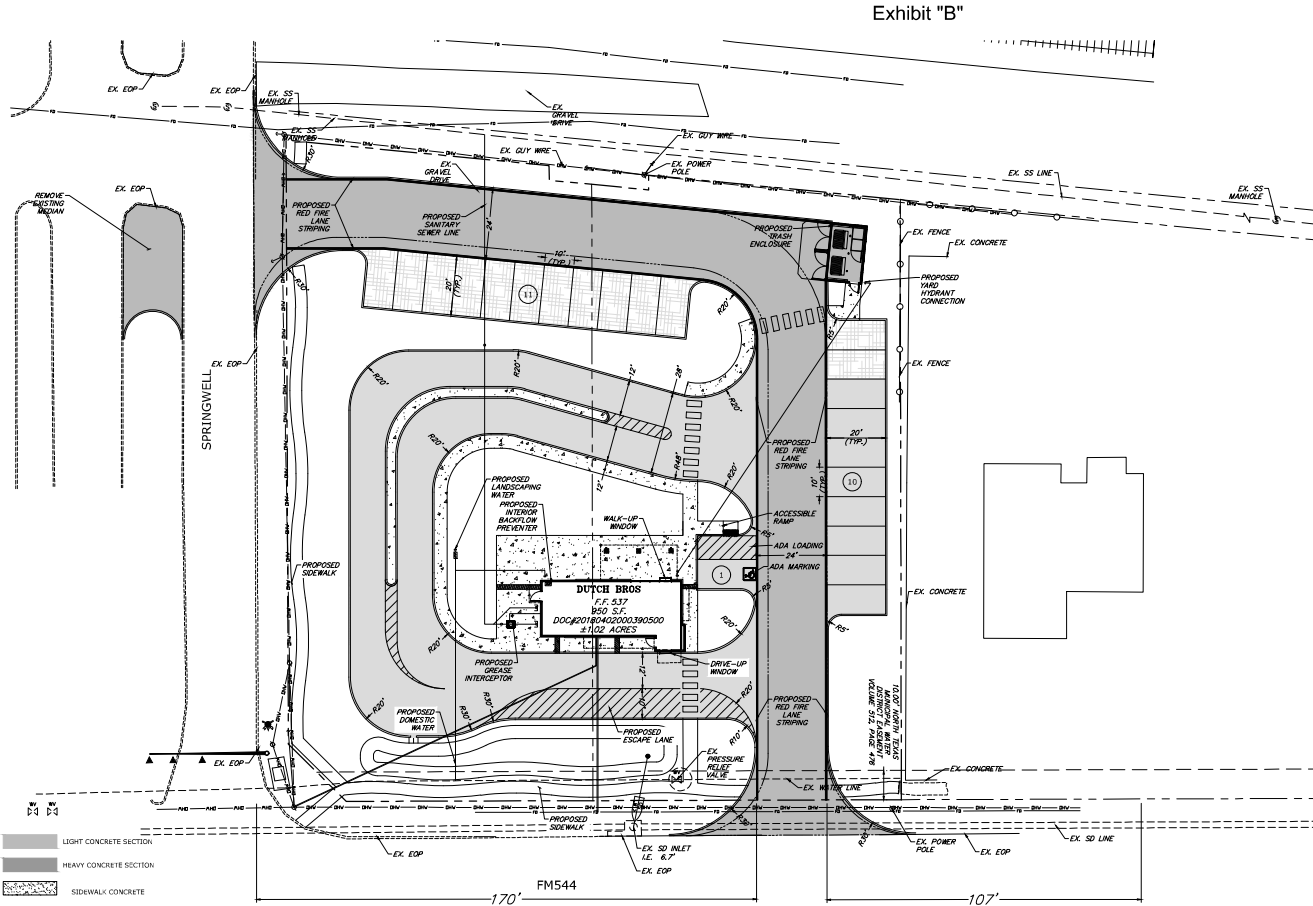


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PRELIMINARY UTILITY
& SITE PLAN

SCALE: 1" = 20'-0"

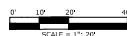
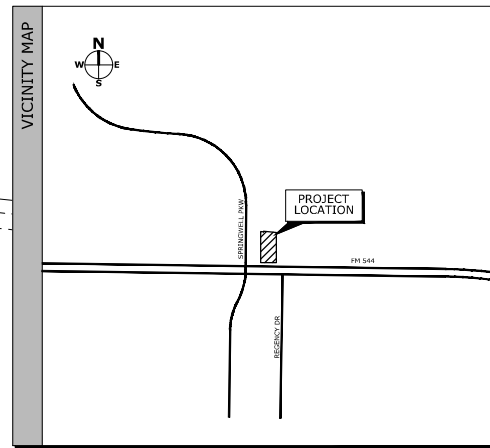


Exhibit "B"



DESIGN TEAM

OWNER:

MAIN & MAIN
5750 Genesis Court, Suite 103
Frisco, Texas 75034
(214) 308-0008

Civil Engineer:

TECTONICS DESIGN GROUP
730 Sandhill Road, Suite 250
Reno, Nevada 89521
(775) 824-9980
Also: Matt Rasmussen, P.E.

Surveyor:

MORRISON-SHIPLEY ENGINEERS, INC.
5750 GENESIS CT, STE 130
FRISCO, Texas 75034
(972) 472-2009

Landscape Architect:

Bella Firma
4243 North Central Expwy
Suite 501
Dallas, Texas, 75205
(214) 865-7192
Also: Kori Haug

SITE INFORMATION

SITE INFORMATION

LOT SIZE: 44,501 SF (1.02 AC)

FLOOD ZONE: X

BUILDING SETBACK:

FRONT: 25'

SIDE: 10'

REAR: 10'

BUILDING SIZE: 950 SF

LOT COVERAGE: 2.1%

SITE IMPERVIOUS PERCENTAGE: 61.8%

PARKING SUMMARY:

PARKING ALLOWED:

RATIO REQUIRED: 1:150 SF
REQUIRED PARKING: (950/150) = 7
MAXIMUM PARKING: (7*1.25) = 9

SPACES PROVIDED:

13 NEAR IMPERVIOUS SURFACE
8 STANDARD STALL
1 ADA STALL
22 TOTAL

COPYRIGHT:

DRAWN: C.S.G.
DESIGNED: J.P.A.
CHECKED/STAMPED:

STAMP:

DESIGNER:

Dutch Bros No.: TX 0101
Wylie, Texas



PROJECT/CLIENT:

0102

DATE:

03/24/21

06/08/21

SUBMITTAL RECORD:

0102

SHEET TITLE:

PRELIMINARY UTILITY
& SITE PLAN

C0.1

**TECTONICS
DESIGN GROUP**

730 Sandhill Road, Suite 250, Reno, NV 89521
tel 775-834-9980
www.tectonicsdesigngroup.com

MAIN & MAIN
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

PLANT LIST

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

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES NECESSARY FOR LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS SPECIFIED FOR THE TYPE OF PLANT SPECIES.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE OF THE YEAR.

1. 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.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BERMUDAGRASS SOD WITH WINTER WHEATGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

Total Site Area: 40,388 s.f. (0.927 AC)	
Required	Provided
8,078 ± (20%)	12,339 ± (30%)

3. All parking rows shall have landscape areas at least every twelve (12) parking spaces.

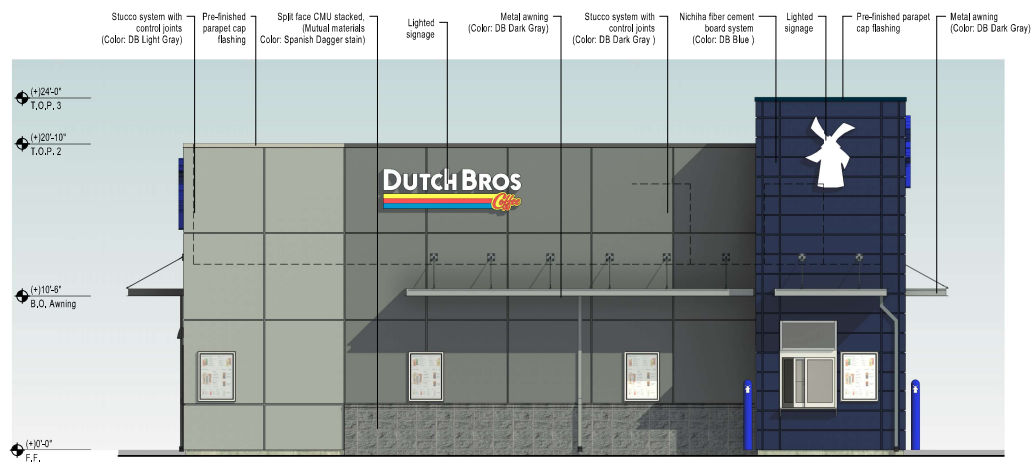
Parking Spaces: 22	Provided
Required	1,374 s.f.
1,100s.f.	
All spaces within 60' of landscape area	All spaces within 60' of landscape area
Landscape area at least every 12 parking spaces	Landscape area at least every 12 parking spaces

2. Trees, three (3") inch cal. min., at 30' - 40' o.c.

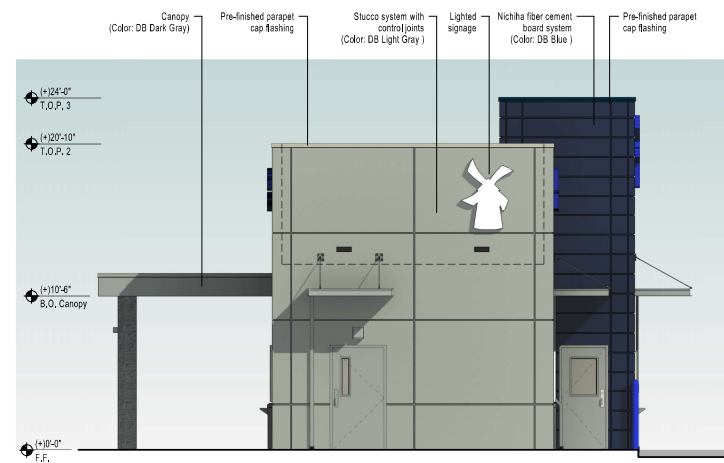
- | Required | Provided |
|----------------------|----------------------|
| 10' landscape buffer | 20' landscape buffer |
| (5) trees, 3" cal. | (5) trees, 3" cal. |
| 4' meandering | 4' meandering |

Springwell Parkway: 205 l.f. Required 10' landscape buffer (5) trees, 3" cal. 4' meandering concrete walkway	Provided 20' landscape buffer (5) trees, 3" cal. 4' meandering concrete walkway
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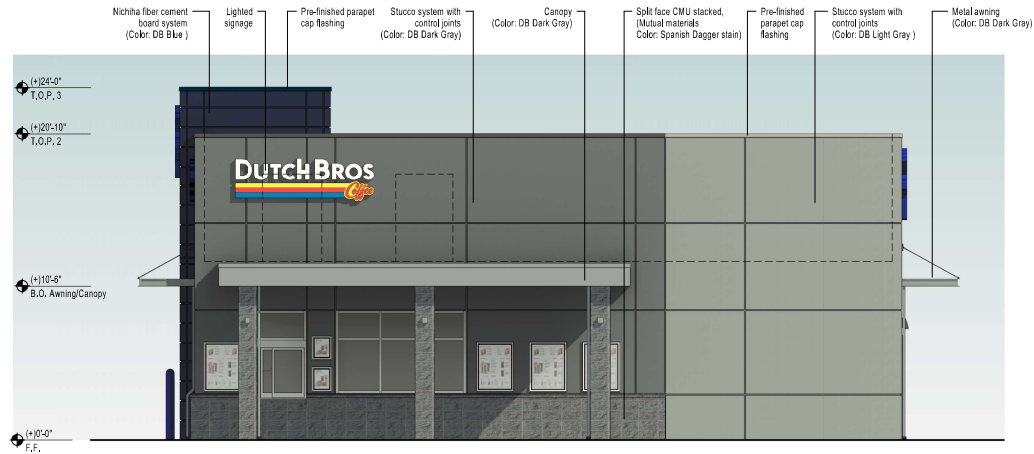
2. Parking lots with no space further than 40' from landscape area.
3. Landscaped pedestrian connection to main entrance.
4. Increase in minimum width of landscape buffer by 20%.



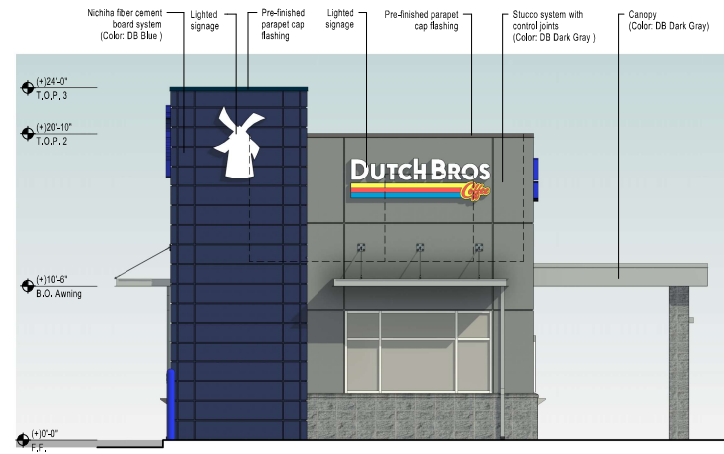
Drive-Up Elevation



Rear Elevation



Walk-Up Elevation



Front Elevation (Primary Elevation)



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Conceptual Elevations

Wylie, Texas

PR.2

MAIN & MAIN



Front (Primary Elevation) Drive-Thru



Front (Primary Elevation) Walk-Up



Rear Walk-Up



Rear Drive-Thru



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Perspectives

Wylie, Texas

PR.2A

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