SYMBOLS:

- (XX-XX) KEYNOTE
- (#) PARKING STALL COUNT
- ♿ ACCESSIBLE PARKING
- SIGN
- LIGHT POLE & BASE
- LANDSCAPING (TREE & SHRUBS)

LINETYPE:

- PROPERTY LINE
- RIGHT-OF-WAY/DEDICATION
- CENTER OF ROAD
- CONCRETE CURB
- —W—W—W—W— WATER LINE
- —S—S— SEWER LINE
- —E—E—E—E— ELECTRICAL
- —G—G—G— GAS LINE

LEGEND 17

GENERAL NOTES:

1. THERE ARE NO NATIVE PLANTS ON THIS PROPERTY, SINCE THIS IS AN EXISTING PARKING LOT. WE CAN UTILIZE THE FRONT LANDSCAPING AREA TO SATISFY OUR LANDSCAPE REQUIREMENTS.
2. A BIOLOGICAL ASSESSMENT IS NOT REQUIRED FOR THE SAME REASON THAT A NATIVE PLANT PLAN IS NOT NECESSARY.
3. APPROX. EARTHWORK QUANTITIES: 51 CY CUT & 715 CY FILL; EXPORT 0 CY & IMPORT 664 CY (PER PRELIMINARY GRADING PLAN).
4. EXISTING UTILITIES: EXISTING UTILITIES SHOWN ARE TO FIELD VERIFIED AT TIME OF CONSTRUCTION, REMAIN AND BE PROTECTED IN PLACE.
5. FEMA MAPPING: THERE ARE NO FEMA MAPPING ZONE LIMITS ON THE PROJECT SITE. THE SITE IS CLASSIFIED AS ZONE X PER FEMA MAP 06071C8120H, EFFECTIVE 8/28/2008.

EASEMENT NOTES:

10. AN EASEMENT AND RIGHT OF WAY TO THE UNITED STATES OF AMERICA FOR ELECTRIC POWER TRANSMISSION LINES AND A SERVICE ROAD FOR MILITARY PURPOSES OVER AND ACROSS SAID LAND, AS SET OUT IN NOTICE OF LIS PENDENS, RECORDED OCTOBER 03, 1952, IN BOOK 3032, PAGE 128, OFFICIAL RECORDS, AND ALSO SET OUT IN AMENDED NOTICE OF LIS PENDENS, RECORDED NOVEMBER 25, 1955, IN BOOK 3748, PAGE 1, OFFICIAL RECORDS, GIVING NOTICE OF AN ACTION IN THE UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF CALIFORNIA, CENTRAL DIVISION, CASE NO. 14526NA, CIVIL AND FURTHER QUITCLAIMED TO ELECTRIC POWER COMPANY BY DOCUMENT RECORDED IN BOOK 5702, PAGE 300, OFFICIAL RECORDS.
11. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF FOUR CORNERS PIPELINE COMPANY, RECORDED 12/08/57 IN BOOK 4387, PAGE 7 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO. (CANNOT BE LOCATED FROM RECORD)
13. AN EASEMENT FOR EITHER OR BOTH CONDUITS OR POLE LINES OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06/03/63 IN BOOK 5421, PAGE 148 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
14. AN EASEMENT FOR GAS PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06/20/63 IN BOOK 5432, PAGE 445 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
15. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 07/19/63 IN BOOK 5451, PAGE 419 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
16. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 07/25/63 IN BOOK 5455, PAGE 474 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
17. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 12/12/63 IN BOOK 6047, PAGE 68 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO.
18. AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 08/14/85 AS INSTRUMENT NO. 85-148602 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO. (SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)
20. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF TOWN OF YUCCA VALLEY, PER PARCEL MAP NO. 14324 AS SHOWN FILED IN BOOK 166, PAGES 70 THROUGH 73, INCLUSIVE OF PARCEL MAPS OF THE COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)
21. AN EASEMENT FOR RECIPROCAL ACCESS, PARKING, UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN OR DEDICATED ON PARCEL MAP NO. 14324 AS SHOWN FILED IN BOOK 166, PAGES 70 THROUGH 73, INCLUSIVE OF PARCEL MAPS OF THE COUNTY OF SAN BERNARDINO. (SAID EASEMENT IS FOR THE USE AND BENEFIT ALL THE PARCELS ON SAID PARCEL MAP)
22. ABUTTER'S RIGHT OF INGRESS AND EGRESS TO OR FROM TWENTYNINE PALMS HIGHWAY, EXCEPT THE ACCESS OPENINGS, HAVE BEEN DEDICATED ON PARCEL MAP NO. 14324 AS SHOWN FILED IN BOOK 166, PAGES 70 THROUGH 73, INCLUSIVE OF PARCEL MAPS OF THE COUNTY OF SAN BERNARDINO.
24. AN EASEMENT FOR AVIGATION AND NOISE PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF YUCCA VALLEY AIRPORT DISTRICT, RECORDED 03/23/92 AS INSTRUMENT NO. 92-173408 OF OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO. (SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)
26. AN EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, REC'D 10/28/92 AS INST. NO. 92-447605, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT CANNOT BE LOCATED FROM RECORD)
27. AN EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, REC'D 03/03/93 AS INST. NO. 93-099511, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO.
28. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108481, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)
29. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108489, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)
30. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108490, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)
31. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108491, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO.
32. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, REC'D 03/10/93 AS INST. NO. 93-108492, OF OFFICIAL RECORDS OF COUNTY OF SAN BERNARDINO. (SAID EASEMENT DOES NOT APPEAR TO FALL WITHIN THE SUBJECT PROPERTY)

GENERAL NOTES 20

LEGAL DESCRIPTION:
BEING PARCEL 7 OF PARCEL MAP NO. 14239, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 166, PAGES 70 THROUGH 73 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 7;

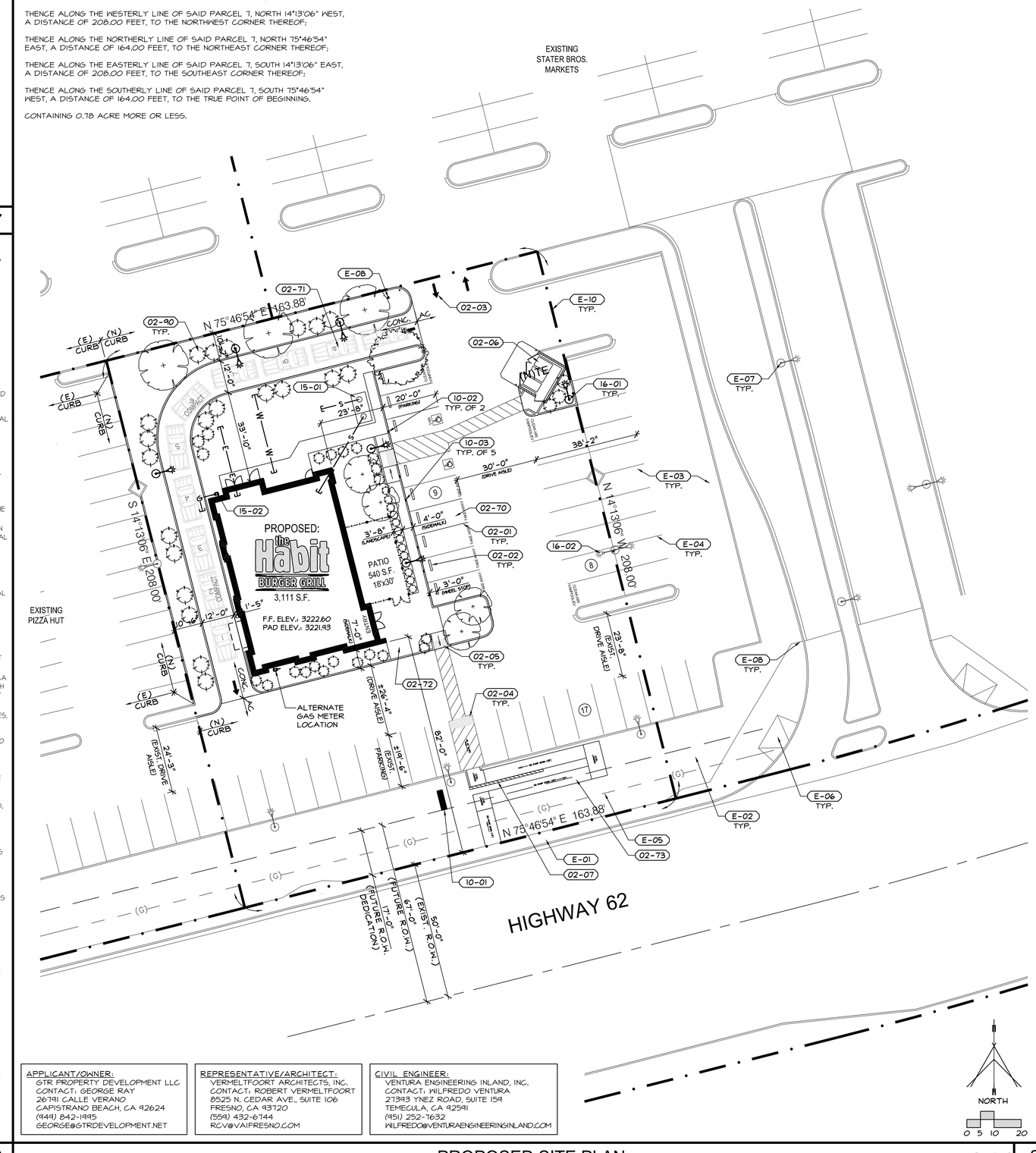
THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 7, NORTH 14°13'06" WEST, A DISTANCE OF 208.00 FEET, TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 7, NORTH 75°46'54" EAST, A DISTANCE OF 164.00 FEET, TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 7, SOUTH 14°13'06" EAST, A DISTANCE OF 208.00 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 7, SOUTH 75°46'54" WEST, A DISTANCE OF 164.00 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.78 ACRE MORE OR LESS.



APPLICANT/OWNER:	REPRESENTATIVE/ARCHITECT:	CIVIL ENGINEER:
GTR PROPERTY DEVELOPMENT LLC CONTACT: GEORGE RAY 26741 CALLE VERANO CAPISTRANO BEACH, CA 92624 (949) 842-1995 GEORGE@GTRDEVELOPMENT.NET	VERMELTFOORT ARCHITECTS, INC. CONTACT: ROBERT VERMELTFOORT 8525 N. CEDAR AVE., SUITE 106 FRESNO, CA 93720 (559) 432-6744 RCV@VAIFRESNO.COM	VENTURA ENGINEERING INLAND, INC. CONTACT: WILFREDO VENTURA 27343 YNEZ ROAD, SUITE 159 TEMECULA, CA 92591 (951) 252-7632 WILFREDO@VENTURAENGINEERINGINLAND.COM

PROPOSED SITE PLAN — SCALE: 1"=20'-0" 8

(E-01)	EXIST. CONC. CURB, GUTTER, & SIDEWALK TO REMAIN.
(E-02)	EXIST. LANDSCAPING TO REMAIN.
(E-03)	EXIST. AC PAVING TO REMAIN.
(E-04)	EXIST. PARKING LOT STRIPING TO REMAIN.
(E-05)	EXIST. 6" DIA. GAS LINE TO REMAIN.
(E-06)	EXIST. CONC. RAMP TO REMAIN.
(E-07)	EXIST. LIGHT POLE TO REMAIN.
(E-08)	EXIST. SIGN TO REMAIN.
(E-09)	EXIST. FIRE HYDRANT TO REMAIN.
(E-10)	EXIST. PROPERTY LINE TO REMAIN.
(02-01)	NEW PARKING LOT STRIPING, PER CITY STANDARDS.
(02-02)	NEW CONC. WHEEL STOP.
(02-03)	NEW DIRECTIONAL ARROWS, PER CITY STANDARDS.
(02-04)	NEW TRUNCATED DOMES.
(02-05)	NEW CONC. RAMP.
(02-06)	NEW TRASH ENCLOSURE, PER CITY STANDARDS.
(02-07)	28'-0" LONG RETAINING WALL, SEE CIVIL DRAWINGS.
(02-70)	NEW AC PAVING, TO MATCH ADJACENT. PATCH AREAS OF EXIST. PAVING, AS NECESSARY.
(02-71)	NEW CONC. PAVING.
(02-72)	NEW CONC. SIDEWALK.
(02-73)	NEW CONC. RAMP.
(02-90)	NEW LANDSCAPING, TO MATCH ADJACENT.
(10-01)	NEW MONUMENT SIGN.
(10-02)	"ACCESSIBLE PARKING" SIGN.
(10-03)	"TAKE AWAY" SIGN.
(15-01)	NEW GREASE INTERCEPTOR.
(15-02)	NEW GAS METER.
(16-01)	NEW LIGHT FIXTURE & LIGHT POLE, SEE ELECTRICAL DRAWINGS.
(16-02)	NEW LIGHT FIXTURE HEADS ON THE EXISTING LIGHT POLE, SEE ELECTRICAL DRAWINGS.

KEYNOTES 2

ADDRESS:
58024 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

SITE INFORMATION:

APN:	0601-402-16
LEGAL DESCRIPTION:	PARCEL 7, P.M. NO 14239
PROPOSED SITE AREA:	0.78 ACRES (34,087 S.F.)
ZONING:	C-N - NEIGHBORHOOD COMMERCIAL
EXIST. LAND USE:	PARKING LOT
GENERAL PLAN:	COMMERCIAL

BUILDING AREA:

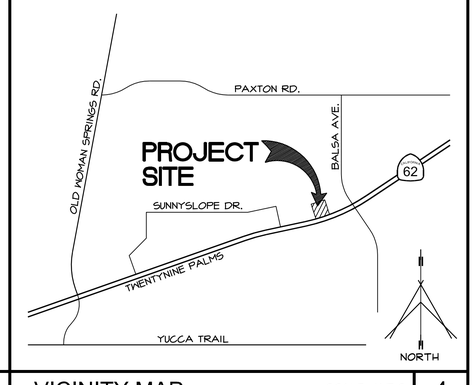
AREA:	3,1111 S.F.
PATIO:	540 S.F.

LOT COVERAGE:

BUILDING/PATIO:	10.71%	(3,651 S.F.)
LANDSCAPE:	30.61%	(10,434 S.F.)
PAVING/SIDEWALK:	40.22%	(13,711 S.F.)
PARKING:	18.46%	(6,291 S.F.)

PARKING:
PROVIDED:
29 STANDARD STALLS
2 ACCESSIBLE STALLS
3 CLEAN AIR STALLS
34 TOTAL

SITE INFORMATION 3



VICINITY MAP — SCALE: N.T.S. 4

REV.	DATE	REVISION

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Email: rcv@vaifresno.com

LICENSED ARCHITECT ★ VERMELTFOORT ★ C-28498 ★ ROBERT N. STATE OF CALIFORNIA
(STAMP INVALID UNLESS SIGNED)

the Habit BURGER GRILL

PROPOSED BUILDING & SITE DEVELOPMENT

58024 TWENTYNINE PALMS HIGHWAY,
YUCCA VALLEY, CALIFORNIA 92284
PROPOSED SITE PLAN

ISSUE DATE:	2-17-21
REV. DATE:	
PROJECT NO.:	20041
DRAWN BY:	NL
SHEET:	A100