"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 071800
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

DEPT. OF REGIONAL PLANNING
27 NOV 2012 TENTATIVE

TITLE REPORT NOTES

EASEMENTS SHOWN ON THIS TENTATIVE MAP ARE FROM FIRST AMERICAN TITLE COMPANY. TITLE POLICY # 3424812 (29) DATED JANUARY 13, 2012

(3) AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR SANITARY SEWERS AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(4) AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(5) AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR RIDING AND HIKING PURPOSES (HASLEY CANYON TRAIL) AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(6) AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR AIRSPACE PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(7) EASEMENT FOR PRIVATE DRIVEWAY AND FIRELANE AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685–01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS. SAID EASEMENT IS TO REMAIN.

(9) AN EASEMENT IN FAVOR OF THE VALENCIA WATER COMPANY FOR WATERLINES AND INCIDENTAL PURPOSES RECORDED JANUARY 21, 2005 AS INSTRUMENT NO. 05–0154246 OF OFFICIAL RECORDS. SAID EASEMENT IS TO REMAIN.

(11) COVENANT, CONDITIONS, AND RESTRICTIONS AND EASEMENTS IN A DOCUMENT RECORDED DECEMBER 17, 2007 AS INSTRUMENT NO. 20072766149 OF OFFICIAL RECORDS.
SAID EASEMENT IS BLANKET IN NATURE AND IS TO REMAIN.

(12) AN EASEMENT IN FAVOR OF 28602 HASLEY LLC. AND 28610 HASLEY LLC. FOR PARKING, DRAINAGE, DRIVEWAY, UTILITY AND INCIDENTAL PURPOSES RECORDED JULY 02, 2010 AS INSTRUMENT NO. 20100909470 OF OFFICIAL RECORDS. SAID EASEMENT IS TO REMAIN.

(19) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES RECORDED MAY 04, 2011 AS INSTRUMENT NO. 20110641120 OF OFFICIAL RECORDS. SAID EASEMENT IS TO REMAIN.

CURVE TABLE			
No.	DELTA	R	L
C1	58°02'27"	450.00'	455.85'
C2	20°21'34"	450.00'	159.90'
C3	36°30'45"	450.00'	286.77'
C4	01°10'08"	450.00'	9.18'
C5	19°16'22"	450.00'	151.37'
C6	16°32'32"	450.00'	129.92'
C7	2°43'50"	450.00'	21.45'

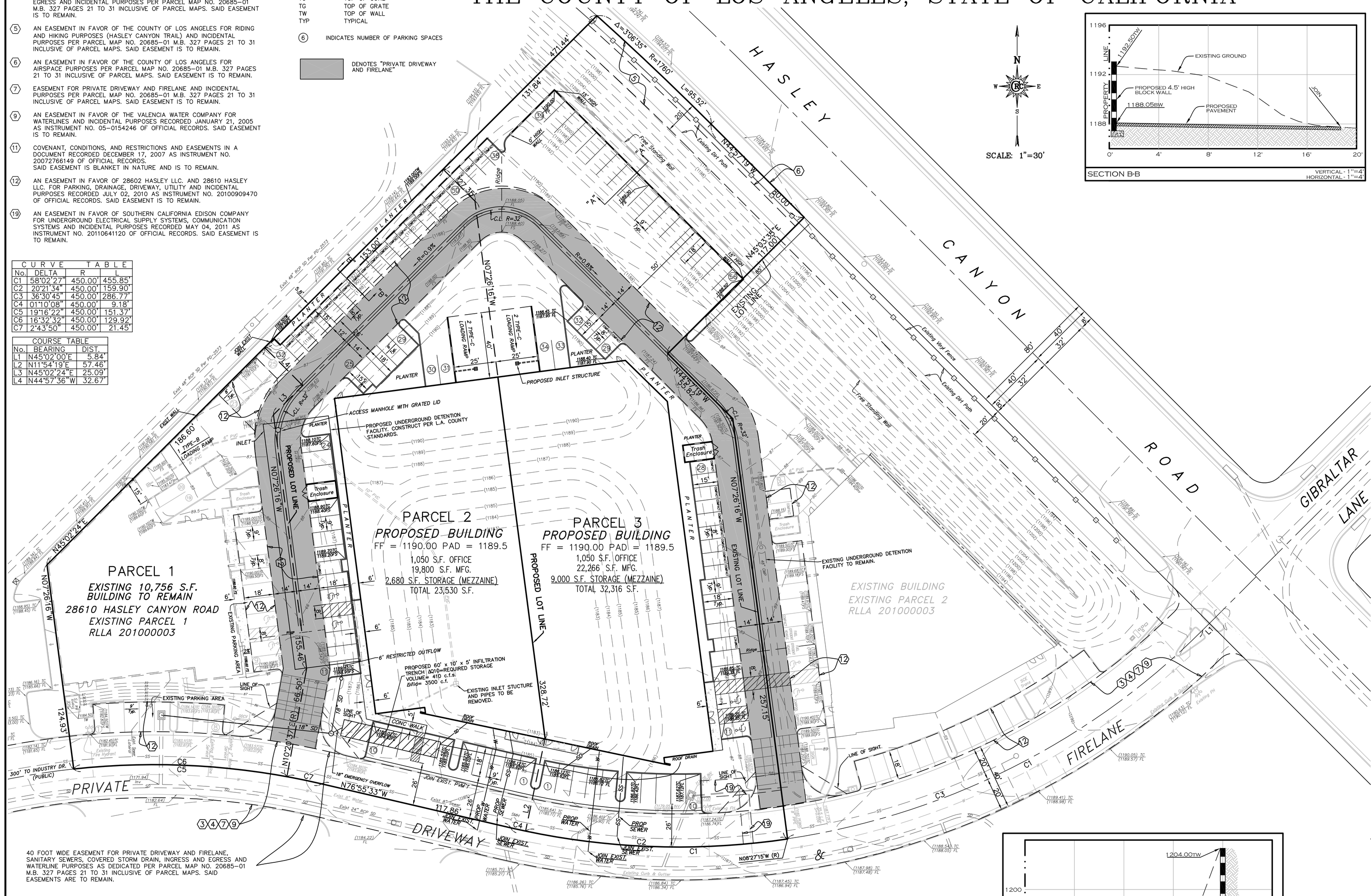
COURSE TABLE		
No.	BEARING	DIST.
L1	N45°02'00"E	5.84'
L2	N11°54'19"E	57.46'
L3	N45°02'24"E	25.09'
L4	N44°57'36"W	32.67'

LEGEND

BLDG	BUILDING
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISH SURFACE
INV	INVERT
(R)	RADIAL
SD	STORM DRAIN
SMH	SEWER MANHOLE
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

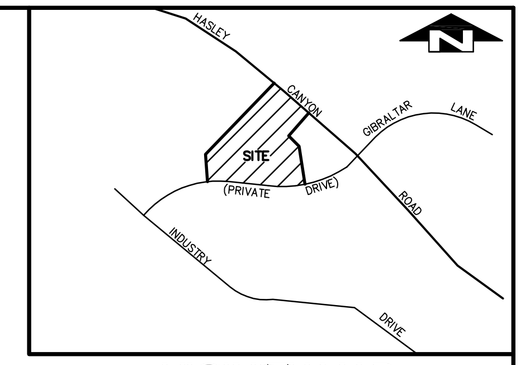
(6) INDICATES NUMBER OF PARKING SPACES

DENOTES "PRIVATE DRIVEWAY AND FIRELANE"



SCALE: 1"=30'

SECTION B-B
VERTICAL - 1"=4'
HORIZONTAL - 1"=4'



VICINITY MAP

LEGAL DESCRIPTION:

PARCEL 1 OF LOT LINE ADJUSTMENT NO. RLLA 201000003 RECORDED MARCH 01, 2010 AS INSTRUMENT NO. 201002720 83 OF OFFICIAL RECORDS, BEING PORTIONS OF PARCELS 12 AND 13 OF PARCEL MAP 20685–01, AS PER MAP FILED IN BOOK 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE SUMMARY

PROPERTY OWNER: 28610 HASLEY LLC, A CALIFORNIA LIMITED LIABILITY CO.
4525 RESEDA BLVD.
TARZANA CA. 91356

PROJECT ADDRESS: 28610 HASLEY CYN RD.
SANTA CLARITA CA. 91384

ASSESSOR'S PARCEL NO: 2866–060–073

ZONING:
EXISTING M–1.5 DP
PROPOSED M–1.5 DP

SANTA CLARITA VALLEY AREA PLAN
CASTAIC COMMUNITY STD. DISTRICT
EXISTING AND PROPOSED LAND USE: M (INDUSTRY) AND W (WATERSHED)

TOTAL SITE AREA: 143,592 S.F. (3.30 AC.)

EXISTING AND PROPOSED USE: MANUFACTURING

EXISTING AND PROPOSED DRAINAGE DEVISES WILL BE MAINTAINED BY OWNER

GRADING QUANITIES
CUT = 937 CUBIC YARDS
FILL = 3,025 CUBIC YARDS
IMPORT = 2,088 CUBIC YARDS

SITE AREAS:

	GROSS	NET
PARCEL 1	28,063 S.F. 0.64 AC.	22,330 S.F. 1.51 AC.
PARCEL 2	47,155 S.F. 1.09 AC.	37,222 S.F. 0.85 AC.
PARCEL 3	68,374 S.F. 1.57 AC.	53,504 S.F. 1.23 AC.
TOTAL	143,592 S.F. 3.30 AC.	113,056 S.F. 2.59 AC.

SITE PAVING AREA =	62,937 S.F. (43.8%)
TOTAL LANDSCAPE AREA =	22,609 S.F. (15.7%)
PARKING AREA =	19,676 S.F. (13.7%)
PARKING LANDSCAPING AREA =	3,093 S.F. (15.7%)

BUILDING NOTES:

PROPOSED BUILDING USE: MANUFACTURING

BUILDING AREAS:

EXISTING BLDG. (PROP. PARCEL 1)	10,756 S.F.
PROPOSED PARCEL 2	23,530 S.F.
PROPOSED PARCEL 3	32,316 S.F.
TOTAL FLOOR AREA =	66,602 S.F.

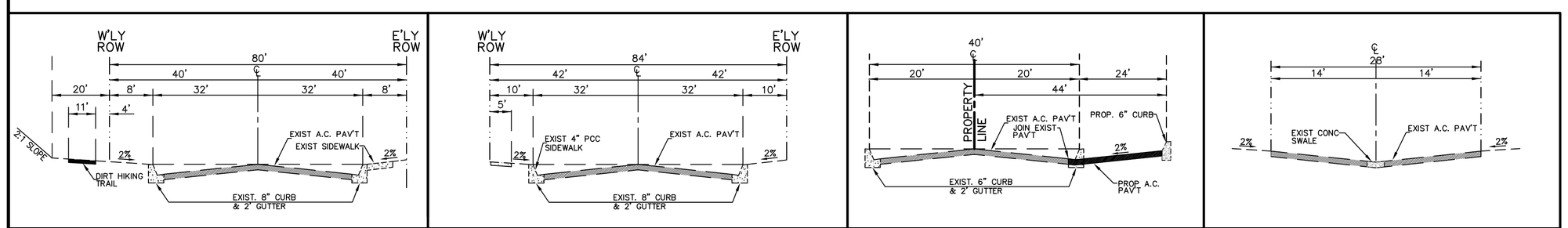
PROPOSED PARCEL 2: FAR= Building Area 23,530 s.f. / Lot Area 47,155 s.f. = 49.99% (Less than 50% max.)

PROPOSED PARCEL 3: FAR - Building Area 32,316 s.f. / Lot Area 68,374 s.f. = 47.264% (Less than 50% max.)

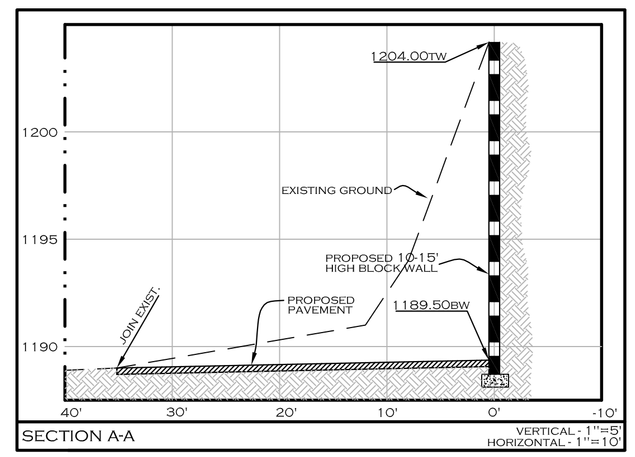
PARKING:

PARCEL 1	
COMPACT SPACES	6
STANDARD SPACES	17
HANDICAP SPACES	2
TOTAL PROVIDED	25
	22 REQUIRED
PARCEL 2	
COMPACT SPACES	20
STANDARD SPACES	28
HANDICAP SPACES	2
TOTAL PROVIDED	50
TOTAL REQUIRED	45 REQUIRED
PARCEL 3	
COMPACT SPACES	18
STANDARD SPACES	35
HANDICAP SPACES	3
TOTAL PROVIDED	56
TOTAL REQUIRED	56 REQUIRED

TOTAL PARKING PROVIDED = 131 STALLS
TOTAL PARKING REQUIRED = 123 STALLS



HASLEY CANYON ROAD N.T.S. | INDUSTRY DRIVE N.T.S. | SOUTHERLY PRIVATE DRIVE N.T.S. | PRIVATE DRIVEWAY AND FIRELANE N.T.S.



SECTION A-A
VERTICAL - 1"=5'
HORIZONTAL - 1"=10'

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

PLANS PREPARED UNDER THE DIRECTION OF

19 NOV. 2012

RON KOESTER LS 5930 EXP. 12–31–14 DATE

REVISIONS	DATE

VESTING TENTATIVE PARCEL MAP No. 071800

CRC 2651

SHEET 1 OF 1 SHEETS

PREPARED FOR
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TARZANA, CA
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