



- LEGEND**
- INDICATES EX. ASPHALT PAVEMENT
 - INDICATES EX. CONCRETE
 - INDICATES BOUNDARY LINE
 - INDICATES CENTERLINE
 - INDICATES RIGHT-OF-WAY LINE
 - INDICATES EX. FENCE
 - INDICATES EX. CMU WALL
 - INDICATES EX. ELECTRICAL OVERHEAD LINE
 - EX. 4" CLC-W INDICATES EX. CONC. LINED & COATED PIPE - WATER
 - EX. 4" CA-W INDICATES EX. CEMENT ASBESTOS PIPE - WATER
 - EX. 8" VCP-S INDICATES EX. VERIFIED CLAY PIPE - SEWER
 - EX. G INDICATES EX. BURIED GAS LINE - GAS
 - INDICATES NEW ASPHALT PAVEMENT
 - INDICATES NEW CONCRETE
 - EXISTING MONUMENT (TYPE AS SHOWN)
 - B.C. INDICATES BRASS CAP
 - Y.C.R. INDICATES YUMA COUNTY RECORDERS
 - Pp INDICATES EXISTING POWER POLE
 - GW INDICATES EXISTING GUY WIRE
 - INDICATES EXISTING JUNCTION BOX
 - INDICATES EXISTING SIGN
 - MH INDICATES EXISTING MANHOLE
 - WM INDICATES EXISTING WATER METER
 - WV INDICATES EXISTING WATER VALVE
 - GV INDICATES EXISTING GAS VALVE
 - APN: INDICATES ASSESSOR PARCEL NUMBER
 - INDICATES NEW WATER VALVE
 - INDICATES NEW BACK-FLOW PREVENTOR
 - C-207.30 INDICATES CURB ELEVATION
 - A-206.80 INDICATES ASPHALT ELEVATION

DRAINAGE AREA NO. 1

CALCULATIONS FOR VOLUME REQUIRED
 (A) = DRAINAGE AREA = 10,755 SF
 (I) = INTENSITY OF RAINFALL = 2.25 IN / HR
 (100 YR- DURATION - 1hr DURATION)

$VOL = (10,755) \frac{2.25}{12} = 2,017 CF$

RETENTION BASIN (RB#1)
 TOP AREA = 2,101 SF
 BOTTOM AREA = 96 SF
 DEPTH OF RETENTION = 2.0 FT
 VOLUME PROVIDED = 2,197 CF

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 TOTAL VOL. PROVIDED= 2,197 CF > 2,017 CF. OK

DRAINAGE AREA NO. 2

CALCULATIONS FOR VOLUME REQUIRED
 (A) = DRAINAGE AREA = 4,611 SF
 (I) = INTENSITY OF RAINFALL = 2.25 IN / HR
 (100 YR- DURATION - 1hr DURATION)

$VOL = (4,611) \frac{2.25}{12} = 865 CF$

RETENTION BASIN (RB#2)
 TOP AREA = 713 SF
 BOTTOM AREA = 27 SF
 DEPTH OF RETENTION = 2.5 FT
 VOLUME PROVIDED = 925 CF

VOLUME PROVIDED = 925 CF
 TOTAL VOL. PROVIDED= 925 CF > 865 CF. OK

PARKING ANALYSIS:

PARKING SPACES REQUIRED:
 RESTAURANT : 1 SPC PER 75 SF. OF G.F.A.

PARKING SPACES REQUIRED:
 GROSS FLOOR AREA EXISTING RESTAURANT BUILDING = 1,005 SF.
 PROPOSED RESTAURANT ADDITION= 345 SF.
 GROSS FLOOR AREA NEW PROPOSED OFFICE/STORAGE ADDITION : 345 SF.
 NEW RESTAURANT TOTAL G.F.L = 1,695 SF.
 PARKING REQUIRED RESTAURANT= $(\frac{1,695}{75}) = 22.53$ P.S. SAY 23 PARKING SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED: 23 SPACES
 PARKING PROVIDED = 23 SPACES PROVIDED = 23 PARKING SPACES REQ. OK
 INCLUDING HANDICAP PARKING = 1 SPACE

CONCEPT CIVIL SITE PLAN

PANCHITA'S RESTAURANT CONCEPT DESIGN

683 N. 2ND AVENUE, SAN LUIS, AZ. 85349

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Notes:

Scale: As Shown Date: MAY 2025
 Drawn: STAFF Job #: Vnv25-340
 Design: Vna

Sheet