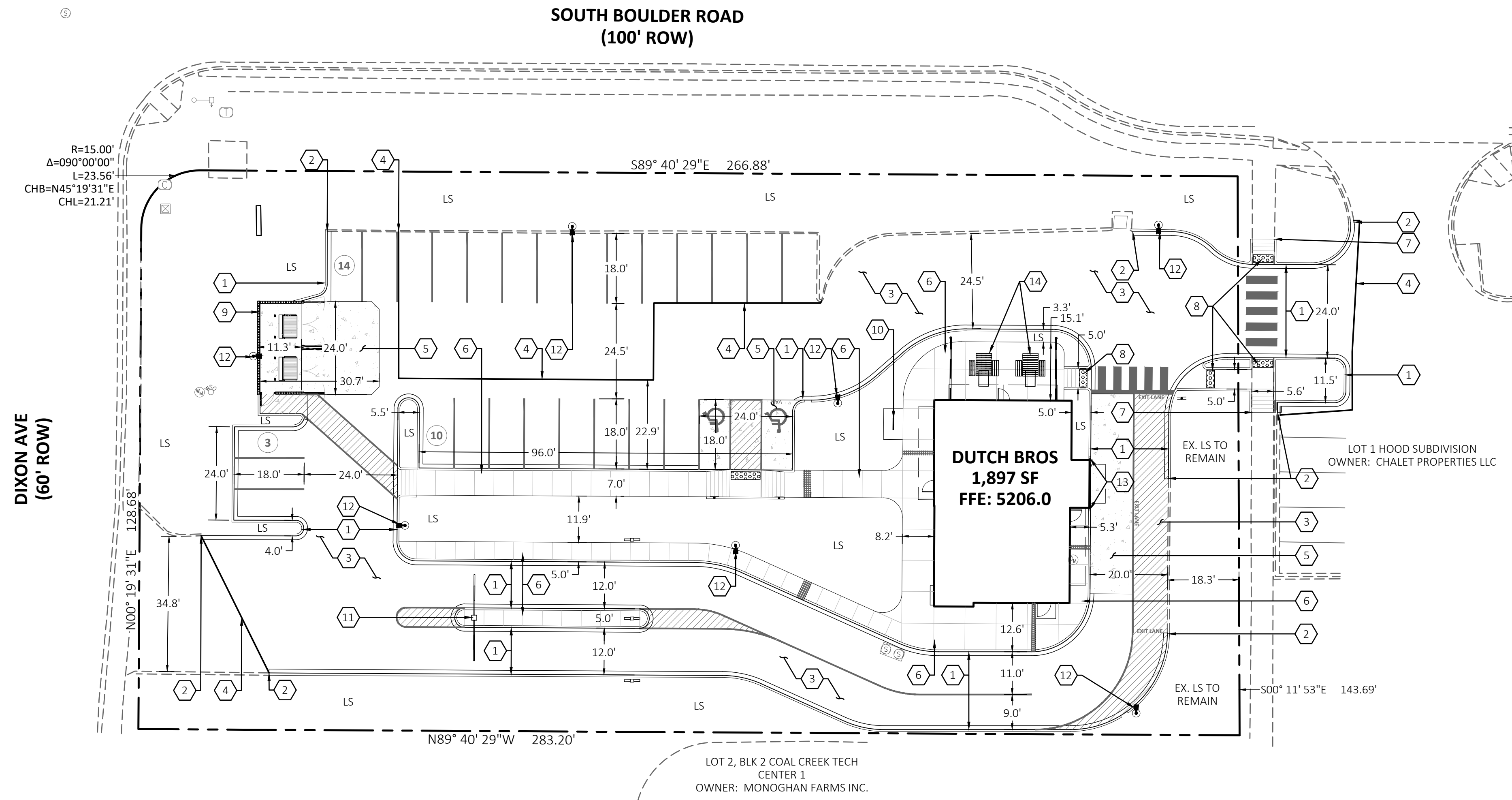


DUTCH BROS SPECIAL USE PLANS

LOT 1, BLOCK 2, COAL CREEK TECH CENTER FILING NO. 1
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER WITH 1-FOOT CATCH PAN
- EASEMENT BOUNDARY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED SITE LIGHTING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

KEY NOTES

- 1 6-INCH VERTICAL CURB WITH 1-FOOT GUTTER.
- 2 MATCH EXISTING CURB AND GUTTER.
- 3 ASPHALT DRIVE.
- 4 MATCH EXISTING ASPHALT.
- 5 CONCRETE PAVEMENT.
- 6 CONCRETE SIDEWALK, WIDTH PER PLAN.
- 7 MATCH EXISTING SIDEWALK.
- 8 ADA RAMP.
- 9 TRASH ENCLOSURE. RE: ARCHITECTURAL PLANS.
- 10 BIKE RACK. RE: SHEET 7, DETAIL E.
- 11 VERTICAL CLEARANCE BAR.
- 12 LIGHT POLE. RE: PHOTOMETRIC PLANS.
- 13 6-INCH DIAMETER BOLLARD. DB BLUE PAINT COATING.
- 14 TABLE WITH SEATING.

SITE DATA

DESCRIPTION	REQUIRED	PROVIDED
ZONING	C1 - REGIONAL BUSINESS - PUD - PLANNED UNIT DEVELOPMENT	
SITE AREA	N/A	40,548 SQ. FT (100%)
BUILDING AREA	N/A	1,897 SQ. FT (4.7%)
LANDSCAPE AREA	15% - 6,082 SQ. FT	13,742 SQ. FT (33.9%)
PARKING AND DRIVES	N/A	21,325 SQ. FT (52.6%)
SIDEWALKS	N/A	3,584 SQ. FT (8.8%)
VEHICLE PARKING	1 SP/100 SF BUILDING (19 SPACES)	27 SPACES
VEHICLE STACKING	N/A	21 SPACES
BICYCLE PARKING	N/A	2 SPACES

GENERAL NOTES

1. REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.



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CIVIL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SPECIAL USE PLANS

DUTCH BROS

LAFAYETTE, COLORADO

DESCRIPTION

1ST CITY SUBMITTAL

DATE

2022.10.03

SITE PLAN

JOB NO. 22.075

SHEET 2 OF 15

