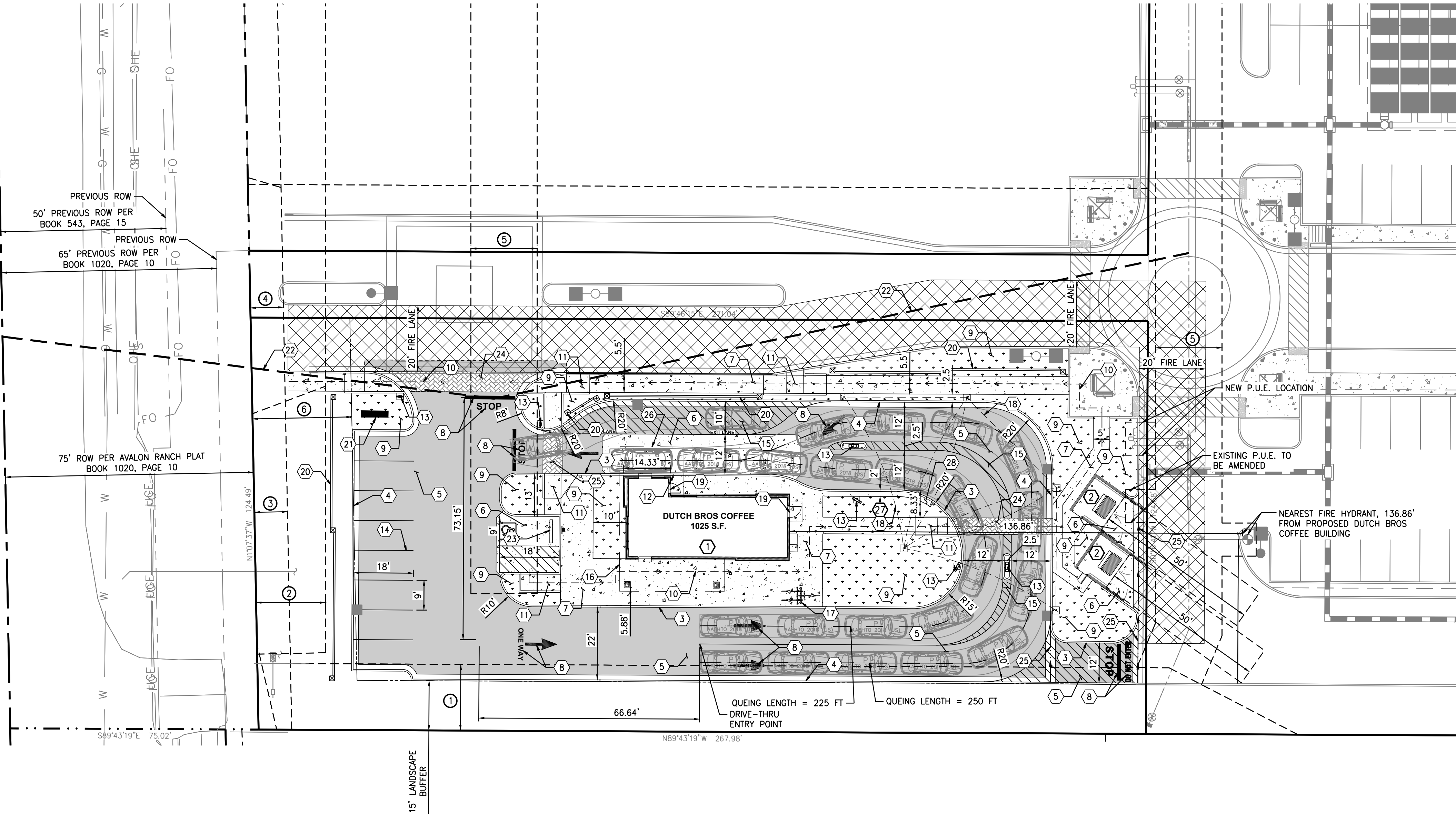


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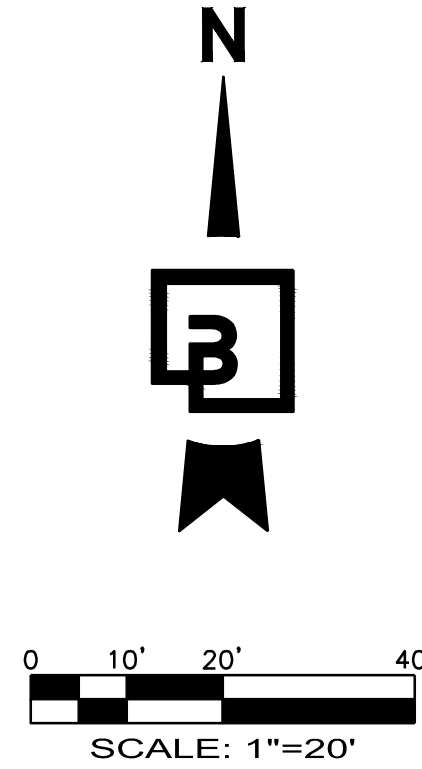
POWER ROAD



LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
QUEING LENGTH	
FIRE LANE	

DUTCH BROS. COFFEE - AZ1618 - MESA, AZ PRELIMINARY SITE PLAN



PROJECT DATA

NAME: DUTCH BROS COFFEE - AZ1618 - MESA, AZ
LOT 7, BOOK 1020, PAGE 10 RECORDS OF MARICOPA COUNTY, ARIZONA
PARCEL AREA: 33,572 SF (0.771 ACRES)
PROJECT AREA: 22,600 SF (0.519 ACRES)
EXISTING/PROPOSED SITE: VACANT BARE DIRT / COMMERCIAL DUTCH BROS COFFEE DRIVE THROUGH
EXISTING/PROPOSED ZONING: LIMITED COMMERCIAL (LC)

PROPOSED BUILDING INFORMATION:
BUILDING HEIGHT: 24'
BUILDING STORIES: 1
GROSS FLOOR AREA: 1,025

SETBACKS:
FRONT SETBACK (S POWER ROAD): 30'
15' LANDSCAPE BUFFER

HEIGHT RESTRICTIONS:
MAXIMUM BUILDING HEIGHT: 30'

PARKING SPACES REQUIRED: 1 SPACE PER 100 SF OF INDOOR SEATING AREA
(1025 SF/100 SF) = 11 SPACES (INDOOR)
11 REQUIRED SPACES

PARKING SPACES PROVIDED:
1 ADA PARKING
2 REGULAR SPACES (CROSS ACCESS PARKING AGREEMENT)
8 REGULAR PARKING
TOTAL 11 STALLS

TOTAL OVERALL DEVELOPMENT PARKING STALLS: 526 SPACES

QUEUING: 22 VEHICLES
QUEUING LENGTH: 250 FT

TRASH ENCLOSURES: 13' X 11'

PROJECT AREA COVERAGE:		
BUILDING (INCLUDING TRASH):	±1,337 SF	(5.9%)
PARKING AND MANEUVERING:	±14,053 SF	(62.2%)
WALKWAYS:	±3,620 SF	(16.0%)
LANDSCAPE:	±3,590 SF	(15.9%)
	22,600 SF	(100.0%)

CONSTRUCTION NOTES:

- PROPOSED 1,025 SF DUTCH BROS COFFEE.
- PROPOSED TRASH ENCLOSURE PER CITY OF MESA M-62 DETAILS.
- PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- PROPOSED CONCRETE CURB AND GUTTER, TYPICAL.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED CONCRETE PAVEMENT.
- PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
- PROPOSED PAVEMENT MARKING.
- PROPOSED LANDSCAPE AREA, TYPICAL.
- ACCESSIBLE PATH, TYPICAL.
- PROPOSED ADA ACCESSIBLE RAMP.
- PROPOSED BOLLARD.
- PROPOSED SIGNAGE.
- PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL.
- PROPOSED 2' O.C. AT 45 DEGREES "NO PARKING" PAVEMENT MARKING.
- PROPOSED CUSTOMER WALK-UP CANOPY AREA.
- PROPOSED BIKE RACK.
- PROPOSED SHADE STRUCTURE FOR ORDER AREA.
- PROPOSED EMPLOYEE ENTRANCE.
- PROPOSED SCREEN WALL.
- PROPOSED MONUMENT SIGN.
- SIGHT VISIBILITY TRIANGLE LINE.
- PROPOSED CONCRETE WHEEL STOP.
- PROPOSED DECORATIVE PAVEMENT.
- PROPOSED CONCRETE VALLEY GUTTER, 1" DEPTH.
- PROPOSED CANTILEVERED AWNING. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- PROPOSED 2' WIDE EMPLOYEE PEDESTRIAN PATH.
- PROPOSED EMPLOYEE PEDESTRIAN ORDERING AREA.

EASEMENT NOTES:

- 20' WATER UTILITY AND FACILITIES EASEMENT PER DOC# 20140448053, BK. 1806, P32.
- DRAINAGE EASEMENT PER BK. 1806, P32; WIDTH VARIES.
- 10' PUBLIC UTILITIES AND FACILITIES EASEMENT PER BK. 1020, P10.
- SIDEWALK EASEMENT PER BK. 1806, P32.
- 20' PUBLIC UTILITY EASEMENT PER BK. 1806, P32.
- 30' BUILDING SETBACK.

Sheet List Table

Sheet Number	Sheet Title
1 OF 3	PRELIMINARY SITE PLAN
2 OF 3	PRELIMINARY GRADING AND UTILITY PLAN
3 OF 3	LANDSCAPE PLANTING PLAN

PRELIMINARY SITE PLAN
SEC OF S POWER ROAD AND E ELLIOT ROAD
MESA, AZ

DUTCH BROS

For:



Scale:	Horizontal 1" = 20'	Vertical N/A
Designed	NRN	NRN
Drawn	MTL	MTL
Checked	HFG	HFG
Approved	HFG	HFG
Date	08/19/25	

Barghausen Consulting Engineers, LLC.
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Job Number
23749

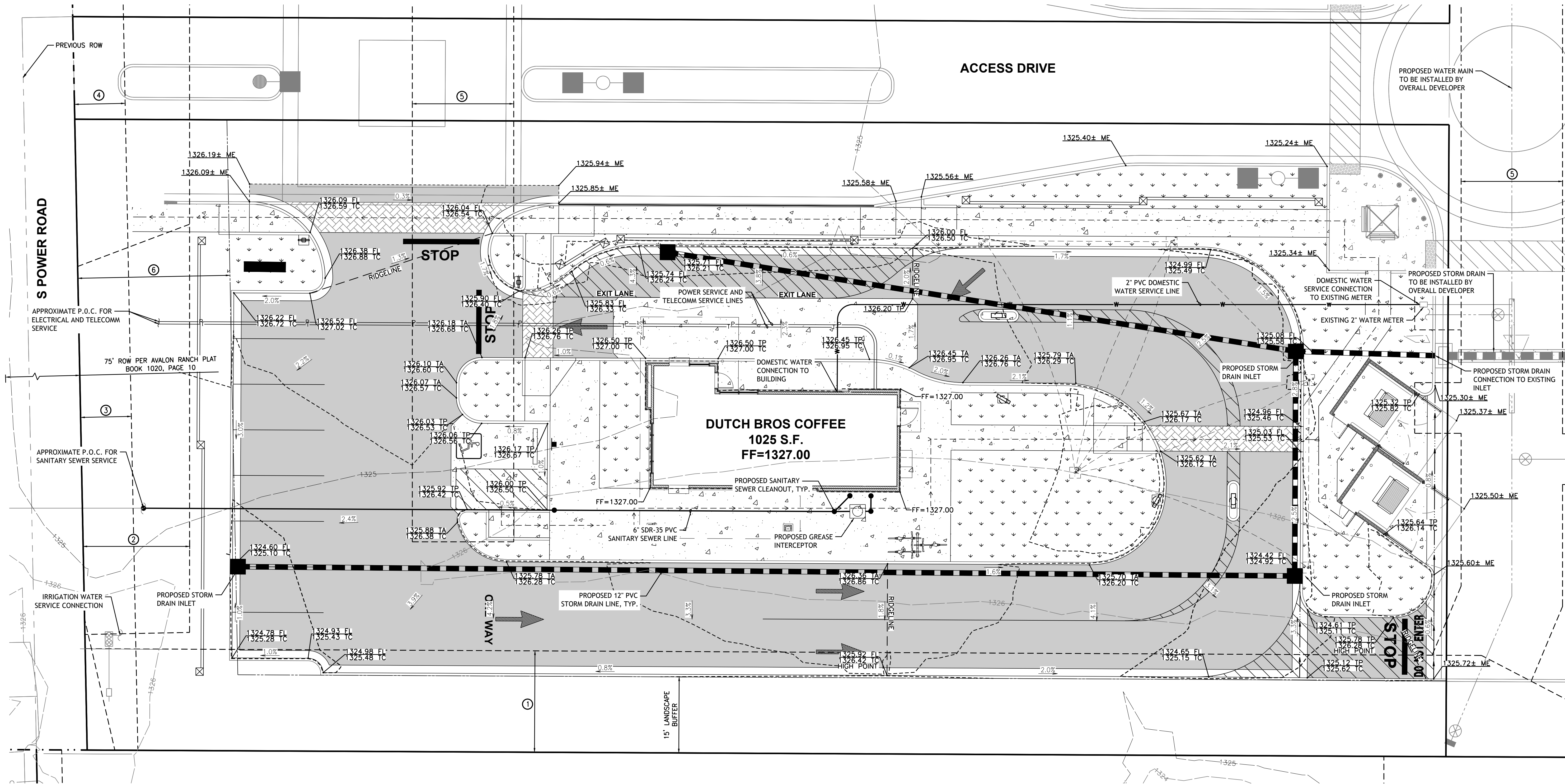
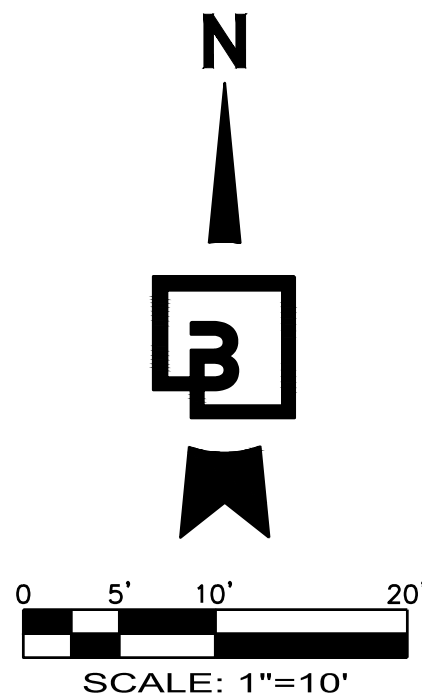
Sheet
1 OF 3
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- SIDEWALK EASEMENT PER BK. 1806, P32.
- 20' PUBLIC UTILITY EASEMENT PER BK. 1806, P32.
- 30' BUILDING SETBACK

DUTCH BROS. COFFEE - AZ1618 - MESA, AZ
PRELIMINARY GRADING AND UTILITY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

Title:
PRELIMINARY GRADING AND UTILITY SITE PLAN
SEC OF S POWER ROAD AND E ELLIOT ROAD
MESA, AZ

DUTCH BROS.
Coffee

For:



Scale:

Horizontal

1" = 10'

Vertical

N/A

Designed NBN

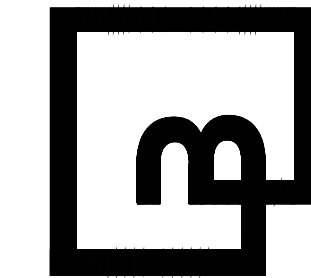
Drawn NBN

Checked MTL

Approved HPG

Date 08/19/25

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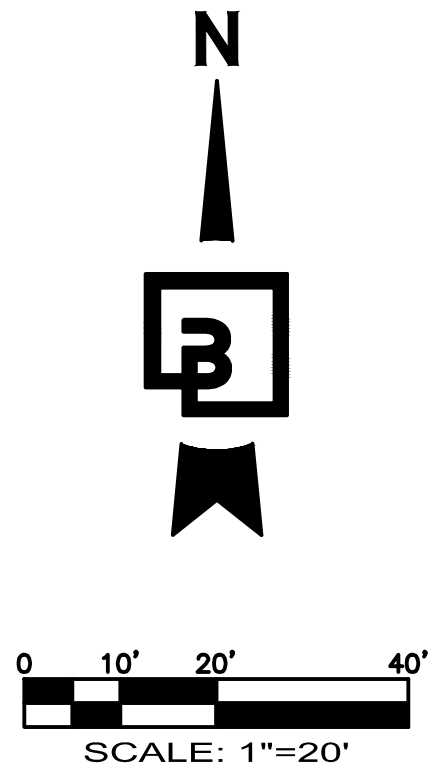
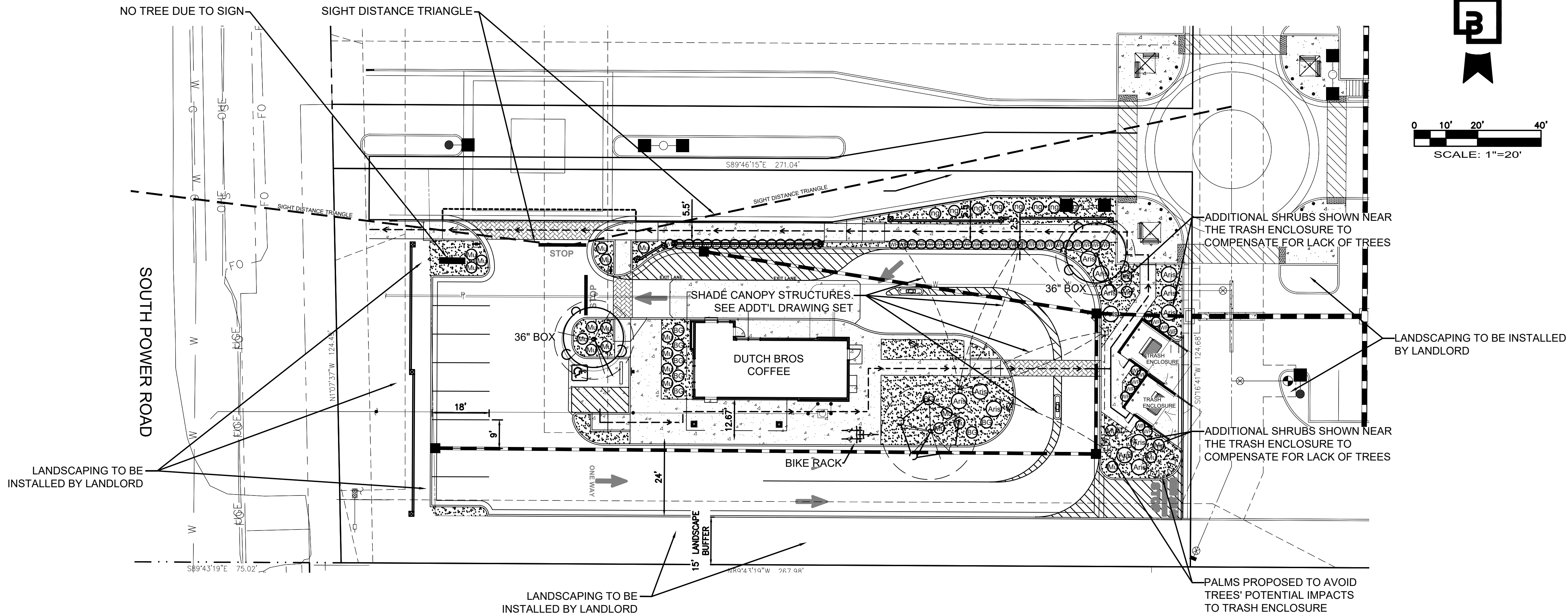


Job Number
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Sheet
2 OF 3
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DUTCH BROS. COFFEE - AZ1618 - MESA, AZ
LANDSCAPE PLANTING PLAN



PROJECT DATA

NAME: DUTCH BROS COFFEE - AZ1618 - MESA, AZ
PARCEL AREA: 33,572 SF (0.771 ACRES)
PROJECT AREA:
EXISTING/PROPOSED SITE: VACANT BARE DIRT / COMMERCIAL DUTCH BROS COFFEE DRIVE THROUGH
EXISTING/PROPOSED ZONING: LIMITED COMMERCIAL (LC)

SETBACKS:
FRONT SETBACK (S POWER ROAD): 30'
15' LANDSCAPE BUFFER

LANDSCAPE REQUIREMENTS

SITE SHADING:

TREE SPECIES	QUANTITY	SHADE PER TREE	SHADE PROVIDED
FRUITLESS OLIVE	2	490 SQ FT	980 SQ FT
CHINESE PISTACHE	1	706 SQ FT	706 SQ FT
MEXICAN FAN PALM	2	176 SQ FT	352 SQ FT
TOTAL SHADE PROVIDED			2,038 SQ FT

SHADE PROVIDED:
2,038 SQ FT / 33,572 SQ FT = 6.0% SHADE PROVIDED AS A PERCENTAGE OF THE SITE
NOTE: PALMS AND ADDITIONAL SHRUBS PROVIDED NEAR TRASH ENCLOSURE TO COMPENSATE FOR DELETED TREE CANOPY. FEWER TREES SHOWN TO AVOID CONFLICTS WITH SHADE CANOPY STRUCTURES OVER DRIVE-THRU

	REQUIRED	PROVIDED
STREET FRONTAGE TREES*	N/A	N/A (PROJECT IS NOT ADJACENT TO PUBLIC ROW)
36" STREET FRONTAGE TREES*	N/A	N/A
OCOTILLO SUBSTITUTION	N/A	N/A
24" STREET FRONTAGE TREES*	N/A	N/A
STREET FRONTAGE SHRUBS*	N/A	N/A
5 GAL. STREET FRONTAGE SHRUBS*	N/A	N/A
36" BOX PARKING LOT TREES	2	2
PERIMETER TREES*	N/A	N/A
PERIMETER SHRUBS*	N/A	N/A
FOUNDATION BASE TREES REQUIRED*	N/A	N/A
36" BOX FOUNDATION BASE TREES*	N/A	N/A
FOUNDATION BASE LF REQUIRED*	N/A	N/A

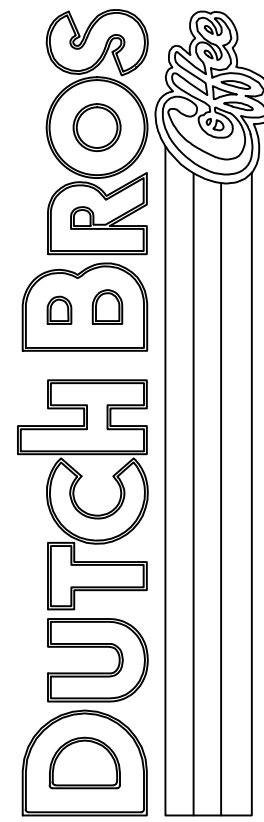
*SEE SHOPPING CENTER LANDSCAPE PLAN BY BFH GROUP

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	QUANTITY	REMARKS	MATURE HEIGHT / WIDTH CANOPY SQ. FT. PER TREE
TREES:					
	OLEA EUROPAEA 'MONHER' / 'MAJESTIC BEAUTY' FRUITLESS OLIVE	36" BOX	2	STAKE & GUY ONE GROWING SEASON; SINGLE UN-CUT TRUNK, FULL AND MATCHING	25'-30' x 25' 490 SQ FT
	PISTACHE X 'RED PUSH' / PISTACHE	24" BOX	1	STAKE & GUY ONE GROWING SEASON; SINGLE UN-CUT TRUNK, FULL AND MATCHING	30'-45' x 30'-45' 706 SQ FT
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	10' BTH*	2	STAKE & GUY ONE GROWING SEASON	60'-100' x 10'-15' 175 SQ FT
*BTH: BROWN TRUNK HEIGHT					
SHRUBS:					
	ARISTIDA PURPUREA/ PURPLE THREE-AWN	5-GALLON	8	FULL AND MATCHING	
	BOUTELOUA GRACILIS / BLUE GRAMA	5-GALLON	8	FULL AND MATCHING	
	LANTANA x 'NEW GOLD' / LANTANA	1-GALLON	8	FULL AND MATCHING	
	MUHLENBERGIA CAPILLARIS / 'REGAL MIST' MUHLY GRASS	5-GALLON	18	FULL AND MATCHING	
	RUPELLIA PENNINSULARIS / WILD PETUNIA	36" HT.	52	FULL AND MATCHING; PRUNE AS HEDGE TO SCREEN DRIVE-THRU	
INSTALL 36" ON-CENTER					
MULCH:					
1/2-INCH SCREENED DECOMPOSED GRANITE, 'EXPRESS CARAMEL' COLOR AT 2" DEPTH. INSTALL OVER WEED BARRIER FABRIC. STAPLE FABRIC AT ENDS, MINIMUM 3 STAPLES. STAPLE FABRIC AT SIDES, MAXIMUM 48" ON-CENTER					
LANDSCAPING SHOWN ON THIS PLAN WILL BE INSTALLED BY TENANT					
ALL PROPOSED PLANT MATERIAL SHALL BE IRRIGATED BY A WATER-WISE IRRIGATION SYSTEM					

PRELIMINARY NOT FOR CONSTRUCTION

Title: LANDSCAPE PLANTING PLAN
SEC OF S POWER ROAD AND E ELLIOT ROAD
MESA, AZ

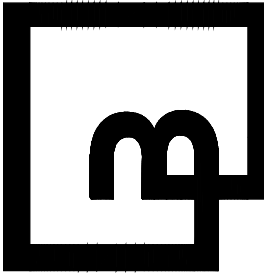


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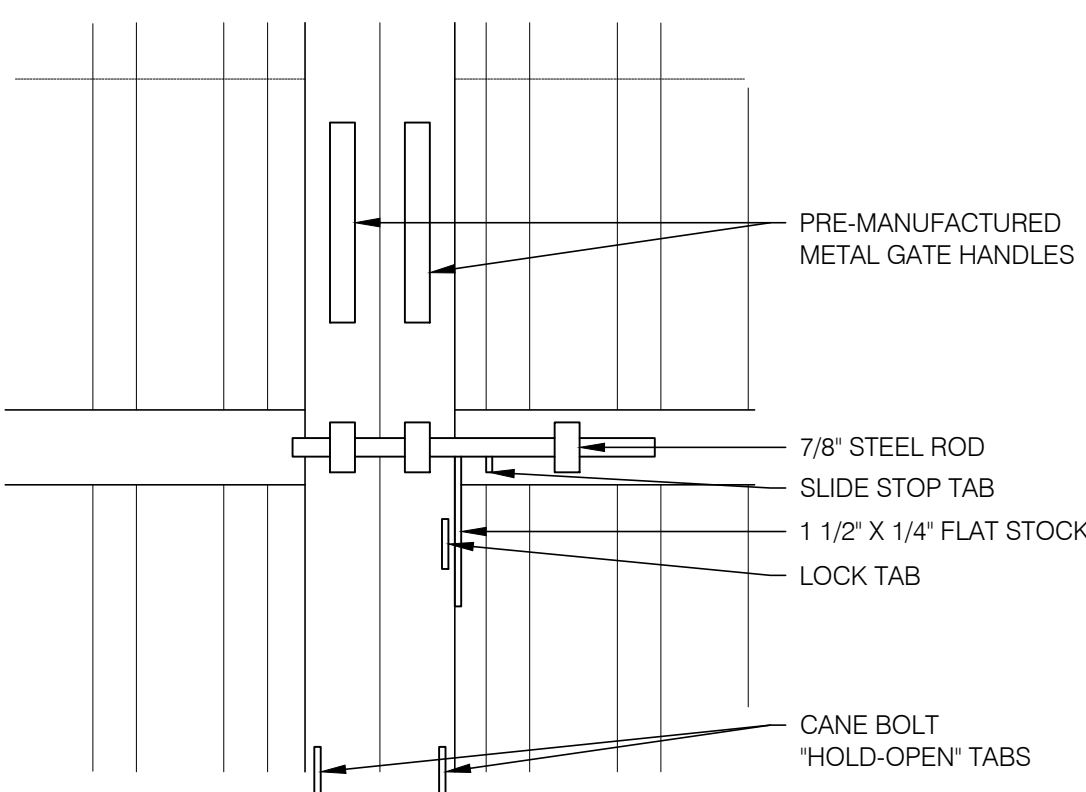
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Designed	Drawn	Checked
Approved	Approved	Date
		9/19/25



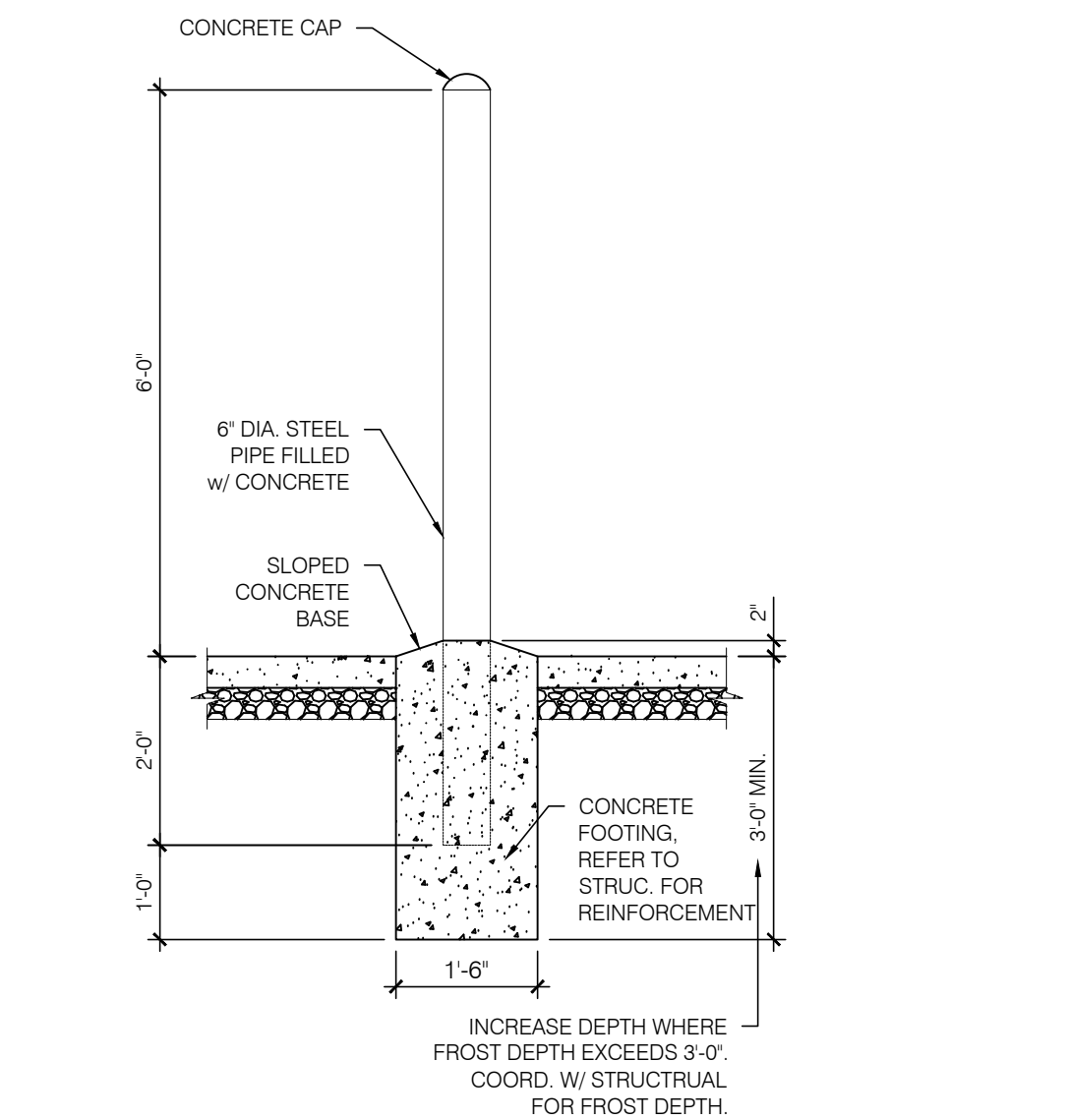
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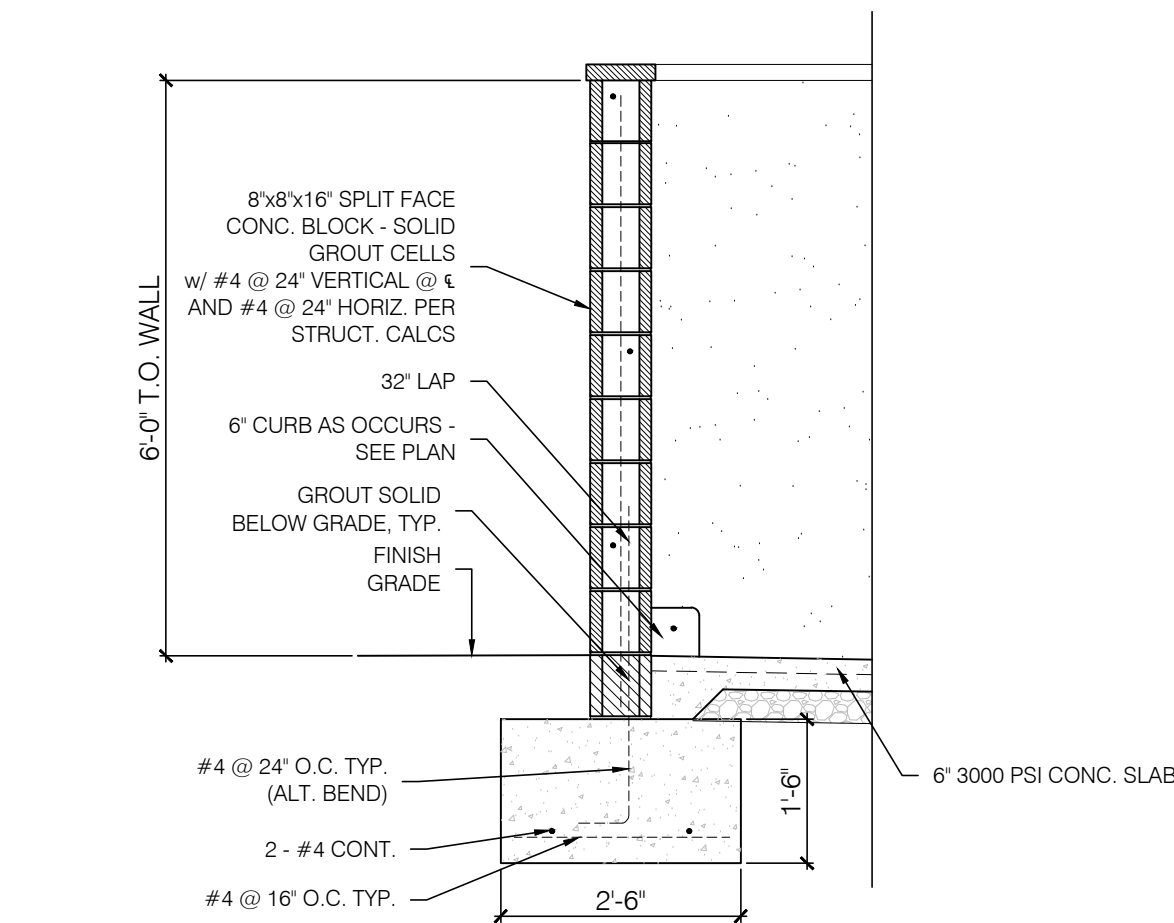
4 TRASH ENCLOSURE GATE LOCKING HANDLE

SCALE: 1-1/2" = 1'-0"



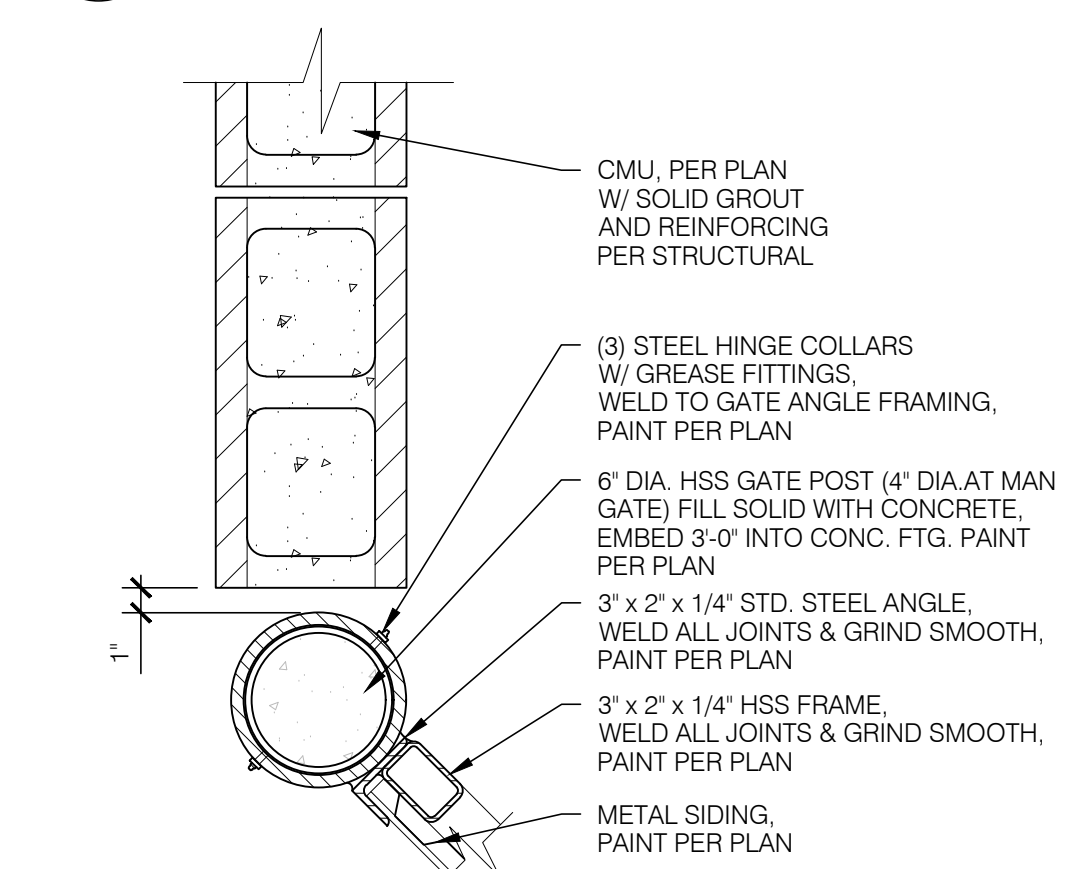
5 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



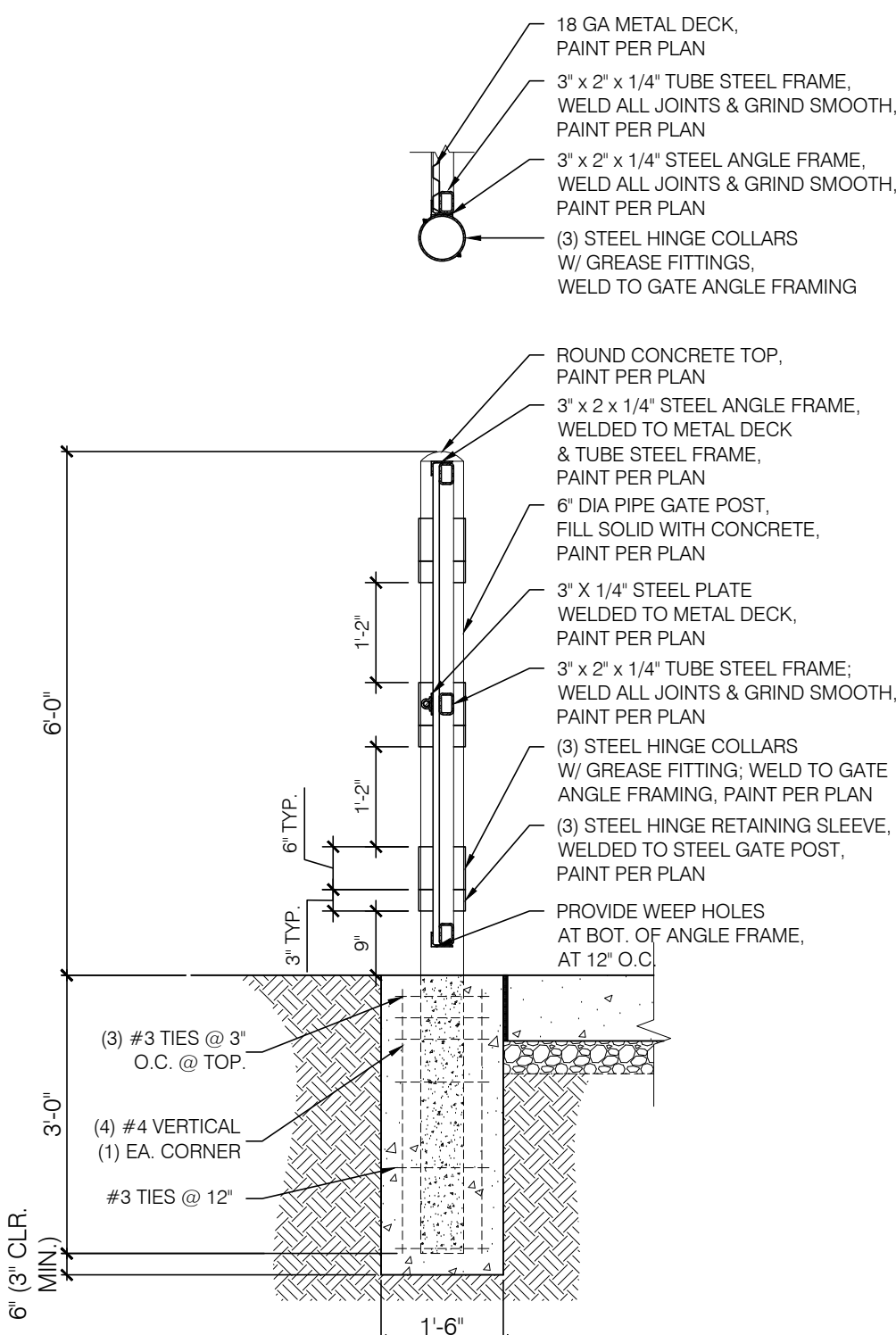
6 TRASH ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



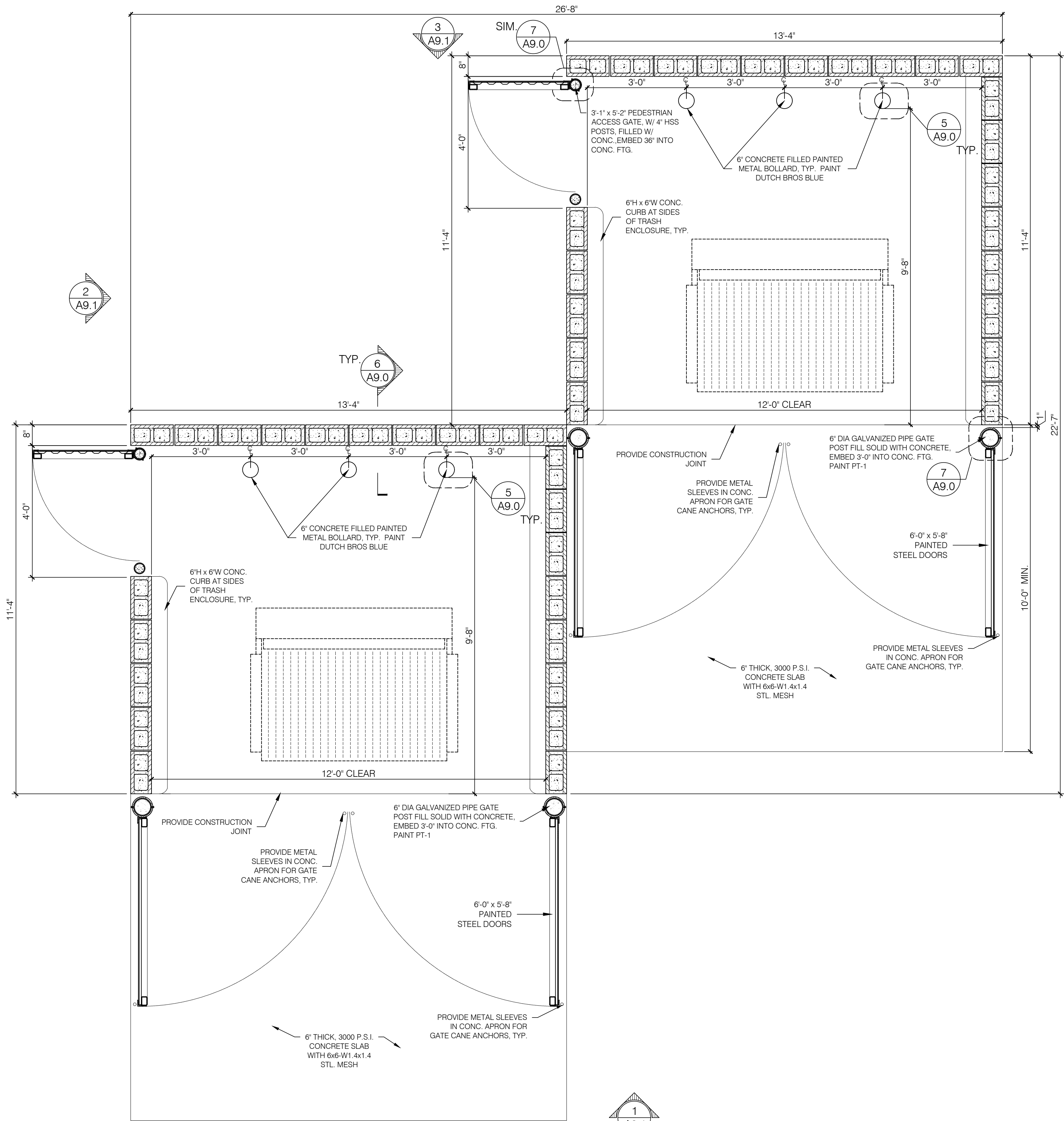
7 TRASH ENCLOSURE GATE JAMB DETAIL

SCALE: 1-1/2" = 1'-0"



3 TRASH ENCLOSURE GATE JAMB DETAIL

SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN

SCALE: 1/2" = 1'-0"

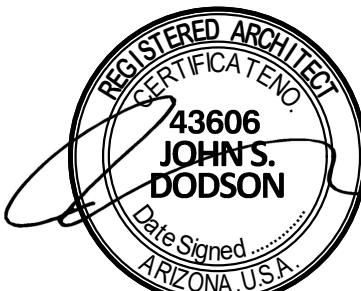
TRASH ENCLOSURE GENERAL NOTES:

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
4. GATE TO BE BUILT WITH 3"x 2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.



ARMET DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

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SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742



EXPIRES 12/31/2026

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION:

THE CONSTRUCTION AGREEMENT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN 15 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR, FOR RELEASE OF RETENTION WITHIN 15 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR AND FOR FINAL PAYMENT WITHIN 15 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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Project No: AZ1618
Dutch Bros Coffee - New Freestanding Store
2450 - A1 PROTOTYPE

SEC S, POWER RD. & E. ELLIOT RD.,
MESA, AZ 85212

DATE: 01/14/2025

REV: DATE: DESCRIPTION:

SHEET NAME:

TRASH ENCLOSURE
PLAN/ ELEVATIONS

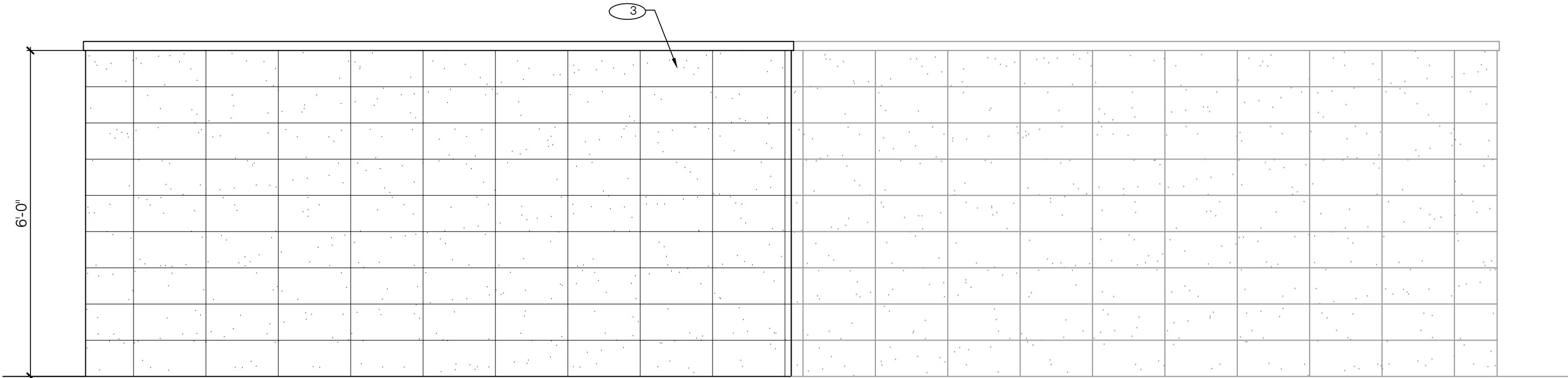
SHEET NUMBER:

A9.0

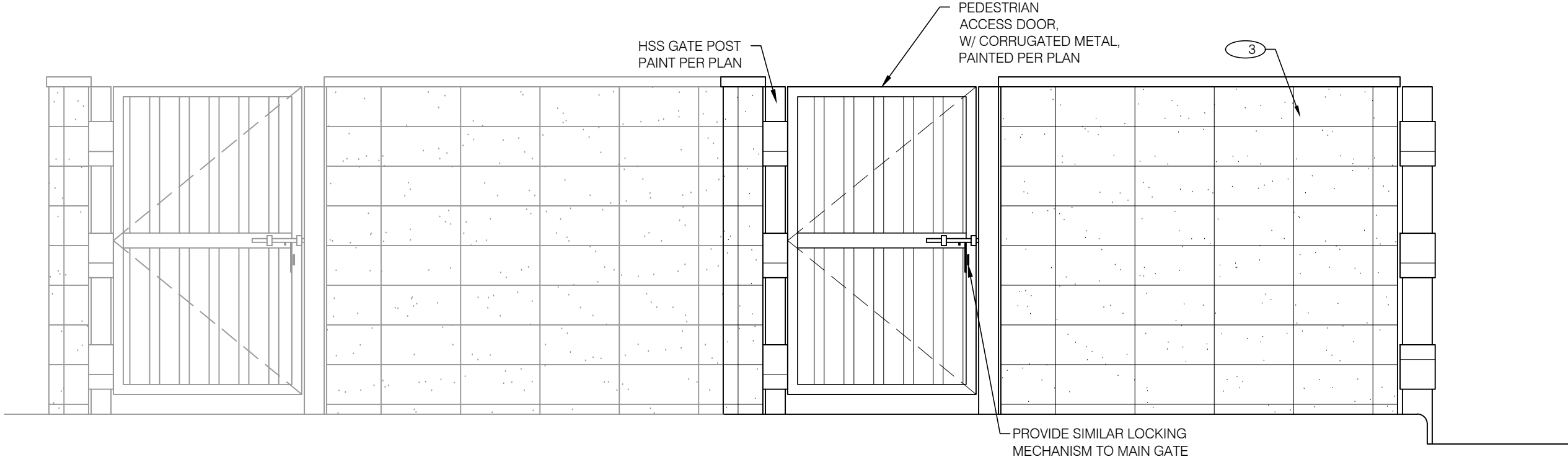
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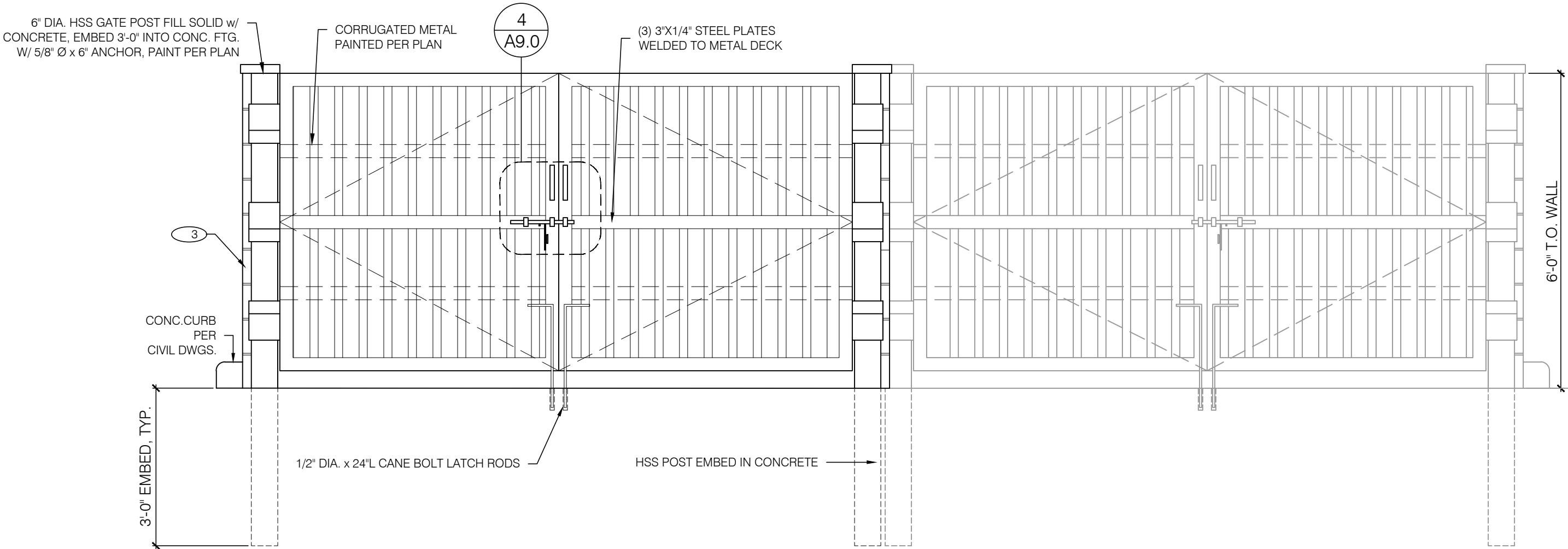
TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE 8XBX16	BASALITE	345	IF INTEGRAL COLOR BLOCK IS UNAVAILABLE, BLOCK TO BE PAINTED TO MATCH KEYSTONE GRAY- SW7504
	CMU CAP	BASALITE	345	12X16X2
PT-2	PAINT	SHERWIN-WILLIAMS	8656-1125 - BLDG DB DARK GRAY	BLDG DB DARK GRAY, GATES BODY
PT-3	PAINT	SHERWIN-WILLIAMS	8656-12045 - BLDG DB BLUE	BLDG DB BLUE, GATE FRAMES & POSTS
PROVIDE ANTI GRAFFITI COATING AT EXTERIOR, INTERIOR SURFACE TO BE SMOOTH & NON-ABSORBENT				



3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

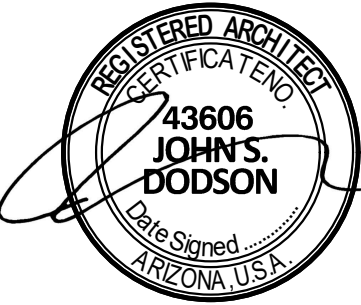


1 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



ARMET DAVIS NEWLOVE &
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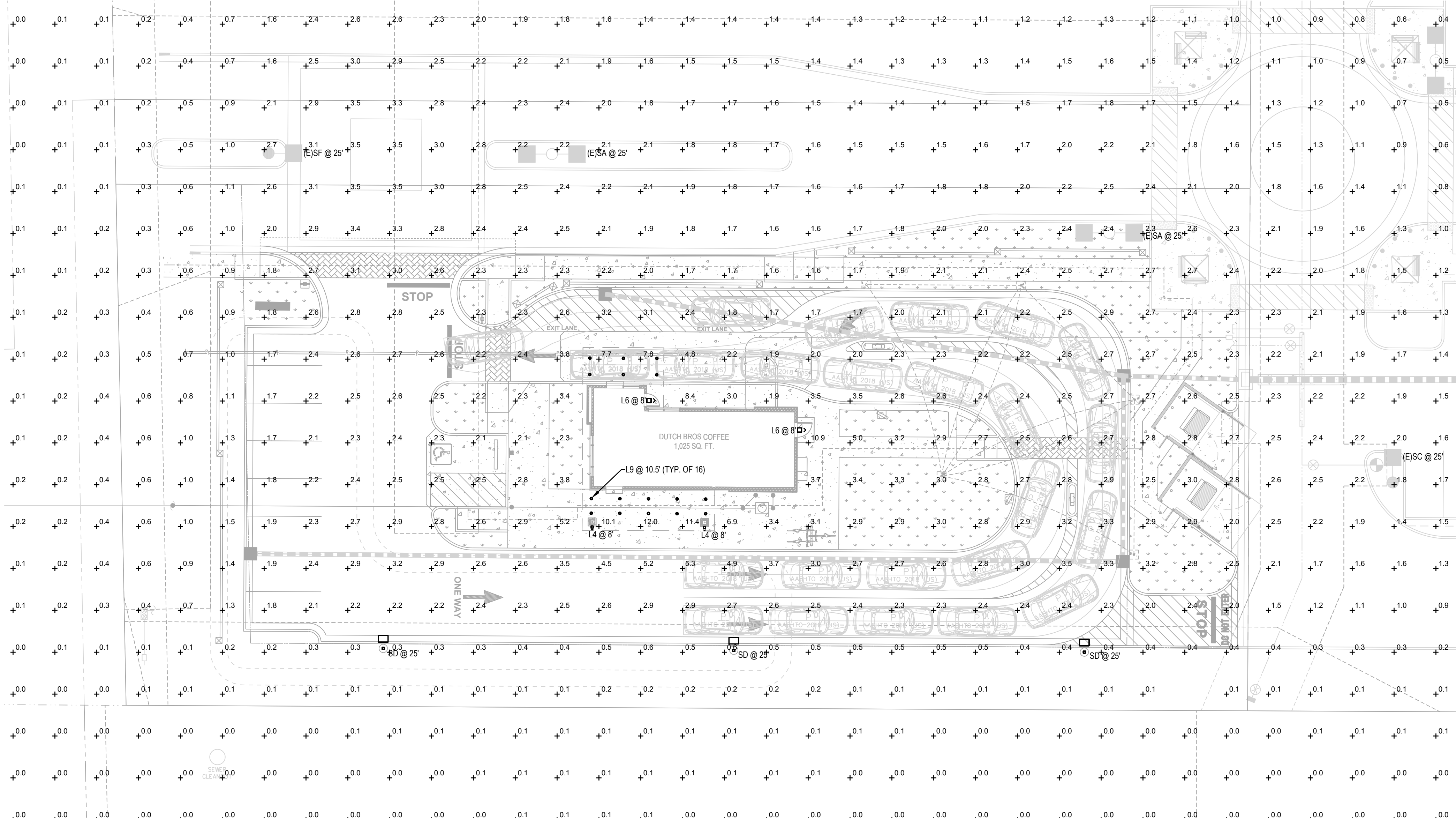
Project No: AZ1618
Dutch Bros Coffee - New Freestanding Store
2450 - A1 PROTOTYPE
SEC S, POWER RD. & E. ELLIOT RD.,
MESA, AZ 85212

DATE: 01/14/2025
REV: DATE: DESCRIPTION:

SHEET NAME:
TRASH ENCLOSURE
PLAN/ ELEVATIONS

SHEET NUMBER:
A9.1

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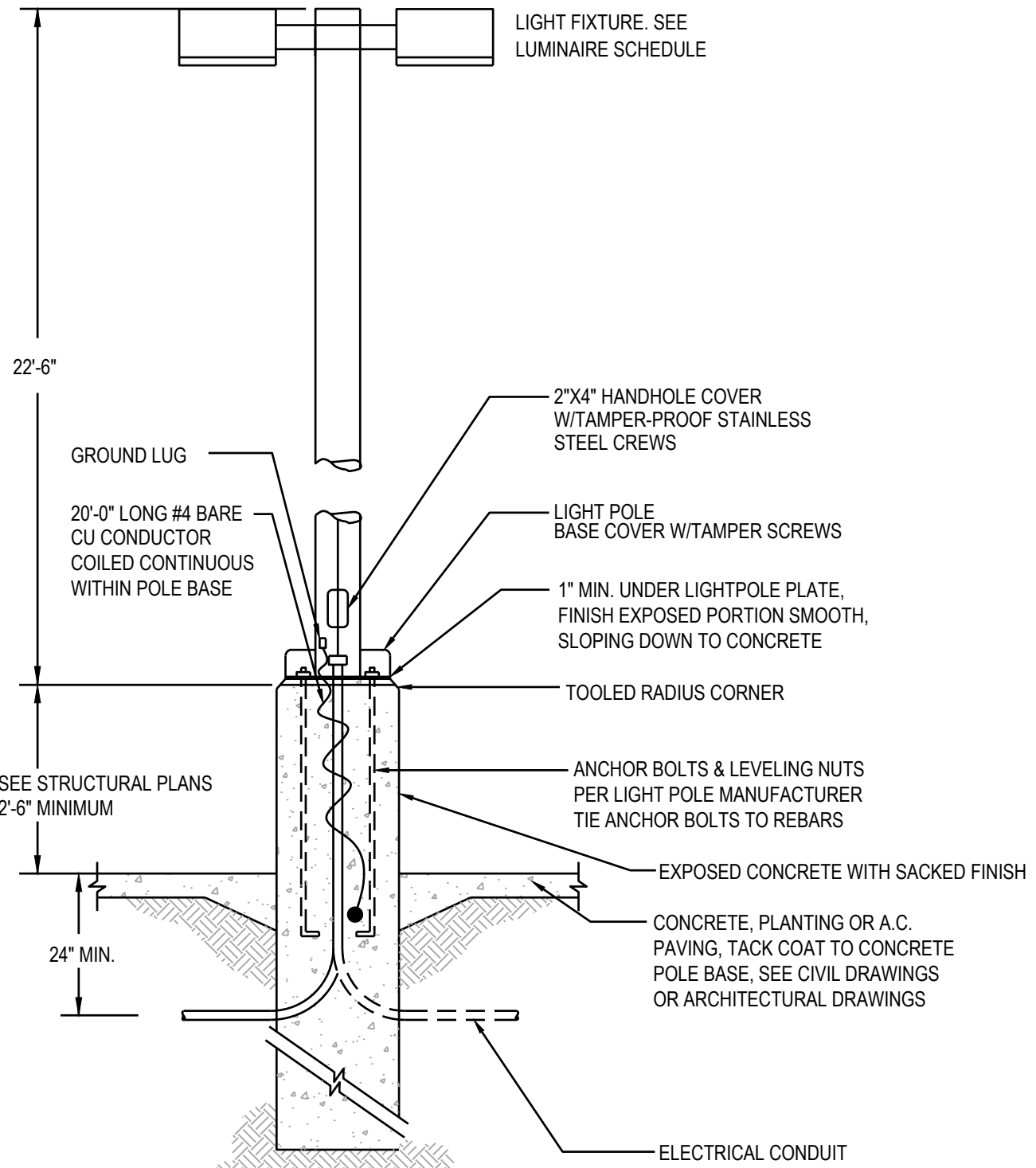


1 PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"



Statistics						
DESCRIPTION	SYMBOL	AVE	MAX	MIN	MAX/MIN	AVE/MIN
AUTOMOTIVE HARDSCAPE	+	2.3 fc	5.3 fc	0.3 fc	17.7:1	7.7:1
DRIVE THRU	+	2.6 fc	7.8 fc	0.4 fc	19.5:1	6.5:1
DUTCH BROS COFFEE	+	2.2 fc	12.0 fc	0.1 fc	120.0:1	22.0:1
ENTRANCE BACK	+	5.7 fc	8.4 fc	3.0 fc	2.8:1	1.9:1
ENTRANCE MAIN	+	11.2 fc	12.0 fc	10.1 fc	1.2:1	1.1:1
ENTRANCE SIDE	+	10.9 fc	10.9 fc	10.9 fc	1.0:1	1.0:1
TRASH ENCLOSURE	+	2.9 fc	2.9 fc	2.8 fc	1.0:1	1.0:1
WALKWAY	+	2.3 fc	3.1 fc	1.6 fc	1.9:1	1.4:1

SCHEDULE										
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER OF LAMPS	LUMENS PER LAMP	TOTAL LAMP LUMENS	LIGHT LOSS FACTOR	WATTAGE
	L4	2	LIGMAN	UMT-31416-DBNA-1414W-N-W40-02	MATRIX 3 SQUARE WALL UP/DOWN LIGHT LED	2	1102	2204	0.91	28.6
	L6	2	RAB LIGHTING INC.	WP2LED24Y, WP2LED24Y/D10 (STANDARD CUTOFF - PRISMATIC GLASS LENS)	MID SIZED WALLPACK, ALL ALUMINUM PRECISION DIE CAST CONSTRUCTION WITH TEMPERED GLASS REFRACTOR.	90	32	2874	0.91	25.0
	L9	16	DMF LIGHTING	DRDSS-4R-07930	DRDSS-4R-07930	1	757	757	0.91	8.37
	(E)SA	2	LITHONIA LIGHTING	EXISTING DSX0 LED P6 30K 70CRI T5W	D-SERIES SIZE 0 AREA LUMINAIRE P6 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 5 WIDE	2	17447	34893	0.91	274
	(E)SC	1	LITHONIA LIGHTING	EXISTING DSX0 LED P6 30K 70CRI T5W HS	D-SERIES SIZE 0 AREA LUMINAIRE P6 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 5 WIDE HOUSESIDE SHIELD	1	11851	11851	0.91	137
	(E)SF	1	LITHONIA LIGHTING	EXISTING DSX0 LED P6 30K 70CRI T2M HS	D-SERIES SIZE 0 AREA LUMINAIRE P6 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 2 MEDIUM HOUSESIDE SHIELD	1	14102	14102	0.91	137
	SD	3	LITHONIA LIGHTING	DSX0 LED P6 30K 70CRI BLC4	D-SERIES SIZE 0 AREA LUMINAIRE P6 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 4 EXTREME BACKLIGHT CONTROL	1	12352	12352	0.91	137



POLE BASE DETAIL
SCALE: N.T.S.

NOTE:
REFER TO STRUCTURAL/ARCHITECTURAL DETAIL FOR ADDITIONAL REQUIREMENT.

PROVIDE A CONCRETE CHRISTY BOX WITH TRAFFIC RATED COVER BY EACH LIGHT POLES FOR THE INTERFACE OF CONDUITS



1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742



NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION:
THE CONSTRUCTION AGREEMENT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN 15 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR. FOR RELEASE OF RETENTION WITHIN 15 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR AND FOR FINAL PAYMENT WITHIN 15 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

NOTICE OF EXTENDED PAYMENT PROVISION:
THE CONSTRUCTION AGREEMENT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS, WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR RELEASE OF RETENTION AND WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR FINAL PAYMENT.

NOTICE OF ALTERNATE ARRANGEMENTS FOR RELEASE OF RETENTION AND FINAL PAYMENT:
THE CONSTRUCTION AGREEMENT ALLOWS THE OWNER TO MAKE ALTERNATE ARRANGEMENTS FOR THE OCCURRENCE OF SUBSTANTIAL COMPLETION, THE RELEASE OF RETENTION AND MAKING OF FINAL PAYMENT. SUCH ALTERNATE ARRANGEMENTS ARE DISCLOSED ON SHEET NO. G.O.0 OF THESE PLANS.

Project No: AZ1618
Dutch Bros Coffee - New Freestanding Store
2450 - A1 PROTOTYPE
SEC S, POWER RD. & E. ELLIOT RD.,
MESA, AZ 85212

DATE: 01/14/2025
REV: DATE DESCRIPTION:

SHEET NAME:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.02

