

**ENGINEER**  
JONES | CARTER, INC.  
4500 MERCANTILE PLAZA DRIVE  
SUITE 210  
FORT WORTH, TEXAS 76137  
TEL (972) 265-7190  
CONTACT: RYAN ALCALA, PE

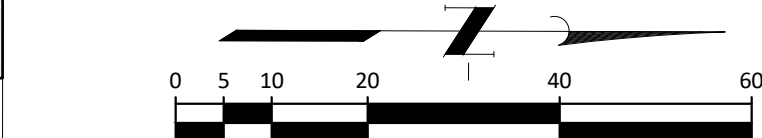
**OWNER / DEVELOPER**  
JOSHUA RETAIL PARTNERS, LTD  
100 CRESCENT COURT  
SUITE 1250  
DALLAS, TX 75201  
TEL (214)-646-1466  
CONTACT: BRIAN R. LENT

**BENCHMARK**  
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, GROUND DISTANCES. NAVD (88) DATUM.

**TBM 1**  
BEING A "X" CUT IN CONCRETE ON THE BACK OF AN INLET LOCATED APPROXIMATELY +/- 50 FEET NORTHEAST FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION 900.63 FEET, NAVD 88.

**TBM 2**  
BEING A "X" CUT IN CONCRETE ON THE BACK OF AN INLET LOCATED APPROXIMATELY +/- 37 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION 895.56 FEET, NAVD 88.

**100-YEAR FLOOD PLAIN**  
ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48251C01601 DATED DECEMBER 4, 2012 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR JOHNSON COUNTY, TEXAS, THIS PROPERTY IS WITHIN UNSHADED ZONE "X"; AS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.



- LEGEND**
- EXIST. MAJOR CONTOUR
  - EXIST. MINOR CONTOUR
  - PROPERTY LINE
  - EXIST. WATERLINE
  - EXIST. GAS
  - EXIST. SANITARY SEWER
  - EXIST. STORM SEWER
  - EXIST. OVERHEAD POWER
  - EXIST. UNDERGROUND TELECOMMUNICATIONS
  - PROP. UNDERGROUND ELECTRIC
  - PROP. COMMUNICATION LINE
  - PROP. SANITARY SEWER
  - PROP. WATERLINE
  - PROP. STORM SEWER
  - PARKING COUNT
  - EXIST. FIRE HYDRANT TO REMAIN
  - BUILDING CORNERS
  - PROP. 7" REINFORCED CONCRETE
  - PROP. 6" REINFORCED CONCRETE
  - PROP. 4" REINFORCED CONCRETE SIDEWALK
  - EXIST. SANITARY SEWER MANHOLE
  - EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
  - PROP. BARRIER FREE RAMP
  - PROPOSED MENU BOARD
  - PROPOSED CONCRETE WHEEL STOP
  - PROPOSED LIGHT POLE (SEE MEP PLANS)

- NOTES**
- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
  - ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
  - SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
  - CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

SITE DATA FOR JOSHUA STATION RETAIL PROPOSED DEVELOPMENT	
1038 SOUTH BROADWAY STREET JOSHUA, TEXAS 76058 JOSHUA STATION ADDITION - LOT 7, BLOCK 1	
<b>GENERAL</b>	
EXISTING ZONING:	CR - CORRIDOR RETAIL
FRONT SETBACK:	20 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	62,073 SQUARE FEET (1.425 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RETAIL AND RESTAURANT
BUILDING AREA:	9,834 SQUARE FEET (0.226 AC)
FLOOR AREA RATIO:	0.16 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 22 FEET
PARKING RATIO:	32 SPACES (1 SPACE / 100 SF - RESTAURANT) 34 SPACES (1 SPACE / 200 SF - RETAIL)
PARKING REQUIRED:	66 SPACES
ADA PARKING REQUIRED:	3 SPACES
PARKING PROVIDED:	66 SPACES
ADA PARKING PROVIDED:	4 SPACES
QUEUING PROVIDED:	22 SPACES
LANDSCAPE/PERVIOUS AREA:	8,302 SQUARE FEET (0.19 AC)
LANDSCAPE AREA PERCENTAGE:	13.4%
IMPERVIOUS AREA:	53,771 SQUARE FEET (1.23 AC)
IMPERVIOUS AREA PERCENTAGE:	86.6%

**CAUTION: OVERHEAD ELECTRIC**  
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM  
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Texas811 or 1-800-545-6005

App: \_\_\_\_\_  
No. \_\_\_\_\_  
Date \_\_\_\_\_

REVISIONS

DESIGNED BY: ACH  
CHECKED BY: RIA  
DRAWN BY: CPZ

SCALE: AS SHOWN  
DATE: APRIL 2022  
JOB NO.: 11747-0036-00

QUIDDITY

Three Board of Professional Engineers and Land Surveyors Reg. No. 1-23399  
4500 Mercantile Plaza Drive, Suite 210 Fort Worth, Texas 76137 Fax: 972.268.2200

STATE OF TEXAS

RYAN ALCALA

137823

PROFESSIONAL ENGINEER

04/20/2022

JOSHUA STATION RESTAURANT AND RETAIL  
1038 SOUTH BROADWAY STREET, JOHNSON COUNTY, TX 76058

SITE PLAN

LOT 7, BLOCK 1  
JOSHUA STATION ADDITION  
1038 SOUTH BROADWAY STREET  
JOSHUA, TEXAS 76058

SHEET NO. \_\_\_\_\_

C-4

OF C-14

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