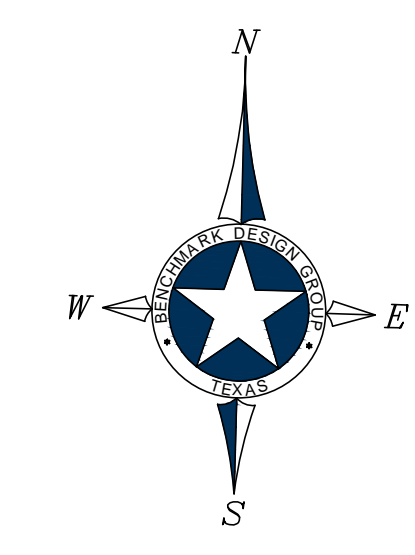
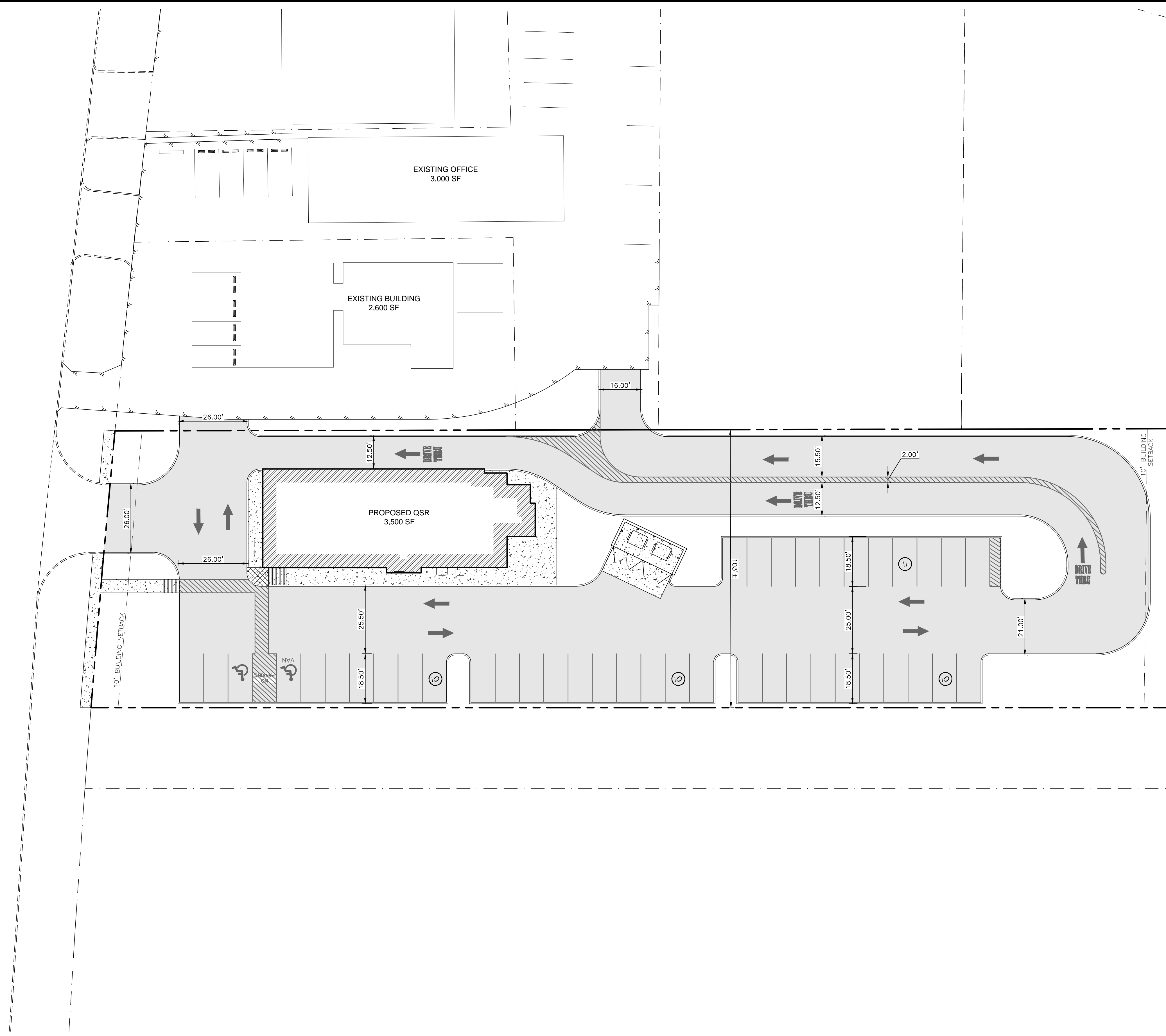


S. BROADWAY AVENUE



SITE NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
- ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- ALL CURB RADII SHOWN ARE TO BACK OF CURB.
- ALL PAVING DIMENSIONS ARE TO BACK OF CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
- THE EARTHWORK FOR ALL BUILDING SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL PAVEMENT MARKING PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING", WHITE ON ASPHALT, YELLOW ON CONCRETE. PAINT SHALL BE APPLIED IN TWO COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY.

LEGEND

TEL PED □	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	PROPERTY LINE
▨	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)



*** STOP! CALL BEFORE YOU DIG! ***
 AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.
 THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

- These plans are subject to review and approval by all jurisdictions having authority.
 - Contractor shall appropriately notify all relevant entities prior to digging on this project.
 - The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
 - The topographic information shown herein is a reflection of the information provided by SMITHCAD.
 - If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
 - The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormwater lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		
- Notes: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall oblige owner and engineer of liability and associated costs.

SITE PLAN INFORMATION

LOT: 19 BLOCK: 1013-Q
 ZONING: C-2
 SETBACKS:
 FRONT: 10' REAR: 10' SIDE (INTERIOR): 0'
 TOTAL LOT AREA: 40,854 SF (0.938 AC.)
 BUILDING AREA: 3,500 SF

PARKING
 TOTAL BUILDING AREA = 3,500 SF
 DRIVE THRU @ 1 SPACE PER 100 SF OF 3,500 SF = 35 SPACES

TOTAL PARKING	REQUIRED 35 SPACES	PROVIDED 41 SPACES
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LANDSCAPE TABULATIONS

TOTAL LOT AREA: 40,854 SF		
TOTAL LANDSCAPING REQUIRED @ 15% OF 40,854 SF = 6,128 SF		
TOTAL STREET YARD LANDSCAPING REQUIRED @ 30% OF 6,128 SF = 1,838 SF		
	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	6,128 SF	8,311 SF
TOTAL STREET YARD LANDSCAPING	1,838 SF	2,018 SF

BY	
DATE	
SUBMITTAL / REVISIONS	

BENCHMARK DESIGN GROUP
 CIVIL / ENVIRONMENTAL / PLANNERS

2022 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 • (936) 534-5353 • FIRM NUMBER 77814 • WWW.BENCHMARK-ENGINEERS.COM

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QSR SITE LAYOUT
 6622 S BROADWAY TYLER, TEXAS

SITE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY: AES
 CHECKED BY: ELS
 DATE: DEC. 2022
 JOB NO: 2022.102
 SHEET NO. C-4