

LINE	BEARING	DISTANCE
L1	S 89°00'05" W	24.25'
L2	S 01°04'17" E	8.57'
L3	S 88°59'15" W	28.76'

TBM X-CUT
N 6960393.5
E 2487858.9
ELEV. 483.5'

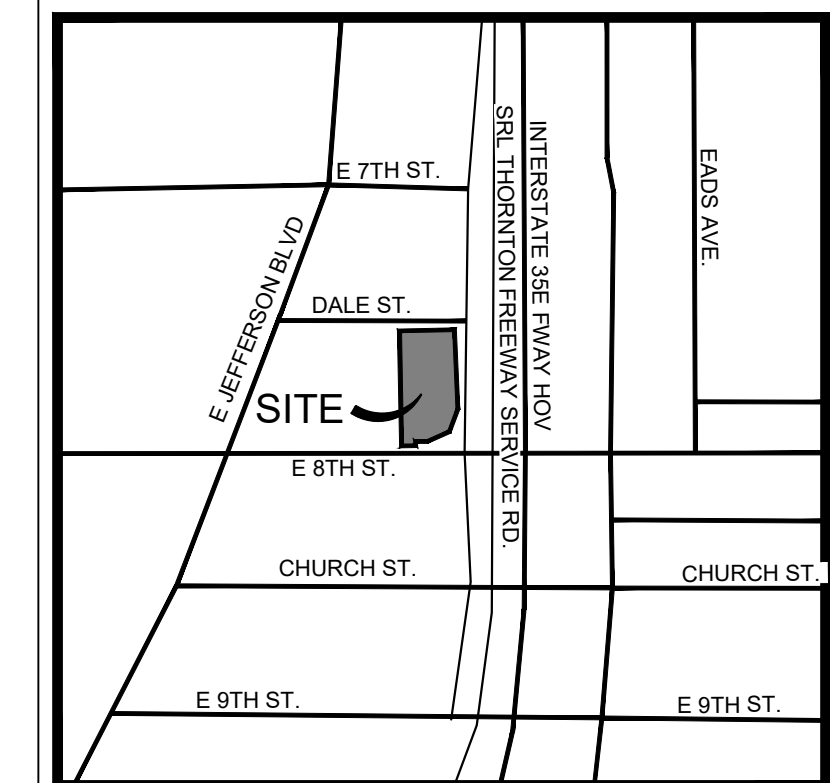
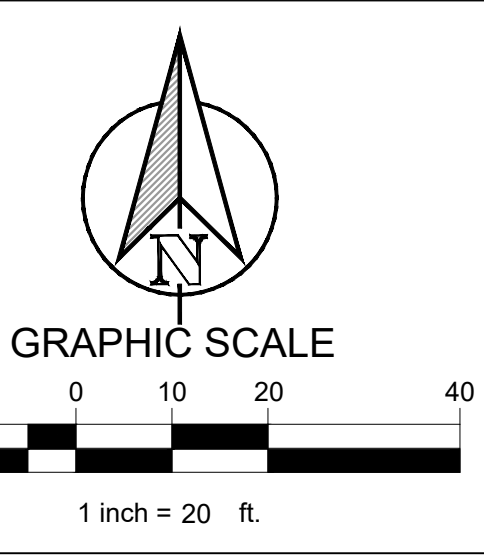
E. EIGHTH STREET
(U.S. HIGHWAY 180)
60' RIGHT-OF-WAY

INTERSTATE HIGHWAY 35E
RIGHT-OF-WAY VARIES

OWNER/DEVELOPER
NOBLE RE, LLC
4619 INSURANCE LANE
DALLAS, TX 75205
TEL: 682.774.1986
CONTACT: HARRY CHAPMAN
EMAIL: HARRYCHAPMAN@GMAIL.COM

ARCHITECT
FRANZ ARCHITECT
4055 INTERNATIONAL PLAZA, SUITE 100
FORT WORTH, TX 76109
TEL: 817.632.0080
CONTACT: MORDECAI KAIKOV

SURVEY INFORMATION:	
PREPARED BY: EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE: 104 DENTON, TX 76201 940.222.3009 TX FIRM # 10194177	LEGAL DESCRIPTION: PORTION OF LOT 4 AND 5, BLOCK 80/3061
ADDITION: NEW BUILDING CONSTRUCTION	
ADDRESS: NW CORNER OF 8TH ST & I-35E	
CITY: DALLAS	STATE: TX
COUNTY: DALLAS	SURVEY: ELIZABETH ROBERTSON
ABSTRACT NO. 1211	



VICINITY MAP
N.T.S.
MAPSCO: 55-A



TEXAS REGISTRATION #14199

CLAYMOORE
ENGINEERING

1903 CENTRAL DR, SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021
WWW.CLAYMOOREENG.COM FILE: 2021-061

SITE DATA	
TOTAL SITE AREA	25,030 SF (0.57 AC)
TOTAL LANDSCAPE AREA	6,323 SF
IMPERVIOUS COVERAGE	18,999 SF (0.44 AC) 77.2%
BUILDING AREA (EXISTING + PROPOSED)	992 SF
PARKING TABLE	
RESTAURANT - 992 SF	
STANDARD PARKING REQUIRED (1/100)	10
HANDICAP PARKING REQUIRED	1
STANDARD PARKING PROVIDED	12
HANDICAP PARKING PROVIDED	2
TOTAL PARKING PROVIDED	14

LEGEND	
	CONCRETE PAVEMENT
	SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER (PUBLIC IF WITHIN ROW)
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	EASEMENT LINE
	PARKING COUNT

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
1	-	-	-

CLAYMOORE ENGINEERING			
PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS	
S212-289	220 706 1122	--	DP22-166

SITE PLAN					
STARBUCKS 8TH DALLAS					
PORTION OF LOTS 4 AND 5, BLOCK 80/3061					
DEVELOPMENT SERVICES					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
CLC	MBT	NOVEMBER 1, 2023	-	-	SP-1