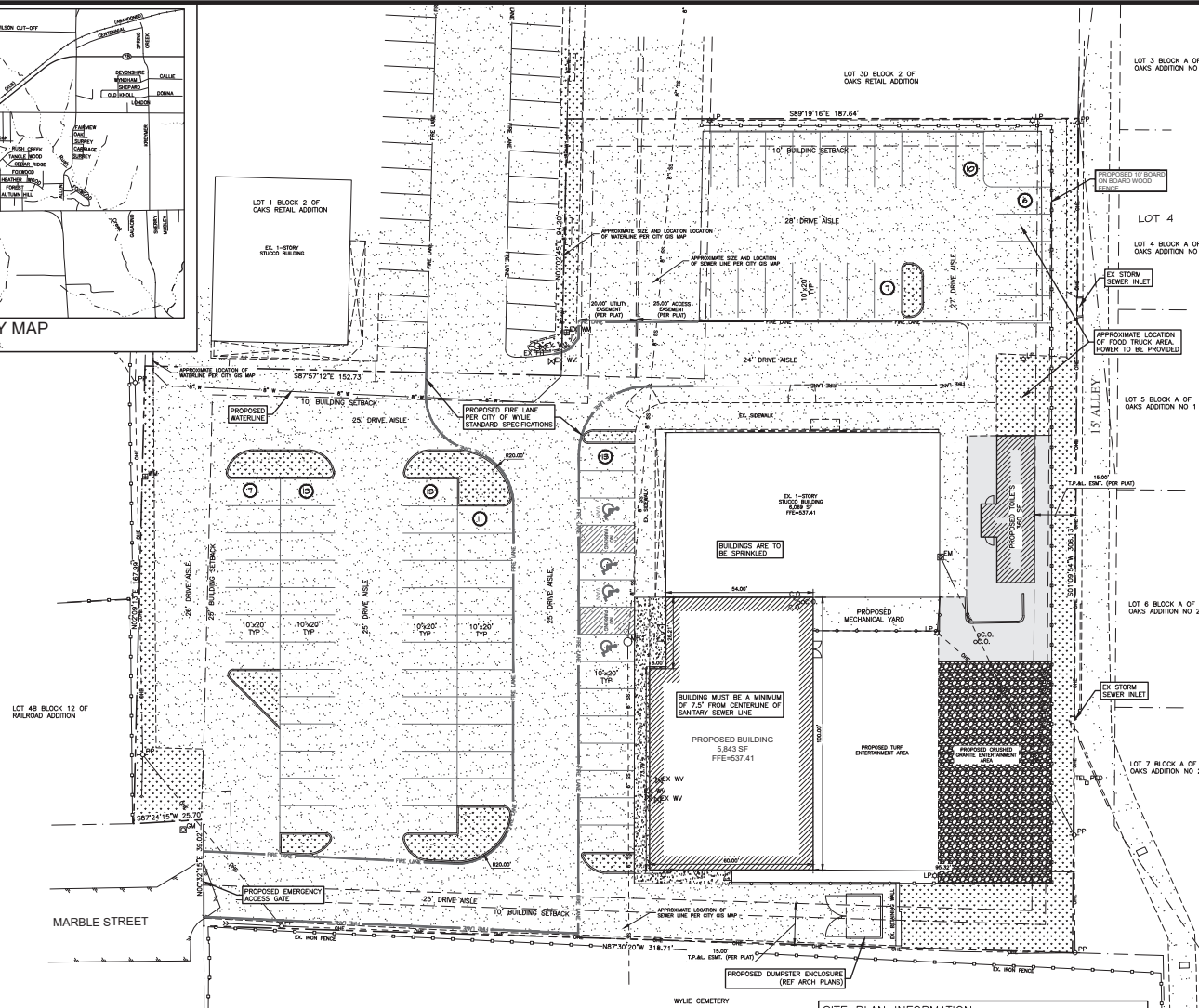


VICINITY MAP
N.T.S.



SITE NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BLOPPED PAVING, EXISTING CURBS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
2. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL, OR UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
4. ALL CURB RADIUS SHOWN ARE TO BACK OF CURB.
5. ALL FINISH DIMENSIONS ARE TO BACK OF CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. THE EARTHWORK FOR ALL BUILDING SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STIRRING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. 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.
12. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
13. FOR SITE UTILITIES, SEE UTILITY PLAN.
14. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY.

LEGEND

- TEL PED □ EXISTING TELEPHONE PEDESTAL
- C.O. □ EXISTING CLEANOUT
- W.V. □ EXISTING WATER VALVE
- WM □ EXISTING WATER METER
- MAN □ EXISTING SAN SEWER MANHOLE
- PP □ EXISTING POWER POLE
- PH □ 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 UTILITY LOCATION, PROTECTION AND SAFETY ACT (TULPSA) MUST BE CONTACTED AT LEAST A WORKING DAY PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS 811 TO OBTAIN THE NECESSARY INFORMATION TO LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having jurisdiction.
2. Contractor shall appropriately notify all relevant utilities prior to digging on this site.
3. The contractor shall notify the engineer, in writing, of any errors or omissions discovered in the construction documents immediately.
4. The engineer, in writing, shall not be responsible for the accuracy of the information provided by the engineer, in writing, immediately. The engineer and owner shall be responsible for any errors and omissions resulting from lack of communication.
5. The contractor shall be responsible for confirming the horizontal and vertical location of all utilities and structures, including, but not limited to the following:
 Telephone poles
 Stormwater lines
 Sanitary sewer lines
 Water lines
 Gas lines
 Fire protection lines
 Other lines

SITE PLAN INFORMATION

LOT 2A BLOCK 2
 CURRENT ZONING: CC/SUP
 SETBACKS:
 FRONT: 25' REAR: 10'
 TOTAL LOT AREA: 2.02 ACRES
 LOT COVERAGE: 13.54%
 BUILDING AREA: 11,912 SF
 ALLOWABLE BUILDING HEIGHT: 30'-0"
 BUILDING HEIGHT: 28'-6" (1-STORY)
 BUILDING MATERIALS ARE METAL PANELS AND WOOD SIDING
 REFERENCE ARCHITECTURAL PLANS FOR LANDSCAPE CALCULATIONS

PARKING
 TOTAL BUILDING AREA = 11,912 SF
 BUILDING @ 1 SPACE PER 250 SF OF 11,912 SF = 48 SPACES

TOTAL PARKING REQUIRED: 48 SPACES
 PROVIDED: 80 SPACES

PROPOSED DEVELOPMENT SCHEDULE:

JUNE 15 ZONING APPROVAL
 JUNE 16 ISSUE DESIGN DRAWINGS FOR PERMIT AND CONSTRUCTION
 JULY 16 PERMIT APPROVAL
 CONSTRUCTION - 8 MONTHS

FIGURE 4-7 SITE DESIGN DESIRABLES MET:	
ELEMENT	DESIRABLE
BUILDING PLACEMENT	2. INDIVIDUAL BUILDINGS W/FOOTPRINTS=OR<10,000 SF 3. FRONT FACADE ORIENTED TO THE STREET.
ACCESS DRIVES	1. COMBINED ACCESS POINTS WITH ADJACENT TRACTS
LOCATION OF SERVICE AND LOADING AREAS	1. NOT VISIBLE FROM PUBLIC STREET BUT PROVIDE MASONRY SCREENING

CONTACT INFORMATION

CIVIL ENGINEER:
 BENCHMARK DESIGN GROUP, LLC
 2026 REPUBLIC DRIVE, SUITE B
 TYLER, TEXAS 75701
 ATTN: RYAN DAVIS, P.E.
 PHONE: 903-534-5353
 EMAIL: RDAVIS@BENCHMARK-ENGINEERS.COM

OWNER:
 FIRE WATER INVESTMENTS, LLC
 1326 LANTERN FAITH DR.
 WYLIE, TX 75098
 ATTN: CLINT ECORD
 PHONE: 214-501-5184
 EMAIL: CLINT@FIREFWATERINVESTMENTS.COM

SURVEYOR:
 BYLINE SURVEYING
 109 PROSPERITY PARKWAY
 EMORY, TEXAS 75440
 ATTN: BJ FOSTER
 PHONE: 903-473-5150
 EMAIL: ADMIN@BYLINESURVEYING.COM

ARCHITECT:
 CURTIS PIPPIN DESIGN LLC
 1293 FM 859
 EDGEWOOD, TX 75117
 ATTN: CLETUS PIPPIN, PRINCIPAL
 PHONE: 214-477-8272
 EMAIL: CLETUS.PIPPIN@CURTISPIPPINDESIGN.COM

DATE	BY
4-4-2022	RWD
5-2-2022	RWD

BENCHMARK DESIGN GROUP
 CIVIL / ENVIRONMENTAL / PLANNERS



HERMAN MARSHALL BREWERY
 702 HWY 78, WYLIE, TEXAS

BENCHMARK DESIGN GROUP

DRAWN BY: JCM

CHECKED BY: ELS

DATE: MARCH 2022

JOB NO: 2022.010

SHEET NO.
 C-4