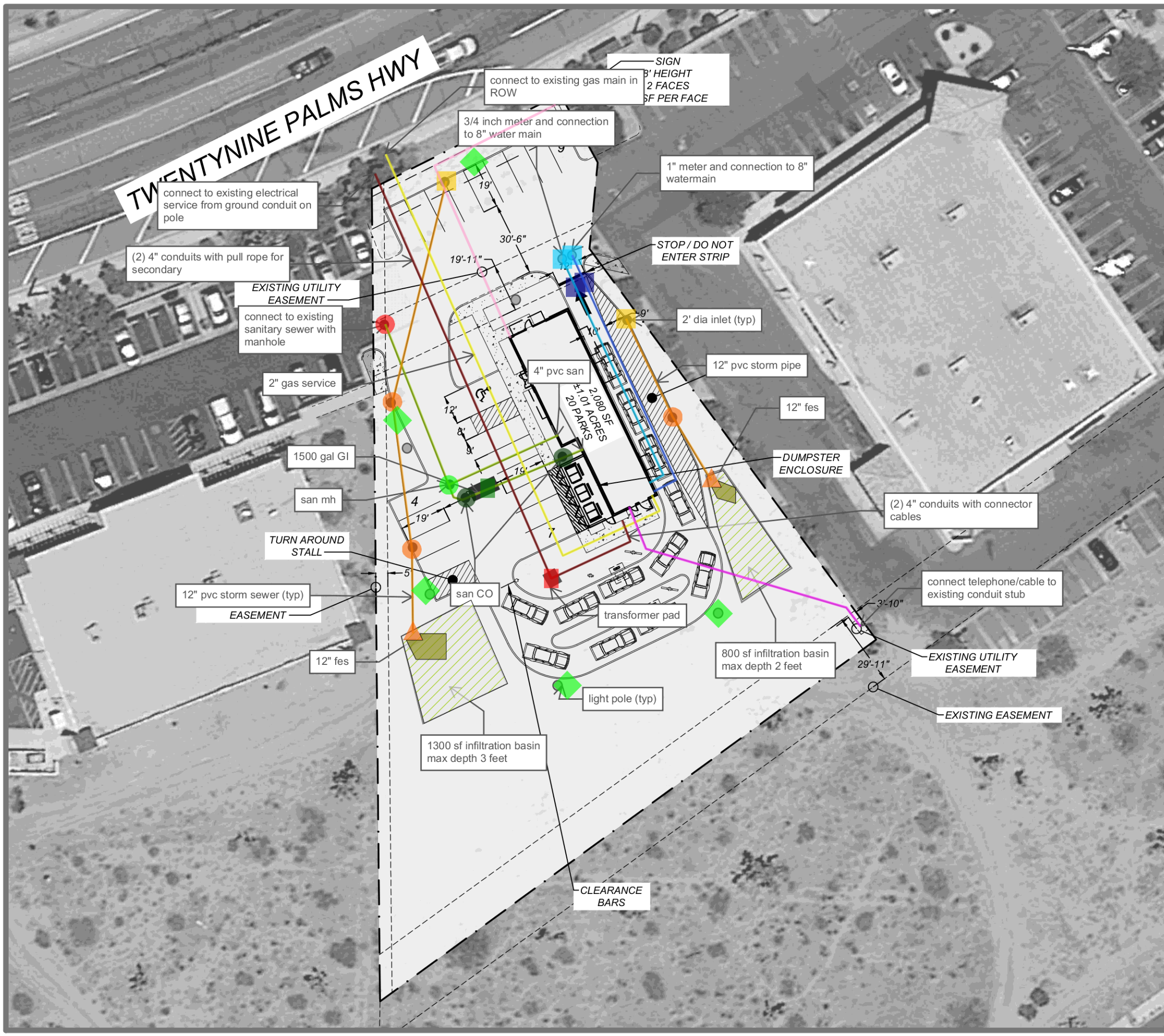


PROPERTY PLAN
LOCATION: SWQ TWENTYNINE PALMS HWY & BALSAS AVE
YUCCA VALLEY, CA
CONCEPT PLAN (v3.0)
02/28/2022



SITE DATA		
JURISDICTION	TOWN OF YUCCA VALLEY	
PLANNING DISTRICT	C-MU MIXED USE COMMERCIAL	
<ul style="list-style-type: none"> Water Connect to existing (pressure tap) 2.0 EA Water Shut-off valve and/or meter vault 2.0 EA Water 3/4" copper 104.8 FT Water 1" copper 112.4 FT Sanitary Connect to existing 1.0 EA Sanitary 4" PVC 183.9 FT Sanitary MH Structure, 4' dia. 1.0 EA Sanitary Cleanout 2.0 EA Sanitary Grease Interceptor, 1500 gal 1.0 EA Storm 12" RCP 265.0 FT Storm Curb Inlet Structure, 2' 2.0 EA Storm MH Structure, 4' dia. 3.0 EA Storm Flared end section with rubble-stone riprap 2.0 EA Storm Riprap protection, filter cloth (0.33 ton/sqyd) 21.9 SQ YD Storm Infiltration basin max depth 2' (Vol = 2,200 CF) 799.9 SQ FT Storm Infiltration basin max depth 3' (Vol = 2,200 CF) 1300.0 SQ FT Gas Trench, bedding & backfill for Gas Co 231.8 FT Electric (2) 4" PVC conduits, with pull ropes for Electric Co. 227.4 FT Precast concrete electrical transformer pad 1.0 EA Telecom (2) 4" PVC conduits, with pull ropes for Telecom Co. 114.5 FT Site Lighting 25' poles with LED fixtures 5.0 EA Monument Sign Electric feed 133.4 FT Area 172069.2 SQ FT 		
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 2 SPACES	N/A
BUILDING HEIGHT	40'	TBD
ADDITIONAL NOTES	1. 1 / 50 SF OF SEATING AREA, BASED ON 655 SF. 2. 5 BEFORE MENU BOARD, 5 BETWEEN MENU BOARD & DRIVE-UP SERVICE WINDOW	
DRAWN BY:	LM	

0 40' 80'

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