



Summary

Land	±2.45 AC	±106,779SF
Building Coverage		6,087SF 6%
Parking Required		
Restaurant drive-thru (950 s.f./ 75)		13 stalls
Carwash (5,137s.f./ 300)		17 stalls 30 stalls
Parking Provided		
		50 stalls
Parking Ratio		8.2/1,000

LINSCOTT
LAW &
GREENSPAN
engineers

NO SCALE

FIGURE 2-2

PROPOSED SITE PLAN
DUTCH BROTHERS COFFEE & EXPRESS WASH PROJECT, RIALTO