SPECIFIC PLAN TENTATIVE TRACT MAP NO. 37-54

MOUNTAIN VISTAS LOT LAYOUT & PHASING PLAN

PREPARED FOR: D. ANTHONY MIZE/ WF FUND II, LLC.

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REVISIONS	BY
RESIZED LOT 48 3/31/05	AH/MC
4/19/05 MADE 7 LOTS ALONG GREN	AH/MC
6/3/05 TOTAL 48 LOTS	AH/MC

DATE	2/18/2005
SCALE	1"=80'
DRAWN	AH/OFG
JOB NO.	4-0180-1
DWG	4-0180-1_TTM5
SHEET	1
OF	4 SHEETS

SHEET INDEX:

SHEET 1: COVER SHEET, LOT LAYOUT, PHASING.
SHEET 2: PRELIMINARY GRADING & DRAINAGE PLAN.
SHEET 3: PRELIMINARY UTILITY PLAN.
SHEET 4: PRELIMINARY BASE FLOOD ELEVATION MAP.

SURVEYOR:

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WF FUND II, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
(909) 987-9191

LEGEND:

R/W	EXISTING RIGHT OF WAY
	SUBJECT TRACT LINE
	PROPOSED LOT LINES
	CENTERLINE
(E)	EQUESTRIAN LOT

OWNER

KATHY BROWN
4809 HIGHWAY G
BISHOP, CA 93514
(760) 873-3792

DESIGN NOTES:

ASSESSOR'S PARCEL NUMBER : 26-210-37
PROJECT AREA : 28.95 AC.
EXISTING ZONING : ER
PROPOSED ZONING: SPECIFIC PLAN
EQUESTRIAN OVERLAY: FOR LOTS 2, 3, 16, 17, 34-38 AND 47
EXISTING GENERAL PLAN LAND USE DESIGNATION : ESTATE RESIDENTIAL
PROPOSED GENERAL PLAN USE DESIGNATION: (SFR 0.36 AC.) AND (C) (SFR)=SINGLE FAMILY RESIDENTIAL / (C)=COMMERCIAL
WATER SUPPLY : ONSITE WATER SYSTEM
SEWAGE DISPOSAL : INDIVIDUAL SEPTIC SYSTEMS
ELECTRICITY : SOUTHERN CALIFORNIA EDISON
TELEPHONE : VERIZON
FIRE PROTECTION : CHALFANT VALLEY VOLUNTEER FIRE DEPARTMENT
TRASH COLLECTION: NO ON-SITE SOLID WASTE DISPOSAL PROPOSED. DISPOSAL IS RESPONSIBILITY OF INDIVIDUAL HOME OWNERS.

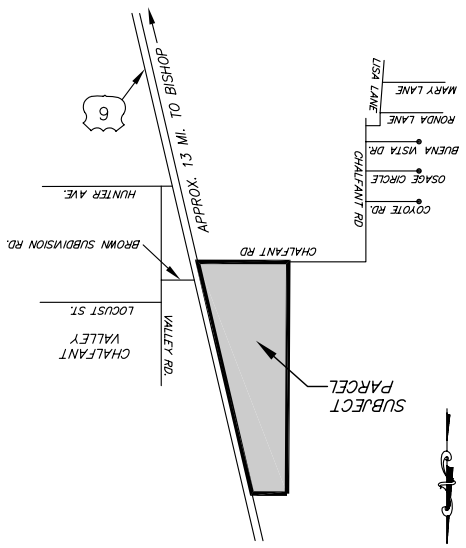
THIS IS A PHASED TENTATIVE TRACT MAP (3 PHASES)
PHASE 1: LOTS 1-20, A, B, C, D, E & F
PHASE 2: LOTS 21-47
PHASE 3: LOT 48

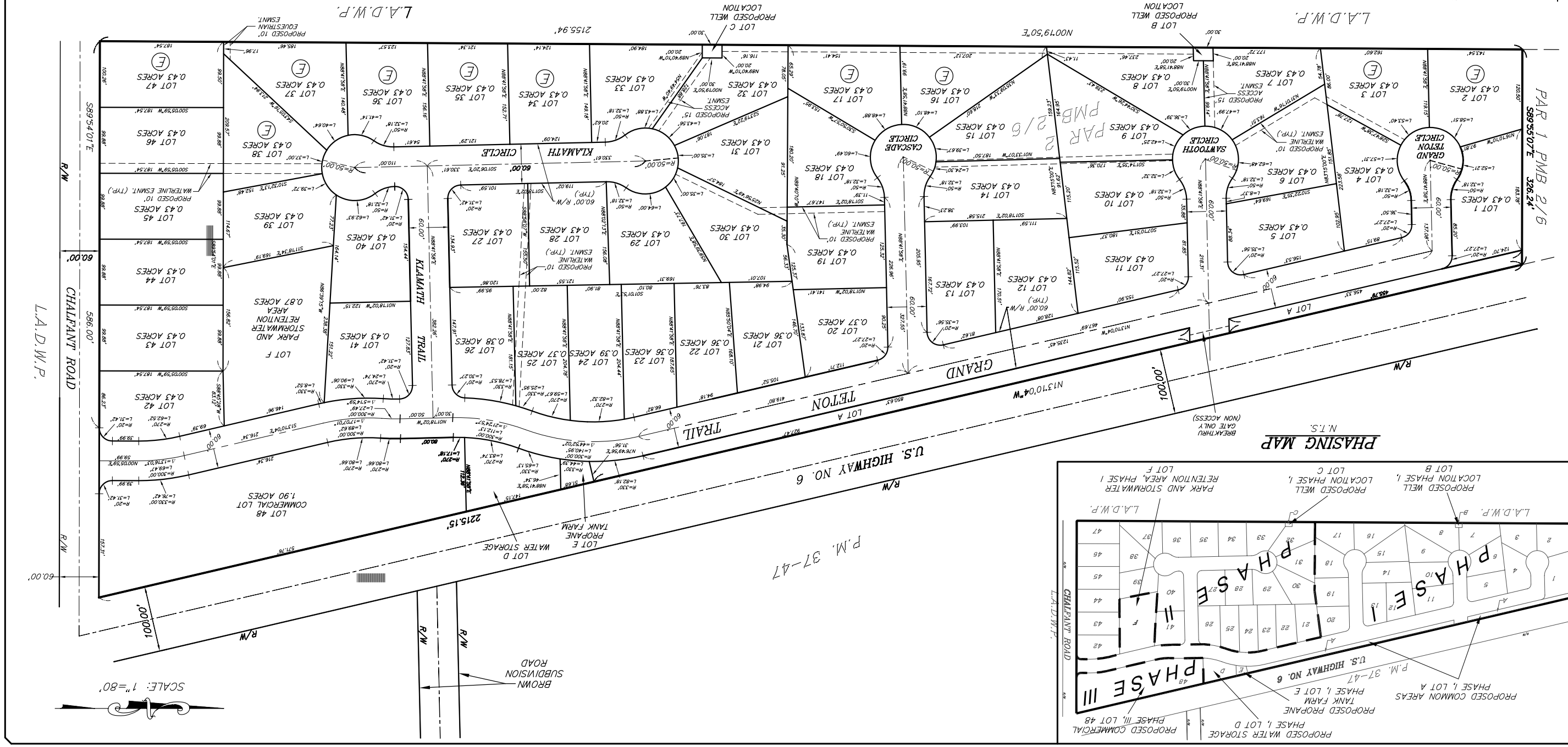
AREA OF COMMON LOTS: LOT A = 28,699 SF
LOT E = 1,815 SF
LOT F = 37,956 SF

AREA OF WATER COMPANY LOTS: LOT B = 600 SF
LOT C = 600 SF
LOT D = 11,690 SF

VICINITY MAP

N.T.S.



PHASING MAP

N.T.S.