

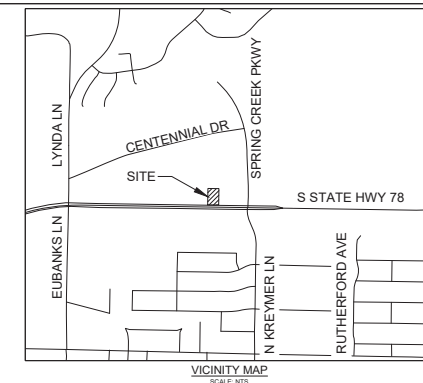
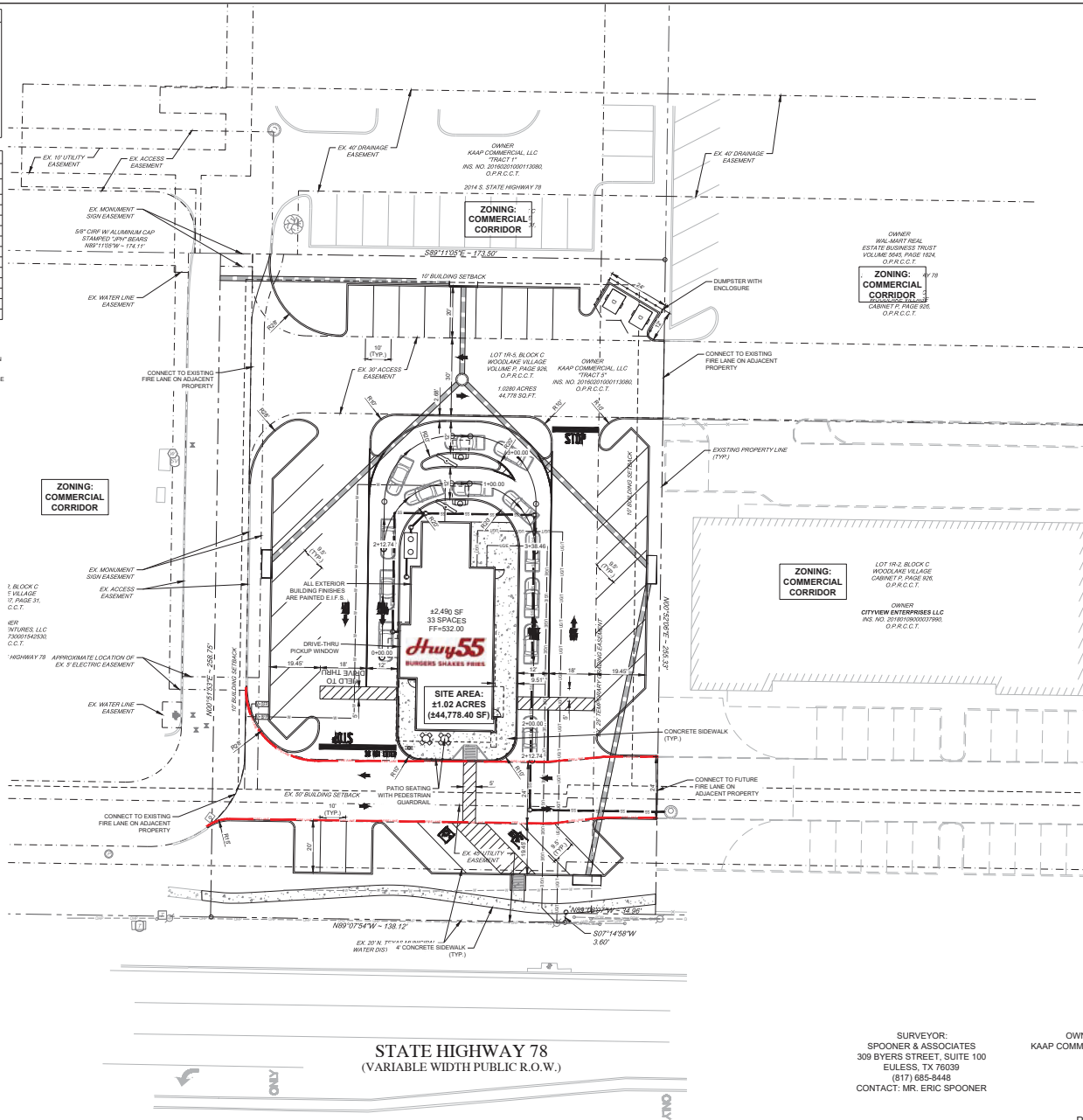
EXHIBIT B

LEGEND	
	SIDEWALK CONCRETE PAVING
	FIRE LANE STRIPING
	PROPERTY LINE
	PARKING COUNT
	PAINTED TRAFFIC ARROWS
	VEHICLE STACKING POSITION

SITE DATA	
ZONING	CC (COMMERCIAL CORRIDOR)
PROPOSED USE	RESTAURANT WITH DRIVE-IN / DRIVE THROUGH SERVICE
TOTAL LOT AREA	±1.02 AC.
MAXIMUM ALLOWABLE LOT COVERAGE	50%
PROPOSED LOT COVERAGE	49%
REQUIRED YARDS -	
FRONT	50 FT
SIDE	10 FT
REAR	10 FT
MINIMUM PARKING REQUIRED (1 PER 150 SF BUILDING AREA)	17 SPACES
MAXIMUM PARKING PROVIDED (125% OF REQUIRED)	21 SPACES
PARKING PROVIDED (SEE NOTE 3 BELOW)	33 SPACES

GENERAL NOTES:

- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAP 48065C0420. MAP REVISED JUNE 2, 2009, FOR COLLIN COUNTY AND INCORPORATED AREAS.
- ANY PARKING IN EXCESS OF THE ALLOWABLE MAXIMUM PARKING REQUIREMENT SHALL BE CONSTRUCTED WITH PERVIOUS PAVEMENT.



SPECIAL USE PERMIT EXHIBIT FOR HWY55 BURGERS, SHAKES AND FRIES

LOT 1R-5, BLOCK C OF WOODLAKE VILLAGE
NORTH STATE HIGHWAY 78
CITY OF WYLLIE, COLLIN COUNTY, TEXAS

STATE HIGHWAY 78
(VARIABLE WIDTH PUBLIC R.O.W.)

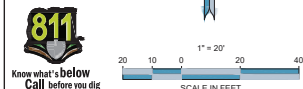
SURVEYOR:
SPOONER & ASSOCIATES
309 EYERS STREET, SUITE 100
EULESS, TX 76039
(817) 685-8448
CONTACT: MR. ERIC SPOONER

OWNER:
KAAP COMMERCIAL, LLC

APPLICANT:
TRACK WEST PARTNERS
445 BISHOP ST. NW
ATLANTA, GA 30318
(770) 359-9636
CONTACT: MR. BRANDON KUBLANOW

PREPARED BY:
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group
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CONTACT: DAVID NORRIS, P.E.

PREPARED: JANUARY 2022



GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
6. PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
8. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
9. PROVIDE SHOVEL-OUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
10. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GRASSCOVER BEDS TO BE SPECIFIED HARDWOOD UNLESS OTHERWISE NOTED. MULCH SAMPLES TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. MULCH IS TO BE REPLACED AT CONTRACTOR'S OWN EXPENSE IF LAD PRIOR TO APPROVAL.
11. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
12. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
13. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
14. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPING AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
15. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
16. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

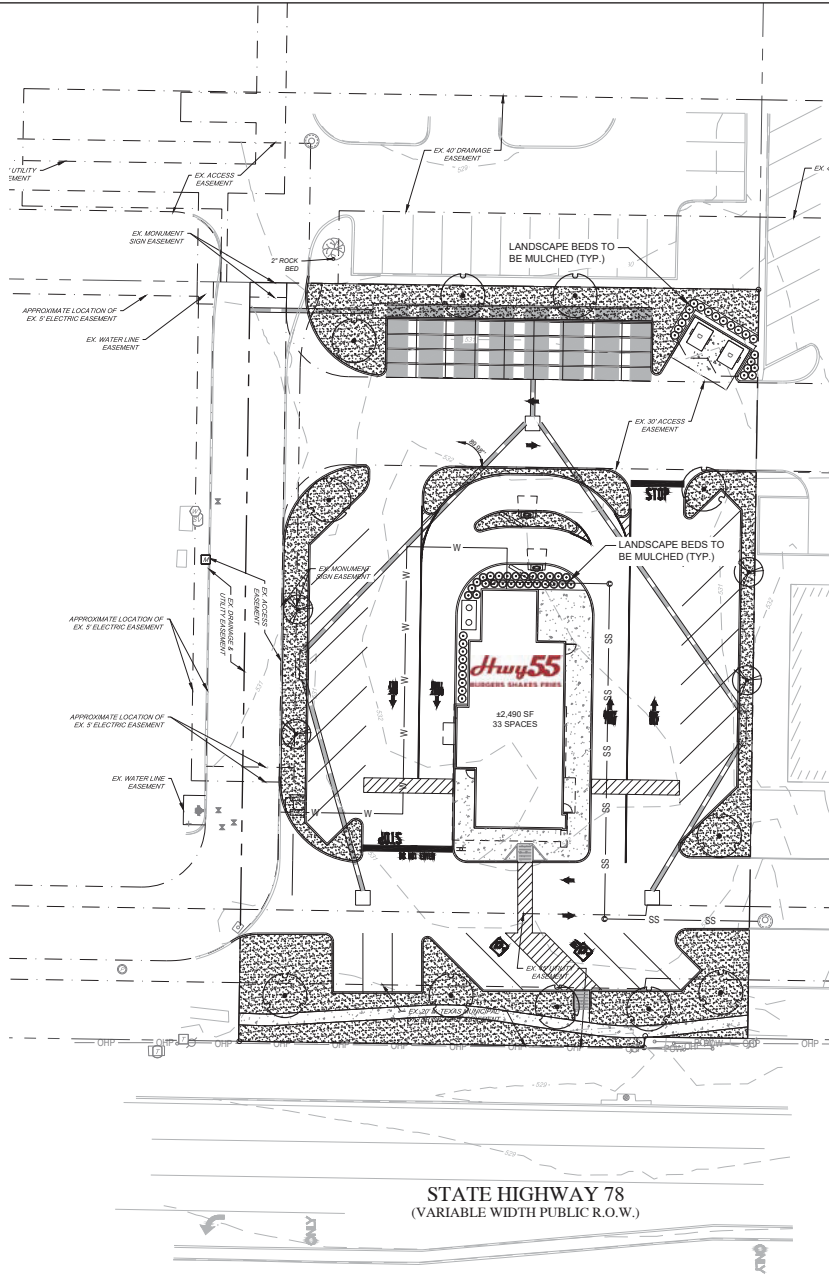
LANDSCAPE REQUIREMENTS:

SITE LANDSCAPE: 20 % OF TOTAL SITE AREA
44779 SF ± 8665 SF REQUIRED
8665 SF PROPOSED

STREET FRONTAGE LANDSCAPING: 1 TREE PER 40 LF

STATE HWY 78: 174 LF / 40 LF ± = 5 TREES REQUIRED
5 TREES REQUIRED
5 TREES PROPOSED

PARKING LOT LANDSCAPE: NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA.



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	
	4	LAGERSTROEMIA INDICA X FAURIEI 'TONTU' / TONTO CRAPE MYRTLE	3" CAL	
	11	QUERCUS VIRGINIANA 'QVTA' / HIGHRISE LIVE OAK	3" CAL	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	26	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	3 GAL	36" o.c.
	29	VIBURNUM SPENSUM / SANDANKWA VIBURNUM	3 GAL	36" o.c.
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	8,607 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD	



Know what's below
Call before you dig

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Fax: 888.765.8135
www.foresitegroup.com

DEVELOPER:



TRACK WEST PARTNERS

445 BISHOP ST. NW
ATLANTA, GA 30318
(770) 359-9636

CONTACT: MR. BRANDON KUBLANOW

Hwy 55
BURGERS SHAKES FRIES
NWC OF TX-78 & SPRING CREEK PARKWAY
WYLLIE, TAYLOR COUNTY, TEXAS 75088

SEAL:
THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF JASON WECKERLY, LA # 2788
THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY.
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

REVISIONS DATE

PROJECT MANAGER JMB

DRAWING BY SK

JURISDICTION: CITY OF WYLLIE

DATE: 2022-01-31

TITLE:

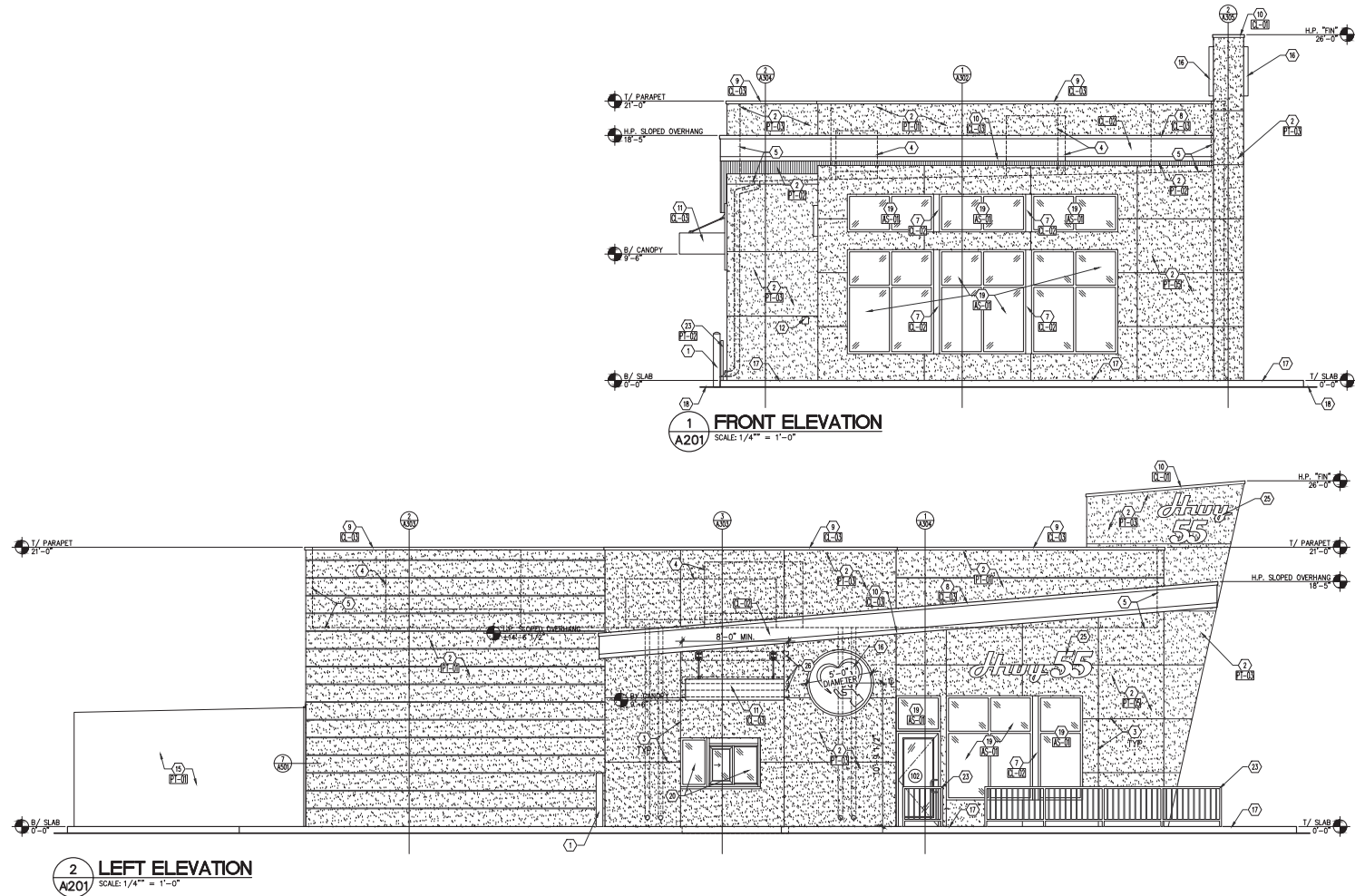
LANDSCAPE PLAN

SHEET NUMBER:

L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 1580.007



GENERAL NOTES

1. ALL NEW PAINT WORK MUST INCLUDE A 2 YEAR FULL WARRANTY AND A YEAR PRO-RATED LABOR AND MATERIALS WARRANTY.
2. ALL PAINT COLOR SELECTIONS TO BE VERIFIED WITH OWNER'S CONSTRUCTION MANAGER BEFORE ORDERING.
3. TOP OF PARAPET TO BE CLAD WITH UNGLAZED COPING. FINAL SELECTION TO BE VERIFIED WITH OWNER'S CONSTRUCTION MANAGER.
4. ALL PREFABRICATED CANOPY SYSTEMS TO BE FIELD VERIFIED BEFORE FABRICATION.
5. ALL WALL MOUNTED EQUIPMENT SUCH AS ELECTRICAL METERS, IRRIGATION METERS, PHONE/CABLE BOXES, EXTERNAL VENTS AND LOUVERS, ETC., SHALL BE PAINTED TO MATCH THE WALL ON WHICH IT IS MOUNTED OR OTHERWISE CONSISTENT WITH THE COLOR(S) OF THE BUILDING.

CONSTRUCTION NOTES

1. PIPE BOLLARD - SEE SITE PLAN.
2. HARD COAT STUCCO WITH MEDIUM SAND FINISH - SEE WALL SECTIONS.
3. HARD COAT STUCCO CONTROL JOINT.
4. OUTLINE OF MECHANICAL EQUIPMENT BEYOND.
5. APPROXIMATE LINE OF ROOF SURFACE BEYOND.
6. SLOPED ROOF SURFACE.
7. CLEAR ANODIZED ALUMINUM BREAK METAL BETWEEN STOREFRONT WINDOWS.
8. CONTINUOUS METAL ROOF EDGE OR DRIP FLASHING - SEE WALL SECTIONS.
9. CONTINUOUS METAL EDGE FLASHING.
10. CONTINUOUS METAL DRIPS FLASHING - SEE DETAIL 2/A501.
11. PRE-FABRICATED HANGER ROD CANOPY SYSTEM SUPPLIED BY SIGN VENDOR, INSTALLED BY GENERAL CONTRACTOR - SEE WALL SECTIONS.
12. KNOX BOX MOUNTED AT 4'-6" A.F.F.
13. ELECTRICAL METER SERVICE - SEE ELECTRICAL DRAWINGS.
14. GAS METER/SERVICE - SEE PLUMBING DRAWINGS.
15. PREMANUFACTURED AND PRIMED COOLER/FREEZER STORAGE - BY MANUFACTURER. PAINT TO MATCH STUCCO.
16. SIGNAGE FEATURE BY OWNER'S VENDOR. GENERAL CONTRACTOR TO COORDINATE INSTALLATION WITH STRUCTURE AND ELECTRICAL. COLOR: RED.
17. CONCRETE SIDEWALK/CURB - SEE SITE PLAN.
18. APPROXIMATE GRADE/PAVEMENT.
19. STOREFRONT DOOR/WINDOW SYSTEM - SEE FLOOR PLAN FOR MORE INFORMATION.
20. DRIVE-THRU WINDOW SYSTEM - SEE FLOOR PLAN FOR MORE INFORMATION.
21. HOLLOW METAL DOOR AND FRAME - SEE DOOR SCHEDULE.
22. GREASE COLLECTION UNIT - SEE EQUIPMENT PLAN.
23. PEDESTRIAN GUARD RAIL - SEE CIVIL DRAWINGS.
24. INSULATED METAL DOOR AND HOLLOW METAL FRAME PAINT TO MATCH STUCCO - SEE DOOR SCHEDULE.
25. SIGNAGE FEATURE BY OWNER'S VENDOR. GENERAL CONTRACTOR TO COORDINATE INSTALLATION WITH STRUCTURE AND ELECTRICAL. COLOR: WHITE.
26. BLOCKING FOR PRE-FABRICATED HANGER ROD CANOPY SYSTEM BY GENERAL CONTRACTOR - COORDINATE WITH SIGN VENDOR & SEE WALL SECTIONS.

EXTERIOR FINISH SCHEDULE

- 1. PREFINISHED ALUMINUM EDGE FLASHING - COLOR - RED - SW6866 HEARTHROB
- 2. METAL FASCIA/ BRAKE METAL WRAP - MILL FINISH - CLEAR COAT
- 3. PREFINISHED ALUMINUM EDGE OR DRIP FLASHING - COLOR - BLACK - SW6593 BLACK OF NIGHT
- 4. HARD COAT STUCCO - PAREX - STYLE: MEDIUM SAND FINISH - COLOR - GRAY - SW 6002 ESSENTIAL GRAY
- 5. HARD COAT STUCCO - PAREX - STYLE: MEDIUM SAND FINISH - COLOR - BLACK - SW6993 BLACK OF NIGHT
- 6. HARD COAT STUCCO - PAREX - STYLE: MEDIUM SAND FINISH - COLOR - RED - PMS 20-069 TYP ONEY APPLE RED
- 7. HARD COAT STUCCO - PAREX - STYLE: MEDIUM SAND FINISH - COLOR - WHITE - SW7005 PURE WHITE
- 8. ALUMINUM STOREFRONT MILL FINISHED - COLOR: CLEAR COAT

* REFER TO THE MOST CURRENT HWY 55 BRAND BOOK FOR ALL INTERIOR AND EXTERIOR COLORS - VERIFY ALL FINISHES WITH OWNER PRIOR TO PURCHASING

LMIT Project No. 21337

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CONSTRUCTION

PROJECT: **HIGHWAY 55**

30 PROTOTYPE

2014 NORTH HWY 78
WYLE, TEXAS 75086

DRAWING:

EXTERIOR ELEVATIONS

Revisions

THRU ADDENDUM "A"

REVISION DATE

PROJECT DATE

03/15/2022

Drawn By

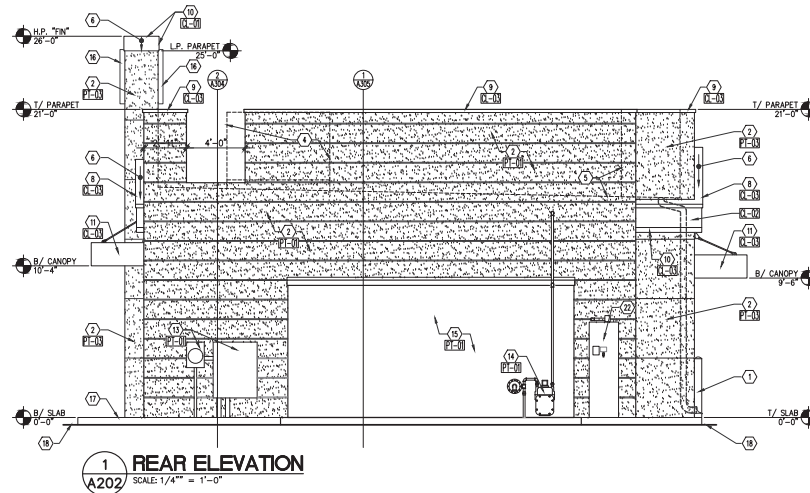
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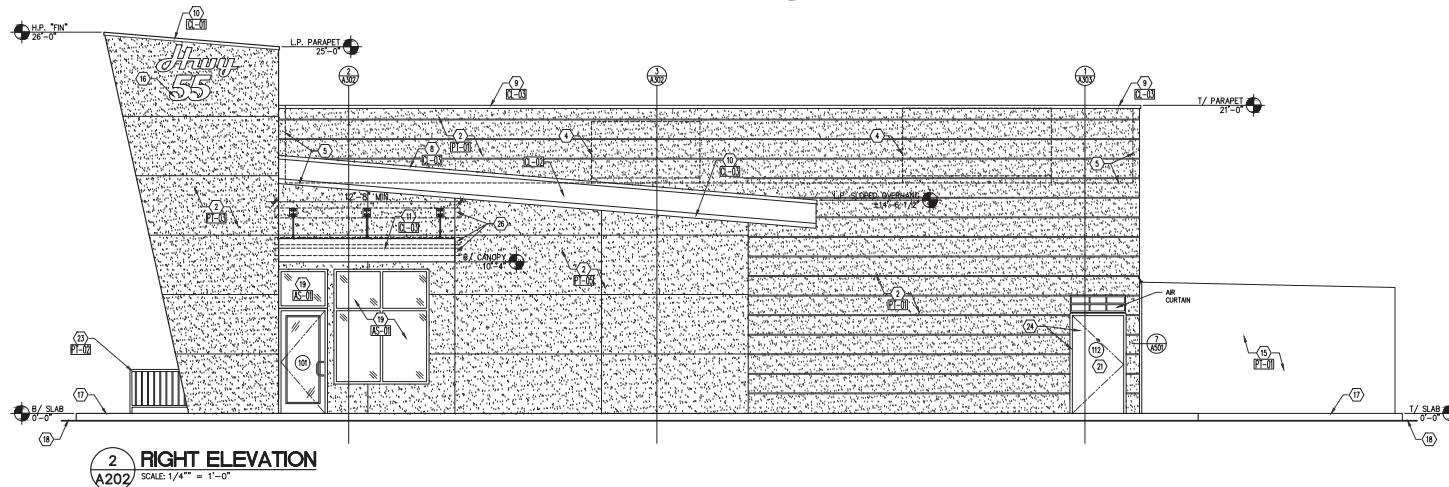
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Sheet No.

A201



1 REAR ELEVATION
A202 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A202 SCALE: 1/4" = 1'-0"

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30 PROTOTYPE
2014 NORTH HWY78
WYLE, TEXAS 75086
DRAWING: EXTERIOR ELEVATIONS

Revisions

THRU ADDENDUM "A"
REVISION DATE

PROJECT DATE
03/15/2022

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GRL

Sheet No.



A202



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2

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			10.8.21	PERSPECTIVE VIEWS	EXTERIOR CONCEPT ::	



FRONT ELEVATION





RIGHT ELEVATION



LEFT ELEVATION



BACK ELEVATION

		OPTION B		EXTERIOR FACADE ::	
		10.8.21	FLAT ELEVATIONS	EXTERIOR CONCEPT ::	