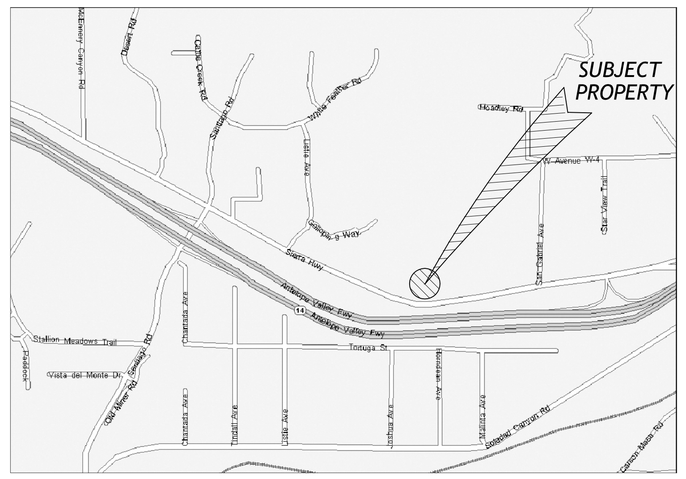
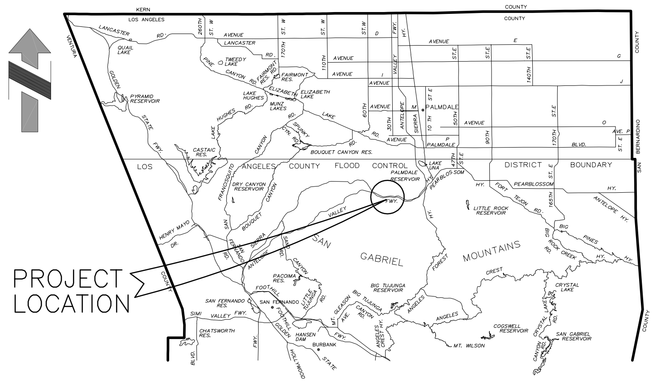


VICINITY MAP
NTS

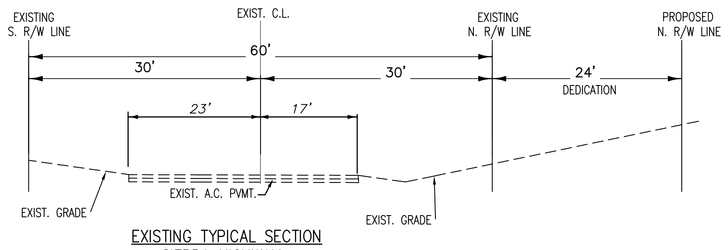


LOCATION MAP
NTS

RECEIVED
DEPT OF REGIONAL PLANNING
PM071006 EXHIBIT
DATE: 28 MAY 2014

AREAS SUBTRACTED FOR NET AREAS

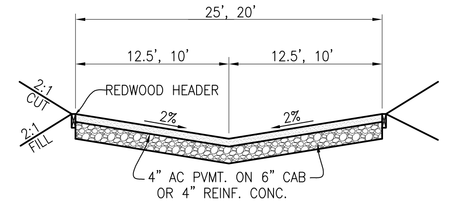
PARCEL	R/W DEDICATION	ACCESS EASEMENT	SLOPE EASEMENTS	TOTAL AREA
1	0.03 Ac.	0.03 Ac.	0.88 Ac.	0.94 Ac.
2	0.09 Ac.	0.19 Ac.	1.38 Ac.	1.66 Ac.
3	0.62 Ac.	———	3.41 Ac.	4.03 Ac.



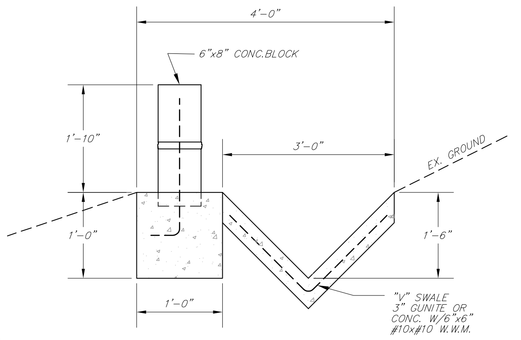
EXISTING TYPICAL SECTION
SIERRA HIGHWAY
NOT TO SCALE

OPEN SPACE ANALYSIS

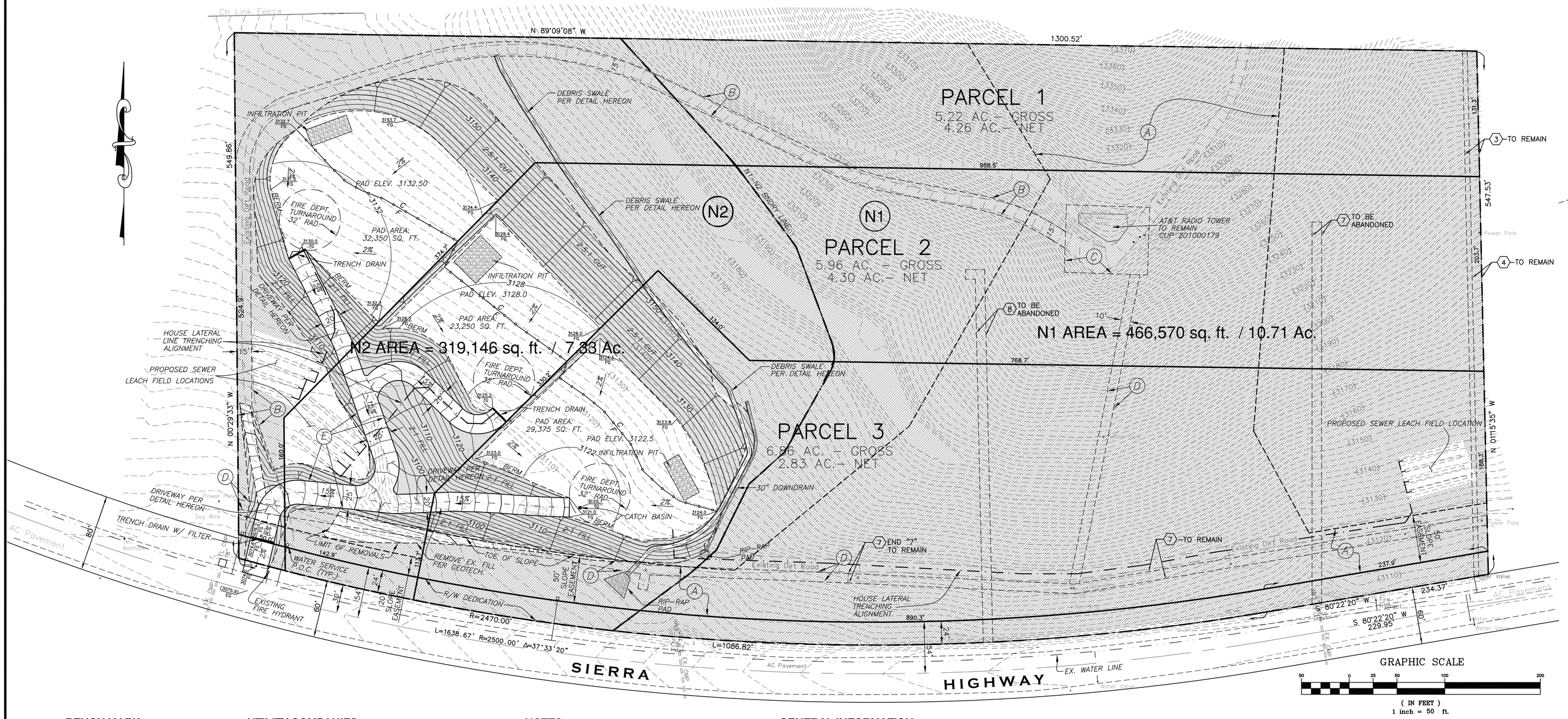
PARCEL	TOTAL AREA	UNDISTURBED OPEN SPACE	DISTURBED SPACE	PERCENT OPEN SPACE	PAD/ROADWAY AREA
1	227,383 sq. ft. / (5.22 Ac.)	167,950 sq. ft. / (3.86 Ac.)	22,633 sq. ft. / (0.52 Ac.)	74%	36,800 sq. ft. / (0.84 Ac.)
2	259,617 sq. ft. / (5.96 Ac.)	199,367 sq. ft. / (4.58 Ac.)	26,850 sq. ft. / (0.62 Ac.)	77%	33,400 sq. ft. / (0.76 Ac.)
3	298,821 sq. ft. / (6.86 Ac.)	237,121 sq. ft. / (5.44 Ac.)	30,200 sq. ft. / (0.69 Ac.)	79%	31,500 sq. ft. / (0.73 Ac.)
TOTAL	785,821 sq. ft. /(18.04 Ac.)	604,438 sq. ft. / (13.88 Ac.)	79,683 sq. ft. / (1.83 Ac.)	77%	101,700 sq. ft. / (2.33 Ac.)



DRIVEWAY DETAIL
N.T.S.



DEBRIS SWALE DETAIL
N.T.S.



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND:
UNDISTURBED OPEN SPACE

BENCH MARK:
L.A. CO. DPW BM NO.:
1536

QUAD/YEAR:
PALMDALE/2004

ELEVATION:
3,084.800 FT.

DESCRIPTION:
CSBM MON 150MM UP 402M E/O C/L LISTIE AVE & 22.6M N/O C/L SIERRA HIGHWAY 49M NW/O MI MRK #25.16 MKD (BM 201–68 1961 RE5869) MKR 600MM S MON

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, T5N, R12W, SBM, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

UTILITY COMPANIES:
SEWER: PRIVATE

STORM DRAIN: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

WATER: LOS ANGELES COUNTY WATER DISTRICT 37

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY

GAS: THE GAS COMPANY

TELEPHONE: AT&T

CABLE: TIME WARNER CABLE

EXISTING EASEMENTS:
(3) ITEM NO. 3 AN EASEMENT FOR WATER PIPELINES AND DRAIN LINES RECORDED MAY 7, 1968 AS INST. NO. 2845 O.R. (TO REMAIN)

(4) ITEM NO. 4 AN EASEMENT FOR ELECTRICAL AND COMMUNICATION RECORDED JUNE 26, 1970 AS INST. NO. 3976 O.R. (LIES WITHIN PROPOSED R/W DEDICATION) (TO REMAIN)

(7) ITEM NO. 7 AN EASEMENT FOR PUBLIC UTILITIES RECORDED NOV 28, 2000 AS INST. NO. 00–1852114 O.R. (PORTION TO BE ABANDONED AT RECORDATION, SEE PLAN)

(8) ITEM NO. 8 AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 4, 2001 AS INST. NO. 00–01–0964072 O.R. (LIES WITHIN PROPOSED R/W DEDICATION) (TO BE ABANDONED AT RECORDATION)

NOTES:
1. ALL EX. STORM DRAINS IN PUBLIC RIGHT–OF–WAY TO REMAIN AND BE MAINTAINED BY L.A.C.F.C.D.
2. REPAIR ANY DISPLACED, BROKEN, OR DAMAGED IMPROVEMENTS DURING CONSTRUCTION ALONG THE PROPERTY FRONTAGE ON SIERRA HWY. TO THE SATISFACTION OF PUBLIC WORKS.

FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW FIVE ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTANCES AND FIRE HYDRANTS, AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

GENERAL INFORMATION
OWNER:
RAYMOND DUVERNAY
PO BOX 6587
LANCASTER, CALIFORNIA 93539
TEL.: (661) 645–0088
FAX: (661) 948–5684

CIVIL ENGINEER:
CRC ENTERPRISES
27600 BOUQUET CANYON ROAD, SUITE 200
SANTA CLARITA, CA 91350
ATTN: RON KOESTER, LS5930
(661) 297–2336
(661) 297–2331 FAX

SOILS/GEOLOGY:
SOUTHWEST GEOTECHNICAL
ATTN.: CONRAD CARRLE
TEL.: (661) 222–9544

EARTH WORK QUANTITY ESTIMATE:
TOTAL:
17,800 CU. YDS. CUT
20,500 CU. YDS. FILL
LOT 1:
5700 CU. YDS. CUT
6500 CU. YDS. FILL
LOT 2:
6700 CU. YDS. CUT
7100 CU. YDS. FILL
LOT 3:
5400 CU. YDS. CUT
6900 CU. YDS. FILL

CUP NUMBER: 2011–00056

PROJECT ADDRESS:
SIERRA HIGHWAY E/O LISTIE AVENUE
ACTON, CALIFORNIA

A.P.N.:
3057–014–012

AREA:
NET: 10.98 Ac.
GROSS: 18.04 Ac.

ZONE:
CURRENT: A–1–1
PROPOSED: A–1–1

PROPOSED DEVELOPMENT:
3 SINGLE FAMILY RESIDENCES

THOMAS BOOK MAP:
LOS ANGELES COUNTY THOMAS MAP
DATED 2004 PAGE 4375 G–6

PROPOSED EASEMENTS:
(A) VARIABLE WIDTH EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES.

(B) 15' AND VARIABLE WIDTH ACCESS EASEMENT TO AT&T.

(C) EASEMENT TO AT&T FOR RADIO TOWER AND APPURTURENT STRUCTURES. APPROX. AREA: 6000 SQ. FT.

(D) 10' WIDE EASEMENT TO AT&T FOR OVERHEAD POWER LINES AND POWER POLES.

(E) VAR. WIDTH ACCESS EASEMENT.

LICENSED LAND SURVEYOR RONALD N KOESTER NO. 5930 STATE OF CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 5930 DATE

EXHIBIT "A"

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO.
071006
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REVISIONS
DATE

EXHIBIT " A "

SHEET 1 OF 1 SHEETS

CRC 2939

PREPARED FOR
COMMERCIAL SERVICES UNLIMITED, INC.
P.O. BOX 6587
LANCASTER, CA. 93539
c/o Mr. Doug Beam

CRC Enterprises
27600 Bouquet Canyon Road Suite 200 Santa Clarita CA 91350
Telephone (661) 297–2336 FAX (661) 297–2331