

"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."



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

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETINGS(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

LEGEND

PROPOSED LINES AND SYMBOLS

- CONCRETE
- DECORATIVE CONCRETE
- ASPHALT PAVING
- LANDSCAPING
- SNOW STORAGE AREA
- SPILL CURB AND GUTTER
- BARRIER CURB
- EDGE OF PAVEMENT LINE
- SIDEWALK LINE
- WALL LINE
- HAND RAILING / RAILING
- ACCESSIBLE ROUTE
- CONTOUR LINE
- STORM DRAIN
- SAW CUT LINE
- SANITARY SEWER
- WATER
- GAS
- ELECTRICAL/POWER
- DATA/COMMUNICATIONS
- TELEPHONE
- PAINTED LINES

PAINTED DIRECTIONAL SYMBOLS

- PAINTED CROSSWALK
- SITE LOT LIGHT
- SIGN; SIGN AND POST
- SIGN PER ARCHITECTURAL
- GAS METER
- GREASE INTERCEPTOR
- GUARD POST/BOLLARD
- SANITARY SEWER CLEANOUT
- WATER METER/BACKFLOW
- STORM DRAIN CATCHBASIN
- STORM DRAIN CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL TRANSFORMER
- ELECTRICAL PULL BOX

EXISTING LINES AND SYMBOLS

- EASEMENT LINES
- PROPERTY LINE
- CURB LINES
- SIDEWALK LINES
- GUTTER LINE
- CONCRETE LINE
- CONTOUR LINE
- FIBER/DATA LINE
- ELECTRIC LINE
- WATER LINE
- GAS LINE
- SANITARY LINE
- OVERHEAD POWER
- TELE/COMM (UNDERGROUND)

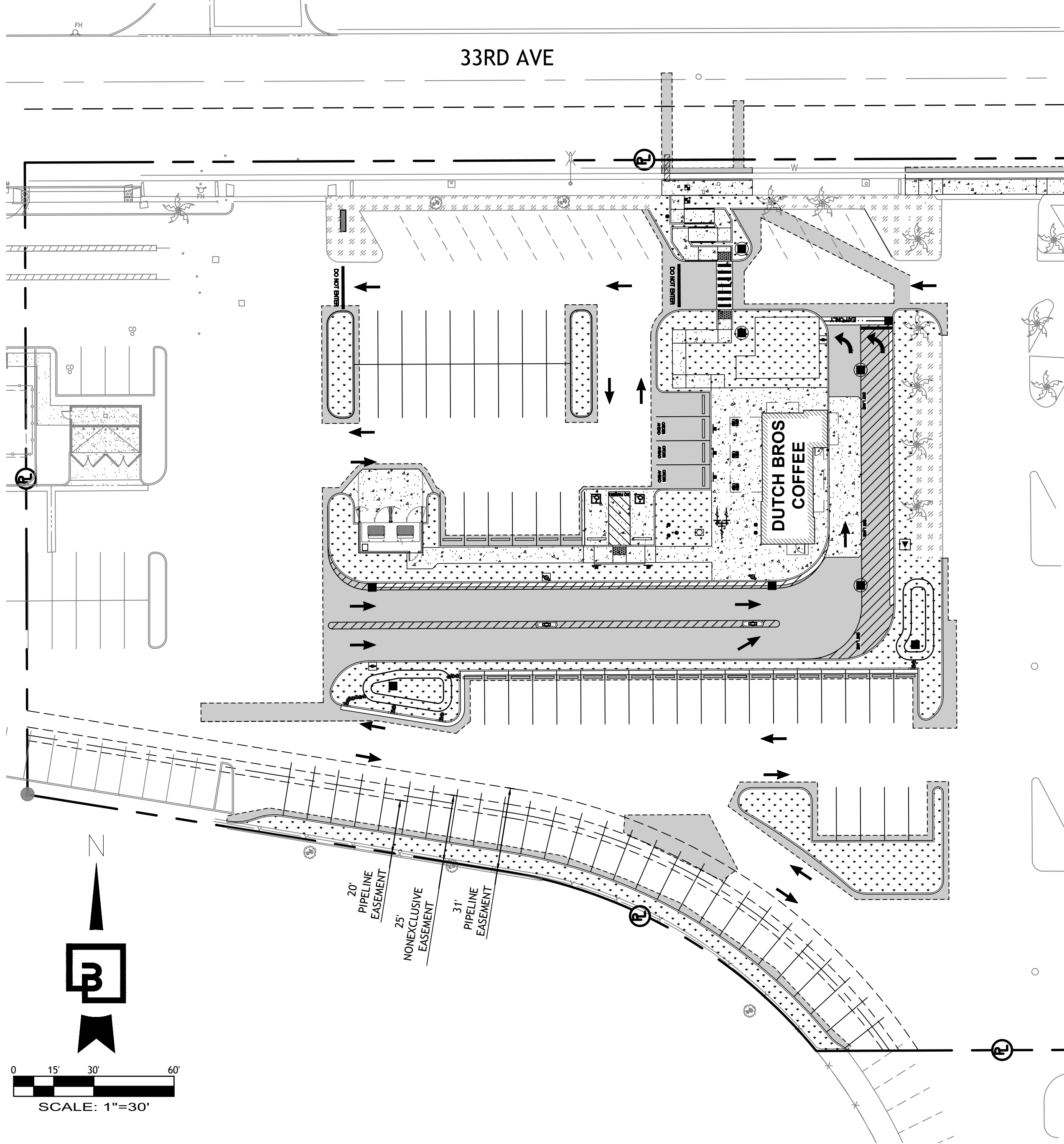
- WATER METER
- SANITARY SEWER MANHOLE
- LOT LIGHT
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SIGN AND POST
- UTILITY PEDESTAL
- IRR. CONTROL VALVE
- PIPE BOLLARD
- CLEANOUT
- POWER/UTILITY POLE
- STORM DRAIN CATCHBASIN

TREES

ABBREVIATIONS

- | | | | |
|------|---------------------------|-----|--------------------------|
| AB | AGGREGATE BASE | SS | SANITARY SEWER |
| AC | ASPHALT CONCRETE PAVEMENT | MIN | MINIMUM |
| BNDY | BOUNDARY | PCC | PORTLAND CONCRETE CEMENT |
| BOW | BACK OF WALK | PL | PROPERTY LINE |
| E.CL | CENTER LINE | PP | POWER POLE |
| CONC | CONCRETE PAVEMENT | PUE | PUBLIC UTILITY EASEMENT |
| DWG | DRAWING | PVC | POLYVINYL CHLORIDE |
| ELEV | ELEVATION | ROW | RIGHT OF WAY |
| EP | EDGE OF PAVEMENT | SCH | SCHEDULE |
| EX | EXISTING | SHT | SHEET |
| FH | FIRE HYDRANT | STA | STATION |
| FL | FLOW LINE | STD | STANDARD |
| IE | INVERT | SW | SIDEWALK |
| LF | LINEAR FEET | SWR | SEWER |
| MAX | MAXIMUM | TE | TRASH ENCLOSURE |
| MH | MANHOLE | TOP | TOP OF PIPE |
| SD | STORM DRAIN | TYP | TYPICAL |

DUTCH BROS COFFEE CA7803
SIGNAL HILL, CA
TITLE SHEET



LEGAL DESCRIPTION

THE LAND IS REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 15, OF THE AMERICAN COLONY TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 19 PAGES 89 AND 90 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

BASIS OF BEARINGS

THE BEARING N42°18'14"E ALONG HACIENDA BOULEVARD AS SHOWN ON PARCEL MAP, FILED IN BOOK 5, PAGE 88 OF PARCEL MAPS.

FLOOD ZONE

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 06037C1960F, DATED SEPTEMBER 26, 2008

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

AN ALTA./N.S.P.S. TOPOGRAPHIC AND BOUNDARY SURVEY DATED FEBRUARY 11, 2025; PERFORMED BY CDS, COMMERCIAL DUE DILIGENCE SERVICES CO. HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, LLC. BARGHAUSEN CONSULTING ENGINEERS, LLC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, LLC. PRIOR TO WORK.

OWNER

KAHL INVESTMENTS, INC.
22235 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: (424) 781-2787
CONTACT: BRUCE KAHL

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: ANTHONY E. MERLINO

DEVELOPER

DUTCH BROS COFFEE
110 SW 4TH STREET
GRANTS PASS, OR 97526
TEL: (916) 765-7270
CONTACT: JOHN CAGLIA

BUILDING ARCHITECT

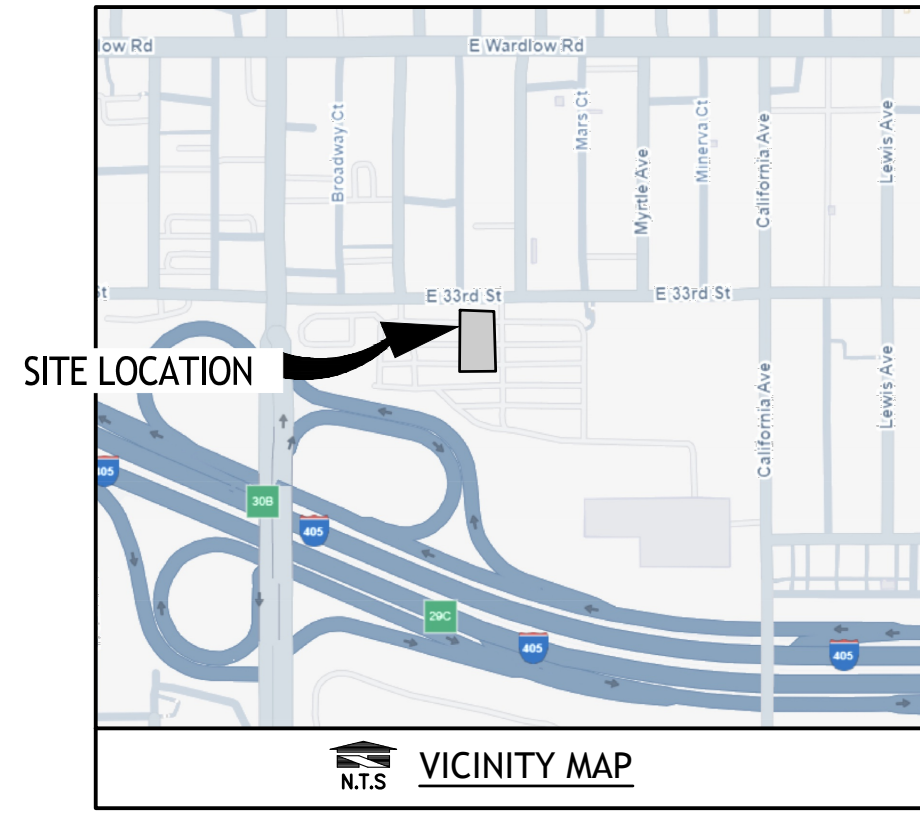
GNICH ARCHITECTURE STUDIO
1001 SE SANDY BOULEVARD, SUITE 100
PORTLAND, OR 97214
TEL: (503) 552-9079
CONTACT: ELIZABETH STRICKLING

SURVEYOR

CDS
3550 W. ROBINSON STREET, 3RD FLOOR
NORMAN, OK 73072
TEL: (405) 253-2444
CONTACT: AARON MITCHELL HAVENS

LANDSCAPE ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: JEFFREY VARLEY



PROJECT DATA

LOCATION: NEC 405 FWY AND ATLANTIC BLVD
SIGNAL HILL, CA

PROPOSED USE: DRIVE-THRU COFFEE STAND

JURISDICTION: CITY OF SIGNAL HILL, CA

APN: 7148-005-028

EXISTING ZONING: COMMERCIAL GENERAL (CG)

PROPOSED ZONING: COMMERCIAL GENERAL (CG)

FLOOD ZONE: FLOOD ZONE "X" (UNSHADED), AREA OF MINIMAL HAZARD
F.I.R.M. MAP NO. 06037C1960F,
EFFECTIVE DATE SEPTEMBER 26, 2008

NET AREA (DISTURBED): 31,900 SQUARE FEET (0.73 ACRES)

BUILDING SETBACKS:
FRONT: N/A
SIDE: N/A
REAR: N/A

PARKING CALCULATIONS: 1 SPACE PER 100 GFA

REQUIRED SPACES: 11 SPACES MIN

PROPOSED SPACES: 28 SHARED SPACES

ACCESSIBLE SPACES: 1 ACCESSIBLE PARKING SPACE

TOTAL: 30 SPACES

BUILDING REQUIREMENTS:

PROPOSED BUILDING HEIGHT: 24'

MAXIMUM GROSS FLOOR AREA: 1,025 S.F.

CONSTRUCTION TYPE: V-B

PROPOSED GROUND COVER SUMMARY BY USE (RESTAURANT DRIVE-THRU):

BUILDING:	1,025 S.F.	3.2%
TRASH ENCLOSURE:	272 S.F.	0.9%
PARKING AND MANEUVERING:	17,005 S.F.	53.3%
SIDEWALKS:	3,390 S.F.	10.6%
LANDSCAPE:	9,758 S.F.	30.6%
	31,450 S.F.	

RIGHT-OF-WAY:

SIDEWALK/DRIVEWAY:	206 SF	0.6%
LANDSCAPE:	244 S.F.	0.8%
	450 S.F.	
TOTAL =	31,900 S.F	100%

Sheet List Table

Sheet Number	Sheet Title
C1.0	TITLE SHEET
1 OF 3	ALTA SURVEY
2 OF 3	ALTA SURVEY
3 OF 3	ALTA SURVEY
C2.0	SITE PLAN
C2.1	OVERALL SITE PLAN
C2.2	ENLARGED SITE PLAN
C3.0	PRELIMINARY GRADING PLAN
C3.1	PRELIMINARY GRADING PLAN

Title:

DUTCH BROS

For:



Scale: Horizontal 1" = 30' Vertical N/A

Designed: EMM Drawn: EMM Checked: AEM Approved: AEM Date: 01/06/26

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425-251-6222
barghausen.com

Job Number
23959

Sheet
C1.0
2019 DB
Franchising USA, LLC

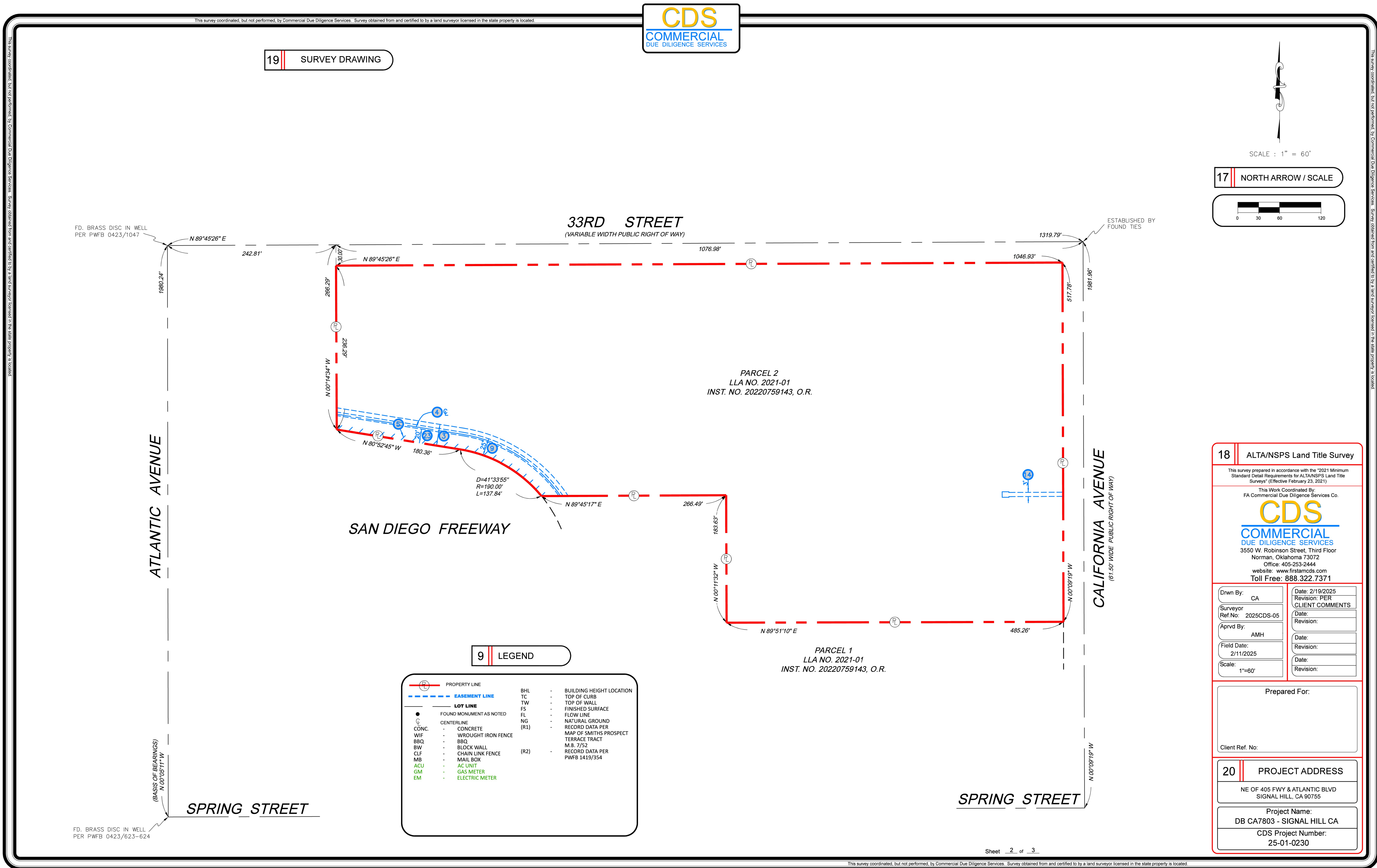
PRELIMINARY NOT FOR CONSTRUCTION

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, 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."



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

DUTCH BROS COFFEE CA7803
SIGNAL HILL, CA



PRELIMINARY NOT FOR CONSTRUCTION

Job Number
23959

Sheet
1 OF 3

2019 DB
Franchising USA, LLC

Title:
ALTA SURVEY
NEC 405 FWY AND ATLANTIC BLVD
SIGNAL HILL, CA

For:
DUTCH BROS
Coffee

Scale:
Horizontal N/A
Vertical N/A

Designed **EMM**
Drawn **EMM**
Checked **AEI**
Approved **AEI**
Date 01/06/26

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

5/20/2026 9:30 AM EMOJEL
P:\23000s\23959\preliminary\23959-P0.dwg



The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and 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/or other legal rights under the United States and foreign laws.



PRELIMINARY NOT FOR CONSTRUCTION

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

Designed	EMM	Scale: Horizontal N/A Vertical N/A
Drawn	EMM	
Checked	AEM	
Approved	AEM	
Date	01/06/26	

For:

Not for Construction

LICENSED PROFESSIONAL ENGINEER
ANTHONY E. MERLINO
97853
CIVIL
STATE OF CALIFORNIA

The Dutch Bros. logo, featuring the words "Dutch Bros." in a stylized, outlined font, with a small graphic of a coffee cup and steam above the word "Bros."

Title:

ALTA SURVEY
NEC 405 FWY AND ATLANTIC BLVD
SIGNAL HILL, CA

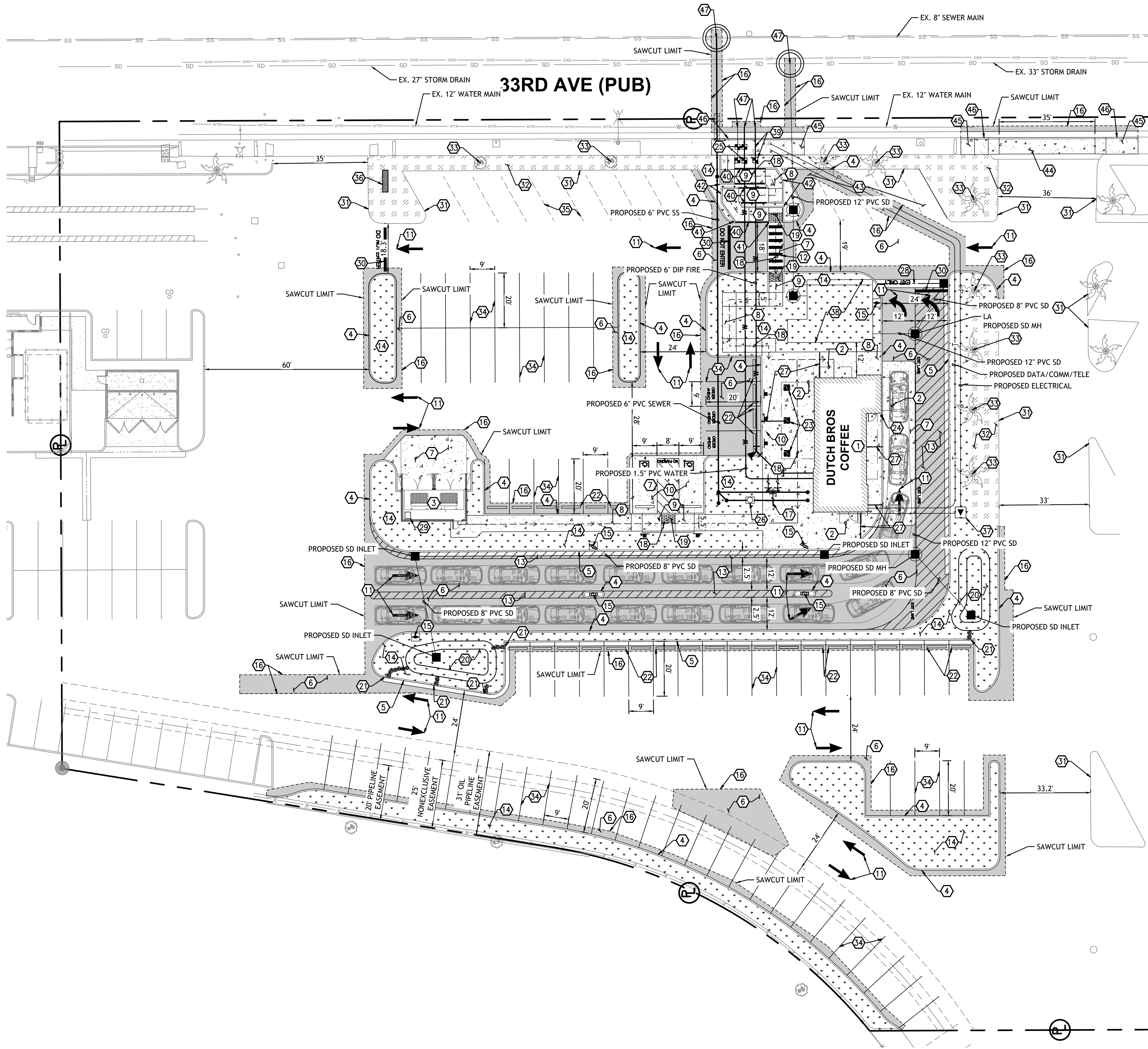
P:\23000s\23959\preliminary\23959-P0.dwg 5/20/2026 9:30 AM EMIGUEL

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, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



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

DUTCH BROS COFFEE CA7803 SIGNAL HILL, CA SITE PLAN

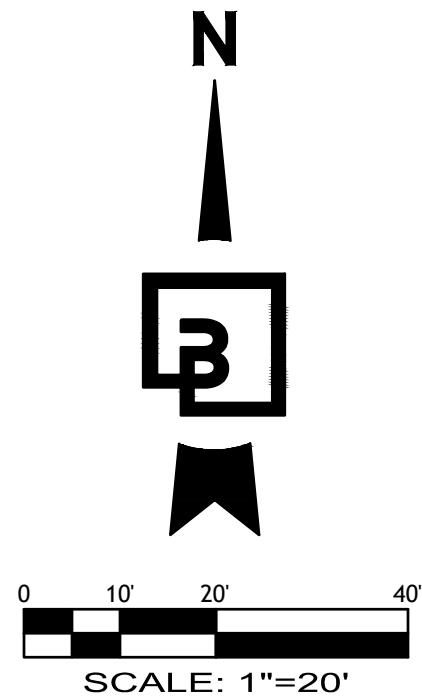


CONSTRUCTION NOTES:

1. PROPOSED LOCATION OF DUTCH BROS COFFEE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED BUILDING CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. PROPOSED TRASH ENCLOSURE WITH CONCRETE PAD. SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR DETAILS.
4. PROPOSED CONCRETE BARRIER CURB, TYP.
5. PROPOSED CURB AND GUTTER, TYP.
6. PROPOSED ASPHALT PAVEMENT, TYP.
7. PROPOSED ON-SITE CONCRETE PAVEMENT, TYP.
8. PROPOSED ON-SITE CONCRETE SIDEWALK, TYP.
9. PROPOSED ACCESSIBLE RAMP, TYP.
10. PROPOSED ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE.
11. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYP.
12. PROPOSED CONTINENTAL TYPE PEDESTRIAN CROSSWALK STRIPING, TYP.
13. PROPOSED 4" WIDE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER, TYP.
14. PROPOSED LANDSCAPE AREA, TYP. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
15. PROPOSED SIGN, TYP. REFER TO SIGN PLANS FOR EXACT PLACEMENT, DIMENSIONS, AND FOR ADDITIONAL INFORMATION.
16. APPROXIMATE SAWCUT LIMITS
17. PROPOSED SHORT-TERM BICYCLE PARKING RACK;
18. PROPOSED ADA ACCESSIBLE PATH. SEE ACCESSIBLE PATH NOTE ON THIS SHEET.
19. PROPOSED DETECTABLE WARNING STRIP, TYP.
20. PROPOSED BIORETENTION BASIN, TYP.
21. PROPOSED CURB CUT W/ RIPRAP, TYP.
22. PROPOSED PRECAST WHEEL STOP, TYP.
23. PROPOSED CANOPY COLUMNS. SEE ARCHITECTURAL PLANS FOR DETAILS.
24. PROPOSED BOLLARDS IN CURB. SEE ARCHITECTURAL PLANS FOR DETAILS.
25. PROPOSED WATER METER & BACKFLOW
26. PROPOSED GREASE INTERCEPTOR
27. PROPOSED SIDEWALK UNDER DRAIN, TYP.
28. PROPOSED CONCRETE SWALE, TYP.
29. PROPOSED REFUSE BIN
30. PROPOSED STOP BAR PAVEMENT MARKING AND "DO NOT ENTER" PER MUTCD AND CITY OF SIGNAL HILL STANDARDS AND SPECIFICATIONS.
31. EXISTING CURB, TYP
32. EXISTING LANDSCAPE, TYP
33. EXISTING TREE, TYP
34. PROPOSED PARKING STALL STRIPING, TYP
35. EXISTING PARKING STALL STRIPING, TYP
36. PROPOSED MONUMENT SIGN
37. PROPOSED TRANSFORMER
38. PROPOSED UNDERGROUND STORM CHAMBERS
39. PROPOSED FIRE SERVICE AND FIRE BACKFLOW
40. PROPOSED HAND RAILING, TYP.
41. PROPOSED CURB WALL BETWEEN KEYNOTES, REFER TO GRADING PLAN.
42. PROPOSED WALL, TYP
43. EXISTING PARKING STALLS TO BE RE-STRIPED
44. PROPOSED COMMERCIAL DRIVEWAY PER CITY OF SIGNAL HILL STANDARD DWG. 217
45. PROPOSED SIDEWALK PER CITY OF SIGNAL HILL STANDARD DWG. 207
46. PROPOSED TYPE D CURB AND GUTTER PER CITY OF SIGNAL HILL STANDARD DWG 203
47. APPROXIMATE LOCATION OF POINT OF CONNECTION.

UTILITY POTHOLING NOTE

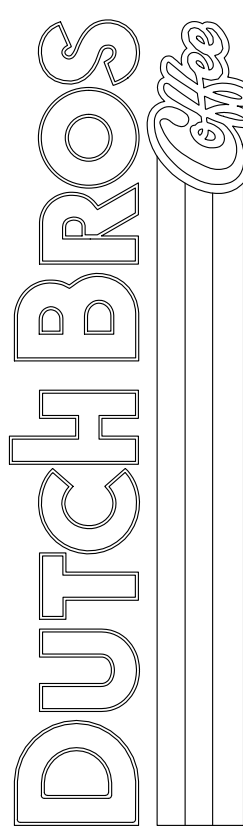
THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, LLC. OF ANY CONFLICTS.



PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN
NEC 405 FWY AND ATLANTIC BLVD
SIGNAL HILL, CA

Title:



For:



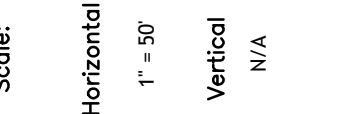
Scale:	Horizontal	Vertical
	1" = 20'	N/A
Designed	EMM	EMM
Drawn	EMM	AEM
Checked	AEM	AEM
Approved	AEM	AEM
Date	01/06/26	

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

Job Number	23959
Sheet	C2.0
	2019 DB Franchising USA, LLC

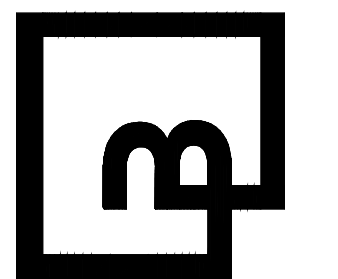
OVERALL SITE PLAN
NEC 405 FWY AND ATLANTIC BLVD
SIGNAL HILL, CA

Title:



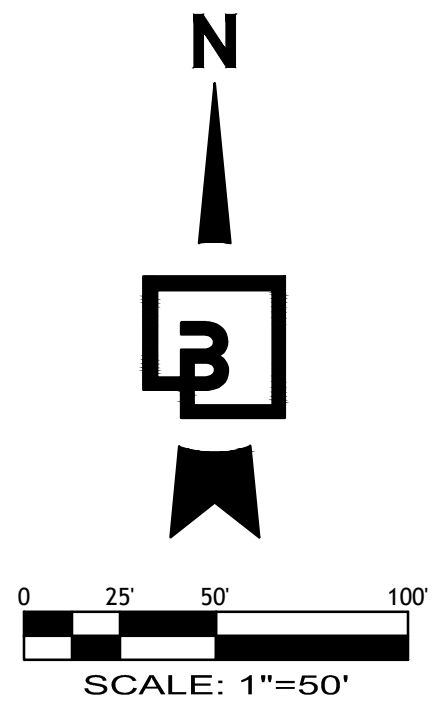
Designed	<u>EMM</u>
Drawn	<u>EMM</u>
Checked	<u>AEM</u>
Approved	<u>AEM</u>
Date	01/06/26

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



23959
Sheet
C2.1
2019 DB
Franchising USA, LLC

P:\23000s\23959\preliminary\23959-PA-OVERALL.dwg 5/20/2026 9:53 AM EMIGUEL



EXISTING CURB	
EXISTING PARKING	
OVERALL DEVELOPMENT SITE PLAN	
PROPOSED CURB	
EXISTING LANDSCAPING	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

SHOPPING CENTER AREA:	403,269 SF (9.258 AC)
STORAGE FACILITY AREA:	190,662 SF (4.377 AC)
ZONING:	CG GENERAL COMMERCIAL; SP-12 FREEWAY SELF-STORAGE SPECIFIC PLAN
F.A.R.:	0.36
EXISTING TARGET STORE:	135,811 SF
PARKING REQUIRED ($\frac{1}{250}$):	544
GENERAL RETAIL/ SERVICE/ MEDICAL:	15,000 SF
PARKING REQUIRED ($\frac{1}{200}$):	75
GENERAL RETAIL/ SERVICE/ MEDICAL:	3,500 SF
PARKING REQUIRED ($\frac{1}{200}$):	18
DRIVE-THRU:	5,000 SF 1,025 SF
PARKING REQUIRED ($\frac{1}{100}$):	50 11 SPACES

<u>TOTAL PARKING REQUIRED:</u>	687 648 SPACES
<u>(4.3 SPACES PER 1,000 SF)</u>	(4.2 SPACES PER 1,000 SF)
<u>TOTAL PARKING PROVIDED:</u>	488 (6 CART CORRAL NOT INCLUDED)
<u>(3.1 SPACES PER 1,000 SF)</u>	498 SPACES INCLUDING 17 ACCESSIBLE SPACES (3.2 SPACES PER 1,000 SF)

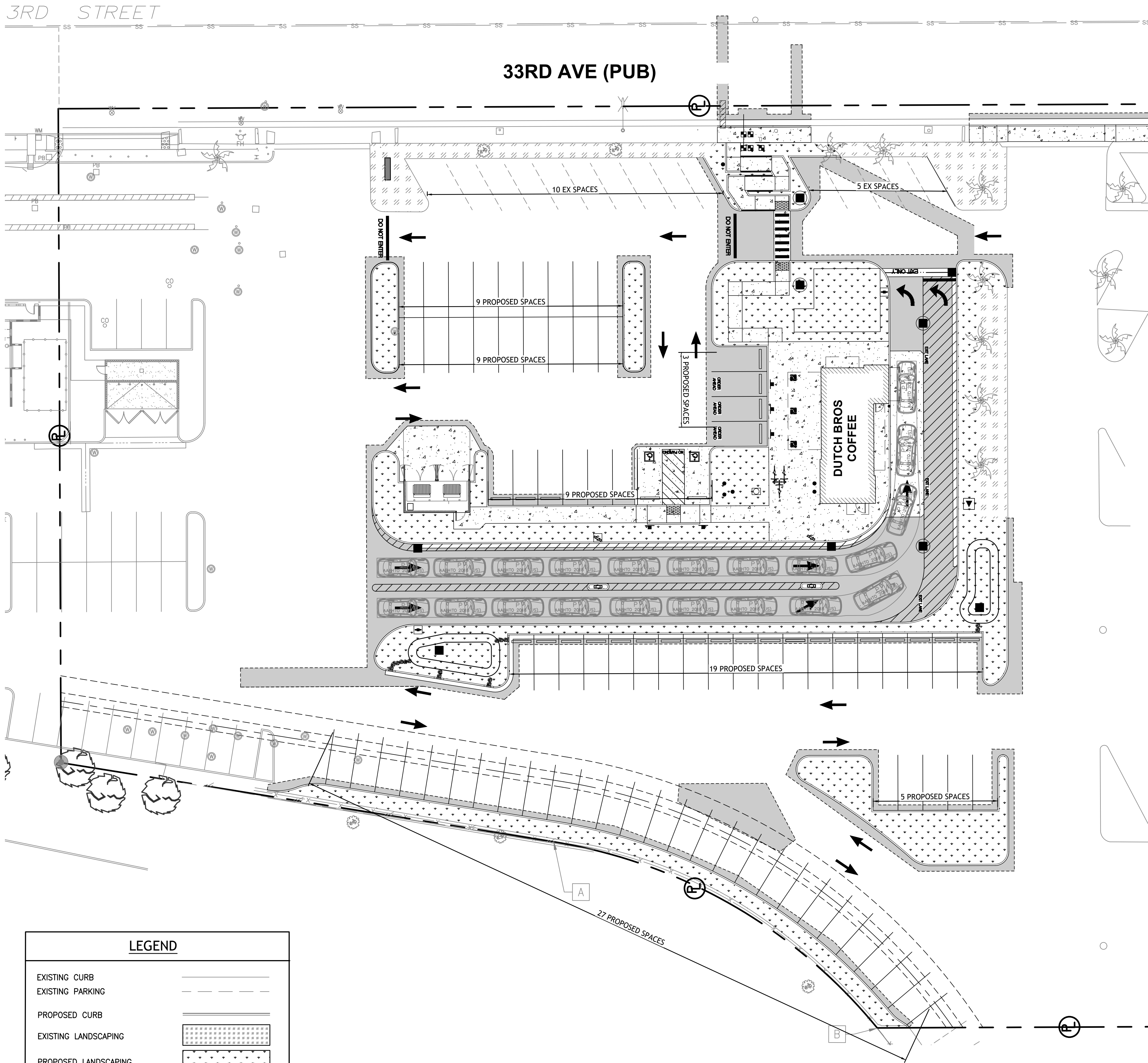
PRELIMINARY NOT FOR CONSTRUCTION

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.



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

DUTCH BROS COFFEE CA7803
SIGNAL HILL, CA
ENLARGED SITE PLAN



PROJECT DATA

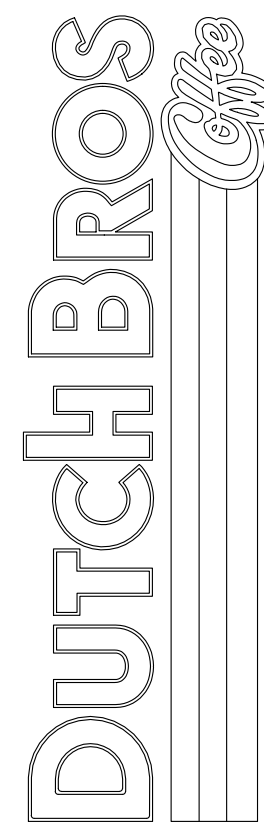
PROPOSED USE:	DRIVE-THRU COFFEE STAND
EXISTING ZONING:	COMMERCIAL GENERAL (CG) IN GATEWAY CENTER NORTH SPECIFIC PLAN (SP-12)
PROPOSED ZONING:	COMMERCIAL GENERAL (CG) IN GATEWAY CENTER NORTH SPECIFIC PLAN (SP-12)
NET AREA (DISTURBED):	31,900 SQUARE FEET (0.73 ACRES)
BUILDING SETBACKS:	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A
PARKING CALCULATIONS:	1 SPACE PER 100 GFA
REQUIRED SPACES:	1,025 SF / 100 SF 11 SPACES MIN
OVERALL DEVELOPMENT PARKING	
EXISTING OVERALL PARKING:	402 SPACES INCLUDING 16 ACCESSIBLE SPACES
EXISTING DB SPACES:	15 SPACES
PROPOSED DB SPACES:	30 SPACES INCLUDING 1 ACCESSIBLE SPACES
PROPOSED SHARED SPACES:	51 SPACES
TOTAL PARKING	498 SPACES
DUTCH BROS. PARKING	
	15 EX SPACES
	29 PROPOSED SPACES
	1 ACCESSIBLE PARKING
	45 TOTAL SPACES
BUILDING REQUIREMENTS:	
PROPOSED BUILDING HEIGHT:	24', 30' MAX
MAXIMUM GROSS FLOOR AREA:	1,025 S.F.
CAR STACKING QUEUE:	21 CARS
PROPOSED GROUND COVER SUMMARY BY USE (RESTAURANT DRIVE-THRU):	
BUILDING:	1,025 S.F. 3.2%
TRASH ENCLOSURE:	272 S.F. 0.9%
PARKING AND MANEUVERING:	17,005 S.F. 53.3%
SIDEWALKS:	3,390 S.F. 10.6%
LANDSCAPE:	9,758 S.F. 30.6%
	31,450 S.F.
RIGHT-OF-WAY:	
SIDEWALK/DRIVEWAY:	206 SF 0.6%
LANDSCAPE:	244 S.F. 0.8%
	450 S.F.
TOTAL =	31,900 S.F 100%

NOTES:

- MECHANICAL EQUIPMENT IS LOCATED ON THE ROOF AND IS SCREENED BY PARAPET. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

ENLARGED SITE PLAN
NEC 405 FWY AND ATLANTIC BLVD
SIGNAL HILL, CA

Title:



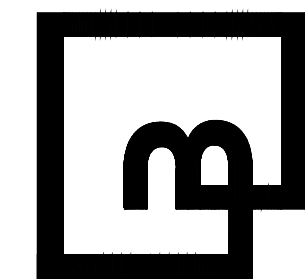
For:



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

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 01/06/26

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



Job Number
23959

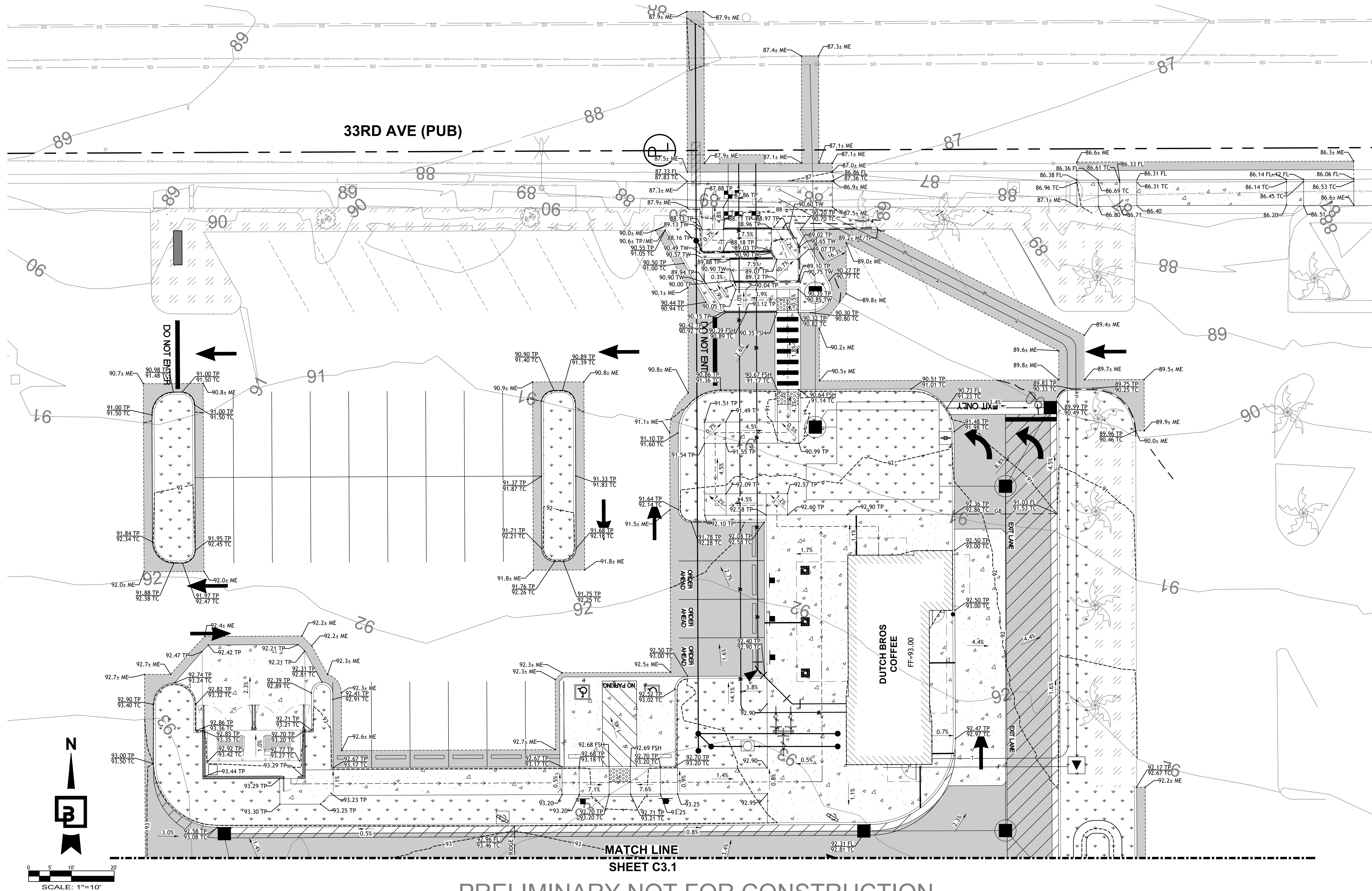
Sheet
C2.2
2019 DB
Franchising USA, LLC

PRELIMINARY NOT FOR CONSTRUCTION



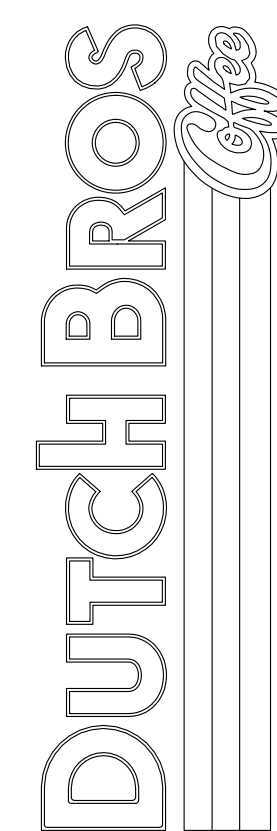
Know what's below.
Call before you dig.
Dial 811

DUTCH BROS COFFEE CA7803 SIGNAL HILL, CA PRELIMINARY GRADING PLAN



PRELIMINARY GRADING PLAN
NEC 405 FWY AND ATLANTIC BLVD
SIGNAL HILL, CA

Title:



For:

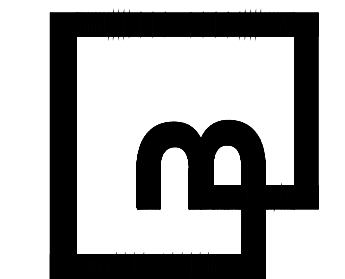


Scale:

Horizontal 1" = 10'
Vertical N/A

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 01/06/26

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

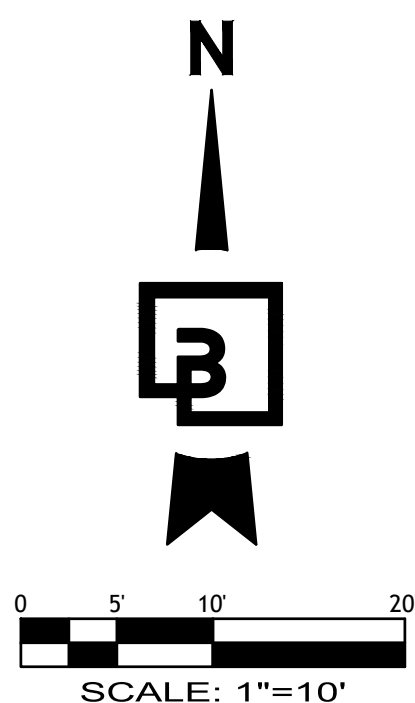


Job Number
23959

Sheet
C3.0



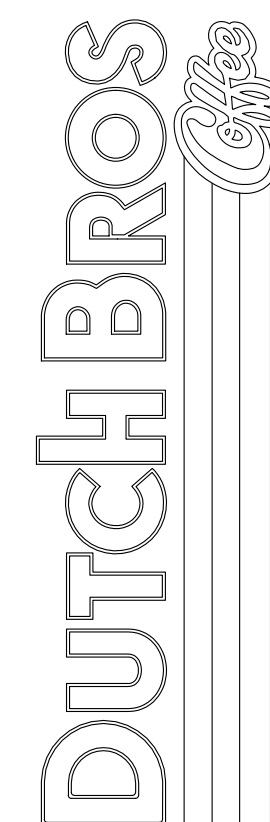
MATCH LINE
SHEET C3.0



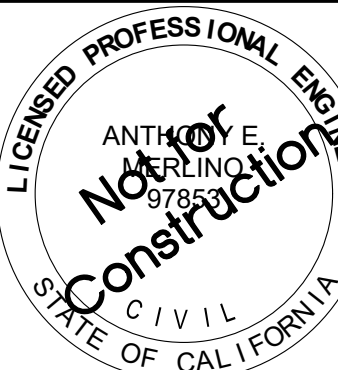
PRELIMINARY NOT FOR CONSTRUCTION

**PRELIMINARY GRADING PLAN
NEC 405 FWY AND ATLANTIC BLVD
SIGNAL HILL, CA**

Title:



For:



Scale:
Horizontal
 $1'' = 10'$
Vertical

Designed	EMM
Drawn	EMM
Checked	AEM
Approved	AEM
Date	01/06/26

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



Job Number
23959

Sheet
C3.1

2019 DB

P:\23000s\23959\preliminary\23959-PC.dwg 5/19/2026 6:57 PM EMIGUEL