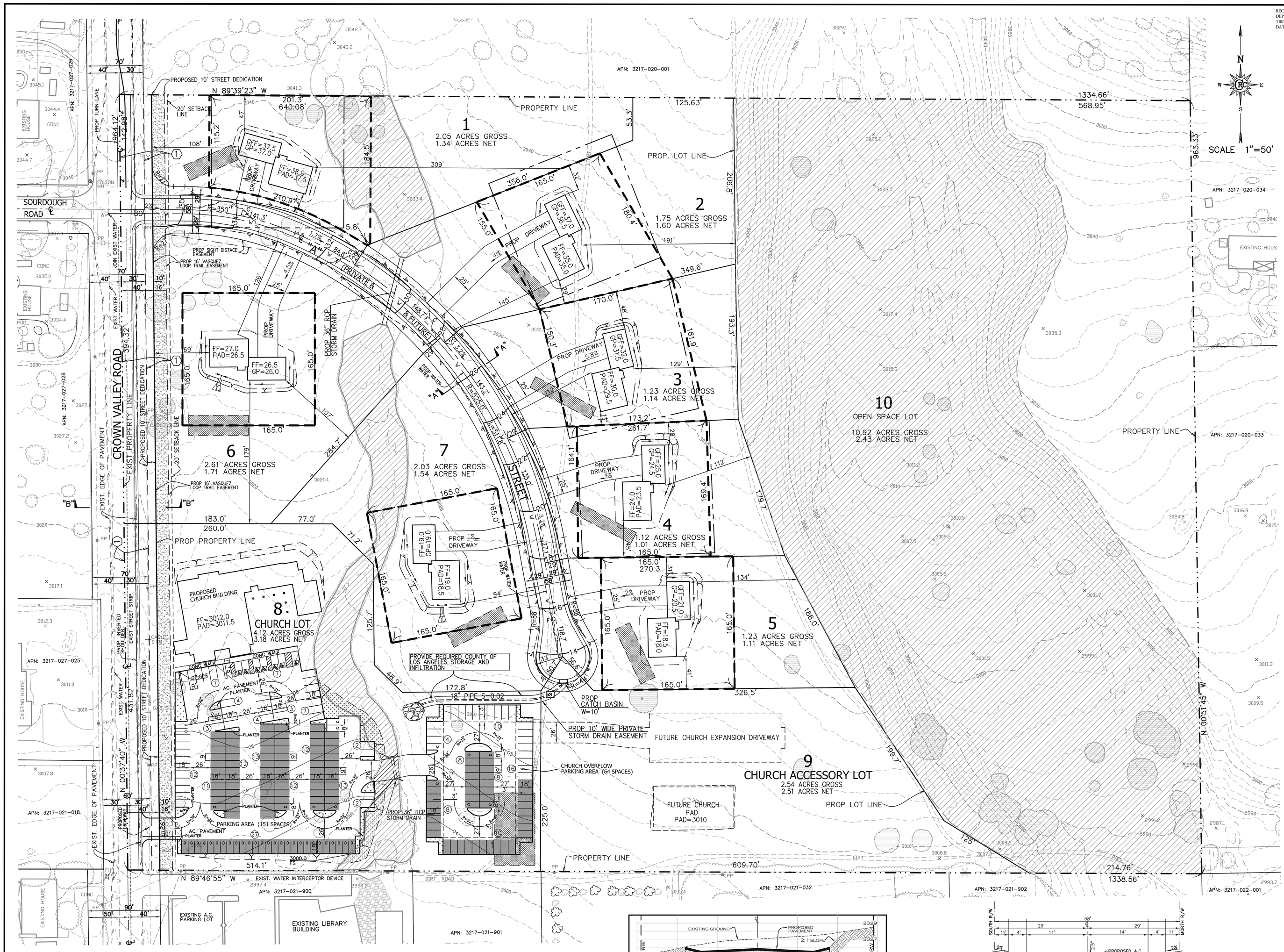
RECEIVED
DEPT OF REGIONAL PLANNING
TR071892 EXHIBIT
DATE: 01 APR 2015



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 (INCLUDES TO CENTERLINE OF CROWN VALLEY ROAD.)
   A.P.N. 3217-020-002
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 FOR THE RESIDENTIAL LOTS AT THIS TIME. GRADING SHOWN HEREON IS CONCEPTUAL IN NATURE. FINAL GRADING IS TO COMPLY WITH ACTON COMMUNITY STANDARDS.

    CHURCH LOTS: (LOTS 8 AND 9)
    CUT = 4835 C.Y.
    FILL = 2430 C.Y.
    R/R = 8420 C.Y.

    PRIVATE STREET:
    CUT = 1264 C.Y.
    FILL = 523 C.Y.

    SITE BALANCE = 12,500 C.Y.
    ALL BALANCED DIRT TO BE PLACED ON SINGLE FAMILY LOTS.
12. **SEWER**
    PRIVATE SEPTIC TANKS AND LEACH LINES WILL BE UTILIZED FOR THIS PROPOSED PROJECT PER THE RECOMMENDATIONS OF SOUTHWEST GEOTECHNICAL INC.
13. ALL MAINTENANCE OF THE PROPOSED PRIVATE AND FUTURE STREET ("A" STREET), INCLUDING DRAINAGE DEVISES AND LANDSCAPING WILL BE THE RESPONSIBILITIES OF A HOMEOWNERS ASSOCIATION (HOA) SET FORTH BY THE PROPERTY OWNER.

    ALL MAINTENCE OF THE CHURCH LOTS (LOT 8 AND 9) WILL BE THE RESPONSIBILITIES OF PROPERTY OWNER.

ACTON COMMUNITY STANDARD DISTRICT: STANDARD 22.44.126
ZONE: A-1-10,000
SET BACKS:
FRONT- 50' REAR- 50' SIDEYARD-35'

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
(10) = INDICATES NUMBER OF PARKING SPACES

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

= PROP. 16' VASQUEZ LOOP TRAIL

= RESTRICTED USE AREA DUE TO FLOOD HAZARD

= GRAVELPAVE SYSTEM

= APPROXIMATE AREA OF LEACH LINES

= PROPOSED SLOPE PROTECTION

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)

NOTE: NO EXISTING PRIVATE EASEMENTS EXIST ON SITE.

LOT AREAS

LOT TABLE

NO.	GROSS	NET	LOT TYPE
1	2.05 AC.	1.34 AC.	SINGLE FAMILY LOT
2	1.75 AC.	1.60 AC.	SINGLE FAMILY LOT
3	1.23 AC.	1.14 AC.	SINGLE FAMILY LOT
4	1.12 AC.	1.01 AC.	SINGLE FAMILY LOT
5	1.23 AC.	1.11 AC.	SINGLE FAMILY LOT
6	2.61 AC.	1.71 AC.	SINGLE FAMILY LOT
7	2.03 AC.	1.54 AC.	SINGLE FAMILY LOT
8	4.12 AC.	3.18 AC.	CHURCH LOT
9	2.54 AC.	2.51 AC.	CHURCH ACCESSORY LOT
10	10.92 AC.	2.43 AC.	OPEN SPACE LOT
	29.60 AC. TOTAL	17.57 AC. TOTAL	

NET AREA EXCLUDES CROWN VALLEY ROAD STREET DEDICATION, TRAIL DEDICATION AND PRIVATE AND FUTURE STREET.

CHURCH LOTS NOTES:

LOT 8

1. PROPOSED BUILDING USE: CHURCH
2. PROPOSED BUILDING AREA: 11,655 S.F.
3. PROPOSED BUILDING, SEATING CAPACITY: 710 SEATS

PARKING AREA:

AC PAVEMENT	36,486 S.F.	0.84 ACRE
PERMEABLE PAVEMENT	15,375 S.F.	0.35 ACRE
TOTAL PARKING AREA	51,861 S.F.	1.19 ACRES
LANDSCAPE REQURIED (2%)	1,037 S.F.	0.02 ACRE
LANDSCAPE PROVIDED	2,308 S.F.	0.05 ACRE

CHURCH OVERFLOW PARKING

AC PAVEMENT	17,641 S.F.	0.40 ACRE
PERMEABLE PAVEMENT	6,714 S.F.	0.16 ACRE
TOTAL PARKING AREA	24,355 S.F.	0.56 ACRE
LANDSCAPE REQURIED (2%)	487 S.F.	0.01 ACRE
LANDSCAPE PROVIDED	1,240 S.F.	0.03 ACRE

LOT 9

1. PROPOSED FUTURE BUILDING PAD AND DRIVEWAY

PARKING:

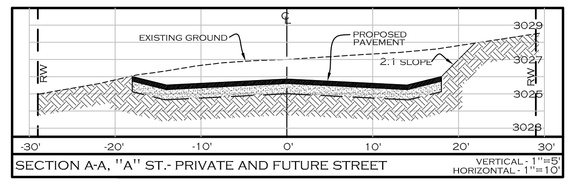
MAIN CHURCH PARKING

REGULAR PARKING	107
HANDICAP PARKING	7
COMPACT PARKING	37
PARKING PROVIDED	151
PARKING REQUIRED	142

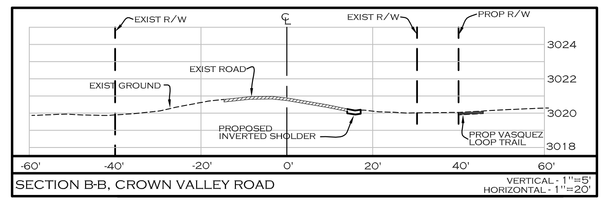
OVERFLOW PARKING AREA

REGULAR PARKING	58
COMPACT PARKING	6
TOTAL PARKING	64

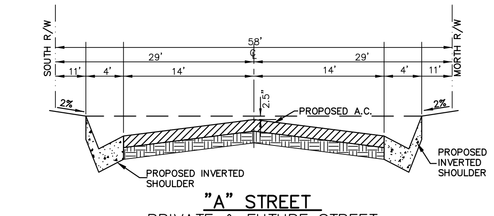
TOTAL PARKING 215



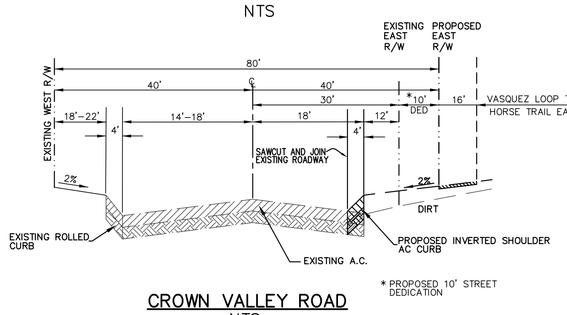
SECTION A-A, "A" ST.- PRIVATE AND FUTURE STREET



SECTION B-B, CROWN VALLEY ROAD



"A" STREET
PRIVATE & FUTURE STREET
NTS



CROWN VALLEY ROAD
NTS

EXHIBIT "A"
MAJOR LAND DIVISION
TENTATIVE TRACT NO.
071892

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

PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 5930 — 27 MARCH 2015
DATE

REVISIONS
DATE

TENTATIVE TRACT 071892
EXHIBIT "A"
SHEET 1 OF 1 SHEETS
CRC 2691

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

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