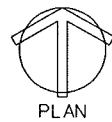
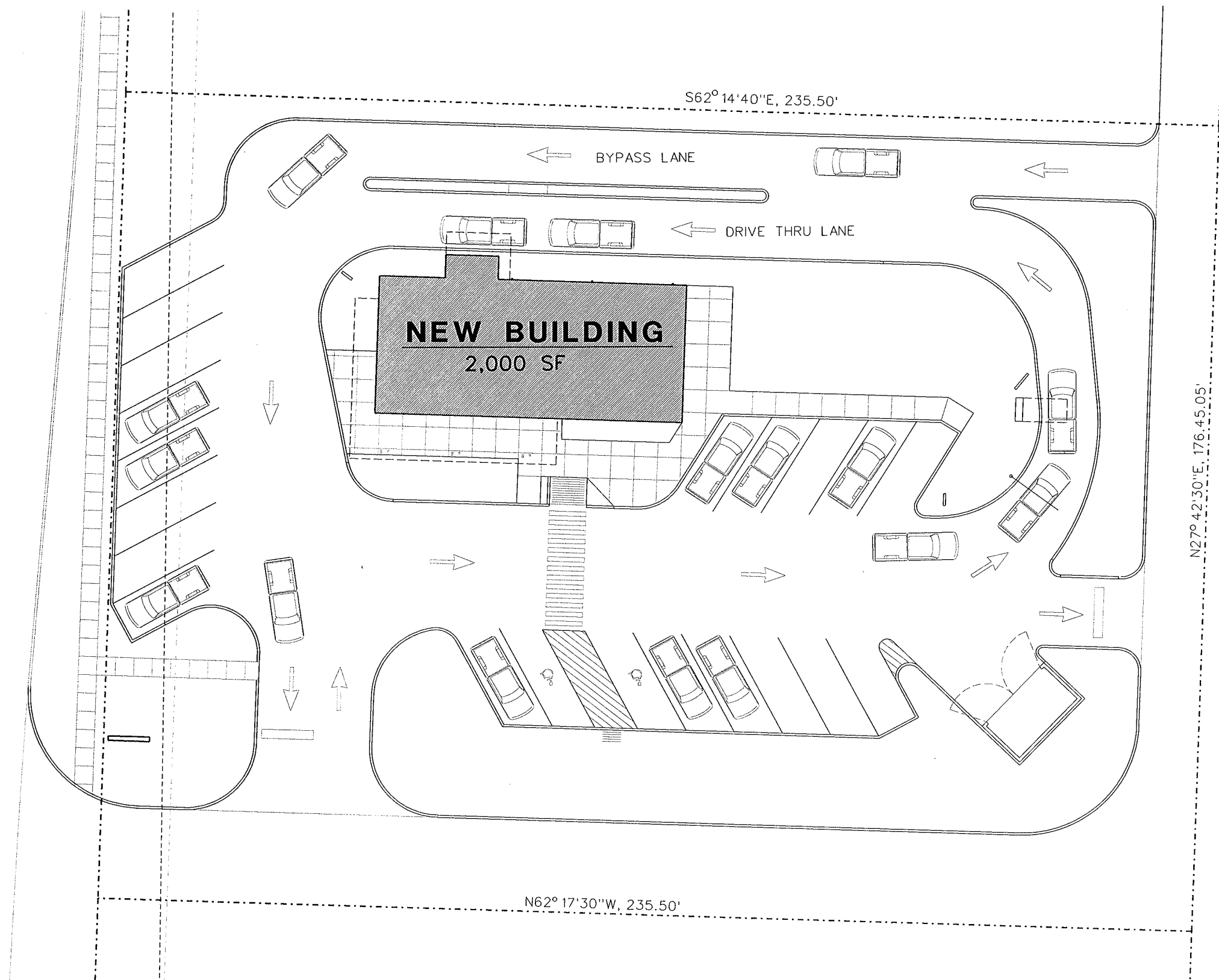


FM 2493 (OLD JACKSONVILLE HIGHWAY)
(105' R.O.W.)

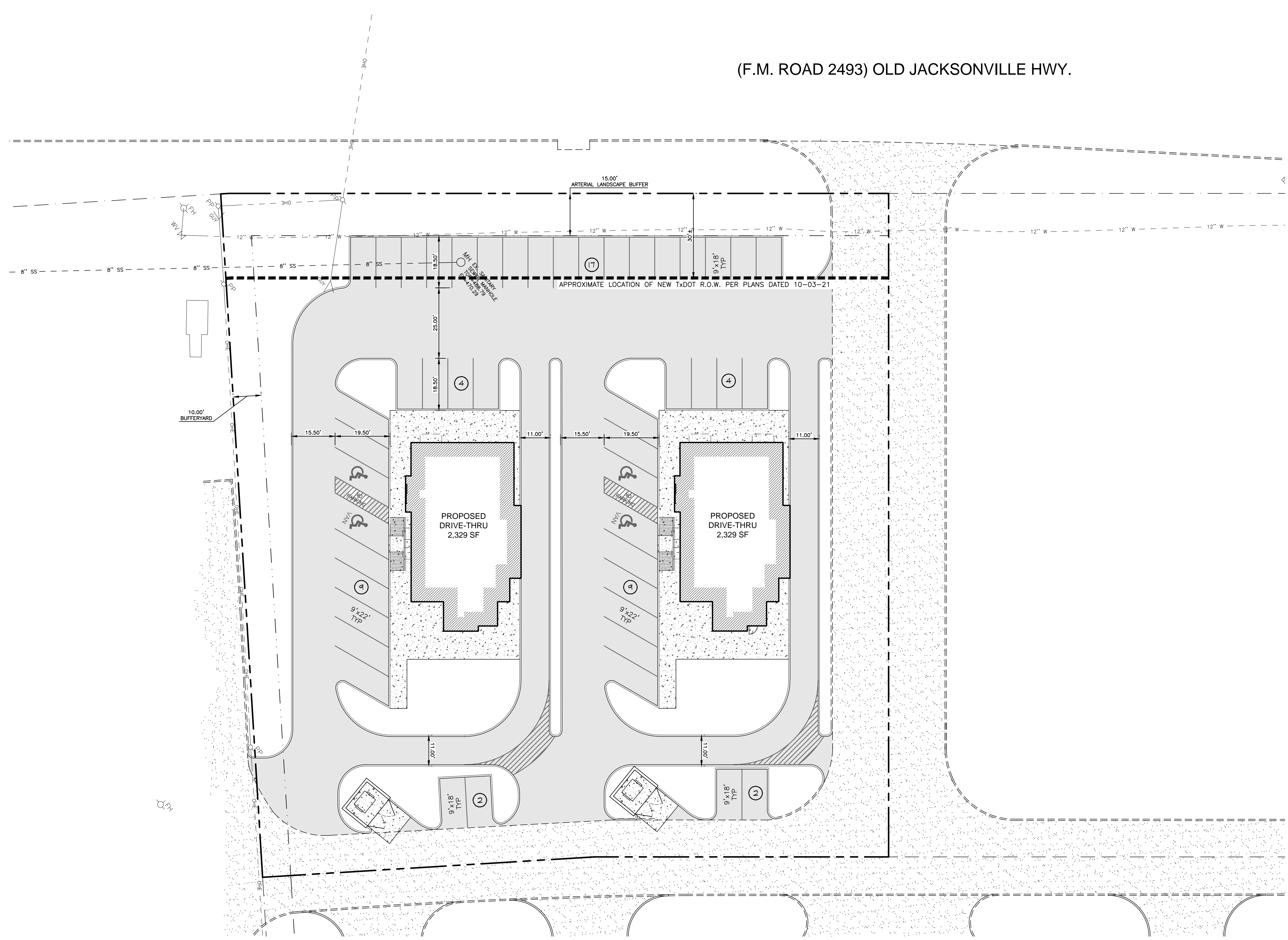
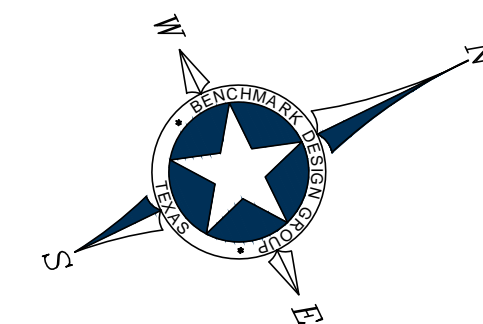


A100 WEAVER CROSSING - LOT 3-G

SCALE: 1" = 30'-0"

10/22/20

(F.M. ROAD 2493) OLD JACKSONVILLE HWY.



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 TEXAS811 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 SMITH CAD. 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 cables	Conduits	Pipes
Stormwater lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

 Note: 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.

LANDSCAPE TABULATIONS		
TOTAL LOT AREA:	54,572 SF	
TOTAL LANDSCAPING REQUIRED @ 15% OF 54,572 SF =	8,186 SF	
TOTAL STREET YARD LANDSCAPING REQUIRED @ 30% OF 8,186 SF =	2,456 SF	
	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	8,186 SF	13,457 SF
TOTAL STREET YARD LANDSCAPING	2,456 SF	6,652 SF

SITE PLAN INFORMATION		
LOT:3D	BLOCK:1554-B	
ZONING:	C-1	
SETBACKS:		
FRONT:	10'	
REAR:	10'	
SIDE INTERIOR:	0'	
SIDE(CORNER):	15'	
TOTAL LOT AREA:	54,572 SF (1.253 AC.)	
BUILDING AREA:	4,658 SF	
PARKING		
TOTAL BUILDING AREA =	4,658 SF	
RESTAURANT @ 1 SPACE PER 100 SF OF XXXX SF =	47 SPACES	
	REQUIRED	PROVIDED
TOTAL PARKING	47 SPACES	47 SPACES

DATE	REVISIONS / SUBMITTAL	BY

BENCHMARK DESIGN GROUP
 CIVIL / ENVIRONMENTAL / PLANNERS

2024 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 • (936) 534-5353 • FIRM NUMBER 77814 • WWW.BENCHMARK-ENGINEERS.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOHN G. MITCHELL, P.E., REGISTRATION NO. 92699. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

QSR SITE LAYOUT
 5250 OLD JACKSONVILLE HWY, TYLER, TEXAS

SITE PLAN

DRAWN BY:	AES
CHECKED BY:	ELS
DATE:	DEC. 2022
JOB NO:	2022.096
SHEET NO.	C-4

F:\Projects\2022\2022.096 5250 Old Jacksonville - Grmecca\dwg\2022.096.dwg, C-4 SITE, 12/19/2022 3:44:44 PM