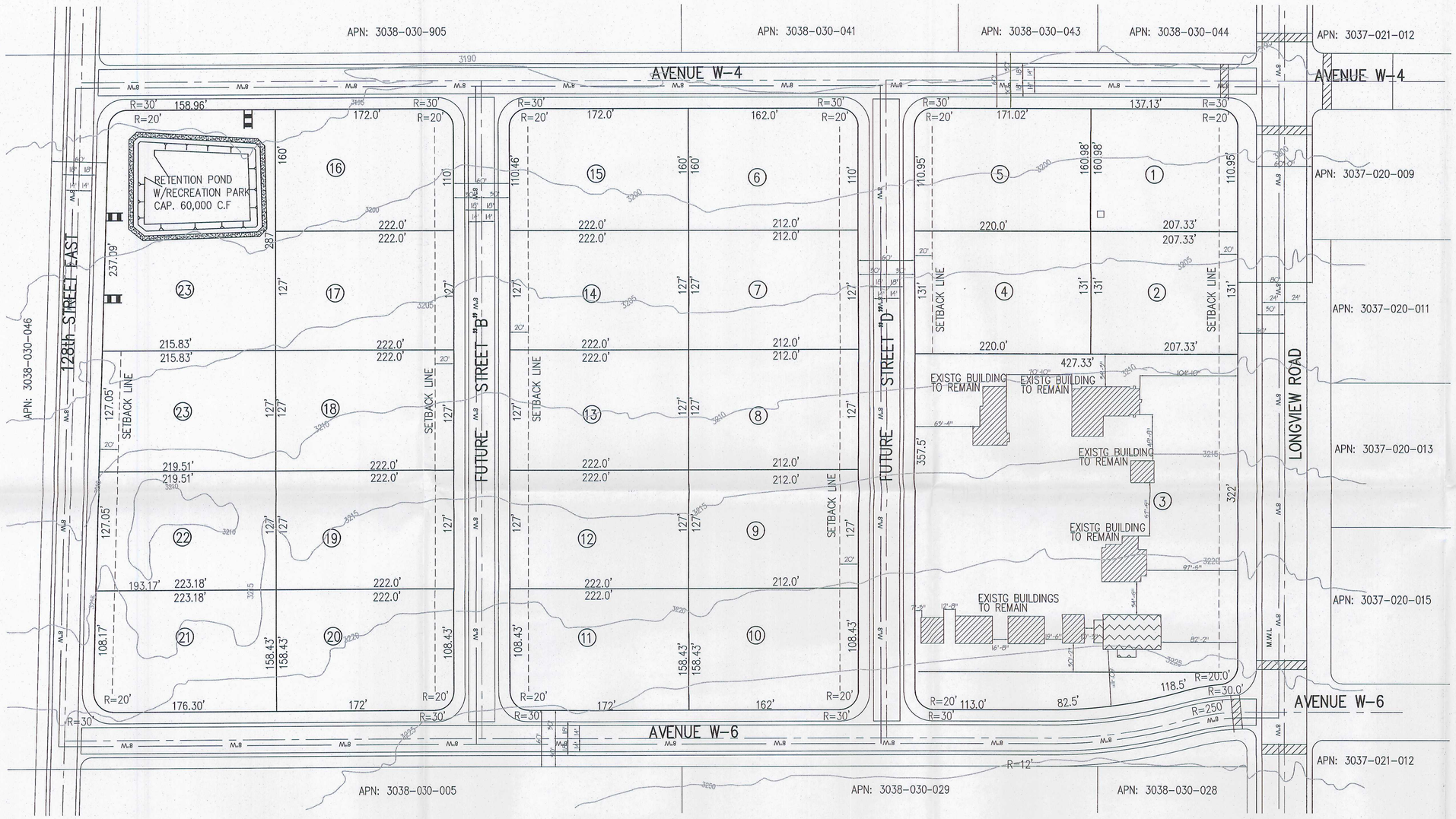
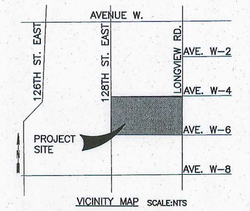
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 48471
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SCALE: 1"=60'





VICINITY MAP SCALE:NTS

UTILITIES

POWER UTILITY: (661) 945-9327 — SOUTHERN CALIFORNIA EDISION, P.O. BOX 4349, LANCASTER, CA 93534

GAS UTILITY: (661) 945-7380 — THE GAS COMPANY, 44416 DIVISION ST., LANCASTER, CA 93536

WATER UTILITY: (661) 944-1275 — ANTELOPE VALLEY EAST KERN WATER, 35401 116TH ST. EAST, PEARBLOSSOM, CA 93553

TELEPHONE: (661) 265-7900 — AT&T, 1201 W RANCHO VISTA BLVD, #202, PALMDALE, CA 93551

TV CABLE: (661) 947-3130 — TIME WARNER CABLE, 10TH ST. WEST, PALMDALE, CA 93551

SCOPE OF WORK

SUBDIVISION OF EXISTING THREE (22.51 ACRES) LOTS INTO 23 SINGLE FAMILY RESIDENTIAL HOMES AND A RETENTION POND

SLOPE ANALYSIS

SLOPE ANALYSIS IS NOT REQUIRED SINCE ALL THE SLOPE IS LESS THAN 8%

CUT AND FILL

TOTAL CUT: 1,396.00 CU.YD
CUT: 1,186.00 CU.YD

SHRINKAGE FACTOR 15%
TOTAL FILL: 1,410.00 CU.YD
IMPORT: 225.50 C.Y

this extimate is for estimating and permitting only the contractor is advised to determine is own quantities prior to bidding the job

DEDICATED STREETS

128th STREET EAST, AVENUE W-4, AVENUE W-6 SHALL BE DEDICATED FUTURE STREETS. STREET "B" AND STREET "D" SHALL BE PRIVATE FUTURE

LONGIEW ROAD IS EXISTING STREET

NOTES:

EXISTING STRUCTURES TO REMAIN SHALL CONTINUE THEIR EXISTENCE AT THE PRESENT LOCATION IN CONFORMANCE WITH THE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE

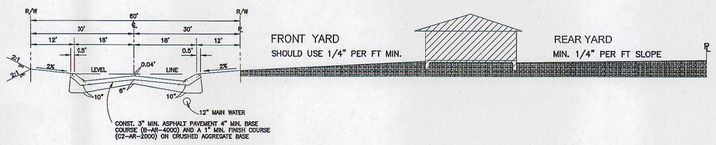
EXISTING STRUCTURES TO BE REMOVED SHALL HAVE A DEMOLITION PERMIT OBTAINED PRIOR TO FINAL MAP APPROVAL.

AT LEAST ONE TREE SHALL BE PLANTED IN FRONT YARD OF OF EACH RESIDENTIAL LOT.

EACH LOT SHALL HAVE A SEPTIC SYSTEM WITH 100% EXPANSION

GENERAL NOTES:

1. EXISTING ZONING: R-A-10,000.00
2. EXISTING USE: SINGLE FAMILY RESIDENCE AND FARM BUILDINGS
3. EXISTING GENERAL: PLAN N-2
4. PROPOSED USE: 23 SINGLE FAMILY DWELLING AND A PUBLIC FACILITY (RETENTION BASIN)
5. PROPOSED ZONING: R-A-10,000
6. THE RECORD OWNER OF THE PROPERTY CONSCENT TO THE FILING OF THIS MAP
7. BOUNDARY AND CONTOURS FROM PICTORIAL SCIANCE AERIAL PHOTOGRAPHY AND AMATEUR PHOTOGRAPHY



TYPICAL ROAD & HOUSE PROFILE
N.T.S

LOT No.	GROSS AREA/SF	NET AREA/SF	No. of UNITS
1	33,337.00	20,516.00	1 DWELLING
2	35,416.00	24,794.00	1 DWELLING
3	28,819.00	24,889.00	1 DWELLING
4	33,917.00	23,571.00	1 DWELLING
5	26,924.00	23,113.00	1 DWELLING
6	26,924.00	23,113.00	1 DWELLING
7	26,924.00	23,113.00	1 DWELLING
8	33,587.00	23,288.00	1 DWELLING
9	35,517.00	24,871.00	1 DWELLING
10	28,194.00	24,383.00	1 DWELLING
11	28,194.00	24,383.00	1 DWELLING
12	28,194.00	24,383.00	1 DWELLING
13	35,172.00	24,573.00	1 DWELLING
14	35,172.00	24,571.00	1 DWELLING
15	28,194.00	24,383.00	1 DWELLING
16	28,194.00	24,383.00	1 DWELLING
17	28,194.00	24,383.00	1 DWELLING
18	35,517.00	24,871.00	1 DWELLING
19	35,722.00	24,950.00	1 DWELLING
20	28,110.00	24,298.00	1 DWELLING
21	27,643.00	23,832.00	1 DWELLING
22	170,403.00	128,536.00	(E) DWELLINGS
23	27,160.00	20,610.00	1 DWELLING
A	60,748.00	46,719.00	RETENTION POND

CHALLMAN ENGINEERING INCORPORATED
43434 SAHUAYO STREET
LANCASTER, CA 93535
TEL.(661)951-0700, FAX(661)951-0100
EMAIL: CHALLMANENGR@AS.NET

SEAL: REGISTERED PROFESSIONAL ENGINEER WILLIAM J. CHALLMAN No. 61872 CIVIL STATE OF CALIFORNIA
12/28/12

ISSUE	DATE
FIRST PLAN CHECK	12/28/12

SUBDIVIDER

REVISION	DATE
-	-
DEPT OF REGIONAL PLANNING	
~~FEB 29 2012 REV. (REV RECD)~~	
RECEIVED CS INDEX NO.	

DESCRIPTION

MAJOR LAND DIVISION VESTING TENTATIVE TRACT NUMBER 48471 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SHEET TITLE

TENATIVE TRACT MAP - TR. 48471

PREPARED FOR

Frank Di Stefano
Moon Shadow Estate
33407 Longview Rd.
Pearblossom, CA 93553
APN: 3038-030-024,025,068

DOCUMENT NOTICE:
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PLAN CHECK NO. —

DRAWN	MJF	CHECKED	WJC
SCALE	AS NOTED	SHEET NO.	TTM-1
DATE	02/28/12		
JOB NO.	11-668		