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DUTCH BROS. COFFEE - CA3714 - YUCCA VALLEY, CA PRELIMINARY SITE AND UTILITY PLAN

PROJECT DATA

NAME: DUTCH BROS COFFEE - CA3714 - YUCCA VALLEY, CA
 PARCEL AREA: 44,190 SF (1.014 ACRES)
 GROSS PROJECT AREA: 48,127 SF (1.1 ACRES)
 PARCEL #: 0601-416-05
 ZONE: MIXED USE COMMERCIAL (C-MU)
 GENERAL PLAN DESIGNATION: COMMERCIAL
 QUEING: 23 VEHICLES

PARKING:
 REQUIRED: 4 SPACES
 PROVIDED: 18 SPACES
 (3 FUTURE EVCS)
 (1 ACCESSIBLE EVCS)
 (1 ACCESSIBLE)
 (13 TYPICAL)

TRASH ENCLOSURE: 12' X 24'
 PROPOSED GROUND COVER SUMMARY:

BUILDINGS:	1,025 SF	(2.1%)
TRASH ENCLOSURE:	288 SF	(0.6%)
PAVING (CONCRETE, ASPHALT, CURBS):	26,377 SF	(54.8%)
WALKWAYS:	3,389 SF	(7.1%)
LANDSCAPE:	10,350 SF	(21.5%)
EXISTING PAVEMENT TO REMAIN:	3,890 SF	(8.1%)
EXISTING LANDSCAPE TO REMAIN:	2,808 SF	(5.8%)
	48,127 SF	(100.0%)

EASEMENT NOTES

- 5' EASEMENT(S) FOR ELECTRIC AND TELEPHONE FACILITIES AND RIGHT INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO CALIFORNIA WATER & TELEPHONE COMPANY RECORDED MARCH 30, 1962, IN BOOK 5672, PAGE 78, OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RECIPROCAL EASEMENT AGREEMENT DATED OCTOBER 3, 2000, EXECUTED BY JOSEPH A. SIROLA AND THOMAS A. KELLER, III ET AL RECORDED OCTOBER 20, 2000, RECORDING NO. 20000381189, OFFICIAL RECORDS.
- EASEMENT(S) FOR UNDERGROUND COMMUNICATION FACILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO VERIZON CALIFORNIA INC., A CALIFORNIA CORPORATION RECORDED FEBRUARY 1, 2002, RECORDING NO. 20020054622, OFFICIAL RECORDS.
- 20' EASEMENT(S) FOR SEWER EASEMENT AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO HI DESERT WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA RECORDED AUGUST 21, 2015, RECORDING NO. 2015-0360067, OFFICIAL RECORDING.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL 4 OF PARCEL MAP NO. 15502, IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 98 AND 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AS SET FORTH AND DEFINED AS EASEMENT DRIVEWAY IN RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 20, 2000, INSTRUMENT NO. 2000-381189, OF OFFICIAL RECORDS

APN: 0601-416-05

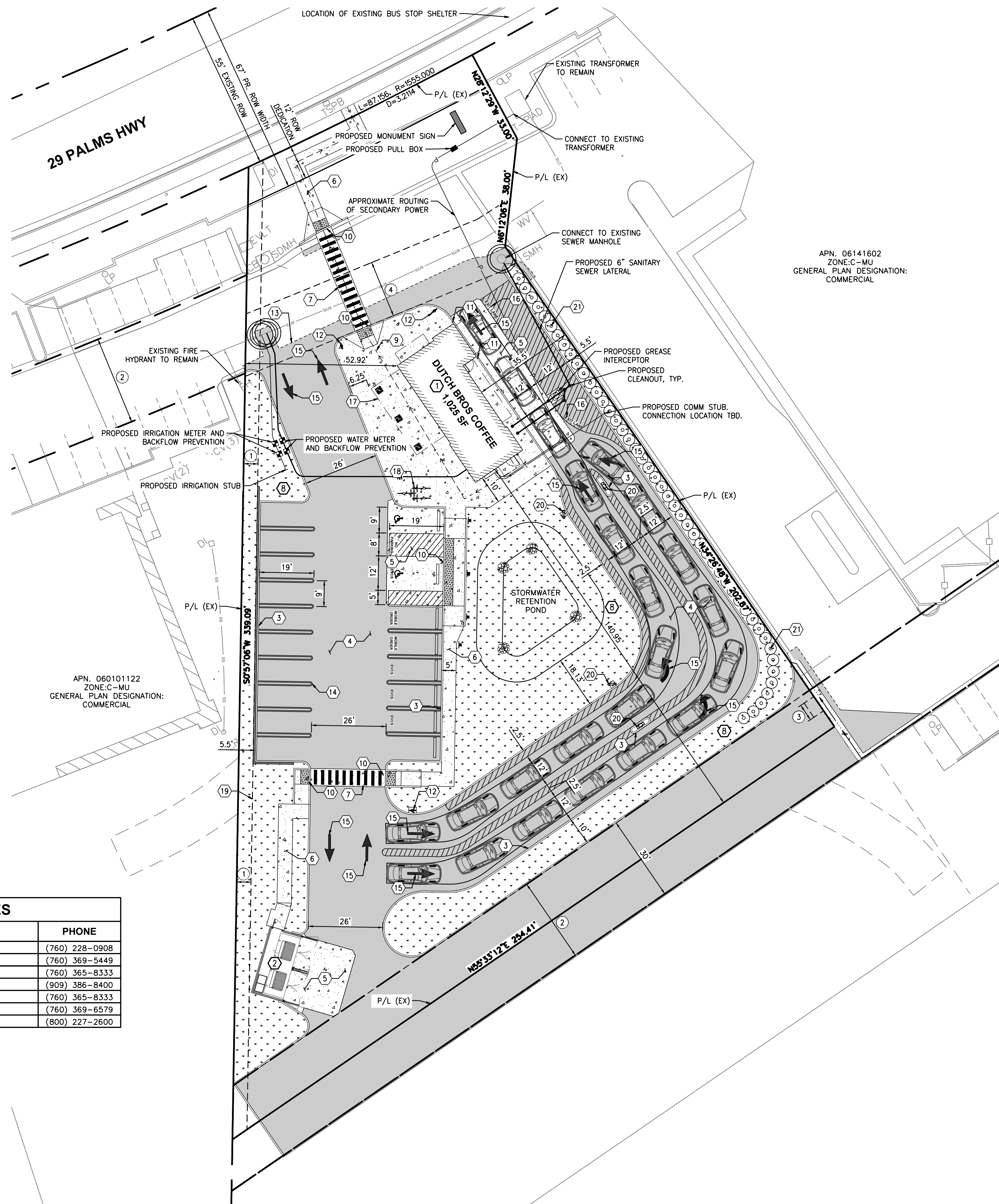
THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. FCH2400711NT WITH AN EFFECTIVE DATE OF AUGUST 22, 2024 AT 7:30 AM

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES	PHONE
GAS	THE GAS COMPANY	(760) 228-0908
ELECTRICITY	SOUTHERN CALIFORNIA EDISON	(760) 369-5449
WATER	HI-DESERT WATER DISTRICT	(760) 365-8333
FIRE	SAN BERNARDINO COUNTY FIRE	(909) 386-8400
SEWER	HI-DESERT WATER DISTRICT	(760) 365-8333
DRAINAGE	TOWN OF YUCCA VALLEY	(760) 369-6579
U.S.A	N/A	(800) 227-2600

SEWAGE DISPOSAL NOTE

ONSITE PRIVATE GRAVITY SEWER SYSTEMS
 CONNECTION TO PUBLIC SEWERS



APN: 06141602
 ZONE: C-MU
 GENERAL PLAN DESIGNATION:
 COMMERCIAL

OWNER

CONTACT: CHRIS PETO
 5TH STREET DEVELOPMENT, LLC
 1011 CAMINO DEL MAR #258
 DEL MAR, CA 92014
 TEL: (310) 346-0379
 EMAIL: CPETO@HALFERTY.COM

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, LLC
 18215 72ND AVE. SOUTH
 KENT, WA 98032
 TEL: (425) 251-6222
 CONTACT: HAL P. GRUBB, P.E.
 EMAIL: HGRUBB@BARGHAUSEN.COM
 WEBSITE: [HTTPS://WWW.BARGHAUSEN.COM](https://www.barghausen.com)

GEOTECHNICAL

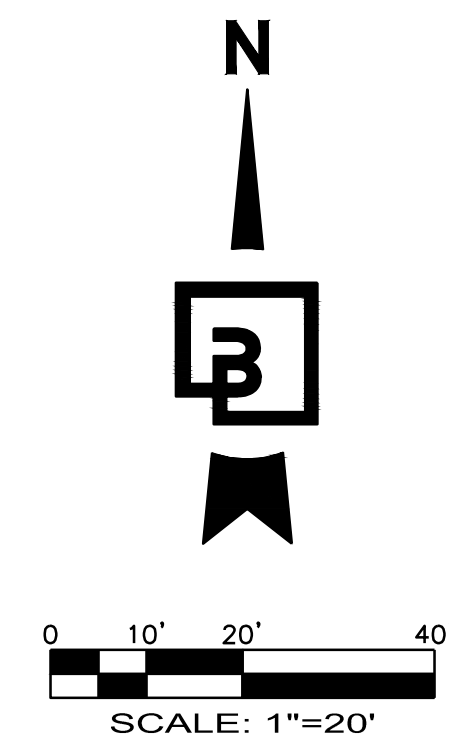
INLAND ENGINEERING TECHNOLOGIES INC.
 41655 REAGAN WY. STE E
 MURRIETA, CA 92562
 TEL: (951) 894-6464
 CONTACT: JAMES WORLEY
 WEBSITE: [HTTPS://WWW.INLANDTECHNOLOGIES.NET](https://www.inlandtechnologies.net)

DEVELOPER

DUTCH BROS COFFEE
 P.O. BOX 1929
 GRANTS PASS, OR 97528
 CONTACT: JOHN CAGLIA
 TEL: (714) 883-9092
 EMAIL: JOHN.CAGLIA@DUTCHBROS.COM
 WEBSITE: [HTTPS://WWW.DUTCHBROS.COM](https://www.dutchbros.com)

SURVEYOR

RIGHTIG CORP.
 13911 NOWATA CT.
 APPLE VALLEY, CA 92307
 TEL: (833) 907-5082
 EMAIL: CHRIS@RIGHTIGCORP.COM



CONSTRUCTION NOTES:

- PROPOSED 1,025 SF DUTCH BROS COFFEE.
- PROPOSED TRASH ENCLOSURE.
- PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED CONCRETE PAVEMENT.
- PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
- PROPOSED PAVEMENT MARKING.
- PROPOSED LANDSCAPE AREA, TYPICAL.
- ACCESSIBLE PATH, TYPICAL.
- PROPOSED ADA ACCESSIBLE RAMP.
- PROPOSED BOLLARD.
- PROPOSED DIRECTIONAL SIGNAGE.
- PROPOSED SAWCUT LIMITS, TYPICAL.
- PROPOSED DOUBLE STRIPING 'HAIRPIN' STALL STRIPES, TYP.
- PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
- PROPOSED 'EXIT LANE' PAVEMENT MARKING.
- PROPOSED CUSTOMER WALK-UP CANOPY AREA.
- PROPOSED BIKE RACK.
- PROPOSED RETAINING WALL.
- PROPOSED MENU BOARD SIGNAGE.
- PROPOSED LANDSCAPE HEDGE FOR HEADLIGHT SCREENING, TYP.

UTILITY POTHOLES NOTE:

THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITY. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

PRELIMINARY SHEET INDEX

Sheet Number	Sheet Title
1 OF 2	PRELIMINARY SITE AND UTILITY PLAN
2 OF 2	GRADING AND DRAINAGE PLAN
NP-1	NATIVE PLANT PROTECTION PLAN
NP-2	NATIVE PLANT PROTECTION SPECS & DETAILS
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE PLANTING SPECIFICATIONS & DETAILS

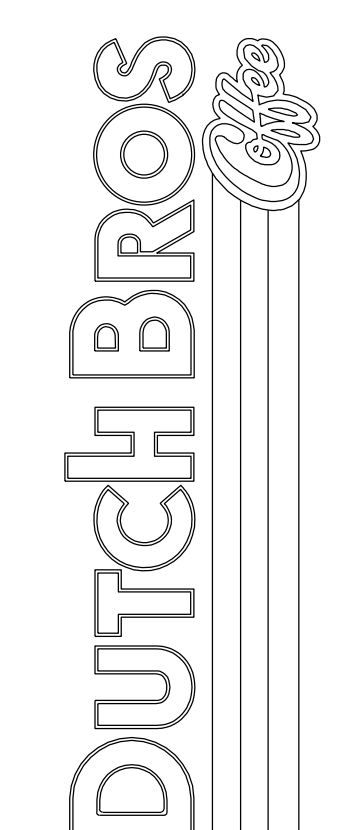
LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SITE AND UTILITY PLAN
 SWQ 29 PALMS HWY & BALSA AVE
 YUCCA VALLEY, CA

Title:



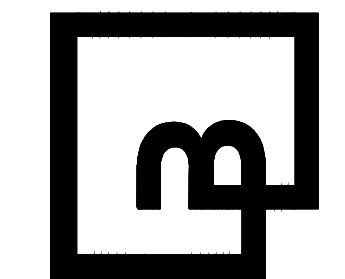
For:



Scale:

Designed	Drawn	Checked	Approved	Date
RG	LW	AE	HPS	4/23/25

Barghausen Consulting Engineers, LLC.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
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Job Number: 23690
 Sheet: 1 OF 2
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