

VESTING TENTATIVE TRACT MAP NO. 7014 32 RESIDENTIAL LOTS

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASELINE AND MERIDIAN.

GENERAL NOTES:

- EASEMENTS:**
 ① AN EASEMENT FOR STORM DRAINS INCLUDING OPEN CHANNELS AND APPURTENANT FACILITIES AS RECORDED AUGUST 28, 1988, BOOK 4191, PAGE 805, OF OFFICIAL RECORDS.
- BASE OF BEARING:**
 THE BEARING OF N89°59'19"W ALONG ELDER STREET HAS BEEN ESTABLISHED PER GPS STATIC OBSERVATION METHODS BY THIS SURVEY.

BENCHMARK:
 U.S.G.S. BENCHMARK X1146: 1.0 MILES SOUTH THE INTERSECTION OF ROSAMOND BOULEVARD AND 50TH STREET WEST. IN THE TOP OF A CONCRETE MONUMENT ELEVATION: 2381.75 FT.

- GENERAL NOTES:**
1. A.P.N. 374-260-10
 2. THIS IS A TYPE "A" SUBDIVISION
 3. PROPOSED ZONING: E 2 1/2 RS FFS
EXISTING ZONING: A FFS AND E 2 1/2 RS FFS
 4. EXISTING USE: VACANT
 5. PROPOSED USE: RESIDENTIAL WITH A MINIMUM LOT SIZE OF 2 1/2 ACRES.
 6. DOMESTIC WATER SUPPLY: PRIVATE WATER WELLS
 7. SANITARY SEWER DISPOSAL: PRIVATE SEPTIC FIELDS
 8. GAS: SOUTHERN CALIFORNIA GAS COMPANY
 9. ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 10. FIRE PROTECTION PER KERN COUNTY FIRE DEPT.
 11. DRAINAGE, PROPERTY & ENVIRONMENTAL STD'S SHALL MEET KERN CO. SUBDIVISION STD'S
 12. CONTOUR INTERVAL: 2 FT.
 13. THIS PROPERTY FALLS UNDER THE WILLOW SPRINGS GENERAL PLAN DESIGNATION.
 14. EXISTING SPECIFIC PLAN DESIGNATION: 3.3/2.8 AND 8.5/2.8
PROPOSED SPECIFIC PLAN DESIGNATION: 5.6/2.8

- GENERAL STATISTICS:**
1. ACRES WITHIN SUBDIVISION: 80.032 (GROSS), 67.421 (NET)
 2. TOTAL NUMBER OF LOTS: 32
 3. MIN. ACRES PER LOT: 2.5 (GROSS)
 4. LINEAR FEET OF PROPOSED PUBLIC STREETS: ±6603 FT.
 5. THIS MAP WILL NOT BE RECORDED IN PHASES.

LEGEND AND SYMBOLS:

• PP POWER POLE

OWNER / SUBDIVIDER:

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 6380 WILSHIRE BLVD., SUITE 1110
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CIVIL ENGINEER:

HALL & FOREMAN, INC.
 20950 WARNER CENTER LANE, SUITE A
 WOODLAND HILLS, CA 91367
 ATTN: ANDY WALROOT
 (818) 251-1200
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GRADING & DRAINAGE:

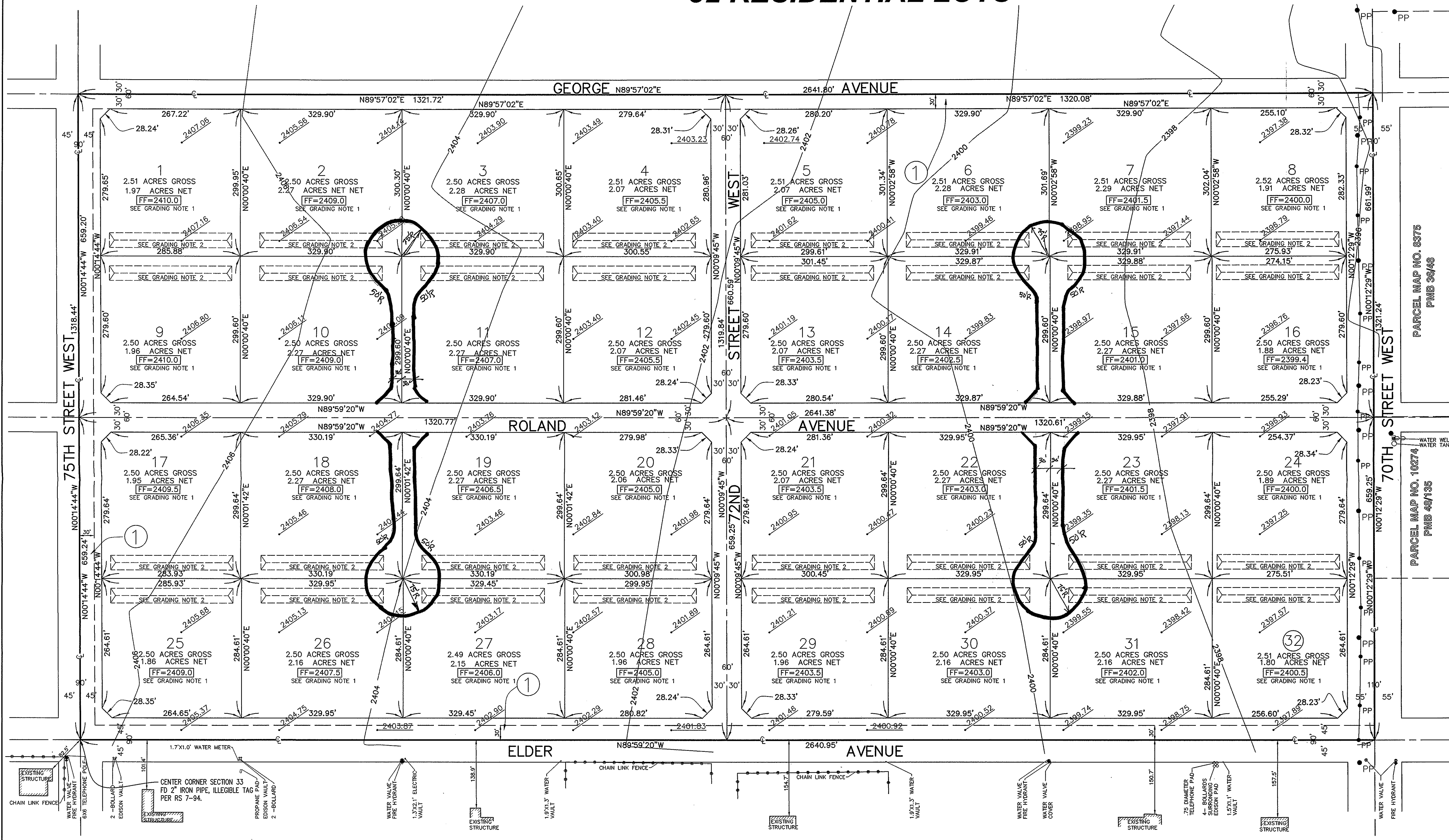
1. PER THE FLOOD STUDY PREPARED BY DEWALT CORPORATION (DATED JANUARY 31, 2007), THE DEVELOPMENT OF THE SITE AVERAGE WILL REQUIRE THE THROUGH FLOOD WATER CONVEYANCE OF EXTREME EVENT FLOOD WATER EVENTS THROUGH PUBLIC STREETS AND THROUGH "REAR LOT" FLOOR ROOFING. THIS STRATEGY REQUIRES ALL ENCLOSED STRUCTURES TO BE CONSTRUCTED TO THE HIGHER FINISHED FLOOR ELEVATION OF EITHER ONE (1) FOOT ABOVE THE CALCULATED FLOOD STAGE OR TWO (2) FEET ABOVE HIGHEST ADJACENT GRADE. REFER TO MAP FOR "LOT SPECIFIC" MINIMUM FLOOR ELEVATIONS.
2. PER DRAINAGE STUDY PREPARED BY DEWALT CORPORATION (DATED MARCH, 2007), THE DEVELOPMENT OF EACH LOT WILL REQUIRE THE CONSTRUCTION OF A 2500 CUBIC FOOT RETENTION BASIN LOCATED WITHIN EACH LOT'S FLOOR WATER ROUTING. THE TYPICAL BASIN DEPICTED PRESENTS A SHALLOW BASIN WITH A NOMINAL FOOT PRINT OF 7500 SF. THE ACTUAL BASIN DIMENSIONS SHALL BE SITE SPECIFIC AND PROVIDED FOR THE 2500 SF DRAINAGE STORAGE REQUIREMENT. THE CONSTRUCTION AND MAINTENANCE OF BASIN SHALL BE RESPONSIBILITY OF EACH LOT OWNER.

SANITARY SEWER
 1. THE PROPOSED PROJECT COMPRISING UP TO THIRTY-TWO (32) RESIDENTIAL LOTS WILL BE SERVED BY "LOT SPECIFIC" ON-SITE PRIVATE SEPTIC FACILITIES AND COLLECTION SYSTEM. THE CONSTRUCTION AND MAINTENANCE OF THE "LOT SPECIFIC" SEPTIC FACILITY SHALL BE RESPONSIBILITY OF EACH LOT OWNER.

2. PER THE ON-SITE SEWAGE DISPOSAL FEASIBILITY STUDY PREPARED BY KRAZAN & ASSOCIATES (DATED JANUARY 2, 2007), THE UNDERLYING GROUND PERCOLATION RATES COUPLED WITH REASONABLE SOIL DEPTHS ARE MORE THAN ADEQUATE TO SERVE THE PROPOSED PROJECT'S ON-SITE SEPTIC DEMANDS.

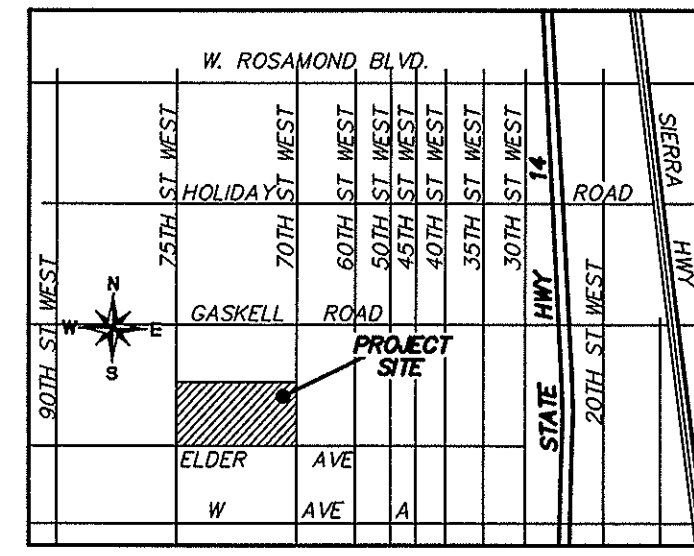
DOMESTIC WATER
 1. THE PROPOSED PROJECT COMPRISING UP TO THIRTY-TWO (32) RESIDENTIAL LOTS WOULD BE SERVED BY A SHARED PRIVATE WATER WELL AND DISTRIBUTION SYSTEM TO BE DESIGNED AND CONSTRUCTED AT A LATER DATE. THE CONSTRUCTION AND MAINTENANCE OF THE SHARED PRIVATE WATER WELL AND DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE PRIVATE WATER ASSOCIATION "ENTITY".

2. PER THE GROUNDWATER RESOURCES INVESTIGATION PREPARED BY SMITH GUTCHER & ASSOCIATES (DATED APRIL 14, 2007), THE UNDERLYING GROUND WATER INVENTORIES ARE MORE THAN ADEQUATE TO SERVE THE PROPOSED PROJECT'S WATER DEMANDS. THE PROPOSED WATER WELL FACILITY WOULD INCLUDE ONE MASTER WELL + ONE REDUNDANT SLAVE EACH WITH PUMPING CAPACITIES 50 TO 75 GPM.

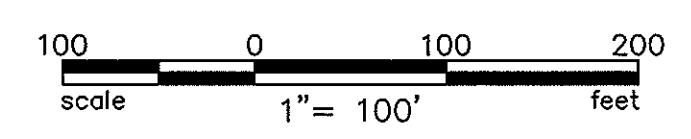


PARCEL MAP NO. 8375
PMB 36148

PARCEL MAP NO. 10274
PMB 487135



VICINITY MAP
NOT TO SCALE



By	REVISIONS	DATE
MP	REVISIONS PER PLAN CHECK COMMENTS	04-18-07

Hall & Foreman, Inc.
 Engineering • Surveying • Planning • Landscape Architecture

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 PREPARED UNDER THE SUPERVISION OF:
 DANIEL R. MARTIN, L.S. P.L.S. 5880 DATE

Drawing Title:
VESTING TENTATIVE TRACT NO. 7014

Work Order:
 07046

Date:
 04-18-07

Scale:
 1" = 100'

Designed:
 CJ

Drawn:
 CJ

Checked:
 CJ

Sheet 1
 1 Sheets

Prepared for:
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Date Plotted: May 01, 2007 11:50am By: CJM
 User: CJM