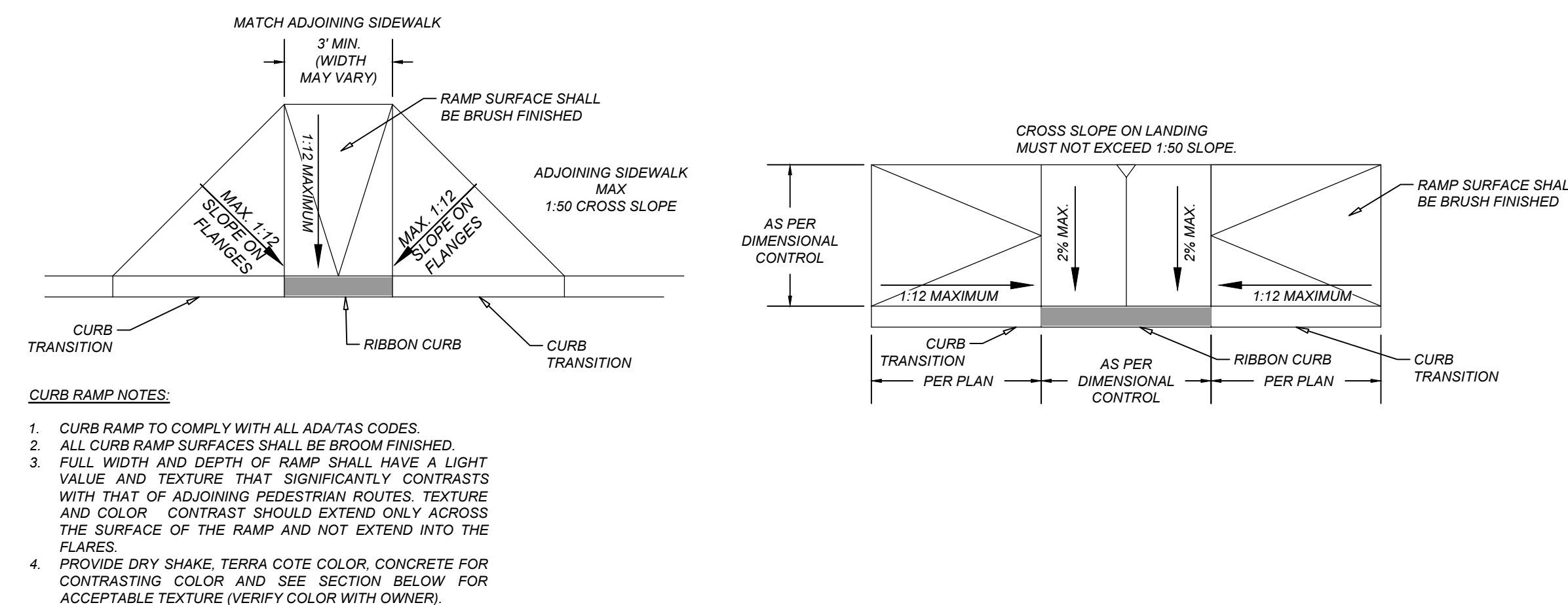
8. CROSSWALK DETAIL
NOT-TO-SCALE



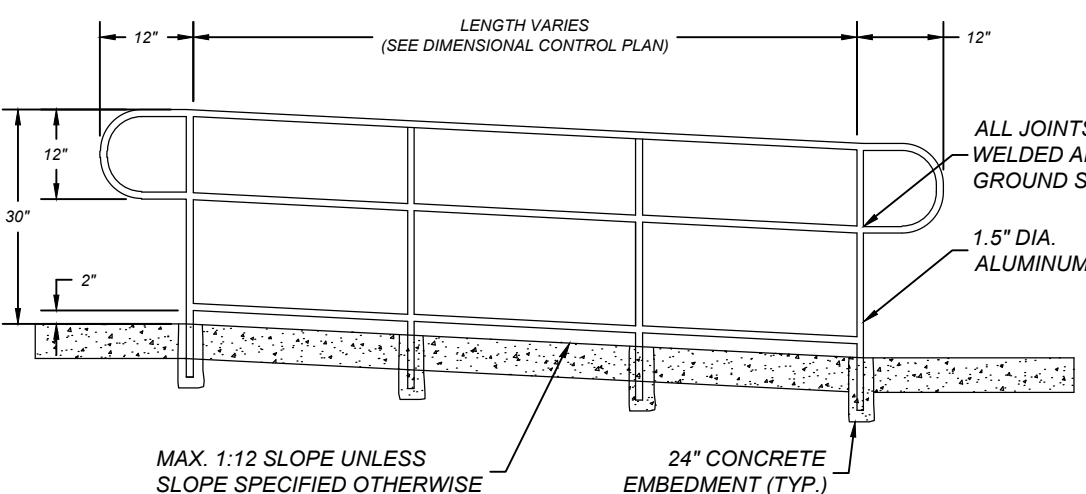
9. RIBBON CURB DETAIL
NOT-TO-SCALE



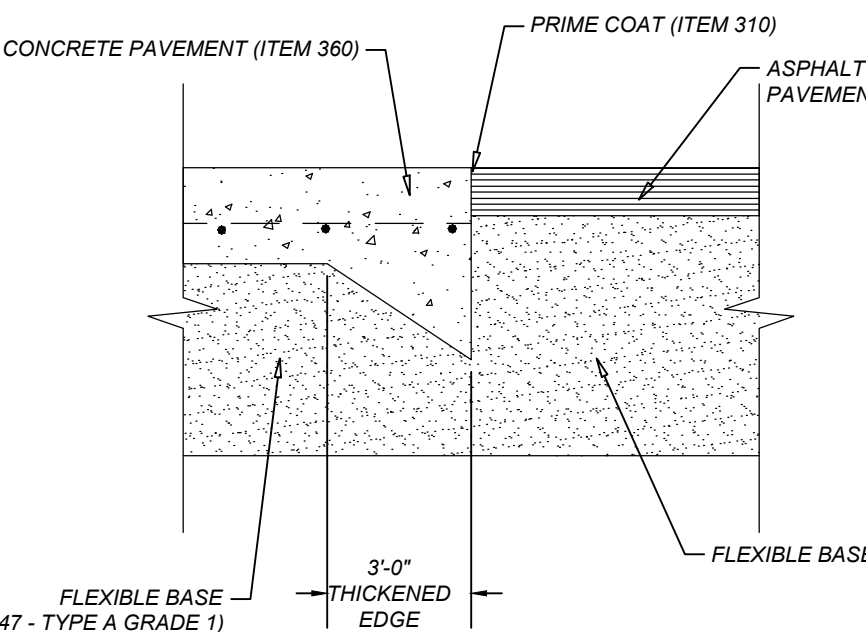
10. 2" CURB TRANSITION DETAIL
NOT-TO-SCALE



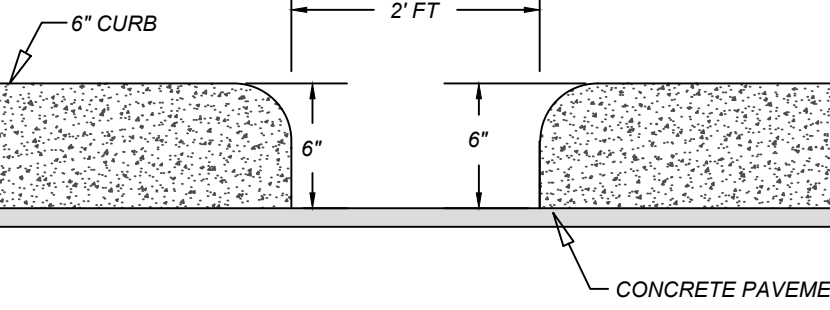
11. SIDEWALK RAMP DETAIL
NOT-TO-SCALE



12. HANDICAP RAMP WITH HANDRAILS DETAIL
NOT-TO-SCALE



13. CONCRETE / ASPHALT PAVEMENT JUNCTURE
NOT-TO-SCALE



14. 2" CURB OPENING
NOT-TO-SCALE

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JAIME SALINAS
TEXAS LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 135150
COLLIERS ENGINEERING & DESIGN, INC.
TBP# Firm#: F-14909 - TBP#S Firm#: 10194550

"ECKHARDT ROAD RETAIL" PLANS
FOR
LYONS REAL ESTATE & DEVELOPMENT, LLC

BLOCK 1
LOT 1
24736 IH-35 N
SCHERTZ, TEXAS 78108
COMAL COUNTY

Colliers
Engineering & Design
SAN ANTONIO (KFW)
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
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SCALE: AS SHOWN	DATE: 01/24/2024	DRAWN BY: RS	CHECKED BY: JS
PROJECT NUMBER: 1100-01-01	DRAWING NUMBER: CIVILDTL11000101	REVIEWED BY:	PTH

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CIVIL DETAILS SHEET

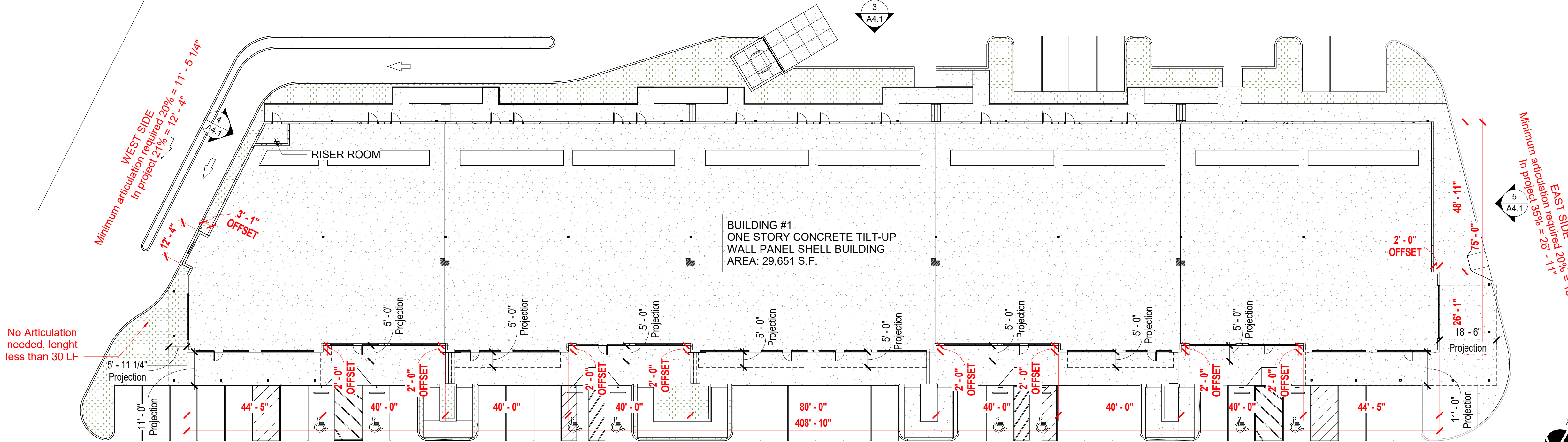
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C8.0



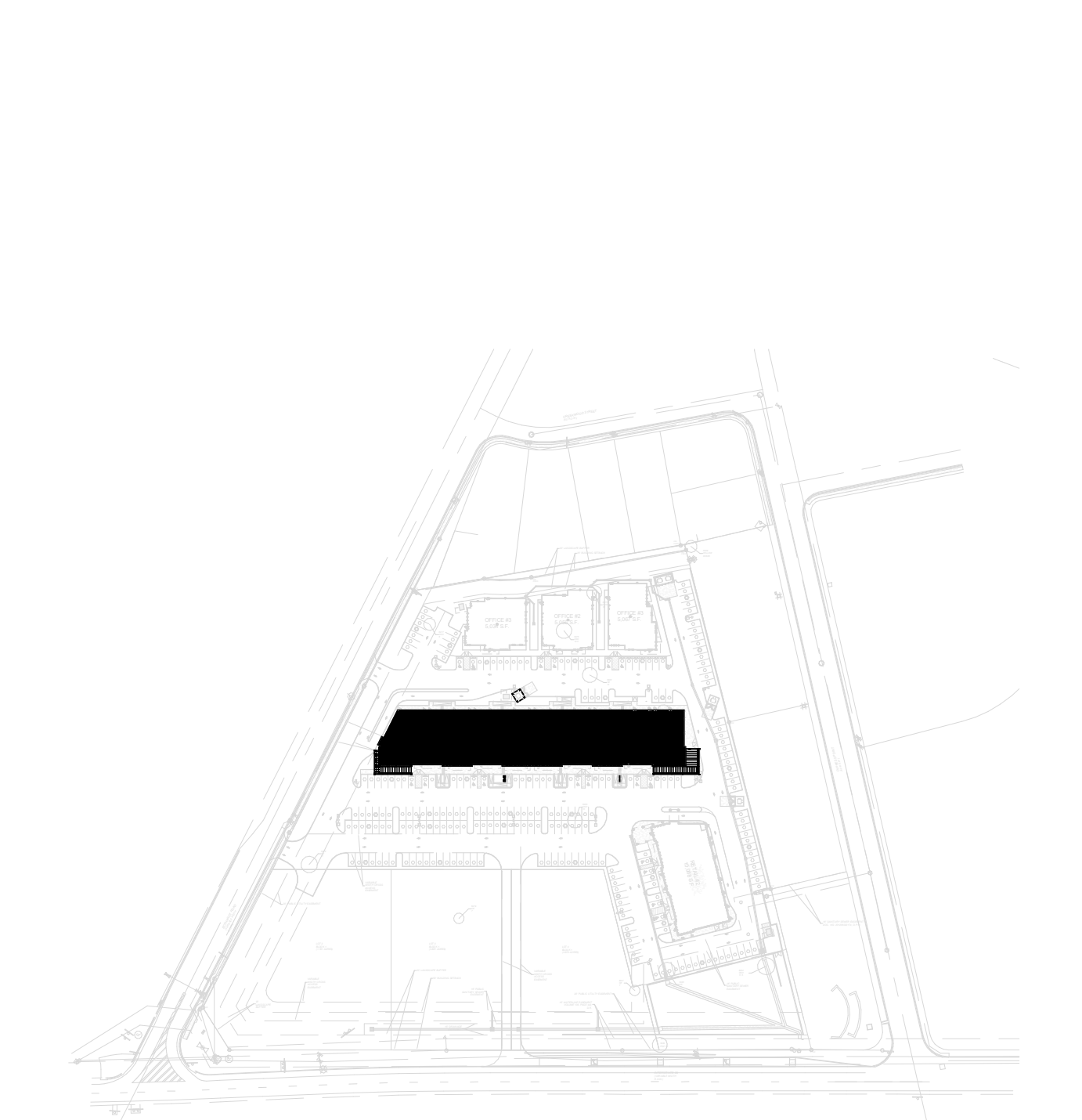
Approved By: *Emily Delgado*
Emily Delgado, Planning Manager
Planning & Community Development
12/17/2024 10:51:30 AM

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

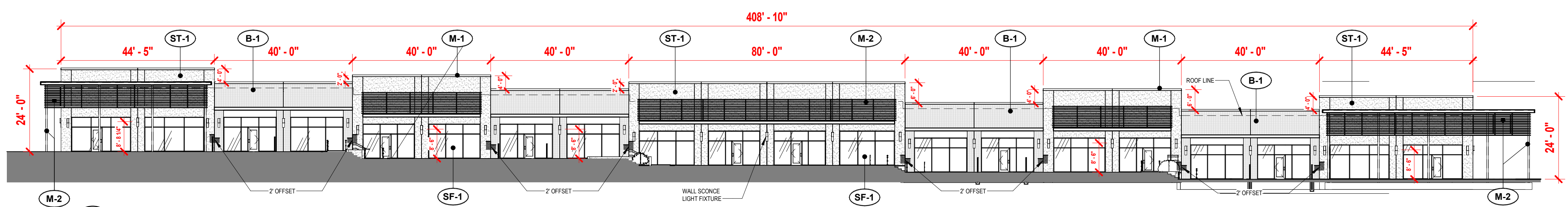
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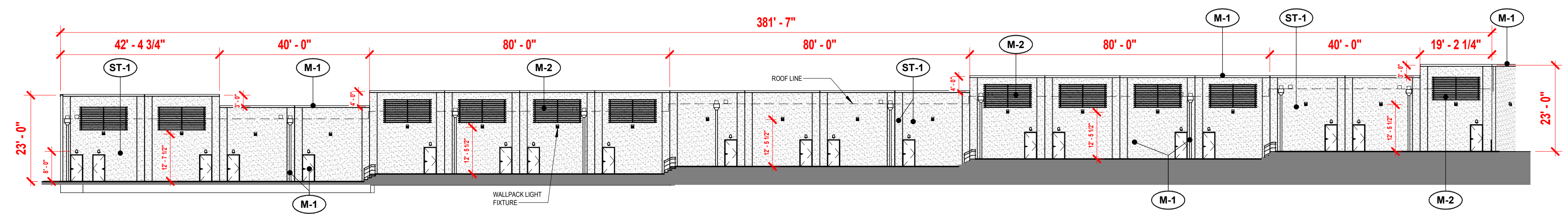
1 FLOOR PLAN
SCALE: 1" = 20'-0"



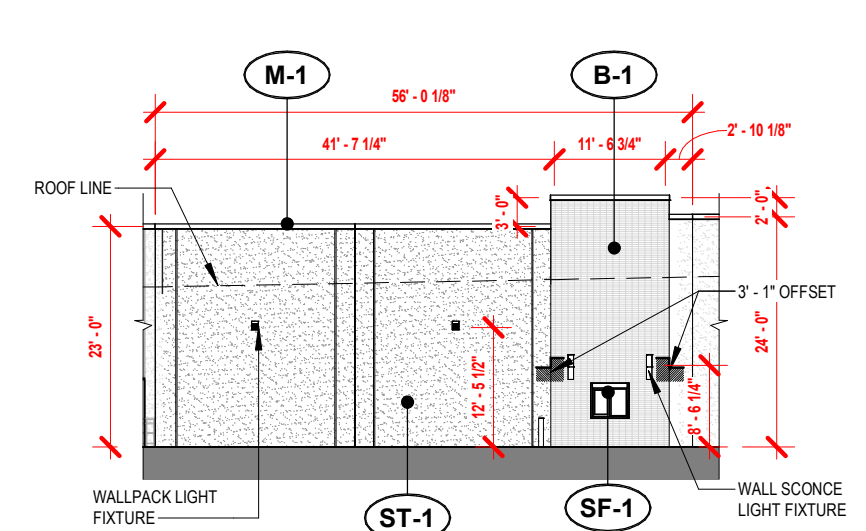
SITE PLAN
SCALE: 1" = 200'-0"



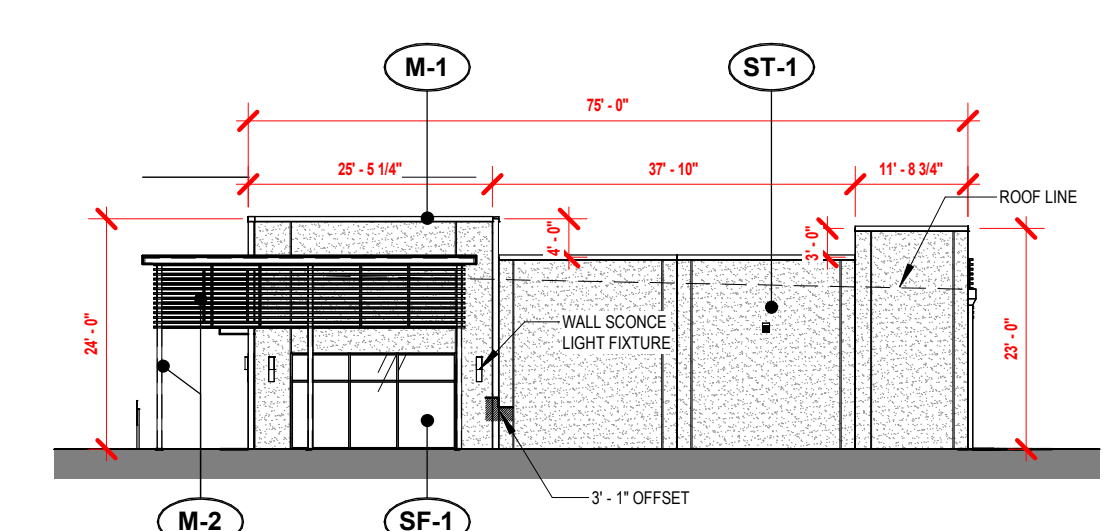
2 SOUTH ELEVATION
SCALE: 1" = 20'-0"



3 NORTH ELEVATION
SCALE: 1" = 20'-0"



4 EAST ELEVATION
SCALE: 1" = 20'-0"

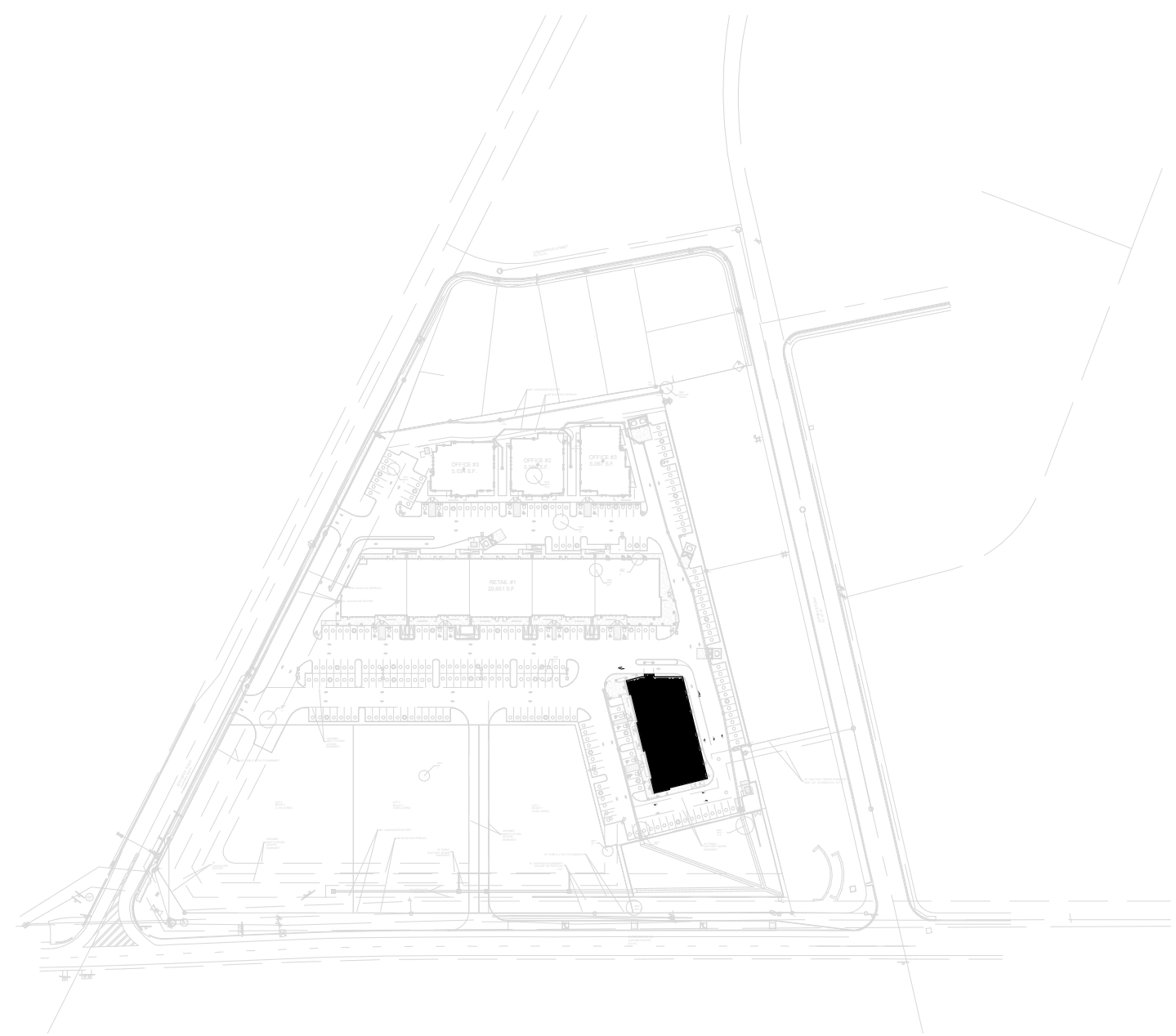


5 WEST ELEVATION
SCALE: 1" = 20'-0"

COLOR/MATERIAL SCHEDULE

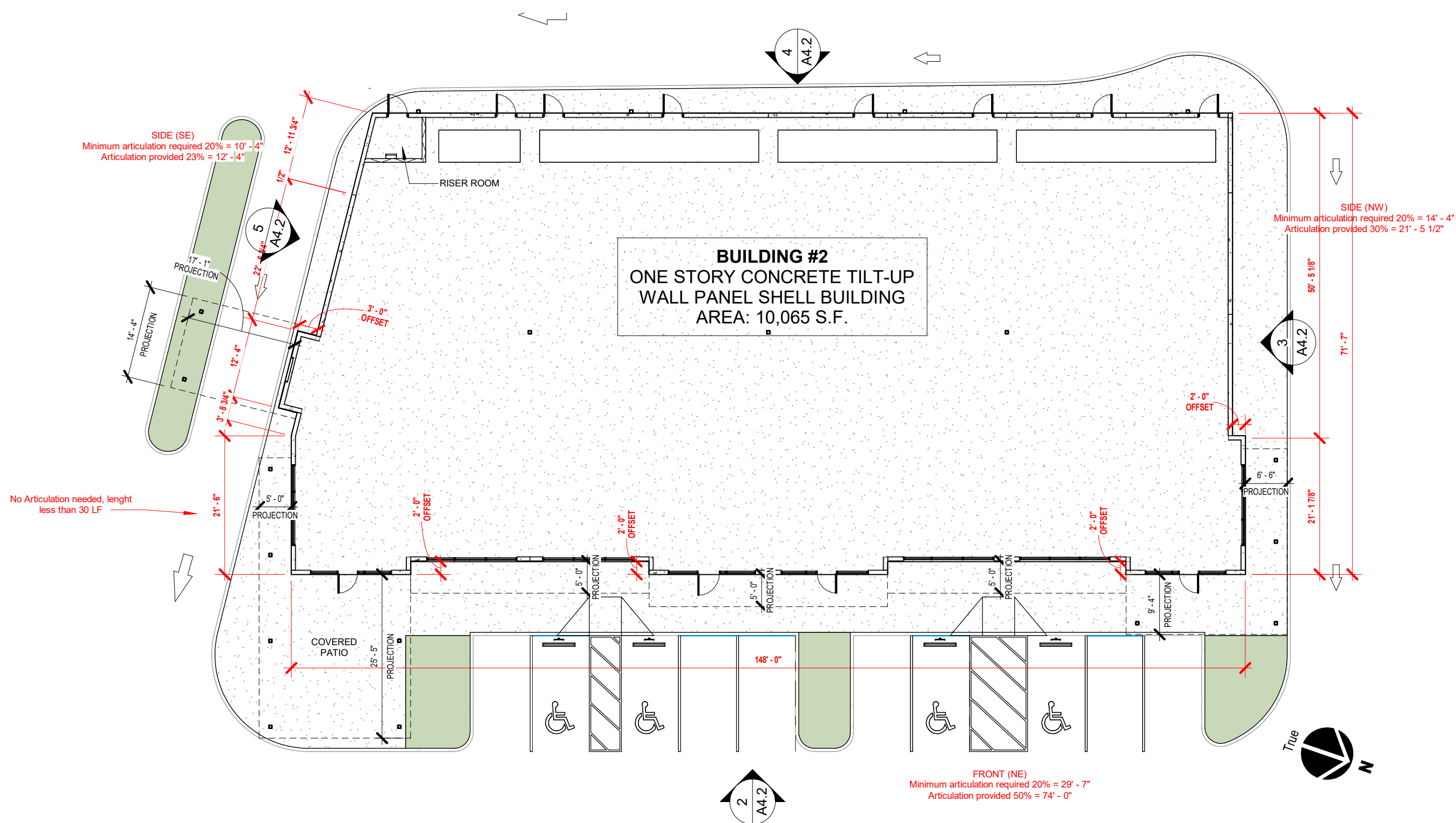
MASONRY	STUCCO, ELASTOMERIC PAINT, SHERWIN WILLIAMS #SW 7660 "EARL GREY", TEXTURED PAINT FINISH, SHERWIN WILLIAMS #SW 7063, "NEBULOUS WHITE"	
B-1	ENDICOTT THIN BRICK SERIES, COLOR: SIENNA IRONSPOT, SIZE: NORMAN, STACK BOND APPLICATION	
METAL	METAL CAP FLASHING, TRIM, & DOWNSPOUTS; PREFINISHED, 24 GA. BERRIDGE, "MATTE BLACK"	
M-2	PAINTED STEEL STRUCTURES (AWNINGS, COLUMNS, SCREENS, RAILING AND H.M. DOORS / FRAMES), SHERWIN WILLIAMS #SW 7069 "IRON ORE"	
STOREFRONT	ALUM. FRAMED DOOR & STOREFRONT SYSTEM AS SCHEDULED. DARK BRONZE ANODIZED.	

Approved By: *Emily Delgado*
Emily Delgado, Planning Manager
Planning & Community Development
12/17/2024 10:51:33 AM



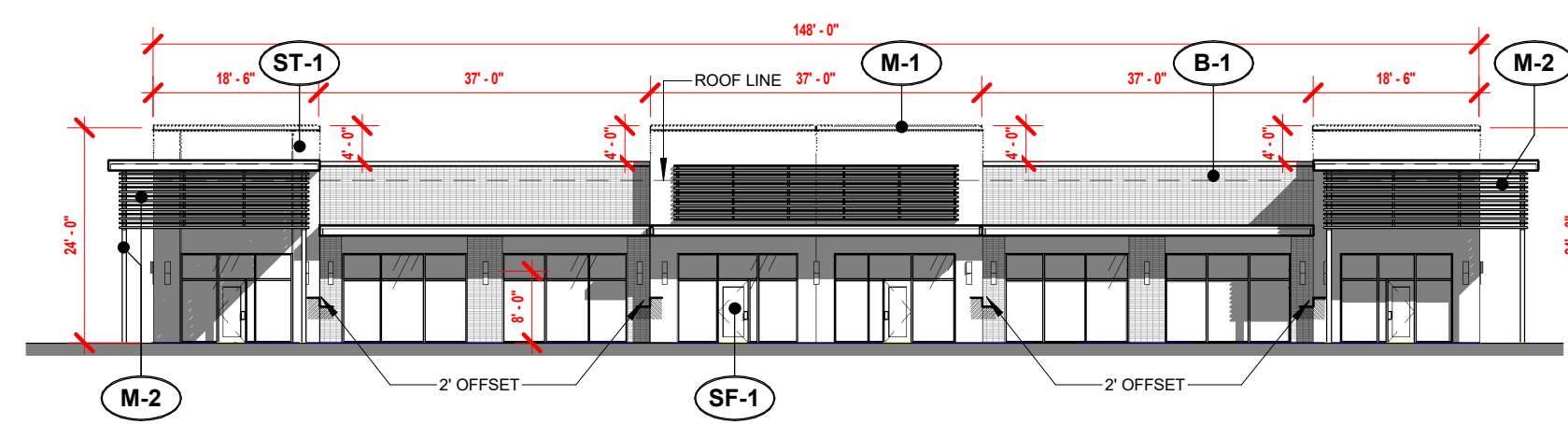
SITE PLAN

SCALE: 1" = 200'-0"



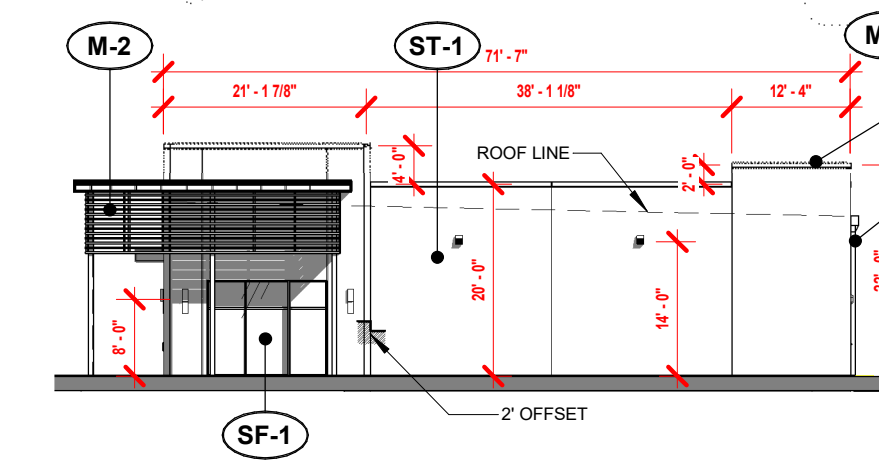
1 FLOOR PLAN

SCALE: 1/16" = 1'-0"



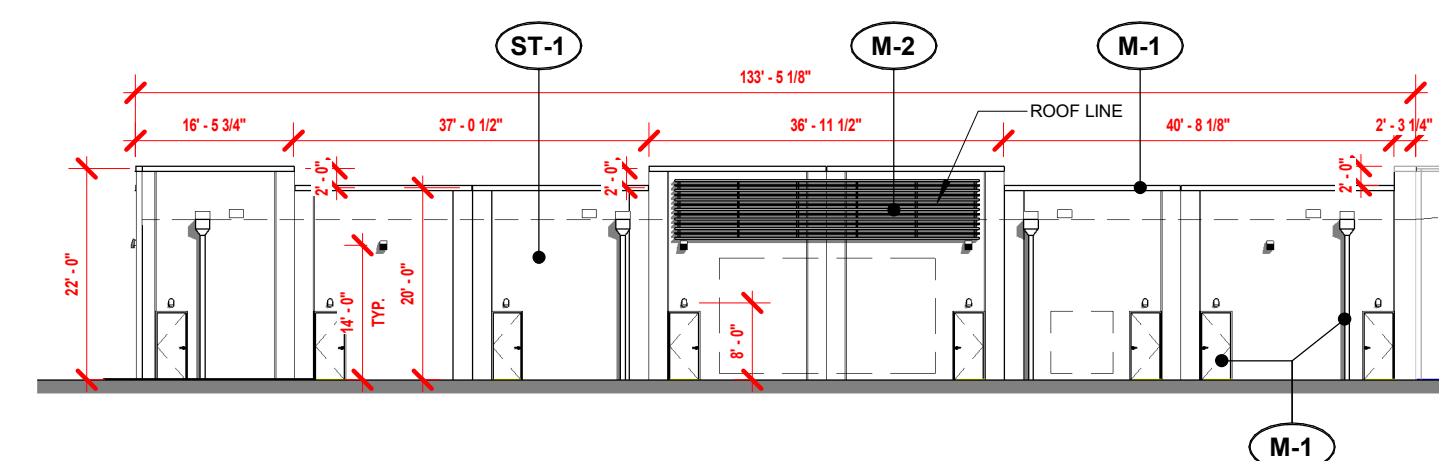
2 EAST ELEVATION

SCALE: 1" = 20'-0"



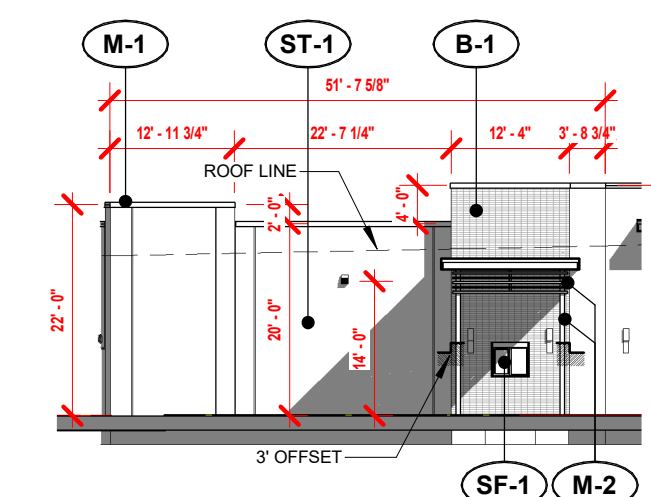
3 NORTH ELEVATION

SCALE: 1" = 20'-0"



4 WEST ELEVATION

SCALE: 1" = 20'-0"



5 SOUTH ELEVATION

SCALE: 1" = 20'-0"

COLOR/MATERIAL SCHEDULE

MASONRY

(ST-1) STUCCO, ELASTOMERIC PAINT, SHERWIN WILLIAMS #SW 7660 "EARL GREY". TEXTURED PAINT FINISH, SHERWIN WILLIAMS #SW 7063, "NEBULOUS WHITE"

(B-1) ENDICOTT THIN BRICK SERIES, COLOR: SIENNA IRONSPOT, SIZE: NORMAN, STACK BOND APPLICATION

METAL

(M-1) METAL CAP FLASHING, TRIM, & DOWNSPOUTS; PREFINISHED, 24 GA. BERRIDGE, "MATTE BLACK"

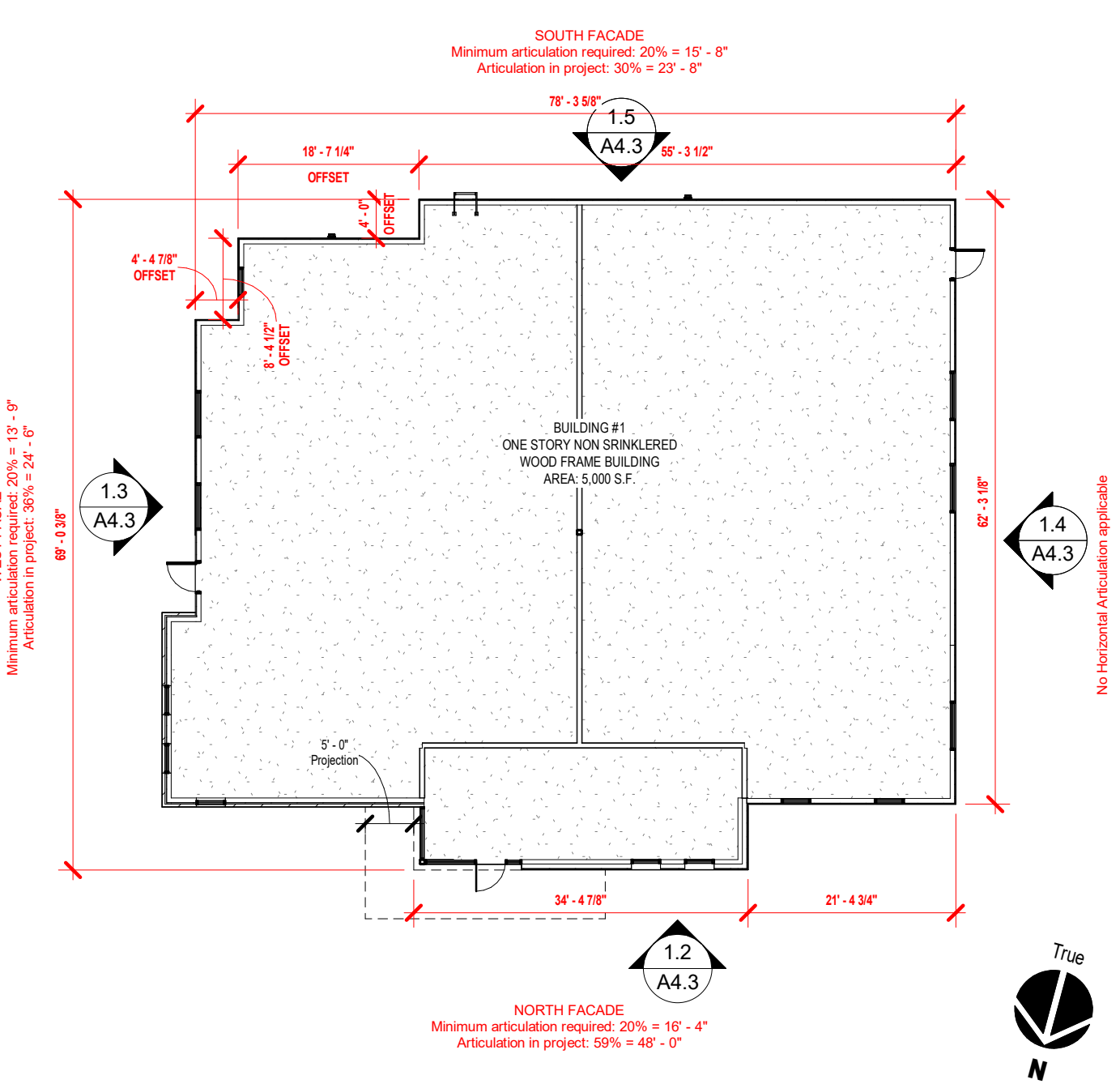
(M-2) PAINTED STEEL STRUCTURES (AWNINGS, COLUMNS, SCREENS, RAILING AND H.M. DOORS / FRAMES); SHERWIN WILLIAMS #SW 7069 "IRON ORE"

STOREFRONT

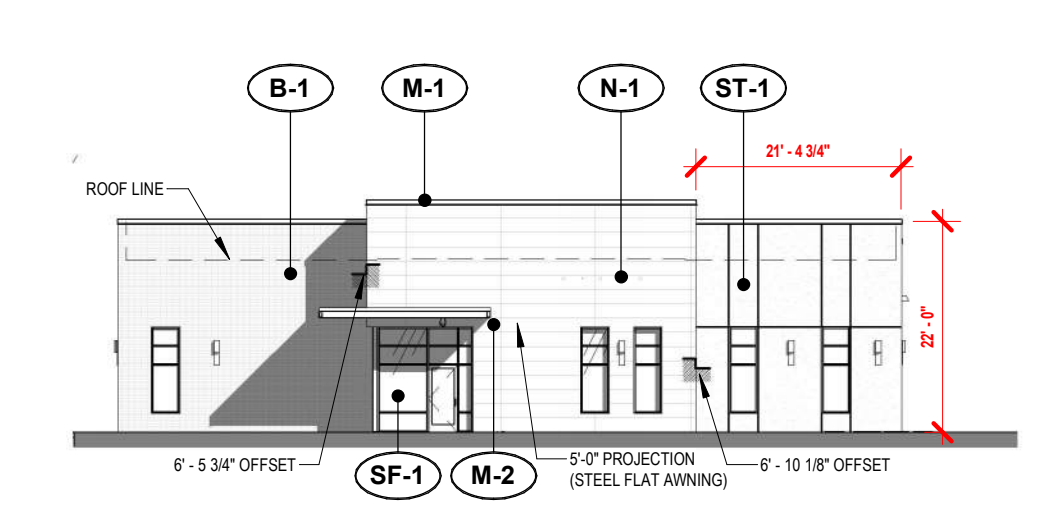
(SF-1) ALUM. FRAMED DOOR & STOREFRONT SYSTEM AS SCHEDULED. DARK BRONZE ANODIZED.



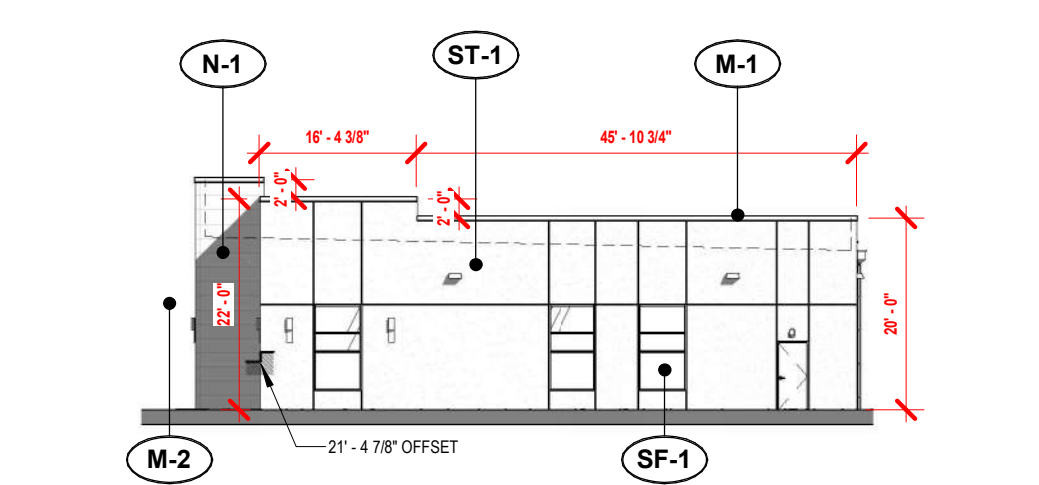
Approved By: *Emily Delgado*
Emily Delgado, Planning Manager
Planning & Community Development
12/17/2024 10:51:33 AM



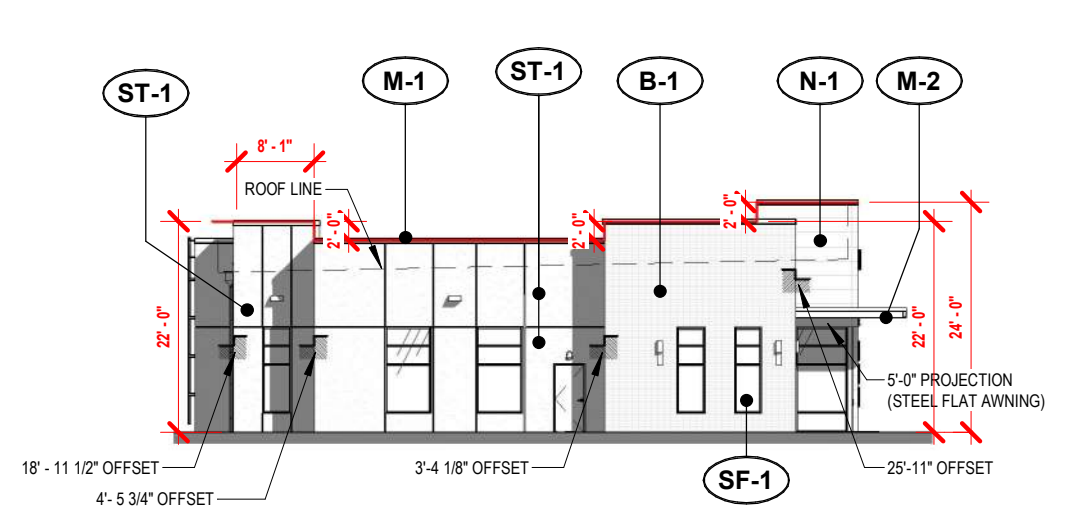
1.1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



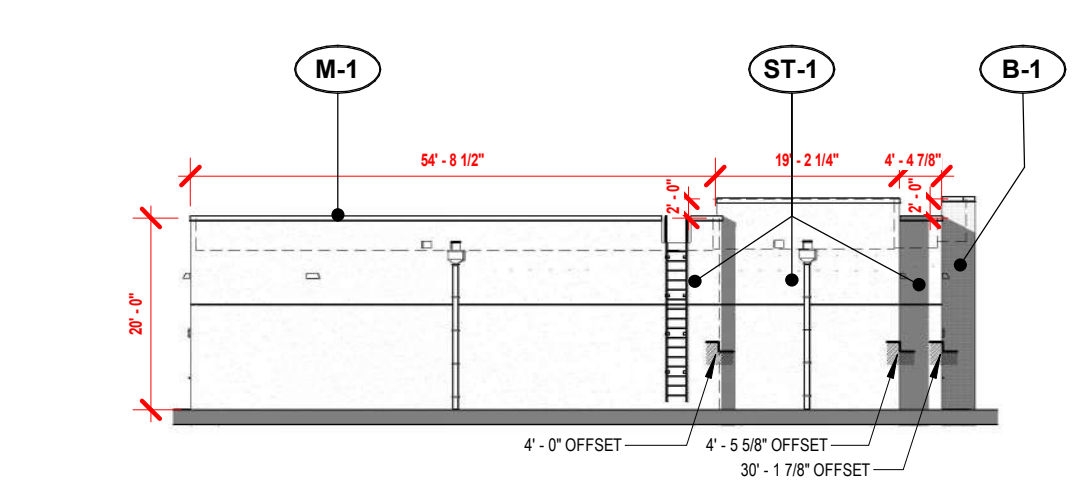
1.2 NORTH ELEVATION
SCALE: 1" = 20'-0"



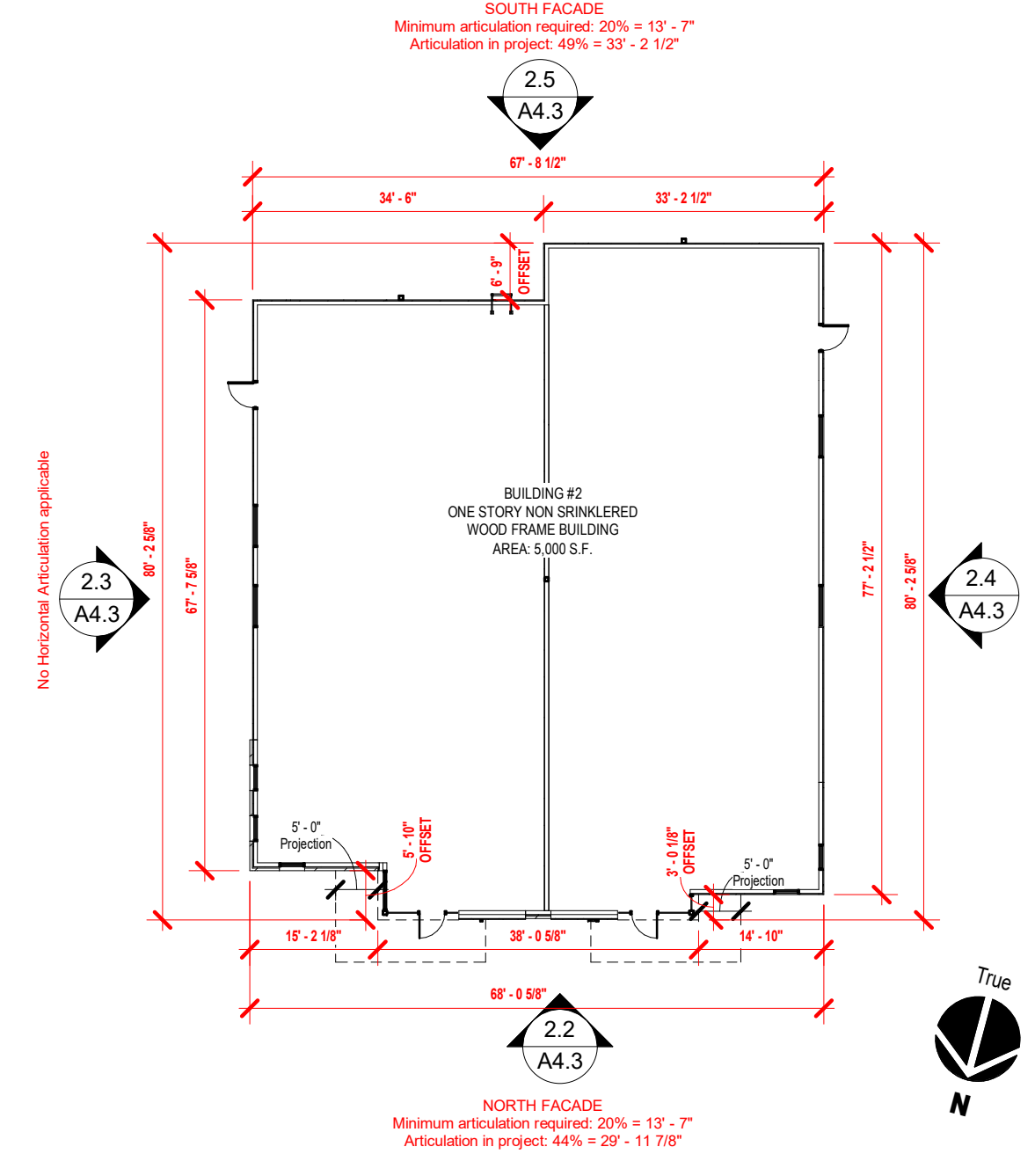
1.4 WEST ELEVATION
SCALE: 1" = 20'-0"



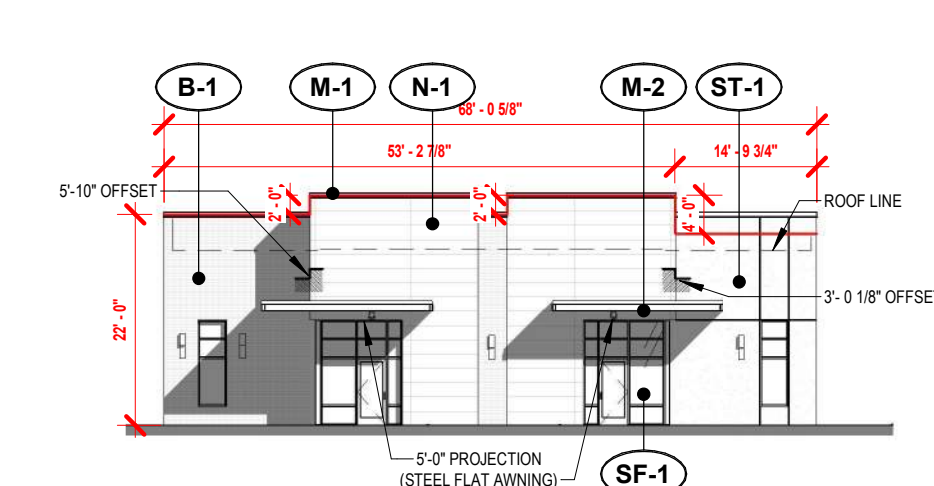
1.3 EAST ELEVATION
SCALE: 1" = 20'-0"



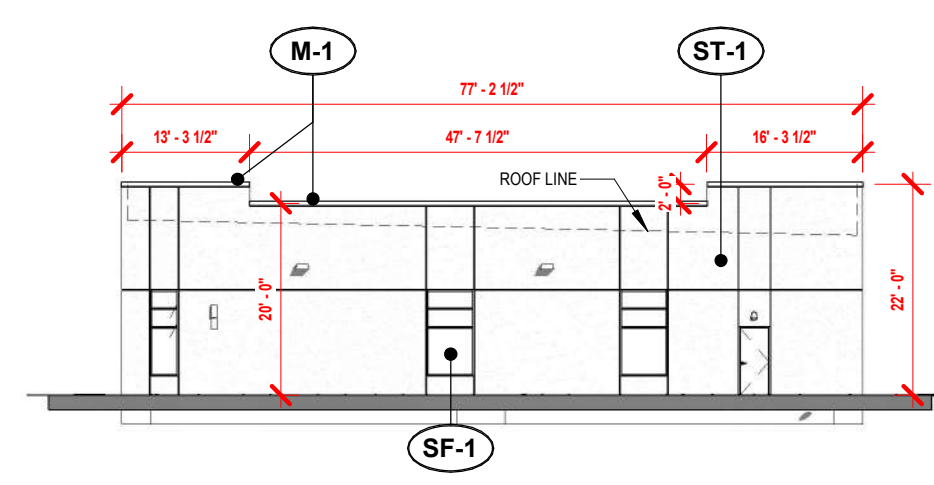
1.5 SOUTH ELEVATION
SCALE: 1" = 20'-0"



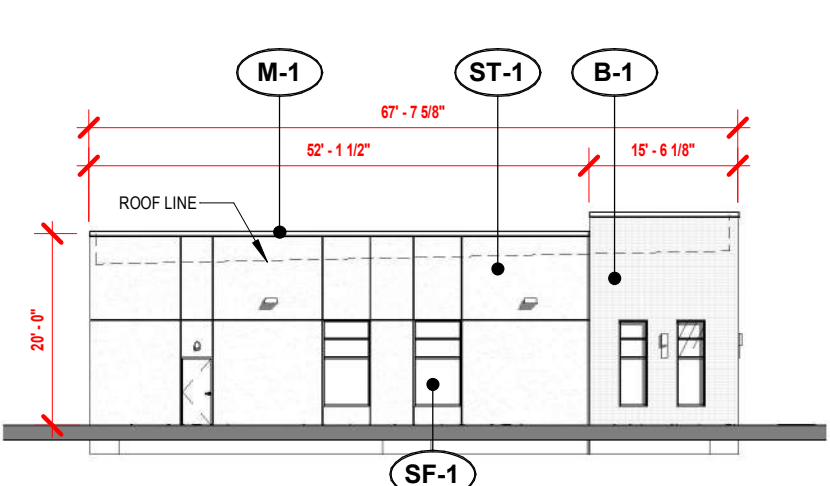
2.1 FLOOR PLAN
SCALE: 1" = 20'-0"



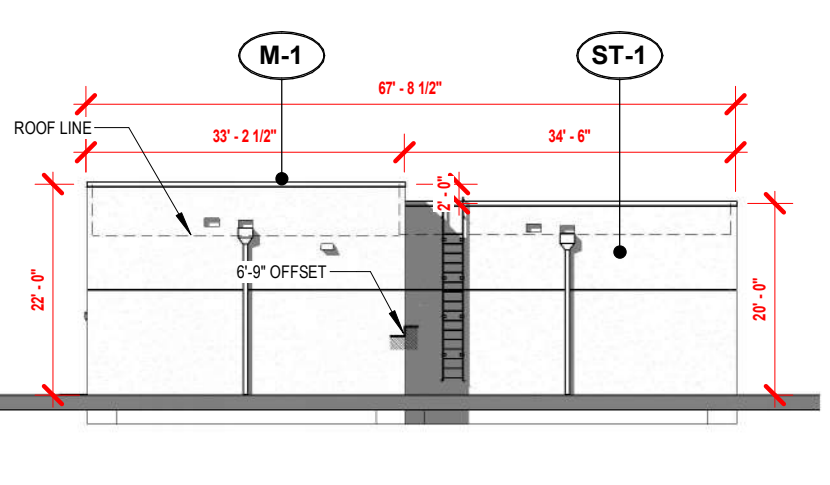
2.2 NORTH ELEVATION
SCALE: 1" = 20'-0"



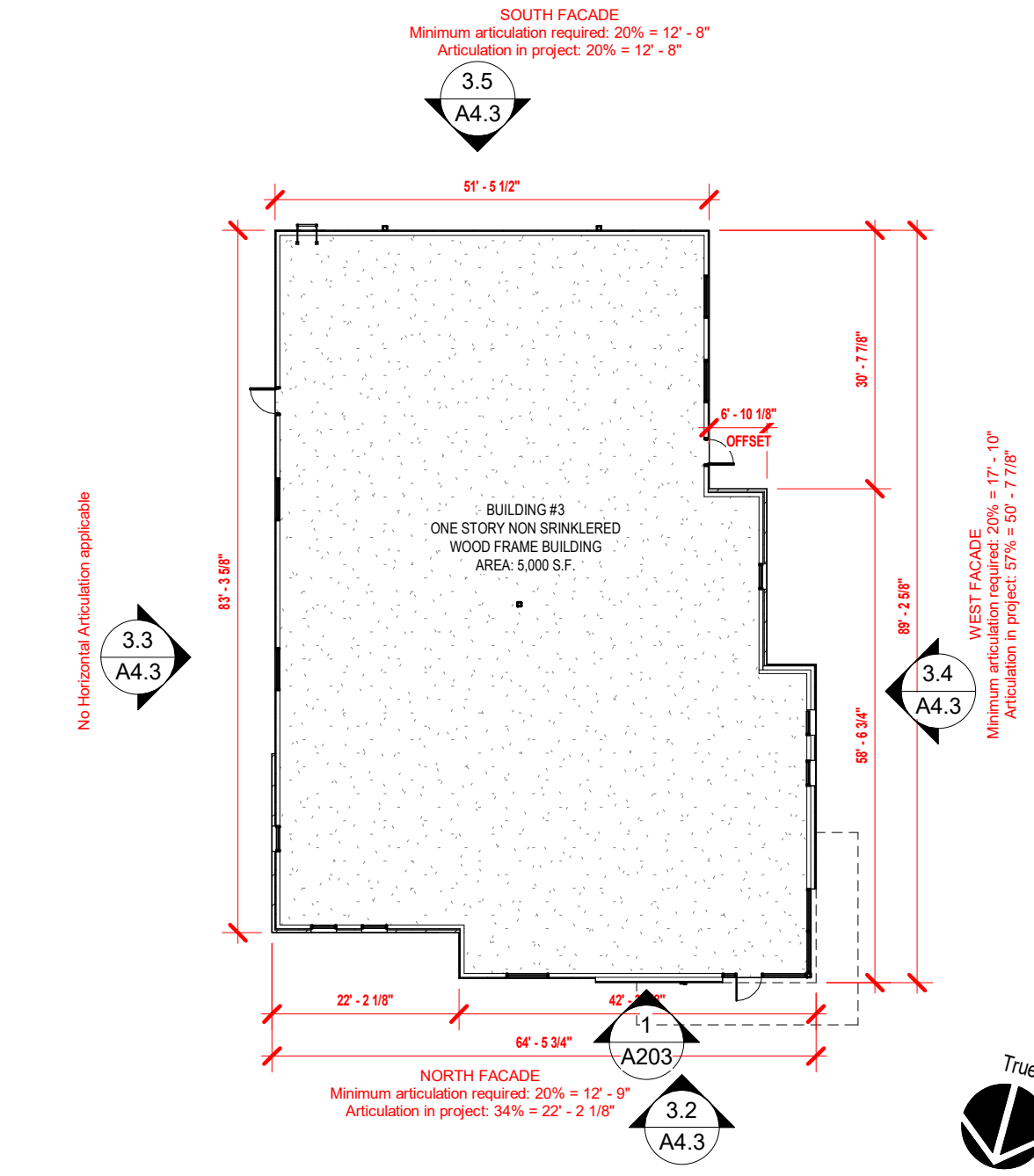
2.4 WEST ELEVATION
SCALE: 1" = 20'-0"



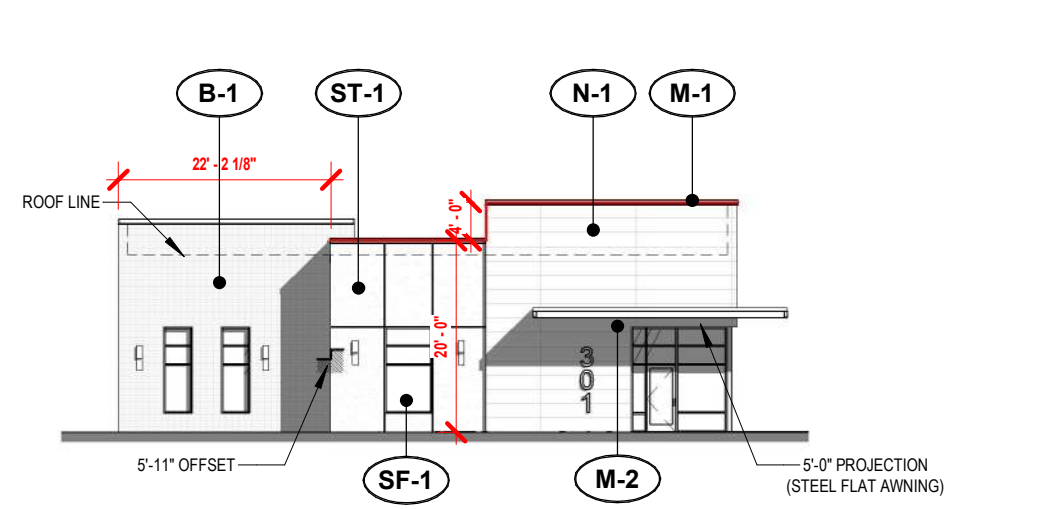
2.3 EAST ELEVATION
SCALE: 1" = 20'-0"



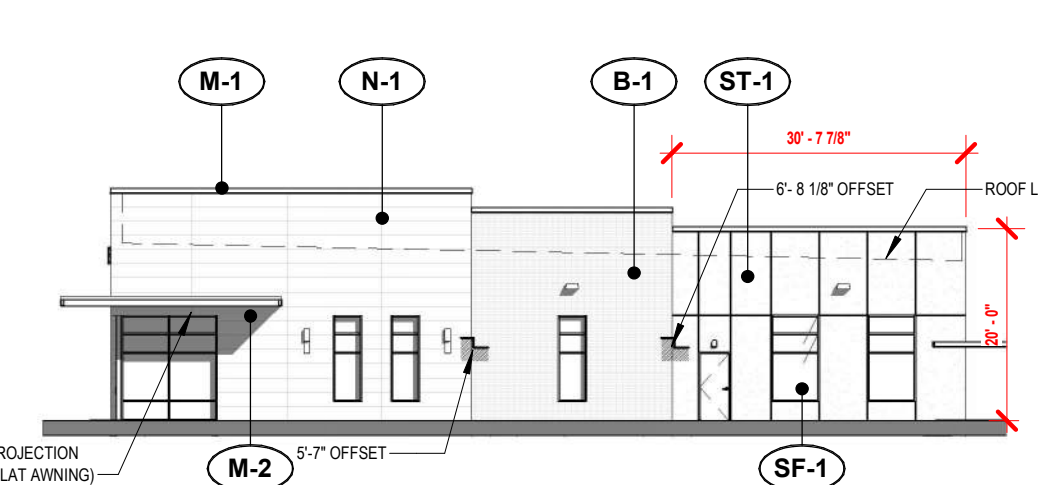
2.5 SOUTH ELEVATION
SCALE: 1" = 20'-0"



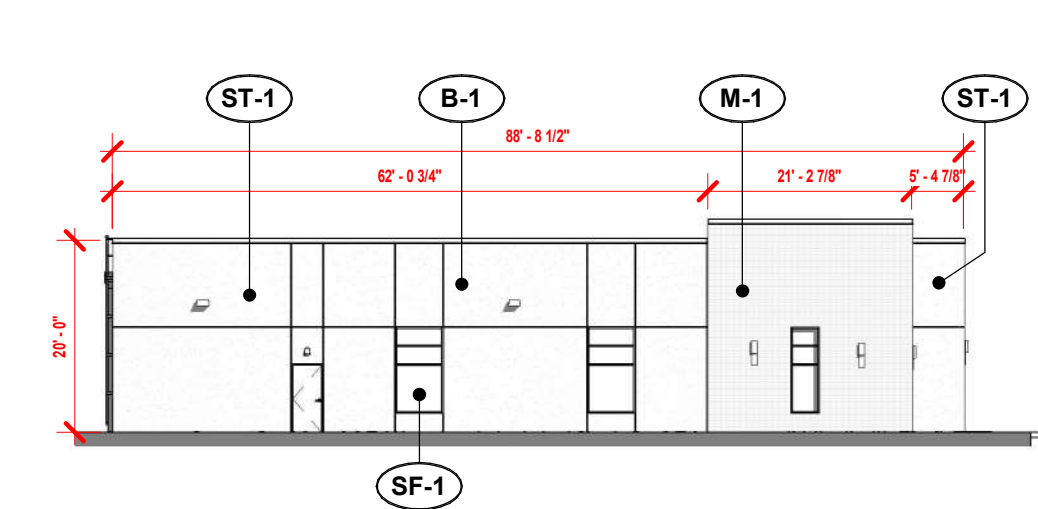
3.1 FLOOR PLAN
SCALE: 1" = 20'-0"



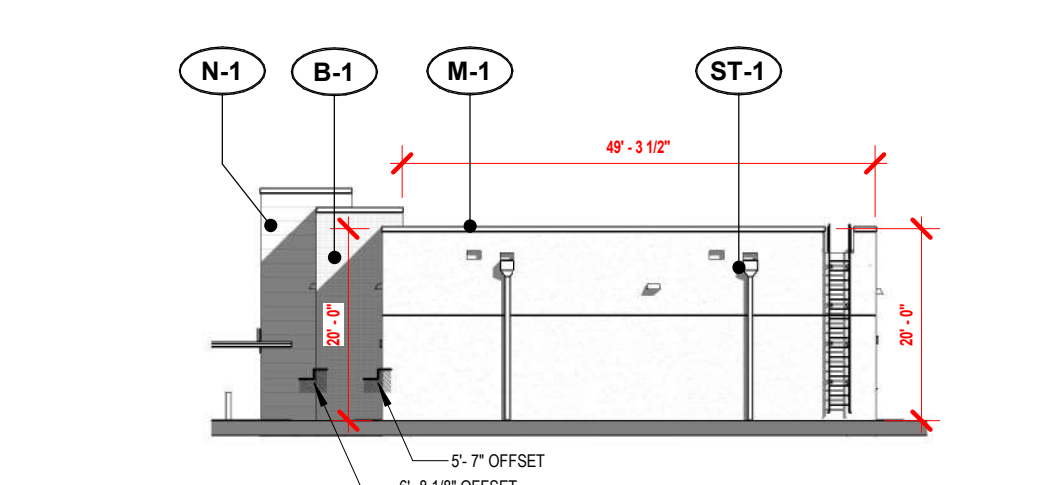
3.2 NORTH ELEVATION
SCALE: 1" = 20'-0"



3.4 WEST ELEVATION
SCALE: 1" = 20'-0"



3.3 EAST ELEVATION
SCALE: 1" = 20'-0"



3.5 SOUTH ELEVATION
SCALE: 1" = 20'-0"

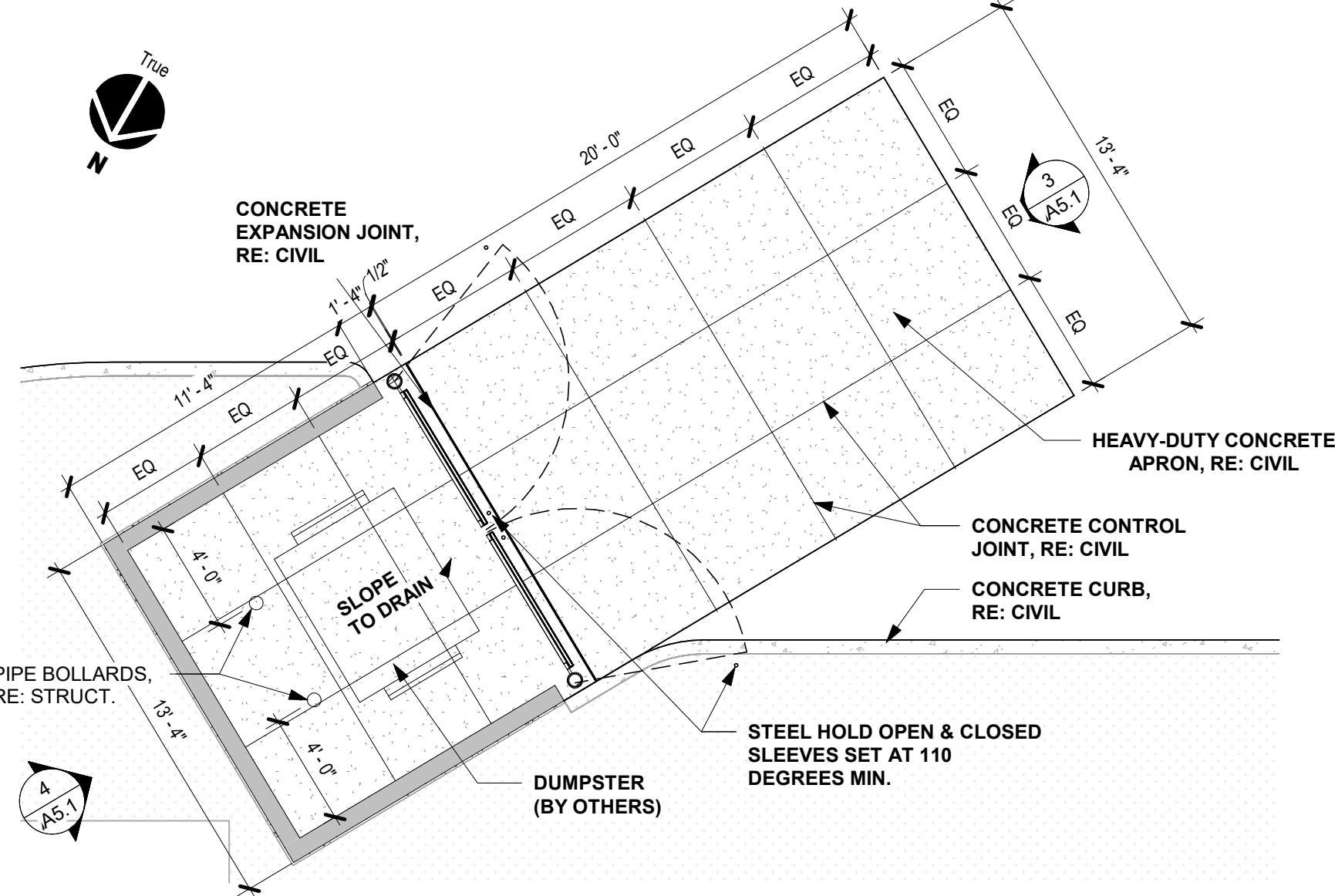
COLOR/MATERIAL SCHEDULE

MASONRY	
ST-1	STUCCO, ELASTOMERIC PAINT, SHERWIN WILLIAMS #SW 7660 "EARL GREY" TEXTURED PAINT FINISH, SHERWIN WILLIAMS #SW 7663 "NEBULOUS WHITE"
B-1	ENDICOTT THIN BRICK SERIES, COLOR: SIENNA IRONSPOT, SIZE: NORMAN, STACK BOND APPLICATION
FIBERCEMENT	
N-1	NICHHA ILLUMINATION ARCHITECTURAL WALL PANEL, HORIZONTAL ORIENTATION, STOCK COLOR "WARM WHITE" WITH MATCHING PANEL CORNERS
METAL	
M-1	METAL CAP FLASHING, TRIM, & DOWNSPOUTS, PREFINISHED, 24 GA. BERRIDGE, "MATTE BLACK"
M-2	PAINTED STEEL STRUCTURES (AWNINGS, COLUMNS, SCREENS, RAILING AND 1/4\"/>
STOREFRONT	
SF-1	ALUM. FRAMED DOOR & STOREFRONT SYSTEM AS SCHEDULED, DAWN BRONZE, ANODIZED.

Approved By: *Griffin Delgado*
Emily Delgado, Planning Manager
Planning & Community Development
12/17/2024 10:51:33 AM



CONCRETE EXPANSION JOINT, RE: CIVIL



HEAVY-DUTY CONCRETE APRON, RE: CIVIL

CONCRETE CONTROL JOINT, RE: CIVIL

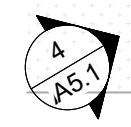
CONCRETE CURB, RE: CIVIL

SLOPE TO DRAIN

STEEL HOLD OPEN & CLOSED SLEEVES SET AT 110 DEGREES MIN.

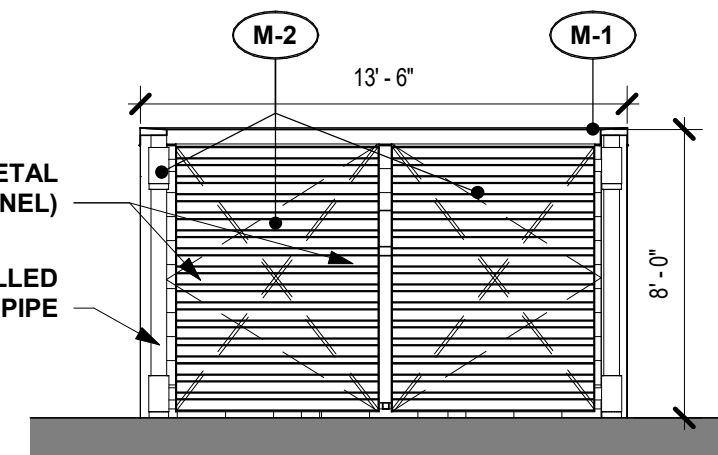
DUMPSTER (BY OTHERS)

PIPE BOLLARDS, RE: STRUCT.



1 DUMPSTER ENCLOSURE PLAN

SCALE: 3/16" = 1'-0"



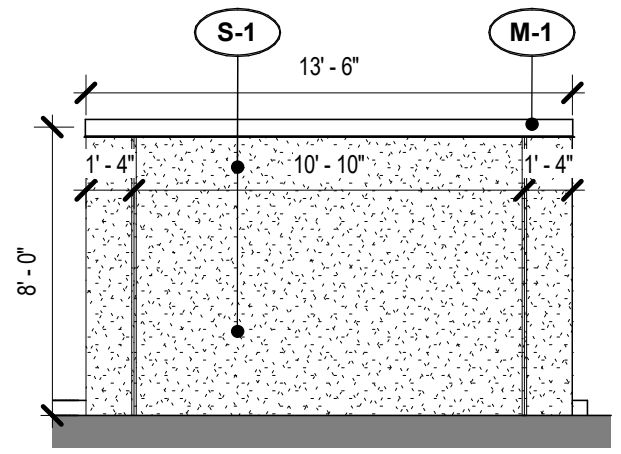
PAINTED METAL GATE (R-PANEL)

CONCRETE FILLED PAINTED STEEL PIPE

3 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

SEE ARTICULATION PLANS FOR MATERIAL SCHEDULE



4 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



Approved By:

Emily Delgado

Emily Delgado, Planning Manager
Planning & Community Development

12/17/2024 10:51:34 AM



ECKHARDT RD - RETAIL BUILDING #1

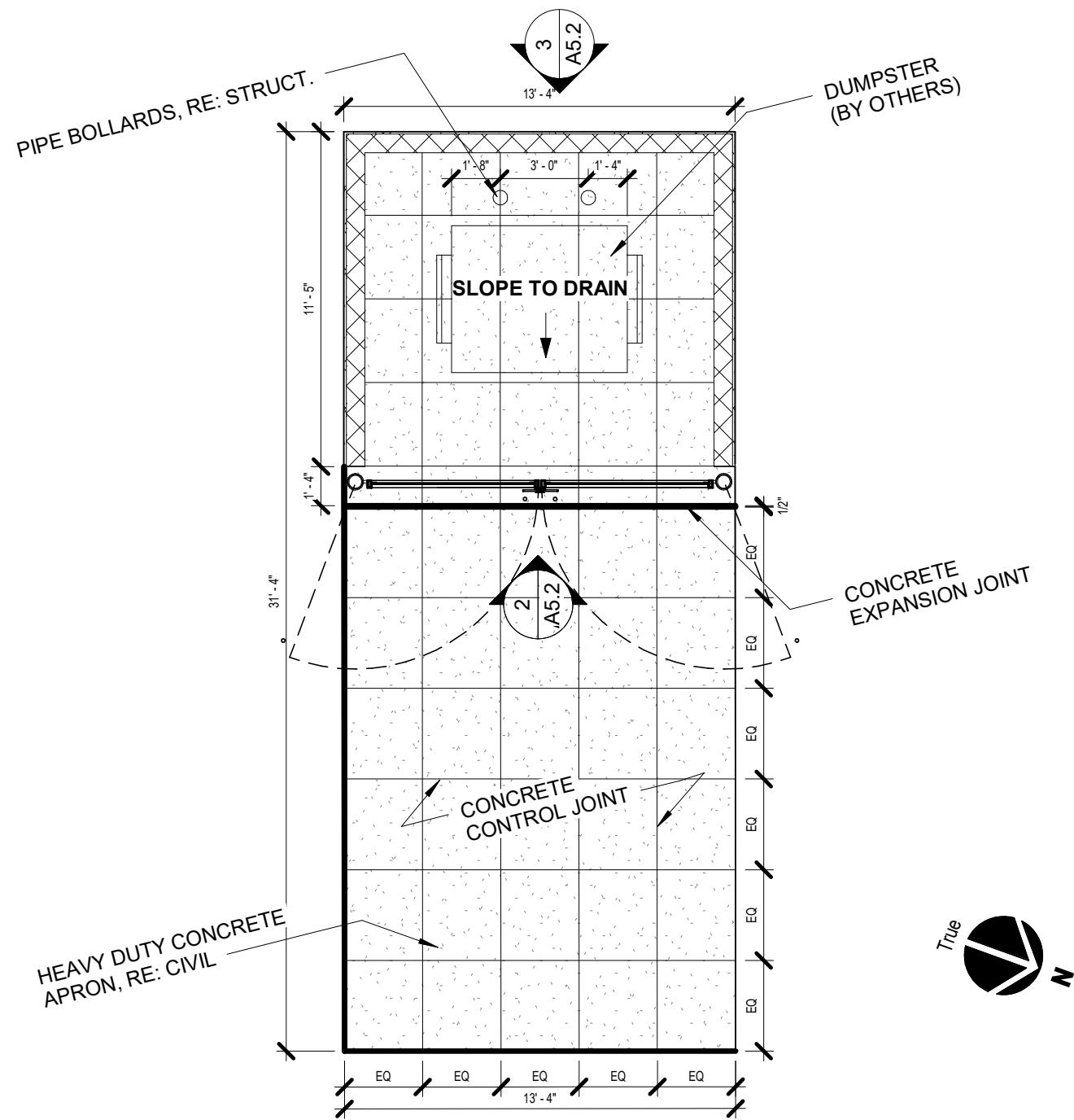
DUMPSTER DETAILS

BLOCK 1, LOT 1
24736 IH-35 N, Schertz, Texas 78108, Comal County

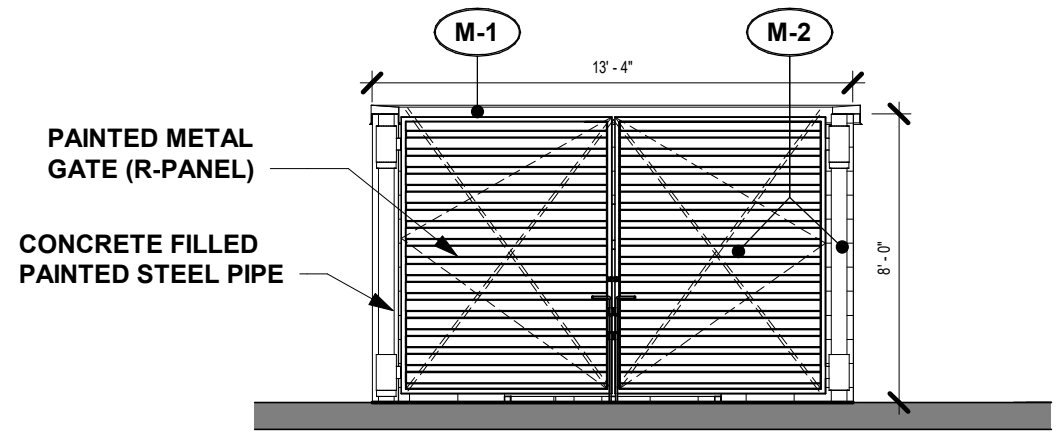
project #: 22.183

11/18/24

A5.1

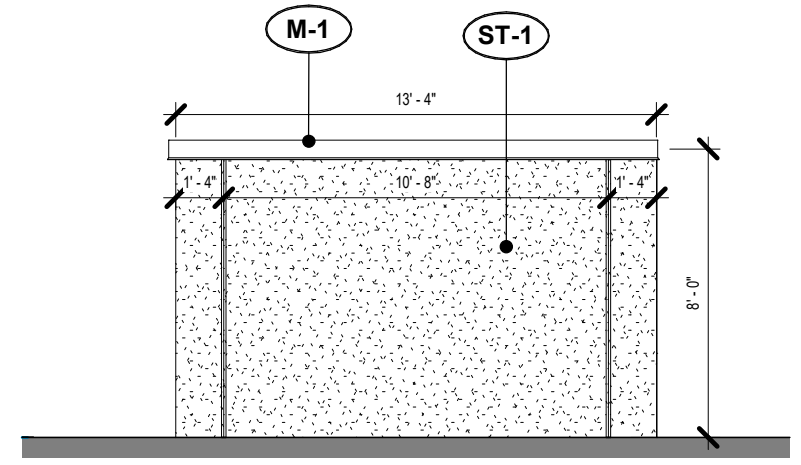


1 DUMPSTER ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

SEE ARTICULTRION PLANS FOR MATERIAL SCHEDULE



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



Approved By: *Emily Delgado*
Emily Delgado, Planning Manager
Planning & Community Development
12/17/2024 10:51:34 AM

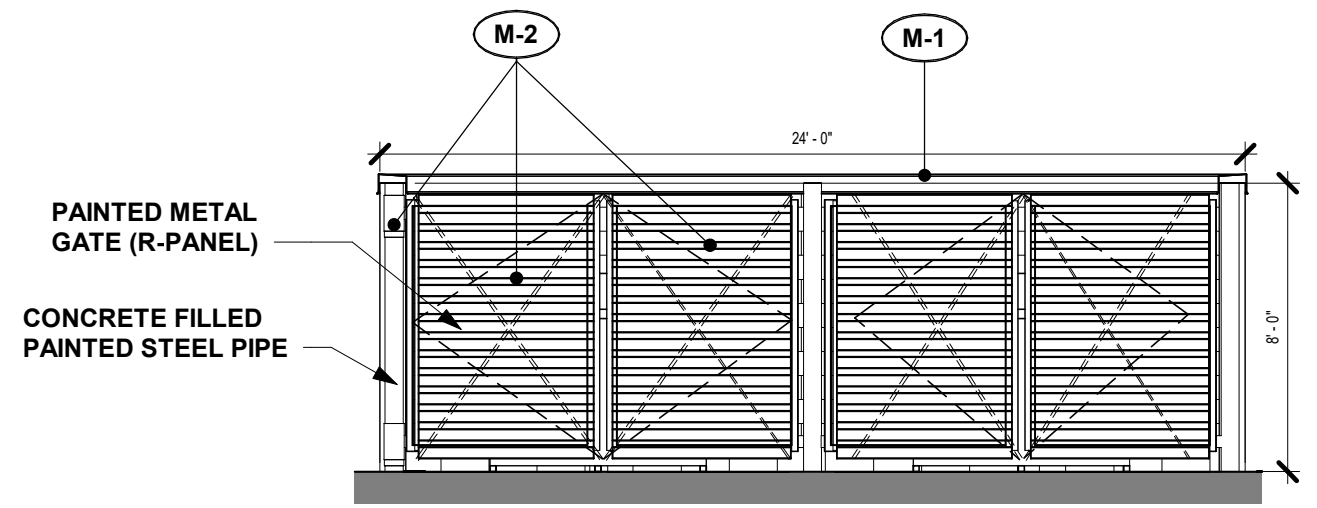
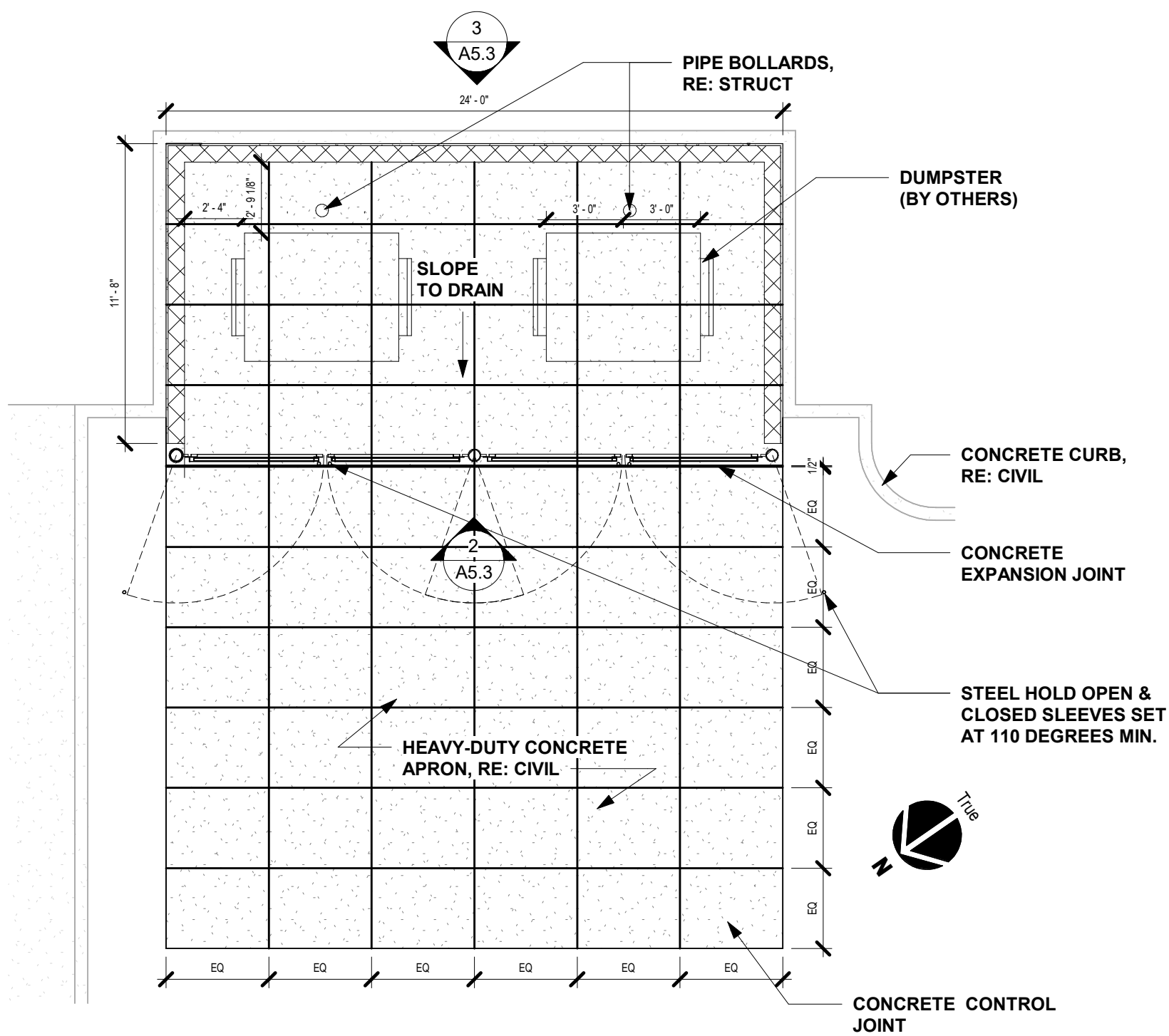


ECKHARDT RD - RETAIL BUILDING #2

DUMPSTER DETAILS

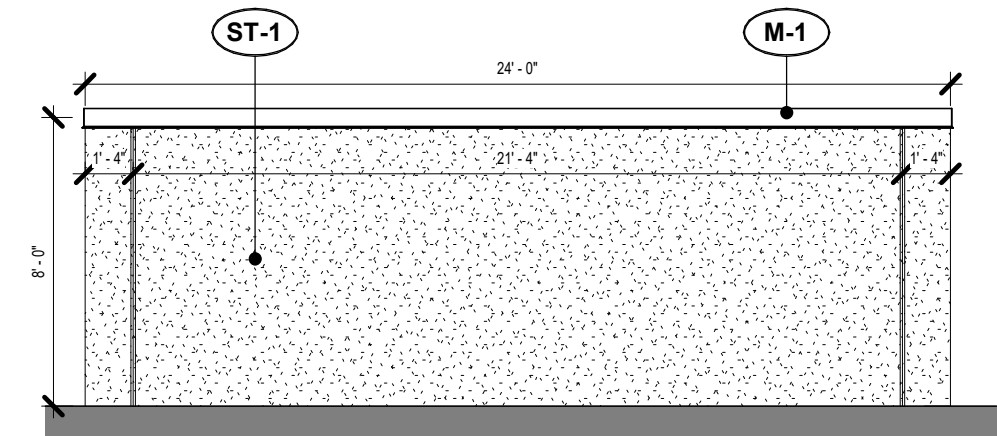
BLOCK 1, LOT 1
24736 IH-35 N, Schertz, Texas 78108, Comal County

project #: 22.199
11/18/24
A5.2



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

SEE ARTICULATRON PLANS FOR MATERIAL SCHEDULE



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



Approved By: *Emily Delgado*
Emily Delgado, Planning Manager
Planning & Community Development
12/17/2024 10:51:34 AM