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 OR. 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. (19.75%)
PARKING SPACES REQUIRED:
94 STANDARD
4 HANDICAPPED
1 VAN
99 TOTAL
PARKING SPACES PROVIDED:
94 STANDARD
4 HANDICAPPED
1 VAN
99 TOTAL
SEWAGE DISPOSAL:
ON SITE SEPTIC SYSTEM
WATER SUPPLY:
VAUGHN WATER COMPANY
DRAINAGE:
DIRECTED TO STREET TO OFF SITE SWMP
THIS WILL NOT BE A PHASED DEVELOPMENT

LEGEND
LS LANDSCAPED AREA
NO. OF PARKING SPACES
MIN. 2' AC OVER 4' COL II AB
ABANDONMENT OF VEHICULAR INGRESS AND EGRESS PER TRACT 3849, BK.29, PG.65
P.U.E. PUBLIC UTILITIES EASEMENT PER TRACT 3849, BK.29, PG.65
PROPOSED RESTAURANT AND LOUNGE 8918 S.F.
COVERED PATIO 1320 S.F.
PROPOSED 12' ADDITIONAL RIGHT OF WAY DEDICATION.
5' WIDE ELECTRICAL FACILITIES EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER BK. 5870, PG. 621 OR.
MODIFICATION 1
This plan is hereby modified to allow for a 1,320 sqft covered patio.

Director       Date       Receipt
Owner          Date

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. (APN 118-050-15)

STATISTICAL INFORMATION:
EXISTING & PROPOSED ZONING:
C1-PO

EXISTING USE:
VACANT

PROPOSED USE:
RESTAURANT

ACREAGE:
1.68 GR. AC.

PROPOSED BUILDING:
HEIGHT:
SINGLE STORY MAX 25' HIGH
GROUND FLOOR:
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 HANDICAPPED
1 VAN
99 TOTAL

PARKING SPACES PROVIDED:
94 STANDARD
4 HANDICAPPED
1 VAN
99 TOTAL

SEWAGE DISPOSITION:
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 1

PD PLAN 5, MAP 102-19

RESTAURANT AND LOUNGE

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