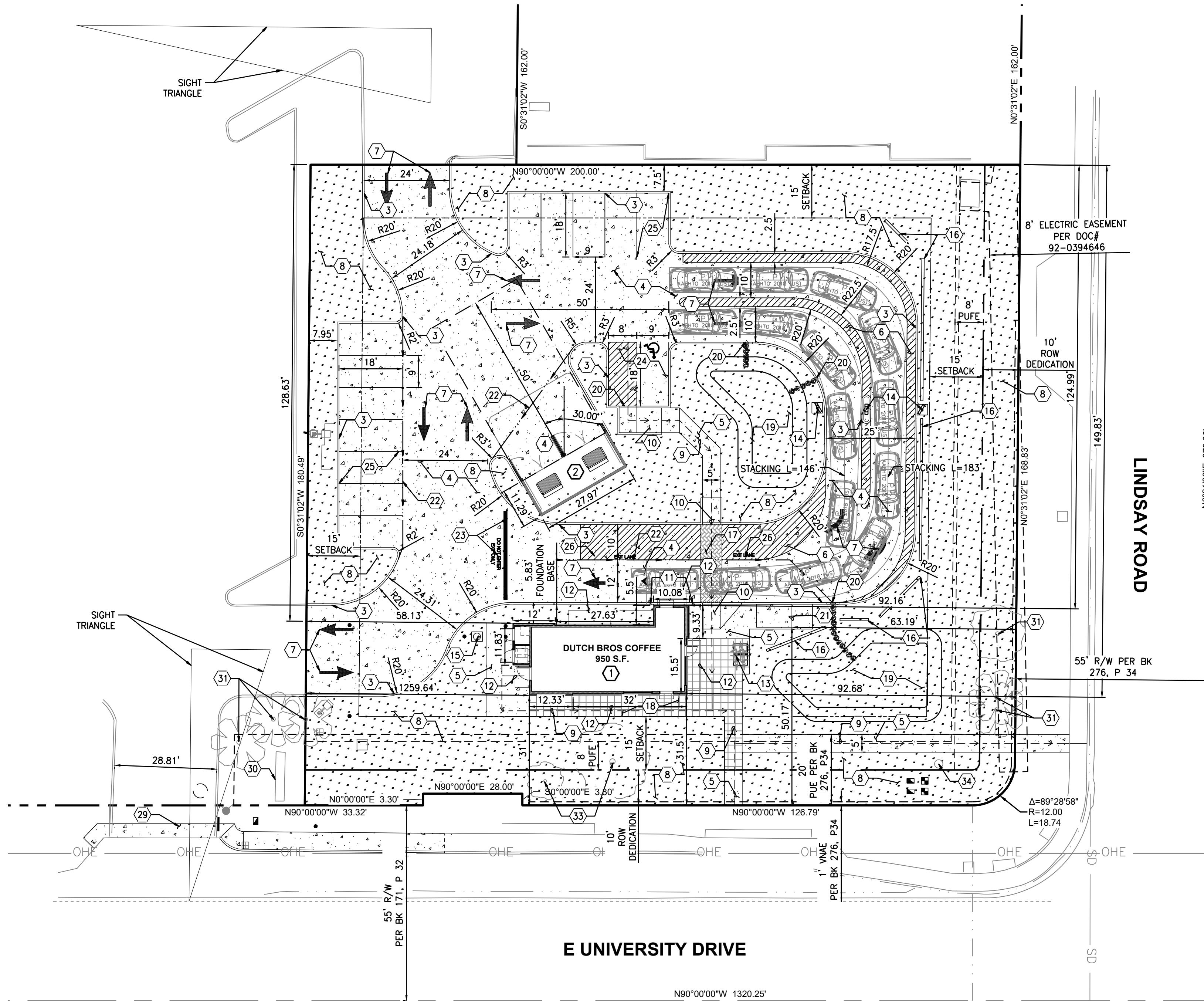
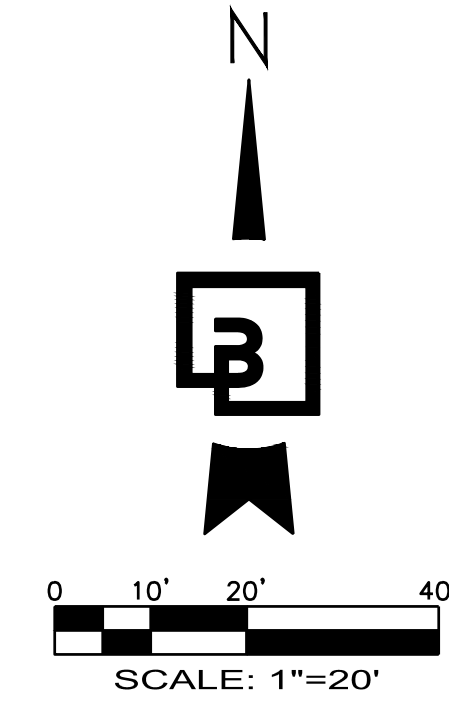
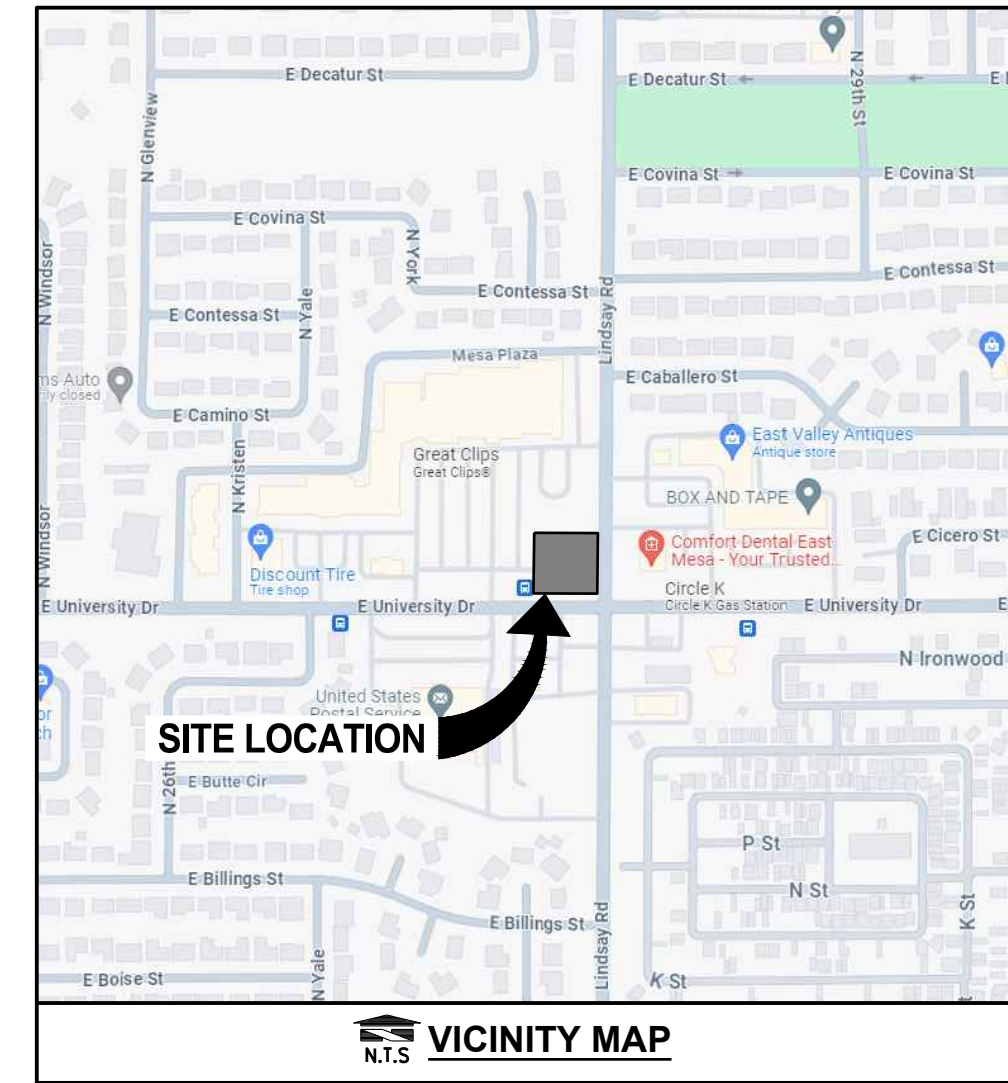


DUTCH BROS. COFFEE - MESA, AZ - AZ1601 PRELIMINARY SITE PLAN



CONSTRUCTION NOTES:

- PROPOSED DUTCH BROS COFFEE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED TRASH ENCLOSURE PER CITY OF MESA STD DETAIL M-62. 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 4" WIDE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER.
- PROPOSED PAVEMENT MARKING.
- PROPOSED LANDSCAPE AREA, TYPICAL.
- PROPOSED ACCESSIBLE PATH, TYPICAL.
- PROPOSED ADA ACCESSIBLE RAMP.
- PROPOSED BOLLARD IN CURB.
- PROPOSED AWNING.
- PROPOSED BICYCLE PARKING.
- PROPOSED SIGN.
- PROPOSED GREASE INTERCEPTOR.
- PROPOSED VARYING HEIGHT TRELLIS AND PLANTINGS, TYPICAL. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS.
- PROPOSED STAMPED CONCRETE.
- PROPOSED DECORATIVE CONCRETE, 2'X2' SQUARES. SCORING PER PLAN.
- PROPOSED RETENTION BASIN.
- PROPOSED CURB CUT, TYPICAL.
- PROPOSED SHADE STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED PAVEMENT SWALE.
- PROPOSED STOP BAR W/ THE "DO NOT ENTER, EXIT ONLY" TEXT.
- PROPOSED ACCESSIBLE PARKING STALL W/ REQUIRED SIGNAGE.
- PROPOSED PARKING STALL, TYPICAL.
- PROPOSED 12" "EXIT LANE" TEXT.
- NOTE NOT USED
- NOTE NOT USED
- PROPOSED SIDEWALK PER CITY OF MESA DETAIL M-42
- EXISTING MONUMENT SIGN
- EXISTING TREE, TYP.
- NOTE NOT USED
- REMOVE EXISTING TREES
- APPROXIMATE LOCATION OF EXISTING STUMP. REMOVE EXISTING STUMP.

PROJECT DATA

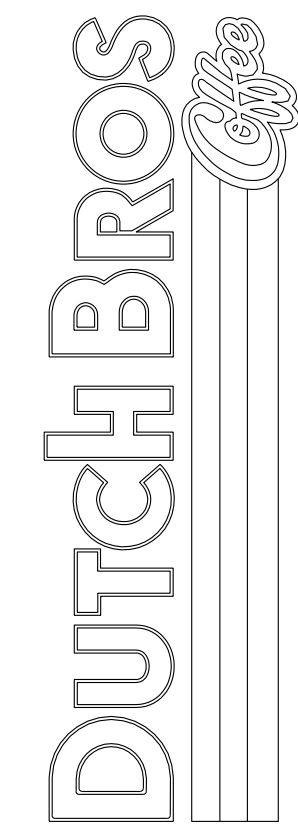
NAME:	DUTCH BROS COFFEE - AZ1601 - MESA, ARIZONA		
LOCATION:	2750 E UNIVERSITY DR., MESA, ARIZONA 85212		
APN #:	140-10-357A		
EXISTING/PROPOSED USE:	VACANT BARE DIRT / COMMERCIAL DUTCH BROTHERS COFFEE DRIVE-THROUGH		
EXISTING/PROPOSED ZONING:	LIMITED COMMERCIAL (LC)		
PARCEL AREA:	35,975 SF	(0.82 AC)	
GROSS PROJECT AREA:	35,975 SF	(0.82 AC)	
PROPOSED BUILDING INFORMATION:			
BUILDING HEIGHT:	24'		
BUILDING STORIES:	1		
GROSS FLOOR AREA:	950 SF		
SETBACKS:			
FRONT SETBACK (LINDSAY ROAD):	15'		
FRONT SETBACK (E UNIVERSITY DRIVE):	15'		
HEIGHT RESTRICTIONS:			
MAXIMUM BUILDING HEIGHT:	30'		
PARKING SPACES REQUIRED:	1 SPACE PER 100 SF OF INDOOR SEATING AREA (950 SF/100 SF) = 10 SPACES (INDOOR) 10 REQUIRED SPACES		
PARKING SPACES PROVIDED:	1 ADA PARKING 12 REGULAR PARKING TOTAL 13 STALLS		
VEHICLE QUEUING:	15		
TRASH ENCLOSURE:	28' X 12'		
PARCEL COVERAGE:			
BUILDINGS (INCLUDING TRASH):	±1,286 SF	(3.6%)	
PARKING AND MANEUVERING:	±15,427 SF	(42.9%)	
WALKWAYS:	±2,087 SF	(5.8%)	
LANDSCAPE:	±17,175 SF	(47.7%)	
	35,975 SF	(100.0%)	
PUBLIC RIGHT-OF-WAY IMPROVEMENTS:			
SIDEWALK:	557 SF	(100.0%)	
	557 SF	(100.0%)	

LEGEND

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

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN
NWC OF E UNIVERSITY DR AND LINDSAY RD
MESA, AZ



For:



Scale:

Horizontal

1" = 20'

Vertical

N/A

Designed

EMM

Drawn

EMM

Checked

AEM

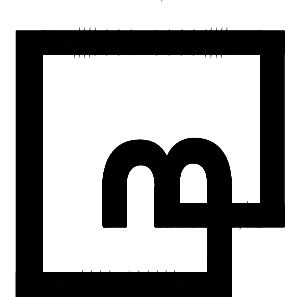
Approved

AEM

Date

01/21/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Job Number
23429

Sheet

C10

2019 DB
Franchising USA, LLC

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.