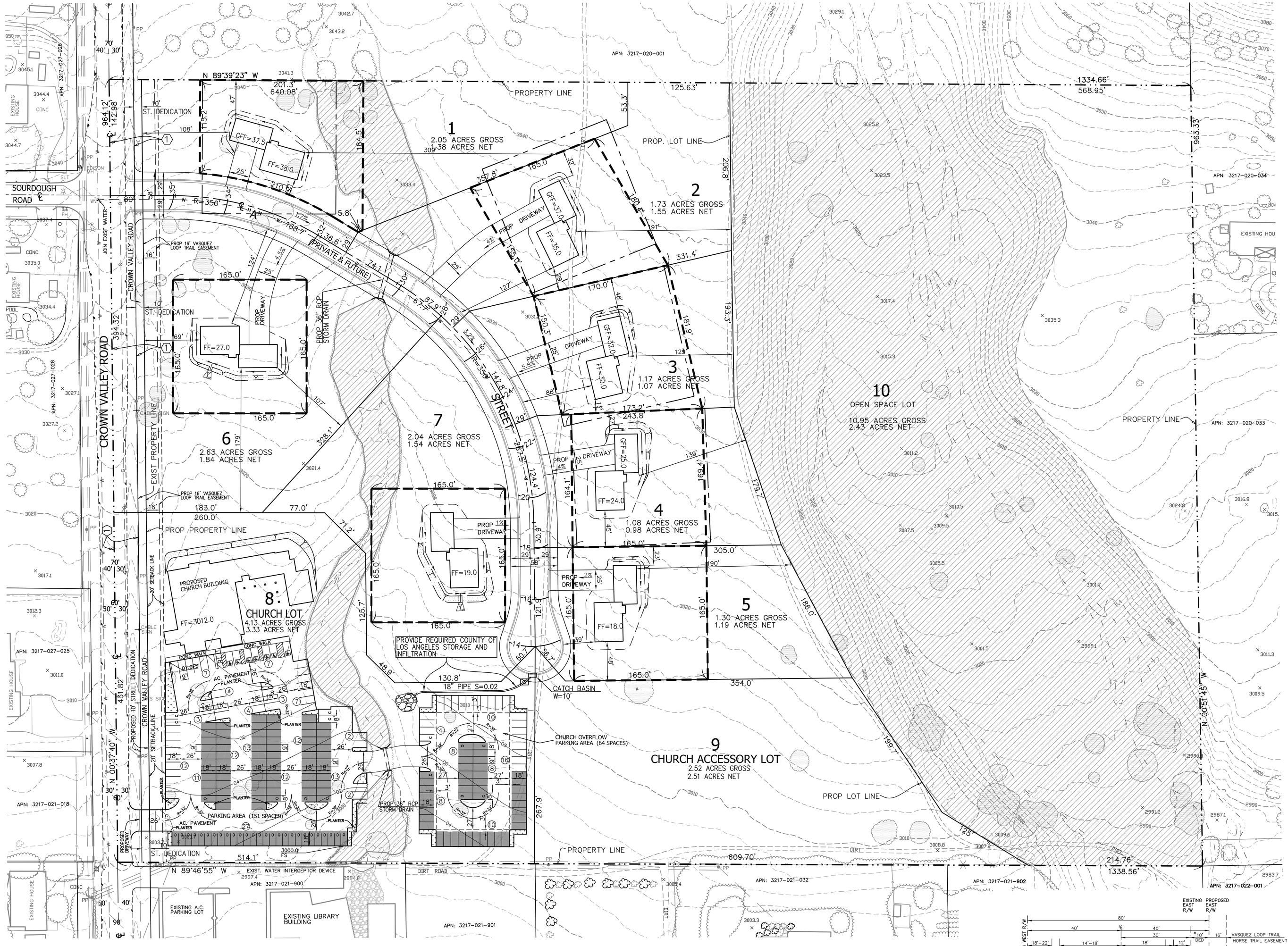
DEPT OF REGIONAL PLANNING
TR071892 EXHIBIT
21 JAN 2014

SCALE 1"=50'

CSD EXHIBIT

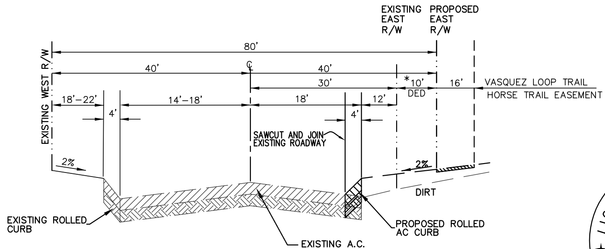


LOT TABLE			
NO.	GROSS	NET	LOT TYPE
1	2.05 AC.	1.38 AC.	SINGLE FAMILY LOT
2	1.73 AC.	1.55 AC.	SINGLE FAMILY LOT
3	1.17 AC.	1.07 AC.	SINGLE FAMILY LOT
4	1.08 AC.	0.98 AC.	SINGLE FAMILY LOT
5	1.30 AC.	1.19 AC.	SINGLE FAMILY LOT
6	2.63 AC.	1.84 AC.	SINGLE FAMILY LOT
7	2.04 AC.	1.54 AC.	SINGLE FAMILY LOT
8	4.13 AC.	3.33 AC.	CHURCH LOT
9	2.52 AC.	2.51 AC.	CHURCH ACCESSORY LOT
10	10.95 AC.	2.43 AC.	OPEN SPACE LOT
	29.60 AC. TOTAL	17.84 AC. TOTAL	

TITLE REPORT NOTES

THE EFFECTS OF EASEMENT SHOWN IN CHICAGO TITLE COMPANY POLICY NO. 1267460020-X59 DATED MARCH 23, 2012 ARE SHOWN UNLESS OTHERWISE NOTED.

(1) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES IN FAVOR OF COUNTY OF LOS ANGELES RECORDED SEPTEMBER 7, 1937 IN BOOK 14965, PAGE 236 OF OFFICIAL RECORDS. (SAID EASEMENT TO REMAIN)



CROWN VALLEY ROAD
NTS

VICINITY MAP
N.T.S.

PROPERTY OWNER

THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE
3424 WILSHIRE BLVD. 4th FLOOR
LOS ANGELES, CA. 90010.

BENCH MARK: L.A.C.P.W.

RDBM TAG IN N CB @ NW COR SIERRA HWY & CROWN VALLEY RD 20M W & 13M N/O C/L INT

BENCHMARK #5170 ELEVATION = 2965.483 (1995)

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNADINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880.

EXCEPT THEREFROM THE NORTH 350 FEET.

NOTES:

1. TOTAL AREA IS 29.60 ACRES
2. GENERAL PLAN LAND DESIGNATION: N1 (ACTON COMMUNITY STANDARD DISTRICT)
3. EXISTING AND PROPOSED ZONING: A-1-10,000
4. PROJECT SCOPE OF PROPOSED SUBDIVISION: SEVEN (7) SINGLE FAMILY RESIDENTIAL LOTS, TWO (2)CHURCH PROPERTY LOTS AND ONE (1) OPEN SPACE LOT.
5. THERE ARE NO EXISTING STRUCTURES ON SITE.
6. THERE ARE NO OAK TREES ON SITE.
7. NEAREST: FIRE DEPARTMENT
   STATION 80
   1533 W. SIERRA HWY.
   ACTON, CA. 93510-9740
   ± 3 MILES
8. NEAREST: SHERIFF DEPARTMENT
   38250 SIERRA HWY.
   PALMDALE, CA. 93550
   ± 10 MILES
10. UTILITY PROVIDERS:
   - SOUTHERN CALIFORNIA GAS COMPANY
   - SOUTHERN CALIFORNIA EDISON
   - LOS ANGELES COUNTY WATER WORKS DISTRICT 37
   - PACIFIC-BELL TELEPHONE COMPANY
11. GRADING
   NO GRADING IS PROPOSED AT THIS TIME. GRADING SHOWN HEREON IS CONCEPTUAL IN NATURE AT THIS TIME. ALL FINAL GRADING IS TO COMPLY WITH ACTON COMMUNITY STANDARDS.
   CUT = 4835 C.Y.
   FILL = 2430 C.Y.
   SITE BALANCE = 5300 C.Y.
12. SEWER
   SEPTIC TANKS TO BE INSTALLED PER CURRENT LOS ANGELES COUNTY STANDARDS.
13. A.P.N. 3217-020-002

ACTON COMMUNITY STANDARD DISTRICT: STANDARD 22.44.126

ZONE: A-1-10,000

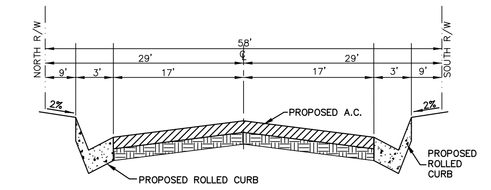
SET BACKS:

FRONT- 50' REAR- 50' SIDEYARD-35'

CHURCH PARKING

(710 PERSONS) @ 1 SPACE / 5 PERSONS

=142 SPACES REQUIRED
215 SPACES PROVIDED



"A" STREET
PRIVATE & FUTURE STREET
NTS

LEGEND

A.C.	=	ASPHALTIC CONCRETE
CL	=	CENTERLINE
FH	=	FIRE HYDRANT
GAR	=	GARAGE
PP	=	POWER POLE
PROP	=	PROPOSED
SFR	=	SINGLE FAMILY RESIDENCE
ST LT	=	STREET LIGHT
WV	=	WATER VALVE

CALIFORNIA JUNIPER BUSH

= IRREGULAR SHAPPED LOT OF AN AVERAGE OF THE 165'X165' LOT AREA OR EQUAL PER ACTON COMMUNITY STD. 22.44.126(D).1.C

= 165'X165' LOT AREA OR EQUAL PER ACTON STD. 22.44.126(D).1.B

= GRAVELPAVE SYSTEM

= RESTRICTED USE AREA DUE TO FLOOD HAZARD

CSD EXHIBIT

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

PLANS PREPARED UNDER THE DIRECTION OF

13 DEC. 13

RON KOESTER LS 5930 DATE

REVISIONS | DATE

TENTATIVE TRACT 71892
CSD EXHIBIT
SHEET 1 OF 1 SHEETS
CRC 2691

PREPARED FOR
SAINT MARY'S CATHOLIC CHURCH
ACTON MISSION
1600 EAST AVENUE R-4
PALMDALE, CA. 93510

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