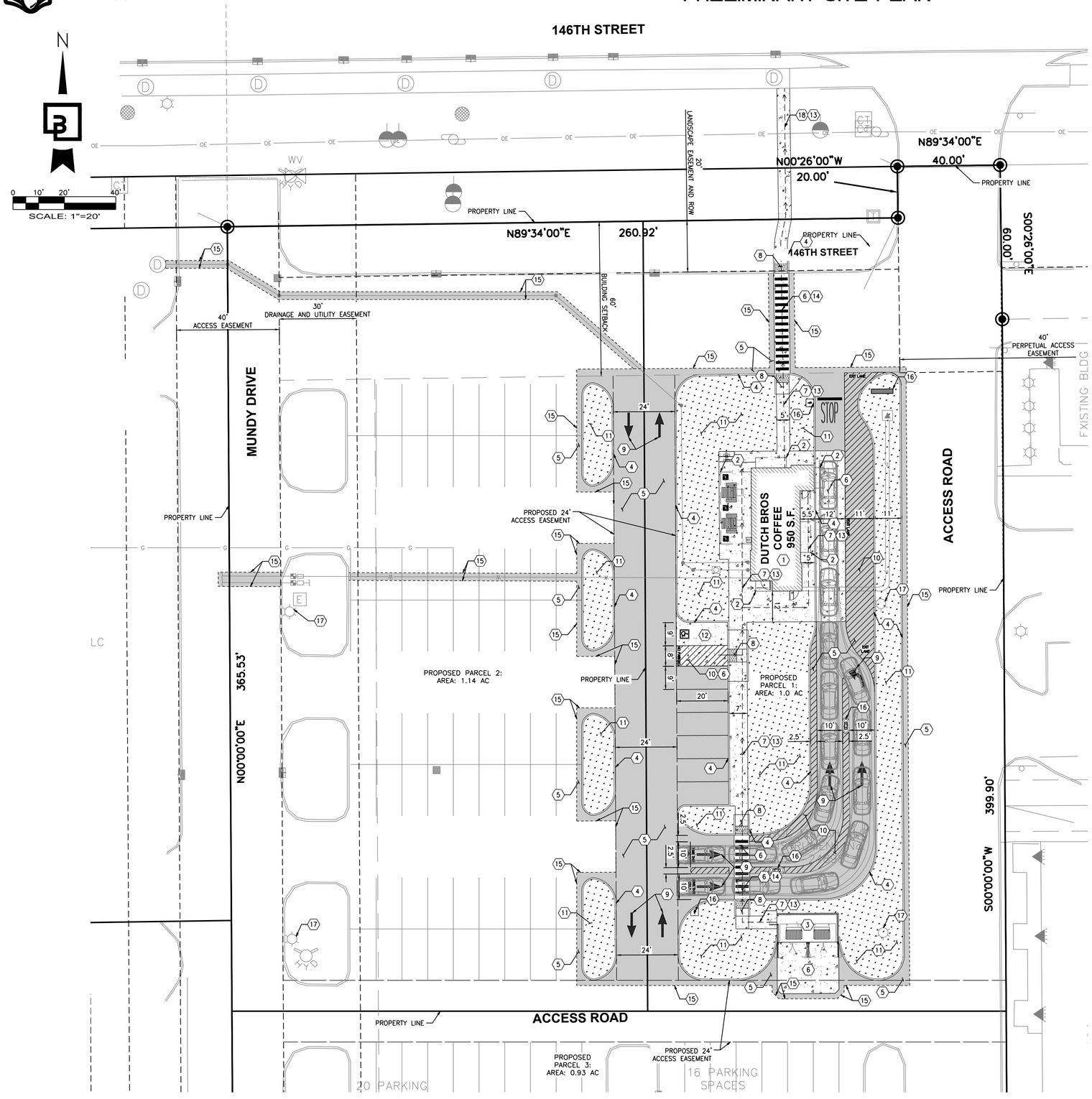
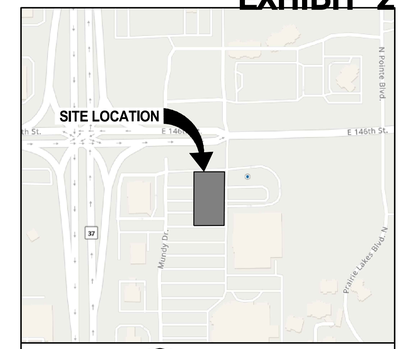
DUTCH BROS. COFFEE - IN0101 - NOBLESVILLE, IN
PRELIMINARY SITE PLAN

EXHIBIT 2

Know what's **below.**
Call before you dig.
Dial 811





N.T.S VICINITY MAP

PROJECT DATA

DB2550-A1

REQUIRED PARKING	= 1
PROPOSED REGULAR PARKING	= 6
PROPOSED ADA PARKING	= 1
TOTAL PARKING	= 7
QUEUING	= 17

LOCATION: E 146TH ST AND MUNDY DR.
NOBLESVILLE, IN 46060

LOT AREAS:
GROSS PROJECT AREA = 1 ACRE (43,751 SF)
PARCEL AREA = 3.07 ACRES
BUILDING AREA = 0.022 ACRES (950 SF)
TRASH ENCLOSURE = 12' X 24'

ZONING: PLANNED BUSINESS/PLANNED DEVELOPMENT (PB/PD)

FLOOD PLAIN:
ZONE X – AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP #18057C 0144G, DATED NOVEMBER 19, 2014.

EXISTING GROUND COVER SUMMARY:

IMPERVIOUS	38,839 SF	(89%)
PERVIOUS	4,912 SF	(11%)
	43,751 SF	(100%)

PROPOSED GROUND COVER SUMMARY:

IMPERVIOUS	32,813 SF	(75%)
PERVIOUS	10,938 SF	(25%)
	43,751 SF	(100%)

Sheet List Table

Sheet Number	Sheet Title
1 of 2	PRELIMINARY SITE PLAN
2 OF 2	PRELIMINARY UTILITY PLAN
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS & SPECIFICATIONS

SITE PLAN NOTES:

1. PROPOSED LOCATION OF DUTCH BROS COFFEE STAND.
2. PROPOSED LOCATION OF AWNING OUTLINE.
3. PROPOSED 24'X12' CMU TRASH ENCLOSURE WITH CONCRETE PAD.
4. PROPOSED CONCRETE BARRIER CURB, TYPICAL.
5. PROPOSED ASPHALT PAVEMENT, TYPICAL.
6. PROPOSED ON-SITE CONCRETE PAVEMENT, TYPICAL.
7. PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
8. PROPOSED ACCESSIBLE RAMP, TYPICAL.
9. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
10. PROPOSED PAVEMENT MARKINGS. STRIPES 4" WIDE, 45 DEGRESS, 24" O.C, SAFETY WHITE, TYPICAL.
11. PROPOSED LANDSCAPE AREA, TYPICAL.
12. PROPOSED ACCESSIBLE STALL.
13. PROPOSED ACCESSIBLE PATH, TYPICAL. SEE ACCESSIBLE NOTE THIS SHEET.
14. PROPOSED CONTINENTAL TYPE PEDESTRIAN CROSSWALK STRIPING.
15. NEAT SAWCUT LINE. HOT TAR SEAL JOINT, TYPICAL.
16. PROPOSED LOCATION OF SIGN. CONSTRUCT WITH CONCRETE PAD IF IN LANDSCAPED AREA.
17. EXISTING SITE LIGHT.
18. PROPOSED OFF-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.

ACCESSIBLE PATH OF TRAVEL NOTE:

WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, A MINIMUM 60" IN WIDTH, HAVE A MAXIMUM 2% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

LEGEND

BUILDING LINE
EXISTING CURB TO REMAIN
PROPOSED CURB
PROPOSED LANDSCAPING
EXISTING LANDSCAPING
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED POROUS PAVEMENT

PRELIMINARY NOT FOR CONSTRUCTION

Title: PRELIMINARY SITE PLAN
E. 146TH ST. AND MUNDY DR.
NOBLESVILLE, IN

For: DUTCH BROS COFFEE

HOY ERNESTO HERRERA REGISTERED No. 21800008 STATE OF INDIANA PROFESSIONAL ENGINEER
Not for Construction

Scale: Horizontal 1"=20' Vertical N/A

Designed RAG
Drawn RAG
Checked MTL
Approved AEM
Date 04/24/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23388
Sheet 1 OF 4

2019 DB Franchising USA, LLC

\\Apollo-1W\Projects\23000s\23388\preliminary\23388-PS.dwg 4/24/2024 4:00 PM JBARRIENTOS

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."