

REQUEST FOR COMMENTS

July 11, 2011

**Shane Stueckle
Deputy Town Manager**

RE: SITE PLAN REVIEW, SPR 01-11, DOLLAR GENERAL

Dear Shane,

Enclosed please find information regarding the project described below for your review. Your written comments, questions, recommendations and requested revisions would be greatly appreciated. If you would like your response incorporated into the staff report provided to the Planning Commission, please reply before Friday, August 05, 2011. Please attach additional requirements if necessary.

Thank you for your time and attention to this project.

Best Regards,

Diane Olsen
Planning Technician

Project:	Site Plan Review, SPR 01-11 Dollar General
Location:	Northwest corner of 29 Palms Hwy and Hopi Trail
Description:	Proposal to construct a 12,480 square foot retail building with associated landscaping, on-site retention and on-site parking

Planning
760.369.6575
Public Works
760.369-6579
Building and Safety
760.365.0099
Code Compliance
760.369.6575
Engineering
760.369.6575
FAX 760.228.0084

The Town of

Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Drive
Yucca Valley, CA 92284





Date:	07/07/11
Case No. SP2-01-11	Fee _____
Case No. _____	Fee _____
Case No. _____	Fee _____
EA No. _____	Fee _____

- | | |
|--|---|
| <input checked="" type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TRACT MAP |
| <input type="checkbox"/> SITE PLAN REVIEW | <input type="checkbox"/> PARCEL MAP |
| <input type="checkbox"/> LAND USE COMPLIANCE REVIEW | <input type="checkbox"/> GENERAL PLAN AMENDMENT |
| <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> REZONING |
| <input type="checkbox"/> ENVIRONMENTAL ASSESSMENT | <input type="checkbox"/> DEVELOPMENT CODE AMENDMENT |

(Please Type or Print Legibly)

Applicant Dynamic Development Company, LLC

Address 1725 21st St. City Santa Monica State CA Zip 90404

Phone 310-315-5411 x18 Cell 310-699-1426

E-mail Address mward@dynamicdevco.com

Project Name (if any) Dollar General - Yucca Valley

Contact Person/Representative Tim Saivar

Address 1725 21st St. City Santa Monica State CA Zip 90404

Phone 310-315-5411 x20 Cell 805-501-2828

E-mail Address tmsaia@att.net or tsaiivar@dynamicdevco.com

Property Owner Ms. Geraldina Horak Phone 760-228-3187

Address 57646 Sunnyslope Drive City Yucca Valley State CA Zip 92284

E-Mail Address tmarie337@yahoo.com

Assessor Parcel Number(s) 0586-121-06-0 Tract Map # _____ Lot # _____

Property Dimensions 200' x 280' Existing Land Use Vacant

Structure Square Footage 12,480 General Plan Designation/Zoning Old Town, Comm. MU

Location: (Example: Address & Street or SW corner of Elk & Onaga or 300 ft N of Paxton on W side of Airway)
Northwest corner of Twenty-Nine Palms Highway (Highway 62) & Hopi Trail

Proposed Project Description: Precisely describe the proposed project for which approval is being sought and the application is being submitted. Use additional sheets and attach to application if necessary.
See Attached

Owner's Signature *Ms. Geraldina Horak* Date 6/14/2011

NOTE: THE PLANNING APPLICATION DOES NOT GUARANTEE APPROVAL OR CONSTITUTE A BUILDING PERMIT APPLICATION. ADDITIONAL FEES MAY BE REQUIRED DEPENDING ON ANY ADDITIONAL ADMINISTRATIVE COSTS. ALL DOCUMENTS, MAPS, REPORTS, ETC. SUBMITTED WITH THIS APPLICATION ARE DEEMED TO BE PUBLIC RECORDS.

Town of Yucca Valley
Community Development/Public Works Department
58928 Business Center Dr., Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084

I am/We are the legal owner(s) of said property described in the project application and do hereby certify that all the foregoing information is true and correct and recognize that if any information proves to be false or incorrect the Town shall be released from any liability incurred and any permits or approvals may be null and void. This will serve to notify you and verify that I/we do hereby authorize the listed representative to file this application and represent my/our interest during this planning and approval process.

Owner's Signature(s) MS (Saldana) Hunt Date 6/17/2011

Project Description

N.W.C. of Twenty-Nine Palms Hwy (Hwy 62) & Hopi Trail

The proposed project will be a single story 12,480 SF retail sales, single use tenant building. The proposed development meets all of the Municipal Code requirements and is consistent with the Zoning Code for setbacks, building heights, walls, parking and landscaping. The zoning and General Plan designates the property to be Old Town Commercial Mixed Use.

Twenty-Nine Palms Highway (Highway 62) is a Super Arterial roadway, under the jurisdiction of Cal Trans - District 8, and is a major street and commercial corridor. The subject property is vacant land and is located with commercial zoning surrounding the property on three sides; to the north across the alley is Industrial zoning. The land use to the north is vacant, to the east across Hopi Trail is a mobile home park, to the west is a motel and across Hwy 62 are commercial developments. The proposed retail sales use provides an orderly development of the land with the existing and contemplated future uses in the general area.

The property will be developed with a landscape buffer around the interior perimeter of the property and adjacent to the street with interior landscaping. We have provided direct pedestrian access along the west property line from Twenty-Nine Palms Highway without conflict to vehicle traffic to the building. The site has been designed to fit into the surrounding developments. The site has been developed with a no left turn driveway on Twenty-Nine Palms Highway. This driveway location has been reviewed and approved by Cal Trans, the city engineer and the city planning department. We have a driveway for circulation on Hopi Trail and also to the rear, on the alley as well. We will provide Security lighting in the parking area.

The building will be metal frame with a column & beam system. The façade exterior walls will have a Stucco material finish and incorporate a decorative open metal trellis overhangs. The building has varying height raised parapet walls with molding and is integrated with decorative light fixtures. The parapet walls will screen all mechanical units from view. The storefront will be anodized with clear glass. The building will have decorative wall treatments with vine trellises integrated into the design of the façade.

The proposed project will complement the surrounding developments with an aesthetically pleasing exterior façade design that will conserve property values and promote development according to the zoning and general plan, while providing goods and services to the surrounding neighborhood. We have developed the site plan to match the surrounding developments.

ENVIRONMENTAL ASSESSMENT

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
200' x 280'
2. Existing site zoning: Old Town Commercial Mixed-Use
3. Existing General Plan designation: Commercial Mixed-Use
4. Precisely describe the existing use and condition of the site:
Vacant
5. Zoning of adjacent parcel:
North Industrial South Comm. MU East Comm. MU West Comm. MU
6. Existing General Plan designation of adjacent parcels:
North Industrial South Comm. MU East Comm. MU West Comm. MU
7. Precisely describe existing uses adjacent to the site:
See Attached
8. Describe the plant cover found on the site, including the number and type of all protected plants:
Vacant Land, one Joshua Tree to remain

Note: Explain any "yes" or "maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes Maybe No

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is the Site on filled or slopes of 10% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Is the site within a resource area as identified on the archaeological and historical resource General Plan map? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15. Is the site in a flood plain? (See appropriate Federal Insurance Rate Map) |

PROJECT DESCRIPTION

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: Retail Sales
- B. Gross square footage by each type of use: 12,480 SF
- C. Gross square footage and number of floors of each building: Single Story, 12,480 SF
- D. Estimate of employment by shift: 4 Persons
- E. Planned outdoor activities: N/A

2. Percentage of project site covered by:

5 % Paving, 22 % Building, 24 % Landscaping, 47 % Parking

3. Maximum height of structures 23 ft. 9 in.
4. Amount and type of off street parking proposed: 50 Standard Stalls
5. How will drainage be accommodated? On-site drainage to catch basin then to storm drain.
6. Off-site construction (public or private) required to support this project: N/A
7. Preliminary grading plans estimate 0 cubic yards of cut and 0 cubic yards of fill
8. Description of project phasing if applicable: Single Phase
9. Permits or public agency approvals required for this project: Building Permit
10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) No

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- X A. Emit dust, ash, smoke, fumes or odors?
- X B. Alter existing drainage patterns?
- X C. Create a substantial demand for energy or water?
- X D. Discharge water of poor quality?
- X E. Increase noise levels on site or for adjoining areas?
- X F. Generate abnormally large amounts of solid waste or litter?
- X G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- X H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- X I. Displace any residential occupants?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature:  Date: 7/8/11

June 23, 2011

Dynamic Development Company, LLC
1725 21st. Street
Santa Monica, CA 90404

Subject: Tortoise Assessment for the Proposed Yucca Valley Dollar General Site.

Dear Mr. Tanury

The desert tortoise is a federal-listed threatened species. Its range extends from central Nevada and extreme southwestern Utah south through southeastern California and southwestern Arizona into northern Mexico. In California, the historic range of this species includes northeastern Los Angeles, eastern Kern, eastern San Diego, and southeastern Inyo counties, as well as most of San Bernardino, Riverside, and Imperial counties. The desert tortoise inhabits river washes, rocky hillsides, slopes, and flat deserts with sandy or gravelly soils. Soil conditions must be friable for burrow and nest construction. Creosote bush, white bursage, saltbush, Joshua tree, Mojave yucca, and cacti are often present in the habitat along with other shrubs, grasses, and wildflowers. It is entirely herbivorous and forages on a variety of plants, including cactus species and annual vegetation.

I reviewed the site plans, aerial photographs, site photos, and the California Natural Diversity Database developed by California Department of Fish and Game. Desert tortoises are frequently found in the Yucca Valley and surrounding areas; however, your site does not contain the elements necessary to support a population of desert tortoise. The site consists of disturbed habitat with non native weedy species (other than one Joshua tree). The site does not serve as a dispersal corridor for desert tortoise and it is completely surrounded by development (a road, mobile home park, motel, liquor store). Based on the lack of habitat and surrounding land use I would not recommend focused surveys for desert tortoise at the proposed Yucca Valley Dollar General Site.



Mike McEntee
Vice President, Biology

www.chambersgroupinc.com
A Certified Disabled Veteran Business Enterprise

REDLANDS

302 Brookside Avenue
Redlands, California 92373
909 • 335 • 7068
909 • 335 • 6318 fax

SAN DIEGO

8787 Complex Drive, Suite 220B
San Diego, California 92123
858 • 541 • 2800
858 • 565 • 8950 fax

CORPORATE OFFICE

5 Hutton Centre Drive, Suite 750
Santa Ana, California 92707
949 • 261 • 5414
714 • 545 • 2255 fax

RENO

1755 E. Plumb Lane, Suite 260
Reno, Nevada 89502
775 • 323 • 3555
fax 775 • 323 • 3554

COACHELLA

36-953 Cook Street, Suite 103
Palm Desert, California 92211
760 • 779 • 0108





June 23, 2011

Michael Ward
Dynamic Development Company, LLC
1725 21st Street, Santa Monica, CA 90404

Legal Description: 0586-121-06

Dear Mr. Ward,

This letter indicates the District's preliminary willingness to provide water service to the above referenced parcel subject to the terms, conditions, limitations and restrictions set forth by the District at the time that water service is requested.

Water service availability is additionally subject to the following:

- Board and administrative policies relating to the issuance and installation of new water services.
- Hi-Desert Water District Rules and Regulations as may be amended or revised from time to time.

Please be advised, this letter is valid for one year, from the date of issuance.

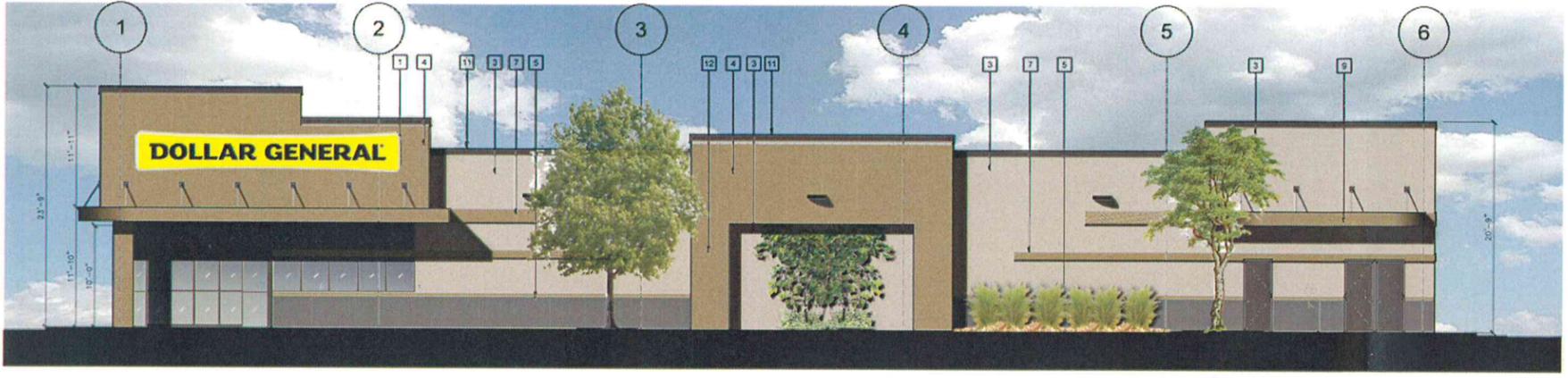
If you have any questions and/or concerns, please feel free to call me at (760) 228-6286.

Sincerely,

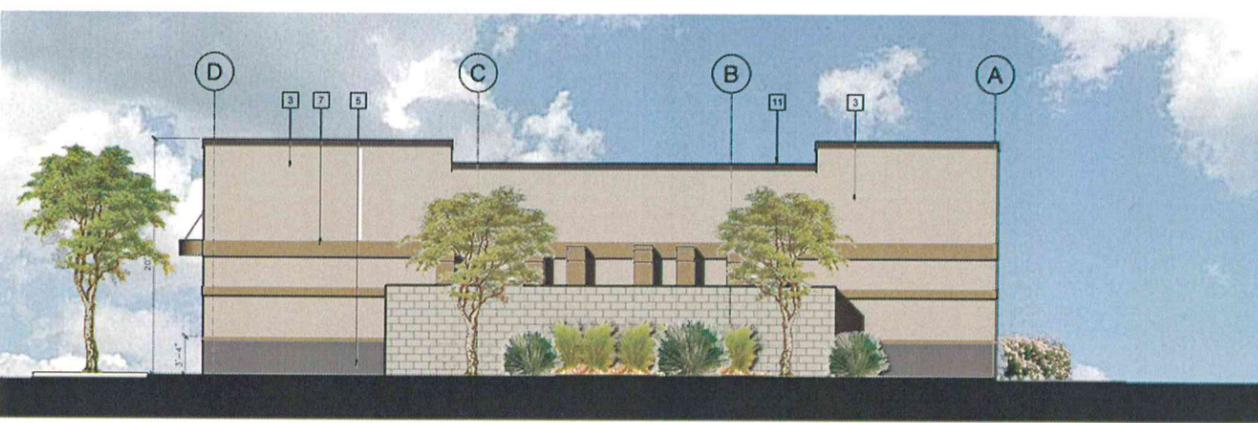
A handwritten signature in black ink that reads "Martha Ostrander".

Martha Ostrander
Associate Engineer

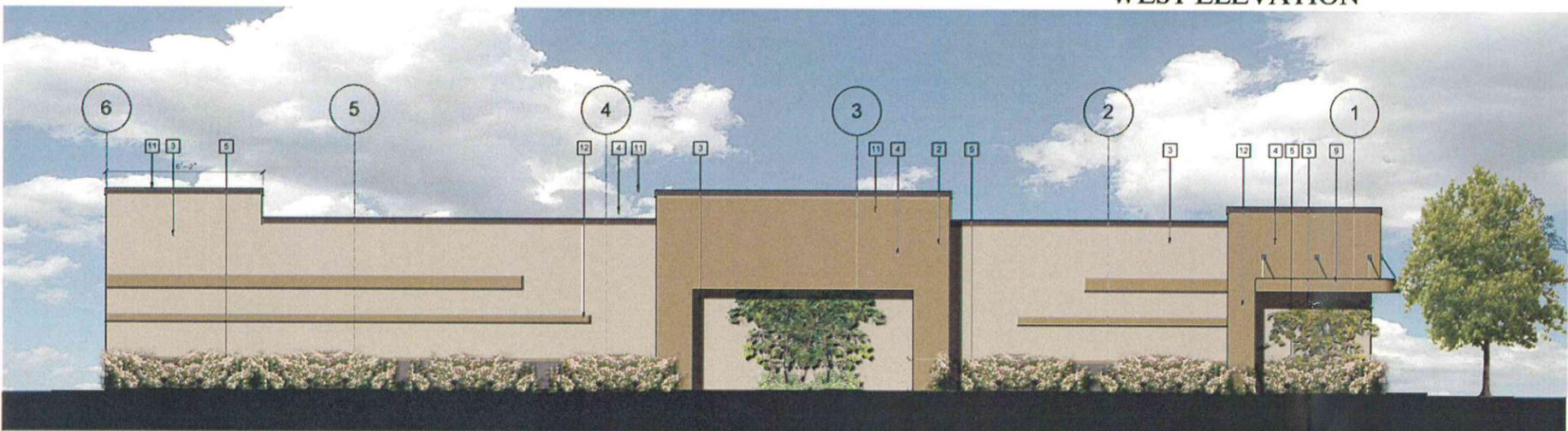




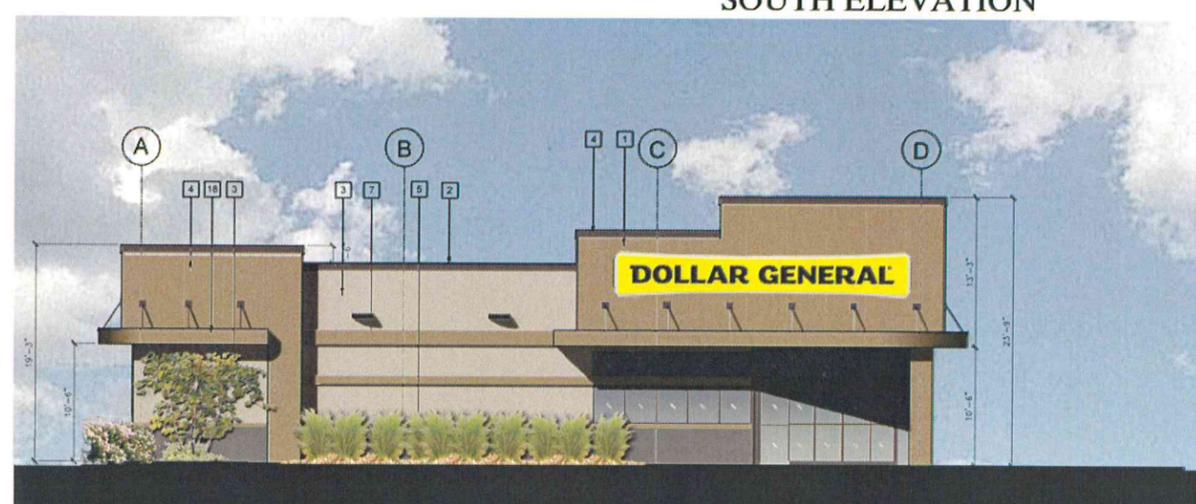
WEST ELEVATION



SOUTH ELEVATION



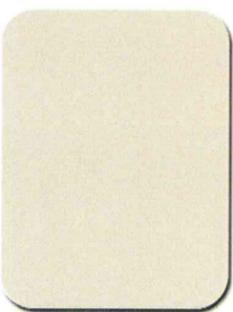
EAST ELEVATION



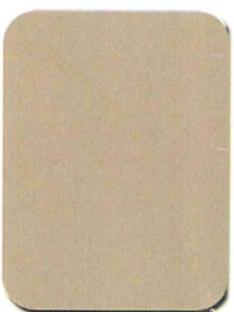
NORTH ELEVATION



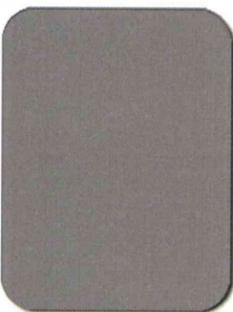
STORE LOGO/ SIGNAGE



Sandstone
SR:0.49 E:0.86 SRI:56
COLOR S-1



Surrey Beige
SR:0.41 E:0.86 SRI:45
COLOR S-2



Zinc Gray
SR:0.35 E:0.86 SRI:37
COLOR S-3

KINGSPAN METAL PANEL WITH STUCCO FACING



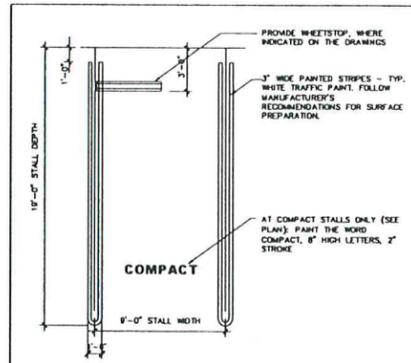
WALL LIGHTING



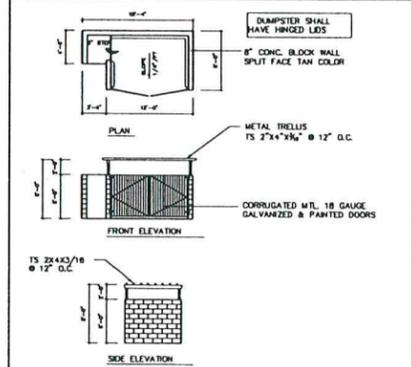
PARKING LIGHTING

MATERIAL SAMPLE BOARD

Proposed Color Elevations for New Retail Store at the corner of 29 Palms & Hopi Trail, Yucca Valley, CA.



PARKING STALL STRIPING 1/4"=1'-0" 1



TRASH ENCLOSURE DETAIL 1/8"=1'-0" 2

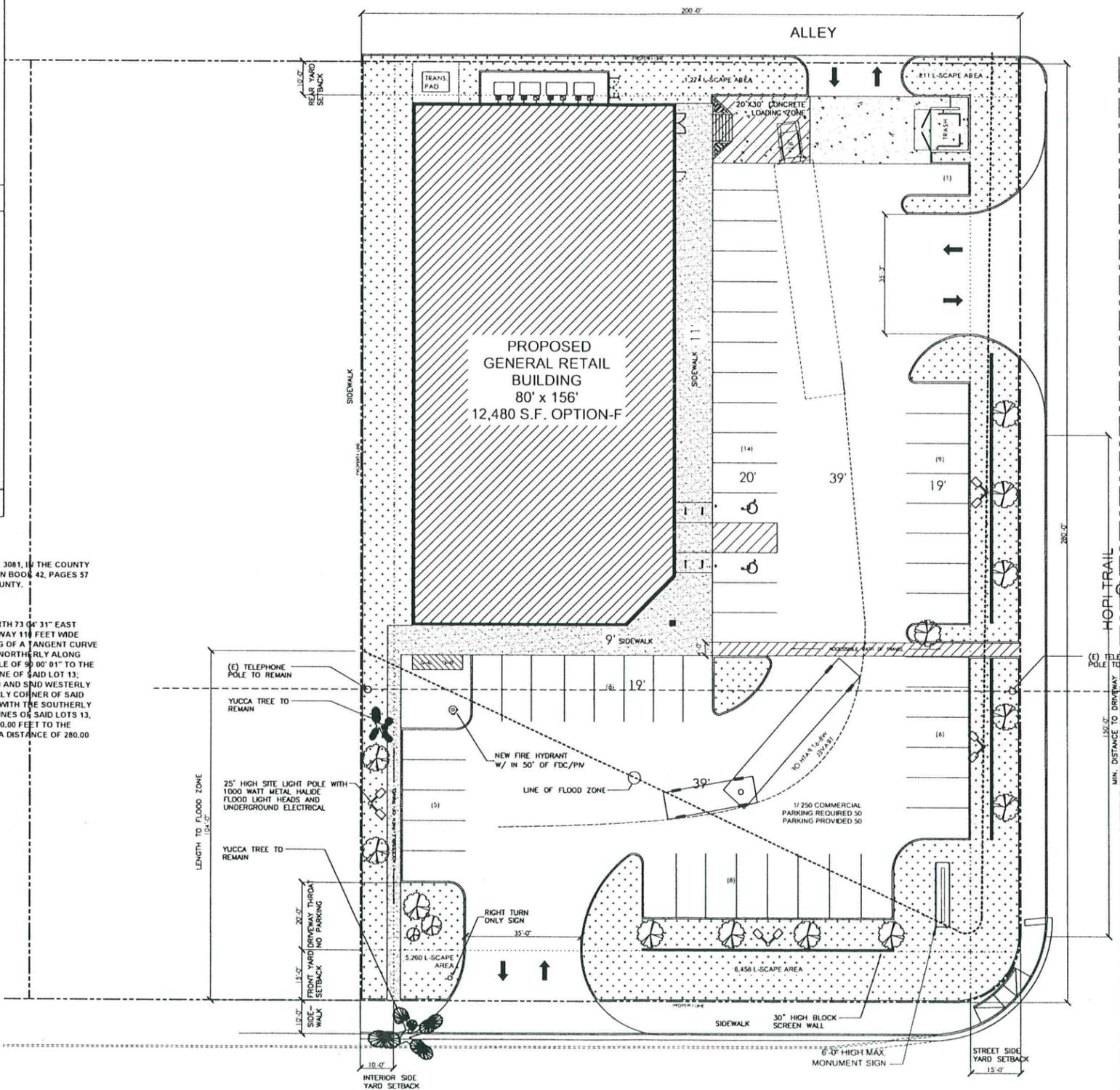
Legal Description Surveyed:

LOT 13 AND 14, A PORTION OF YUCCA VALLEY UNIT NO. 3, OF TRACT NO. 3081, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 57 TO 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO DESCRIBED AS:

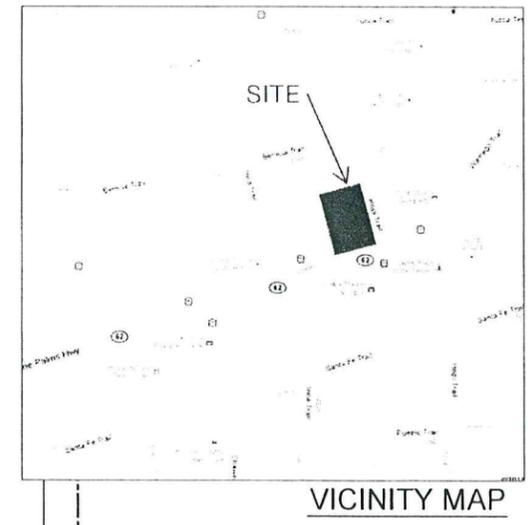
BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 14; THENCE NORTH 73° 04' 31" EAST 180.00 FEET ALONG THE NORTHERLY RIGHT OF WAY OF 29 PALMS HIGHWAY 111 FEET WIDE AND THE SOUTHERLY LINES OF SAID LOTS 14 AND 13 TO THE BEGINNING OF A TANGENT CURVE AND THE SOUTHERLY LINE WITH A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 31.42 FEET THROUGH A CENTRAL ANGLE OF 98° 00' 01" TO THE WESTERLY LINE OF HOPI TRAIL 60.00 FEET WIDE AND THE EASTERLY LINE OF SAID LOT 13; THENCE NORTH 16° 55' 13" WEST ALONG THE EASTERLY LINE OF SAID LOT 13 AND SUD WESTERLY LINE OF HOPI TRAIL A DISTANCE OF 260.00 FEET TO THE NORTH EASTERLY CORNER OF SAID LOT 13 AND THE INTERSECTION OF THE WESTERLY LINE OF HOPI TRAIL WITH THE SOUTHERLY LINE OF AN ALLEY 20.00 FEET WIDE; THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 13, 14 AND THE SOUTHERLY LINE OF SAID ALLEY SOUTH 73° 04' 31" WEST 200.00 FEET TO THE NORTH WEST CORNER OF SAID LOT 14; THENCE SOUTH 16° 55' 29" EAST A DISTANCE OF 280.00 FEET BACK TO THE POINT OF BEGINNING.

APN: 0586-121-03-0-000 & 0586-121-04-0-000



YUCCA VALLEY APN # 0586-121-06-0-000

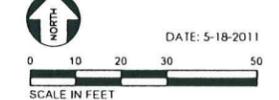
TWENTY NINE PALMS HIGHWAY



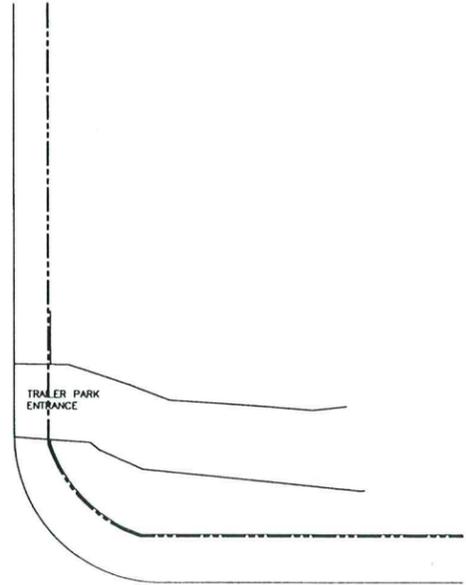
ZONING: C-G (COMMERCIAL GENERAL)
 BLD G AREA GROSS NET
 12,456 SF. 9,996 SF.
 SPACES REQUIRED RETAIL: 1/250
 PARKING PROVIDED: 50 STANDARD 9'X18'
 ADA PARKING REQ.: 2 PROVIDED: 2
 LANDSCAPE REQ.: 10 ALL SIDES @ 200 SF.
 LANDSCAPE PROVIDED: #13,803 SF.

PROJECT: YUCCA VALLEY, CA.,
 29 PALMS HWY & HOPI TRAIL

LAND AREA GROSS SF. NET SF.
 55,883 SF. 55,883 SF.



DATE: 5-18-2011
 DYNAMIC DEVELOPMENT COMPANY
 PRELIMINARY SITE PLAN - NOT REVIEWED BY
 GOVERNMENT AGENCIES
 DYNAMIC DEVELOPMENT SITE VISIT PENDING
 SURVEY PENDING



SITE PLAN
 SCALE: 1/16"=1'-0"



1725 21st Street
 Santa Monica
 California 90404
 T 310-315-5411
 F 310-315-5422

Project:
 Dollar General
 29 PALMS & HOPI TRAIL
 YUCCA VALLEY
 CALIFORNIA 92284

Stamp:

Revisions
 00/00/00

Sheet Title:
 SITE PLAN

Drawn by: Strauss Mauer
 Scale: 1/16" = 1'-0" Job Number: 110001
 Plot Date: 5/18/2011 Permit No. 000

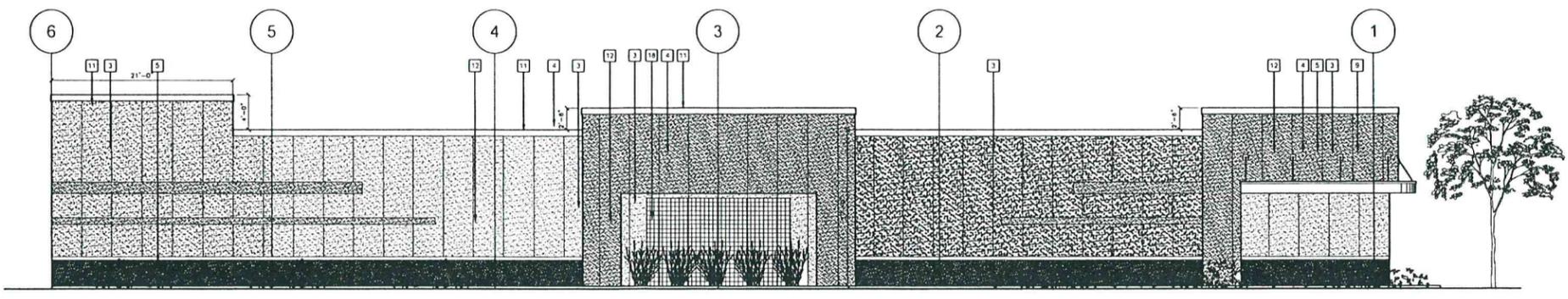
Sheet No.
A-1

Stamp:

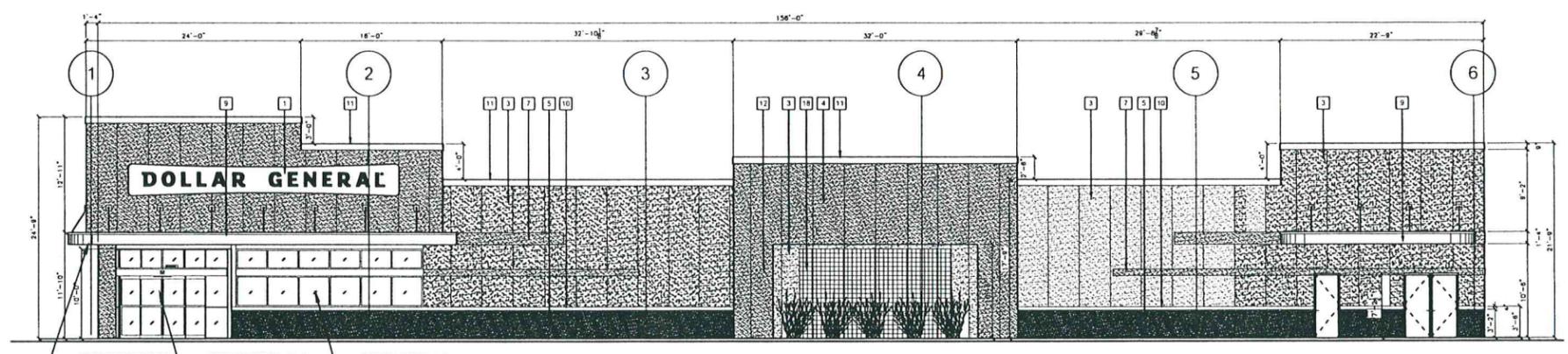
Revisions
00/00/00
▲
▲
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Sheet Title:
ELEVATIONS
Drawn by: Steven Wilson
Scale: 3/32" = 1'-0"
Date: 1/20/11
Proj. Date: 7/9/2011
Permit No: ***
Sheet No:

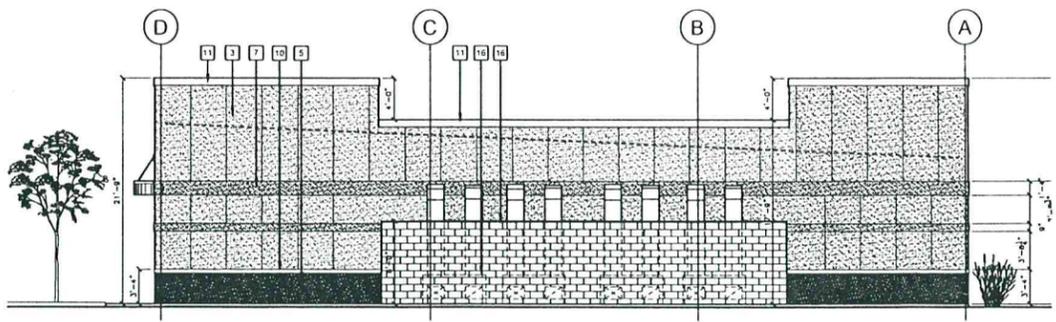
- ELEVATION KEYED NOTES**
- 1 SIGN FURNISHED AND INSTALLED BY OWNER OF CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH OWNER CORP.
 - 2 EXTERIOR DOWN LIGHTING. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 3 STUCCO WALL PANEL. COLOR S-1
 - 4 STUCCO WALL PANEL. COLOR S-2
 - 5 STUCCO WALL PANEL. COLOR S-3
 - 6 RECEPTACLE. REFER TO E1 FOR ADDITIONAL INFORMATION.
 - 7 STUCCO BANDING APPLIED OVER INSULATED STUCCO PANEL. COLOR S-2
 - 8 CONCEALED DOWNSPOUT TO EXIT ONTO PAVEMENT.
 - 9 TUBE STEEL AWNING WITH STEEL ROD & FACEPLATE SUPPORTS. COLOR S-2
 - 10 STUCCO BANDING APPLIED OVER INSULATED STUCCO PANEL. COLOR S-3
 - 11 FASCIA PANEL / PARAPET CAP - COLOR S-3
 - 12 STUCCO PILASTER
 - 13 VENT FOR BATHROOM EXHAUST. REFER TO M1 FOR ADDITIONAL INFORMATION.
 - 14 DOOR BUZZER. REFER TO E1 FOR ADDITIONAL INFORMATION.
 - 15 WALL HYDRANT. REFER TO P1 FOR ADDITIONAL INFORMATION.
 - 16 HVAC UNITS. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
 - 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 - 18 WROUGHT IRON PLANTING TRELLIS.
 - 19 8" CONC. BLOCK WALL
 - 20 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.



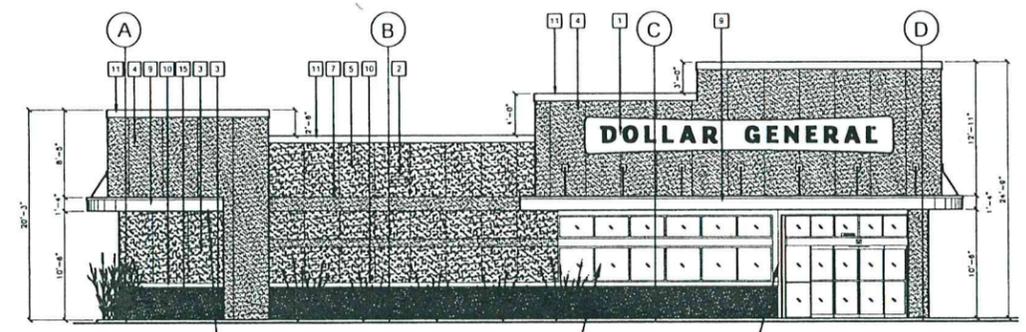
WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

NO.	DESCRIPTION

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture if any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over noted dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications are and shall remain the property of Eric E. Gripp, Landscape Architecture. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which the same have been prepared and developed without the written consent of Eric E. Gripp, Landscape Architecture. Verbal contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these resolutions.



**PRELIMINARY
NOT FOR CONSTRUCTION**

CLIENT AND PROJECT
 Yucca Valley, CA - 29 Palms Highway and Hopi Trail

FOR:
 Dynamic Development Company, LLC.
 1725 21st Street
 Santa Monica, CA 90404
 (310)315-5411 Ext. 21

SHEET DESCRIPTION
Conceptual Landscape Plan

DATE: 07/05/11
SCALE: 1" = 20'
DRAWN BY: Edward Gripp
SHEET NUMBER

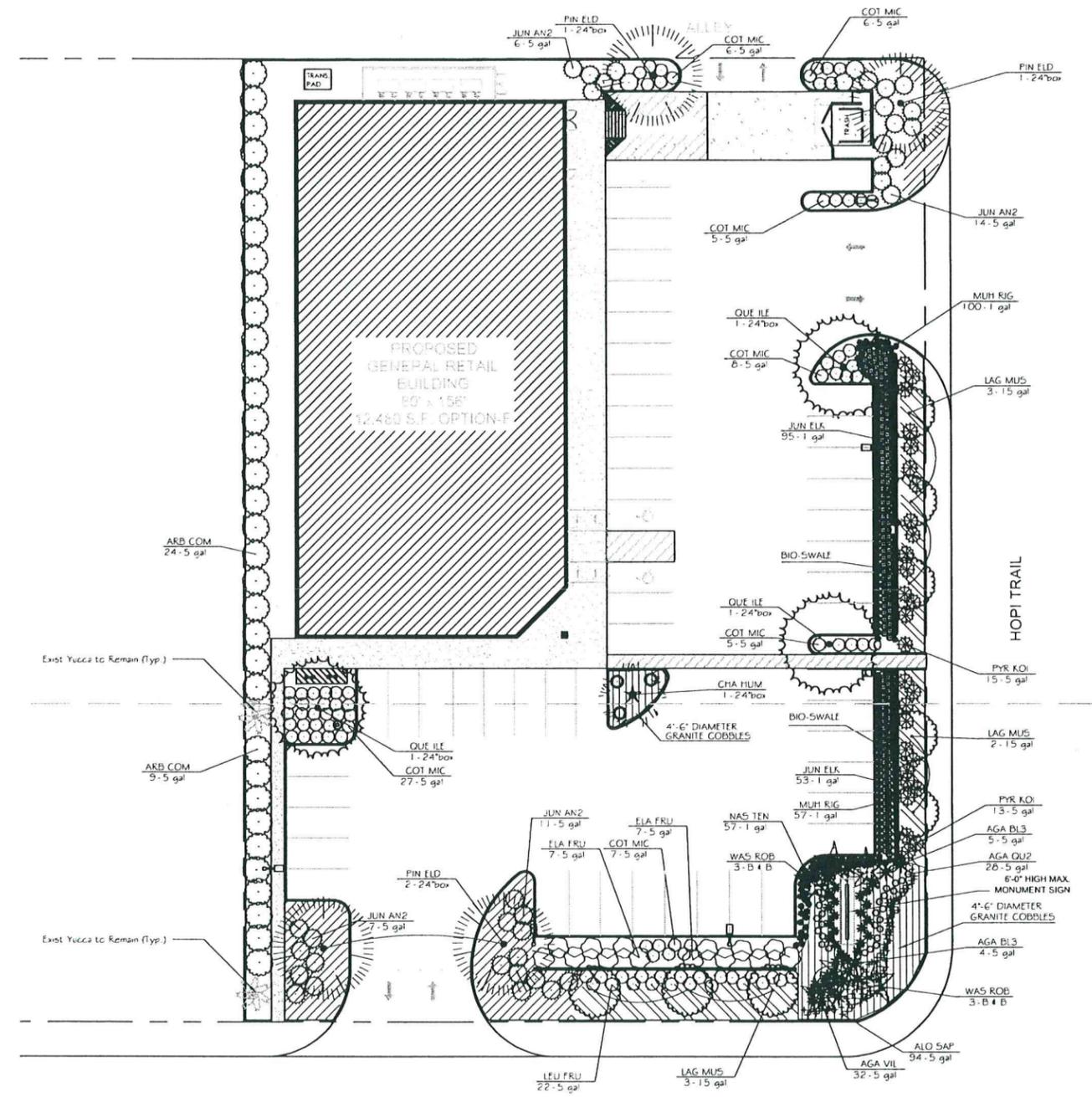
**PL-1.1
of 1**

PLANT SCHEDULE

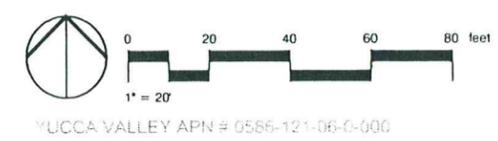
TREES	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	QTY
CHA HUM	Chamaecyparis Nuntis / Mediterranean Fan Palm	24" box		1
LAG MUS	Lagerstroemia x Muskogee / Grape Myrtle light lavender	15 gal		8
PIN ELD	Pinus eldarica / Afghan Pine	24" box		4
QUE ILE	Quercus ilex / Holly Oak	24" box		3
WAS ROB	Washingtonia robusta / Mexican Fan Palm	B & B	10 ft. brown tr.	6
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT.	QTY	DETAIL
AGA BL3	Agave americana / Blue Glow / Blue Glow Agave	5 gal		9
AGA OU2	Agave victoriae-reginae / Queen Victoria Agave	5 gal		2b
AGA VIL	Agave wilsoniana / Octopus Agave	5 gal		3c
ALO SAP	Aloe saponaria / Soap Aloe	5 gal		9d
ARB COM	Arbutus unedo / Compacta / Dwarf Strawberry Tree	5 gal		3d
COT MIC	Cotoneaster microphyllus / Rockspray Cotoneaster	5 gal		6d
DAS OUA	Dasyneuron quadrangulatum	5 gal		3
ELA FRU	Elaeagnus pungens 'Fruticans' / Silverberry	5 gal		1d
JUN ELK	Juncus patens 'Elk Blue' / Spreading Rush	1 gal		1d
JUN AN2	Juncus x platensis 'Angelica Blue' / Juniper	5 gal		3b
LEU FRU	Leucophyllum frutescens / Texas Sage	5 gal		2d
MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal		15d
NAS TEN	Nassella tenuissima / Texas Needle Grass	1 gal		5d
PYR KOI	Pyracantha koidzumii 'Santa Cruz' / Santa Cruz Pyracantha	5 gal		2b

GROUND COVERS

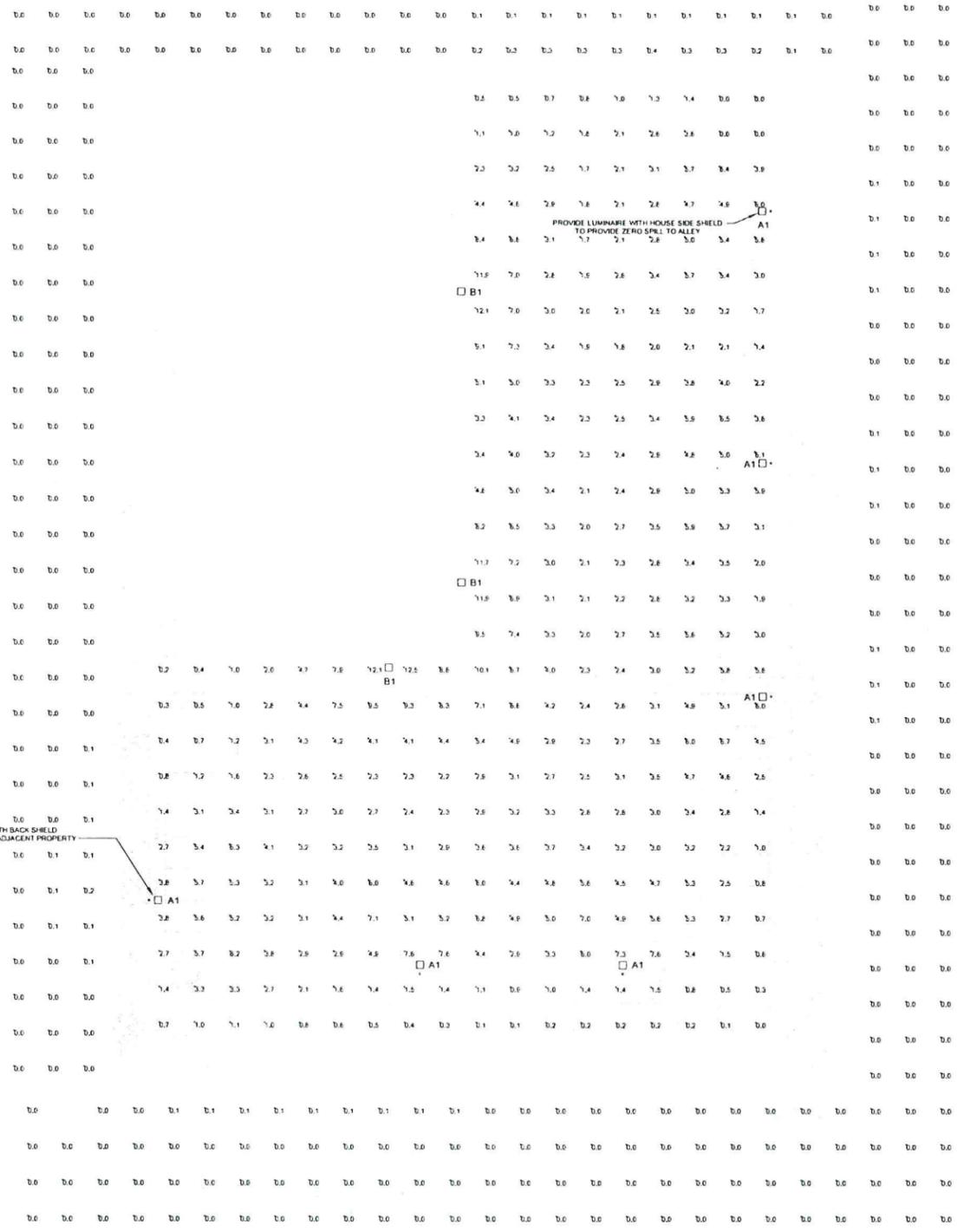
BOTANICAL NAME / COMMON NAME	CONT.	QTY
Juncus sabina 'Tamanscolata' / Tamara Savin Juniper	1 gal @ 12" oc	1,925
Rosmarinus officinalis 'Huntington Blue' / Rosemary	flat @ 12" oc	1,896



TWENTY NINE PALMS HIGHWAY



YUCCA VALLEY APN # 0586-121-06-0-000



LUMINAIRE LOCATIONS			
No.	Label	Location	M-H
1	A1	22.5	22.5
2	B1	18.5	18.5
3	B1	18.5	18.5
4	A1	22.5	22.5
5	A1	22.5	22.5
6	A1	22.5	22.5
7	A1	22.5	22.5
8	A1	22.5	22.5
9	B1	18.5	18.5

Gausman & Moore
 Mechanical and Electrical Engineers
 Suite 205
 26415 Carl Boyer Drive
 San Jose, CA 95135
 (415) 251-1578 FAX 251-6213
 Project No. B1479 ©

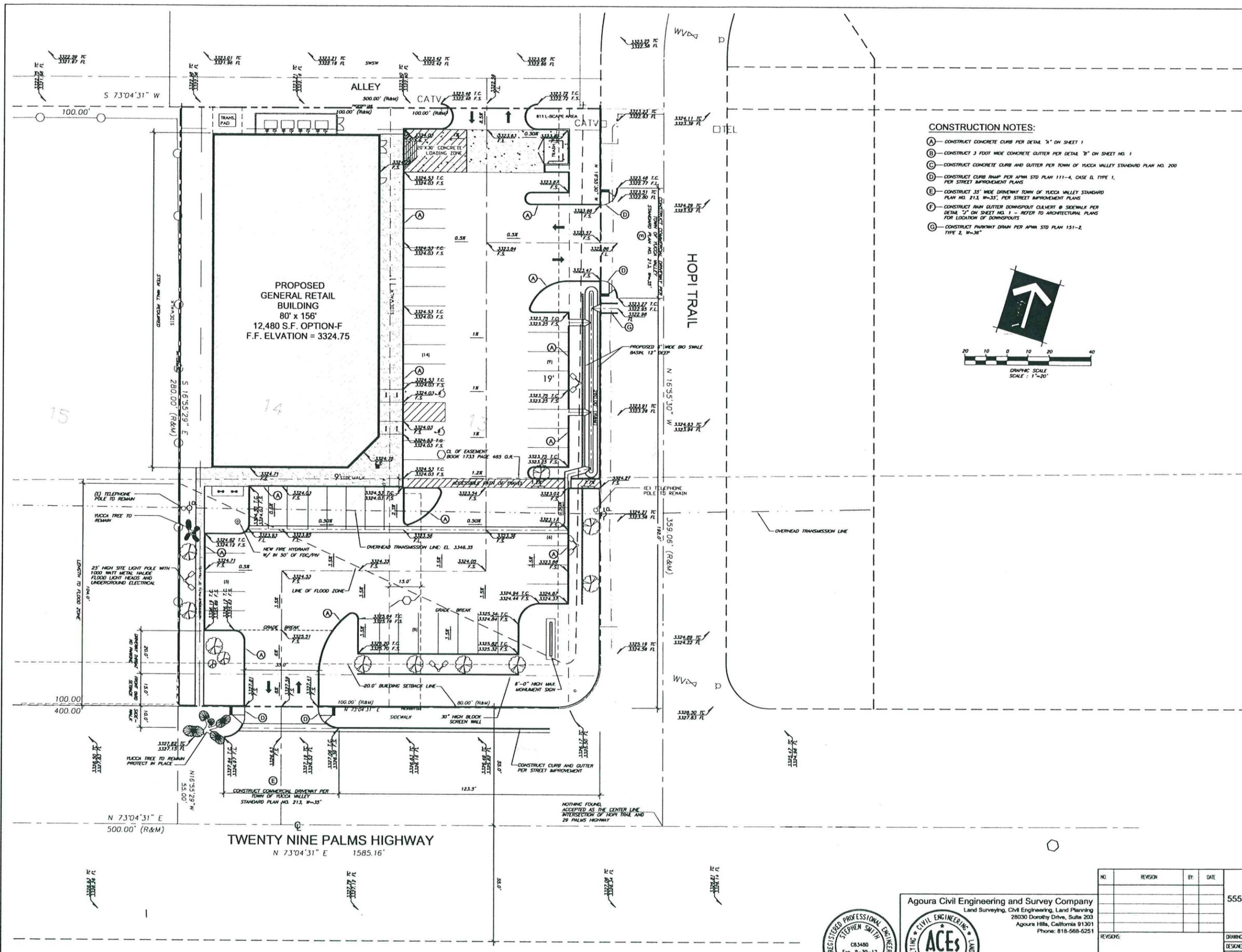
29 PALMS HWY SITE
 YUCA VALLEY, CA
 USARCH LED

SITE LIGHTING PHOTOMETRIC CALCULATIONS PLAN
 Scale 1" = 10'

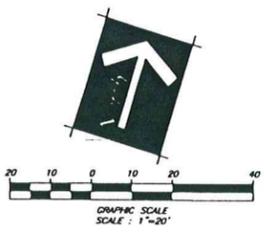
LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
□ A1	A1	6	US ARCHITECTURAL #VRS-SEG-F1, HSC-40P-SMH	22' X 15' X 8" VERSALUX-SEG RECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS, FORWARD THROW (TYPE IV) SPECULAR REFLECTOR W/ REAR CUTOFF LOGGERS, 17 SG CLEAR FLAT TEMPERED GLASS LENS, MOUNTED ON A 20' HIGH POLE AND 2.5' CONCRETE BASE	400W ED28 CLR PULSE START METAL HALIDE	VRSSEG-F1, HSC-40P.Smf	40000 0.72 457
□ B1	B1	3	US ARCHITECTURAL #VRS-SEG-F1, 40P-SMH	22' X 15' X 8" VERSALUX-SEG RECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS, TYPE III HORIZONTAL LAMP SEGMENTED REFLECTOR, 17 SG CLEAR FLAT TEMPERED GLASS LENS, WALL MOUNTED	400W ED28 CLR PULSE START METAL HALIDE	VRSSEG-F1, 40P.Smf	40000 0.72 457

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADJACENT ALLEY	+	0.1 k	0.4 k	0.0 k	N/A	N/A
ADJACENT PROPERTY SPILL	+	0.0 k	0.2 k	0.0 k	N/A	N/A
OVER PROPERTY LINE	+	0.0 k	0.1 k	0.0 k	N/A	N/A
OVERALL SITE	+	3.6 k	12.5 k	0.0 k	N/A	N/A
PARKING AREA	X	3.8 k	9.5 k	1.0 k	9.5/1	3.8/1

Client
 Dynamic
 Date
 Jun 29 2011
 Designer
 FG
 Drawing No.
 GMBB1479-MH



- CONSTRUCTION NOTES:**
- (A) - CONSTRUCT CONCRETE CURB PER DETAIL "A" ON SHEET 1
 - (B) - CONSTRUCT 3 FOOT WIDE CONCRETE GUTTER PER DETAIL "B" ON SHEET NO. 1
 - (C) - CONSTRUCT CONCRETE CURB AND GUTTER PER TOWN OF YUCCA VALLEY STANDARD PLAN NO. 200 PER STREET IMPROVEMENT PLANS
 - (D) - CONSTRUCT CURB RAMP PER APWA STD PLAN 111-4, CASE D, TYPE 1, PER STREET IMPROVEMENT PLANS
 - (E) - CONSTRUCT 15" WIDE DRAINAGE TOWN OF YUCCA VALLEY STANDARD PLAN NO. 213, W-35, PER STREET IMPROVEMENT PLANS
 - (F) - CONSTRUCT RAIN GUTTER DOWNSPOUT CULVERT @ SIDEWALK PER DETAIL "F" ON SHEET NO. 1 - REFER TO ARCHITECTURAL PLANS FOR LOCATION OF DOWNSPOUTS
 - (G) - CONSTRUCT PARKWAY DRAIN PER APWA STD PLAN 151-2, TYPE 2, W-35



PROPOSED
GENERAL RETAIL
BUILDING
80' x 156'
12,480 S.F. OPTION-F
F.F. ELVATION = 3324.75

TWENTY NINE PALMS HIGHWAY
N 73°04'31" E 1585.16'

Agoura Civil Engineering and Survey Company
Land Surveying, Civil Engineering, Land Planning
28030 Dorothy Drive, Suite 203
Agoura Hills, California 91301
Phone: 818-568-6251



NO.	REVISION	BY:	DATE

TOWN OF YUCCA VALLEY - ENGINEERING DEPARTMENT		SHEET No:	
GRADING IMPROVEMENT PLANS		2 of 2	
55532 29 PALMS HIGHWAY, YUCCA VALLEY, CALIFORNIA		DRAWING No:	
LOT 13 AND 14, A PORTION OF YUCCA VALLEY UNIT NO. 3, OF TRACT NO. 3081, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA		PROJECT No:	
APN: 0586-121-03-0-000 & 0586-121-04-0-000		JOB No:	
DESIGNED BY: BRL	CHECKED BY: SPS	DATE:	R.C.E. DATE:
REVIEWED BY:	CITY ENGINEER	DATE:	EX. DATE:

PLOT DATE: 06-30-2011