



(US SURVEYOR)
CAPPED REBAR FOUND
0.1' A.G.

6" CHAIN
LINK FENCE

1" IRON PIPE FOUND BENT
0.08'S & 0.06'W
0.3' A.G.

PROP MENU BOARD
(BY OTHERS)

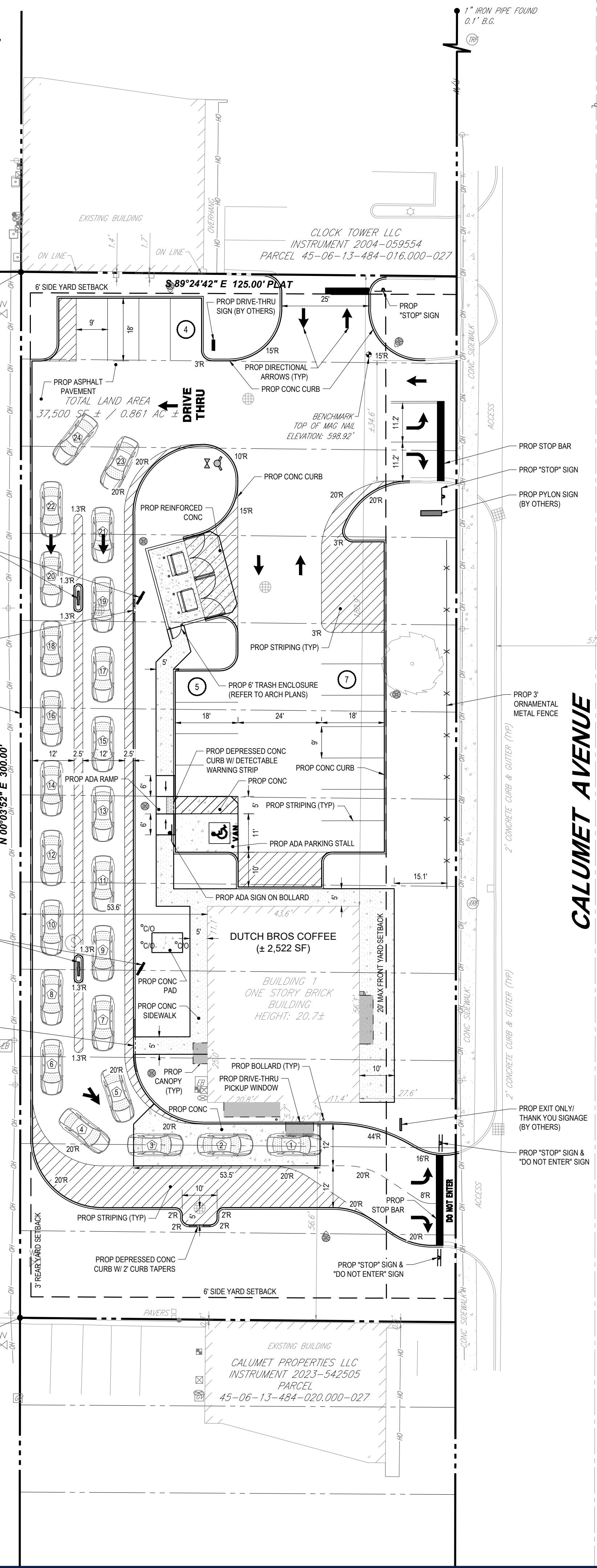
PROP DEPRESSED CONC
CURB W/ 2 CURB TAPERS

EXIST PROPERTY LINE
EXIST ROW LINE

PROP MENU BOARD
(BY OTHERS)

PROP DEPRESSED CONC
CURB W/ 5 CURB TAPERS

3/4" PINCH PIPE
FOUND FLUSH



CALUMET AVENUE
80' PUBLIC RIGHT OF WAY - ASPHALT PAVEMENT

57.5'

16'

8'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

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20'

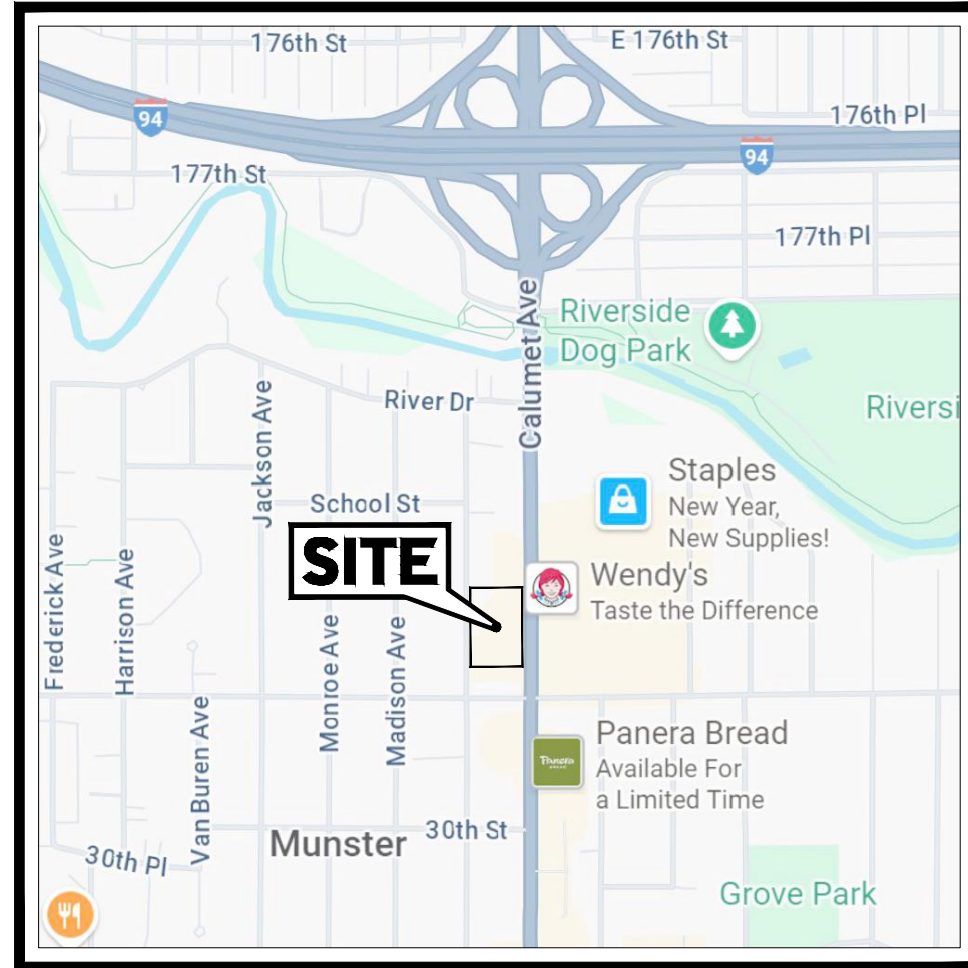
20'

20'

20'

20'

20'



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

ZONING TABLE

ZONE: CD-4-A (GENERAL URBAN - A CHARACTER DISTRICT)
USE: DRIVE-IN RESTAURANT (PERMITTED USE)
PARCEL NO. 45-06-13-484-018.000-027

APPLICANT / OWNER INFORMATION

APPLICANT: DUTCH BROS INC.
110 SW 4TH STREET
GRANTS PASS, OREGON 97526

PROPERTY OWNER: MUNSTER RETAIL LLC
6440 E WESTFIELD BOULEVARD
INDIANAPOLIS, IN 46220

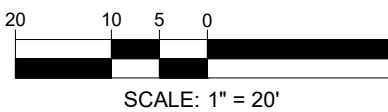
BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	N/A	N/A	37,500 SF (0.86 AC)	NO CHANGE
MIN LOT WIDTH	TABLE 26-6.405.A-6	18'	300'	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD, PRINCIPAL FRONTAGE	TABLE 26-6.405.A-6	0 FT (MIN) 20 FT (MAX)	27.6'	NO CHANGE
FRONT YARD, SECONDARY FRONTAGE	TABLE 26-6.405.A-6	0 FT (MIN) 20 FT (MAX)	N/A	NO CHANGE
SIDE YARD	TABLE 26-6.405.A-6	6 FT (MIN PER SIDE) 130 FT (MAX COMBINED)	56.6' 237.5'	NO CHANGE
REAR YARD	TABLE 26-6.405.A-6	3 FT MIN OR 15 FT FROM CENTERLINE OF REAR LANE OR REAR ALLEY	45.8'	53.6'
MAX PERMITTED HEIGHT	N/A	N/A	<35.0'	NO CHANGE
MAX LOT COVERAGE	TABLE 26-6.405.A-6	70%	78.2% (29,341 SF)	65.9% (24,715 SF)
			KEY =	VARIANCE REQUIRED

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	TABLE 26-6.405.O-3	9' X 18'	9.5' X 17'	9' X 18'
MIN ADA STALL SIZE	NOT REGULATED	N/A	16' X 17'	11' X 18'
MIN AISLE WIDTH	TABLE 26-6.405.O-3	21'	25'	24'
LOADING REQUIREMENTS	TABLE 26-6.405.O-5	NOT REGULATED	0	0
MIN LOADING SIZE	TABLE 26-6.405.O-5	NOT REGULATED	N/A	N/A
MIN NUMBER OF STALLS	TABLE 26-6.405.O-1	16	55	16
MIN NUMBER OF ADA STALLS	NOT REGULATED	N/A	2'	1
RESTAURANT DISPENSING FOOD OR BEVERAGES FOR CONSUMPTION ON PREMISES, WITH DRIVE-THROUGH OR DRIVE-IN SERVICE REQUIRED PARKING SPACES = 5 SPACES FOR EACH 300 SF OF TOTAL GROSS FLOOR AREA = (930 SF / 300 SF) * 5 = 16 SPACES REQUIRED STACKING SPACES = 6 STACKING SPACES PROVIDED = 16 SPACES (INCLUDING 1 ADA SPACE), 24 STACKING SPACES				
			KEY =	VARIANCE REQUIRED

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY



SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/21/2025	TOWN SITE REVIEW COMMENTS	CCP EEG



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WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-385-8544
www.indiana811.org

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CHA250022.00-1A
DRAWN BY: CCP
CHECKED BY: KJB
DATE: 08/21/2025
CAD ID: P-CIVIL-LDVP

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR



PROPOSED
DUTCH BROS COFFEE
8032 CALUMET AVENUE
MUNSTER, IN 46321
TOWN OF MUNSTER, LAKE COUNTY
STORE NO. IN0703

BOHLER
1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
Phone: (724) 638-8500
www.BohlerEngineering.com



SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 1 - 10/21/2025