

TRACT 4854
MB 35 PGS 173/176

S89°55'08"E 659.10'

NOTES:

EXISTING USE: EXISTING RETENTION BASIN, OTHERWISE VACANT
 PROPOSED USE: ATTACHED CONDOMINIUMS
 ZONING: EXISTING & PROPOSED: R-2 (MEDIUM DENSITY RESIDENTIAL)
 GENERAL PLAN DESIGNATION: MEDIUM DENSITY
 WATER SUPPLY: CITY OF TEHACHAPI
 SEWAGE DISPOSAL: CITY OF TEHACHAPI
 CABLE TELEVISION: BRIGHT HOUSE (TIME WARNER)
 TELEPHONE: PACIFIC BELL
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 GAS: THE GAS COMPANY
 PROJECT WILL NOT BE A PHASED DEVELOPMENT
 THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP
 THERE ARE 42 PARKING SPACES IN ADDITION TO TWO GARAGE PARKING SPACES PER UNIT

LEGAL DESCRIPTION

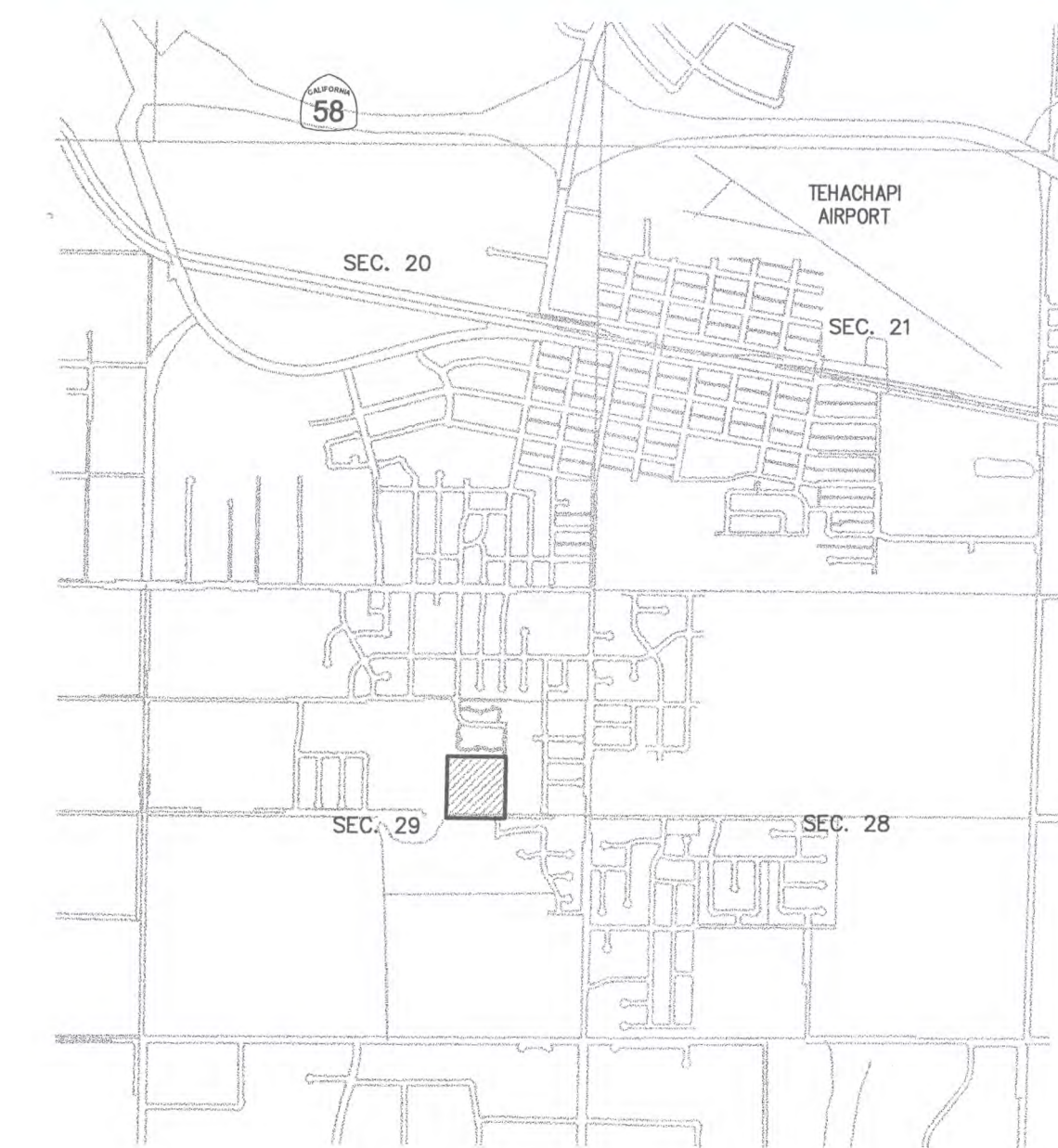
A DIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, S.32S., R.33.E IN THE CITY OF TEHACHAPI, COUNTY OF KERN, STATE OF CALIFORNIA.

A.P.N. 416-120-07

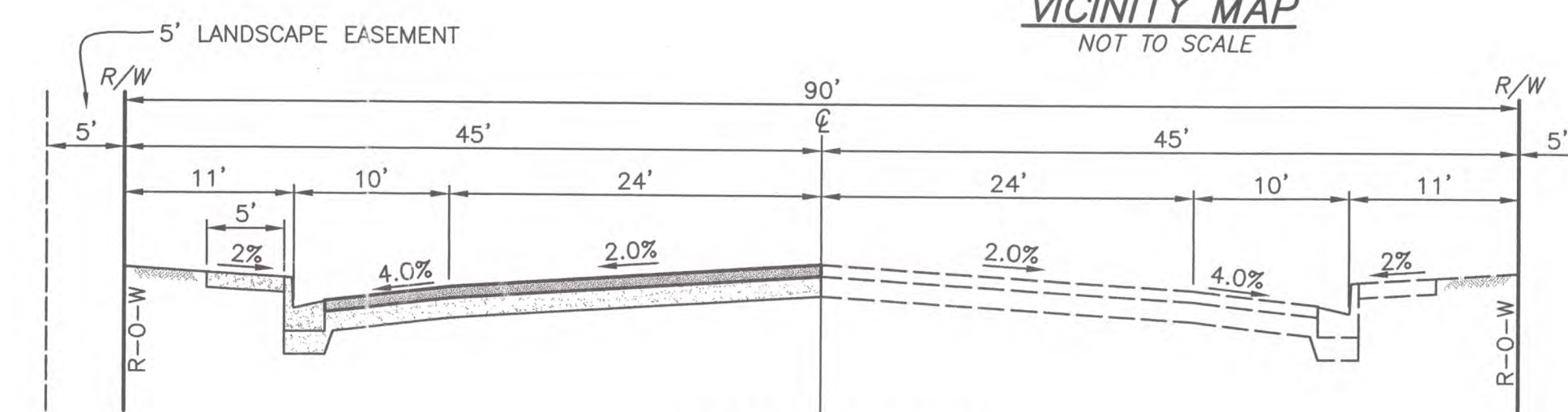
GROSS AREA - 10.43 ACRES
 NET AREA - 9.29 ACRES
 2 TOTAL LOTS
 1 RESIDENTIAL LOT
 96 TOTAL UNITS
 DENSITY - 10.33 UNITS/ACRE

EASEMENT SUMMARY

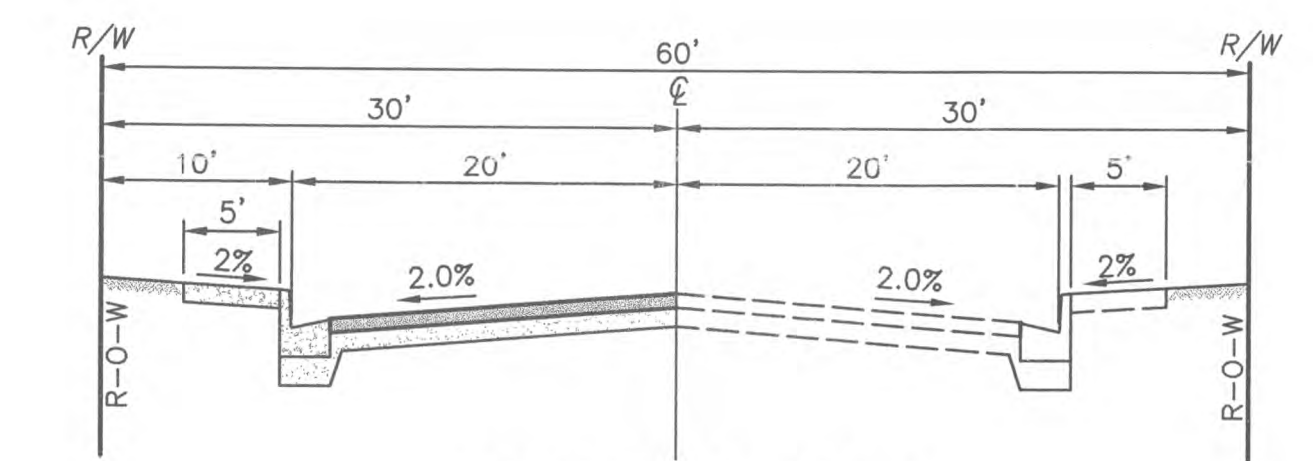
EXIST. EASEMENT TO THE TEHACHAPI WATER COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 3, 1915 IN BOOK 302, OF DEEDS, PAGE 299. NOT PLOTTED, TO BE ABANDONED



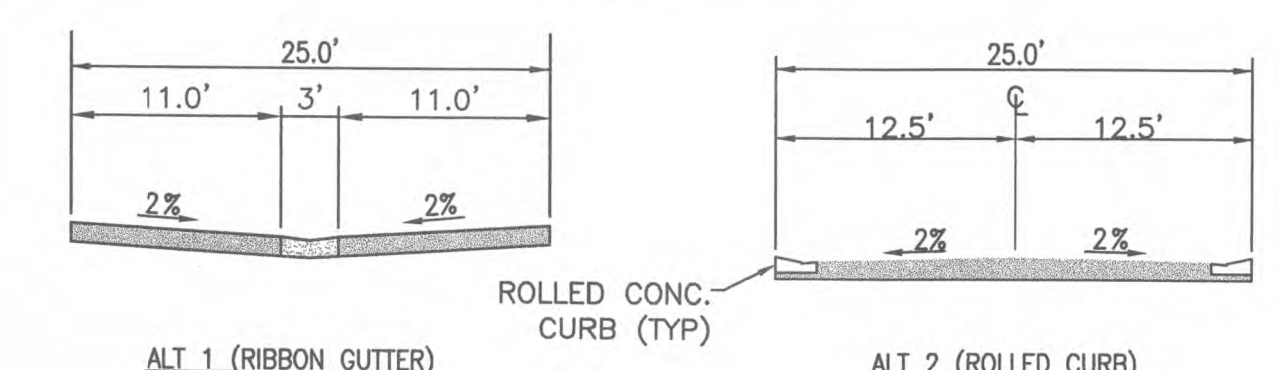
VICINITY MAP
NOT TO SCALE



PINON STREET



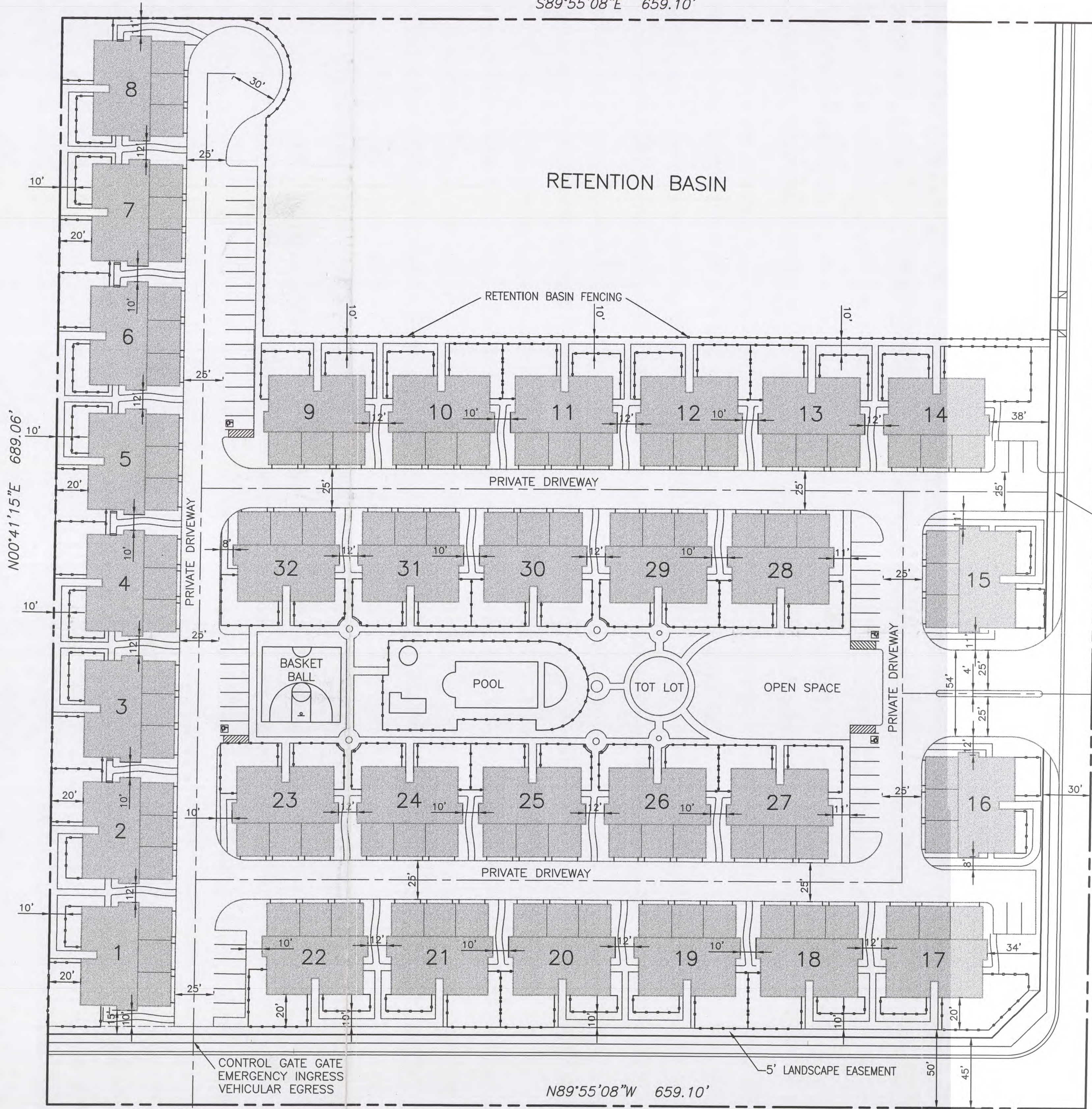
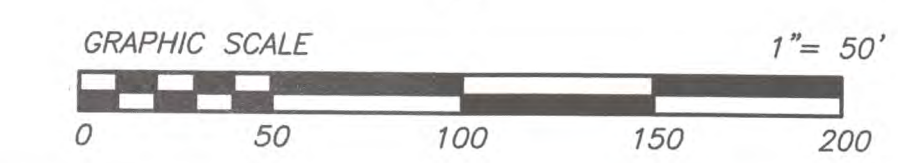
APPLEWOOD DRIVE



ALT 1 (RIBBON GUTTER) ALT 2 (ROLLED CURB)

NOTE: POST "NO PARKING" SIGNS ALONG PRIVATE DRIVE

PRIVATE DRIVEWAY



CONTROL GATE WITH EMERGENCY INGRESS VEHICULAR EGRESS

APPLEWOOD DRIVE

VACANT LAND
APN 416-120-08

S00°41'15"W 689.06'

N89°55'08"W 659.10'

PINON STREET

TRACT 6216

VACANT LAND
APN 416-120-05

N00°41'15"E 689.06'

PRIVATE DRIVEWAY

5' LANDSCAPE EASEMENT

CONTROL GATE EMERGENCY INGRESS VEHICULAR EGRESS

REV#	DATE	BY	REVISION DESCRIPTION
1			

LANDSCAPE ARCHITECT

LARSON & ASSOCIATES, Inc.
LANDSCAPE ARCHITECTURE
6144 Chesebro Road
Agoura, CA 91301
(818) 991-5016

ARCHITECT

Robbins & Bown INC.
Architecture, Planning, Interiors
14955 Califa St. Van Nuys, CA. 91411 (818) 781-7100

CIVIL ENGINEER

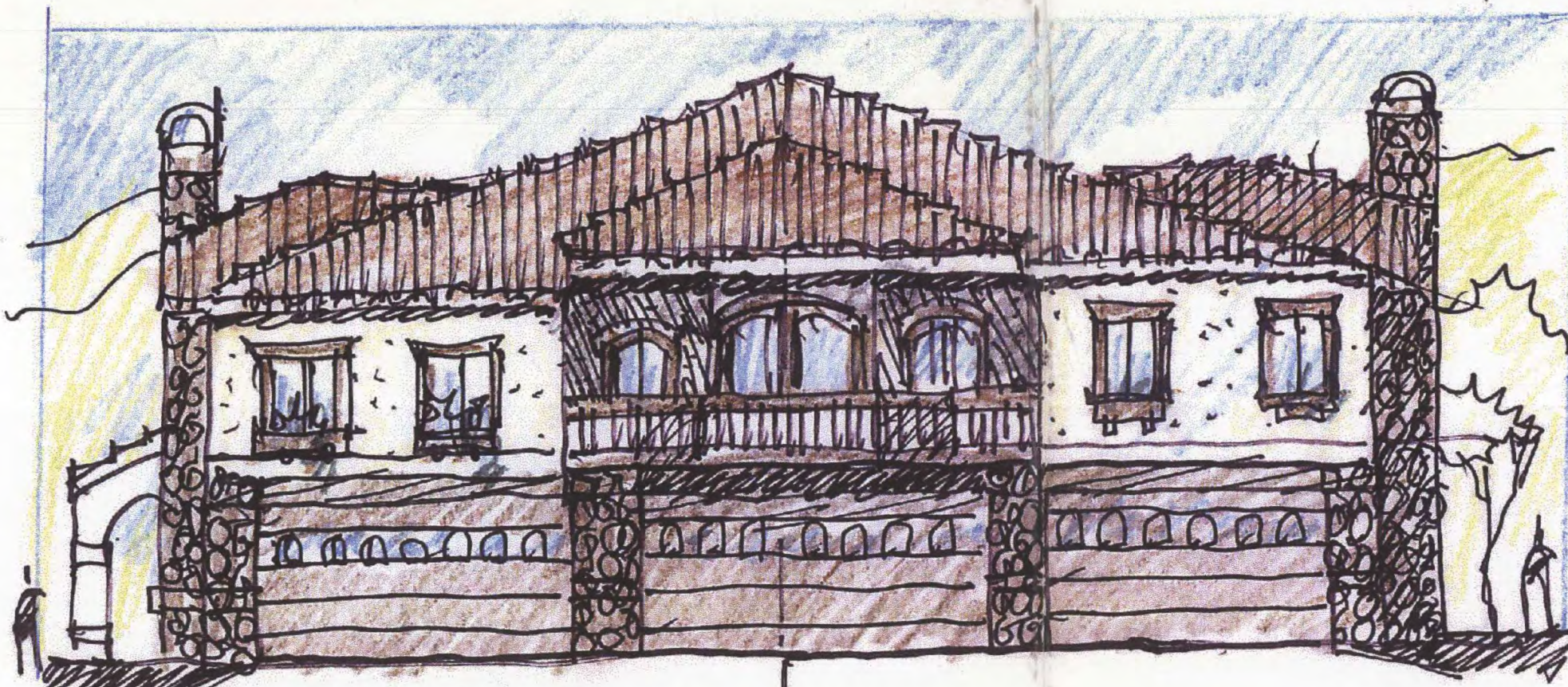
FORMA ENGINEERING INC.
9310 Topanga Canyon Blvd., Ste. B, Chatsworth, CA. 91311
Phone: 818-998-1374 • Fax: 818-998-1394

OWNER/SUBDIVIDER

TEHACHAPI-ET VENTURES LLC
190 SIERRA COURT, SUITE C-12
PALMDALE, CA 93550
(661) 273-5600

CITY OF TEHACHAPI
TENTATIVE TRACT NO. 6507
PRECISE DEVELOPMENT PLAN

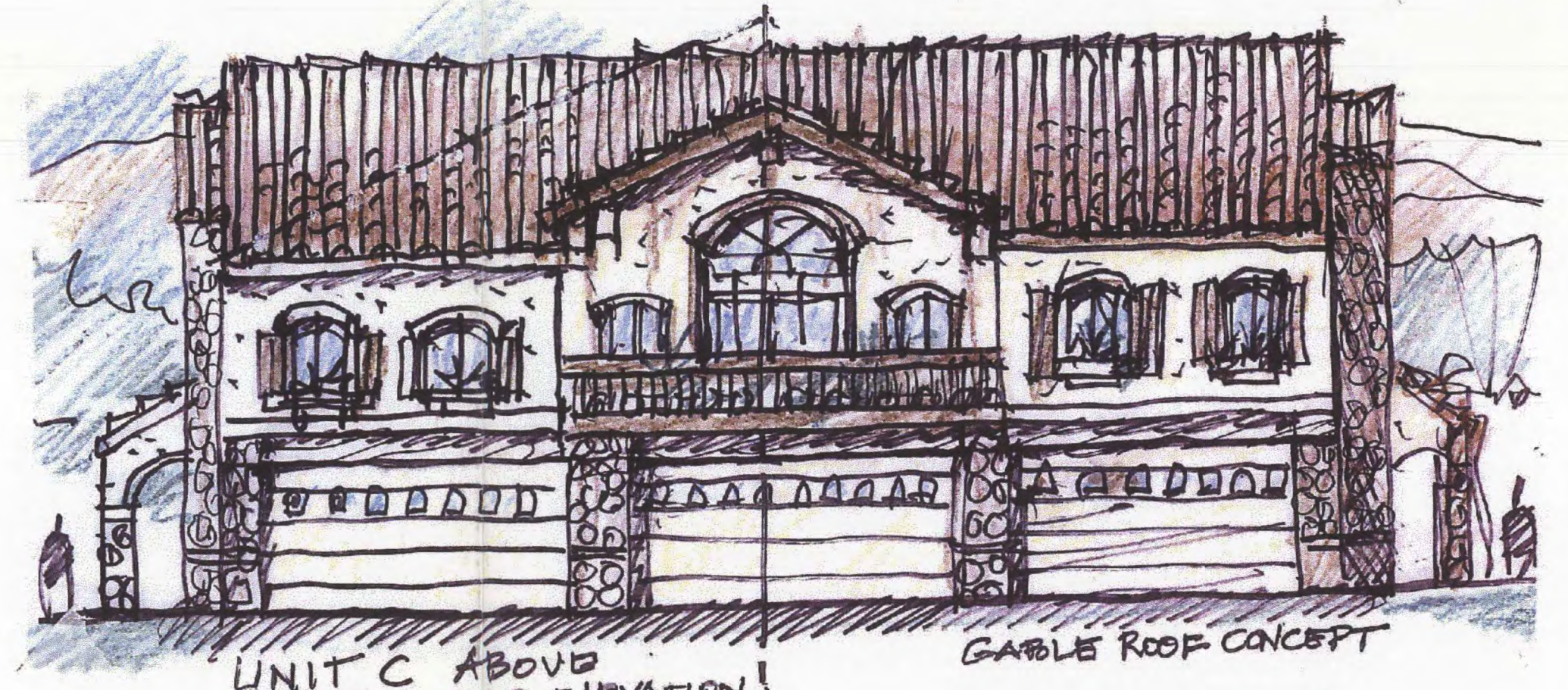
SHEET
1 OF
4 SHTS



UNIT C ABOVE GARAGE REAR ELEVATION

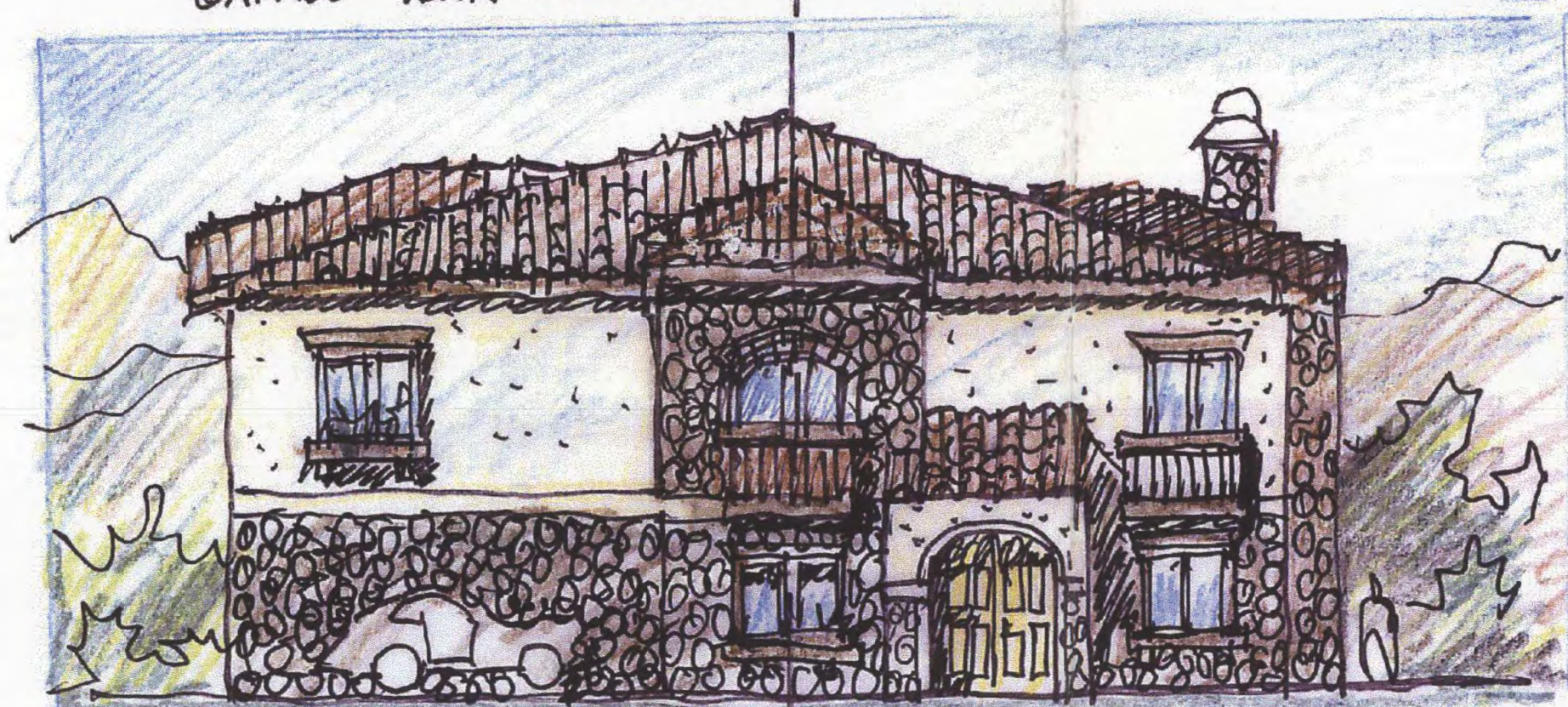
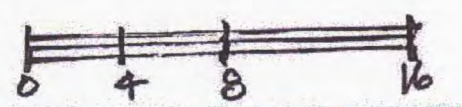


A UNIT GARAGE C UNIT GARAGE B UNIT GARAGE



UNIT C ABOVE GARAGE REAR ELEVATION

GABLE ROOF CONCEPT



GARAGE/UNIT C ABOVE SIDE ELEVATION

TOWN HOUSE SIDE ENTRY UNITS A, B, C

ELEVATION CONCEPT 1 & HIP TREATMENT



GARAGE

SIDE ENTRY A & B UNITS

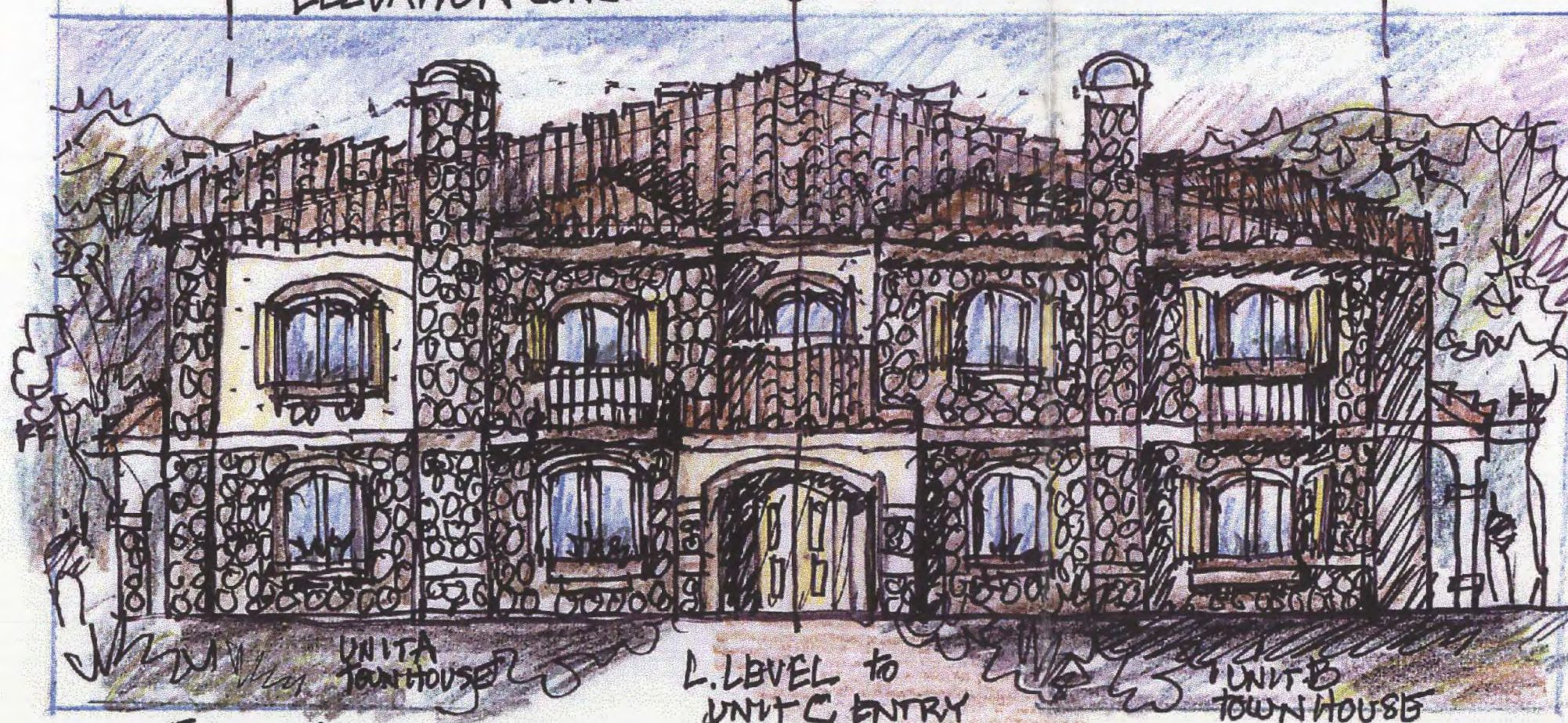
ELEVATION CONCEPT 2 "GABLE ROOFS"



GARAGE/UNIT C ABOVE SIDE ELEVATION

TOWN HOUSE SIDE ENTRY UNITS A, B

ELEVATION CONCEPT 3 "GABLE ROOFS"



FRONT ELEVATION

L. LEVEL to UNIT C ENTRY

UNIT B TOWNHOUSE

ROBBINS & BOWN INC 4/05



FRONT ELEVATION

ENTRY TO UNIT C

ROBBINS & BOWN INC 4/20/05

REVISION BLOCK		
REV#	DATE	BY
△		

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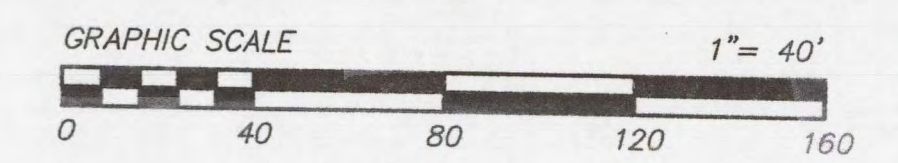
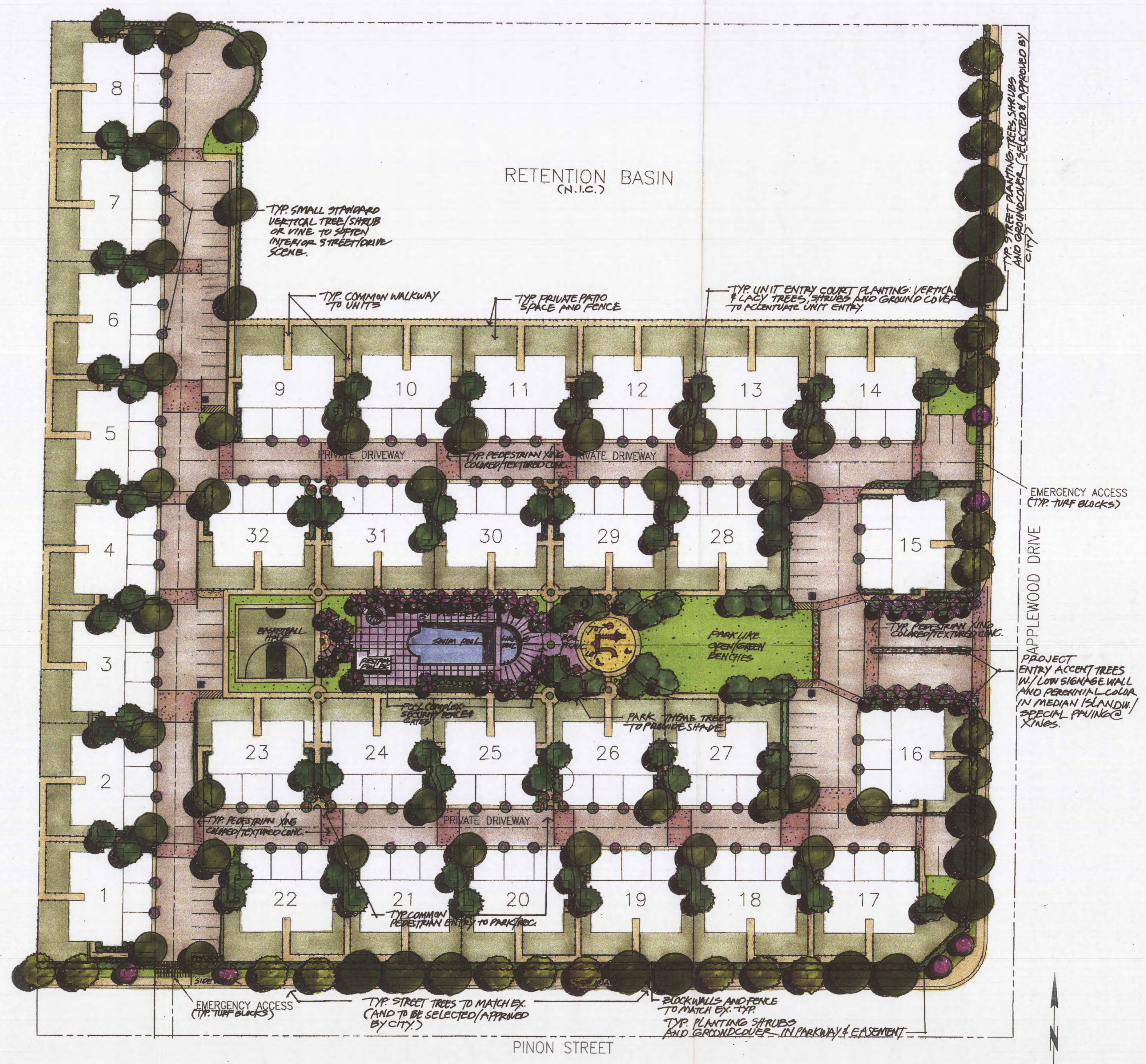
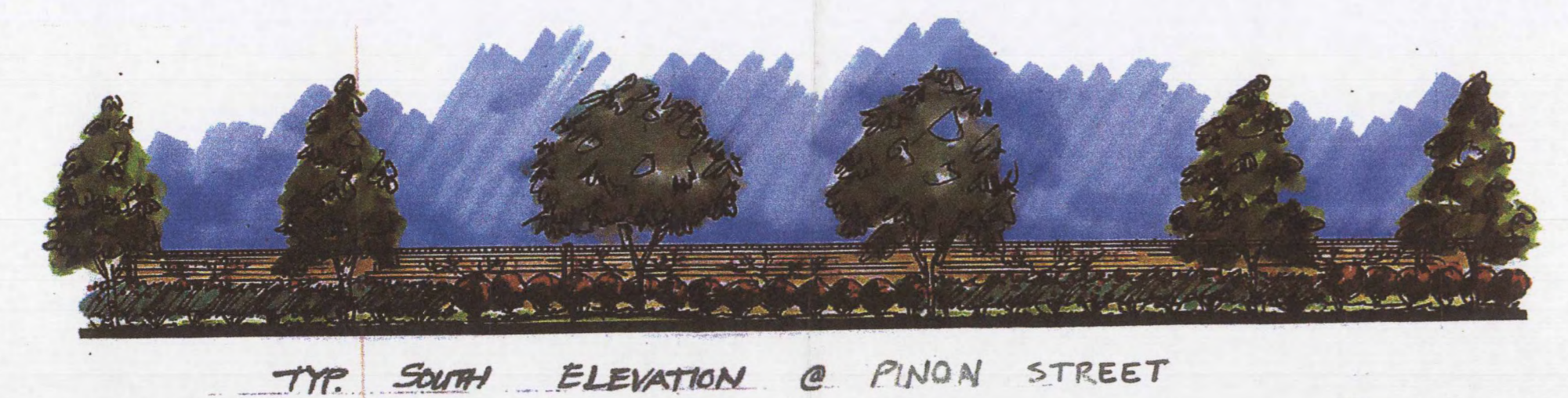
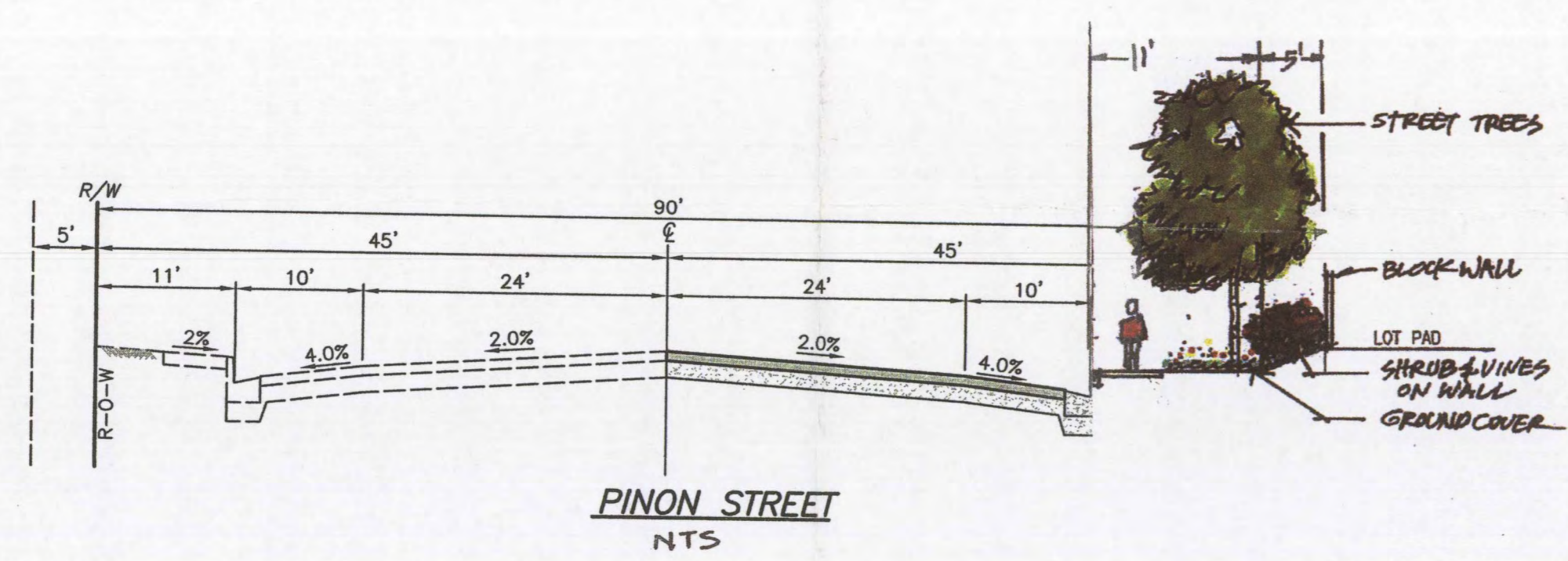
CITY OF TEHACHAPI

TENTATIVE TRACT NO. 6507
PRECISE DEVELOPMENT PLAN
ARCHITECTURAL ELEVATIONS

SHEET

3 OF

4 SHTS



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CITY OF TEHACHAPI
TENTATIVE TRACT NO. 6507
PRECISE DEVELOPMENT PLAN
LANDSCAPE ARCHITECTURAL PLAN

SHEET
4 OF
4 SHTS

Drawing Name: L:\04032\Eng\04032-000\Final\Plots\VPD_04_04032_PD.dwg