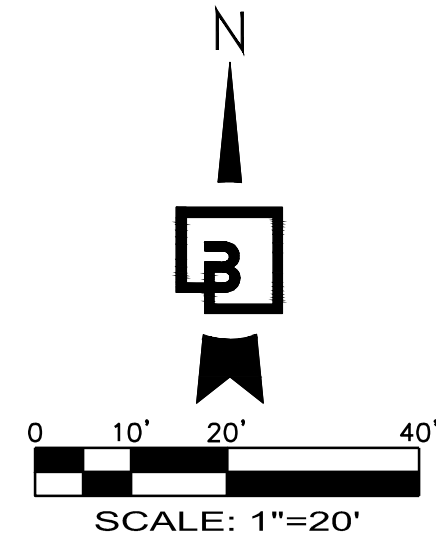
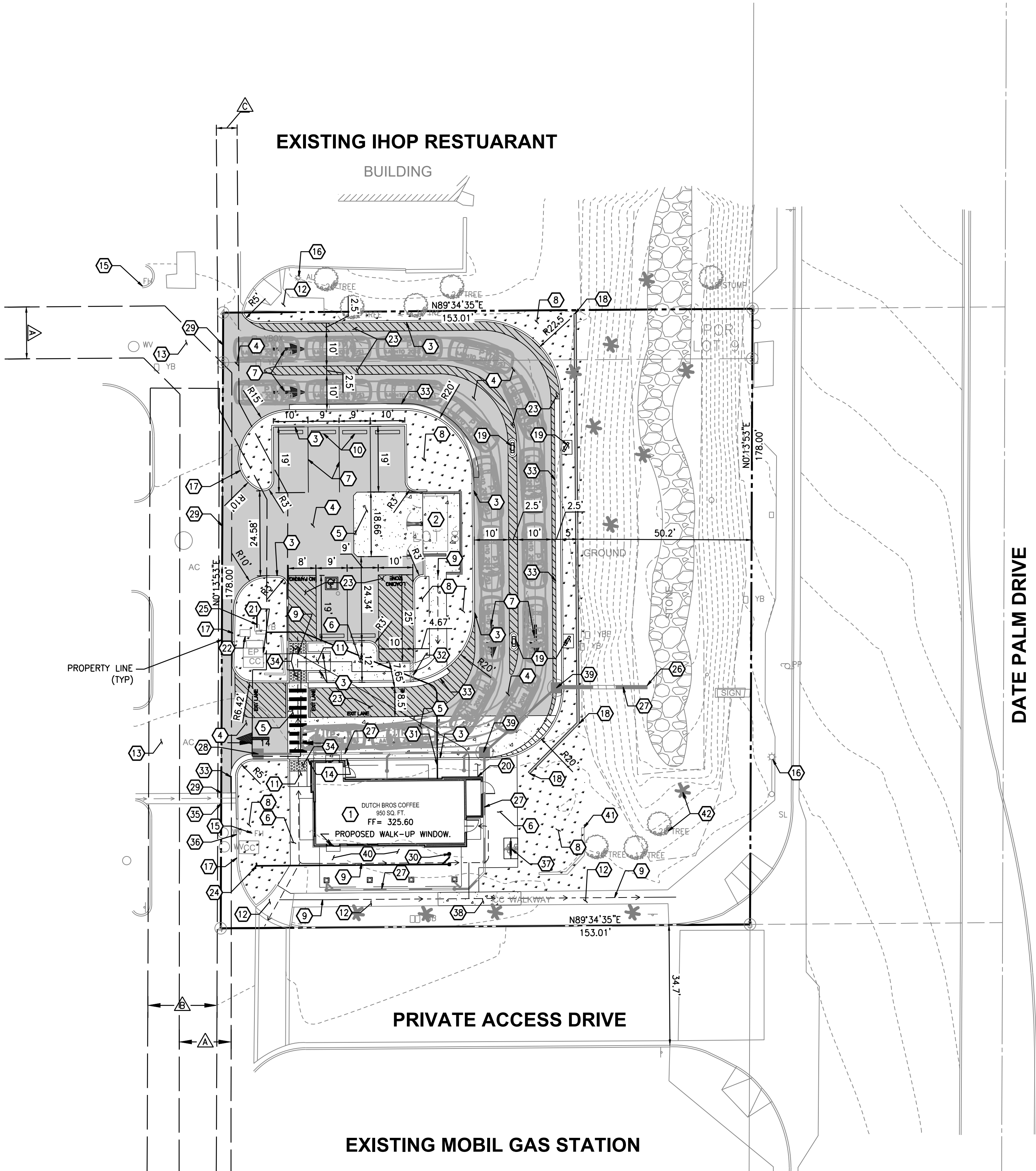


"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."



DUTCH BROS. COFFEE - CA3707 - CATHEDRAL CITY, CA
34051 DATE PALM, CATHEDRAL CITY, CA
PRELIMINARY SITE PLAN



PROJECT DATA:

ADDRESS: 34051 DATE PALM DRIVE, CATHEDRAL CITY, CA 92234
APN #: 687-440-011
OVERALL SITE AREA: 27,234 SF (0.63 AC)

EXISTING ZONE - PLANNED COMMUNITY COMMERCIAL
GENERAL PLAN DESIGNATION - GENERAL COMMERCIAL

SETBACKS: NONE

EMPLOYEES: 7-8 DURING PEAK HOURS

PARKING:
VEHICLE REQUIREMENT = 5 STALLS
PROPOSED PARKING SPACES:
1 ADA PARKING
0 EV PARKING
5 REGULAR PARKING
TOTAL 6 STALLS

VEHICLE QUEUING = 18
OUTDOOR PATIO AREA = 470 SF

UTILITY/SERVICE PROVIDERS:
• WATER: COACHELLA VALLEY WATER DISTRICT (CVWD)
• SEWER: CVWD
• STORM DRAINAGE: CATHEDRAL CITY ENGINEERING DEPARTMENT
• ELECTRICAL: SOUTHERN CALIFORNIA EDISON
• GAS: SOUTHERN CALIFORNIA GAS COMPANY
• PHONE & INTERNET: SPECTRUM

CONSTRUCTION NOTES:

1. PROPOSED DUTCH BROS COFFEE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. PROPOSED CONCRETE BARRIER CURB, TYPICAL.
4. PROPOSED ASPHALT PAVEMENT.
5. PROPOSED CONCRETE PAVEMENT.
6. PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH VARIES), TYPICAL.
7. PROPOSED PAVEMENT MARKING, TYPICAL.
8. PROPOSED LANDSCAPE AREA, TYPICAL.
9. ACCESSIBLE PATH, TYPICAL.
10. PROPOSED WHEEL STOP, TYPICAL.
11. PROPOSED ADA ACCESSIBLE RAMP.
12. EXISTING CONCRETE PEDESTRIAN SIDEWALK TO PROTECT DURING CONSTRUCTION.
13. EXISTING ASPHALT DRIVE TO PROTECT DURING CONSTRUCTION.
14. PROPOSED BOLLARD.
15. EXISTING FIRE HYDRANT TO REMAIN AND PROTECT DURING CONSTRUCTION.
16. EXISTING LIGHT POLE TO REMAIN AND PROTECT DURING CONSTRUCTION.
17. PROPOSED FIRE LANE DESIGNATION.
18. PROPOSED SCREEN WALL, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
19. PROPOSED SIGN.
20. PROPOSED TELECOMMUNICATIONS POINT OF CONNECTION TO BUILDING. SERVICE LOCATION TO BE DETERMINED.
21. PROPOSED ELECTRICAL LINE AND SERVICE CONNECTION TO EXISTING TRANSFORMER.
22. PROPOSED CONNECTION TO EXISTING DOMESTIC WATER METER AND BACKFLOW DEVICE.
23. PROPOSED NO PARKING STRIPES. STRIPES 4" WIDE, 45 DEGREES, 24" O.C. SAFETY WHITE. TYPICAL.
24. PROPOSED SANITARY SEWER, SERVICE TO EXISTING SS STUB LOCATION (TBD).
25. PROPOSED CONNECTION TO EXISTING IRRIGATION WATER METER AND BACKFLOW DEVICE.
26. PROPOSED CONNECTION AND DISCHARGE POINT TO EXISTING BIOFILTRATION BASIN.
27. PROPOSED STORM DRAIN (PVC SDR-35).
28. PROPOSED PRECAST CATCH BASIN INLET.
29. PROPOSED SAWCUT LIMIT.
30. PROPOSED SEWER CONNECTION TO BUILDING.
31. PROPOSED DOMESTIC WATER CONNECTION TO BUILDING
32. PROPOSED SIDEWALK UNDERDRAIN
33. PROPOSED CURB AND GUTTER
34. PROPOSED INSTALL DETECTABLE WARNING STRIP
35. PROPOSED PRESERVE EXISTING VALLEY GUTTER
36. PROPOSED PRESERVE EXISTING CURB
37. PROPOSED BIKE RACK STORAGE
38. REPLACE EXISTING SIDEWALK
39. PROPOSED MANHOLE
40. PROPOSED OUTDOOR EATING AREA
41. EXISTING SITE WALL
42. EXISTING TREE (TYPICAL)

EASEMENT NOTES:

- PIPELINES EASEMENT TO COACHELLA VALLEY WATER DISTRICT REC. 8-14-90 AS INST. NO. 439617, O.R. (NOT PLOTTABLE - OUTSIDE OF SUBJECT PROPERTY)
- A** 15' WATER PIPELINES EASEMENT TO COACHELLA VALLEY WATER DISTRICT REC. 8-14-90 AS INST. NO. 300814, O.R. (PLOTTED HEREON)
- B** 20' SEWER PIPELINES EASEMENT TO COACHELLA VALLEY WATER DISTRICT REC. 8-14-90 AS INST. NO. 300815, O.R. (PLOTTED HEREON)
- C** 6' AND 14' PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY REC. 6-18-91 AS INST. NO. 204689, O.R. (NOT PLOTTABLE)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF CATHEDRAL CITY, AND DESCRIBED AS FOLLOWS:

LOT 8 AND A PORTION OF LOT 9 OF TRACT NO. 26522, IN THE CITY OF CATHEDRAL CITY, AS SHOWN BYMAP ON FILE IN BOOK 227 PAGE(S) 73 AND 74, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY,CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF TRACT 26522, AS SHOWN BY MAP ON FILE IN BOOK 227 PAGE(S) 73 AND 74, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTH 89° 34' 35" WEST 153.01 FEET;
THENCE NORTH 00° 13' 53" EAST 178.01 FEET;
THENCE NORTH 89° 34' 35" EAST 153.01 FEET;
THENCE SOUTH 00° 13' 53" WEST 178.01 FEET TO THE TRUE POINT OF BEGINNING.

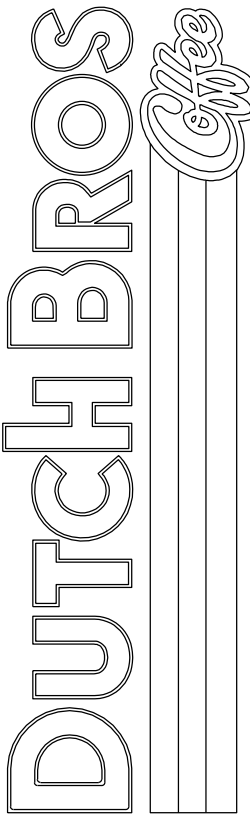
SAID LAND IS SHOWN AS "LOT 8 TRACT NO. 26522 AS ADJUSTED" ON THAT CERTAIN CERTIFICATE OFCOMPLIANCE LOT LINE ADJUSTMENT NO. 5-180, RECORDED JULY 11, 1991 AS INSTRUMENT NO. 2346330FOFFICIAL RECORDS.

APN: 687-440-011

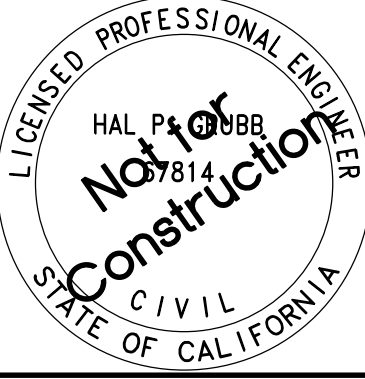
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN
34051 DATE PALM
CATHEDRAL CITY, CA

Title:

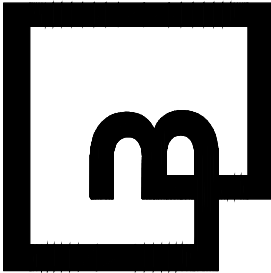


For:



Scale:	Horizontal		Vertical
	1" = 20'		
			N/A
Designed	<u>MTL</u>		Date <u>10/20/23</u>
Drawn	<u>BB</u>		
Checked	<u>MTL</u>		
Approved	<u>HPC</u>		

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
425.251.6222 barghausen.com



Job Number
22415
Sheet
C20
2019 DB
Franchising USA, LLC