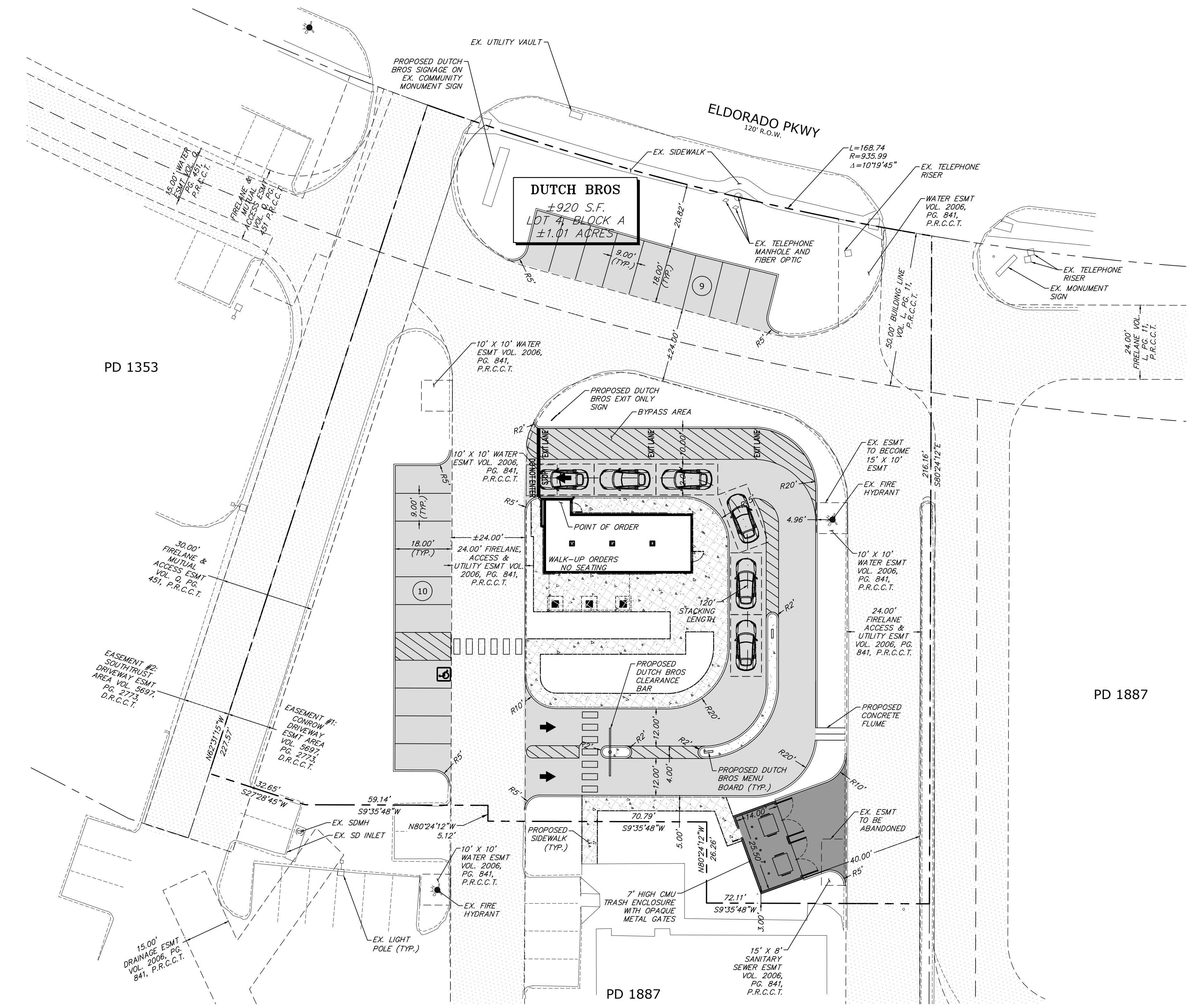


# DUTCH BROS COFFEE

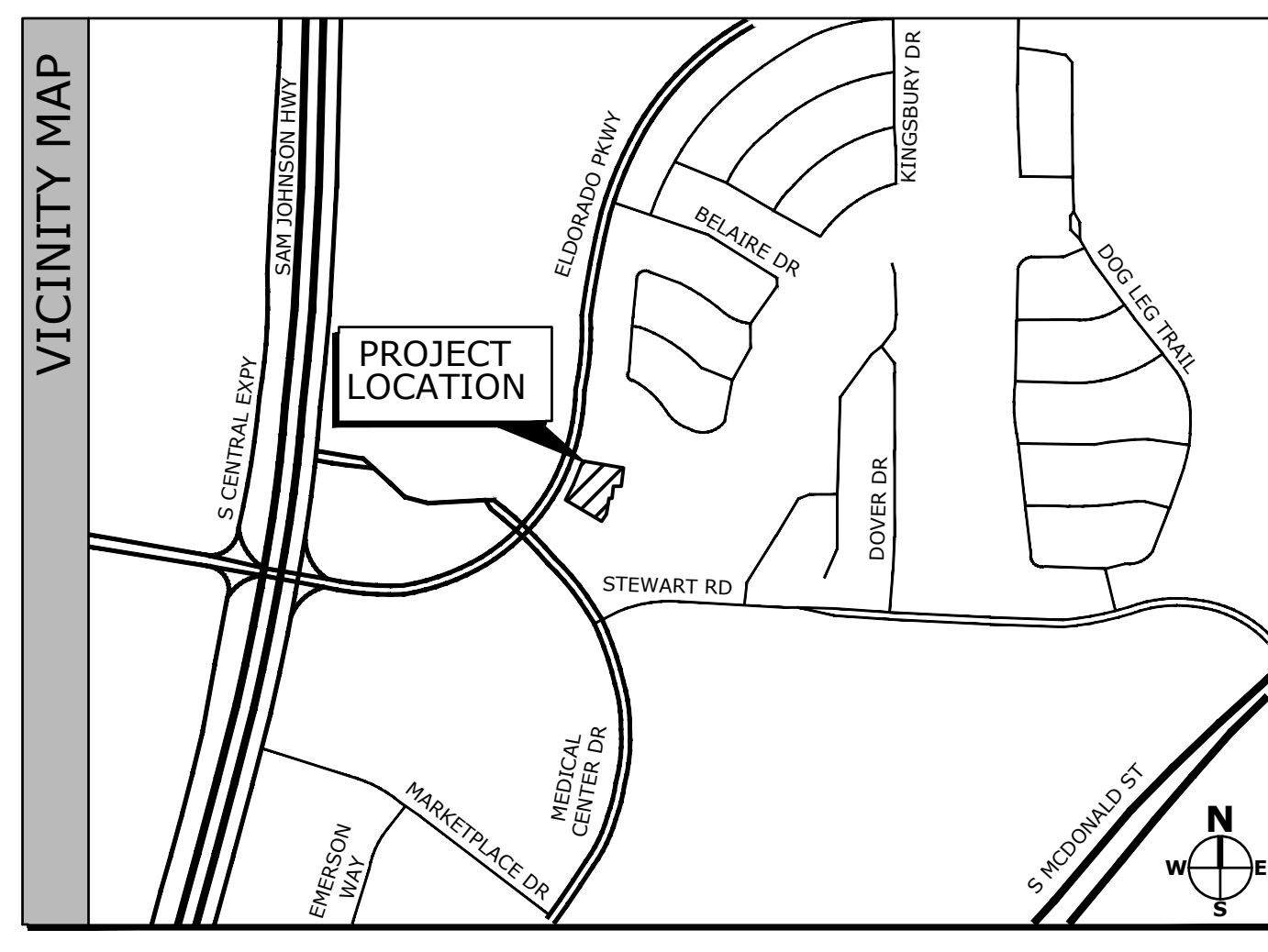
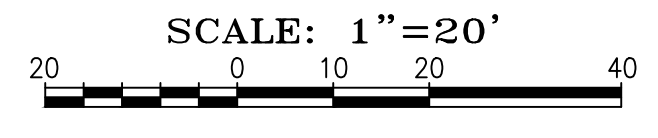
## LOT 4, BLOCK A

### PROVIDENT ADDITION



PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"



LEGEND	
	PROPOSED MEDIAN CURB
	EXISTING MEDIAN CURB
	FIRE HYDRANT
	WATER VALVE
	EXISTING CONCRETE
	5" CONCRETE
	7" CONCRETE
	SIDEWALK
	PROPERTY LINE
	UTILITY POLE
	SANITARY SEWER MANHOLE (DASHED IF EXISTING)
	STORM DRAIN MANHOLE (DASHED IF EXISTING)
	SANITARY SEWER MAIN (DASHED IF EXISTING)
	STORM DRAIN MAIN (DASHED IF EXISTING)

SITE DATA TABLE	
EXISTING ZONING	PD 1353
PROPOSED USE	DRIVE-THROUGH RESTAURANT
BUILDING AREA	920 SQ FT
BUILDING HEIGHT	24 FT
LOT COVERAGE	2.1 %
FLOOR AREA RATIO	0.021
IMPERVIOUS AREA	70.5 %
PARKING REQUIRED	7 SPACES (1 SPACE PER 150 SQ FT PLUS 6 STACKING SPACES AT POINT OF ORDER)
PARKING PROVIDED	19 SPACES

**STANDARD NOTES**

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

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DRAWN: M.C.M.  
DESIGNED: M.C.M.  
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNER: FIRM #22295

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PROJECT/CLIENT: # 21198

**Dutch Bros No.: TX3402**

Lot 4, Block A, Provident Addition, McKinney, TX 77069

**MAIN & MAIN**  
CAPITAL GROUP, LLC  
5750 Genesis Ct, Suite 103, Frisco, Texas 75034  
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DATE: 04/01/22

SUBMITTAL RECORD: SUBMITTAL SITE PLAN SUBMITTAL

SHEET TITLE: PRELIMINARY SITE PLAN

SHEET: EX-1

1"=20'-0" DUTCH BROS MCKINNEY II TX3402 21198 EX-1

