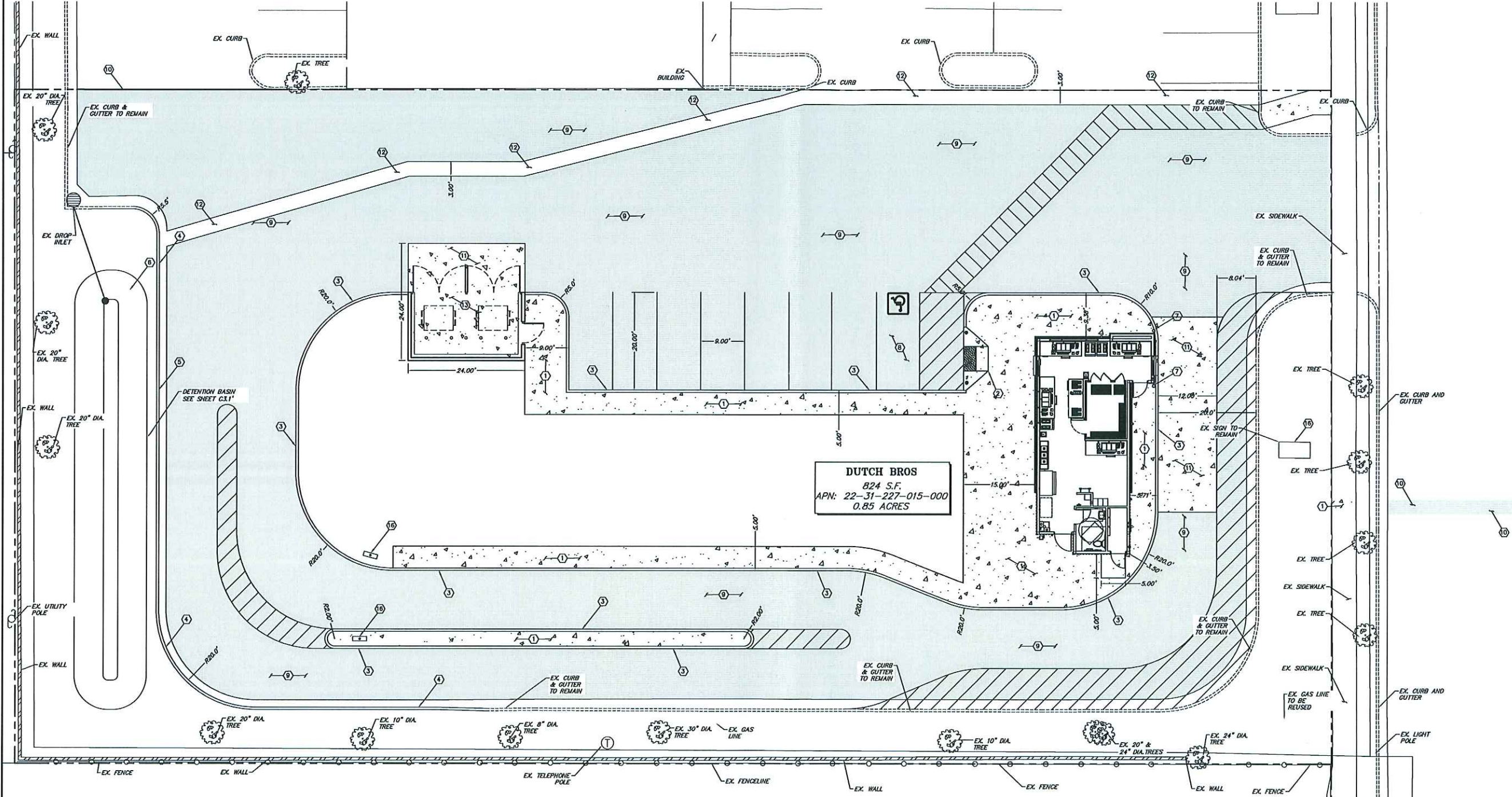


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**DUTCH BROS**  
 824 S.F.  
 APN: 22-31-227-015-000  
 0.85 ACRES

PROJECT LEGEND	
A.P.N.:	22-31-227-015-0000
PARCEL ZONING:	CN
<b>SITE SETBACKS (LANDSCAPE/BUILDING)</b>	
FRONT YARD:	= 25 FEET
SIDE YARD (NORTH):	= 10 FEET
SIDE YARD (SOUTH):	= 30 FEET
BACK YARD:	= 30 FEET
<b>PARKING:</b>	
DUTCH BROS. STANDARD PARKING PROVIDED:	= 7 SPACES
TOTAL HANDICAP PARKING PROVIDED:	= 1 SPACE
TOTAL SPACES PROVIDED:	= 8 SPACES

- NOTES:**
- PERMANENT STRIPING, BIKE LANES, AND MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
  - PARKING SPACE LINES SHALL BE 4-INCH WIDE, WHITE STRIPES.
  - HANDICAP PARKING SPACES SHALL BE MARKED WITH A PAINTED BLUE FIELD 48-INCHES SQUARE CONTAINING A PAINTED WHITE WHEELCHAIR SYMBOL.
  - HANDICAP PARKING AISLE LINES SHALL HAVE 4-INCH WIDE, WHITE STRIPES AT A 45 DEGREE ANGLE AND AT 18-INCHES ON CENTER.
  - PARKING STALL INSTALLATION AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. AND SECTION 330 OF THE "ORANGE BOOK".
  - ALL EXTERIOR CONCRETE EXPOSED TO FREEZING AND THAWING CONDITIONS SHOULD BE RATED AT 4,500 PSI MINIMUM.
  - REFERENCE "GENERAL NOTES" ON SHEET C6.1
  - REFERENCE "ABBREVIATIONS" ON SHEET C6.1
  - REFERENCE "LEGEND" ON SHEET C6.1
  - ADD 4400 TO ALL FINISHED GRADE OF INVERT ELEVATIONS

- CONSTRUCTION NOTES:**
- CONSTRUCT SIDEWALK PER DETAIL 2, SHEET C6.2
  - CONSTRUCT HANDICAP RAMP PER DETAIL 3, SHEET C6.2
  - CONSTRUCT P.C.C. TYPE 2 MEDIAN CURB PER DETAIL 7, SHEET C6.2
  - CONSTRUCT P.C.C. CURB & GUTTER PER DETAIL 4, SHEET C6.2
  - CONSTRUCT CURB OPENING AS PER DETAIL 1, SHEET C6.3
  - CONSTRUCT RIP RAP LINED DRAINAGE SWALE AS PER DETAIL 2, SHEET C6.3
  - INSTALL BOLLARDS AS PER DETAIL 3, SHEET C6.3
  - INSTALL HANDICAP PARKING STALL PER DETAIL 5 & 6, SHEET C6.3
  - CONSTRUCT ASPHALT SECTION AS PER DETAIL 4, SHEET C6.3
  - CONSTRUCT BITUMINOUS PAVEMENT PATCH AS PER DETAIL 3, SHEET C6.3
  - CONSTRUCT CONCRETE SECTION AS PER DETAIL 6, SHEET C6.3
  - CONSTRUCT 6" WIDE P.C.C. LONGITUDINAL VALLEY GUTTER AS PER DETAIL 7, SHEET C6.3
  - INSTALL TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.
  - CROSSWALK SHALL BE SOLID WHITE LONGITUDINAL LINES, PARALLEL TO THE FLOW OF TRAFFIC 24" WIDE x 10' LONG AND SPACED 24' APART
  - CONSTRUCT SITE LIGHTING, SEE ELECTRICAL PLANS FOR LOCATION AND DETAILS
  - INSTALL SIGNAGE, SEE ARCHITECTURAL AND SIGNAGE PLANS

**SITE PLAN**  
 SCALE: 1" = 10'-0"



**COPYRIGHT:**  
 DRAWN: C.S.O.  
 DESIGNED: C.S.O.  
 CHECKED/STAMPED:  
 MATT K. RASMUSSEN, P.E.

**STAMP:**

**TECTONICS DESIGN GROUP**  
 730 Sandhill Road, Suite 250, Reno, NV 89521  
 tel 775-624-9988  
 fax 775-624-9986  
 www.tectonicsdesigngroup.com

**DESIGNER:**  
 Dutch Bros No: UT0301  
 7856 700 E., Sandy, Utah

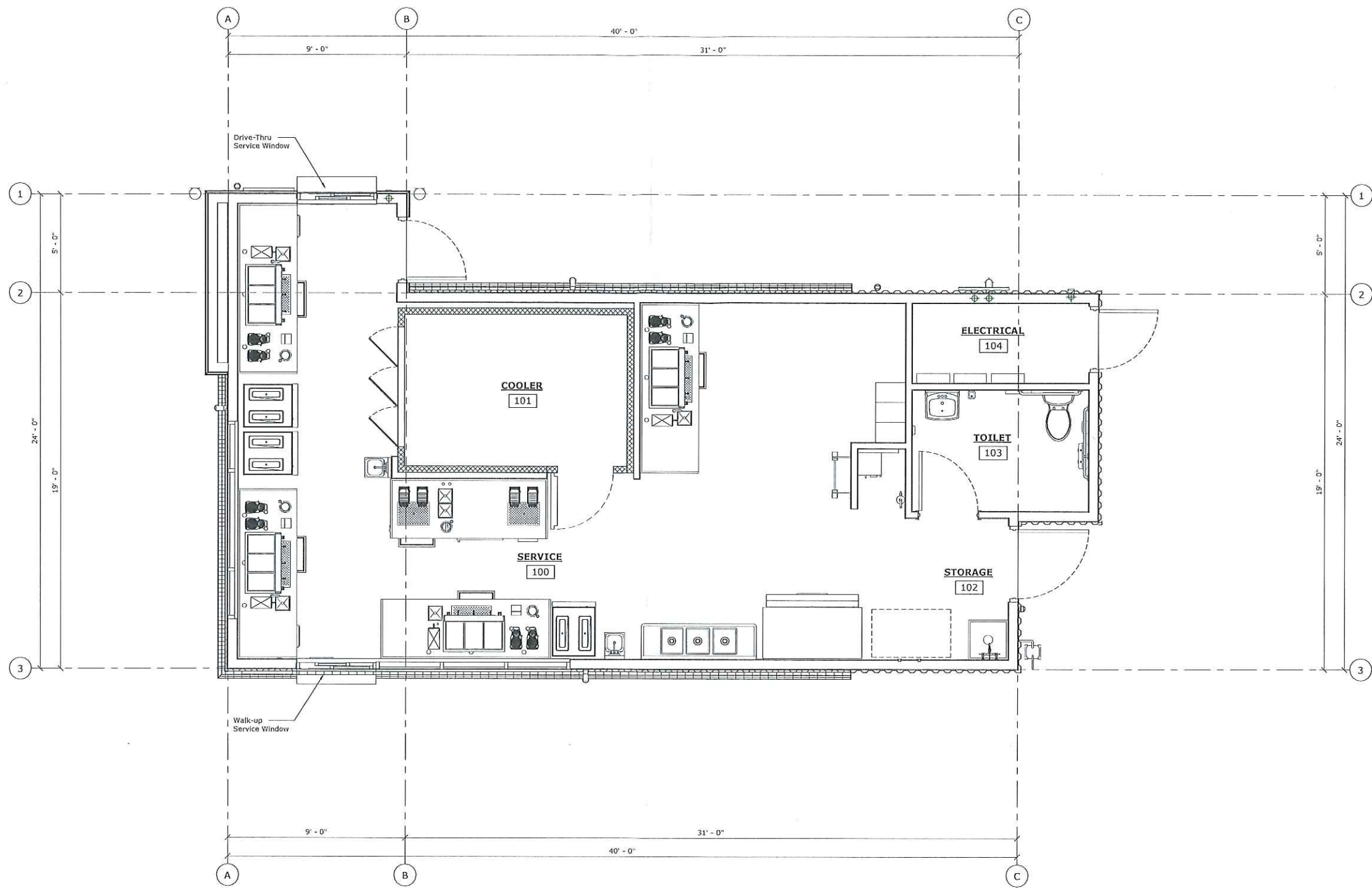
**DUTCH BROS**

**PROJECT/CLIENT:**  
 19048

**DATE:**  
 06/12/19

**SUBMITTAL RECORD:**  
 SUBMITTAL SITE PLAN AND CUP SUBMITTAL

**SHEET TITLE:**  
 C2.1



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**PLANT LIST:**

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>DECIDUOUS TREES</b>			
ACER GINNALA 'FLAME'	AMUR MAPPLE	15 GAL.	1.25" MIN. CALIPER MATCHED
PRUNUS V. 'CANADA RED'	CHOKECHERRY	24" BOX	2" MIN. CAL. MATCHED
<b>EVERGREEN TREES</b>			
PINUS NIGRA	AUSTRIAN PINE	15 GAL.	6' MIN. HEIGHT
CUPRESSUS ARIZONICA	ARIZONA CYPRESS	15 GAL.	6' MIN. HEIGHT
<b>SHRUBS</b>			
PERVOSKIA A. 'BLUE SPIRE'	RUSSIAN SAGE	1 GAL.	12" MIN. HEIGHT
PINUS M. PUMILIO	MUGO PINE	5 GAL.	24" MIN. SPREAD
BERBERIS THUNBERGII	REDLEAF BARBERRY	5 GAL.	18" MIN. HEIGHT
CARYOPTERIS CLANDONENSE	BLUE MIST	5 GAL.	18" MIN. HEIGHT
RHUS AROMATICA	FRAGRANT SUMAC	5 GAL.	24" MIN. HEIGHT
CYTISUS PRAECOX	MOONLIGHT BROOM	5 GAL.	24" MIN. SPREAD
COTINUS C. 'ROYAL PURPLE'	PURPLE SMOKE TREE	5 GAL.	24" MIN. HEIGHT
PRUNUS TOMENTOSUM	NANKING CHERRY	5 GAL.	24" MIN. HEIGHT
<b>PERENNIALS</b>			
ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	12" MIN. HEIGHT
CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHERREED	1 GAL.	12" MIN. HEIGHT
SEDUM SPECIES	JAP. SPURGE	1 GAL.	12" MIN. HEIGHT





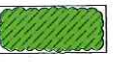



**LANDSCAPE CALCULATION**

GROSS SITE AREA: 37,026 S.F.  
 PROVIDED SITE AREA LANDSCAPE: 11,479 S.F. (31% OF TOTAL SITE)  
 TOTAL PARKING AREA: 2,462 S.F.  
 TOTAL PARKING AREA LS REQUIRED 5%: 123 S.F.  
 TOTAL PARKING AREA LANDSCAPE PROVIDED 16%: 2,462 S.F. S.F.  
 TREES REQUIRED 1/500 S.F. OF ONSITE LANDSCAPE AREA 11,479 S.F.  
 (23) : (24 PROVIDED)  
 15' OF FRONTAGE LS. WITH 12"-18" BERM (PROVIDED).  
 RESIDENTIAL BUFFER OF 10' (PROVIDED).

**PROPOSED MULCHES**

FRACTURED ROCK MULCH: PLACE 4" MIN. DEPTH OF TAN TO GRAY 1 1/2" FRACTURED ROCK OVER WATER PERMEABLE NON WOVEN DEWITT PRO 5 OR EQUAL LANDSCAPE FABRIC IN PLANTER AREAS AS SHOWN. ROCK AS AVAILABLE FROM LOCAL SOURCE OR MANUFACTURED ONSITE FROM EXCAVATED ROCK.  
 ACCENT ROCK MULCH: ACCENT PLANTERS 3" MIN. DEPTH OF 3/4" MOCHA LAVA ROCK PLACE OVER WATER PERMEABLE NON WOVEN LANDSCAPE FABRIC. DEWITT PRO 5 OR EQUAL. RAKE SMOOTH AND COMPACT.  
 3-4" MIN. DIA. FRACTURED ROCK BOULDERS

**LANDSCAPE LEDGEND**

-  LARGE EVERGREEN TREE
-  LARGE DECIDUOUS SHADE TREE
-  SMALL EVERGREEN TREE
-  PARKING LOT PLANTING-LOW SHRUBS/ PERENNIAL ACCENTS MEDIUM DENSITY W/ ROCK MULCH
-  MEDIUM TO LARGE SHRUBS LOW DENSITY W/ ROCK MULCH
-  PROJECT ACCENT PLANTING- LOW ACCENT SHRUBS/GROUND COVER/PERENNIALS WITH ACCENT ROCK MULCH W/ LARGE BOULDER ACCENTS
-  SCREEN SHRUBS 10' MAX. HEIGHT WITH ROCK MULCH
-  EXISTING TURF TO REMAIN

**CONCEPTUAL LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



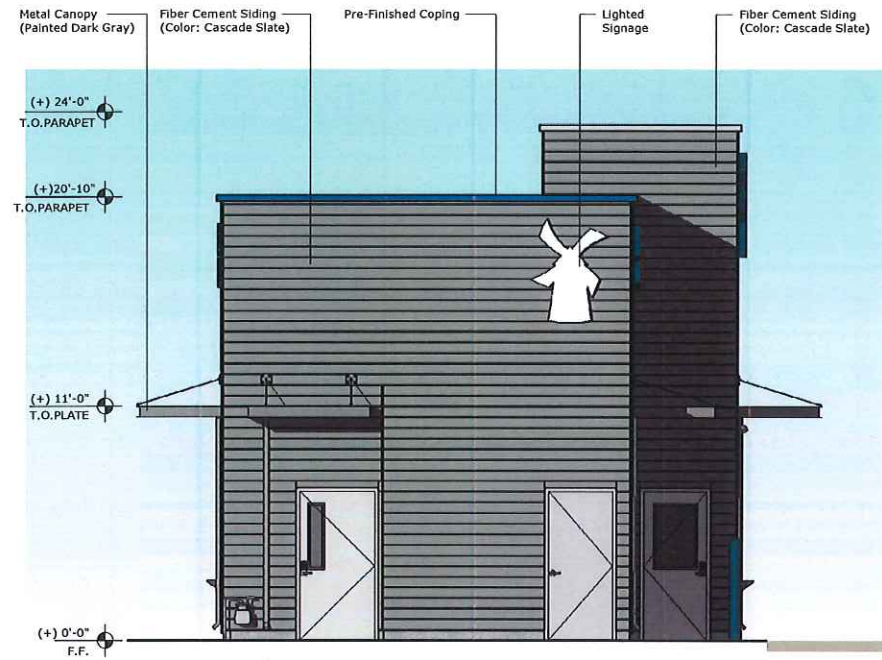
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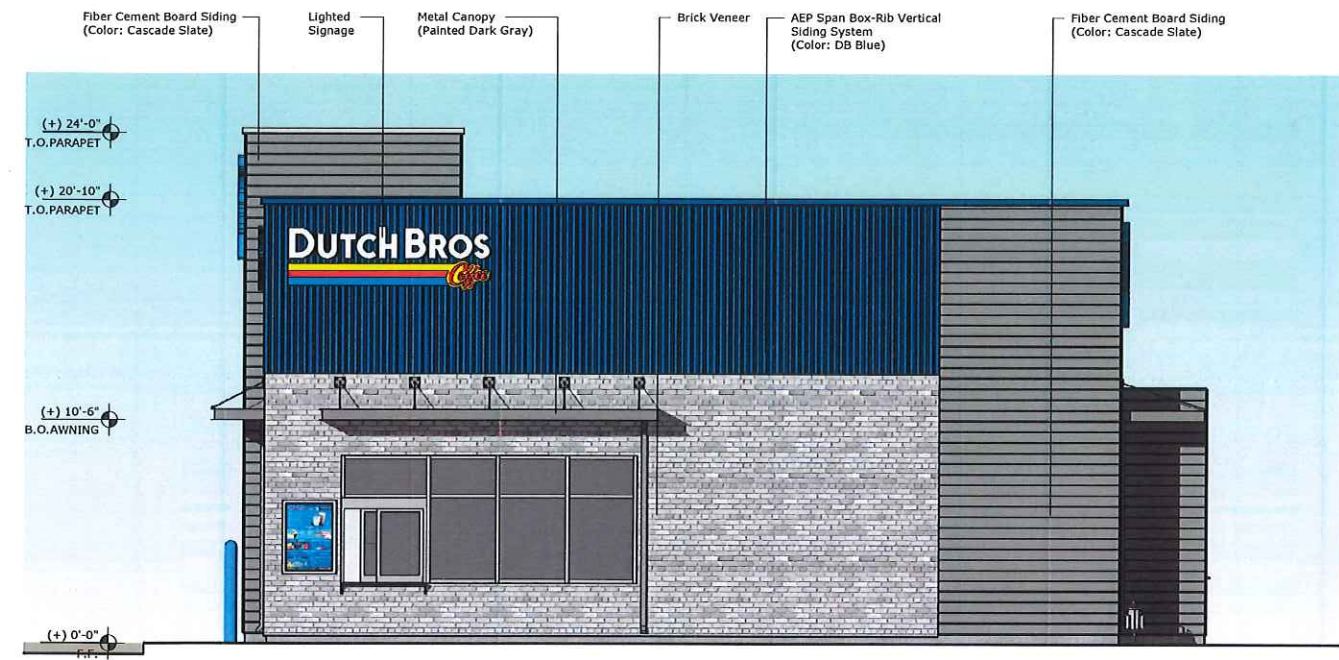
DRAWN: KH  
 DESIGNED: BHT  
 CHECKED/STAMPED: BARBARA H. HATCH RLA ALA

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 730 Sandhill Road, Suite 250, Reno, NV 89521  
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 www.tectonicsdesigngroup.com

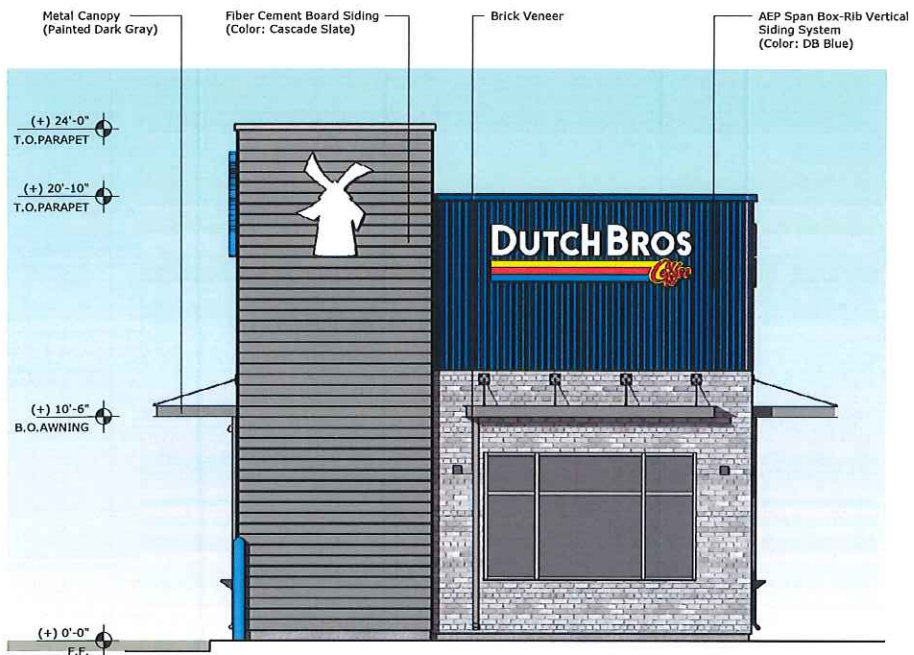
PROJECT/CLIENT: 19048  
 DATE: 6/11/19  
 SUBMITTAL RECORD:  
 SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN  
 SHEET: L1.1



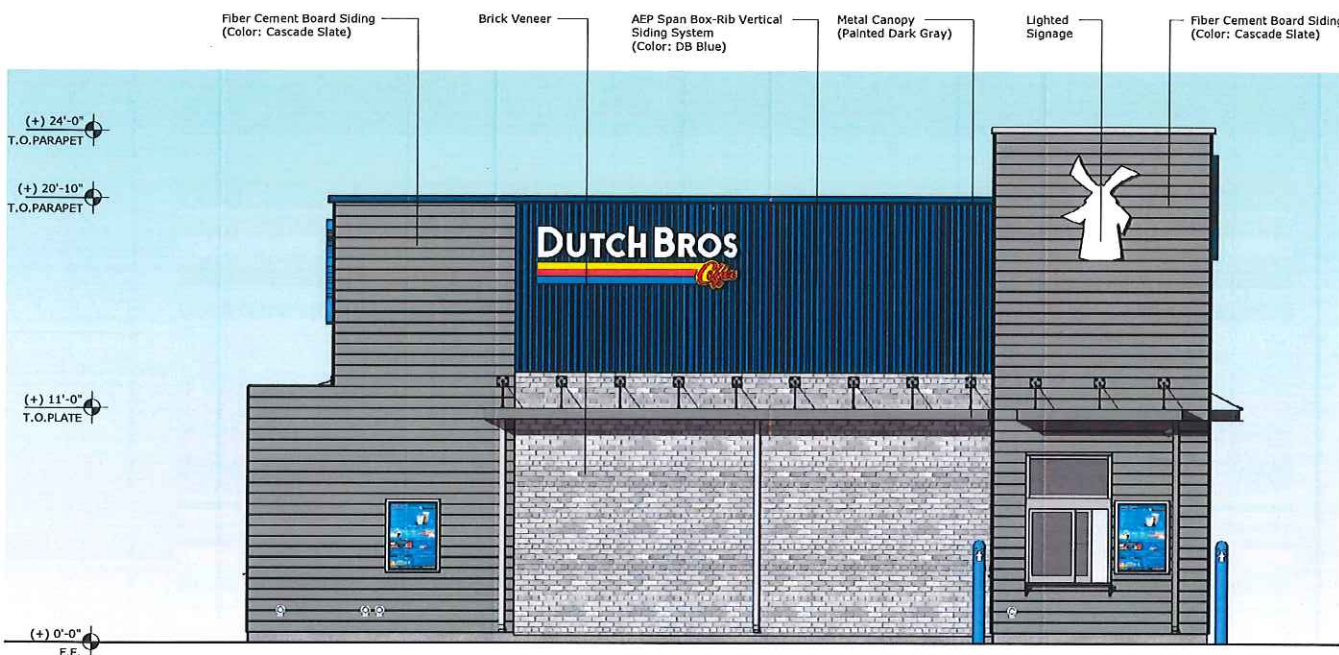
SOUTH



WEST



NORTH



EAST