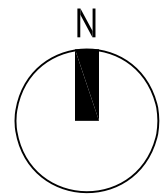
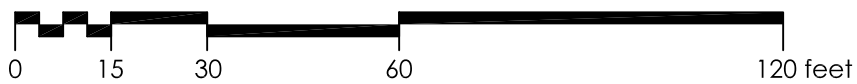


PROPOSED SITE PLAN
Apache Junction, AZ 85120



CODE & PROJECT DATA

APPLICABLE BUILDING CODES

2006 INTERNATIONAL BUILDING CODE
2006 MECHANICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL FIRE CODE
2005 NATIONAL ELECTRIC CODE
2003 ICC/ANSI A117.1

JURISDICTION

CITY OF APACHE JUNCTION, ARIZONA

PROPERTY OWNER

CVP - APACHE JUNCTION HOLDING, LLC
C/O COLE VALLEY PARTNERS, LLC
3519 NE 15TH AVENUE, SUITE 251
PORTLAND, OR 97212
503-741-8401
ATTENTION: RYAN RAMEY

ZONING

B-2/ PLANNED DEVELOPMENT OVERLAY

MAX HEIGHT BUILDING ALLOWED

B-2: 35'-0"

BUILDING SETBACKS

FRONT SETBACK (ALL STRUCTURES): 0'-0"
REAR SETBACK (ALL STRUCTURES): 5'-0"
SIDE SETBACK (ALL STRUCTURES): 10'-0"
MINIMUM FRONT SETBACK (PARKING): 10'-0"

LOT A

DUTCH BROS
BLDG AREA: 824 SF
LOT AREA: 44,954 SF (1.03A)
LOT COVERAGE: PROVIDED 2% (1,105 SF)
ALLOWED NONE SPECIFIED
BUILDING HEIGHT: 24'-0"

PARKING REQUIREMENTS

LOT A (COFFEE SHOP)

RESTAURANT/BAR/NIGHTCLUB (INDOOR AREA)
1 SPACE FOR EACH 100 SQ. FT. OF CUSTOMER ACCESSIBLE
AREA AND 8 SPACES OF STACKING IN THE DRIVE-THROUGH
AREA. STACKING SHALL BE FROM THE PICK-UP/FINAL
WINDOW BACK.

REQUIRED: 9 SPACES (1 ADA)
PROVIDED: 17 SPACES (2 ADA)

DUTCH BROS SIGNAGE KEY

- A DBDIR-DT-DF NON-ILLUMINATED DRIVE-THRU SIGN
2'-6"x1'-3"x3'-9"(H)
- B DBDIR-CHOOSE NON-ILLUMINATED DIRECTION SIGN
1'-9 1/2"x1'-8"x3'-9"(H)
- C DBMENU-PM-SF INTERNALLY ILLUMINATED MENU SIGN
2'-10 9/16"x0'-6 7/8"x5'-6"(H)
- D DBMENU-PM-DF INTERNALLY ILLUMINATED DOUBLE SIDED MENU SIGN
2'-10 9/16"x1'-0"x5'-6"(H)
- E DBMENU-WM-SF INTERNALLY ILLUMINATED WALL MOUNTED MENU SIGN
2'-10 9/16"x0'-3"x3'-6 9/16"(H)
- F DBDIR-EQ-DF NON-ILLUMINATED EXIT ONLY SIGN
1'-5 1/2"x1'-3"x3'-9"(H)
- G DBPY10 INTERNALLY ILLUMINATED PYLON CUP MONUMENT SIGN
7'-1 1/2"x3'-1"x12'-0"(H)



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LEA PROJECT NO: 190318

| NO. | DATE | REVISION |
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IMPROVEMENT PLAN for
APACHE TRAIL RETAIL
940, 944, 950 & 969 WEST APACHE TRAIL
APACHE JUNCTION, ARIZONA
SITE PLAN

DEVELOPER

CVP - APACHE JUNCTION HOLDING, LLC
C/O COLE VALLEY PARTNERS, LLC
3519 NE 15TH AVENUE, SUITE 251
PORTLAND, OR 97212
503-741-8401
ATTENTION: RYAN RAMEY

SITE ADDRESS

940, 944, 950 & 969
WEST APACHE TRAIL
APACHE JUNCTION, ARIZONA
85120

APN: 101-13-0210
101-13-023A
101-13-023B
101-13-023C

SHEET NUMBER

A1.0