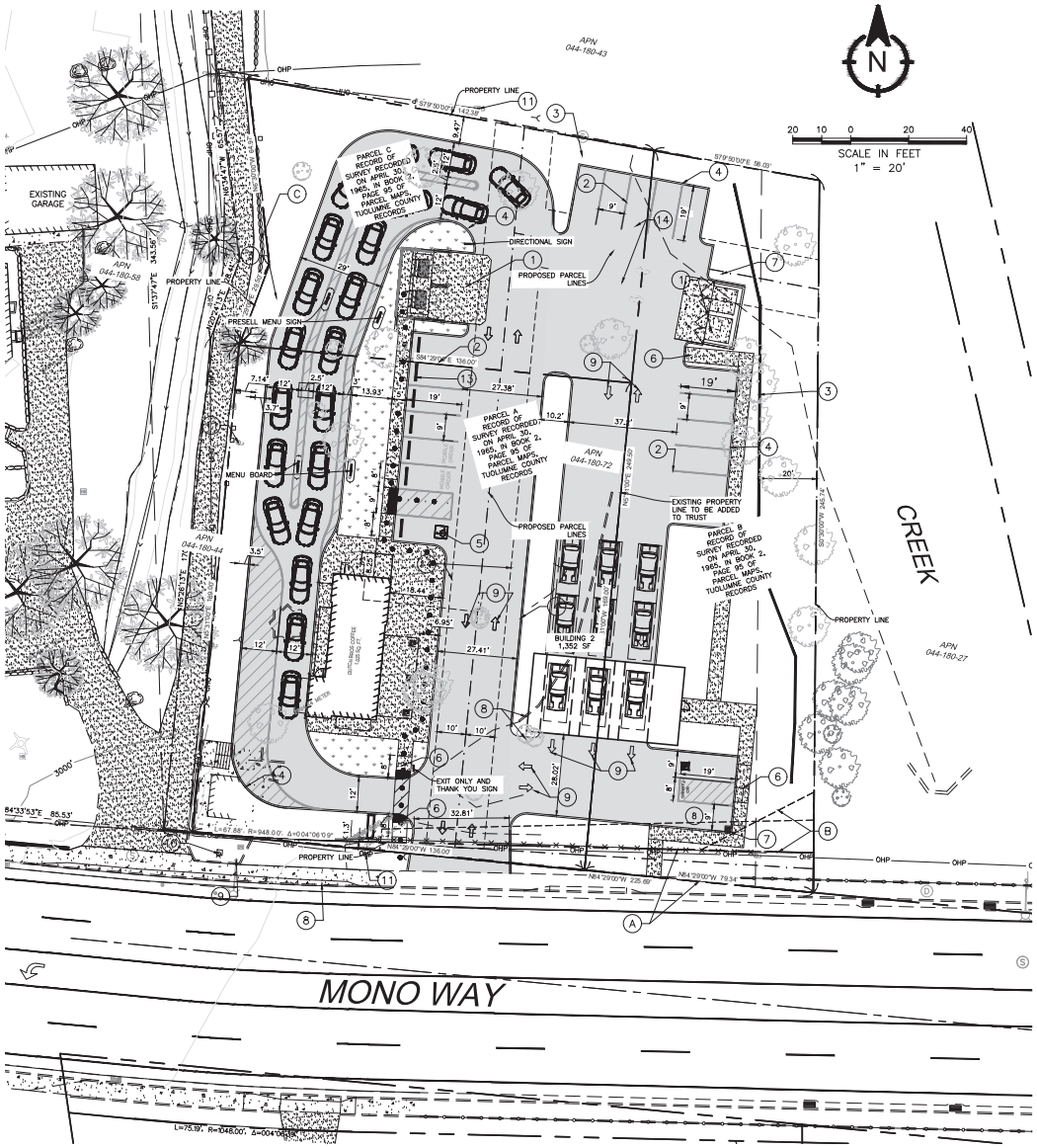
Attachment 2: Site Plan



KEYNOTES

1. PROPOSED TRASH ENCLOSURE PER CITY OF SONORA STD.
2. PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING
3. PROPOSED RETAINING WALL
4. PROPOSED 6" CURB PER CITY OF SONORA STD.
5. PROPOSED VAN ACCESSIBLE PARKING
6. PROPOSED ACCESSIBLE RAMP
7. INSTALL 24" NYLOPLAST DRAIN BASIN W/ SQUARE GRATE
8. EXISTING SIDEWALK TO REMAIN
9. EXISTING STREET LIGHT TO REMAIN
10. EXISTING FIRE HYDRANT TO REMAIN
11. EXISTING POWER POLE AND OVERHANG WIRE
12. PROPOSED TRASH ENCLOSURE PER DETAIL A
13. INSTALL CONCERT WHEEL STOP
14. PROPOSED 20' RECIPROCAL ACCESS EASEMENT TO BE DEDICATED

EASEMENTS

(A) AN OFFER OF DEDICATION FOR PUBLIC ROAD, UTILITY AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1991 AS INSTRUMENT NO. 14121 IN BOOK 1075, PAGE 391 OF OFFICIAL RECORDS.
TO: TUOLUMNE COUNTY
AFFECTS: AS DESCRIBED THEREIN

(B) AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MAY 02, 2013 AS INSTRUMENT NO. 2013007115 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF SONORA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(C) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION
FOR :EXISTING CREEK, POSSIBLE ENCROACHMENT OF STONE MASONRY WALL, POSSIBLE ENCROACHMENT OF RUBBLE WALL AND INCIDENTAL PURPOSES.
AFFECTS: AS DESCRIBED THEREIN

TITLE - LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TUOLUMNE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 15 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C, FROM WHICH POINT A CONCRETE MONUMENT OPPOSITE HIGHWAY STATION 51+53.5, E.C., BEARS NORTH 84° 29' WEST 95.20 FEET; THENCE NORTH 5° 31' EAST 169.00 FEET TO A POINT ON THE EDGE OF A PAVED ROAD; THENCE SOUTH 84° 29' EAST 136.00 FEET; THENCE SOUTH 5° 31' WEST 169.00 FEET TO A FENCE ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C; THENCE NORTH 84° 29' WEST 136.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY, TO THE POINT OF BEGINNING.

THE BASIS OF BEARS FOR THIS DESCRIPTION IS THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE X-TUO-13-C. POINTS ON THE PERIMETER OF THIS PARCEL ARE MARKED BY 5/8 INCH DIAMETER STEEL RODS WITH BRASS TAGS STAMPED RCE 14773.

PARCEL B:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C. FROM WHICH POINT A CONCRETE MONUMENT OPPOSITE HIGHWAY STATION 51+53.5, E.C., BEARS NORTH 84° 29' WEST 231.20 FEET; THENCE NORTH 5° 31' EAST 249.50 FEET; THENCE SOUTH 79° 50' EAST 58.03 FEET; THENCE SOUTH 0° 30' WEST 245.74 FEET CALLED NORTH 00° 49' EAST IN DECREE AND ORDER TERMINATING JOINT TENANCY AND ESTABLISHING FACT OF DEATH OF JESSIE BAGLINI, DECEASED, RECORDED SEPTEMBER 26, 1958 IN VOLUME 95 OF OFFICIAL RECORDS, PAGE 231, TUOLUMNE COUNTY RECORDS, TO A FENCE ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C; THENCE NORTH 84° 29' WEST 79.34 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY TO THE POINT OF BEGINNING.

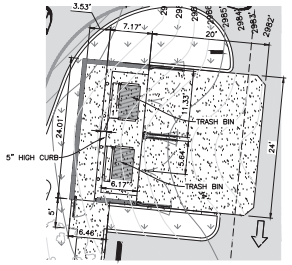
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE X-TUO-13-C. POINTS ON THE PERIMETER OF THIS PARCEL ARE MARKED BY 5/8 INCH DIAMETER STEEL RODS WITH BRASS TAGS STAMPED RCE 14773.

PARCEL C:
COMMENCING AT A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY X-TUO-13-C OPPOSITE HIGHWAY STATION 51+53.5 E.C.; THENCE SOUTH 84° 29' EAST 95.20 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 5° 31' EAST 169.00 FEET TO A 5/8 INCH DIAMETER STEEL ROD WITH BRASS TAG RCE 14773 ON THE EDGE OF A PAVED ROAD, SAID ROD MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 20° 29' EAST 29.50 FEET CALLED SOUTH 20° 29' WEST 29.7 FEET IN DEED FROM MARY FRANCES HANNON TO WALTER C. RAY, ET UX., RECORDED MAY 21, 1956 IN VOLUME 74 OF OFFICIAL RECORDS, PAGE 493, TUOLUMNE COUNTY RECORDS, TO A POINT NEAR THE BASE OF A STONE RUBBLE WALL; THENCE NORTH 6° 30' WEST 64.98 FEET, CALLED SOUTH 6° 30' EAST 65 FEET IN THE ABOVE MENTIONED DEED TO WALTER C. RAY, ET UX; THENCE SOUTH 79° 50' EAST 142.39 FEET; THENCE SOUTH 5° 31' WEST 80.50 FEET; THENCE NORTH 84° 29' WEST 136.00 FEET TO THE TRUE POINT OF BEGINNING.

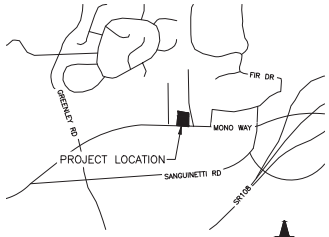
THE BASIS OF BEARS FOR THIS DESCRIPTION IS THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE X-TUO-13-C. POINTS ON THE PERIMETER OF THIS PARCEL ARE MARKED BY 5/8 INCH DIAMETER STEEL RODS WITH BRASS TAGS
STAMPED RCE 14773.

SAID PROPERTY IS FURTHER DESCRIBED AS PARCELS A, B AND C AS SHOWN AND DESIGNATED ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD APRIL 30, 1965 IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 95, TUOLUMNE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY CONVEYED TO CITY OF SONORA, A MUNICIPAL CORPORATION THROUGH A DOCUMENT ENTITLED "GRANT DEED" RECORDED ON MAY 02, 2013 AS INSTRUMENT NO. 2013007115 OF OFFICIAL RECORDS.



(A) TRASH ENCLOSURE DETAIL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PROJECT INFO:

PROJECT LOCATION: 12942 MONO WAY SONORA, CA 95370

APN: 044-180-072

PROJECT OWNER: MIKE FILLEBROWN
BIEHL & FILLEBROWN DEVELOPMENT, LLC
2828 ENTERPRISE AVE
CLOVIS, CA 93619

GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC)
ZONING: C-1
PARCEL GROSS ACREAGE = 1.14 AC
NET ACREAGE AFTER ROW DEDICATION = 1.11 AC

PROPOSED BUILDING: 1,025 SF

PROPOSED PARKING:

PARKING SPACES PROVIDED= 19 STALLS
ADA STALLS PROVIDED = 1 STALLS

TOTAL: 21 STALLS PROVIDED

BENCHMARK:

VICE SITE BENCHMARK

SET NAIL IN SIDEWALK 80 FEET EAST OF SHOPPING CENTER MAIN DRIVE SOUTH SIDE OF MONO WAY

ELEVATION: 3000.00'

BASIS OF BEARINGS:

THE SOUTHERLY LINE OF MONO WAY BEARING S 84029'

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

4010 N CHESTNUT
DAGONA, CA STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

REVISIONS

NO.	DATE	BY

DUTCH BROS. SONORA, CA
SITE PLAN
CITY OF SONORA CALIFORNIA

DATE: 11/5/2025

PROJ. ENGR: LSV

PROJ. MNGR: KYV

PREPARED FOR:
MIKE FILLEBROWN
BIEHL & FILLEBROWN DEVELOPMENT, LLC
2828 ENTERPRISE AVE
CLOVIS, CA 93619

REGISTERED PROFESSIONAL ENGINEER
KHANG YING YANG
11/5/25
NO. C-63824
CIVIL
STATE OF CALIFORNIA

SHEET NO.
SP1

PROJECT NUMBER
25-033

W:\VICE-PROJECTS\PROJECTS\2025\025-033 DUTCH BROS SONORA\05-PRODUCTION PLANS\25-033 SITE PLAN.DWG