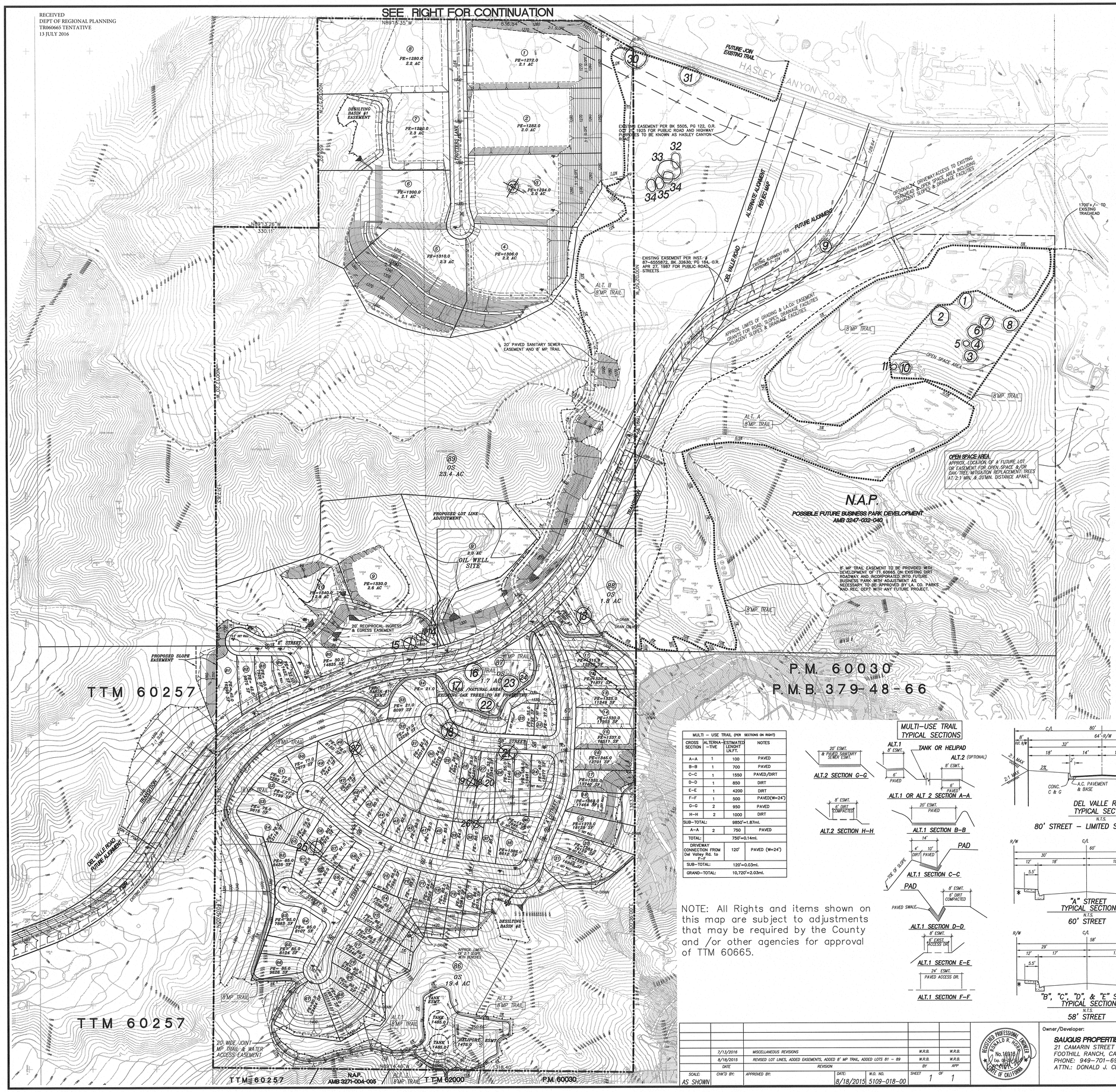
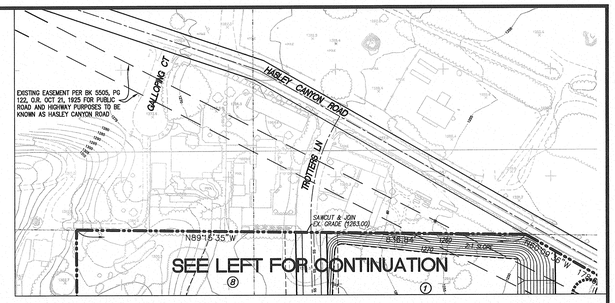
RECEIVED
DEPT OF REGIONAL PLANNING
TR060665 TENTATIVE
13 JULY 2016



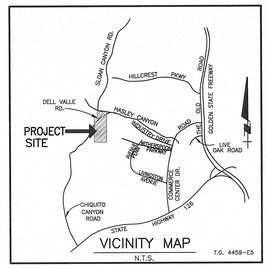


LOT AREA TABLE					
LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	2.1 AC	31	22,019 SF	61	
2	2.0 AC	32	23,295 SF	62	8,425 SF
3	2.0 AC	33	8,097 SF	63	7,883 SF
4	2.2 AC	34		64	8,107 SF
5	2.3 AC	35	7,546 SF	65	8,104 SF
6	2.1 AC	36	8,612 SF	66	9,626 SF
7	2.3 AC	37		67	23,464 SF
8	2.2 AC	38		68	18,917 SF
9	2.6 AC	39		69	11,706 SF
10	2.8 AC	40		70	9,193 SF
11	12,830 SF	41		71	12,248 SF
12	11,871 SF	42		72	12,597 SF
13	11,349 SF	43		73	12,077 SF
14	11,953 SF	44		74	10,368 SF
15	12,511 SF	45		75	7,566 SF
16	12,701 SF	46		76	
17	13,740 SF	47	7,203 SF	77	9,522 SF
18	17,464 SF	48	8,150 SF	78	10,850 SF
19	18,128 SF	49	7,247 SF	79	9,541 SF
20	16,129 SF	50	7,673 SF	80	9,513 SF
21	16,868 SF	51	7,282 SF	81	16,998 SF
22		52	7,799 SF	82	9,875 SF
23	7,792 SF	53	9,616 SF	83	7,926 SF
24	12,577 SF	54	12,118 SF	84	7,422 SF
25	10,481 SF	55	7,466 SF	85	14,825 SF
26	11,545 SF	56	7,972 SF	86	19.4 AC
27	13,349 SF	57		87	1.7 AC
28	12,876 SF	58		88	1.8 AC
29	19,894 SF	59		89	23.4 AC
30	14,776 SF	60	5,998 SF		

NOTE:
1. LOTS MAY BE ADJUSTED TO FIT GRADING.

2. LOT SIZES ARE 10,000 SQ. FT. AVERAGE WITH MAXIMUM OF 43 % TO BE 7000 SQ. FT. MINIMUM WHICH MEANS 36 LOTS CAN BE 7,000 SQ. FT. MINIMUM AND 36 LOTS CAN BE 13,000 SQ. FT. MINIMUM AND 13 LOTS CAN BE 10,000 SQ. FT. MINIMUM.

3. TTM 60665 BY LDC DATED 11-26-2003 ON 134+/- AC. HAD 7 RPD & 3 CPC LOTS. TTM 60665 BY ALLIANCE DATED 1-17-06 HAD 109 RPD CONDOMINIUM LOTS ON 134+/- AC.



BENCH MARK

NEWHALL (1993) RD BM TAG IN NE COR HDWL BRIDGE #53-09 20FT E/O C/L THE OLD RD & 0.1MI S/O HASLEY CYN RD.
ELEV = 1038.099 BM NUMBER = L 3975

GENERAL NOTES:

1. ACREAGE ..... 95.0 AC
2. EXISTING ZONING ..... R1 &3-2
3. PROPOSED ZONING ..... R1 &1-1
4. EXISTING SITE USE ..... VACANT
5. DEVELOPMENT TYPE ..... RESIDENTIAL
6. TOTAL NUMBER OF LOTS ..... 89 DU
   4 OS
   TOTAL 89
7. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 5 FEET (LUNG & ASSOC., 5/25/2012.)
8. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66455.1 OF THE STATE MAP ACT.
9. THE RIGHT IS RESERVED TO ADJUST STREET AND BUILDING PAD ELEVATIONS ON THE FINAL GRADING PLAN.
10. THE RIGHT IS RESERVED TO ADJUST LOT LINES AND UNIT LINES AND MERGE UNITS OR LOTS ON THE FINAL MAP.
11. TOTAL CUT: 550,000 C.Y. TOTAL FILL: 550,000 C.Y. (SUBJECT TO CHANGE)
    TOTAL ON-SITE OAK TREES : 16 - 30 - PROPOSED FOR REMOVAL. (LOCATIONS ARE APPROXIMATE PER LEE NEWMAN & ASSOC. REPORT DATED 12/11/9)
12. OAK TREES TO BE SAVED: #14, 17, 22, 23, 24 & 30.
13. ASSESSOR MAP BOOK: 3271-006-035, 3247-032-010, 011 & 014.
14. REQUEST PERMISSION TO USE THE ALTERNATE SECTION

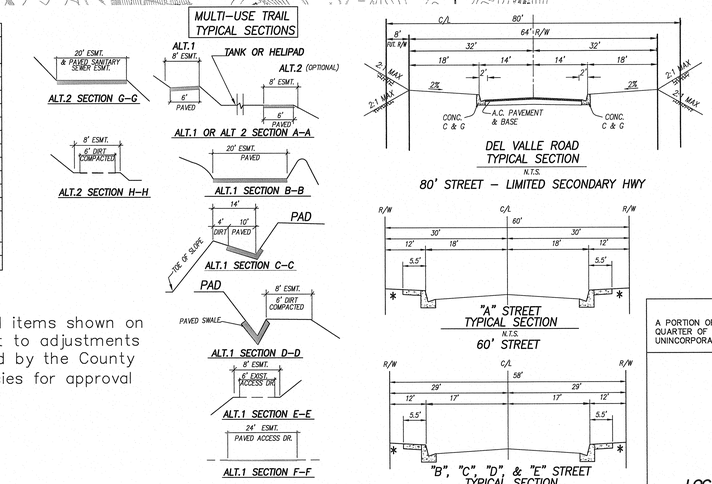
UTILITIES AND SERVICES

1. WATER ..... COUNTY WATER DISTRICT NO. 36
2. SEWER ..... LOS ANGELES SANITATION DISTRICT 32
3. GAS ..... SOUTHERN CALIFORNIA GAS COMPANY
4. ELECTRIC ..... SOUTHERN CALIFORNIA EDISON COMPANY
5. TELEPHONE ..... GENERAL TELEPHONE
6. CABLE TV ..... TBD
7. SCHOOL ..... CASTAIC ELEMENTARY SCHOOL DISTRICT & WILLIAM S. HART UNIFIED HIGH SCHOOL DISTRICT

SCALE: 1" = 100'

MULTI – USE TRAIL (PER SECTIONS ON RIGHT)			
CROSS SECTION	ALTERNATIVE	ESTIMATED LENGHT LN.FT.	NOTES
A–A	1	100	PAVED
B–B	1	700	PAVED
C–C	1	1550	PAVED/DIRT
D–D	1	850	DIRT
E–E	1	4200	DIRT
F–F	1	500	PAVED(W=24')
G–G	2	950	PAVED
H–H	2	1000	DIRT
SUB–TOTAL:		9850'=1.87mi.	
A–A	2	750	PAVED
TOTAL:		750'=0.14mi.	
DRIVEWAY CONNECTION FROM Del Valley Rd. to TOT		120'	PAVED (W=24')
SUB–TOTAL:		120'=0.03mi.	
GRAND–TOTAL:		10,720'=2.03mi.	

NOTE: All Rights and items shown on this map are subject to adjustments that may be required by the County and /or other agencies for approval of TTM 60665.



LEGEND

- BOUNDARY
- ROAD RIGHT OF WAY
- ROAD CENTERLINE
- DAYLIGHT LINE
- PROPOSED STORM DRAIN
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING GAS
- MP TRAIL — MULTI PURPOSE TRAIL
- RETAINING WALL
- RIDGELINE
- OAK TREE
- 16 — OAK TREE #
- DRIP LINE
- 32 — LOT NO.
- PE — PAD ELEV.
- 8' MP TRAIL — MULTI PURPOSE TRAIL

Legal Description

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
60665

LOCATED IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY STATE OF CALIFORNIA

DATE	REVISION	BY	APP
7/13/2016	MISCELLANEOUS REVISIONS	W.R.B.	W.R.B.
8/18/2015	REVISED LOT LINES, ADDED EASEMENTS, ADDED 8' MP TRAIL, ADDED LOTS 81 – 89	W.R.B.	W.R.B.

SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 8/18/2015 | W.O. NO. 5109-018-00 | SHEET 1 OF 1

REGISTERED PROFESSIONAL ENGINEER RONALD R. HOFER No. 16918 Exp. 9/30/16 CIVIL STATE OF CALIFORNIA

Owner/Developer:
SAUGUS PROPERTIES
21 CAMARIN STREET
FOOTHILL RANCH, CA 92610
PHONE: 949-701-6994
ATTN.: DONALD J. CLEM

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

SHEET 1 OF 1

X:\Submed\5109-018\001\Engineering\Carlotta\TM 60665 Study B-trail rev 8-18-15.dwg, 36x48
Plotted: 07/13/16 12:26:09 by: DJB