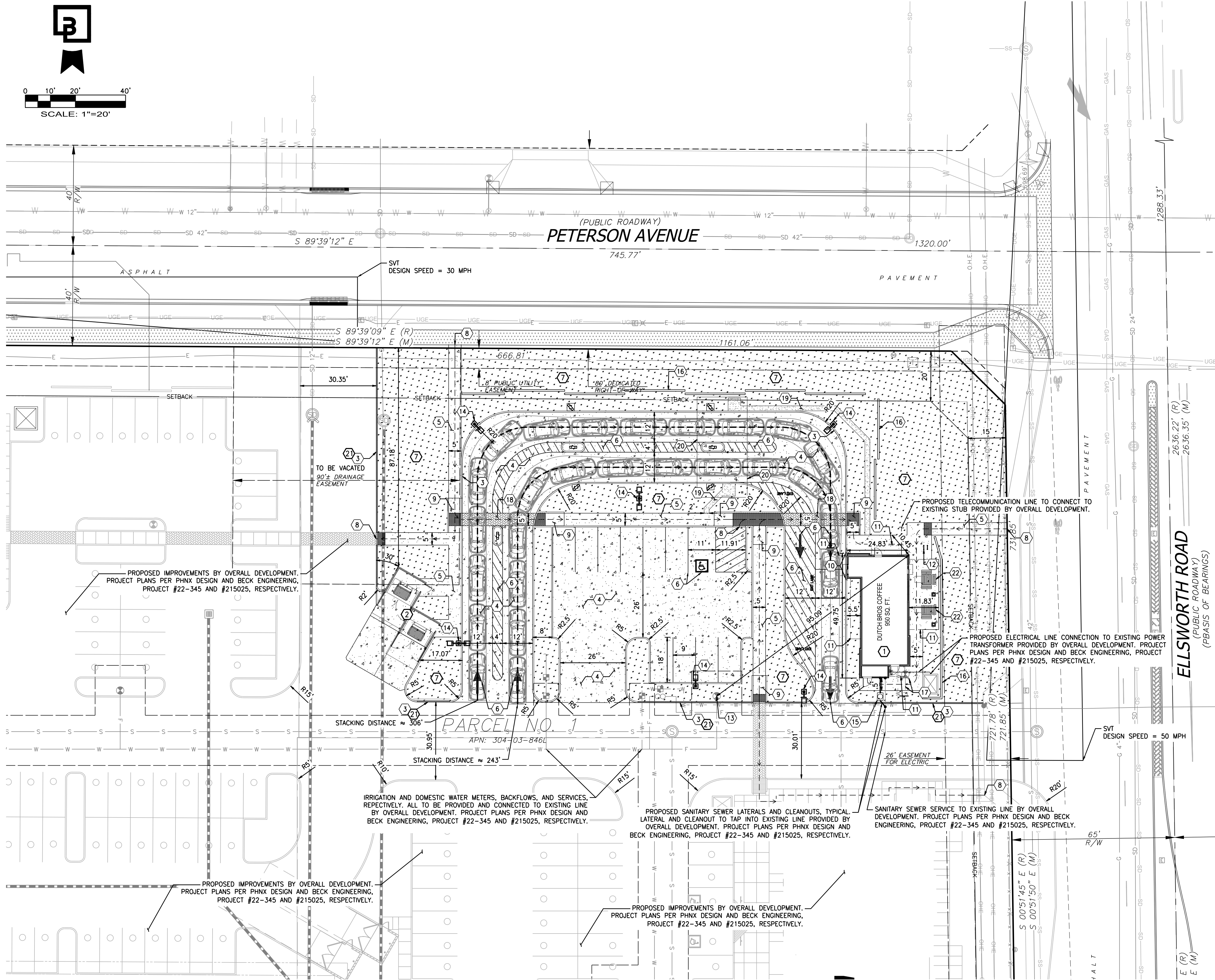
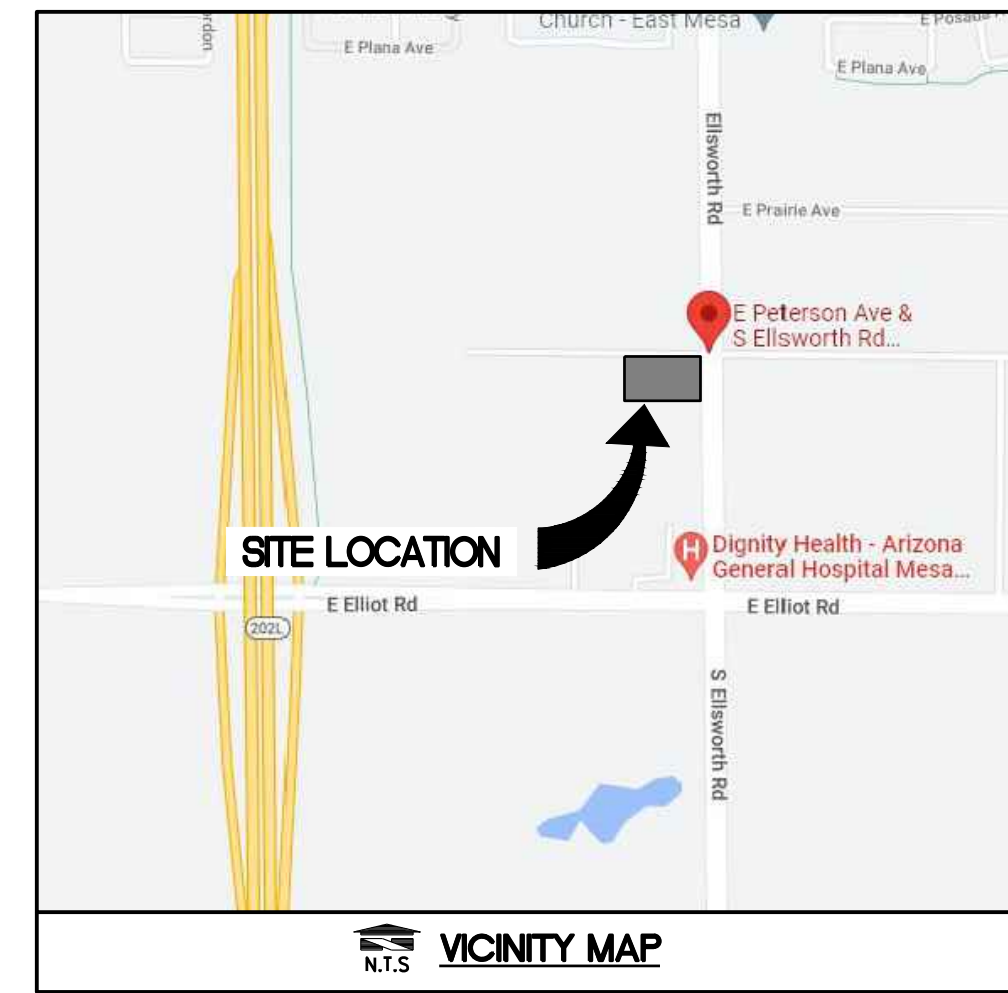
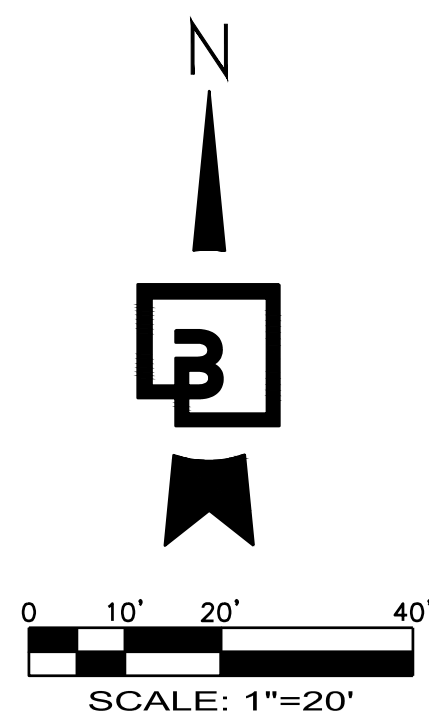


# DUTCH BROS. COFFEE - MESA, AZ - AZ1408 PRELIMINARY SITE AND UTILITY PLAN



## PROJECT DATA

**NAME:** DUTCH BROS COFFEE - AZ1408 - MESA, ARIZONA  
**LOCATION:** 9912 ELLSWORTH ROAD, MESA, ARIZONA 85212  
**APN #:** 304-03-0846L  
**EXISTING/PROPOSED USE:** VACANT BARE DIRT / COMMERCIAL DUTCH BROTHERS COFFEE DRIVE-THROUGH  
**EXISTING/PROPOSED ZONING:** LIMITED COMMERCIAL (LC)

**PARCEL AREA:** 318,587 SF (7.32 AC)  
**GROSS PROJECT AREA:** 43,513 SF (1.00 AC)

**PROPOSED BUILDING INFORMATION:**  
 BUILDING HEIGHT: 24'  
 BUILDING STORIES: 1  
 GROSS FLOOR AREA: 1,262 SF (950 SF BLDG + 312 SF PATIO)

**SETBACKS:**  
 FRONT SETBACK (ELLSWORTH ROAD): 15'  
 FRONT SETBACK (PETERSON AVENUE): 20'

**HEIGHT RESTRICTIONS:**  
 MAXIMUM BUILDING HEIGHT: 30'

**PARKING SPACES REQUIRED:** 1 SPACE PER 100 SF OF INDOOR AREA (9 SPACES)  
 1 SPACE PER 200 SF OF OUTDOOR SEATING AREA (2 SPACES)  
**TOTAL 11 STALLS**  
 1 ADA PARKING  
 10 REGULAR PARKING  
**TOTAL 11 STALLS**

**PARKING SPACES PROVIDED:** 11 STALLS

**VEHICLE QUEUING:** 26  
**BICYCLE PARKING SPACES REQUIRED:** 3  
**BICYCLE PARKING SPACES PROVIDED:** 3

**TRASH ENCLOSURE:** 26' X 12'

**PARCEL COVERAGE:**  
 BUILDINGS (INCLUDING TRASH): ±1,262 SF (2.90%)  
 PARKING AND MANEUVERING: ±22,921 SF (52.68%)  
 WALKWAYS: ±3,385 SF (7.78%)  
 LANDSCAPE: ±15,945 SF (36.64%)  
**43,513 SF (100.00%)**

## CONSTRUCTION NOTES:

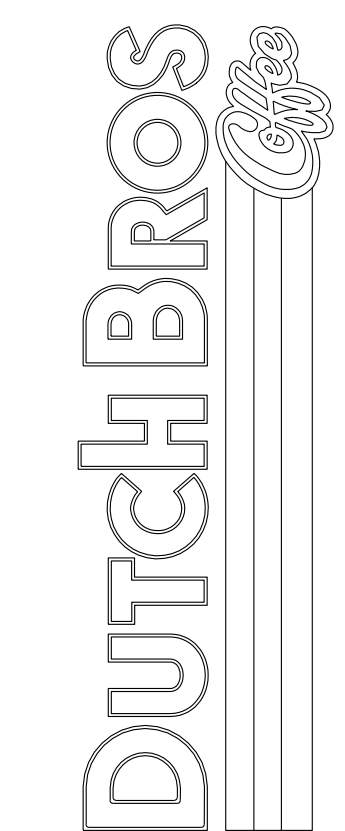
- PROPOSED DUTCH BROS COFFEE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE AND PAVEMENT SECTION DETAILS.
- PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- PROPOSED CONCRETE PAVEMENT.
- PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
- PROPOSED PAVEMENT MARKING.
- PROPOSED LANDSCAPE AREA, TYPICAL.
- ACCESSIBLE PATH, TYPICAL.
- PROPOSED ADA ACCESSIBLE RAMP.
- PROPOSED BOLLARD.
- PROPOSED CANOPY.
- PROPOSED BICYCLE PARKING.
- FIRE HYDRANT BY OTHERS.
- PROPOSED SITE LIGHTING.
- PROPOSED GREASE INTERCEPTOR
- PROPOSED SCREEN WALL.
- FDC BY OTHERS.
- PROPOSED STAMPED CONCRETE.
- PROPOSED GRAVEL PATH.
- PROPOSED SHADE STRUCTURE.
- PROPOSED FIRE LANE STRIPING, TYP.
- PROPOSED OUTDOOR SEATING.

## LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED GRAVEL	

PRELIMINARY NOT FOR CONSTRUCTION

Title: **PRELIMINARY SITE AND UTILITY PLAN**  
**SWC OF ELLSWORTH ROAD & PETERSON AVE**  
**MESA, AZ**

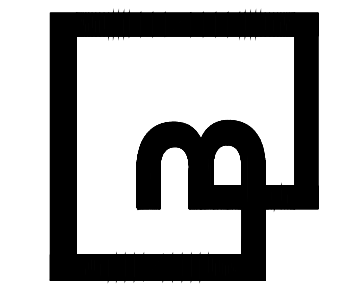


For: **Not for Construction**

Scale: Horizontal 1" = 20', Vertical N/A

Designed	Drawn	Checked	Approved	Date
PAL	PAL	AEM	HFS	03/12/24

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Job Number: **22255**  
 Sheet: **1 OF 2**  
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