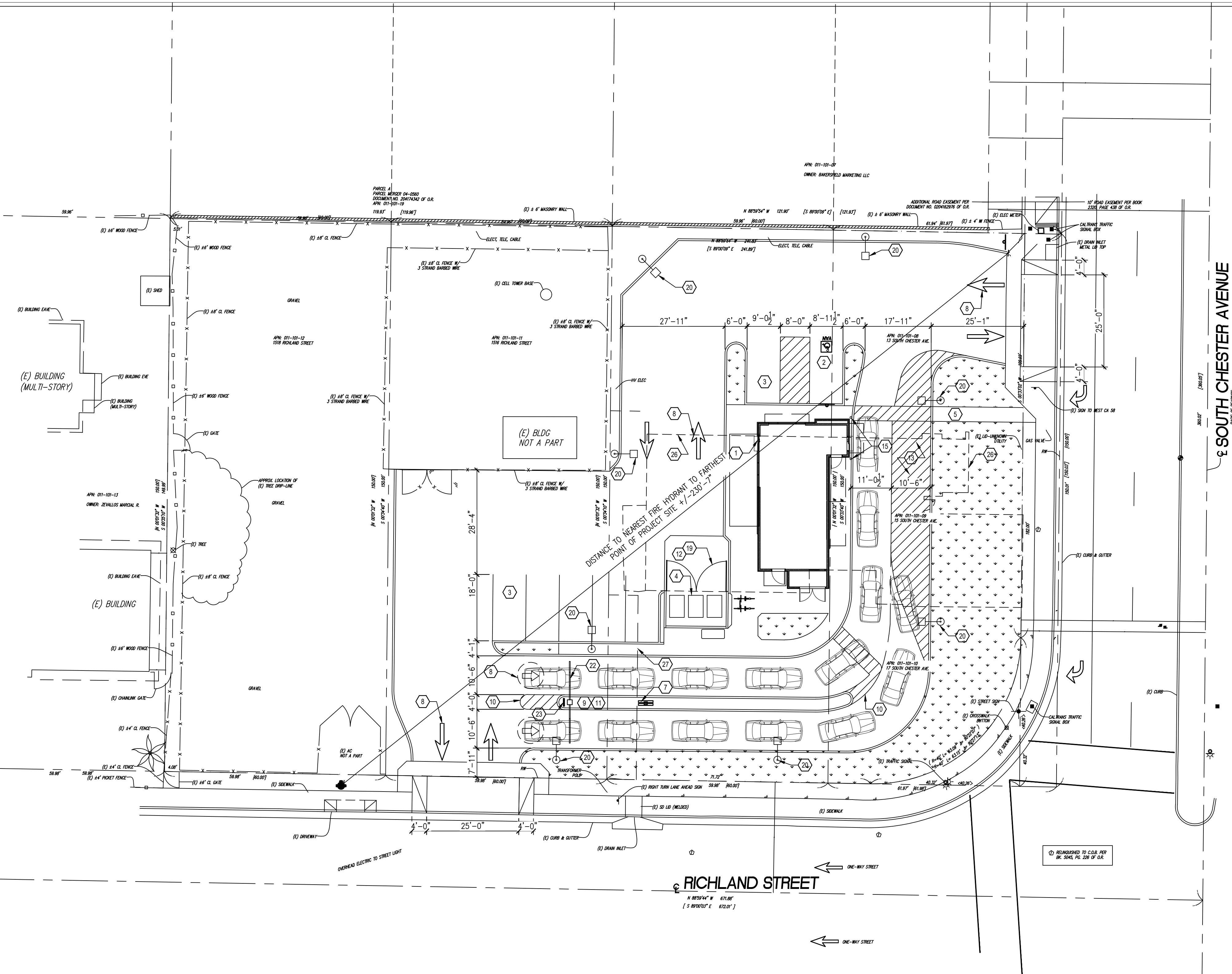


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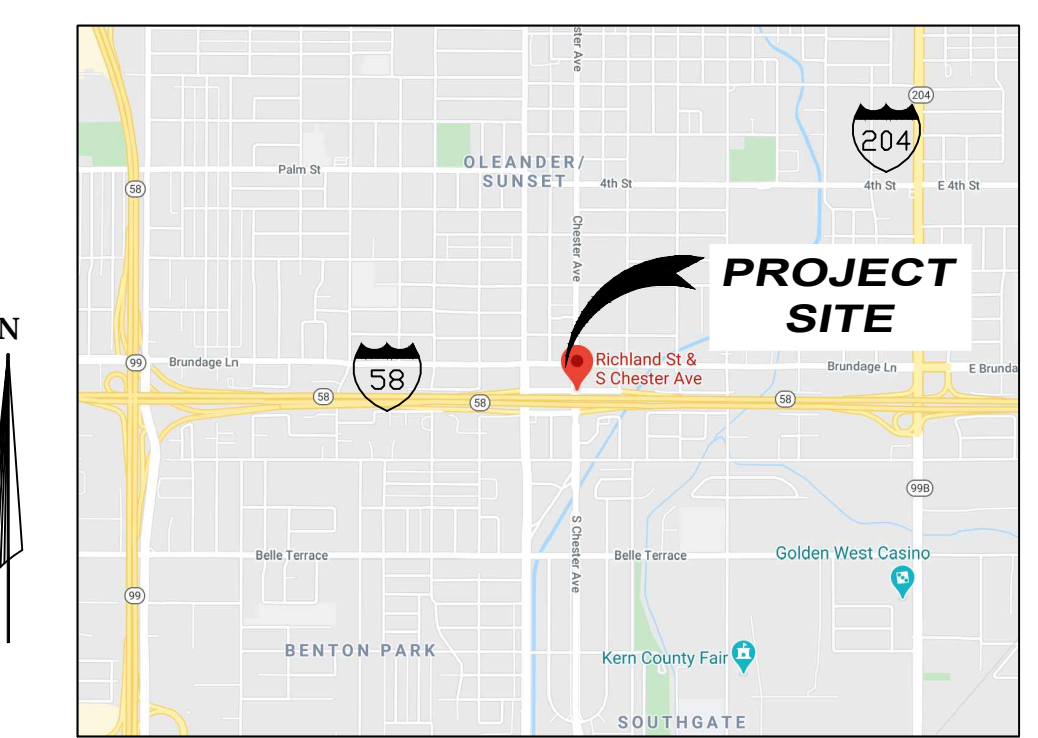
### SITE PLAN PARAMETERS KEYNOTES

- WALK-UP SERVICE WINDOW
- ADA VAN PARKING STALL - SEE DETAIL 2/SP2.0-SM
- PARKING STALL, TYPICAL (18' X 9')
- TRASH ENCLOSURE, WITH LOCKING GATES AND SITE LIGHT REFER TO SHEET A9.0 FOR DETAILS COORDINATE W/ LOCAL TRASH COMPANY FOR MIN. REQUIREMENTS AND CLEARANCES.
- PEDESTRIAN ACCESS FROM SIDEWALK - MAX. 5% SLOPE IN DIRECTION OF TRAVEL, MAX 2% CROSS SLOPE
- MONUMENT / POLE SIGN FACING MAIN STREET. REFER TO SP-1.1 FOR REFERENCE
- STATIC BACKLIT LED MENU BOARD, POLE MOUNTED. PROVIDE (2) 1" CONDUIT WITH PULL STRING AND WATER PROOF J BOX FROM ELECTRICAL ROOM TO MENU BOARD LOCATION FOR POWER AND FUTURE DATA
- DIRECTIONAL PAINT - TYP. - SEE DETAIL 15/SP2.0
- SIDEWALK FOR RUNNERS DRIVER'S SIDE OF AISLE, 5' WIDE MIN.
- PAINT STRIPING, 10' BEFORE AND AFTER CONCRETE DIVIDER, PAINT STRIPS 4" WIDE, 12" O.C. SAFETY YELLOW
- MIN. 4' WIDE DIVIDING MEDIAN
- TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF ENCLOSURE WITH SERVICE PROVIDER
- SAFETY PULL OUT - PAINTED STRIPES 4" WIDE, 12" O.C. SAFETY WHITE
- CONCRETE AT DRIVE THRU WINDOW - SEE CIVIL PLANS
- 6" BOLLARD W/ DB BOLLARD COVERS. BOLLARD LOCATIONS VARY FOR INDIVIDUAL STORE DESIGNS. SEE FLOOR PLANS. - SEE DETAIL 16/SP2.0
- CONCRETE FLOWWORK - SEE CIVIL PLANS
- ADA PARKING ONLY SIGN - SEE DETAIL 6/SP2.0
- SHORT TERM & LONG TERM BIKE PARKING. LONG TERM TO BE DURABIKE DL2 LOCKER OR APPROVED EQUAL. IF REQUIRED BY CITY - SEE DETAIL 14/SP2.0
- TOPICAL BLACK CONCRETE STAIN AT DRIVE-THRU AND TRASH ENCLOSURE
- NEW SITE LIGHTS - SEE CIVIL & ELECTRICAL PLANS - DETAIL 19/SP2.0
- PROPOSED GAS METER LOCATION. SEE PLUMBING PLANS.
- CLEARANCE BAR, BY SIGNAGE VENDOR, N.I.C.
- "CHOOSE SHORTEST LANE" SIGN, BY SIGNAGE VENDOR, N.I.C.
- UNAUTHORIZED PARKING SIGNAGE. SEE DETAIL 12/SP2.0
- MAX 5% SLOPE IN DIRECTION OF TRAVEL AND MAX 2% CROSS SLOPE.
- EXISTING BUILDING TO BE DEMOLISHED.
- EXISTING UTILITY EASEMENT



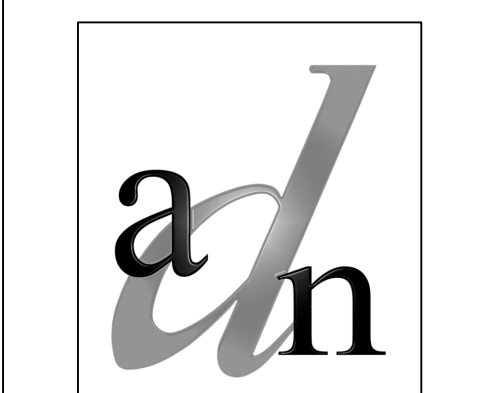
### LEGEND

- NEW SITE LIGHT
- SMALL SIGN
- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE

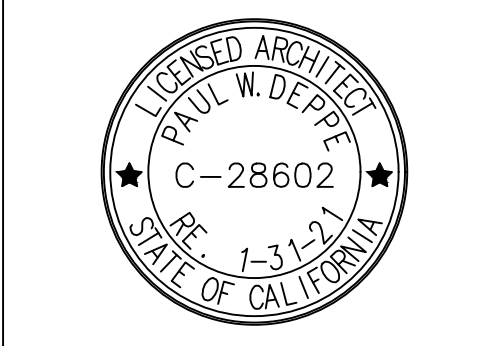


PROPERTY DESCRIPTION	
APN:	011-010-08, -09, -10, -11
PROPOSED USE:	COFFEE SHOP
EXISTING/PROPOSED ZONING:	C-2
ADJACENT ZONING:	C-2
JURISDICTION:	BAKERSFIELD, CA
SITE INFORMATION	
BUILDING HEIGHT (MAX 48'):	24'-0"
BUILDING AREA:	871 SQ. FT.
LOT AREA:	17,424 SQ. FT. (0.4 ACRES)
LANDSCAPE AREA PROVIDED:	5,440 S.F. (31%)

PARKING REQUIREMENTS	
<b>PARKING REQUIRED:</b>	
7 STALLS / 1000 SQ. FT. = (871 SQ. FT. / 1000) X 7 = 6 STALLS REQUIRED	
SHORT TERM BICYCLE PARKING:	2 SPACES REQUIRED
LONG TERM BICYCLE PARKING: (2 SPACES MIN.)	2 SPACES REQUIRED
<b>PARKING PROVIDED:</b>	
STANDARD PARKING STALLS:	6 PROVIDED
ACCESSIBLE STALLS:	1 PROVIDED
TOTAL PARKING PROVIDED:	7 STALLS
SHORT TERM BICYCLE PARKING:	2 PROVIDED
LONG TERM BICYCLE PARKING:	2 PROVIDED



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



**Project No: CA4301**  
Dutch Bros Coffee - New Freestanding Store  
DB2040-A1

NWC Chester Avenue & Richland Street,  
Bakersfield, CA 93301  
APN: 011-010-08, -09, -10

DATE: 7/23/20	
REV: DATE:	DESCRIPTION:

SHEET NAME:  
**SITE PLAN**

SHEET NUMBER:  
**SP1.0**