

GENERAL NOTES:

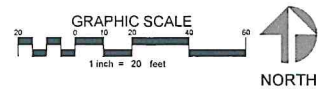
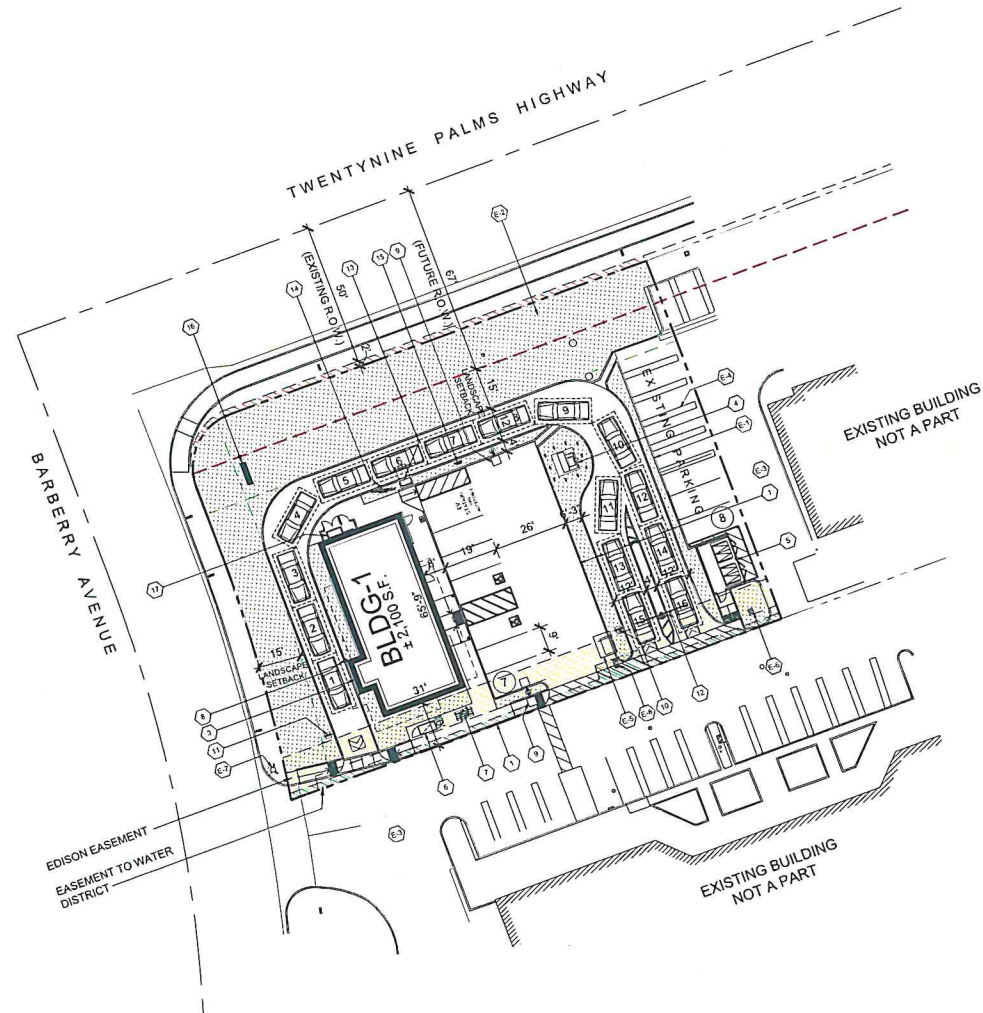
- 1 THERE ARE NO NATIVE PLANTS ON THIS PROPERTY, SINCE THIS IS AN EXISTING PARKING LOT. WE CAN UTILIZE THE FRONT LANDSCAPING AREA TO SATISFY OUR LANDSCAPE REQUIREMENTS.
- 2 A BIOLOGICAL ASSESSMENT IS NOT REQUIRED FOR THE SAME REASON THAT A NATIVE PLANT PLAN IS NOT NECESSARY.
- 3 EXISTING UTILITIES: EXISTING UTILITIES SHOWN ARE TO FIELD VERIFIED AT TIME OF CONSTRUCTION. REMAIN AND BE PROTECTED IN PLACE.
- 4 FEMA MAPPING: THERE ARE NO FEMA MAPPING ZONE LIMITS ON THE PROJECT SITE. THE SITE IS CLASSIFIED AS ZONE X PER FEMA MAP 00071C8604H EFFECTIVE 02/20/09.

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 5498 IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE BOOK 53, PAGES 38 AND 39 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:

- E1 EASEMENT FOR NON-VEHICULAR ACCESS PURPOSES PER PARCEL MAP NO. 5498, P.M.B. 5/3/88-39
- E2 EASEMENT TO HI-DESERT COUNTY WATER DISTRICT FOR PIPELINES PURPOSED PER INST. NO. 1980-22395, RECORDED JAN. 25, 1980, OF OFFICIAL RECORDS
- E3 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER INST. NO. 1983-1821, RECORDED JAN. 4 1983, OF OFFICIAL RECORDS



KEYNOTES

- | | |
|--|---|
| (E1) (E) CONC. CURB, GUTTER & SIDEWALK TO REMAIN | (5) TRASH ENCLOSURE |
| (E2) (E) LANDSCAPING TO REMAIN | (6) BIKE LOCKER |
| (E3) (E) AC PAVING TO REMAIN | (7) BIKE RACK |
| (E4) (E) PARKING LOT STRIPING TO REMAIN | (8) NEW BOLLARDS |
| (E5) (E) TRANSFORMER TO BE RELOCATED | (9) NEW LIGHT STANDARD |
| (E6) (E) LIGHT POLE TO REMAIN | (10) DT DIRECTIONAL ARROW SIGN |
| (E7) (E) FIRE HYDRANT TO REMAIN | (11) DT DIRECTIONAL EXIT/THANK YOU SIGN |
| (E8) (E) WATER METER TO REMAIN | (12) CLEARANCE BAR |
| (E9) (E) CONCRETE CURB TO REMAIN | (13) DIGITAL ORDER SCREEN WITH CANOPY |
| (1) NEW 6" CONC. CURB | (14) MENU BOARD |
| (2) PAINTED MARKINGS | (15) DT PRE - MENU |
| (3) DRIVE THRU WINDOW | (16) NEW MONUMENT SIGN |
| (4) TRANSFORMER | (17) ELECTRIC SWITCHGEAR |

SITE DATA

ADDRESS	57037 TWENTYNINE PALMS HIGHWAY YUCCA VALLEY, CALIFORNIA 92284 0595-371-21
APN :	
LEGAL DESCRIPTION:	T.B.D.
ZONING:	C-MU - MIXED USE COMMERCIAL
EXST. LAND USE:	PARKING
GENERAL PLAN:	COMMERCIAL
SITE AREA:	GROSS AREA: 0.55 ACRES (23,906 S.F.) NET AREA: 0.50 ACRES (21,587 S.F.)
BUILDING AREA:	2,100 S.F.
LOT COVERAGE:	9.7%
PARKING PROVIDED:	2 ACCESSIBLE STALLS 1 EV ACCESSIBLE STALLS 12 STANDARD 15 TOTAL
LANDSCAPE AREA:	5,977 S.F.
LANDSCAPE %:	27% (15% REQ.)

S.E.C. OF TWENTYNINE PALMS HIGHWAY & BARBERRY AVENUE, YUCCA VALLEY, CA



VICINITY MAP
NOT TO SCALE

CONCEPTUAL SUBJECT TO CHANGE

#	Description	Date
1	1st SUBMITTAL	02.21.2023
2		
3		

SITE PLAN	
01.15.2023	22015TMA

SP-08