

Project No: DBXXXX

Dutch Bros Coffee - Site Plan Test Fit Package

I-25 & Crystal Valley Pkwy,
Castle Rock, CO 80104

Date: 07/23/2026

Deal Info

Estimated Open Date:
TBD
Deal Type:
GROUND LEASE

Contacts

Developer

Dutch Bros Corporate
Jake Greene
jake.greene@dutchbros.com
(775) 843-9265

Site Designer

Tectonics Design Group
Matt Rasmussen
Matt@tdg-inc.com
(775) 473-9872

Site Information

Item

Building Type
Building SF
General Parking Stalls
Mobile Order Stalls
Accessible Stalls
Total Stalls
Protected Queuing
Site Acreage
Site Square Footage

DB Standard

ANNIHILATOR-A1
986 GROSS SF
16 Stalls
3 Stalls
Min. Required
20 STALLS
360 Linear Feet / 18 Cars
-
-

Provided

ANNIHILATOR-A1
986 GROSS SF
22 STALLS
3 STALLS
1 STALL
26 STALLS
16 CARS
± 0.82 AC
± 35,590 SF

STANDARDS EQ PACKAGE

3-3-2-2

- ③ ESPRESSO MACHINES
- ③ FREEZE MACHINES
- ② TAPS MACHINES
- ② FOOD WARMING OVENS



8/10/26

DATE APPROVED

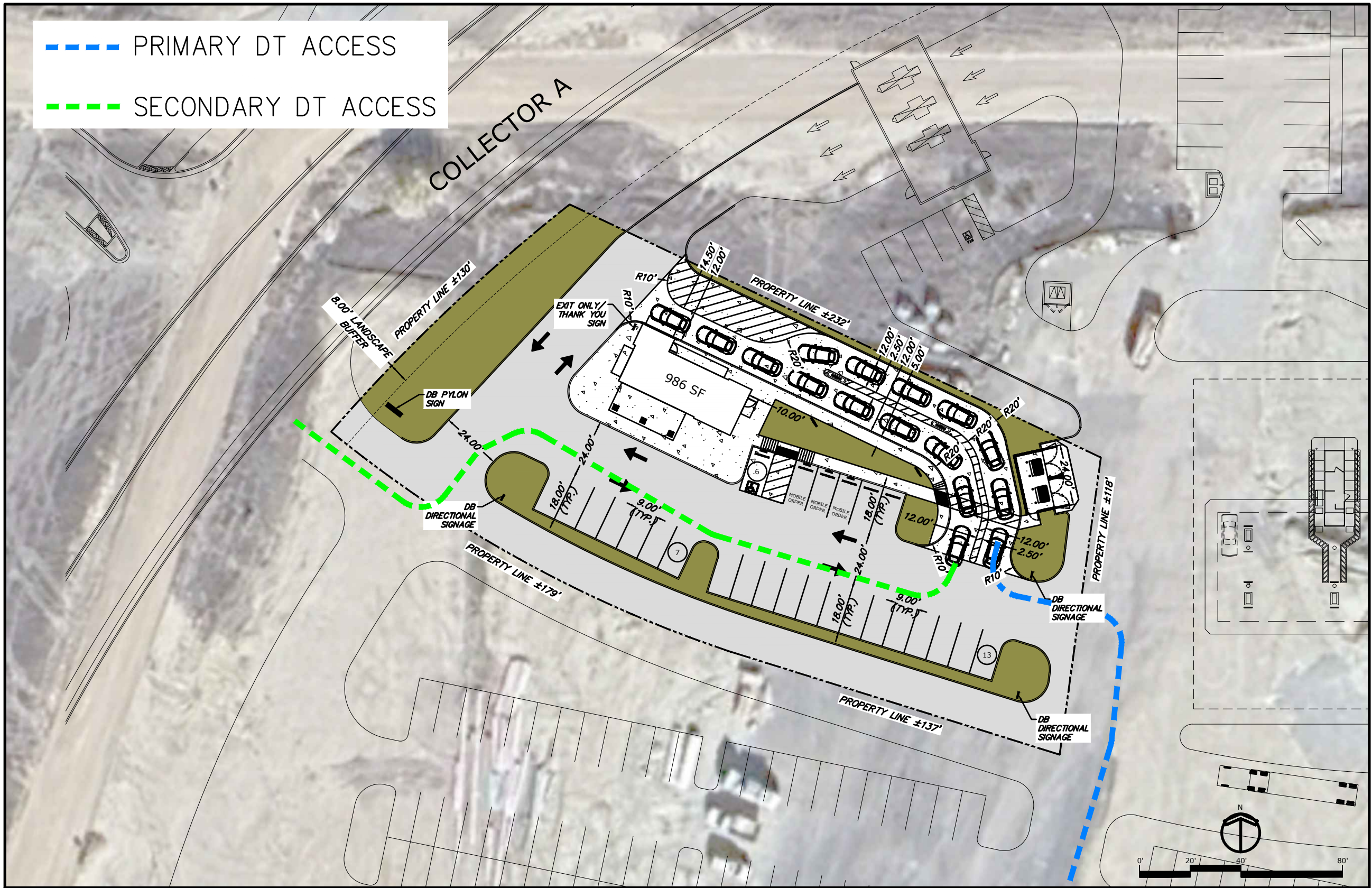
PRELIMINARILY
APPROVED

DISCLAIMER: THIS SITE PLAN TEST FIT IS CONCEPTUAL AND INTENDED TO CONVEY DESIRED BUILDING LOCATION AND ORIENTATION, VEHICULAR CIRCULATION, DRIVE THRU STACKING, SITE PARKING, ETC. THE SITE PLAN TEST FIT MAY NOT BE REFLECTIVE OF ALL EXISTING CONDITIONS OR APPLICABLE LAND USE REQUIREMENTS.

ANY CHANGES TO THE APPROVED SITE PLAN TEST FIT ARE NOT CONSIDERED APPROVED AND ARE REQUIRED TO BE SUBMITTED FOR RE-REVIEW AND RE-APPROVAL. DUTCH BROS RESERVES THE RIGHT TO REQUEST UPDATES AS NECESSARY.

ALL SITE PLANS MUST BE RESUBMITTED TO DUTCH BROS DESIGN FOR REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE CITY. ANY PLANS SUBMITTED WITHOUT PRIOR REVIEW MAY BE SUBJECT TO REJECTION OR REQUIRE RESUBMITTAL AT THE APPLICANT'S EXPENSE.





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Dutch Bros Coffee - Site Plan Test Fit
1-25 & Crystal Valley Pkwy,
Castle Rock, CO 80104
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

Date: 07/23/2026



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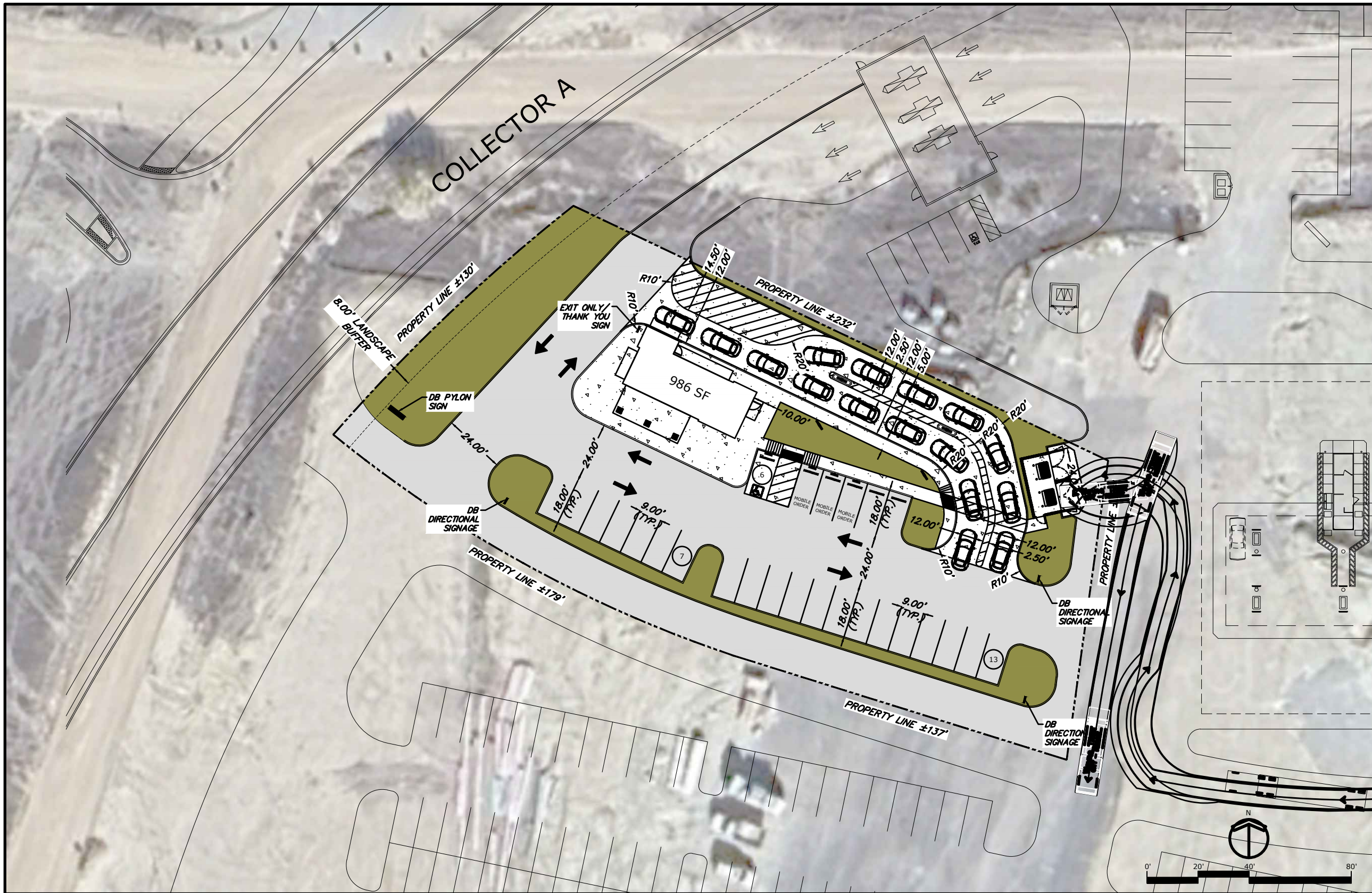
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Dutch Bros. Coffee
Site Plan with Aerial

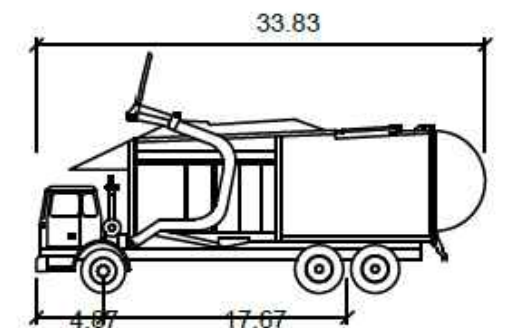




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Wayne Titan

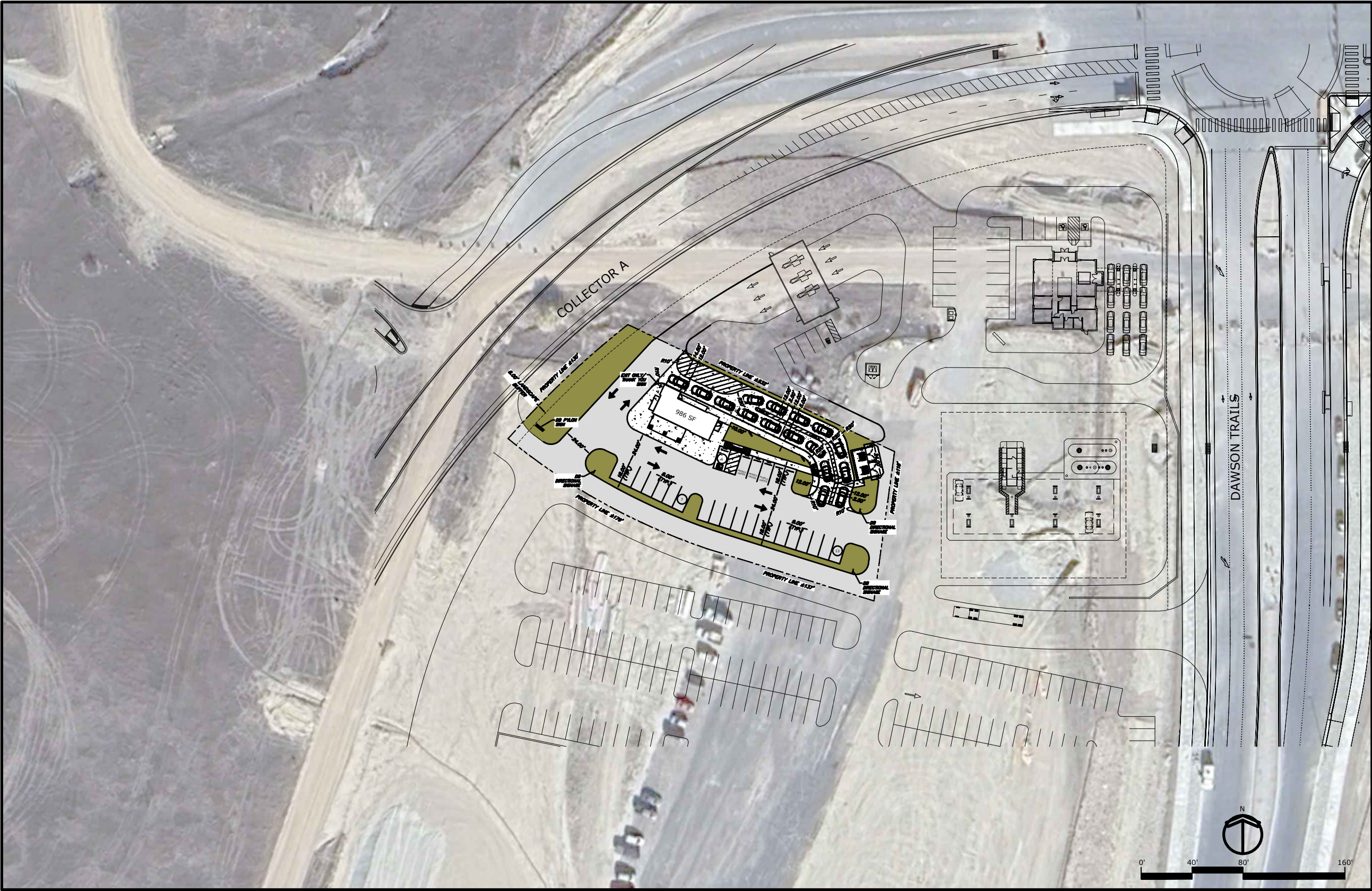
	Feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.00 s
Steering Angle	: 45.00 deg

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Dutch Bros. Coffee
Truck Exhibit





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Dutch Bros. Coffee
Overall Site Plan





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Dutch Bros. Coffee
Street Views



ANNIHILATOR-A1
FLOOR PLAN - 986 SF

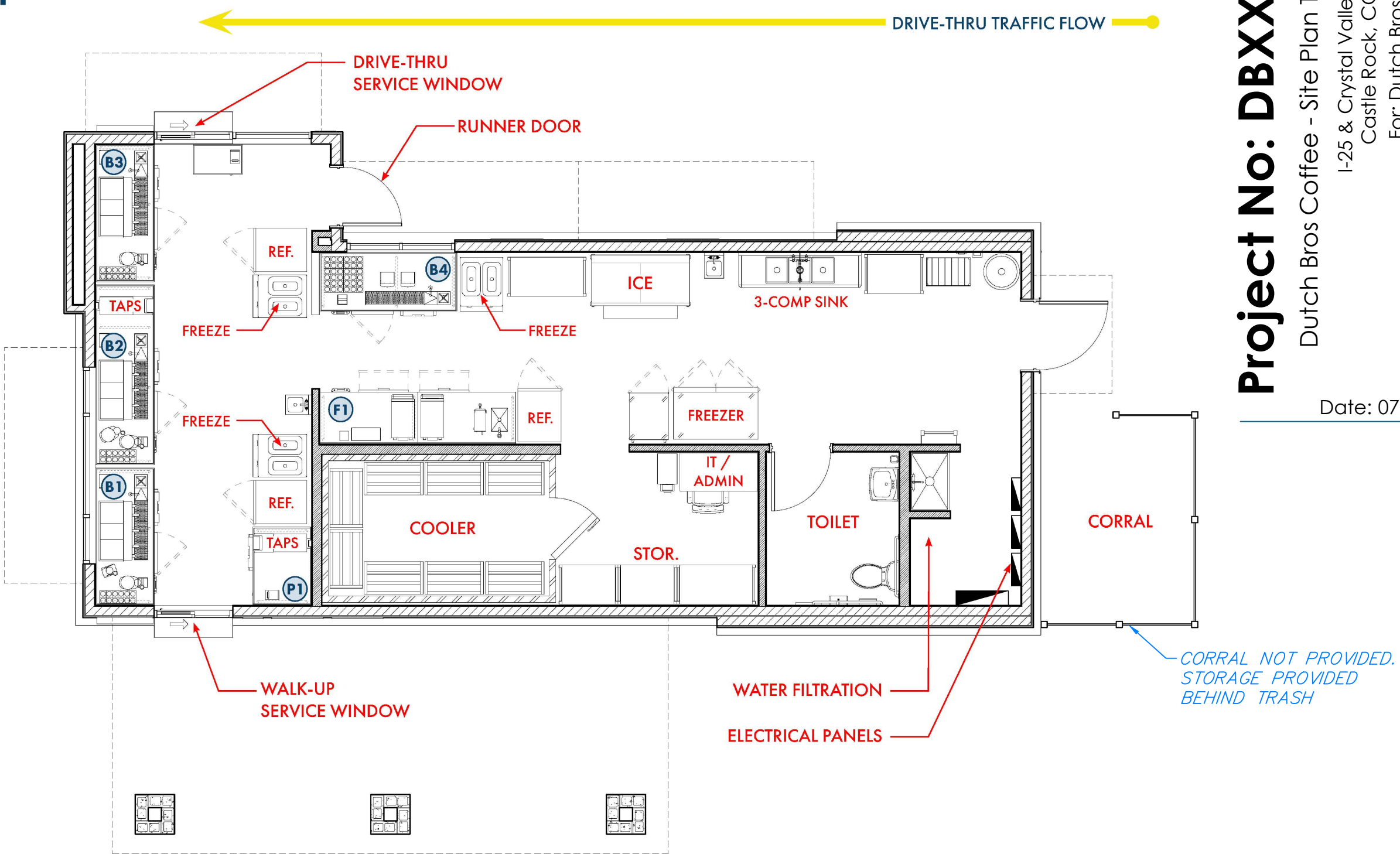


TABLE OVERVIEW	
B1	BAR 1 - WALK-UP
B2	BAR 2 - CENTER
B3	BAR 3 - DRIVE-THRU
B4	BAR 4 - DRIVE-THRU
P1	PIT 1 - WALK-UP
F1	FOOD 1

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Dutch Bros. Coffee
A1 EQ Plan

