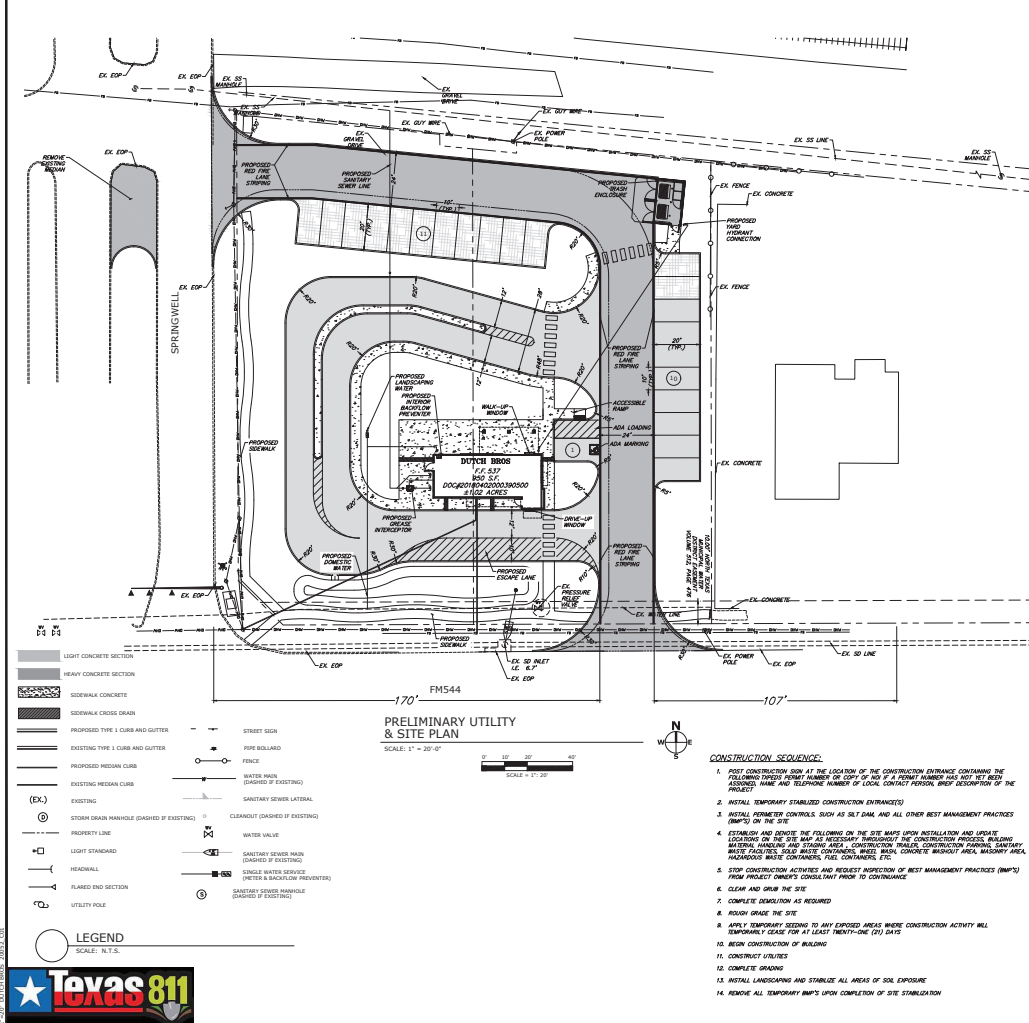


This drawing is the property of Tectonics Design Group, Inc. and may not be reproduced or used in any way without the written permission of Tectonics Design Group, Inc. All drawings are the property of Tectonics Design Group, Inc. and may not be reproduced or used in any way without the written permission of Tectonics Design Group, Inc. All drawings are the property of Tectonics Design Group, Inc. and may not be reproduced or used in any way without the written permission of Tectonics Design Group, Inc.



VICINITY MAP

DESIGN TEAM

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

Civil Engineer:
TECTONICS DESIGN GROUP
728 Central Road, Suite 250
Frisco, Texas 75034
(972) 472-0905
Attn: Matt Rasmussen, P.E.

Surveyor:
MORRISON-SHIPLEY ENGINEERS, INC.
5750 GENESIS CT, STE 130
FRISCO, TEXAS 75034
(972) 472-0905

Landscaping Architect:
Bella Firma
4245 North Central Express
Suite 501
Dallas, Texas, 75205
(214) 865-7192
Attn: Karl Haug

SITE INFORMATION

LOT INFORMATION
LOT SIZE: 44,501 SF (1.02 AC)
FLOOD ZONE: X
FLOOD SETBACK:
FRONT: 25'
SIDE: 10'
REAR: 10'
BUILDING SIZE: 955 SF
LOT COVERAGE: 2.1%
SITE IMPROVEMENT PERCENTAGE: 61.8%
PARKING SUMMARY:
PARKING ALLOWED:
RATIO REQUIRED: (950/150) = 1:150 SF
REQUIRED PARKING: (950/150) = 7
MAXIMUM PARKING: (7*1.25) = 9
SPACES PROVIDED:
13 NEAR IMPROVEMENT SURFACE
8 STANDARD STALL
4 ADA STALL
22 TOTAL

CONTRACT

OWNER: C.S.O.
PROJECT: 1.P.B.
CHECKED/STAMPED:
DATE: 03/08/21

PROJECT

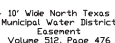
TECTONICS DESIGN GROUP
728 Central Road, Suite 250
Frisco, Texas 75034
(972) 472-0905
Attn: Matt Rasmussen, P.E.

PROJECT LOCATION

Dutch Bros No.: TX 0101
Wife, Texas
MAIN & MAIN
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

PRELIMINARY UTILITY AND SITE PLAN

C0.1



SYMBOL	BOTANICAL TREE
DW	<i>Chamaecyparis</i>
LE	<i>Larix</i>
SO	<i>Quercus</i>
AB	<i>Abies</i>
AN	<i>Juniperus</i>
MIS	<i>Miscanthus</i>
NRS	<i>Nerax</i>
SG	<i>Schinus</i>
TS	<i>Leucaena</i>
SOO	<i>Quercus</i>
RR	
CB	

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. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCY OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND RECORD THEM IN THE FIELD. CONTRACTOR SHALL AVOID ANY CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE TO THE STREET.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE A MINIMUM 2% SLOPE TO THE STREET. ALL RECENT TOPSOIL, 3" BELLY FILL, FINISHED GRADE TO BE MAINTAINED. ALL EXISTING TOPSOIL, 3" BELLY FILL, FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE PLANTED WITH THE FOLLOWING SPECIFICATIONS. PLANTING SHALL BE INSTALLED ADJACENT TO BUILDINGS, DRIVEWAYS, CURBS, AND SIDEWALKS AT AN ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MCHL SHALL BE 12" MINIMUM BELOW THE FINISHED GRADE.
7. ALL LAWN AREAS SHALL BE SOLID GOLF BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED AND VAPOR-TIGHTENED (ST) WEATHER-BASED (ST) AND SHALL BE DESIGNED AND VAPOR-TIGHTENED (ST) AND SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND

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

CONTRACTOR SHALL COORDINATE OPERATIONS AND
AVAILABILITY OF EXISTING TPOPTS, WITH ON-SITE
SUPERVISOR.

2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW
FINAL, FINISHED GRADE PRIOR TO TPO
INSTALLATION.

3. CONTRACTOR SHALL LEAVE GRADE AREAS TO ACHIEVE
FINAL CONTOURS AS INDICATED ON CIVIL PLANS.
ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE
AWAY FROM BUILDING. CONTRACTOR SHALL MAINTAIN
ROUNDING AT TOPS AND BOTTOM OF SLOPES AND
TRANSITIONS TO MAINTAIN SMOOTH, UNREGULATED
AREAS WHERE WATER MAY STAND.

4. ALL LAWN AREAS MUST BE FINE GRADE, IRRIGATION
QUALITY, FREE OF STONEST, LIMESTONE, OR OTHER
APPROVED BY THE OWNER'S CONSTRUCTION
SUPERVISOR. LANDSCAPE ARCHITECT PRIOR TO LAWN
INSTALLATION.

5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" OR
LARGER, LIMESTONE, OR OTHER UNDESIRABLE
CONCRETE SPOOLS, ETC. PRIOR TO PLACING TPO.
CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" OR
LARGER, LIMESTONE, OR OTHER UNDESIRABLE
CONCRETE SPOOLS, ETC. PRIOR TO PLACING TPO.

6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS
UNTIL FIRM ACCEPTANCE. THIS SHALL INCLUDE, BUT
NOT BE LIMITED TO, THE FOLLOWING: FIRM
SEEDING, FIRM SOIL, FIRM PLANTING, FIRM
CULTIVATING, CLEANING AND REPLACING DEAD
PLANTS, AND KEEP PLANTS IN A VIGOROUS,
HEALTHY CONDITION.

7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF
ACCEPTABLE TURF AREA. AREA SHALL PROVIDE
EQUIVALENT LOCAL VEGETATION.

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.

SITE LANDSCAPE

1. Twenty (20%) percent of the site to be landscape area.

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

PARKING LOT LANDSCAPE

1. Fifty (50) s.f. of landscape area per parking space.

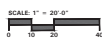
2. No parking space further than sixty (60') feet from landscape area on site.

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

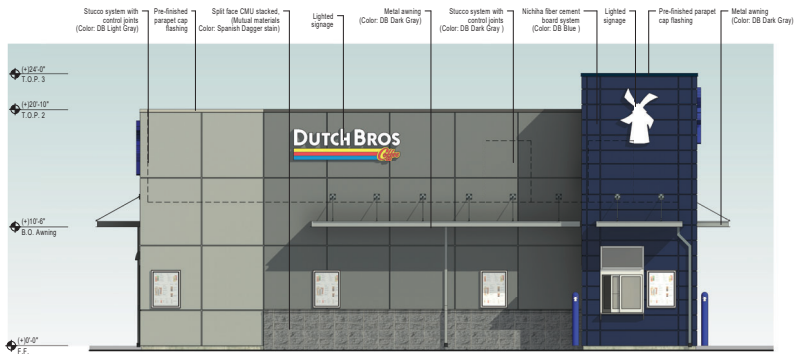
Parking Spaces: 22	
Required	Provided
1,100 s.f.	1,374 s.f.
All spaces within 60' of landscape area	All spaces within 60' of landscape area
Landscape areas at least every 12 parking spaces	Landscape areas at least every 12 parking spaces

1. At least fifty (50%) percent of the required yard developed as landscaped buffer, at least ten (10) foot in width.	
2. Three (3) inch cal. min., at 30' - 40' c.	
3. Four (4) foot min. meandering concrete walkway.	
PM 544: 188 I.R.	
Required	Provided
10' landscape buffer	20' landscape buffer
(5) trees, 3" cal.	(5) trees, 3" cal.
4' meandering concrete walkway	4' meandering concrete walkway
Springwell Parkway: 205 I.R.	
Required	Provided
10' landscape buffer	20' landscape buffer
(5) trees, 3" cal.	(5) trees, 3" cal.
4' meandering concrete walkway	4' meandering concrete walkway

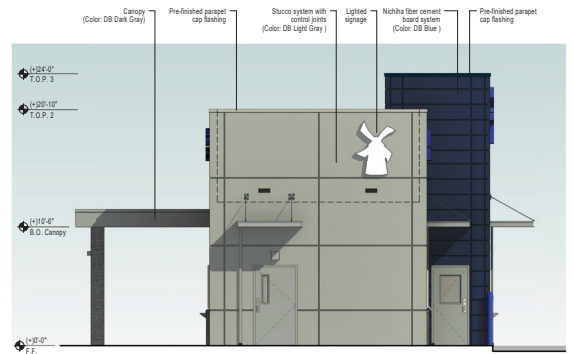
1. Landscaping that exceeds the minimum by 10%.
2. Parking lots with no space further than 40' from landscape area.
3. Landscaped pedestrian connection to main entrance.
4. Increase in minimum width of landscape buffer by 20%.



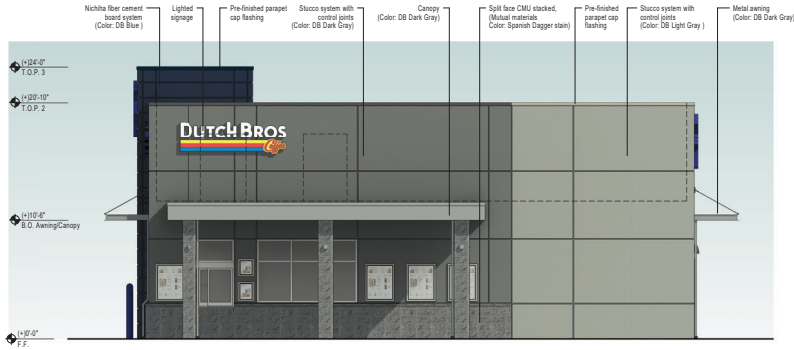
4345 North Central Expwy
Suite 201
Dallas, Texas 75205
214.503.7102



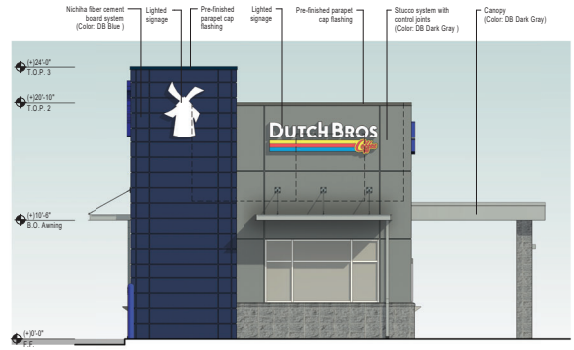
Drive-Up Elevation



Rear Elevation



Walk-Up Elevation



Front Elevation (Primary Elevation)



Dutch Bros

Conceptual Elevations

Wylie, Texas

PR.2

MAIN & MAIN



Front (Primary Elevation) Drive Thru



Front (Primary Elevation) Walk-Up



Rear Walk-Up



Rear Drive Thru



Dutch Bros

Perspectives

Wylie, Texas

PR.2A

MAIN & MAIN