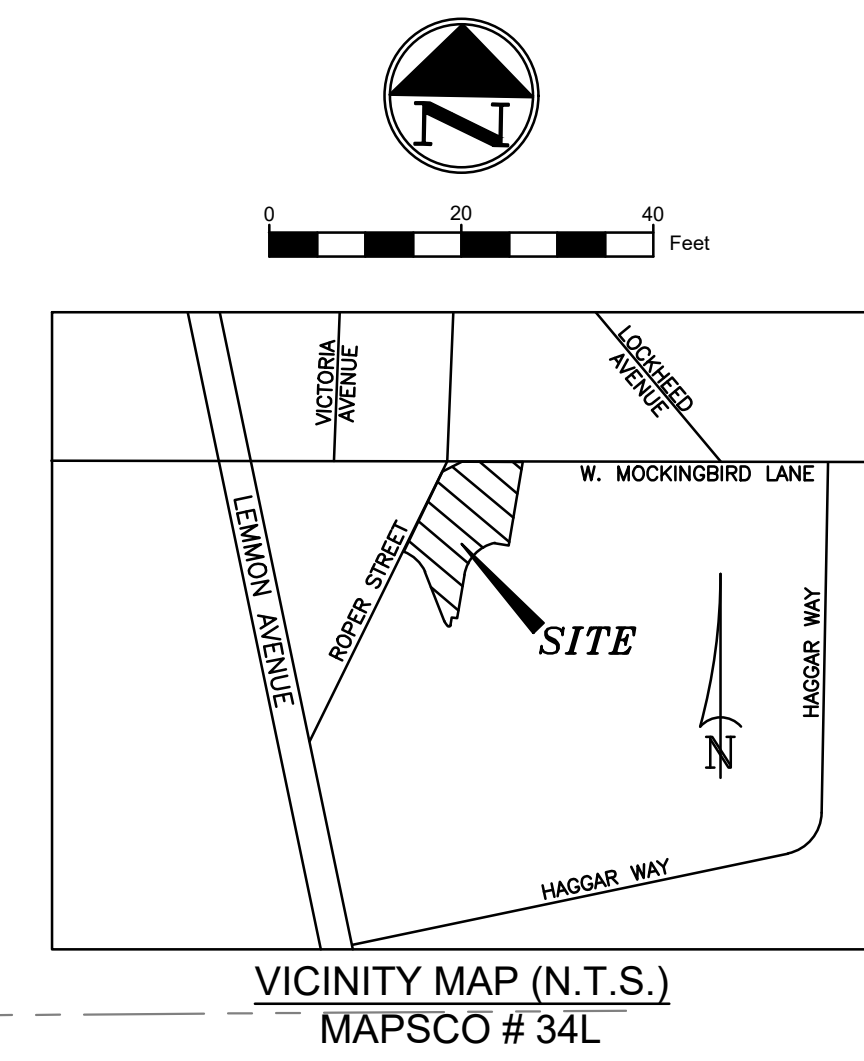
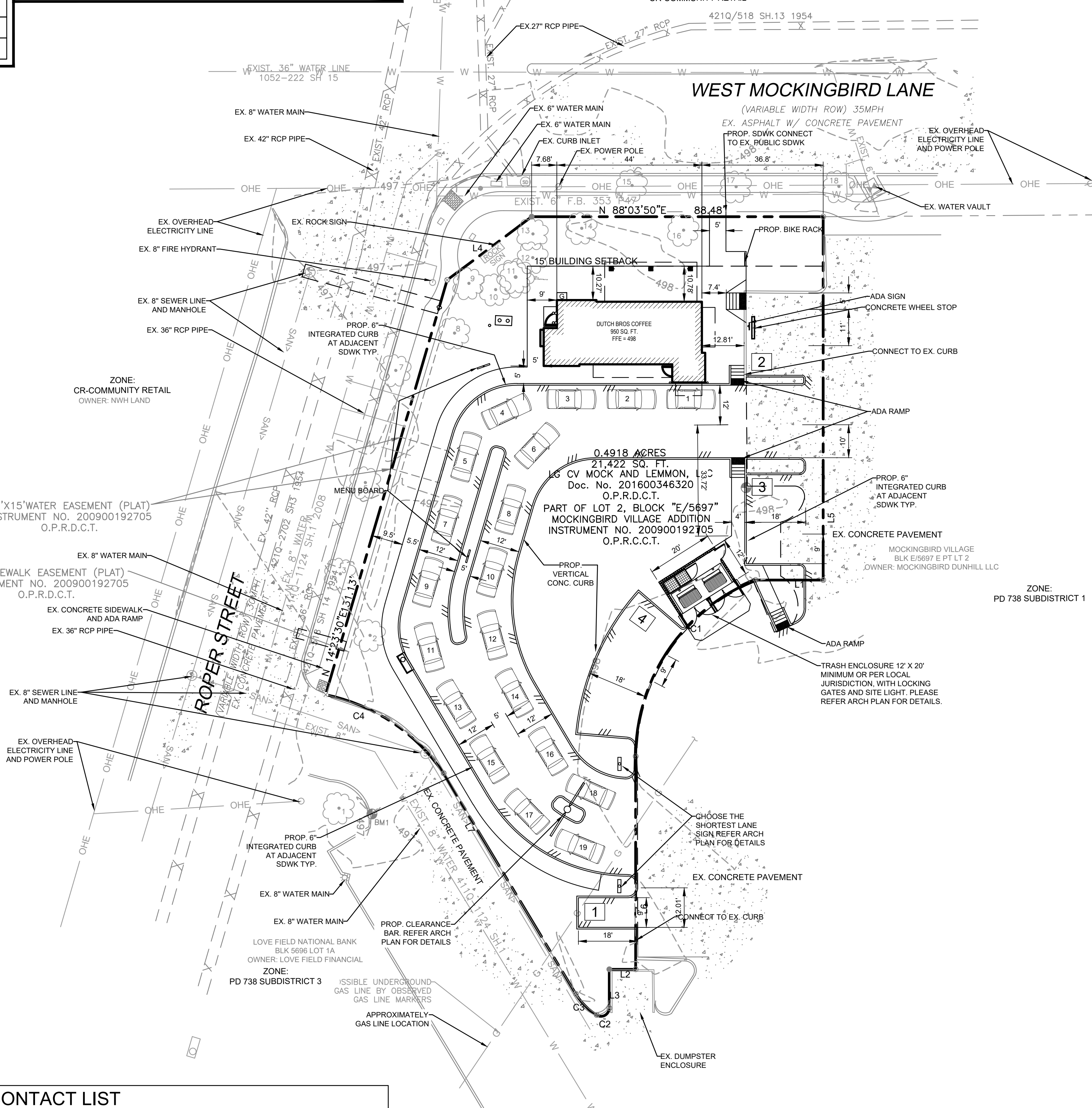


BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 88°03'50"W	20.54'
L2	S 88°03'50"W	8.02'
L3	N 41°30'35" E	11.75'
L4	N 51°13'40"E	32.01'
L5	S 01°56'09"E	110.26'
L6	S 01°56'12"E	64.65'
L7	N 32°51'50"W	78.06'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	57.50'	68.68'	68°26'12"	S32°16'50"	64.67'
C2	2.50'	5.32'	121°51'13"	S59°04'17"W	4.37'
C3	19.50'	9.08'	26°41'05"	N46°34'15"W	9.00'
C4	57.07'	44.09'	44°15'45"	N58°14'31"W	43.00'



VICINITY MAP (N.T.S.)
MAPSCO # 34L

EXISTING LEGEND			
•	X-FOUND	⊙	SAN. SEW. MH.
□	CABLE BOX	∞	IRRIGATION VALVE
X	ELECTRIC BOX	⊕	WATER VALVE
⊕	STORM DRAIN MH.	⊕	FIRE HYDRANT
⊕	SAN. SEW. CO.	⊕	UTILITY POLE
⊕	LIGHT POLE	⊕	WATER METER
—OHU—	OVERHEAD UTILITY LINE	⊕	TRANS. BOX
●	1/2" IR FOUND	⊕	GUY WIRE ANCHOR
		⊕	1/2" IP FOUND

SITE LEGEND	
—	CONCRETE CURB
—	SAW-CUT LINE
—	STRIPING
—	PARKING SPACES
—	MONUMENT/PYLON SIGN
—	HANDICAP LOGO
—	HANDICAP SIGN
—	RAMP
—	CLEARANCE BAR
—	BIKE RACK
—	SIGN
—	FIRE HYDRANT
—	SANITARY SEWER CLEANOUT
—	SANITARY SEWER DOUBLE CLEANOUT
—	GREASE TRAP
—	DOMESTIC WATER METER
—	IRRIGATION METER
—	GAS METER

SITE DATA SUMMARY TABLE	
GROSS LOT AREA	21,422 S.F. (0.4918 ACER)
NET LOT AREA	21,422 S.F. (0.4918 ACER)
EXISTING ZONING	PD-738
PROPOSED ZONING	PD-738
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COFFEE SHOP WITH DRIVE-THRU
BUILDING AREA	950 S.F.
BUILDING HEIGHT (STORY)	24'-00" (1 STORY)
LOT COVERAGE	4.43 %
FLOOR AREA RATIO	0.044

FLOOD NOTES:
THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4811C0330J, DATED 08-23-2001, THE PROPERTY IS LOCATED IN ZONE "X".

BENCHMARKS:
THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE AITREEA RTK NETWORK, ADJUSTED TO CITY OF DALLAS BENCHMARK.

BENCHMARK NO.1
SQUARE WITH "X" CUT IN PAVEMENT AT THE SOUTH SIDE OF DRIVE AT SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION: 497.05

BENCHMARK NO.2
SQUARE WITH "X" CUT IN BACK OF CURB EAST SIDE OF PROPERTY, APPROXIMATELY 28' +/- NORTH OF SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 497.87

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST	
<p>DEVELOPER DUTCH MAFIA, LLC PO BOX 1929 GRANTS PASS, OR 97528 CONTACT: TONY SCARDINO TEL: 817-703-4312 EMAIL: CRED@DUTCHBROS.COM</p>	<p>ARCHITECT DYNAMIK DESIGN 5901 PEACHTREE DUNWOODY ROAD, BUILDING C, SUITE 250 ATLANTA, GA 30328 CONTACT: NITIN PATEL TEL: 678-506-8830 EMAIL: EDIN@CORALICARCHITECTURE.COM</p>
<p>CIVIL ENGINEER TRIANGLE ENGINEERING LLC 1784 W. MCDERMOTT DRIVE, SUITE 110 ALLEN, TX 75013 CONTACT: ANDREW YEOH TEL: 469-213-2804 EMAIL: AYEHOH@TRIANGLE-ENGR.COM</p>	<p>SURVEYOR A&W SURVEYORS, INC. 2220 GUS THOMAS ROAD MESQUITE, TX CONTACT: JOHN S. TURNER TEL: 972-681-4975 EMAIL: MARKNACE@TRAVERSELANDSURVEYING.COM</p>

SUSTAINABLE DEVELOPMENT & CONSTRUCTION	
PLAT NO: S076-093	
BLDG PERMIT NO:	
SDC ENGINEERING TRACING NOS.	WW18- DP18-
CONTRACT INFORMATION	
CONTRACT NO.	DATE
CONTRACTOR:	

TX PE FIRM #11525

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com

W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION
1	6-24-2019	1st CITY SUBMITTAL
2	3-24-2020	2nd CITY SUBMITTAL

Know what's below.
Call before you dig.

SITE PLAN

ELEMENT BY WESTIN

4005 W. MOCKINGBIRD LN,

CITY OF DALLAS

DALLAS COUNTY, TEXAS 75209

DATE	PROJECT
6/24/2019	033-19
DESIGN	DRAWN
AY	MLM

FILE NUMBER

411Q-

SHEET #

C05.01