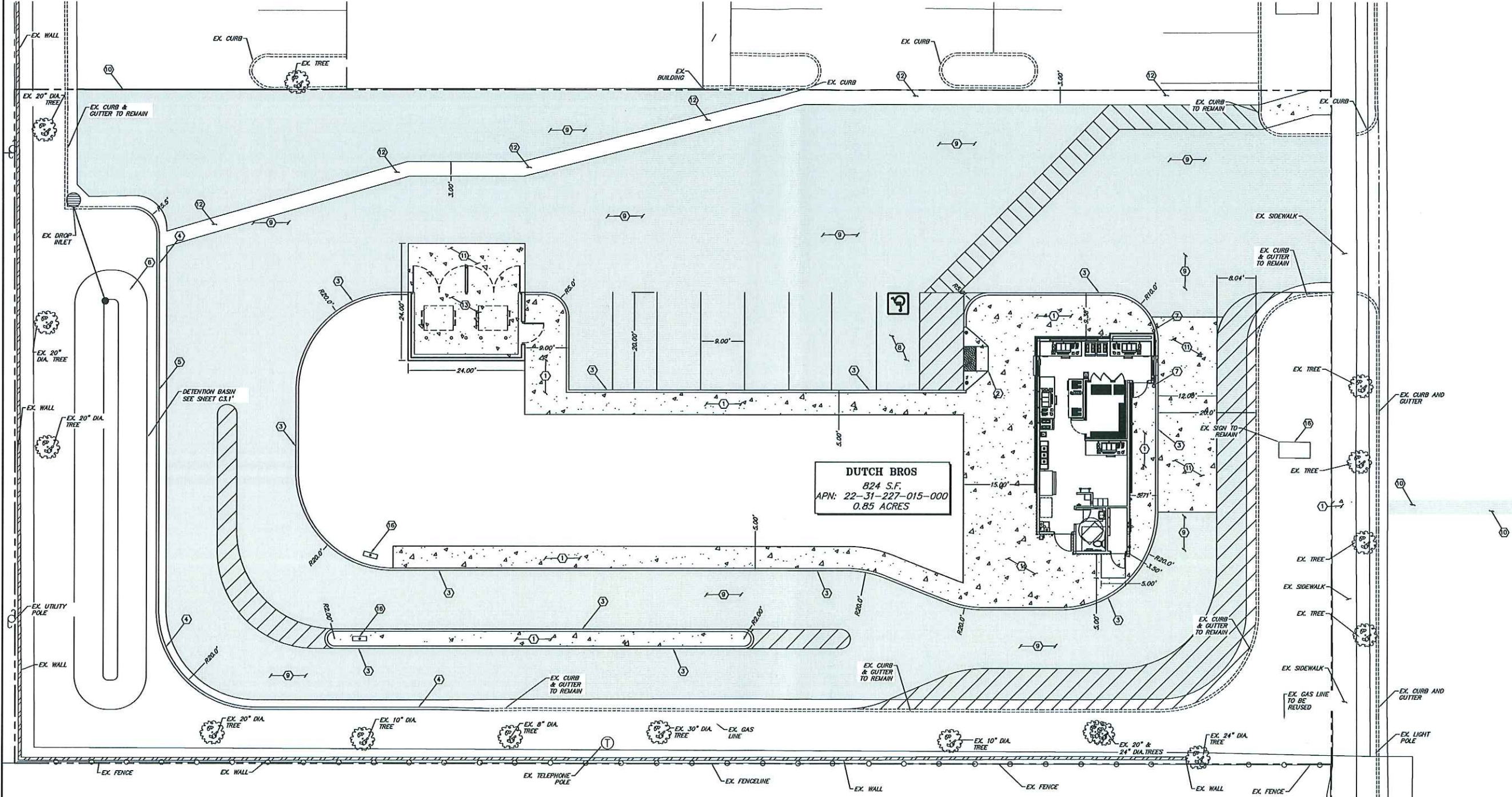


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PROJECT LEGEND	
A.P.N.:	22-31-227-015-0000
PARCEL ZONING:	CN
SITE SETBACKS (LANDSCAPE/BUILDING)	
FRONT YARD:	= 25 FEET
SIDE YARD (NORTH):	= 10 FEET
SIDE YARD (SOUTH):	= 30 FEET
BACK YARD:	= 30 FEET
PARKING:	
DUTCH BROS. STANDARD PARKING PROVIDED:	= 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"



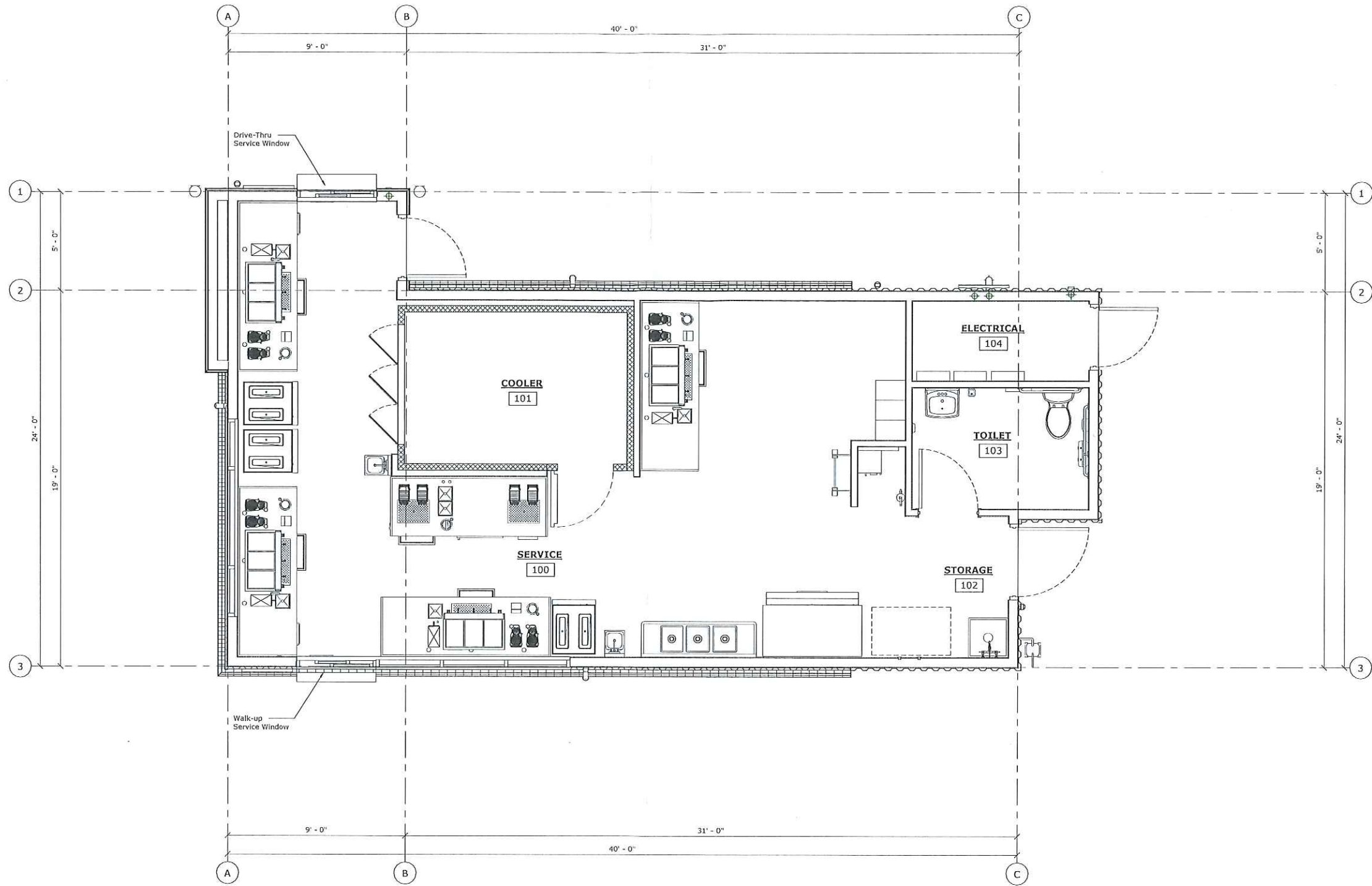
TECTONICS DESIGN GROUP
730 Sandhill Road, Suite 250, Reno, NV 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

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: SHEET TITLE: C2.1

TECTONICS DESIGN GROUP
DRAWN: C.S.O.
DESIGNED: C.S.O.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.



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PLANT LIST:

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES			
ACER GINNALA 'FLAME'	AMUR MAPPLE	15 GAL.	1.25" MIN. CALIPER MATCHED
PRUNUS V. 'CANADA RED'	CHOKECHERRY	24" BOX	2" MIN. CAL. MATCHED
EVERGREEN TREES			
PINUS NIGRA	AUSTRIAN PINE	15 GAL.	6' MIN. HEIGHT
CUPRESSUS ARIZONICA	ARIZONA CYPRESS	15 GAL.	6' MIN. HEIGHT
SHRUBS			
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
PERENNIALS			
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 15000 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 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/GROUNDCOVER/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"



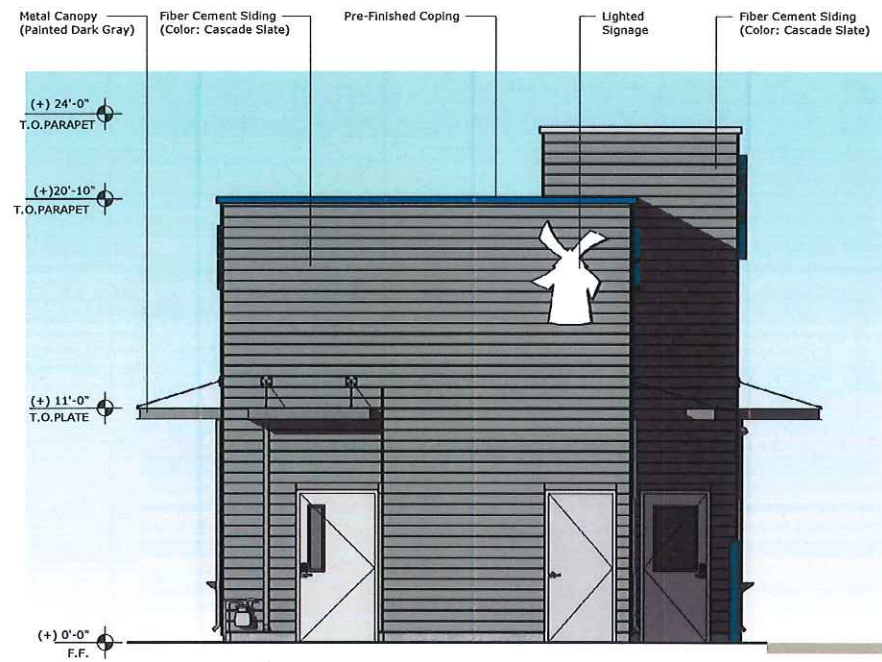
GreenDesign
 Landscape Architects, Inc.
 1464 Popinjay Drive
 Reno, NV.
 p: 775 829 1364
 email: bhatch00@charter.net

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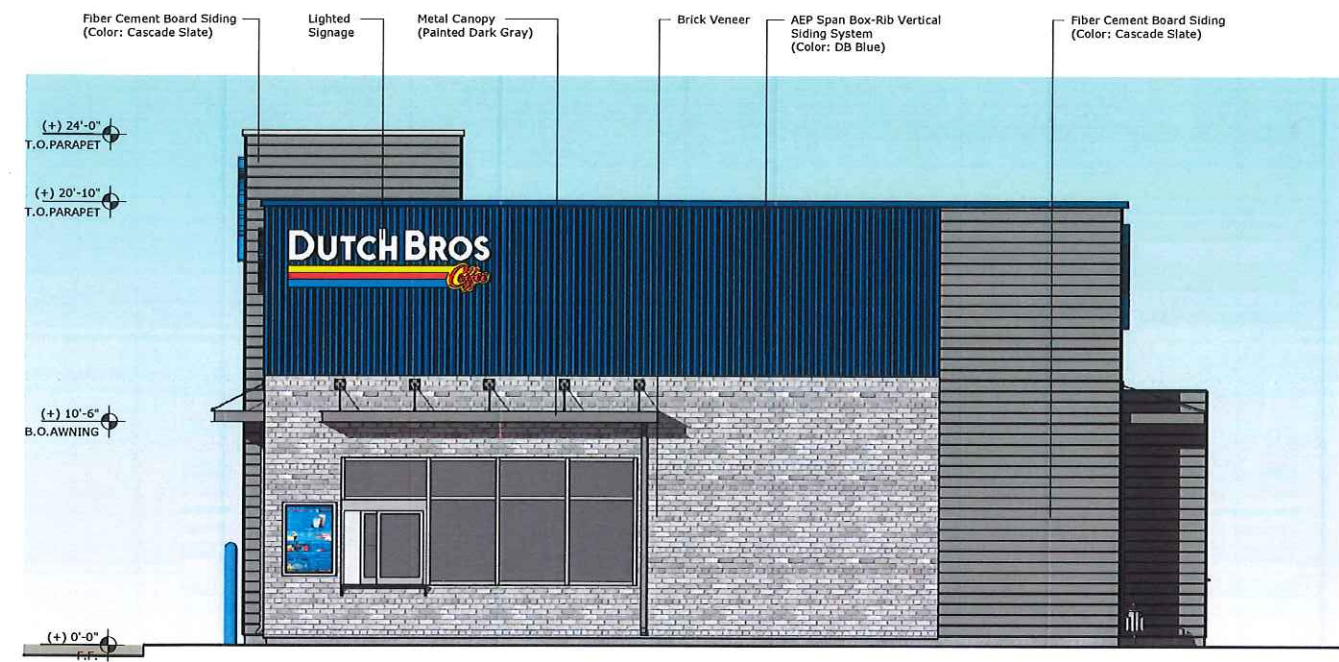
DRAWN: KH
 DESIGNED: BHT
 CHECKED/STAMPED: BARBARA H. HATCH RLA ALA

DESIGNER: **TECTONICS DESIGN GROUP**
 730 Sandhill Road, Suite 250, Reno, NV 89521
 Tel: 775-824-9988
 Fax: 775-824-9986
 www.tectonicsdesigngroup.com

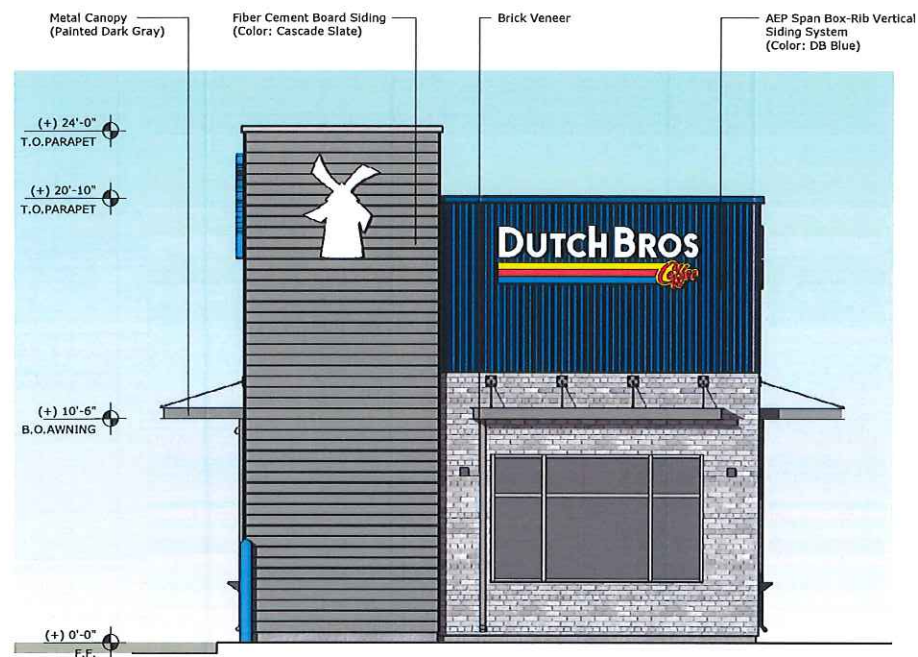
PROJECT/CLIENT: 19048
 DATE: 6/11/19
 SUBMITTAL RECORD:
 SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN
 SHEET: L1.1



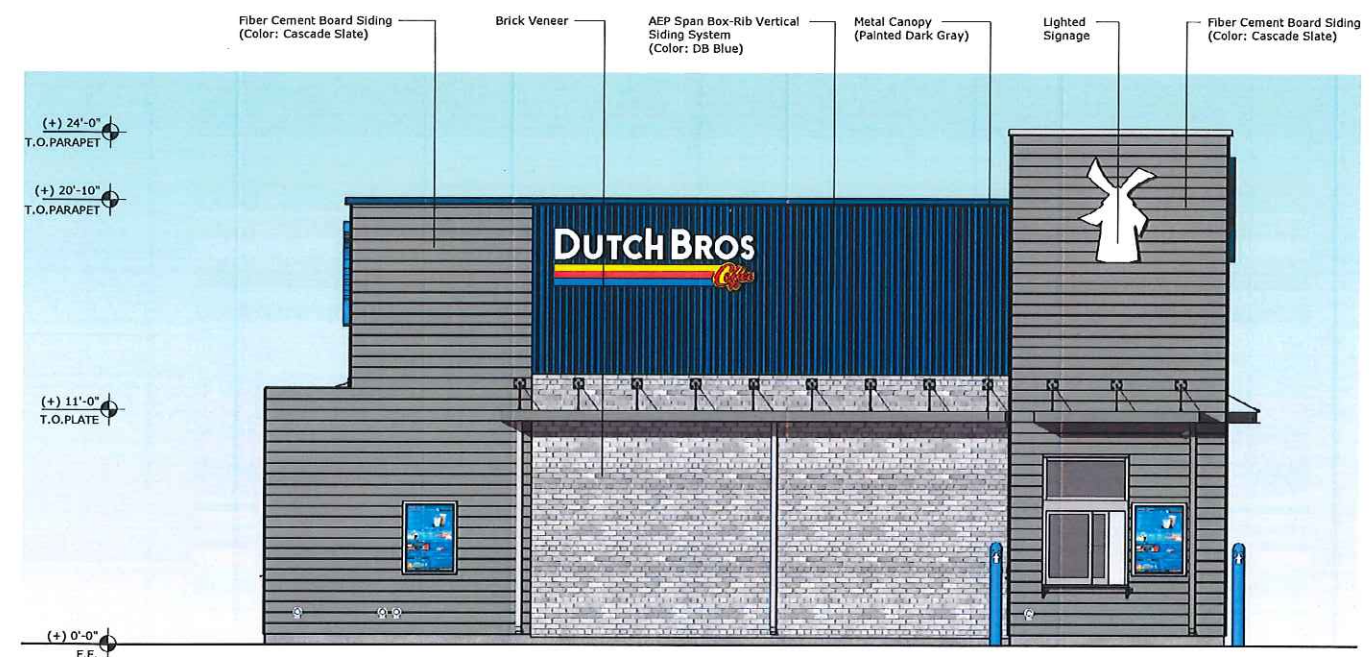
SOUTH



WEST



NORTH



EAST