

VICINITY MAP (N.T.S.)

EXISTING LEGEND

●	1/2" IR FOUND	⊗	IRRIGATION CONTROL VALVE
○	1/2" IR SET	⊕	BUSH (GENERAL)
⊙	STORM DRAIN MH.	⊖	INLET RIM
⊛	BOLLARD POST	⊗	GAS METER
*	LIGHT POLE	⊘	HANDICAP SPACE
⊙	SAN. SEW. MH.	—	OVERHEAD UTILITY LINE
⊙	IRRIGATION VALVE	—	IRON FENCE
⊙	FIRE HYDRANT	—	FIRE LANE STRIPE
⊙	POWER POLE	—	BRICK RET. WALL
⊙	GUY WIRE	—	STONE RET. WALL
⊙	TELEPHONE MARKER	—	CONC. RET. WALL
⊙	TELEPHONE PULL BOX		

SITE LEGEND

—	CONCRETE CURB	—	SAW-CUT LINE
—	FIRE LANE	—	STRIPING
—	PARKING SPACES	—	MONUMENT/PYLON SIGN
—	WHEEL STOPS	—	HANDICAP LOGO
—	HANDICAP SIGN	—	RAMP
—	BOLLARD	—	CLEARANCE BAR
—	BIKE RACK	—	SIGN
—	TRAFFIC ARROW	—	GREASE TRAP
—	DOMESTIC WATER METER	—	IRRIGATION METER
—	GAS METER	—	TRANSFORMER

SITE DATA SUMMARY TABLE

GROSS LOT AREA	31,473 S.F. (0.7225 ACER)
NET LOT AREA	31,473 S.F. (0.7225 ACER)
EXISTING ZONING	NR-PD UNDER C-1
PROPOSED ZONING	NR-PD UNDER C-1
EXISTING LAND USE	NR-PD UNDER C-1
PROPOSED LAND USE	DUTCH BROS COFFEE
BUILDING AREA	871 S.F.
BUILDING HEIGHT (STORY)	24'-0" (1 STORY)
LOT COVERAGE	2.77 %
FLOOR AREA RATIO	0.0277
PARKING REQUIREMENTS	1 SPACE PER 100 G.F.A
TOTAL PARKING REQUIRED	9
TOTAL PARKING PROVIDED	13
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1
BUILDING CODE	2018 IBC
CONSTRUCTION TYPE	V-B
IMPERVIOUS AREA	21,285.73 (67.63%)
PERVIOUS AREA	10,187.27 (32.37%)

FLOOD PLAIN NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48439C0315L, DATED 03/21/2019, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES ZONE "X".

PROJECT CONTACT LIST

<p>DEVELOPER ACCELERATED DEVELOPMENT SERVICES 2415 E. CAMELBACK ROAD, SUITE 400 PHOENIX, ARIZONA 85016 CONTACT: JAKE PALMER PHONE: 602-682-8153 EMAIL: JAKE.PALMER@ACCELERATEDDEVCO.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: AYEHO@TRIANGLE-ENGR.COM</p>
<p>ARCHITECT ARMET DAVIS NEWLOVE & ASSOCIATES 1330 OLYMPIC BLVD SANTA MONICA, CA 90404 CONTACT: PAUL DEPPE TEL: 310-452-5533 X 203 EMAIL: DEPPE @ ADNARCH.COM</p>
<p>SURVEYOR SPOONER & ASSOCIATED 309 BYERS STREET, SUITE 100 EULESS, TX 76039 CONTACT: ERIC SPOONER TEL: 817-312-4405 EMAIL: ESPOONER@SPOONERSURVEYORS.COM</p>

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.

CONTROL POINT:
THE BEARINGS AND DISTANCES SHOWN HEREON AREA BASED ON A LOCAL COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL ZONE 4202, SCALED FROM GRID TO SURFACE AT N: 7,016,673.76 AND E: 2,370,326.03 USING A COMBINED SCALE FACTOR OF 1.001529839, DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH TEXAS VRS NETWORK (MAINTAINED BY WESTERN DATA SYSTEMS)

MENU BOARD NOTE:
THE MENU BOARD WILL NOT BE AN ORDER BOARD CONTAINING A SPEAKER.



NO	DATE	DESCRIPTION
1	10/23/20	SITE PLAN SUBMITTAL
2	11/04/20	PRELIM ENGR. PLANS 1ST SUBMITTAL
3	12/22/20	1st TXDOT Submittal
4	02/02/21	PRELIM ENGR. PLANS 2ND SUBMITTAL
5	03/12/2021	PRELIM. ENGR PLANS 3RD SUBMITTAL



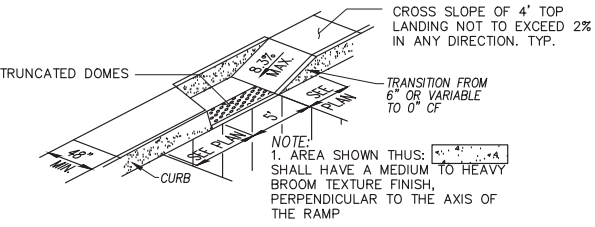
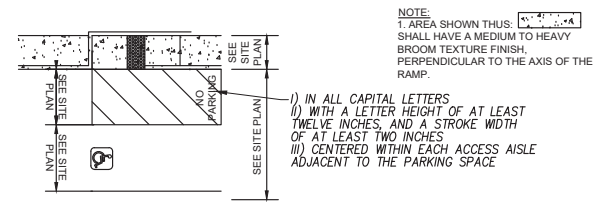
Know what's below. Call before you dig.

SITE PLAN
DUTCH BROS COFFEE
DAVIS BLVD & PRECINCT LINE RD
CITY OF N. RICHLAND HILLS
TARRANT COUNTY, TEXAS 76182

DATE	PROJECT
10/23/20	057-20
DESIGN	DRAWN
AY	ZC

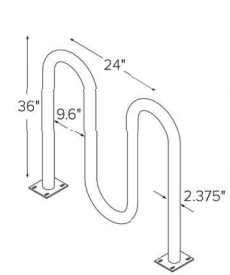
SHEET #
C-3.0

SUP CASE No. 2020-09

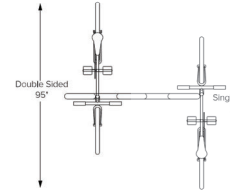
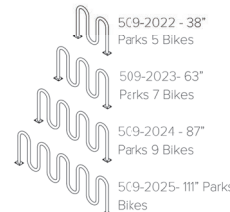


ACCESSIBLE PARKING STALL DETAIL
N.T.S.

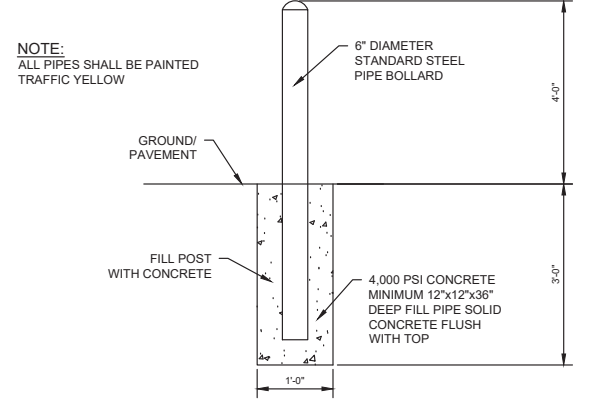
WAVE RACK
Submittal Sheet



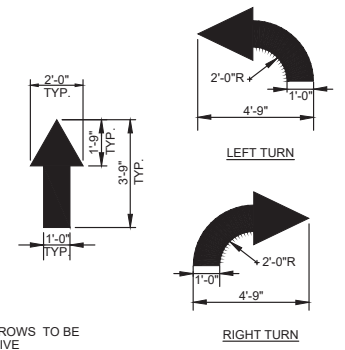
- CAPACITY**
- 509-2022: 5 Bikes
 - 509-2023: 7 Bikes
 - 509-2024: 9 Bikes
 - 509-2025: 11 Bikes
- MATERIALS**
- Standard
2.375" OD Schedule 40 Steel Pipe
 - Lightweight
2.375" OD Schedule 10 Steel Pipe
- FINISHES**
- Galvanized
An after fabrication hot dipped galvanized finish is our standard option.
 - Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
 - Thermoplastic
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
 - Stainless
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- MOUNT OPTIONS**
- In-ground
In ground mount is embedded into concrete base. Specify in ground mount for this option.
 - Surface
Foot Mount has two 5"x6"x.25" feet with four anchors per foot. Specify foot mount for this option.



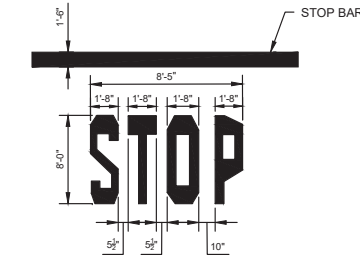
thepark AND FACILITIES CATALOG
www.theparkcatalog.com | 1-800-695-3503



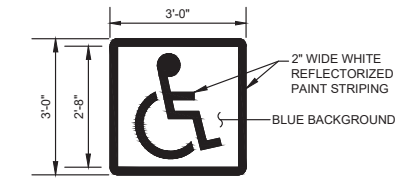
BOLLARD DETAIL
N.T.S.



TRAFFIC FLOW ARROW DETAIL
N.T.S.

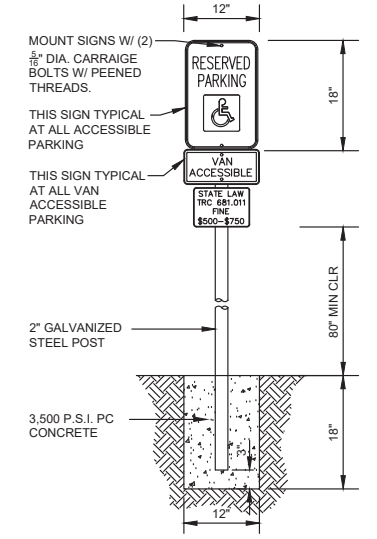


STOP BAR DETAIL
N.T.S.



- NOTES:**
1. STENCIL ONE SYMBOL ONTO PARKING SURFACE IN EACH ACCESSIBLE STALL
 2. LOCATE PER ACCESSIBLE PARKING STALL DETAIL(S)
 3. ALL LINES 2" WIDE PAINTED ON WHITE ON BLUE BACKGROUND.

ACCESSIBLE PARKING EMBLEM DETAIL
N.T.S.



ACCESSIBLE PARKING SIGN DETAIL
N.T.S.



TX PE FIRM #11925
TRIANGLE
ENGINEERING LLC
T: 469.933.6661 F: 469.243.1441 E: info@triangle-eng.com
W: triangle-eng.com | O: 1784 McMerret Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management



NO	DATE	DESCRIPTION	BY
1	10/23/20	SITE PLAN SUBMITTAL	AY
2	11/04/20	PRELIM ENGR PLANS 1ST SUBMITTAL	AY
3	12/22/20	1st TXDOT Submittal	AY
4	02/02/21	PRELIM ENGR PLANS 2ND SUBMITTAL	AY
5	03/12/2021	PRELIM. ENGR PLANS 3RD SUBMITTAL	AY

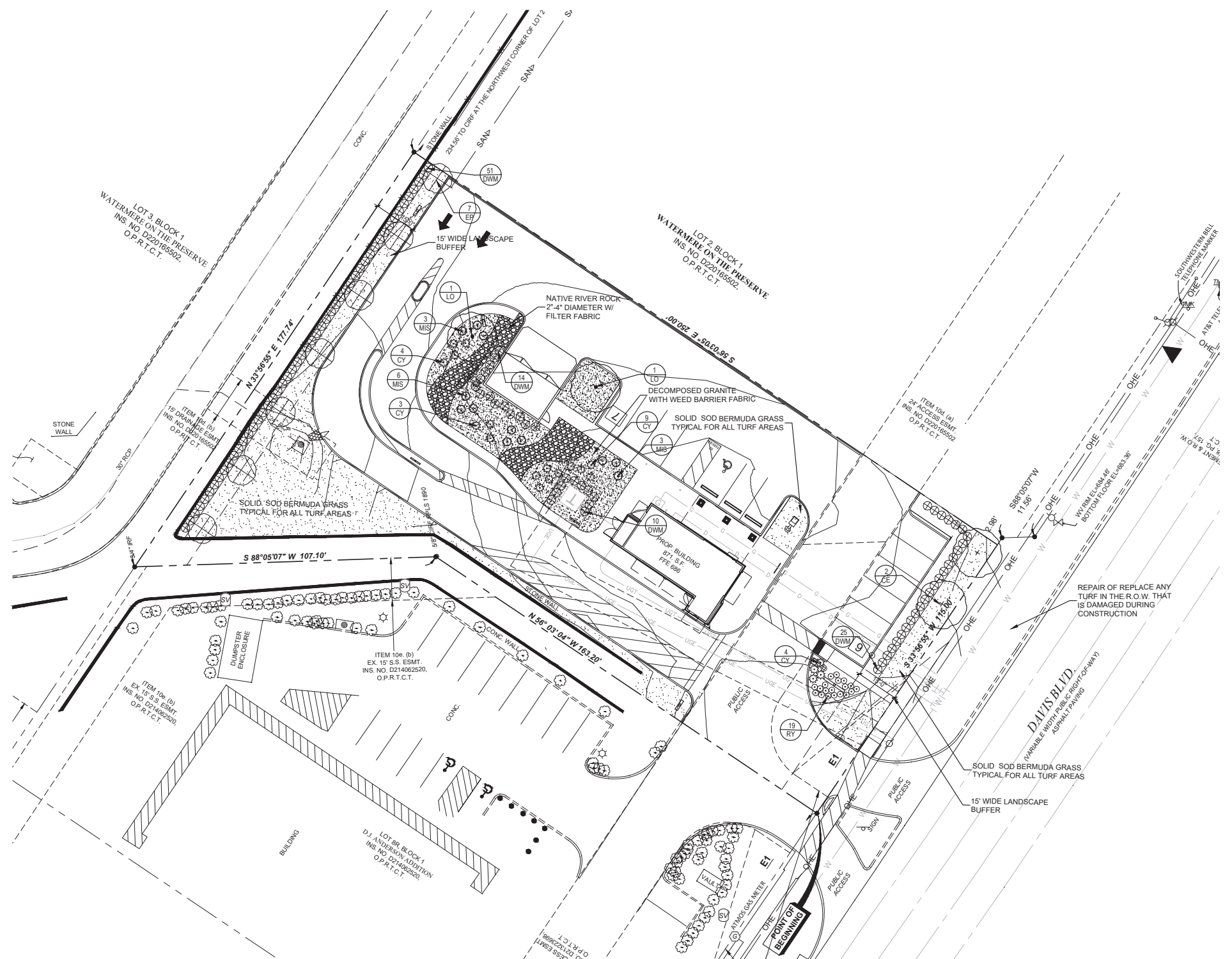


Know what's below.
Call before you dig.

SITE DETAILS
DUTCH BROS COFFEE
DAVIS BLVD & PRECINCT LINE RD
CITY OF N. RICHLAND HILLS
TARRANT COUNTY, TEXAS 76182

DATE	PROJECT
10/23/20	057-20
DESIGN	DRAWN
AY	ZC

SHEET #
C-3.1



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

Requirement: 15% of site to be landscape area
Site = 28,370 s.f.

Required	Provided
4,833 s.f. (10%)	7,288 s.f. (25%) decomposed granite area is not calculated in the landscape area provided

Street Trees requirement: 1 tree required for each 50 l.f. of street frontage
10 shrubs for each 50 l.f. of street frontage

Davis Blvd. - 117.98 l.f.

Required	Provided
2 trees	2 trees
24 shrubs	35 shrubs

Parking lot screen- 20" height evergreen hedge provided
Parking lot landscape: 16 parking spaces
Requirement: 1 tree per 20 parking spaces

Required	Provided
1 tree	1 tree

PLANT MATERIAL SCHEDULE

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container, 13' ht., 5' spread min., 5' clear trunk
7	EP	East Palatka Holly	<i>Ilex x attenuata 'East Palatka'</i>	30 gal.	container, 6' ht., tree form, single straight trunk
2	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 13' ht., 5' spread min., 5' clear trunk
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
100	DWM	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	3 gal.	container 20" ht., 20" spread, 36" o.c.
19	RY	Red Yucca 'Brakelights'	<i>Hesperaloe parviflora 'Brakelights'</i>	3 gal.	container full, well rooted
19	CY	Curve-leaf Yucca	<i>Yucca recurvifolia</i>	3 gal.	container full, well rooted
12	MIS	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	3 gal.	container, 20" ht., 24" spread
GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

DECOMPOSED GRANITE NOTES

1. Provide Decomposed Granite with 'Stabilizer' Binder additive surfacing as indicated on drawings.
2. Submit representative samples of items specified for approval by Landscape Architect, Architect and Owner.
3. Decomposed Granite base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and various stages of decomposed earth base.
4. Filter Fabric: Fabric shall be 'Mirracore', non-woven needle punched fabric made from polypropylene, non-biodegradable, inert to soil chemicals, acids and alkalines over a pH range of 3 - 12, as manufactured by MIRAFA Inc., or approved equal.
5. 'Stabilizer' Binder additive to be provided by: Stabilizer Solutions 1 (800) 336-2468; www.stabilizersolutions.com Blend to be 12 - 16 lbs. of Stabilizer per ton of Decomposed Granite, thoroughly mixed throughout.
6. Provide grade stakes at 10 foot centers to insure grade points indicated on drawings are met. Insure scope of subgrade and finish surface meets cross sections indicated in details.
7. Prepare subgrade by excavating existing material soils to a maximum depth of 4".
8. After excavation, rototill or scarify top 1 inch of subgrade and compact to 95% standard proctor using double drum, single drum or automatic hand tampers.
9. Install filter fabric in bottom of excavation to limits of path.
10. Place four (4) inches of Decomposed Granite with 'Stabilizer' Binder over a dry sub-base. Do not install on wet sub-base. Provide compaction of material to maximum limits with automatic hand tampers in one inch lifts, unless noted otherwise on details. Compact to achieve a light material matrix.
11. Refer to Specifications, 02519 for additional notes.
12. Provide twenty (20) 50 lbs. bags of pre-mixed Decomposed Granite for future use in repair and maintenance.
13. The Contractor shall construct a sample panel 15'-0" x 15'-0" on site, at no expense to the Owner, for approval by the Landscape Architect / Owner prior to commencing work.
14. The Landscape Architect reserves the right to reject any and all work executed by the Contractor which does not meet his/her expectations and the Manufacturer's Specifications.
15. The Contractor shall make any modifications required by the Landscape Architect at no expense to the Owner.

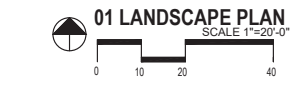


LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

DUTCH BROS. COFFEE
DAVIS BLVD. & PRECINCT LINE ROAD
CITY OF N. RICHLAND HILLS, TEXAS, 76182

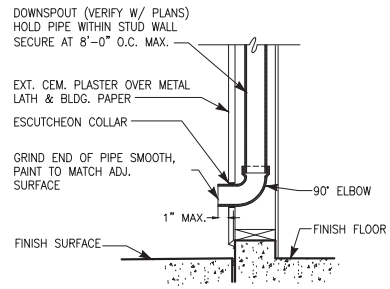
ISSUE:
FOR APPROVAL 02.03.2021
CITY COMMENTS 03.15.2021

DATE:
03.15.2021
SHEET NAME:
LANDSCAPE PLAN
SHEET NUMBER:

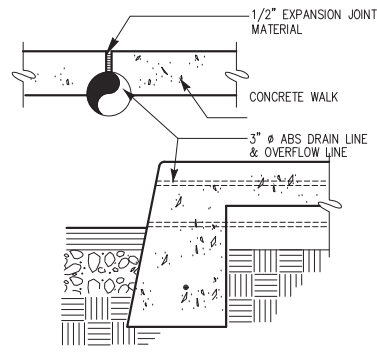


L.1
CASE SUP 2020-09

The name DUTCH BROS, and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros, including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, and other materials, are trademarks of Dutch Bros Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights under the United States and foreign laws.

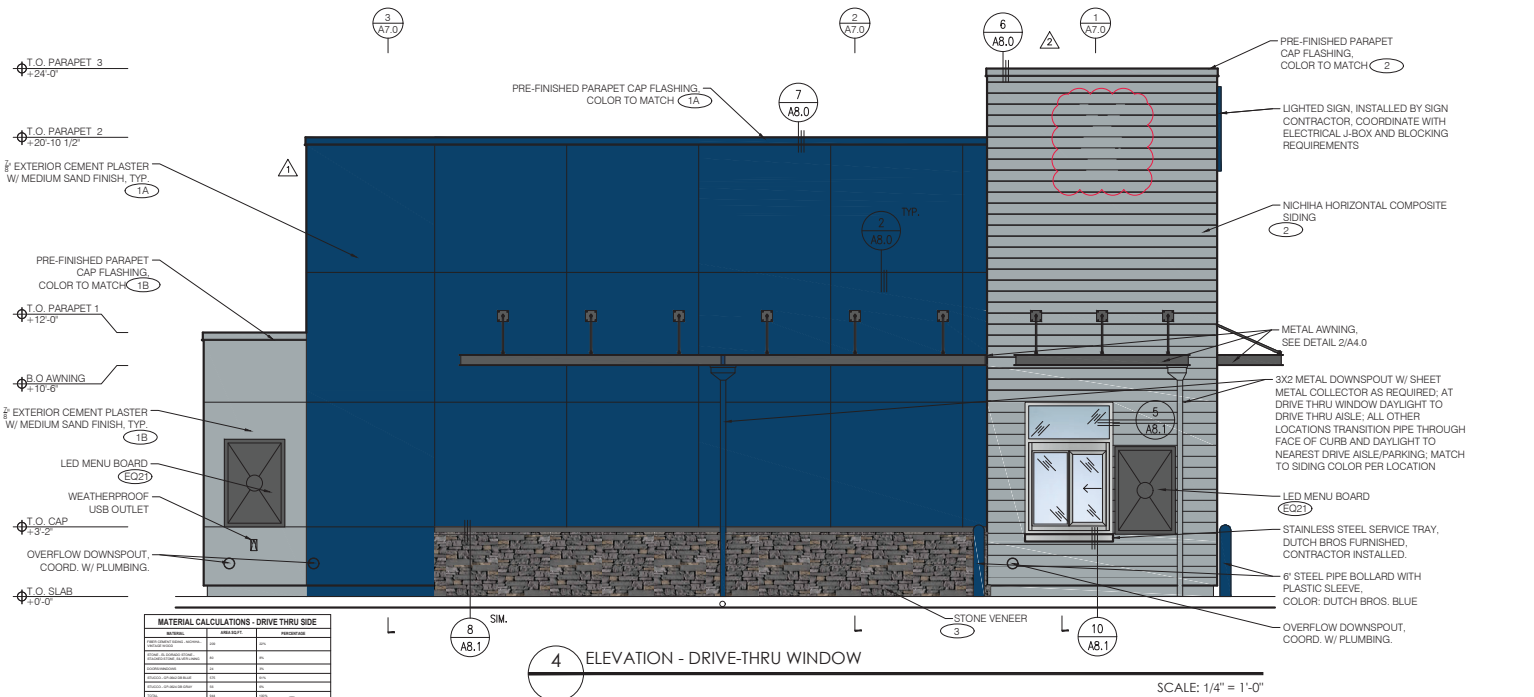


6 OVERFLOW DRAIN PIPE DISCHARGE
SCALE: NOT TO SCALE

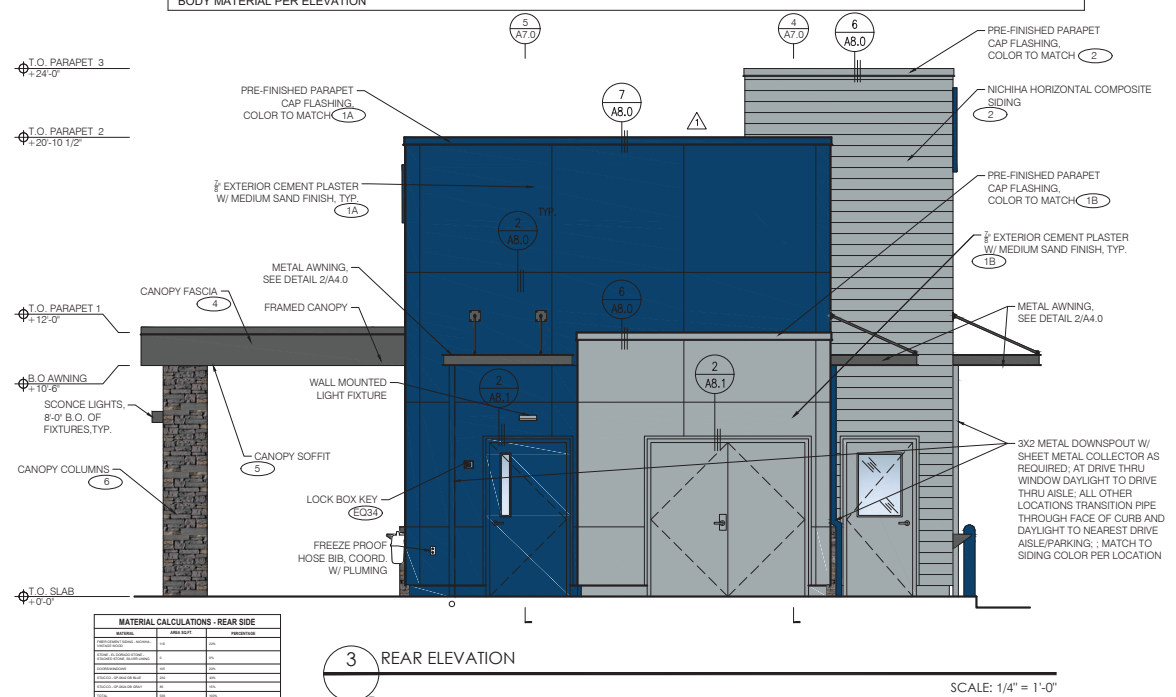


5 ROOF DRAIN PIPE DISCHARGE
SCALE: NOT TO SCALE

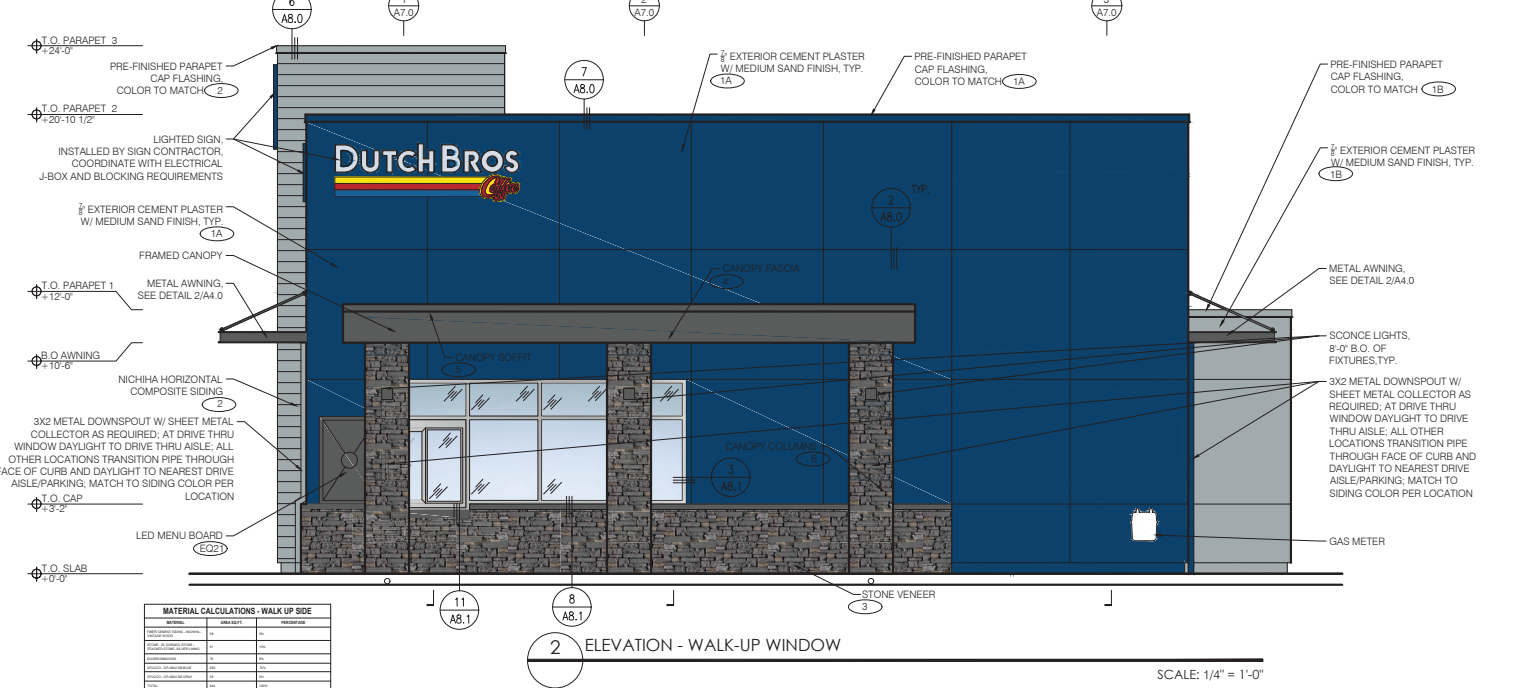
EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	GP-0642 DB BLUE	DB BLUE; MEDIUM SAND/CEMENT PLASTER
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	GP-0624 DB GRAY	DB GRAY; MEDIUM SAND/CEMENT PLASTER
ZONE 2 (TOWER) (ZZ)				
2	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD - AWP-1818 - ASH	ORIENTATION: HORIZONTAL;
ZONE 3 (3'-2\"/>				



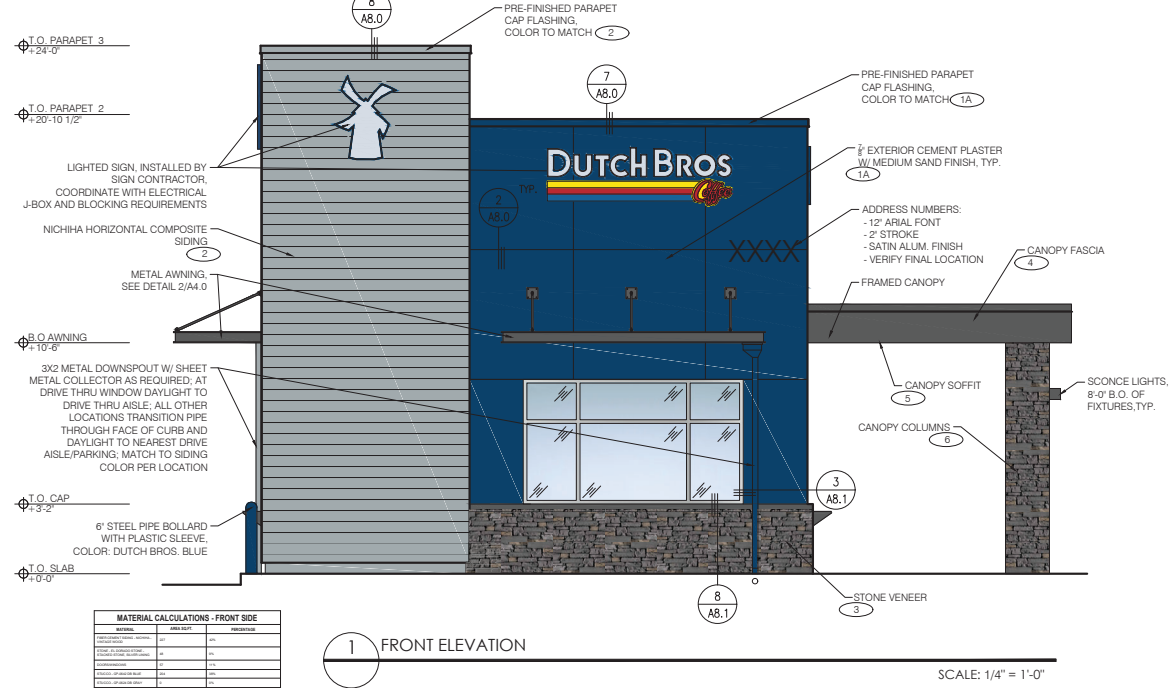
4 ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 ELEVATION - WALK-UP WINDOW
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CASE SUP 2020-09



adn
ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: TX0503
Dutch Bros Coffee - New Freestanding Store
2040 - A1 PROTOTYPE
SWC DAVIS BLVD & PRECINCT LINE RD
NORTH RICHLAND HILLS, TX

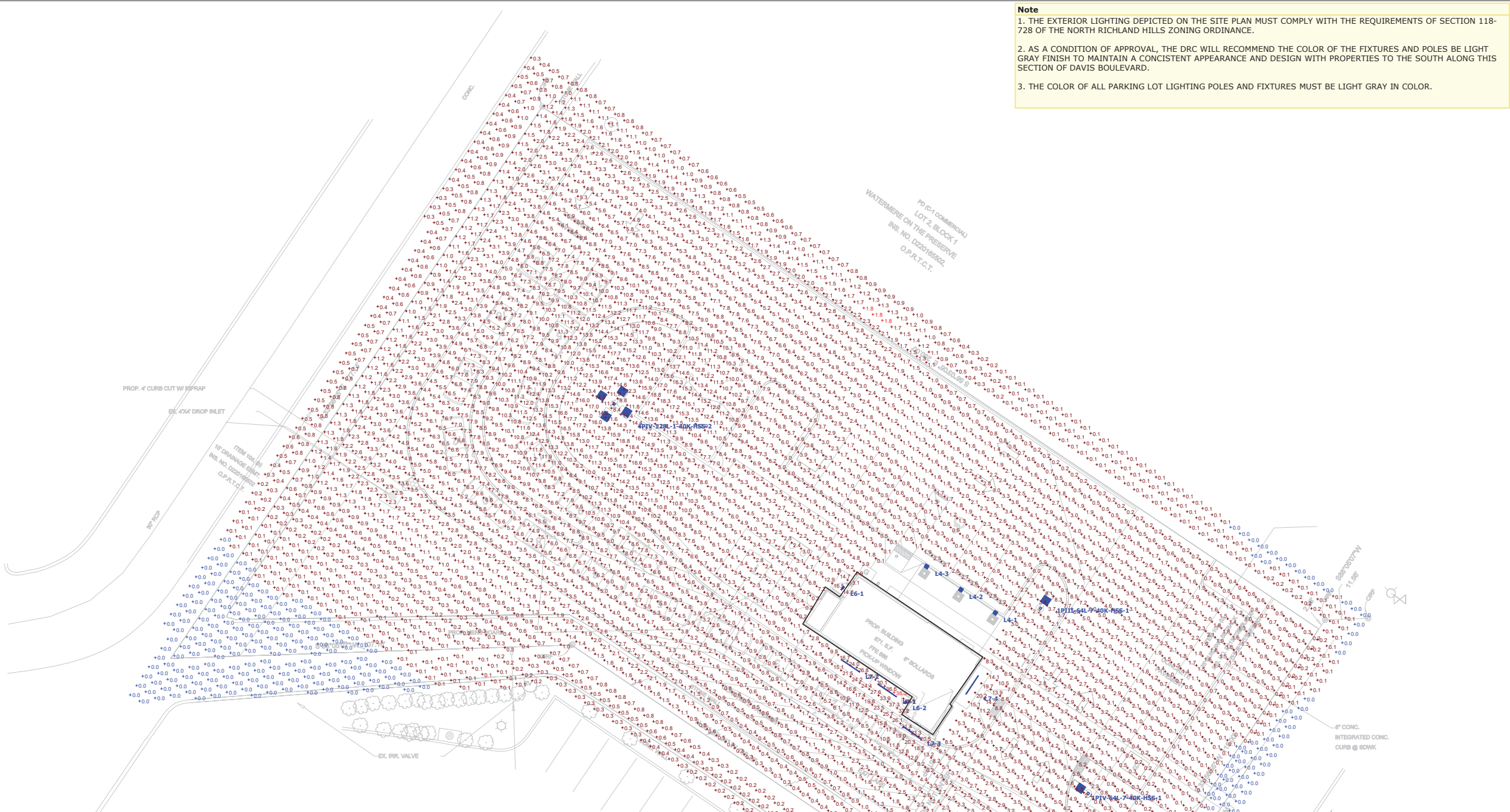
DATE: 03/11/21
REV: DATE DESCRIPTION
01/08/21 SUP RESUBMITAL
03/15/21 SUP RESUBMITAL

SHEET NAME:
BUILDING ELEVATIONS
COLOR

SHEET NUMBER:
A6.1

Note

1. THE EXTERIOR LIGHTING DEPICTED ON THE SITE PLAN MUST COMPLY WITH THE REQUIREMENTS OF SECTION 118-728 OF THE NORTH RICHLAND HILLS ZONING ORDINANCE.
2. AS A CONDITION OF APPROVAL, THE DRC WILL RECOMMEND THE COLOR OF THE FIXTURES AND POLES BE LIGHT GRAY FINISH TO MAINTAIN A CONSISTENT APPEARANCE AND DESIGN WITH PROPERTIES TO THE SOUTH ALONG THIS SECTION OF DAVIS BOULEVARD.
3. THE COLOR OF ALL PARKING LOT LIGHTING POLES AND FIXTURES MUST BE LIGHT GRAY IN COLOR.



...20062 DUTCH BROS TX0503
 SWC DAVIS BLVD & PRECINCT LINE RD
 NORTH RICHLAND HILLS, TX
 SITE LIGHTING PHOTOMETRY PLAN

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency	Distribut ion	Polar Plot	Notes
	1PIII-64L-7-40K-HSS		1	NLS Lighting LLC	NV-1-T3-64L-7-40K-UNV-HSS	NV SERIES WITH T3 OPTICS, BLACK HOUSE SIDE SHIELD		1	NV-1-T3-64L-7-40K-HSS.IES	9116	0.95	136	100%			Max: 1432cd
	1PIV-64L-7-40K-HSS		1	NLS Lighting	NV-1-T4-64L-7-40K-UNV-HSS	T4 OPTICS WITH BLACK HOUSE SHIELD		1	NV-1-T4-64L-7-40K-HSS.IES	8978	0.95	136	100%			Max: 950cd
	L6		2	RAB LIGHTING INC.	WPLED26-D10 (WALLPACK) - ALED26-ALED26/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 33-DEGREES FROM VERTICAL BASE-UP POSITION. FULL CUTOFF FIXTURE	1	rab02619.ies	3474	0.95	30	100%			Max: 1933cd
	L4		3	GENERATION BRANDS LLC	ADJUSTABLE WALL	LED WALL SCONCE	LED	1	102171228CHI-079B Generation Brands 7000WVEX930 4XUNV WALL-.ies	537	0.95	18.7	100%			
	L7		4	Self		CROWN-L144-277V 840_BA110	LED	1	CROWN-L144-277V-840_BA110_IES NA2002.ies	6300	0.95	60	100%			
	4PIV-128L-1-40K-HSS		1	NLS Lighting	NV-2-T4-128L-1-40K-UNV-HSS	T4 OPTICS WITH BLACK HSS		1	NV-2-T4-128L-1-40K-HSS.IES	24955	0.95	1636	100%			Max: 26417cd

Plan View
 Scale - 1" = 16ft

Statistics						
Description	Avg	Max	Min	Max/Min	Avg/Min	Symbol
3 ft Outer Perimeter Calc Zone	0.3 fc	1.8 fc	0.0 fc	N/A	N/A	+
Calc Zone within property line	4.1 fc	38.3 fc	0.0 fc	N/A	N/A	+

Designer
 Date 1/21/2021
 Scale Not to Scale
 Drawing No.

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (3) SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE RACEWAYS



SHOP DRAWING #:
27951C

CLIENT:
DUTCH BROS
1780 E SERENE AVE.
LAS VEGAS, NV

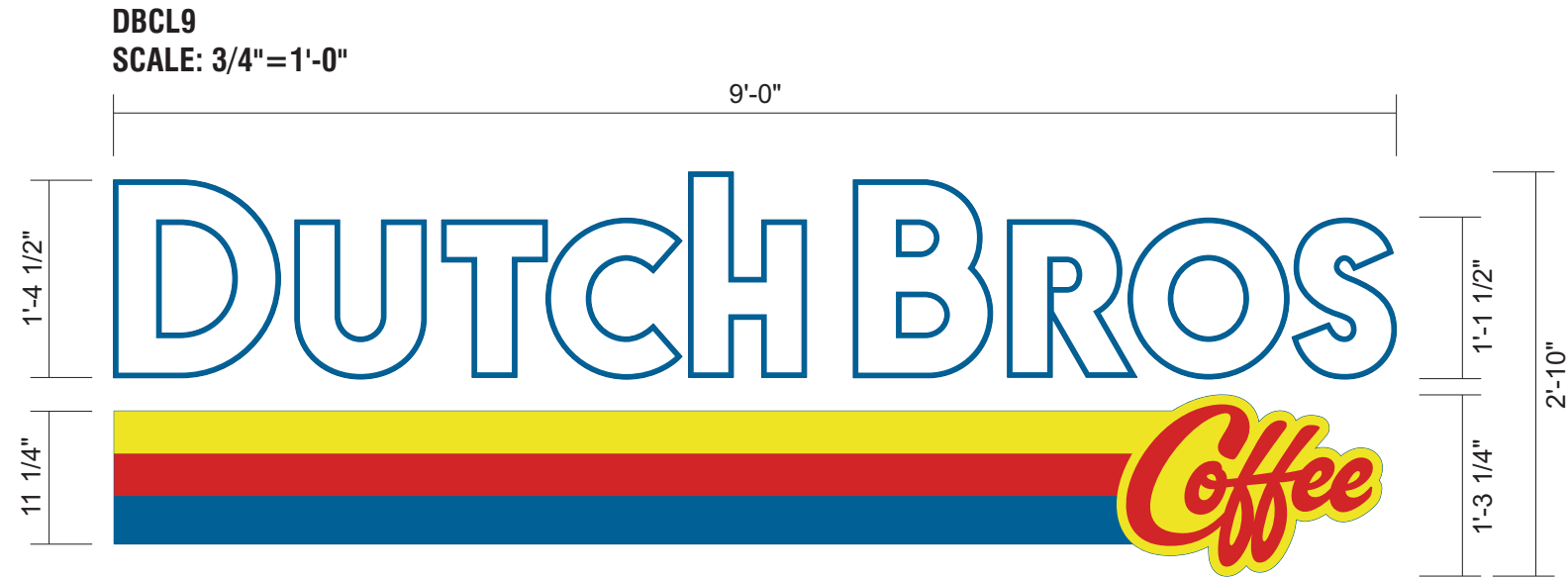
DATE OF SHOP DRAWING:
10/25/18

SHOP REVISIONS:
4.19.19 REVISED ATTACHMENT DETAIL

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

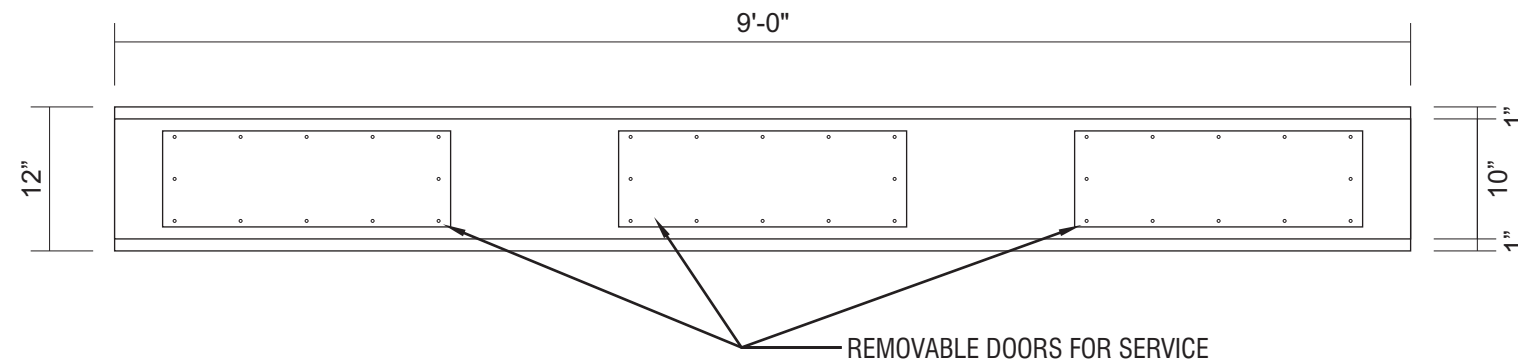
COLOR CODE	
	230-015 YELLOW PSV
	230-33 RED PSV
	230-127 INTENSE BLUE PSV
	WHITE



SIDE VIEW

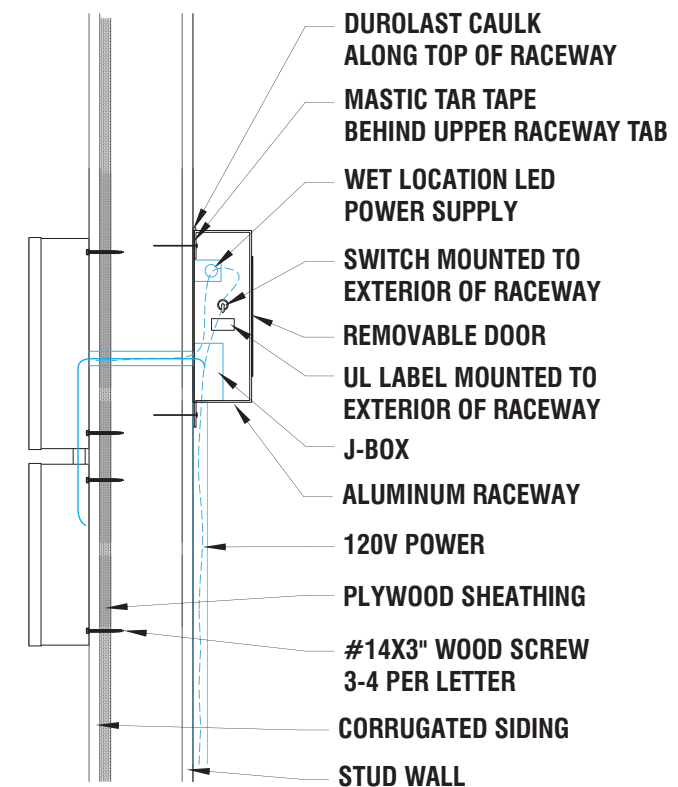


FABRICATED REMOTE RACEWAY
.040 PRE-COAT WHITE ALUMINUM



ATTACHMENT DETAIL

SCALE: 3/4" = 1'-0"
CHANNEL LETTERS WITH REMOTE RACEWAY



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS
5" DEEP CHANNEL LETTERS.
RETURNS & TRIM CAP TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACES.
230-127 INTENSE BLUE PSV, 230-015 YELLOW PSV, 230-33 RED PSV.
LED ILLUMINATION.
FLUSH MOUNTED WITH REMOTE RACEWAY BEHIND PARAPET WALL.

FACTORY DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (3) ILLUMINATED WINDMILL LOGOS



SHOP DRAWING #:
27257B

CLIENT:
DUTCH BROS - NV0107
8806 S EASTERN
LAS VEGAS, NV 89123

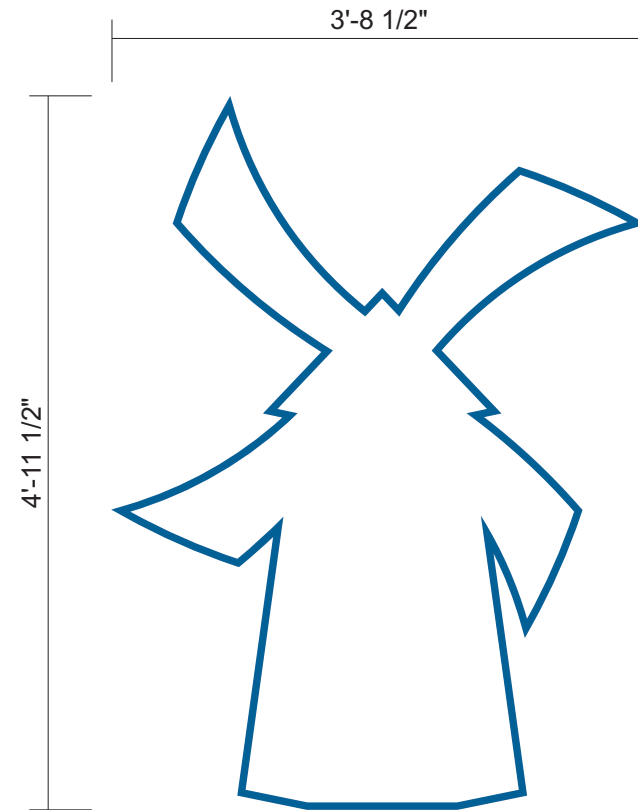
DATE OF SHOP DRAWING:
9/12/18

SHOP REVISIONS:

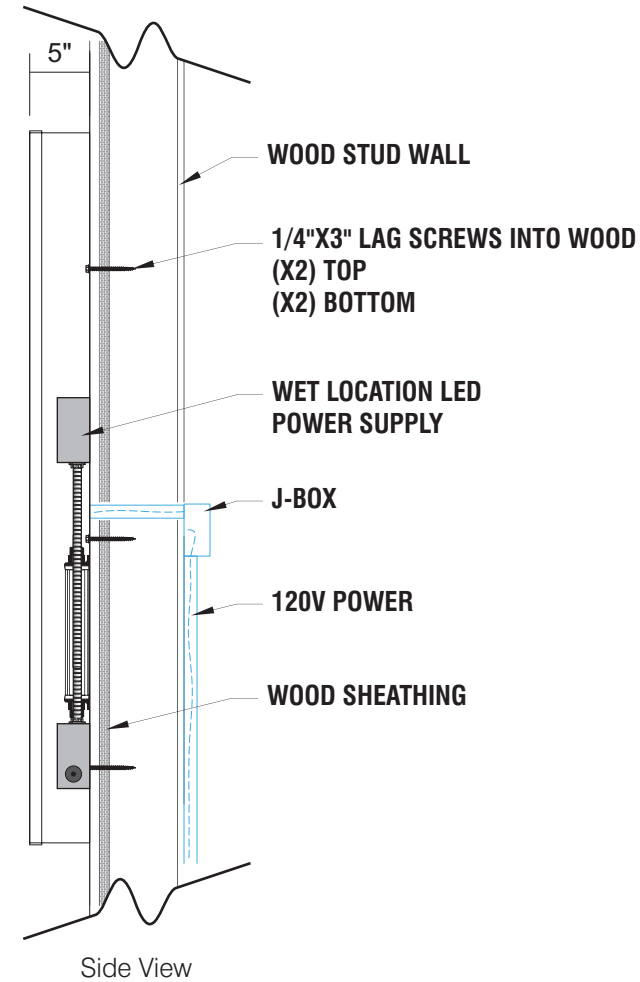
SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	1 of 1

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

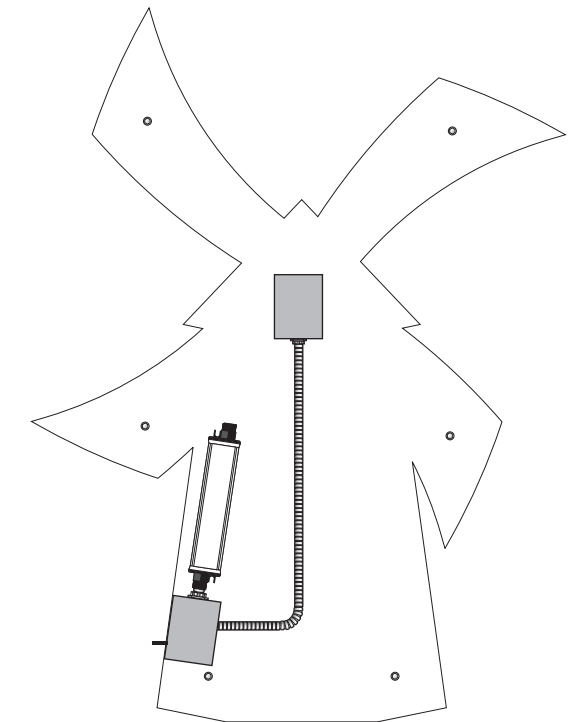
DBW13
SCALE: 3/4"=1'-0"



ATTACHMENT DETAIL
SELF CONTAINED CHANNEL LOGO



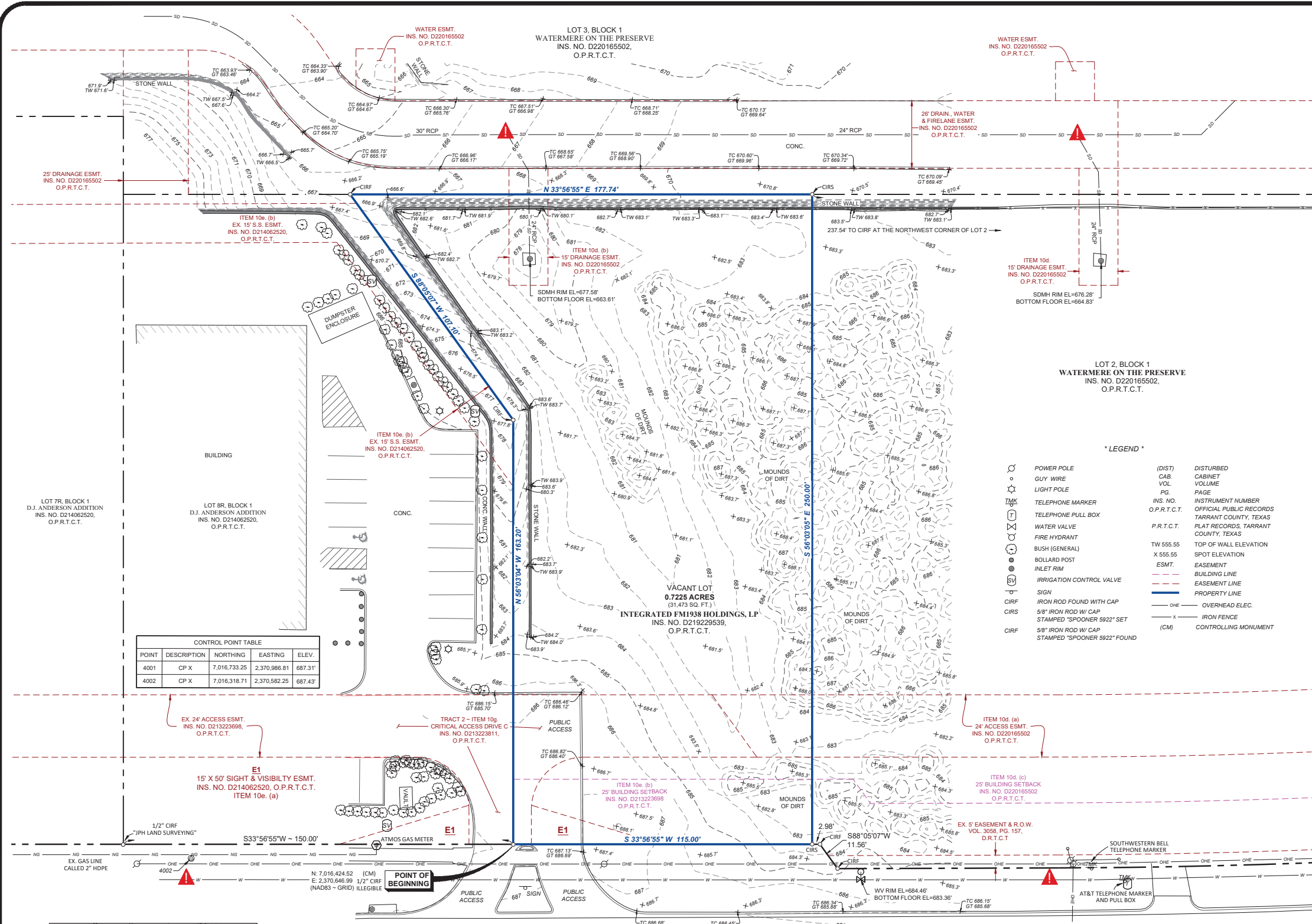
ATTACHMENT DETAIL
SELF CONTAINED CHANNEL LOGO



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL WRAP LOGO
5" DEEP CHANNEL WRAP.
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACE.
230-127 INTENSE BLUE PSV OUTLINE.
LED ILLUMINATION.
FLUSH MOUNTED SELF CONTAINED INSTALLATION.

COLOR CODE

- 230-127 INTENSE BLUE PSV
- WHITE



CONTROL POINT TABLE

POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
4001	CP X	7,016,733.25	2,370,986.81	687.31'
4002	CP X	7,016,318.71	2,370,582.25	687.43'

*** LEGEND ***

⊙	POWER POLE	(DIST)	DISTURBED
⊙	GUY WIRE	CAB	CABINET
⊙	LIGHT POLE	VOL.	VOLUME
⊙	TELEPHONE MARKER	PG.	PAGE
⊙	TELEPHONE PULL BOX	INS. NO.	INSTRUMENT NUMBER
⊙	WATER VALVE	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS
⊙	FIRE HYDRANT	TARRANT COUNTY, TEXAS	TARRANT COUNTY, TEXAS
⊙	BUSH (GENERAL)	P.R.T.C.T.	PLAT RECORDS, TARRANT
⊙	BOLLARD POST		COUNTY, TEXAS
⊙	INLET RIM		
⊙	IRRIGATION CONTROL VALVE	TW 555.55	TOP OF WALL ELEVATION
⊙	SIGN	X 555.55	SPOT ELEVATION
⊙	IRON ROD FOUND WITH CAP	ESMT.	EASEMENT
⊙	5/8" IRON ROD W/ CAP	---	BUILDING LINE
⊙	STAMPED "SPOONER 5922" SET	---	EASEMENT LINE
⊙	5/8" IRON ROD W/ CAP	--- </td <td>PROPERTY LINE</td>	PROPERTY LINE
⊙	STAMPED "SPOONER 5922" FOUND	--- </td <td>OVERHEAD ELEC.</td>	OVERHEAD ELEC.
		--- </td <td>IRON FENCE</td>	IRON FENCE
		(CM)	CONTROLLING MONUMENT

- * GENERAL NOTES ***
- The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 7,016,673.76 and E: 2,370,326.02 using a combined scale factor of 1.0001523839, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
 - According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48439C0090K; map revised September 25, 2009; for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
 - Underground utilities shown hereon were taken from record information, actual locations were not field verified except at surface structures such as manholes, fire hydrants, etc. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land.
 - All visible underground utilities that were marked from Texas One Call 811 are shown on this survey. Underground Sewer, Water and Storm Drain lines shown are from visible evidence and provided utility plans. Pipe sizes of all underground utilities were unknown at the time of survey.
 - The size or shape of the tree/bush symbols included hereon do not necessarily represent the actual size and shape of the corresponding trees/bushes or their canopies. They represent location only.
 - The Surveyor has no knowledge of any changes in street right-of-way lines either completed or proposed. Surveyor hereby advises all interested parties to consult with the City of North Richland Hills concerning this subject prior to planning, designing or constructing improvements near any right-of-way.

*** LEGAL DESCRIPTIONS ***

TRACT 1: BEING a 0.7225 acre tract of land located in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said 0.7225 acre tract of land being a portion of **LOT 2, BLOCK 1, WATERMERE ON THE PRESERVE**, being an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof filed for record in Instrument Number D220165502, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.7225 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with an illegible cap found (Controlling Monument) at the south lot corner of the said Lot 2, same being the east lot corner of Lot 8R, Block 1, D.J. Anderson Addition, being an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof filed for record in Instrument Number D214062520, O.P.R.T.C.T., said beginning point also being on the northwest right-of-way line of Davis Boulevard (being a variable width public right-of-way), said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N. 7,016,424.52 and E: 2,370,646.99;

THENCE North 56°03'04" West, along the south lot line of said Lot 2 and along the north lot line of said Lot 8R, 163.20 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as a capped iron rod found) at a south lot corner of said Lot 2, same being a north lot corner of said Lot 8R;

THENCE South 88°05'07" West, along a south lot line of said Lot 2 and along a north lot line of said Lot 8R, 107.10 feet to a capped iron rod found at the southwest lot corner of said Lot 2, same being the northwest lot corner of said Lot 8R, said point also being on a southeast lot line of Lot 3, Block 1 of said plat of Watermere on the Preserve;

THENCE North 33°56'55" East, along the northwest lot line of said Lot 2 and along the said southeast lot line of Lot 3, 177.74 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

THENCE South 56°03'05" East, departing the said lot lines and over and across said Lot 2, 250.00 feet to an iron rod set on the southeast lot line of said Lot 2, from which a capped iron rod found at a southeast lot corner of said Lot 2 bears North 33°56'55" East 2.98 feet, said iron rod set being on the said northwest right-of-way line of Davis Boulevard;

THENCE South 33°56'55" West, along the southeast lot line of said Lot 2 and along the said northwest right-of-way line, 115.00 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.7225 acres (31,473 square feet)** of land, more or less.

*** ZONING INFORMATION ***

According to the City of North Richland Hills Zoning Map, the subject property is currently zoned "PD" (Planned Development).

The Surveyor hereby advises all interested parties to contact the City of North Richland Hills Planning and Zoning Department to verify all Zoning Restrictions and Regulations prior to the planning, designing, developing or constructing on the subject property.

*** TITLE COMMITMENT NOTES ***

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment and G.F. No. 4712018600 having an effective date of September 13, 2020 and issued October 6th, 2020; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

Schedule "B" Items

- Covenants, Conditions, Restrictions and Easements recorded in Ins. No. D213223811, O.P.R.T.C.T. (Subject to)
- 24' Access Easement, 15' Drainage Easement, 25' Building Setback recorded in Ins. No. D220165502, O.P.R.T.C.T. (Affects Tract 1, Shown)
- 25' Building Setback Line and 15' x 50' Sight/Visibility Easement recorded in Ins. No. D214062520, O.P.R.T.C.T. (Affects Tracts 1 & 2, shown)
- Mineral Interests (Non-Survey Item)
- Covenants, Conditions, Restrictions and Easements recorded in Ins. No. D213223811, O.P.R.T.C.T. (Affects Tracts 1 & 2, shown as applicable)
- Mineral Interests (Non-Survey Item)
- 10k, 10l, 10m, Mineral Interests (Non-Survey Items)
- Detention/Retention Storage Facility Maintenance Agreement recorded in Ins. No. D220180218, O.P.R.T.C.T. (Does not affect project area, subject property is not subject to obligations set forth in said document)

*** SURVEYOR'S STATEMENT ***

To: **Integrated FM1938 Holdings, LP; Accelerated Mesa Country Club, LLC, an Arizona limited liability company doing business as Accelerated Acquisitions, LLC; Chicago Title Insurance Company**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7a, 7b1, 7c, 8, 9, 11, 13, 16, 17, 18 & 19 of Table A thereof. The field work was completed on September 17, 2020.

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas811. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
TBPLS Firm No. 10054900

Date _____

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL SURVEYORS
OVER 25 YEARS OF SERVICE
308 BYERS STREET, SUITE 100, ELLENSBURG, TEXAS 76029
(817) 686-6446 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

ALTA/NSPS SURVEY OF

BEING A 0.7225 ACRE (31,473 SQ. FT.) TRACT OF LAND LOCATED IN LOT 2, BLOCK 1, WATERMERE ON THE PRESERVE, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

PREPARED FOR

INTEGRATED
REAL ESTATE GROUP

DATE: 11/16/2020

S&A JOB NO. 18026.2

SCALE: 1" = 20'

DRAWN BY: R. OSMENT

CHECKED BY: E. SPOONER

REVISIONS:

11/16/20 changed lot configuration

SHEET 1 OF 1

