

VESTING TENTATIVE TRACT MAP 6621

IN AN UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, BEING A MERGER AND RESUBDIVISION OF PORTIONS OF THE E 1/2 OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, T. 32 S., R. 32 E., M.D.M.
A DIVISION OF 190.54 ACRES INTO 79 LOTS

GENERAL NOTES:

- EXISTING USE: UNDEVELOPED
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL WITH OPEN SPACE
- GOLDEN HILLS SPECIFIC PLAN DESIGNATION: 5.51 & 8.2/2.5
- PROPOSED GOLDEN HILLS SPECIFIC PLAN DESIGNATION: 5.5, 5.6, & 8.2/2.5
- EXISTING ZONING: A (EXCLUSIVE AGRICULTURE - 20 AC MIN.)
- PROPOSED ZONING: E1-RS (1 ACRE NET MIN.), E2.5-RS (2.5 ACRE GROSS MINIMUM) & OPEN SPACE
- DOMESTIC WATER: GOLDEN HILLS COMMUNITY SERVICES DISTRICT.
- SANITARY SEWER: INDIVIDUAL SOIL ABSORPTION SYSTEMS
- ELECTRICITY: SOUTHERN CALIFORNIA EDISON
- TELEPHONE: SBC
- DRAINAGE STANDARDS, PROPERTY AND ENVIRONMENTAL IMPROVEMENTS SHALL CONFORM TO KERN COUNTY SUBDIVISION STANDARDS.
- FIRE PROTECTION IMPROVEMENTS SHALL COMPLY WITH REQUIREMENTS OF THE KERN COUNTY SUBDIVISION STANDARDS AND THE KERN COUNTY FIRE DEPARTMENT
- ALL IMPROVEMENTS SHALL BE TYPE 'B'

GENERAL STATISTICS:

- ACREAGE WITHIN SUBDIVISION: 190.54 GROSS; 169.84± NET
- 71 RESIDENTIAL LOTS, 1 PARK LOT, 1 LOT WITH ARCHAEOLOGICAL EASEMENT OVERLAY, 6 OPEN SPACE LOTS
- 37.7± ACRES ZONED OPEN SPACE; 1.6± ACRE PARK; 124.0± ACRES ZONED E1-RS; 27.2± ACRES ZONED E2.5-RS
- 2.68 GROSS ACRES/ DWELLING UNIT
- LINEAL FEET OF PROPOSED STREETS: 9853 FEET
- ASSESSOR'S PARCEL NUMBERS: 466-010-05, 466-020-09 & 466-070-06
- CONTOUR INTERVALS: 5 FEET
- 10% MAXIMUM SLOPE FOR ALL STREETS WITHIN THIS SUBDIVISION
- 0.20% MINIMUM SLOPE FOR ALL STREETS WITHIN THIS SUBDIVISION
- THIS IS A PHASED DEVELOPMENT
- PHASE 1: 33 LOTS; PHASE 2: 27 LOTS; PHASE 3: 11 LOTS

DEVELOPMENT FEATURES:

- AREAS DESIGNATED AS 8.2/2.5 (RESOURCE RESERVE / FLOOD HAZARD) IN THE GOLDEN HILLS SPECIFIC PLAN WILL BE PROTECTED BY THE OPEN SPACE ZONING DISTRICT.
- PUBLIC PARK (1.6 ACRES): DEVELOPER TO DEDICATE PARK TO TEHACHAPI VALLEY RECREATION AND PARKS DISTRICT. PARK TO INCLUDE TURF, BBQ & PICNIC TABLES, RESTROOMS, AND A PARKING LOT.
- TRAIL - TO SERVE AS A MEDIUM BETWEEN PARK AND DEVELOPMENT TO THE EAST. TRAIL TO BE INTEGRATED INTO AREA WIDE SYSTEM. TO BE CONSTRUCTED PER CHAPTER 1000 OF THE CALTRANS HIGHWAY DESIGN MANUAL. TRAIL TO BE LOCATED ADJACENT TO MARIPOSA ROAD, OUTSIDE OF COUNTY RIGHT OF WAY. TRAIL DEDICATION TO BE 20' IN WIDTH AND DEDICATED TO GOLDEN HILLS COMMUNITY SERVICES DISTRICT.

OWNER:

TOWER INVESTMENTS
C/O STEVE MARKS JR.
250 W. MAIN STREET, SUITE 101
WOODLAND, CA 95695

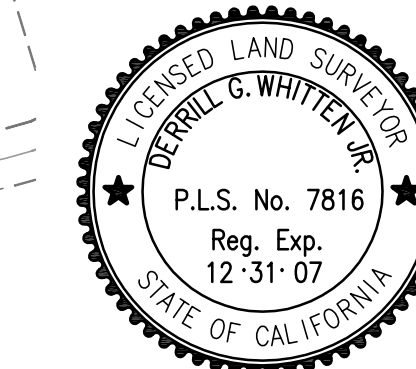
SUBDIVIDER:

QUIRING CORPORATION
C/O PAUL QUIRING
5118 E. CLINTON WAY
FRESNO, CA 93727
(559) 432-2800

ENGINEER:

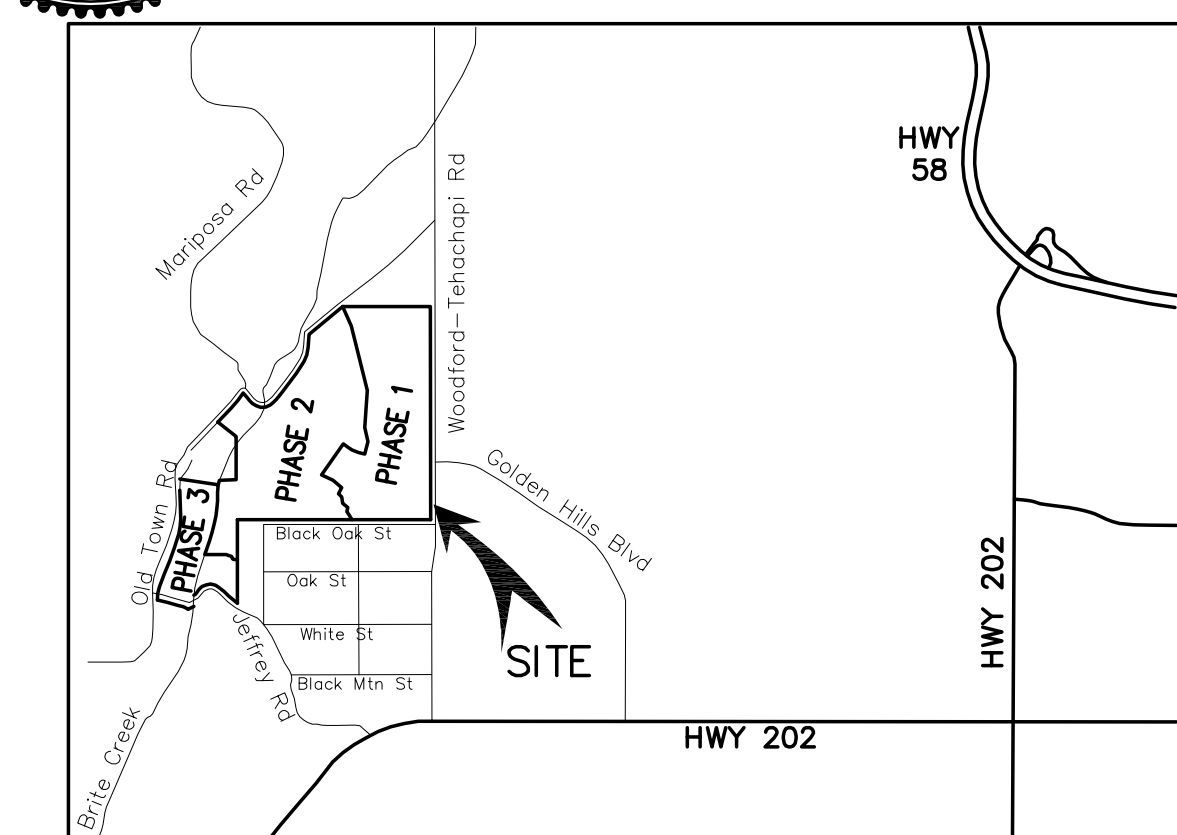
CORNERSTONE ENGINEERING
1600 TRUXTUN AVENUE, SUITE 400
BAKERSFIELD, CA 93301
PHONE: (661) 325-9474

LEGEND	
	525 CONTOUR LINE
	CENTER LINE
	ACRES
	3% DRAINAGE GRADIENT
	LOT LINES
	BOUNDARY
	24 LOT NUMBER
	PORTION OF OLD TOWN ROAD TO BE VACATED
	PROPERTY TO BE DEDICATED TO GOLDEN HILLS COMMUNITY SERVICE DISTRICT FOR A TRAIL
	PHASE LINE
	AREA ASSIGNED OPEN SPACE ZONING DISTRICT
	E1-RS DESIGNATED ZONING DISTRICT
	ARCHAEOLOGICAL PRESERVE BOUNDARY

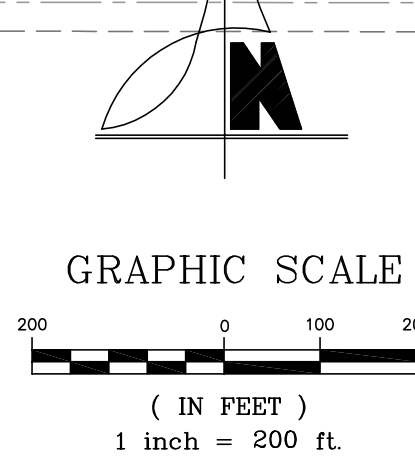


THE UNDERSIGNED HEREBY STATES THAT THERE ARE NO STRUCTURES WITHIN THIS MAP.

DERRILL G. WHITTEN JR. P.L.S. 7816 DATE
EXP. DATE 12-31-07



VICINITY MAP
n. t. s.



NO.	DATE	REVISION
1	1-06	PARK / GHCS TRAIL REVISION
2	3-28-06	PLANNING DEPARTMENT COMMENTS
3	5-4-06	PER PC ROLLING
4	6-06	OPEN SPACE REVISED
5	7-25-06	PLANNING DEPT. COMMENTS
6	7-16-07	ARCHAEOLOGICAL PRESERVE
7	9-7-07	REVISED ARCHAEOLOGICAL PRESERVE

DEVELOPMENT BY:
TOWER INVESTMENTS
250 W. MAIN STREET
WOODLAND, CA 95695

DESIGNER: PCJ
CHECKED BY: CAW
DATE: 11-21-2007
DRAFTER: KAO
SCALE: 1" = 200'
COMP NO: 204118_TTM
JOB NO: 204-118

CONSULTING CIVIL ENGINEERING AND LAND SURVEYING

DESIGNER: PCJ
CHECKED BY: CAW
DATE: 11-21-2007
DRAFTER: KAO
SCALE: 1" = 200'
COMP NO: 204118_TTM
JOB NO: 204-118

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SHEET 1 OF 2

VESTING TENTATIVE

TRACT MAP 6621

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A DIVISION OF 190.54 ACRES INTO 79 LOTS

EASEMENTS PER TITLE REPORT:

- E1 A 40' WIDE EASEMENT FOR PUBLIC HWY PURPOSES OLD TOWN ROAD (COUNTY ROAD 41) PER VOL. 2, PAGE 282 OF KERN COUNTY MINUTES, RECORDED DEC. 5, 1877, ITEM 7 OF TITLE REPORT.
- E2 A 30' WIDE EASEMENT FOR PUBLIC HWY PURPOSES, WOODFORD-TEHACHAPI ROAD (COUNTY ROAD 393) PER VOL. 19, PAGE 146 KERN COUNTY MINUTE BOOKS, RECORDED OCTOBER 2, 1916, ITEM 10 OF TITLE REPORT.
- E3 A 10' WIDE EASEMENT TO SOUTHERN CALIFORNIA EDISON PER BOOK 2711, PAGE 374 IN THE COUNTY OF LOS ANGELES, ITEM 14 OF TITLE REPORT.
- E4 A 10' WIDE EASEMENT TO SOUTHERN CALIFORNIA EDISON PER BOOK 2718, PAGE 338 IN THE COUNTY OF LOS ANGELES, ITEM 15 OF TITLE REPORT.
- E5 A 10' WIDE PIPELINE EASEMENT RESERVED BY LEWIS R. AND DOROTHY H. FOSTER PER BOOK 3906, PAGE 544 IN THE COUNTY OF KERN ORIGINAL RECORDS, ITEM 16 OF TITLE REPORT.
- E6 A 30' WIDE EASEMENT FOR GOLDEN HILLS COMMUNITY SERVICES DISTRICT PER INSTRUMENT NO 020155573 OF KERN COUNTY OFFICIAL RECORDS, RELOCATION OF THE EASEMENT ALONG STREETS IS PROPOSED, ITEM 17 OF TITLE REPORT.

GENERAL NOTES:

1. EXISTING USE: UNDEVELOPED
2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL WITH OPEN SPACE
3. GOLDEN HILLS SPECIFIC PLAN DESIGNATION: 5.51 & 8.2/2.5
4. PROPOSED GOLDEN HILLS SPECIFIC PLAN DESIGNATION: 5.5, 5.6, & 8.2/2.5
5. EXISTING ZONING: A (EXCLUSIVE AGRICULTURE - 20 AC MIN.)
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7. DOMESTIC WATER: GOLDEN HILLS COMMUNITY SERVICES DISTRICT.
8. SANITARY SEWER: INDIVIDUAL SOIL ABSORPTION SYSTEMS
9. ELECTRICITY: SOUTHERN CALIFORNIA EDISON
10. TELEPHONE: SBC
11. DRAINAGE STANDARDS, PROPERTY AND ENVIRONMENTAL IMPROVEMENTS SHALL CONFORM TO KERN COUNTY SUBDIVISION STANDARDS
12. FIRE PROTECTION IMPROVEMENTS SHALL COMPLY WITH REQUIREMENTS OF THE KERN COUNTY SUBDIVISION STANDARDS AND THE KERN COUNTY FIRE DEPARTMENT
13. ALL IMPROVEMENTS SHALL BE TYPE 'B'

OWNER:

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ENGINEER:

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PHONE: (661) 325-9474

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7. CONTOUR INTERVALS: 5 FEET
8. 10% MAXIMUM SLOPE FOR ALL STREETS WITHIN THIS SUBDIVISION
9. 0.20% MINIMUM SLOPE FOR ALL STREETS WITHIN THIS SUBDIVISION
10. THIS IS A PHASED DEVELOPMENT
11. PHASE 1: 33 LOTS; PHASE 2: 27 LOTS; PHASE 3: 11 LOTS

DEVELOPMENT FEATURES:

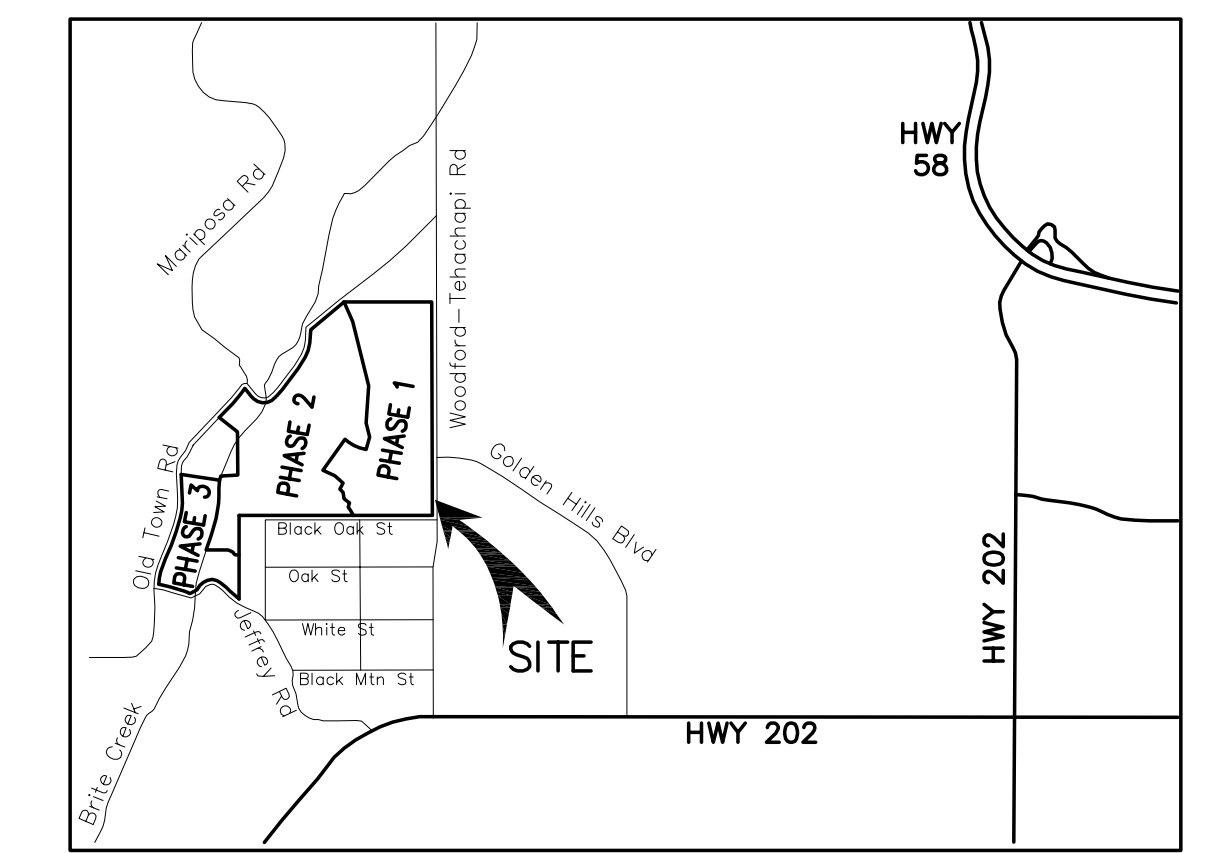
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LEGEND	
	525 CONTOUR LINE
	CENTER LINE
	AC. ACRES
	DRAINAGE GRADIENT
	LOT LINES
	BOUNDARY
	24 LOT NUMBER
	PORTION OF OLD TOWN ROAD TO BE VACATED
	PROPERTY TO BE DEDICATED TO GOLDEN HILLS COMMUNITY SERVICE DISTRICT FOR A TRAIL
	AREA ASSIGNED OPEN SPACE ZONING DISTRICT
	STEEP SLOPES (≥ 30%)
	TYPE 4 UPC SOIL TYPE
	ARCHAEOLOGICAL PRESERVE BOUNDARY



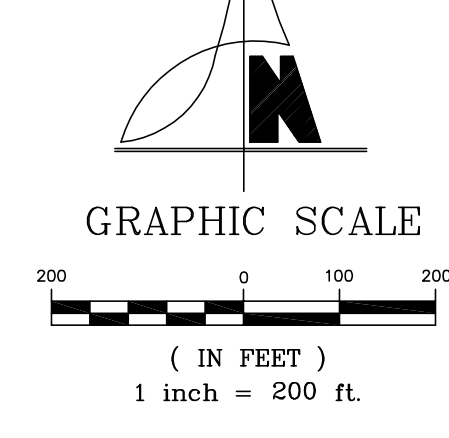
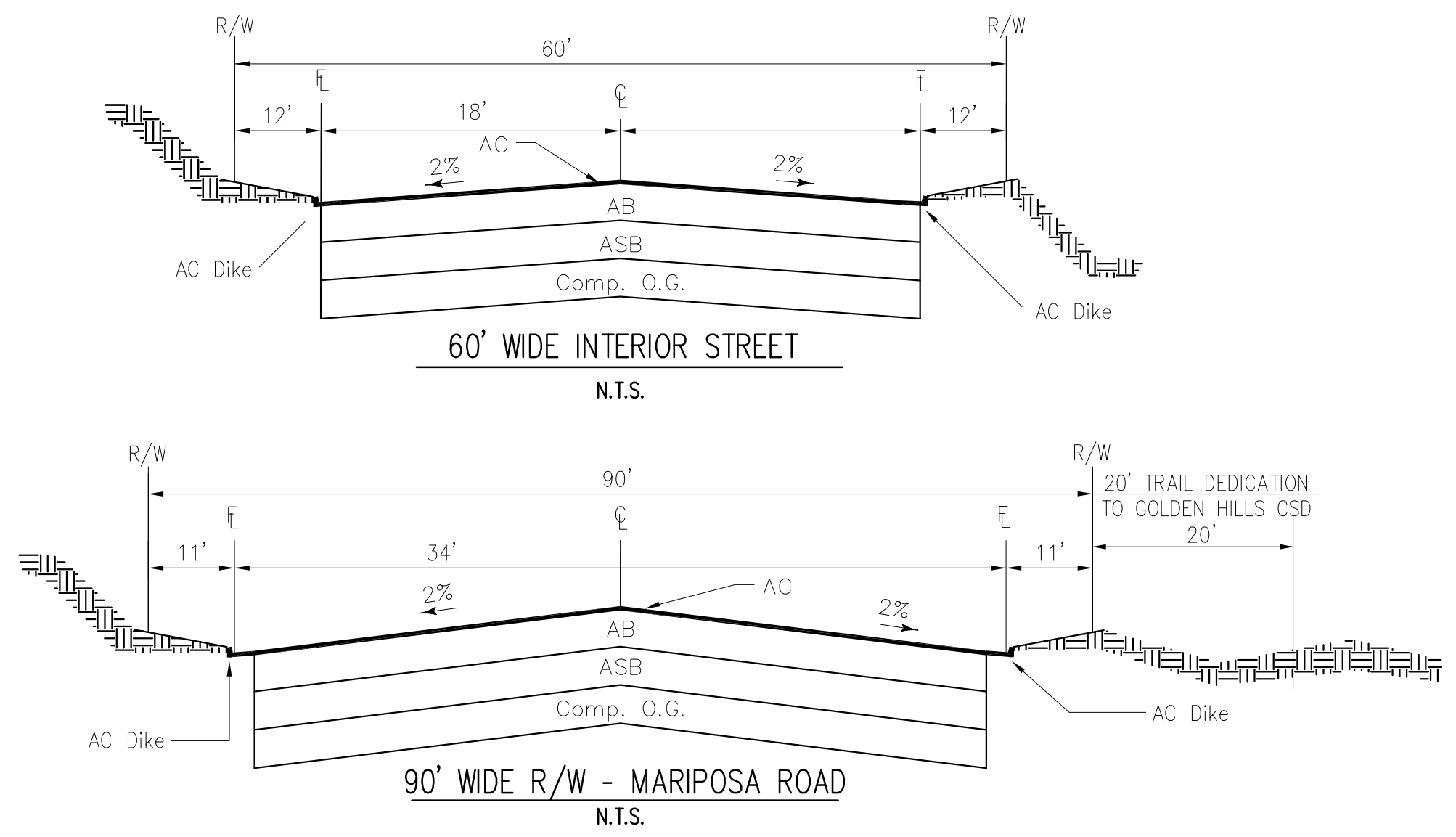
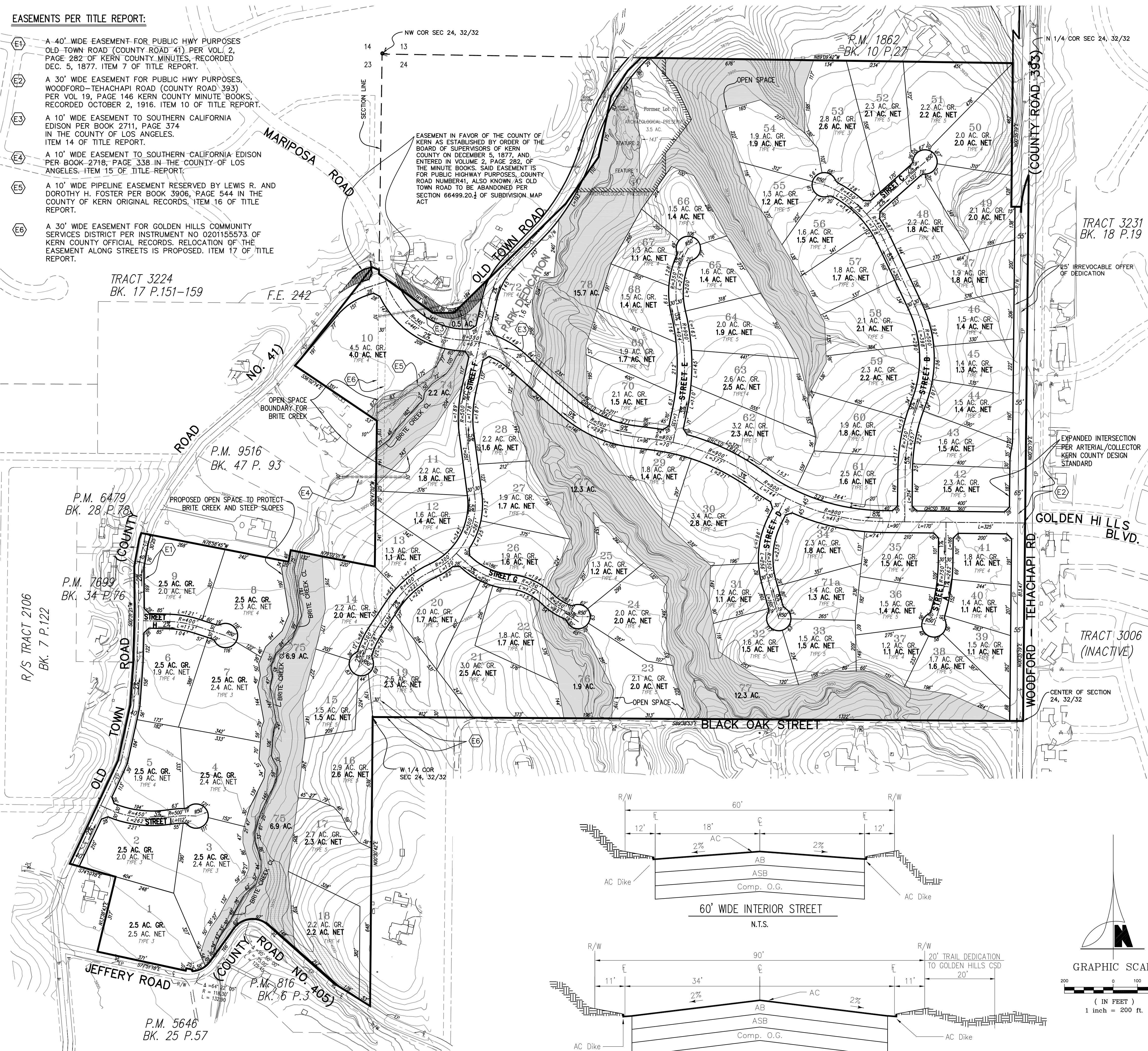
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DERRILL G. WHITTEN JR., P.L.S. 7816
EXP. DATE 12-31-07



VICINITY MAP

n. t. s.



BY:	PCJ
REVISION:	PCJ
DATE:	1-06
NO.:	1
DATE:	3-28-06
NO.:	2
DATE:	5-4-06
NO.:	3
DATE:	6-06
NO.:	4
DATE:	7-25-06
NO.:	5
DATE:	9-7-07
NO.:	6
DATE:	
NO.:	7

DESIGNER: PCJ
CHECKED BY: CAW
DATE: 11-21-2007
DRAFTER: KAO
SCALE: 1" = 200'
COMP NO: 204118_TTM
JOB NO: 204-118
SHEET 2 OF 2

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