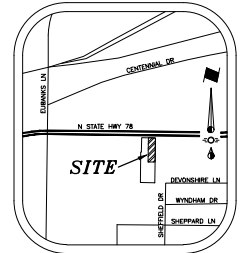
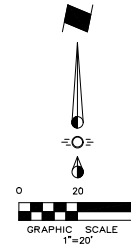
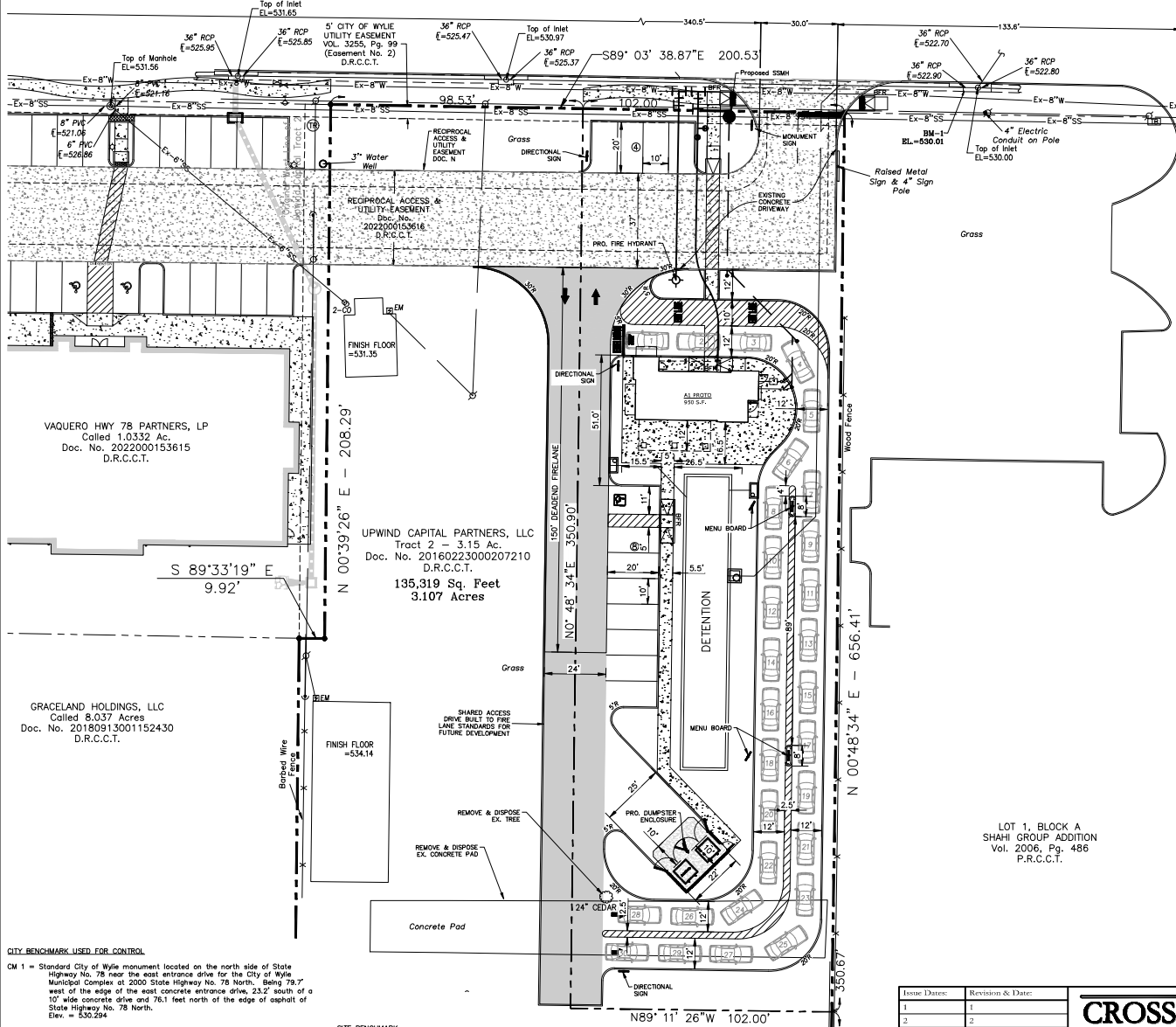


# NORTH STATE HIGHWAY NO. 78 (Variable Width Right-of-way)



**VICINITY MAP**  
NTS

## LEGEND

- Existing Concrete
- Proposed Firelane Concrete
- Proposed Sidewalk
- Barrier Free Ramp

REFER TO BUILDING PLANS  
FOR ALL SIGNAGE DETAILS  
REFER ESNA FOUNTAIN  
DRAWINGS FOR SIGN FOOTINGS

SITE DATA TABLE	
A PORTION OF TRACT 2	
LOT SIZE	0.821 ACRES
	35,780.29 SF
EXISTING ZONING	CC
PROPOSED ZONING	CC (SUP)
BUILDING HEIGHT	24'
USE / BUILDING AREA	
RESTAURANT	950 SF
REQUIRED PARKING	
RESTAURANT W/ DRIVE THRU (1 PER 150 S.F.)	7 SPACES
PARKING PROVIDED	12 SPACES
PROVIDED PARKING RATIO	1/80
HANDICAP REQUIRED	1 SPACES
HANDICAP PROVIDED	1 SPACES
BUILDING COVERAGE	2.66%
LANDSCAPE AREA REQUIRED	7,156 SF - 20%
LANDSCAPE AREA PROVIDED	9,469 SF - 26.5%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Mitchell Mulholland

**ARCHITECT:**  
Corallie Architecture  
9700 Moskelle Road, Suite 222  
St. Louis, Missouri 63123  
Phone (314) 578-4953  
Contact: Edin Corallie

**SURVEYOR:**  
Ringley & Associates, Inc.  
701 S. Tennessee  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley

**DEVELOPER**  
Main & Main Capital Group LLC  
5750 Geneva Ct, Suite 103  
Frisco, Texas 75034  
Phone (817) 219-8266  
Contact: Robert Vann

**STOP!**  
**CALL BEFORE YOU DIG**



(@) least 72 hours prior to digging

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Date:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
972.562.4409  
McKinney, Texas 75069  
Texas P.E. Firm No. F 3915

Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1"=20'

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF JON  
DAVID CROSS, P.E., NO.  
82618 ON 7/18/23. IT  
IS NOT TO BE USED  
FOR CONSTRUCTION  
PURPOSES.

SITE PLAN		Sheet No.
DUTCH BROS - TX1808		SP
MAIN & MAIN CAPITAL GROUP LLC		Project No. 23017
WYLLIE, TEXAS		

## CITY BENCHMARK USED FOR CONTROL

CM 1 = Standard City of Wylie monument located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 State Highway No. 78 North, being 79.7' west of the edge of the east concrete entrance drive, 23.2' south of the 10' wide concrete drive and 76.1 feet north of the edge of asphalt of State Highway No. 78 North.  
Elev. = 530.294

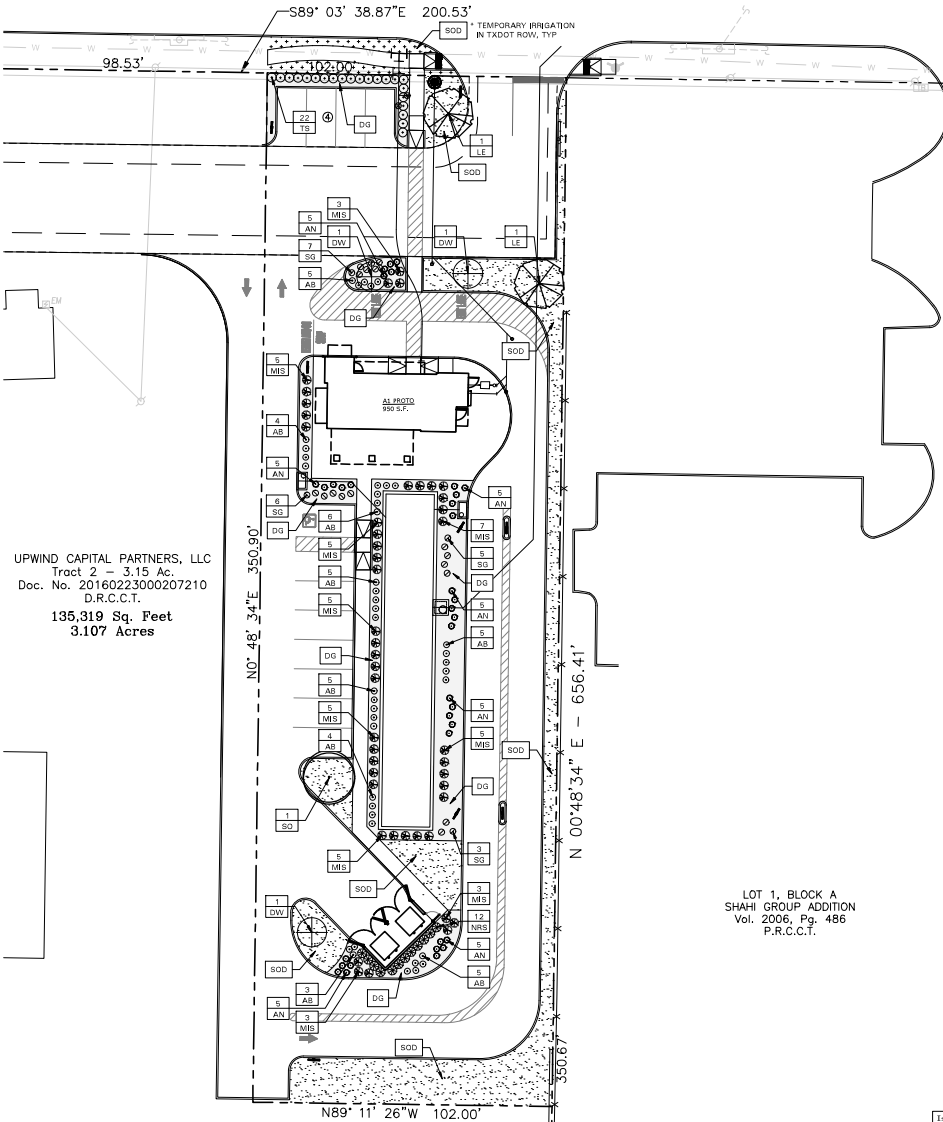
CM 2 = Standard City of Wylie monument located north of State Highway No. 78 and west of South Ballard Street near the southeast corner of the building located at 104 South Ballard Street, being 10' feet west of the southwest corner of building located at 104 South Ballard Street and 10.4' south of building located at 104 South Ballard Street.  
Elev. = 550.238

## SITE BENCHMARK

BM-1 = "X" in the southwest corner of a concrete curb inlet on the south side of State Highway No. 78, being 47.5 east of the northeast corner of the subject property.  
Elev.=530.01

LOT 1, BLOCK A  
SHAHJI GROUP ADDITION  
Vol. 2006, Pg. 486  
P.R.C.C.T.

STATE HIGHWAY NO. 78  
(Variable Width Right-of-way)



UPWIND CAPITAL PARTNERS, LLC  
Tract 2 - 3.15 Ac.  
Doc. No. 20160223000207210  
D.R.C.C.T.  
135,319 Sq. Feet  
3.107 Acres

LOT 1, BLOCK A  
SHAHI GROUP ADDITION  
Vol. 2006, Pg. 456  
P.R.C.C.T.



SCALE: 1" = 20'-0"  
0 10 20 40



4245 North Central Express  
Suite 501  
Dallas, Texas 75206  
214.955.7192 office

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
DW	<i>Chilopsis linearis</i>	Dwarf Willow	3	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LF	<i>Ulmus parvifolia 'Sempervirens'</i>	Laubmoor Elm	2	3" cal.	container grown, 17' ht., 4' spread, 4' branching ht., matching
AB	<i>Quercus shumardii</i>	Shumard Oak	1	3" cal.	container grown, 17' ht., 4' spread, 4' branching ht., matching
SG					
AN	<i>Abelia grandiflora 'Rose Creek'</i>	Dwarf Abelia 'Rose Creek'	42	5 gal.	container full, 20" spread
AN	<i>Juniperus tobinia 'Andorra'</i>	Andorra Juniper	35	5 gal.	container full, 20" spread
MIS	<i>Miscanthus sinensis 'Jadeus'</i>	Miscanthus 'Jadeus'	46	5 gal.	container full
NRS	<i>Ilex exp. 'Nella R. Stevens'</i>	Nella R. Stevens Holly	12	7 gal.	container full to base, 36" ht., 48" o.c.
SG	<i>Salvia creata 'Red'</i>	Salvia Cress	21	5 gal.	container full, 20" spread
TS	<i>Leucanthemum Frutescens 'Green Cloud'</i>	Texas Sage 'Green Cloud'	22	5 gal.	container full, 20" spread, 36" o.c.
DG	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to notes
DG		Decomposed Granite			4" depth, compacted in 1" lifts with weed barrier fabric

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
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.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, WEEDING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THE PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

LANDSCAPE TABULATIONS  
THE CITY OF WYLIE, TEXAS

SITE LANDSCAPE

Twenty (20%) percent of the site to be landscape area,	
Total Site Area: 35,780 s.f. (0.821 AC)	Required
7,158 s.f. (20%)	Provided
	7,158 s.f. (20%)

VISUAL SCREENING

Required screening strip at least 5' wide.	
Evergreen shrubs, 3' ht., at time of planting.	
One (1) ornamental tree per 20 l.f. of visual screen.	
Visual Screen: 48 l.f.	Required
5' screening strip	Provided
Evergreen shrubs, 3' ht.	Evergreen shrubs, 3' ht.
(3) ornamental trees	(3) ornamental trees
	provided in alternate location on site due to utility conflict.

PARKING LOT LANDSCAPE

Site Plans requiring more than 12 spaces	
Fifty (50) s.f. of landscape area per parking space.	
No parking space further than sixty (60') feet from landscape area on site.	
All parking rows shall have landscape areas at least every twelve (12) parking spaces.	
Parking Spaces: 12	Required
0 s.f.	Provided
All spaces within 60' of landscape area	All spaces within 60' of landscape area
Landscape area at least every 12 parking spaces	Landscape area at least every 12 parking spaces

STREET FRONTAGE LANDSCAPE

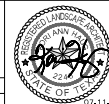
At least Fifty (50%) percent of the required yard developed as landscaped buffer, at least ten (10') feet in width.	
Trees, three (3") inch cal. min. at 30' x 40' s.f.	
Four (4') foot min. meandering concrete walkway.	
S.W. 78: 65 l.f. (including driveway)	Required
10' landscape buffer	Provided
(2) trees, 3" cal.	(2) trees, 3" cal.
4' meandering concrete walkway	4' meandering concrete walkway

DESIRABLE LANDSCAPE REQUIREMENTS USED

- Landscaping in side and rear yard not otherwise required.
- Parking lots with no space further than 40' from landscape area.
- Landscaped pedestrian connection to main entrance.
- Landscaping 10% or more in excess of 50 sq.ft./space.

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
972.562.4899  
McKinney, Texas 75069  
Lic. No. F.S. Reg. No. 8-5105  
Drawn By: RMT  
Checked By: KAH  
Scale: 1" = 20'-0"



LANDSCAPE PLAN  
DUTCH BROS - TX1808  
MAIN & MAIN CAPITAL GROUP LLC  
WYLIE, TEXAS

Sheet No.  
L1.01  
Project No.  
23017

WYLIE DUTCH BROS





ELDORADO STONE- CULTURED STONE  
VENEER- BANFF SPRINGS CLIFFSTONE SERIES

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