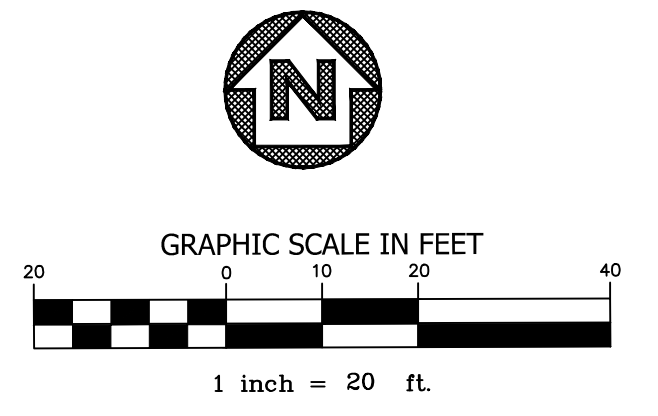


NOTES:
HOURS OF OPERATION:
 SUNDAY-THURSDAY 11AM-11:30PM
 FRIDAY-SATURDAY 11AM-12AM
MECHANICAL EQUIPMENT:
 MECHANICAL EQUIPMENT IS TO BE SCREENED FROM PUBLIC VIEW. CURRENT BUILDING FOOTPRINT INCLUDES AREA FOR MECHANICAL EQUIPMENT AND SCREENING.

WARNING TO CONTRACTOR:
 CALL 811 (TEXAS 811) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.
CRITICAL:
 LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:
 IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY/OR ALL SUCH UTILITIES (NO SPECIAL PAY).
CONTRACTOR ADVISORY:
 THE CONTRACTOR, AND HIS AGENTS (SUB-CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER AND HIS AGENTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

PROJECT BENCHMARKS:
 BM #1
 "X" IN CONCRETE IN THE CENTER OF A CONCRETE INLET NEAR THE SOUTHEAST CORNER OF LOT 3R2, BLOCK 1, CONNELL SKAGGS ADDITION, ON THE NORTH SIDE OF SHADE LAKE ROAD. ELEVATION = 486.38'
 BM #2
 BOX WITH "X" IN THE CENTER OF A CONCRETE INLET ALONG THE EAST LINE OF LOT 3R2, BLOCK 1, CONNELL SKAGGS ADDITION, APPROXIMATELY 94' NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF SANDY LAKE ROAD. ELEVATION = 481.74'



SITE LEGEND

	PROPERTY BOUNDARY
	FIRE LANE
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED PARKING COUNT
	EXISTING PARKING COUNT
	MECHANICAL EQUIPMENT

SITE DATA

LOT AREA	1.21 AC. 52,922 S.F.
BUILDING AREA	1,188 S.F.
BUILDING HEIGHT	18.2'
PROPOSED LOT COVERAGE	30.1%
FLOOR AREA RATIO	0.03
EXISTING ZONING	C (COMMERCIAL)
PROPOSED ZONING	PD285R2-C
DRIVE-THRU STACKING PROVIDED	9
PARKING SPACES REQUIRED	17 SPACES
EXISTING SHARED PARKING	29 SPACES
NEW PARKING SPACES PROPOSED	17 SPACES
ACCESSIBLE PARKING (REQ. PROVIDED)	2/2

CONTRACTOR NOTE:
 1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SHOWN.
 2. RADIUS SHOWN ARE 2'-FOOT UNLESS NOTED OTHERWISE.
 3. CONTRACTOR TO LOCATE AND NOTIFY THE ENGINEER OF THE LOCATION OF THE EXISTING 30" RCP PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER:
 ANDY'S FROZEN CUSTARD
 AARON KING
 211 E. WATER STREET
 SPRINGFIELD, MISSOURI 65806
 (417) 881-3500
 AARON.KING@EATANDY.COM

ENGINEER:
 DUNAWAY ASSOCIATES L.P.
 CHRIS BIGGERS
 550 BAILEY AVENUE STE. 400
 FORT WORTH, TEXAS 76107
 (817) 335-1121
 CBIGGERS@DUNAWAYASSOCIATES.COM

ARCHITECT:
 URBAN BOBCAT ARCHITECTS
 MATT GREEN
 916 BRYAN AVENUE, STE. 104
 FT WORTH, TEXAS 76104
 (817) 602-9129
 MATT@URBANBOBCAT.COM

NO.	DATE	DESCRIPTION

PRELIMINARY SITE PLAN

DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 Fax: 817.335.1114

**ANDY'S FROZEN CUSTARD
 CONNELL SKAGGS ADDITION**
 1.215 ACRES, LOT 3R2, BLOCK 1
 COPPELL, TEXAS 75019

PRELIMINARY FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
 CHRISTOPHER M. BIGGERS, P.E.,
 100189 ON 09-26-18

JOB NO.	B004167.001
DRAWN BY:	LAN
DESIGNED BY:	LAN
CHECKED BY:	CMB
DATE:	SEPTEMBER 26, 2018
SHEET:	C03.0

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