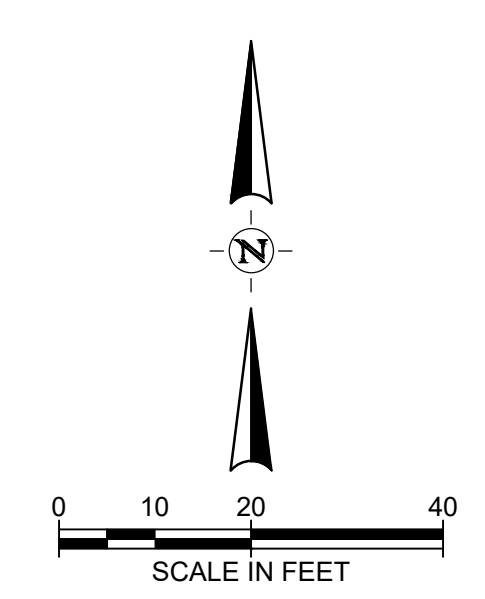


**LEGEND**

- 9 NUMBER OF PARKING SPACES
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- PROPOSED FIRE LANE
- PROPOSED AREA LIGHT POLE & BASE
- 6" 3,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. OVER 6" LIME STABILIZED SUBGRADE
- 4" 3,500 PSI CONCRETE SIDEWALK WITH #3 BARS @ 18" O.C.E.W.
- 7" 3,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. OVER 6" LIME STABILIZED SUBGRADE
- 5" 3,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. OVER 6" LIME STABILIZED SUBGRADE

**EASEMENTS AND SETBACKS**

- A VARIABLE WIDTH UTILITY EASEMENT CC NO. 2012-17405
- B 24' ACCESS EASEMENT CC NO. 2022-238
- C 15' FRONT SETBACK BY PLAT
- D ACCESS EASEMENT CC NO. 2022-238
- E 10' GENERAL EASEMENT CC NO. 2015-21920
- F 30' PUBLIC EMERGENCY ACCESS UTILITY EASEMENT CC NO. 2015-21920 CC NO. 2015-21921
- G 20' JCSUD & DRAINAGE EASEMENT CC NO. 2015-21920



**SITE DATA TABLE**

ZONING	CR - CORRIDOR RETAIL
EXISTING LAND USE	VACANT
PROPOSED LAND USE	NEW WHATABURGER RESTAURANT WITH DRIVE THRU SERVICE
LOT AREA	1.1556 AC. (50,338 S.F.)
LOT ADDRESS	1044 S. BROADWAY ST.
BUILDING SIZE	3,305 S.F.
BUILDING HEIGHT	22'
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	0'
LANDSCAPE BUFFER	NO REGULATION
PARKING REQUIRED	34 SPACES (1 PER 100 S.F.)
PARKING PROVIDED	40 SPACES
LANDSCAPING (ONSITE)	10,584 S.F.
ON-SITE CONCRETE PAVING (PARKING AND DRIVES)	24,802 S.F.
CURB (ON-SITE)	1,230 L.F.
BUILDING PERIMETER WALK	1,984 S.F.
CONCRETE FLATWORK (ON-SITE)	162 S.F.

**NOTES BY SYMBOL**

- 1 6" CONCRETE CURB, SEE PAVING DETAILS, SHEET C-5.3.
- 2 6' LONG PRECAST CONCRETE WHEELSTOP, SEE PAVING DETAILS, SHEET C-5.2.
- 3 DUMPSTER ENCLOSURE, REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS.
- 4 ADA CURB RAMP. SEE PAVING DETAILS, SHEET C-5.2.
- 5 90° PARKING & PAVEMENT STRIPING, SEE PAVING DETAILS, SHEET C-5.2.
- 6 BUILDING PERIMETER TURNDOWN SIDEWALK, REFERENCE STRUCTURAL PLANS.
- 7 HANDRAIL, REFERENCE ARCHITECTURAL PLANS.
- 8 1" DECOMPOSED GRANITE STRIP, SEE LANDSCAPE PLAN, SHEET L-1.1.
- 9 ADA PARKING, SEE PAVING DETAILS, SHEET C-5.2.
- 10 LANDSCAPE AREA, SEE LANDSCAPE PLAN, SHEET L1.1.
- 11 MENU BOARD CANOPY, REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS.
- 12 EXTERIOR MENU BOARD, REFERENCE ARCHITECTURAL PLANS.
- 13 HEADACHE BAR, REFERENCE STRUCTURAL PLANS.
- 14 CONCRETE SIDEWALK/ISLAND NOSE (TYP.), SEE PAVING DETAILS, SHEET C-5.3.
- 15 FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARDS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS. REFERENCE ARCHITECTURAL AND LIGHTING PLANS.
- 16 CROSSWALK HATCHING. SEE PAVING DETAILS, SHEET C-5.2.
- 17 6" 3,500 PSI PAVEMENT PER GEOTECHNICAL REPORT. SEE PAVING DETAILS, SHEET C-5.3.
- 18 PYLON SIGN, REFERENCE SIGNAGE PLANS.
- 19 FIRE LANE STRIPING, SEE PAVING DETAILS, SHEET C-5.2.
- 20 6" STEEL BOLLARD, REFERENCE STRUCTURAL PLANS.
- 21 NEW TRANSFORMER PAD, CONTRACTOR TO COORDINATE WITH GCEC.
- 22 EXISTING CONCRETE INFRASTRUCTURE (DRIVE/PAVEMENT/CURB)
- 23 EXISTING MAILBOX
- 24 PROPOSED STORM DRAIN SYSTEM, SEE GRADING PLAN, SHEET C-6.1.
- 25 EXISTING STORM INLET
- 26 LIMITS OF CONCRETE PAVEMENT CONSTRUCTION, MATCH EXISTING CONCRETE DESIGN ELEVATIONS, SEE SHEET C-6.1.
- 27 EXISTING SANITARY SEWER MANHOLE
- 28 LOADING RAMP, SEE PAVING DETAILS, SHEET C-5.2.
- 29 5' CONCRETE SIDEWALK, SEE PAVING DETAILS, SHEET C-5.3.
- 30 ACCESSIBLE RAMP, SEE PAVING DETAILS, SHEET C-5.2.
- 31 EXISTING COMMUNICATIONS MANHOLE
- 32 EXISTING MONUMENT SIGN
- 33 EXISTING LIGHT POLE
- 34 LIGHT POLE, REFERENCE LIGHTING PLANS.
- 35 EXISTING OVERHEAD ELECTRIC
- 36 EXISTING NATURAL GAS LINE
- 37 EXISTING UNDERGROUND ELECTRIC
- 38 ADA PARKING SIGNAGE, SEE PAVING DETAILS, SHEET C-5.2.
- 39 EXISTING STORM SEWER MANHOLE
- 40 MAILBOX WITH WOOD POST PROVIDED AND INSTALLED BY GENERAL CONTRACTOR, SEE PAVING DETAILS, SHEET C-5.2.
- 41 END OF 6" CONCRETE CURB
- 42 7" 3,500 PSI PAVEMENT PER GEOTECHNICAL REPORT. SEE PAVING DETAILS, SHEET C-5.3.
- 43 5" 3,500 PSI PAVEMENT PER GEOTECHNICAL REPORT. SEE PAVING DETAILS, SHEET C-5.3.

STATE HIGHWAY 174  
SOUTH BROADWAY STREET  
(VARIABLE WIDTH ROW)

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DYLAN B. HEDRICK  
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TEL (214) 346-6200  
FAX (214) 398-0095  
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SHEET TITLE:  
**SITE PLAN**

UNIT NO. NEW UNIT  
DATE: 9/10/2024  
SCALE: 1" = 20'  
DRAWN BY: CAD

SHEET NO:  
**C-3.1**

