

#### LEGAL DESCRIPTION:

LOTS 31, 32 AND 33 OF TRACT 3849, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED JULY 9, 1979 IN BOOK 29, PAGE 67 OF MAPS, IN THE OFFICE OF THE KERN COUNTY RECORDER.

### STATISTICAL INFORMATION:

EXISTING & PROPOSED ZONING:

C1-PD

EXISTING USE:

VACANT

PROPOSED USE:

RESTAURANT

ACREAGE:

1.68 GR. AC.

PROPOSED BUILDING:

HEIGHT: GROUND FLOOR: SINGLE STORY MAX 25' HIGH RESTAURANT - 8,918 S.F.

PATIO - 1,320 S.F.

**BUILDING COVERAGE:** 

14.0%

LANDSCAPE AREA:

14,413 S.F. (19.7%)

PARKING SPACES REQUIRED:

94 STANDARD 4 HANDICAPED

1 VAN 99 TOTAL

PARKING SPACES PROVIDED:

94 STANDARD 4 HANDICAPED

1 VAN 99 TOTAL

SEWAGE DISPOSAL:

ON SITE SEPTIC SYSTEM

WATER SUPPLY:

VAUGHN WATER COMPANY

DRAINAGE:

DIRECTED TO STREET TO OFF SITE SUMP

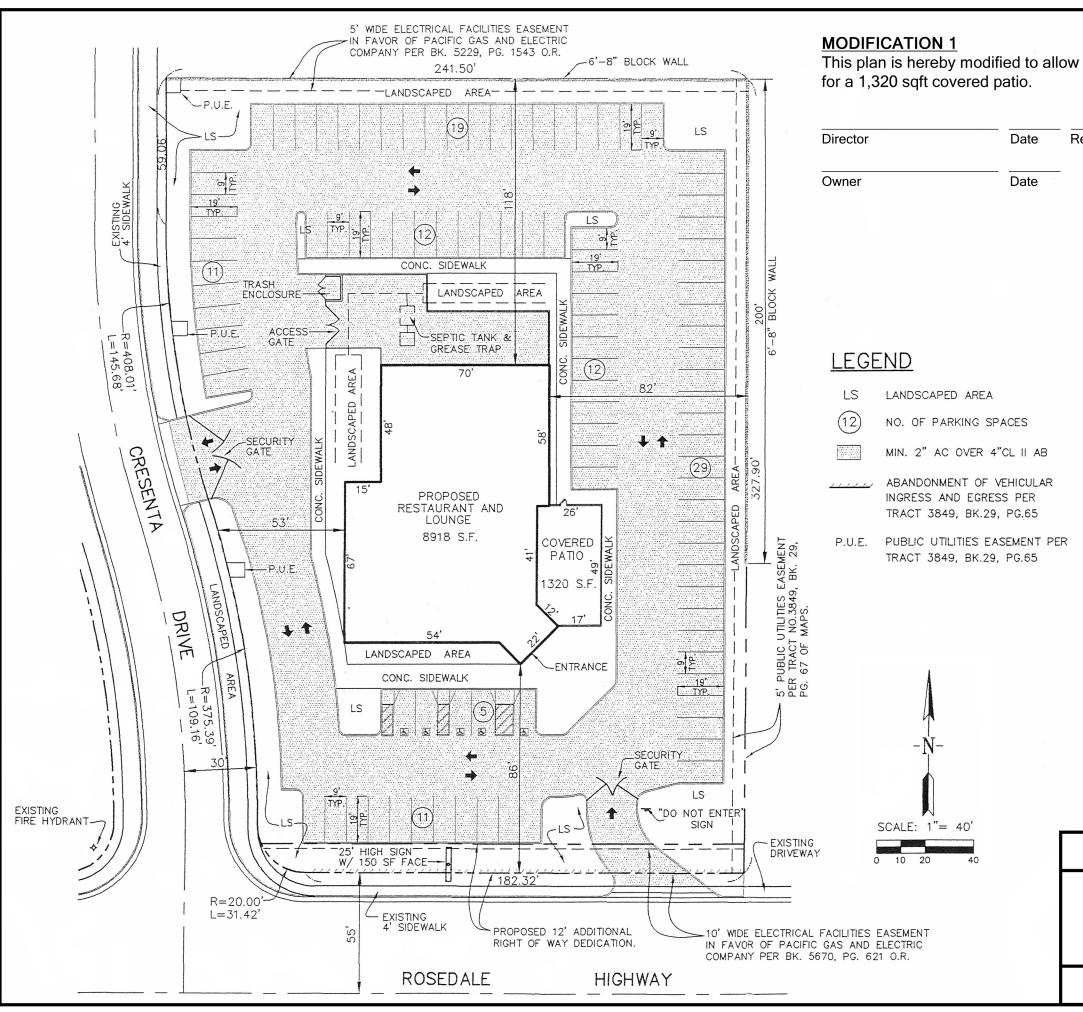
THIS WILL NOT BE A PHASED DEVELOPMENT

SHEET 1 OF

PD PLAN 5, MAP 102-19

# RESTAURANT AND LOUNGE

Sec. 19, T.31S., R.29E., COUNTY OF KERN



for a 1,320 sqft covered patio.

Receipt Date

MIN. 2" AC OVER 4"CL II AB

INGRESS AND EGRESS PER

PUBLIC UTILITIES EASEMENT PER

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