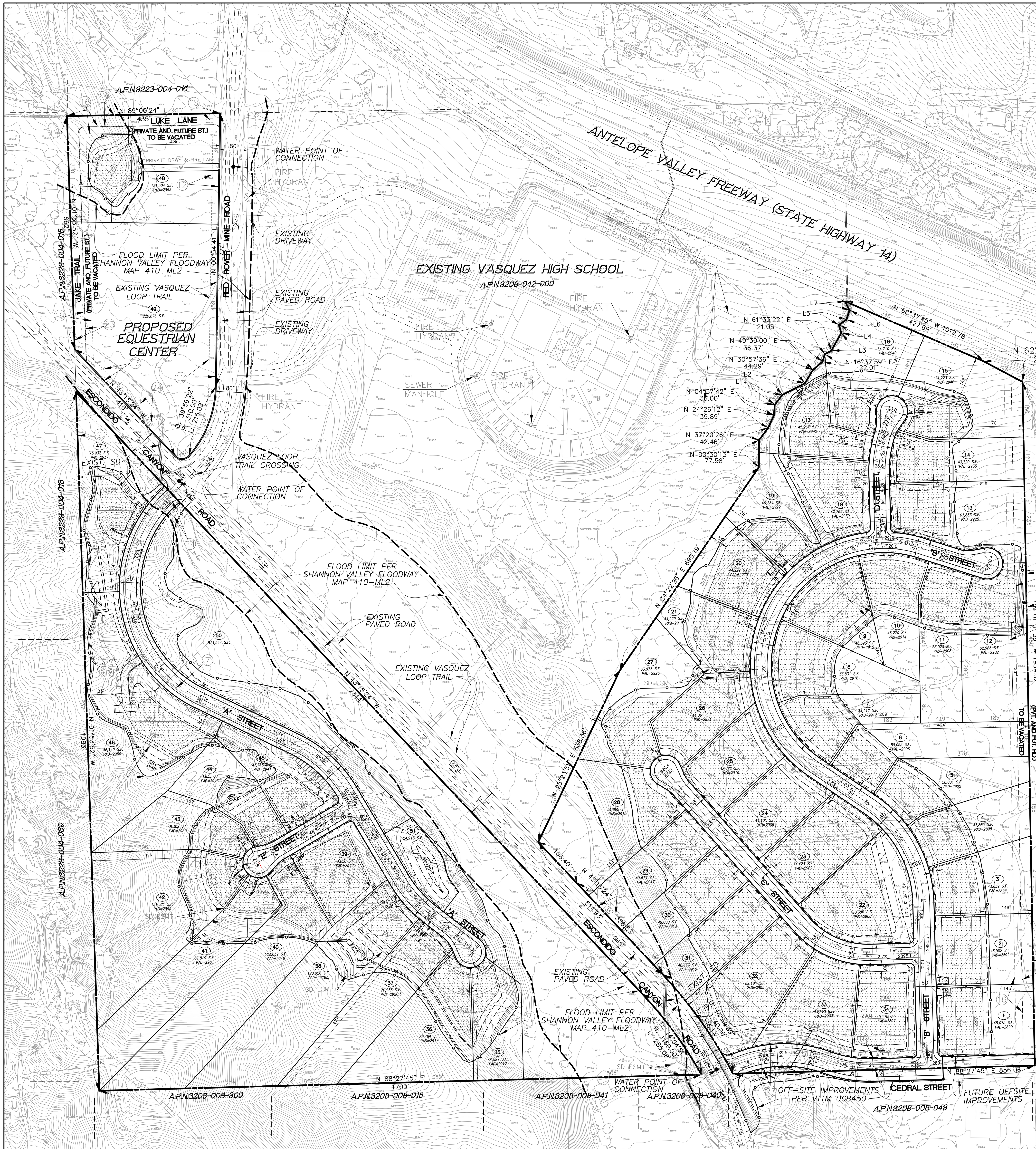
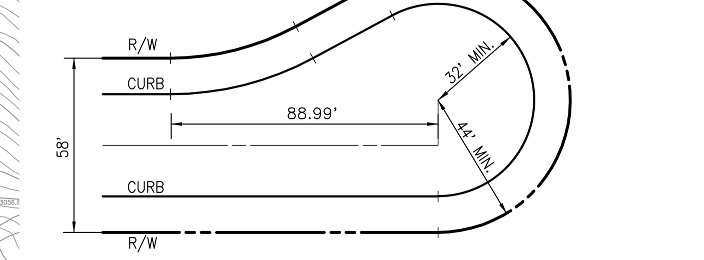
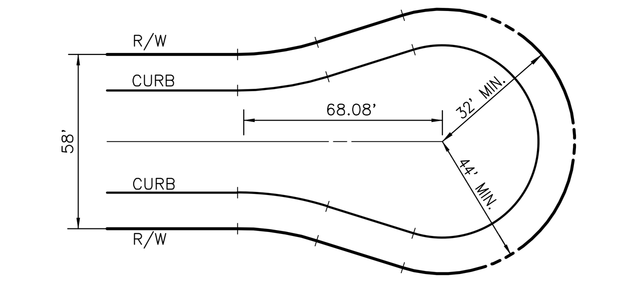




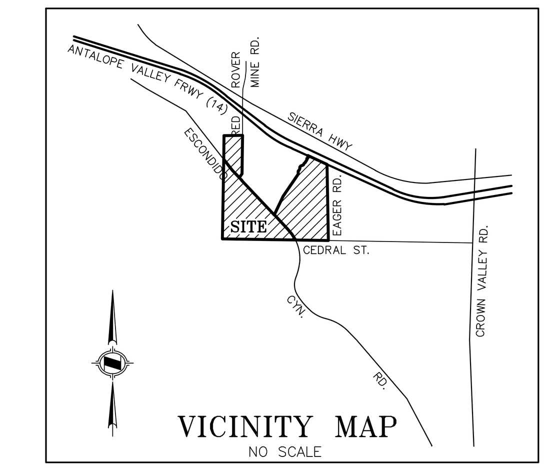
STANDARD OFFSET CUL-DE-SAC PER LACDPW

NOT TO SCALE

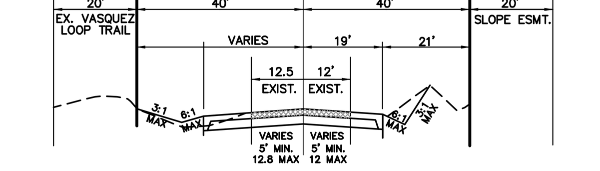


STANDARD CUL-DE-SAC PER LACDPW

NOT TO SCALE

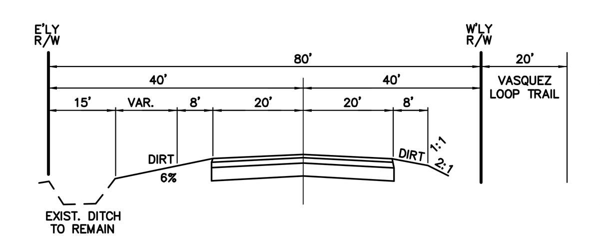


VICINITY MAP
NO SCALE



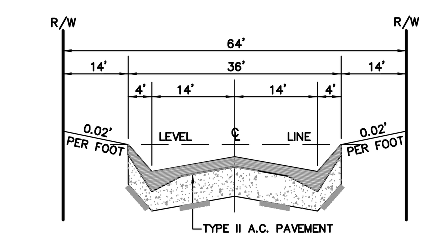
ESCONDIDO CYN. RD. (80' R/W)

EXISTING SECTION
NOT TO SCALE



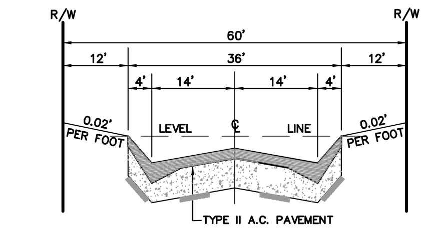
RED ROVER MINE RD. (80' R/W)

EXISTING SECTION
NOT TO SCALE



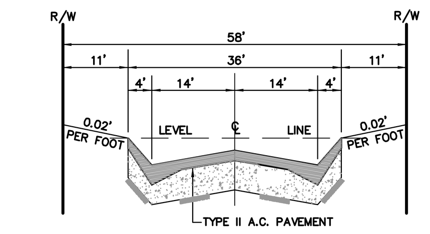
CEDRAL STREET (64' R/W)
INVERTED SHOULDER

PUBLIC STREET
NOT TO SCALE



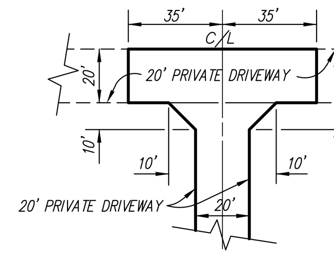
RESIDENTIAL LOCAL (60' R/W)
INVERTED SHOULDER

"A" & "B" STREET
PUBLIC STREET
NOT TO SCALE



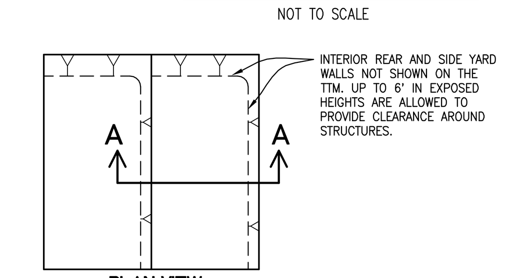
RESIDENTIAL CUL-DE-SAC (58' R/W)
INVERTED SHOULDER

"B", "C", "D", AND "E" STREETS
PUBLIC STREET
NOT TO SCALE



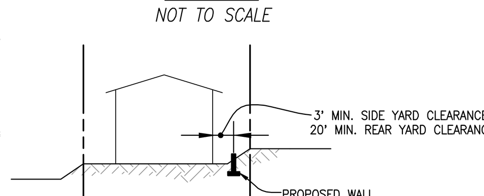
PVT. DRWY. AND FIRE LANE

NOT TO SCALE



PLAN VIEW

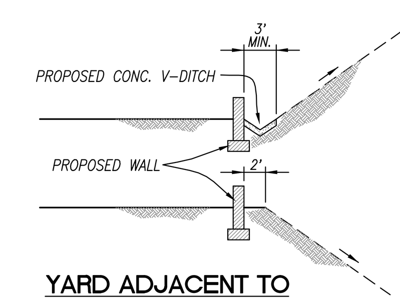
NOT TO SCALE



SECTION A-A

TYPICAL INTERIOR REAR/SIDE YARD WALL DETAIL

NOT TO SCALE



YARD ADJACENT TO SLOPE-DETAIL

NOT TO SCALE

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PORTIONS OF PARCELS 1, 3 AND PARCEL 4 OF PARCEL MAP NO. 24756, AS PER MAP FILED IN BOOK 279 PAGES 27 TO 29, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 3208-042-020, 3208-042-023 AND 3208-042-027

EASEMENTS:

THE EFFECTS OF EASEMENTS SHOWN IN FIRST AMERICAN TITLE COMPANY ORDER NO. LRE-2168537 (30) DATED APRIL 27, 2007 ARE DELINEATED HEREON UNLESS OTHERWISE NOTED:

(4) AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 8 PAGES 230 TO 232 OF PATENTS. *NOT PLOTTABLE*– ***EXACT LOCATION CANNOT BE DETERMINE FROM RECORD.***

(6) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 1093 OF DEEDS, PAGE 7. *NOT PLOTTABLE*– ***EXACT LOCATION CANNOT BE DETERMINE FROM RECORD.***

(7) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 4384 OF DEEDS, PAGE 155.– ***TO BE ABANDONED***

(9) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 26, 1966 AS INSTRUMENT NO. 900 OF OFFICIAL RECORDS.– ***TO REMAIN***

(10) AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 24756, AS PER MAP FILED IN BOOK 279 PAGES 27 TO 29 FOR PRESSURE REDUCING STATION AND INGRESS AND EGRESS PURPOSES.– ***TO REMAIN***

(12) AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 24756, AS PER MAP FILED IN BOOK 279 PAGES 27 TO 29 FOR RIDING AND HIKING PURPOSES (VASQUEZ LOOP TRAIL) AND INCIDENTAL PURPOSES. – ***TO REMAIN***

(16) AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 24756, AS PER MAP FILED IN BOOK 279 PAGES 27 TO 29 FOR SLOPES AND INCIDENTAL PURPOSES. – ***TO BE ABANDONED***

(23) AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 24756, AS PER MAP FILED IN BOOK 279 PAGES 27 TO 29 FOR PRIVATE AND FUTURE STREET PURPOSES. – ***TO BE ABANDONED***

(24) AN EASEMENT FOR RIGHT TO CONSTRUCT USE AND OPERATE DRAINS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 7, 2000 AS INSTRUMENT NO. 00-1903124 OF OFFICIAL RECORDS.– ***TO BE RELOCATED***

EASEMENTS NO. 7, 16, & 23 TO BE QUITCLAIMED

BENCHMARK:

L & T @ SW COR CONC PAD ELEC PANEL BOX @ NE COR SIERRA HWY & RED ROVER MINE RD 13.5M N & 11.5M E/O C/L INT

BM: L 6190 NVGD DATUM: 2003 ELEV: 3,000.352

GENERAL NOTES:

1. GROSS ACRES: 96.8 ACRES
   NET ACRES: 89.8 ACRES
2. TOTAL NUMBER OF LOTS: 51 (48 SINGLE FAMILY RESIDENTIAL, 2 OPEN SPACE, AND 1 PUBLIC FACILITY)
3. AVERAGE RESIDENTIAL LOT SIZE:
4. A.P.N. 3208-042-020, 3208-042-027, AND 3208-042-023
5. CURRENT ZONING: R-A-10000 AND R-A-13000
6. PROPOSED ZONING: R-A-10000 AND R-A-13000
7. EXISTING USE: VACANT LAND
8. PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
9. EXISTING GENERAL PLAN DESIGNATION: N-1 NON URBAN 1(.05 DWELLING UNITS PER ACRE)
10. PROPOSED GENERAL PLAN DESIGNATION: N-1 NON URBAN (0.5 DWELLING UNITS PER ACRE)
11. DELTA Q BASINS PER L.A.C.D.P.W. REQUIREMENTS
12. ALL SLOPES TO BE GRADED WITH A 2:1 SLOPE RATIO (MIN.)
13. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY EXCEPT FOR A SMALL SHED ON LOT 47 (TO BE REMOVED).
14. THERE ARE NO OAK TREES ON THIS PROPERTY
15. ELEVATIONS SHOWN ON THE V.T.T.M. ARE APPROXIMATE. ELEVATIONS CHANGES MAY BE PERMITTED TO EXCEED THREE FEET IF DETERMINED BY D.P.W. AND D.R.P. THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL
16. PERMISSION IS REQUESTED TO ADJUST LOT LINES TO THE SATISFACTION OF D.R.P. AND D.P.W.
17. PERMISSION IS REQUESTED TO COMBINE LOTS
18. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS
19. ALL DIMENSION SHOWN ARE APPROXIMATE
20. THE VOLUMES AND AREAS OF THE DELTA-Q BASINS SHOWN HEREON ARE BASED ON MINIMUM PERCOLATION RATES AS PROVIDED BY L.A.C.P.W. WE HEREBY RESERVE THE RIGHT TO RESERVE THE SIZES OF THESE BASINS SHOULD FUTURE TESTING, AS REVIEWED AND APPROVED BY L.A.C.D.P.W, SHOW GREATER RATES OF PERCOLATION TO THE SATISFACTION OF D.P.W. AND D.R.P..
21. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO STREETS OR TRAILS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND D.R.P. DETERMINE THAT HE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL
22. WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES , DEPARTMENT OF PARKS AND RECREATION A 12' FOOT WIDE TRAIL WITH AN EXISTING 20' FOOT WIDE EASEMENT DESIGNATED AS THE VASQUEZ LOOP TRAIL
23. PROVIDE STANDARD PROPERTY LINE RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS. 27 FEET PROPERTY LINE RETURN AT ALL HIGHWAY INTERSECTIONS
24. TOPOGRAPHY BY PHOTOGRAMMETRIC PROCESSES FROM AERIAL IMAGING DATED JANUARY, 2007, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

EARTHWORK QUANTITIES

GRADING QUANTITIES *140,000 CY CUT*
140,000 CY FILL

**DIFFERENCE:* *0 CY*

** NOTE: GRADING TO BE BALANCED ON-SITE*

UTILITY PROVIDERS

DOMESTIC WATER SUPPLY: WWD 37-87
SANITARY SEWER: ON-SITE SEPTIC SYSTEMS
GAS: SOUTHERN CALIFORNIA GAS CO.
POWER: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
CABLE: TIME WARNER
FIRE PROTECTION: LA COUNTY FIRE DEPARTMENT
POLICE PROTECTION: LA COUNTY SHERIFF
SCHOOL DISTRICT: K-12 ACTON-AGUA DULCE UNIFIED SCHOOL DISTRICT

LOT No.	PAD AREA SQ. FT.	PAD AREA Ac.	USE	LOT No.	PAD AREA SQ. FT.	PAD AREA Ac.	USE
1	21,081	0.5	SF	26	34,668	0.8	SF
2	21,081	0.5	SF	27	21,418	0.5	SF
3	16,132	0.4	SF	28	14,199	0.3	SF
4	14,575	0.3	SF	29	16,021	0.4	SF
5	14,497	0.3	SF	30	21,614	0.5	SF
6	13,138	0.3	SF	31	26,498	0.6	SF
7	19,392	0.4	SF	32	45,016	1.0	SF
8	23,722	0.5	SF	**33	36,403	0.8	SF
9	29,379	0.7	SF	34	28,877	0.7	SF
10	19,792	0.5	SF	35	7,647	0.2	SF
11	16,023	0.4	SF	36	12,899	0.3	SF
12	16,554	0.4	SF	37	11,748	0.3	SF
13	18,887	0.4	SF	38	15,472	0.4	SF
14	15,815	0.4	SF	39	28,298	0.6	SF
15	12,762	0.3	SF	40	15,870	0.4	SF
16	11,540	0.3	SF	41	9,368	0.2	SF
17	24,269	0.6	SF	42	10,278	0.2	SF
18	30,736	0.7	SF	43	9,277	0.2	SF
19	13,343	0.3	SF	44	8,781	0.2	SF
20	26,098	0.6	SF	45	12,146	0.3	SF
21	24,628	0.6	SF	46	21,539	0.5	SF
22	37,166	0.9	SF	47	12,484	0.3	SF
23	39,919	0.9	SF	48	12,151	0.3	SF
24	33,011	0.8	SF				
25	31,982	0.7	SF				

*** LOT 33 INCLUDES PROPERTY ON BOTH SIDES OF CEDRAL STREET, WHICH MUST BE CONVEYED AS ONE LOT*

LEGEND:

- (32) – LOT NO.
- PE 1210.0 – PAD ELEVATION
- 43,850 S.F. – GROSS LOT AREA (SQUARE FEET)
- 40,000 S.F. – NET LOT AREA (SQUARE FEET)
- BB – BASIN BOTTOM
- PAD AREA
- PROPERTY / BOUNDARY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- FLOW LINE
- 1170 PROPOSED CONTOUR
- 1170 EXISTING CONTOUR
- PROPOSED DAYLIGHT
- PROPOSED SLOPE
- SD PROPOSED STORM DRAIN
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- EXISTING FENCE

NORTH

GRAPHIC SCALE: 1" = 100'

DESIGNED:			DEPT OF REGIONAL PLANNING TR068450 EXHIBIT 05 FEB 2014		
DRAFTED:					
CHECKED: J.F.	NO.		REVISIONS	DATE	BY

OWNER/DEVELOPER:
SREGDOD PROPERTIES INC.
ADDRESS: 15853 OLDEN ST.
SYLMAR, CA 91342
(818)364-1611

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890

JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 068450
SITE PLAN - EXHIBIT "A"
PARCELS 1, 3 AND 4
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: FEBRUARY 5,2014
JOB No. 0158-002-001
SHEET 1 OF 1 SHEETS

G:\68450 Sregdod Acton\Tentative\HSA001-02_EXHIBIT-A.dwg Plotted on Feb 04, 2014-1:36pm by oscara