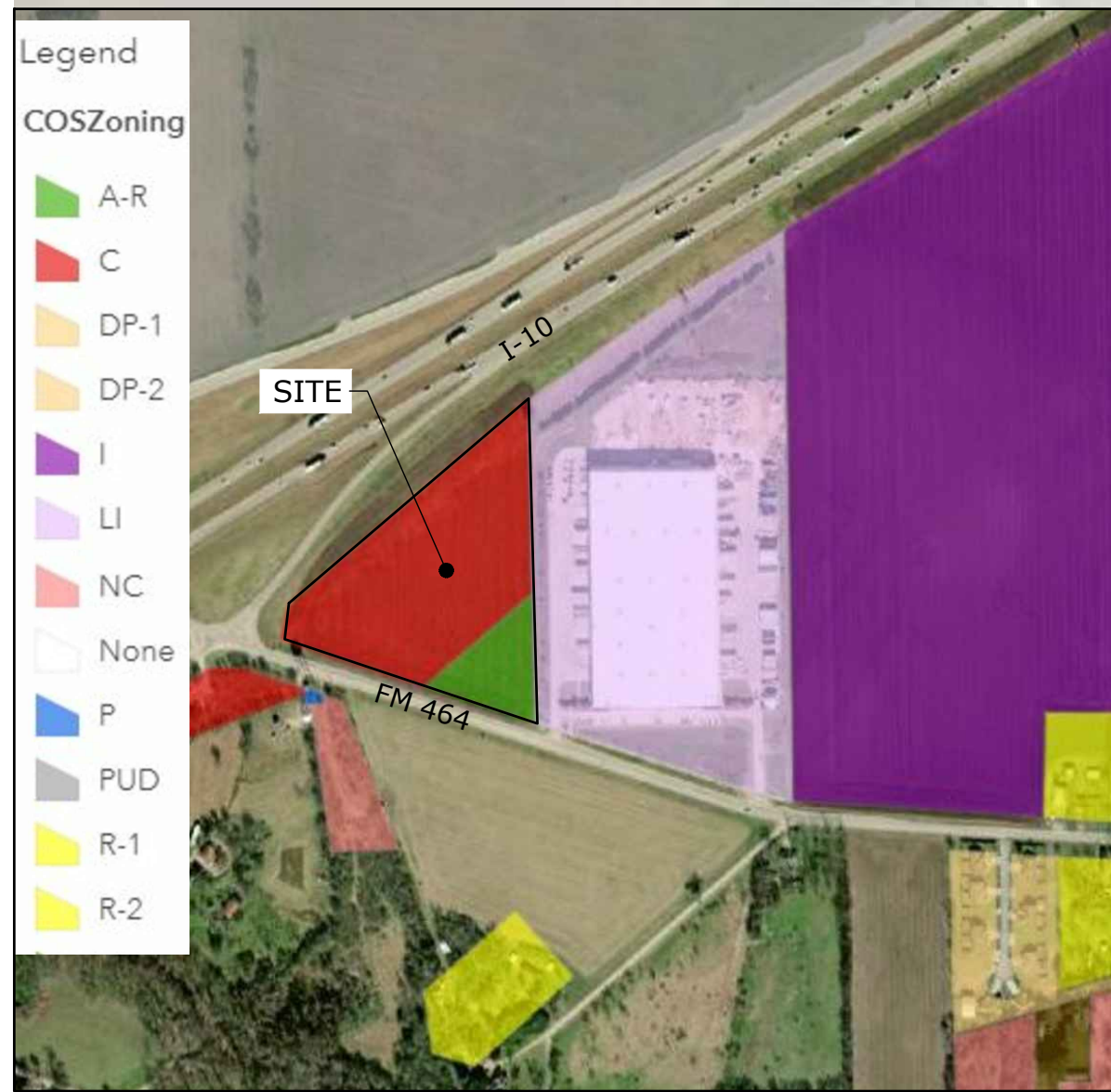




VICINITY MAP

NOT TO SCALE



ZONING MAP

NOT TO SCALE

SIGN INFORMATION

HIGH RISE SIGN:
AREA: 600 SF
CANOPY SIGNS:
AREA: 16 SF - 71.5 SF
BUILDING SIGNS:
AREA: 35 SF - 80 SF
DUAL POST SIGNS
AREA: 14 SF - 63 SF

SEE SIGN DETAILS SHEET 2

SITE INFORMATION

LOT SIZE:
10.29 ACRES
LOT COVERAGE:
64.9% IMPERVIOUS
35.1% PERVIOUS
MIN REQUIRED GREENSPACE
10%

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINE
- EXISTING CURB
- PROPOSED SIGN
- LIGHT POLE & FIXTURE
- FACILITY SIGNS, SEE PLAN FOR TYPE
- NUMBER OF PROPOSED PARKING SPACES PAINTED YELLOW STRIPES
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING BURIED ELECTRIC
- EXISTING OVERHEAD WIRES
- EXISTING GAS MAIN
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN
- EXISTING MANHOLE
- EXISTING POWER POLE
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- BUILDING/SITE SIGNS

GENERAL INFORMATION

NAME OF DEVELOPMENT:
ROAD RANGER
PURPOSE OF DEVELOPMENT:
TRAVEL CENTER (SPECIFIC USE: TRUCK STOP)
NUMBER OF EMPLOYEES:
16
HOURS & DAYS OF OPERATION:
24 HOURS A DAY
7 DAYS A WEEK
LOT COVERAGE:
64.9% IMPERVIOUS
35.1% PERVIOUS

PARKING SUMMARY

AUTOMOBILE PARKING:
ACCESSIBLE STALLS (8'X20' PLUS BUFFER) 4
STANDARD STALLS (9'X20') 55
EMPLOYEE STALLS (9'X20' BLUE STRIPING) 16
TOTAL AUTOMOBILE PARKING 72
SEMI-TRUCK PARKING:
STANDARD SEMI STALLS 70
ACCESSIBLE SEMI STALLS 0
TOTAL SEMI PARKING 70

BUILDING DIMENSIONS

BUILDING AREA 12,000 SF
HEIGHT 25 FT
AUTO CANOPY HEIGHT 23 FT
DIESEL CANOPY HEIGHT 23 FT



PROJECT NAME

ROAD RANGER
SEGWIN, TX

PROJECT INTERSECTION

I-10 (Exit 605)
at
FM 464
(NE Quadrant)

PROJECT ADDRESS

2400 FM 464
Seguin, TX 78155
(GUADALUPE COUNTY)

OWNER



ROAD RANGER, LLC
1501 Woodfield Road, Suite 3005
SCHAUMBURG, IL 60173
(815) 387-1368

ISSUED FOR

1. AGENCY REVIEW	DATE
2.	09/01/21
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	

REVISIONS

ITEM	DATE
1.	
2.	
3.	
4.	
5.	
6.	

SHEET TITLE

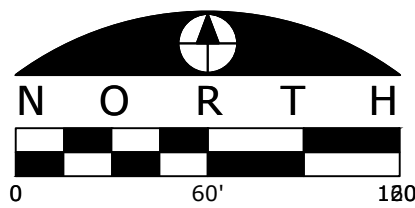
SITE PLAN
(PRELIMINARY)

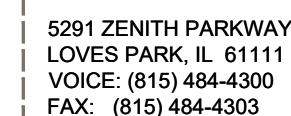
DRAWN SDF
CHECKED RGS
PM JSL

PROJECT NUMBER

21039

1 of 2





www.arcdesign.com

PROJECT INTERSECTION
I-10 (Exit 605)
at
FM 464
(NE Quadrant)

OWNER



ROAD RANGER, LLC
1501 Woodfield Road Suite 300S
SCHAUMBURG, IL 60173
(815) 387-1368

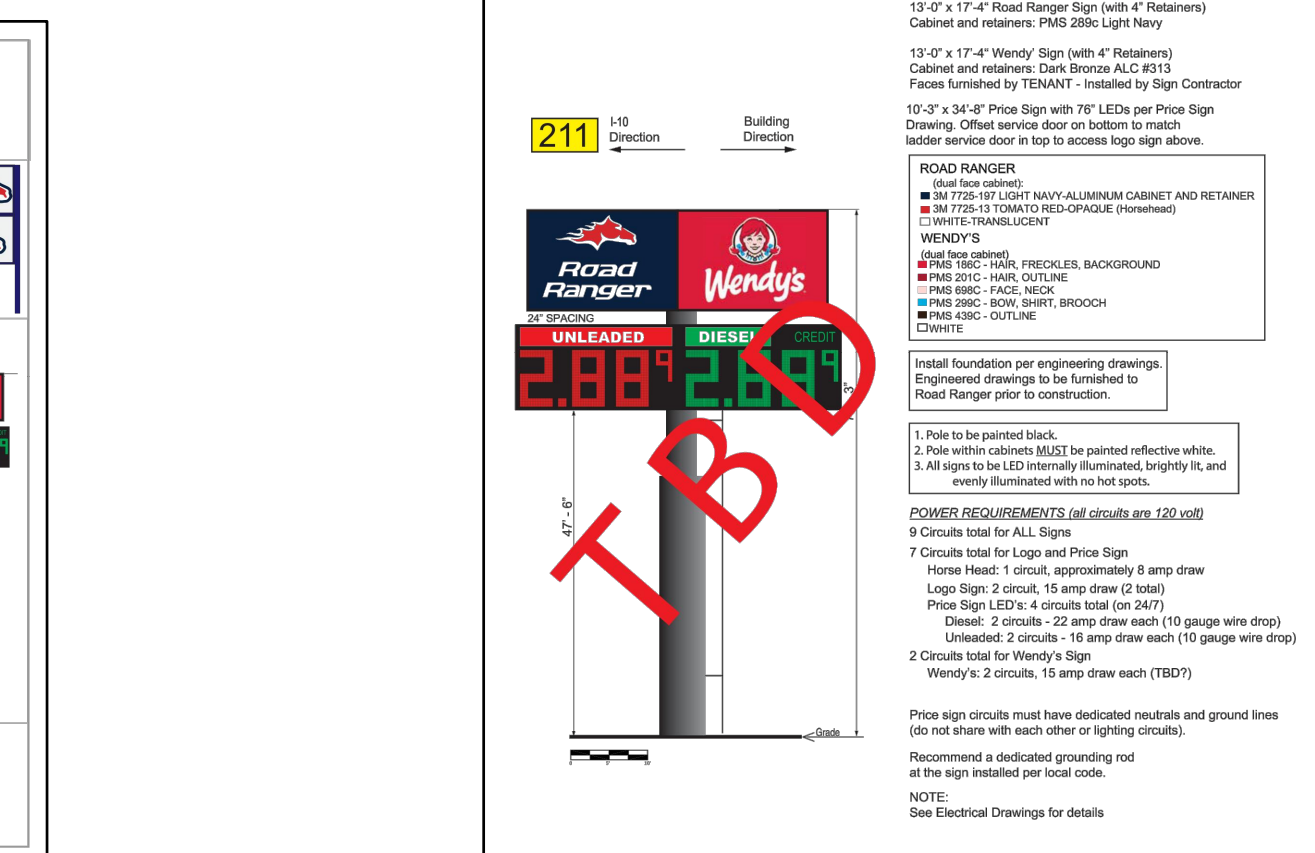
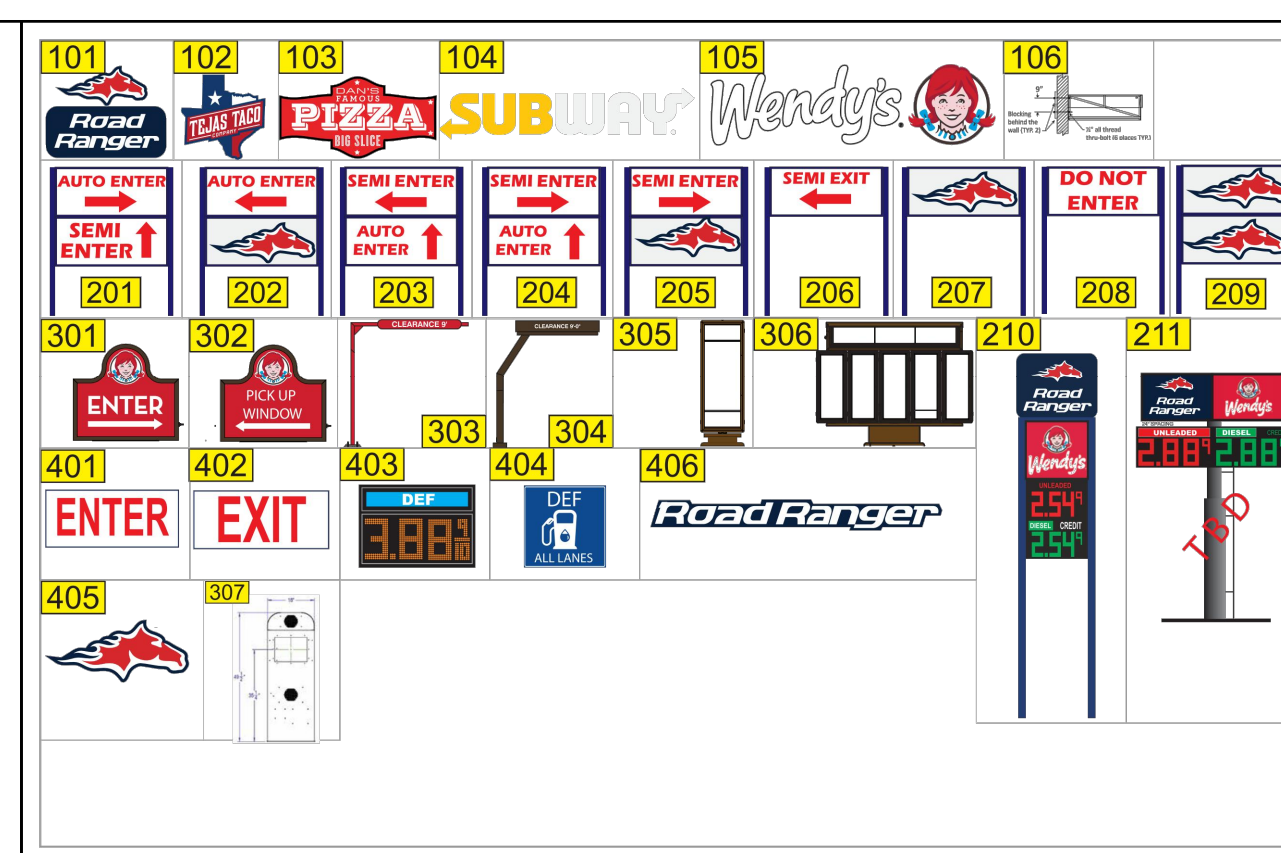
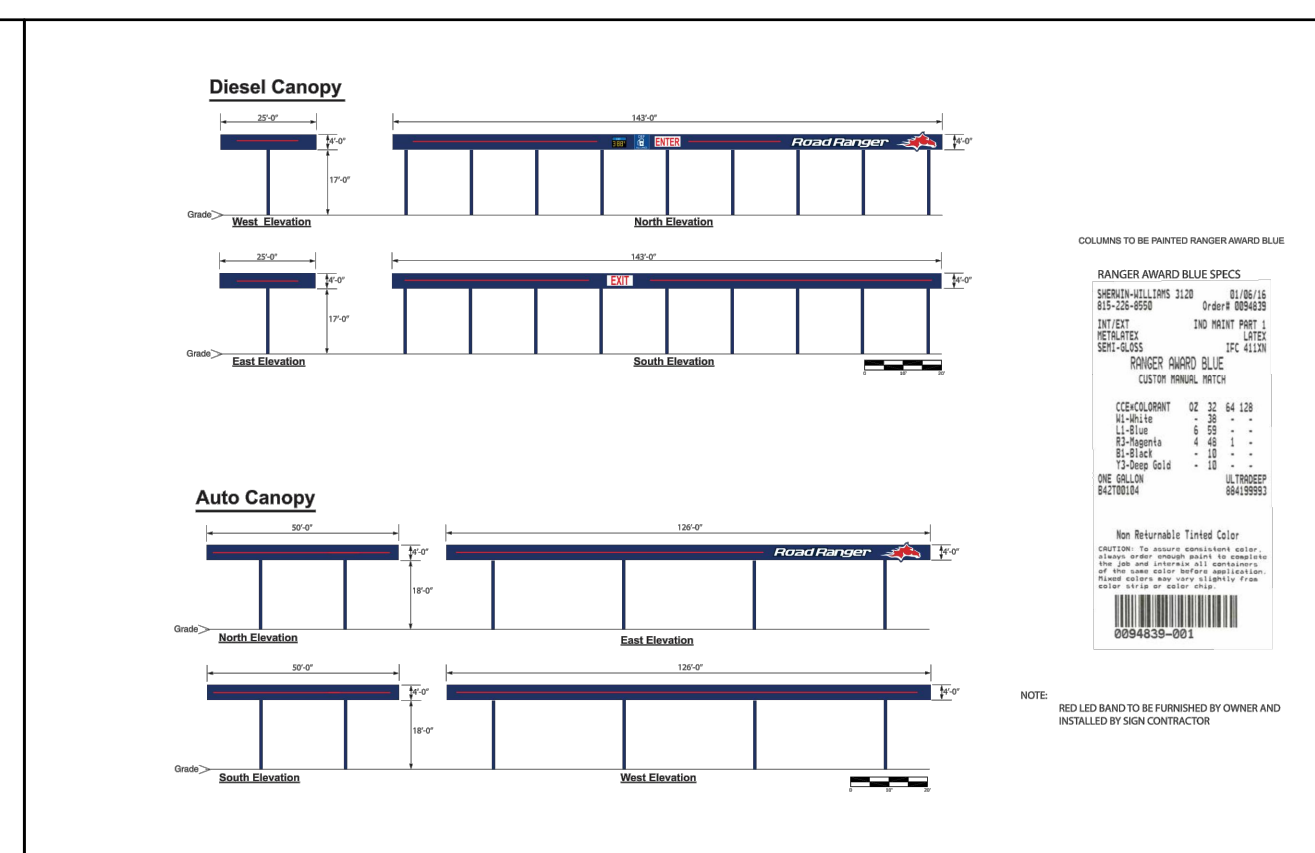
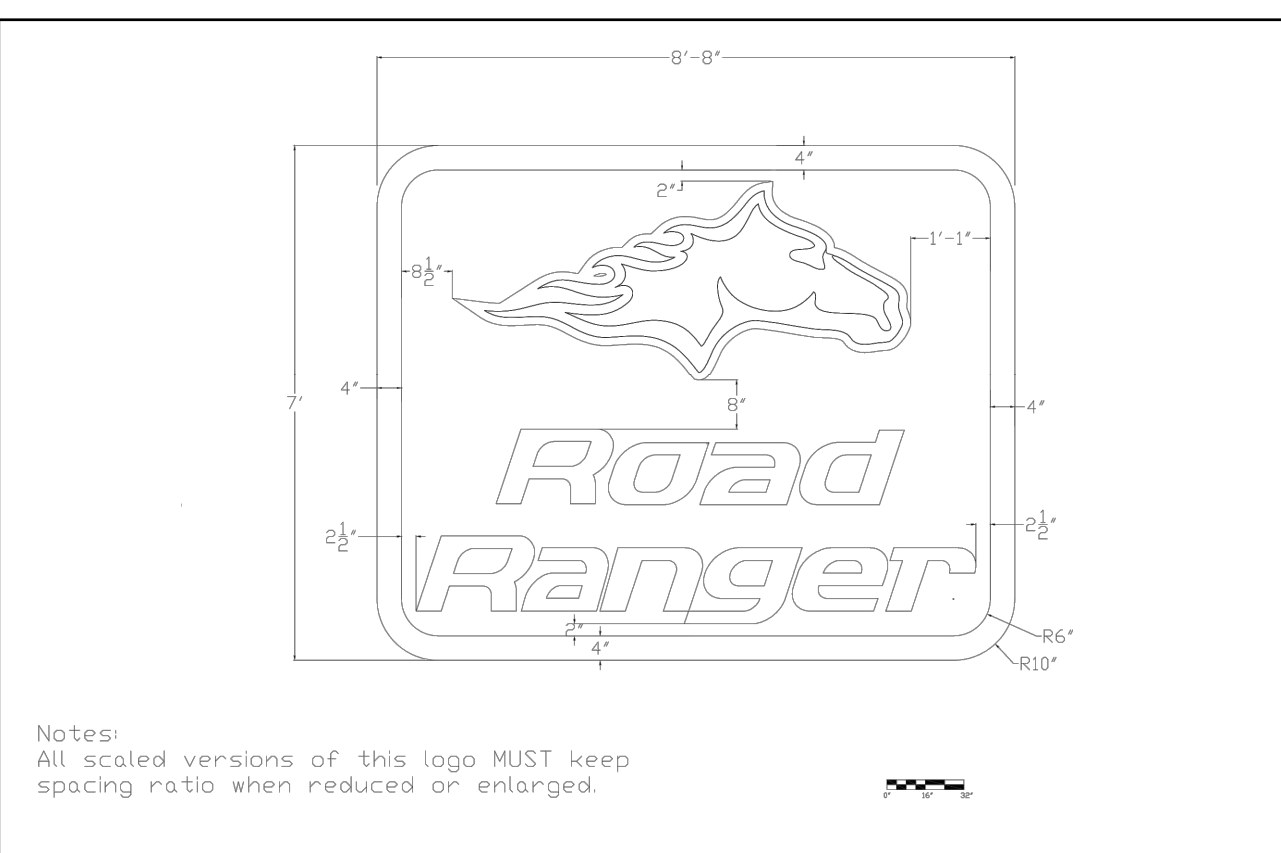
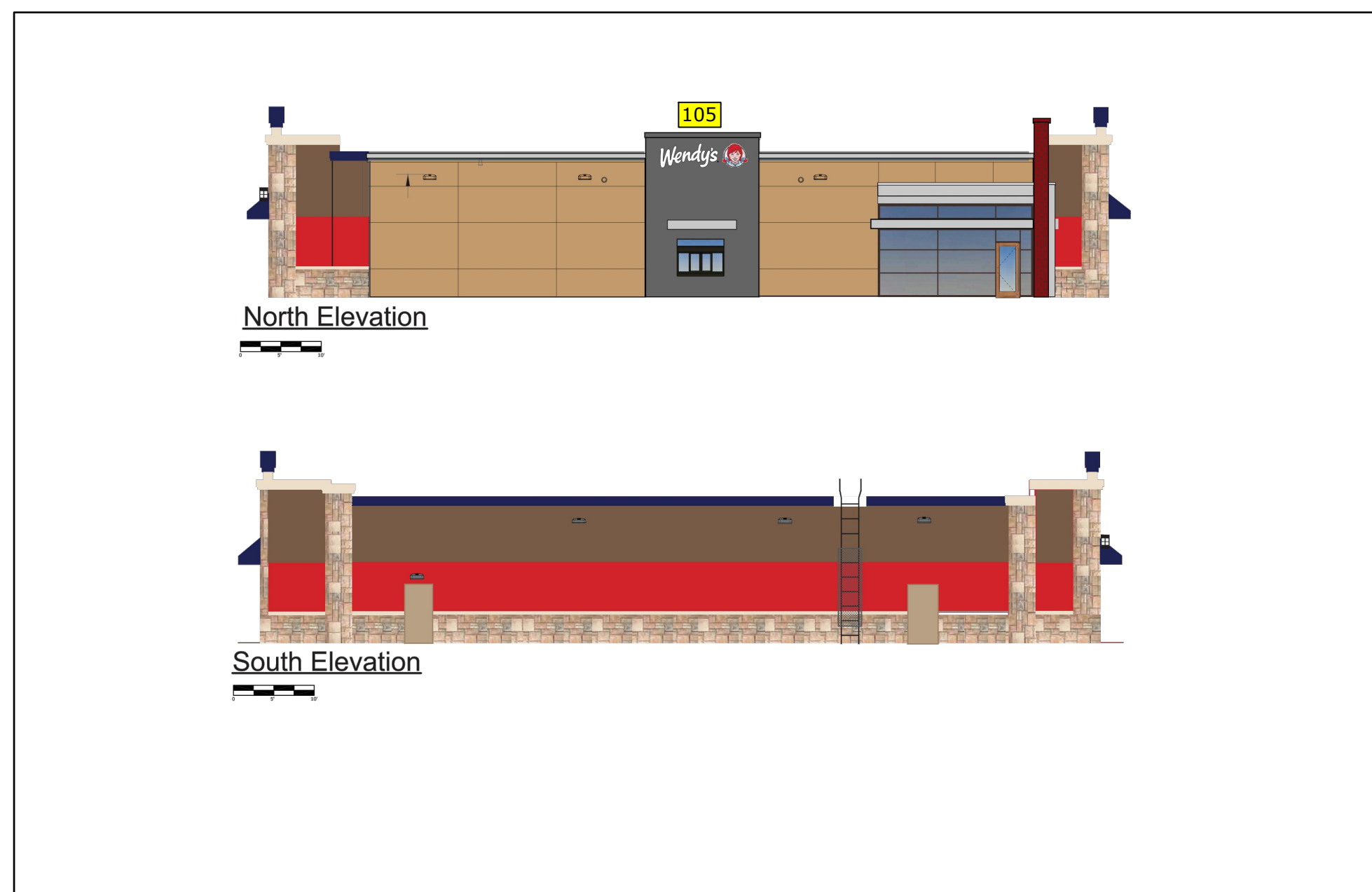
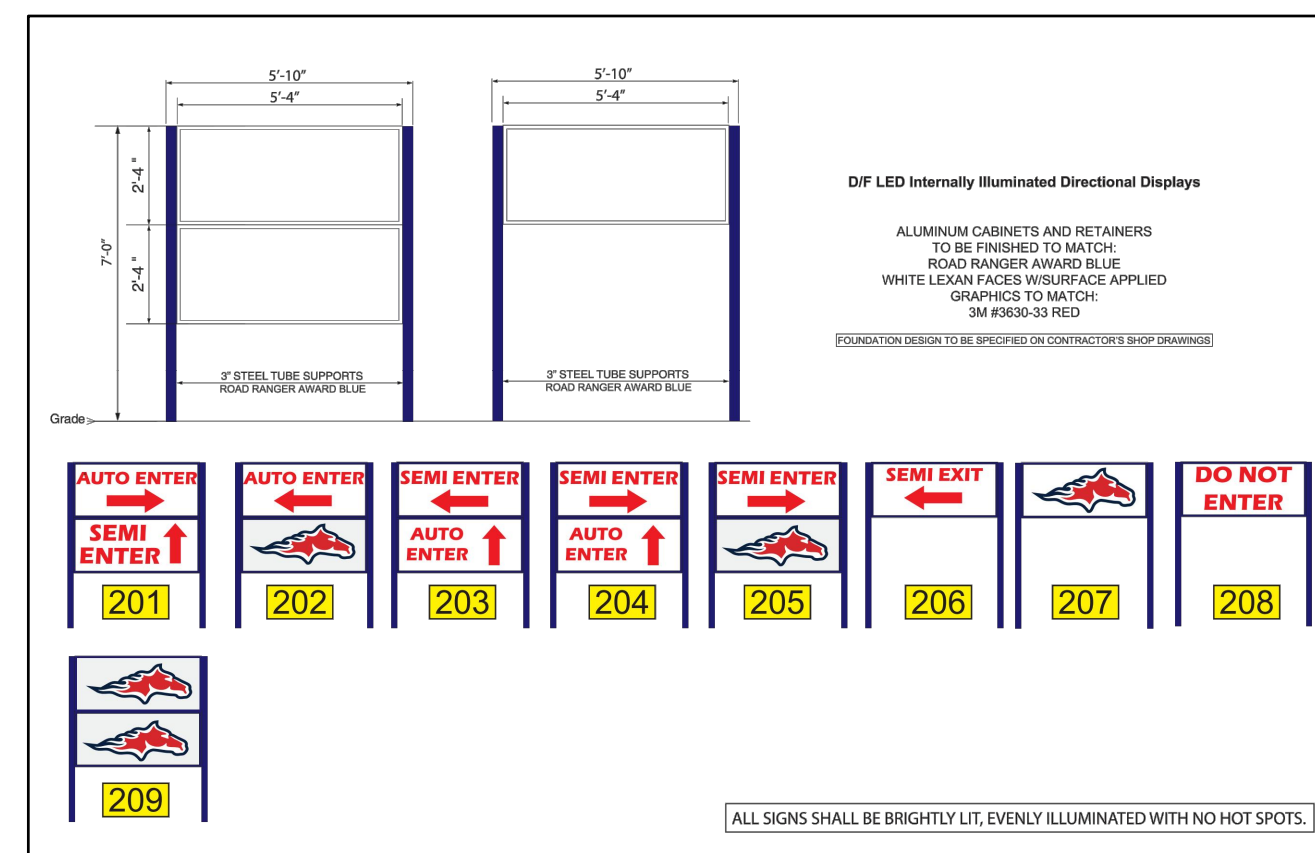
SHEET TITLE

SIGN DETAILS
(PRELIMINARY)

PROJECT NUMBER
SHEET NUMBER

21039

2 of 2



806 SF Total Sign Area
253.3 - Road Ranger Logo
253.3 - Wendy's Logo Sign
355 - Price Sign