

PROPERTY PLAN

**LOCATION: SWQ TWENTYNINE PALMS HWY & BALS AVE
YUCCA VALLEY, CA
CONCEPT PLAN (v3.0)
02/28/2022**

SITE DATA

JURISDICTION	TOWN OF YUCCA VALLEY
ZONING DISTRICT	C-MU MIXED USE COMMERCIAL, AIRPORT SAFETY OVERLAY DISTRICT
PERMITTED USE(S)	EATING & DRINKING ESTABLISHMENTS: FAST FOOD (WITH DRIVE-THROUGH, DELIVERY) (CONDITIONAL USE PERMIT)
LOT AREA	± 43,996 SF (± 1.01 ACRES)
BUILDING AREA	2,080 SF
F.A.R.	CODE .50 PLAN .05

SETBACKS

BUILDING SETBACKS	CODE	PLAN
- FRONT YARD	15'	80'
- INTERIOR SIDE YARD	0'	56' (W), 21' (E)
- REAR YARD	0'	101'

PARKING SETBACKS

- FRONT YARD	3'	10'
- INTERIOR SIDE YARD	0'	5' (W), 5' (E)
- REAR YARD	0'	50'
SIGNAGE SETBACK	0'	0'

OFF STREET PARKING REQUIREMENTS

AUTO PARKS STALL COUNT WITH RATIO	11 (SEE NOTE 1)	20 (9.62 / 1000 SF)
ADA STALL COUNT	1	1
PARKING STALL SIZE	9' X 19'	9' X 19'
DRIVE AISLE WIDTH	26'	26'
DRIVE-THRU STACKING	SEE NOTE 2	12
INTERIOR LANDSCAPING	5% FOR MORE THAN 20 SPACES	N/A
BUILDING HEIGHT	40'	TBD

ADDITIONAL NOTES

1. 1 / 50 SF OF SEATING AREA, BASED ON 555 SF; 2. 5 BEFORE MENU BOARD, 5 BETWEEN MENU BOARD & DRIVE-UP SERVICE WINDOW

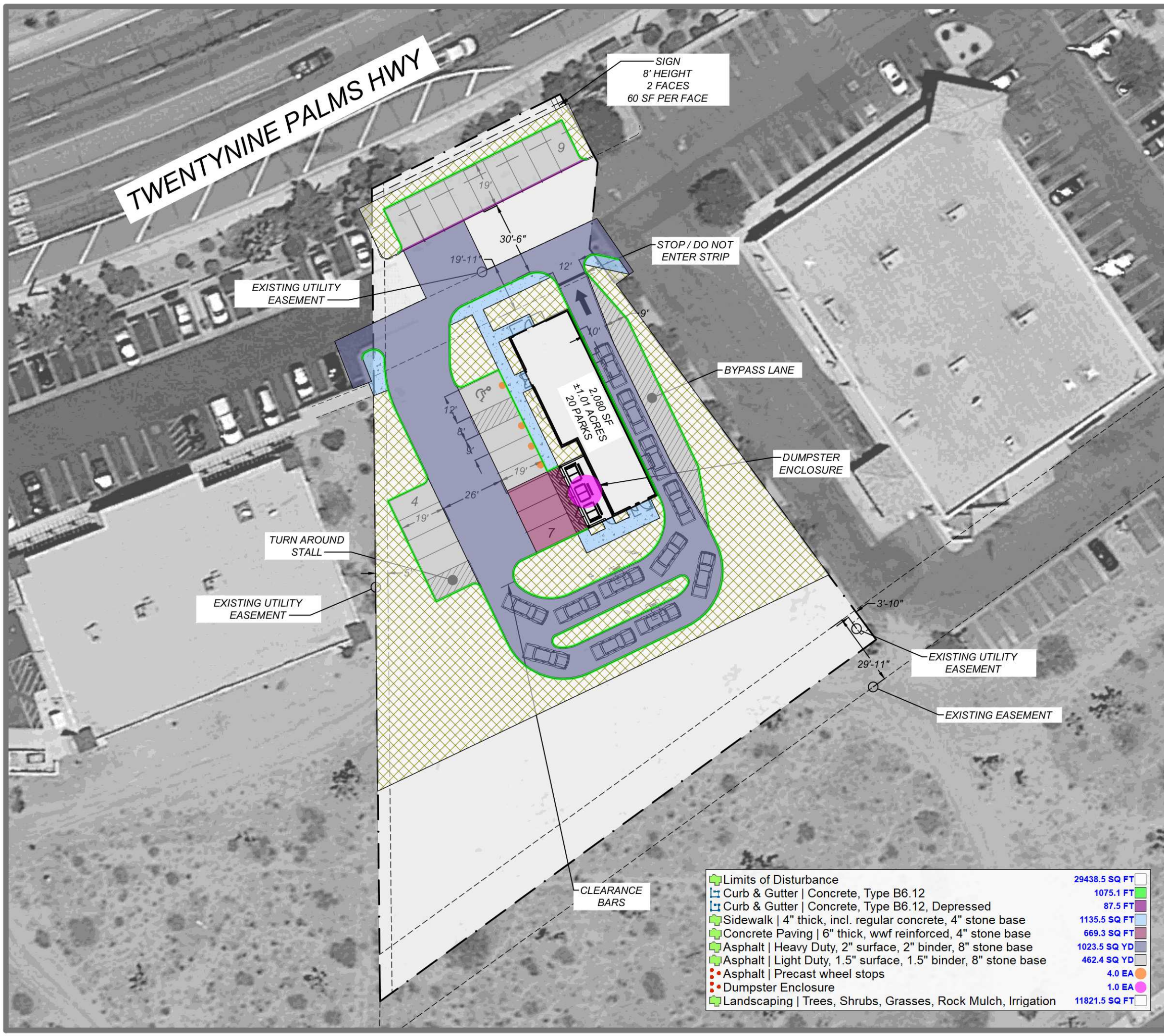
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LM



InSite

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SIGN
8' HEIGHT
2 FACES
60 SF PER FACE

STOP / DO NOT ENTER STRIP

BYPASS LANE

DUMPSTER ENCLOSURE

EXISTING UTILITY EASEMENT

EXISTING EASEMENT

CLEARANCE BARS

Limits of Disturbance	29438.5 SQ FT
Curb & Gutter Concrete, Type B6.12	1075.1 FT
Curb & Gutter Concrete, Type B6.12, Depressed	87.5 FT
Sidewalk 4" thick, incl. regular concrete, 4" stone base	1135.5 SQ FT
Concrete Paving 6" thick, wwf reinforced, 4" stone base	669.3 SQ FT
Asphalt Heavy Duty, 2" surface, 2" binder, 8" stone base	1023.5 SQ YD
Asphalt Light Duty, 1.5" surface, 1.5" binder, 8" stone base	462.4 SQ YD
Asphalt Precast wheel stops	4.0 EA
Dumpster Enclosure	1.0 EA
Landscaping Trees, Shrubs, Grasses, Rock Mulch, Irrigation	11821.5 SQ FT

TWENTYNINE PALMS HWY

EXISTING UTILITY EASEMENT

TURN AROUND STALL

EXISTING UTILITY EASEMENT