RECEIVED
DEPT OF REGIONAL PLANNING
TR072630 EXHIBIT PG 1
DATE: 20 OCT 2015

LOT AREA SUMMARY

LOT NO.	NET AREA FT ^{2}	GROSS AREA ACRE	TYPE	LOT FRONTAGE
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2	13969	2.46	SINGLE FAMILY DETACHED **	99
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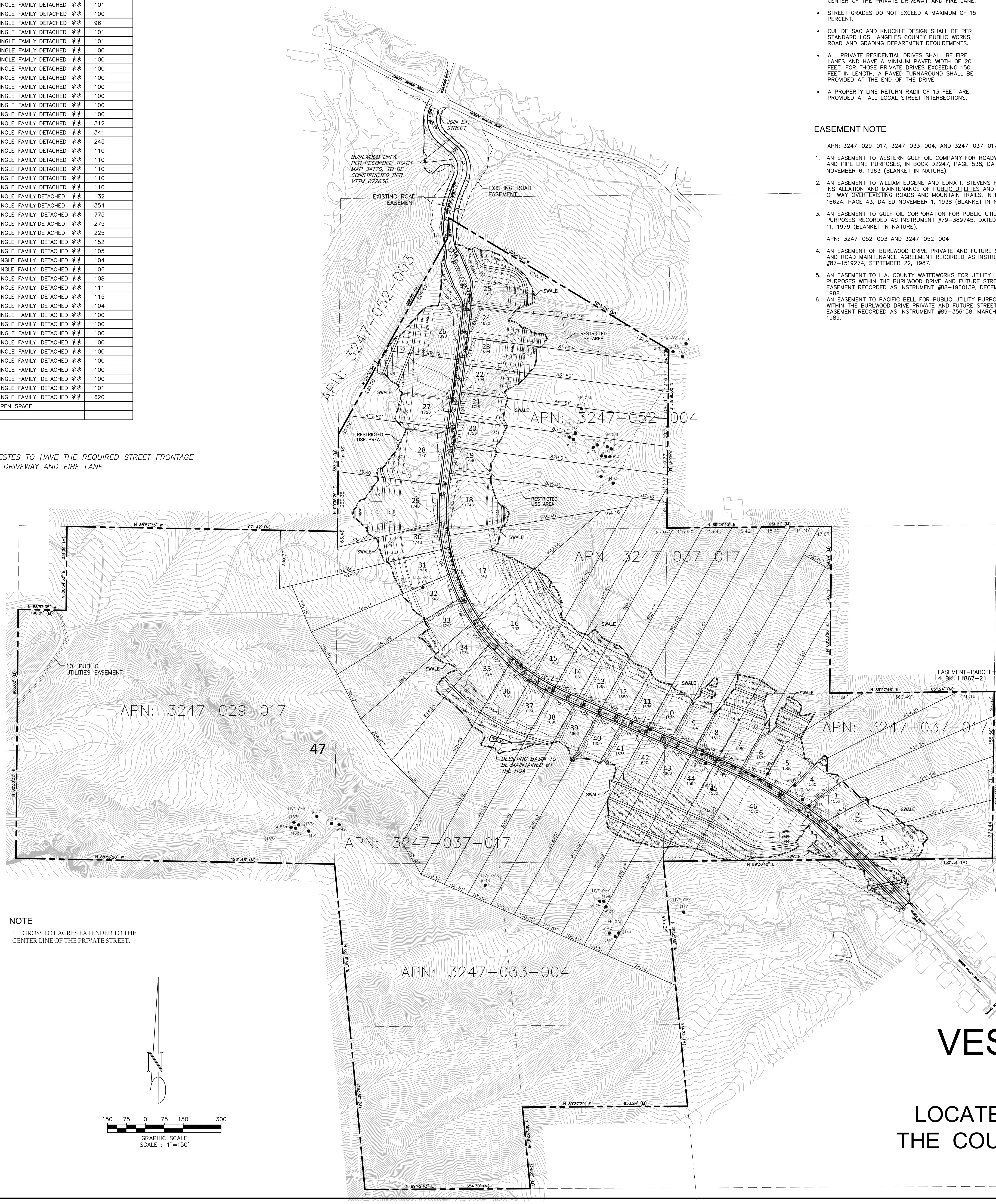

NOTE

1. GROSS LOT ACRES EXTENDED TO THE CENTER LINE OF THE PRIVATE STREET.

CIRCULATION:

- ALL STREETS TO BE PRIVATE DRIVEWAY AND FIRE LANES. RESIDENTIAL LOT LINES EXTENDED TO THE CENTER OF THE PRIVATE DRIVEWAY AND FIRE LANE.
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- CUL DE SAC AND KNUCKLE DESIGN SHALL BE PER STANDARD LOS ANGELES COUNTY PUBLIC WORKS, ROAD AND GRADING DEPARTMENT REQUIREMENTS.
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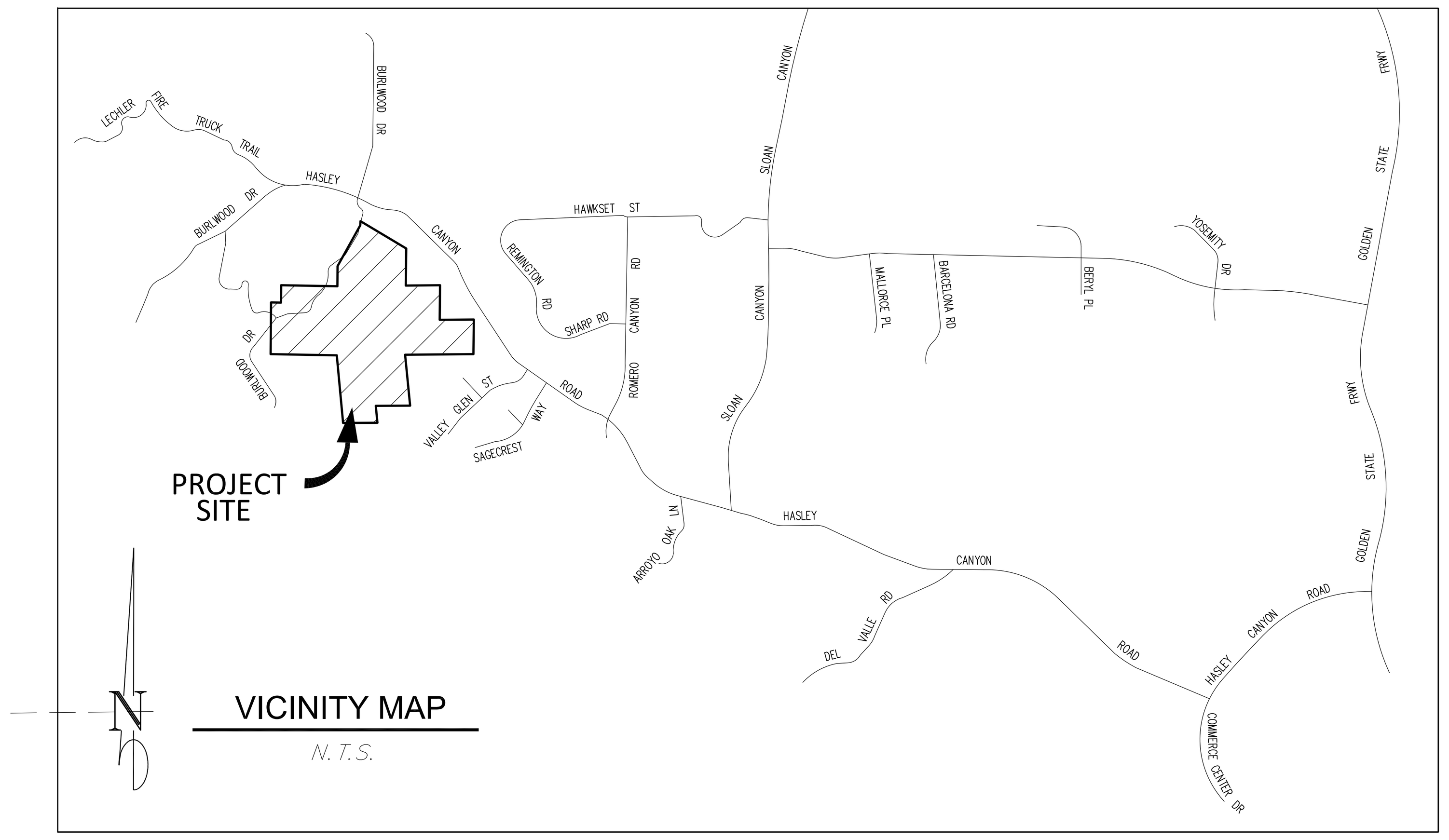

GENERAL NOTES:

- THE PROJECT IS LOCATED IN THE CASTAIC AREA OF UNINCORPORATED LOS ANGELES COUNTY.
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- GROSS ACRES: 166.63 ACRES

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- SEWER – LOS ANGELES COUNTY SANITATION DISTRICT NO. 32
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VTTM 72630:

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APPLICANT:

CLAREMONT HOME, INC
380 CIVIC DRIVE, STE. 200C
PLEASANT HILL, CA 95423
PHONE: (925) 332-7281
FAX: (925) 332-7947

PROPERTY OWNER:

APN: 3247-029-017, 3247-033-004, AND 3247-037-017
ARCIERO & SON, A CALIFORNIA CORPORATION
27231 BURBANK, FOOTHILL RANCH, CA. 92610

APN: 3247-052-003 AND 3247-052-004
JOHN L. STICH AND ELIZABETH C. STICH, HUSBAND AND WIFE AS JOINT TENANTS
30036 SAGECREST WAY, CASTAIC, CA. 91384

ENGINNER/PLANNER:

CIVIL DESIGN AND DRAFTING, INC.
885 PATRIOT DR., UNIT C
MOORPARK, CA 93021
PHONE: (805) 522-2622
FAX: (805) 426-8016
ATTN: IMAD ABOUJAWDAH

GEOTECHNICAL ENGINEER:

GOLD COAST GEOSERVICES, INC.
5251 VERDUGO WAY, SUITE J
CAMARILLO, CA 93012
PHONE: (805) 484-5070
ATTN: SCOTT HOGREFE

AERIAL TOPOGRAPHY:

PINNACLE LAND SURVEYING, INC.
28348 CONSTELLATION ROAD, SUITE 800
SATA CLARITA, CA 91355
CELL: (661) 816-4180
OFFICE: (661) 254-1928
FAX: (661) 254-1929
ATTN: HABIB CHABABI

ENVIRONMENTAL:

RINCON CONSULTANTS, INC.
180 NORTH ASHWOOD AVE.
VENTURA, CA 93003
PHONE: (805) 644-4455
ATTN: JOE POWERS

TRAFFIC:

LINSCOTT, LAW AND GREENSPAN, ENGINEERS
600 SOUTH LAKE AVENUE, SUITE 500
PASADENA, CA 91106
PHONE: (626) 796-2322
ATTN: DAVID SCHENDER

LEGAL DESCRIPTION:

SEE SHEETS 2 OF 3 AND 3 OF 3

BASIS OF BEARING

THE BEARING NORTH 89°30'10" EAST ON THE NORTH LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON THE MAP OF TRACT NO. 45645, FILED IN BOOK 1264, PAGES 56 THROUGH 66, INCLUSIVE, OF MAPS RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP

BENCH MARK

LA CO ENG'R TAG SE COR CONC SLAB, W/END HASLEY CYN RD, 1.8 MI W/O SLOAN CYN RD, 12' E/O PP3726066E. NAVD 88 DATUM.

NEWHALL (2009) L-7100 ELEV. 1600.298

EARTH WORK: CALCULATION

CUT = 600,000 C.Y.
FILL = 600,000 C.Y.
IMPORT/EXPORT = 0 C.Y.

EXHIBIT "A"
VESTING TENTATIVE TRACT MAP NO. 072630

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OCTOBER 20, 2015

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
CALL TWO WORKING DAYS BEFORE YOU DIG

REVISION BLOCK

REV#	APPR	DATE	REVISION DESCRIPTION	PLAN CHR APPR	CITY ENGR APPR	DATE

REGISTERED PROFESSIONAL ENGINEER IMAD ABOUJAWDAH No. 51299 Exp. 6-30-16 CIVIL STATE OF CALIFORNIA

PREPARED BY: Civil Design & Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com
IMAD ABOUJAWDAH R.C.E. C51299
DATE

VESTING TRACT NO. 072630
EXHIBIT "A" FOR THE RESERVE AT HASLEY CANYON
SCALE: AS NOTED

SHEET 1 OF 3 SHTS

RECEIVED
DEPT OF REGIONAL PLANNING
TR072630 EXHIBIT PG 2
DATE: 20 OCT 2015

PRELIMINARY REPORT
YOUR REFERENCE: 13-38622245-LB

Chicago Title Company
ORDER NO.: 00012081-994-X59

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 10 OF TRACT 34170, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 59, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AND/OR UTILITIES OVER THOSE PORTIONS OF LOTS 1 THROUGH 6, INCLUSIVE, AND 9 THROUGH 11, INCLUSIVE OF TRACT 34170, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 59, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DELINEATED ON SAID MAP AS PRIVATE AND FUTURE STREET.

APN: 3247-052-003

PARCEL 3:

LOT 11 OF TRACT 34170, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 59, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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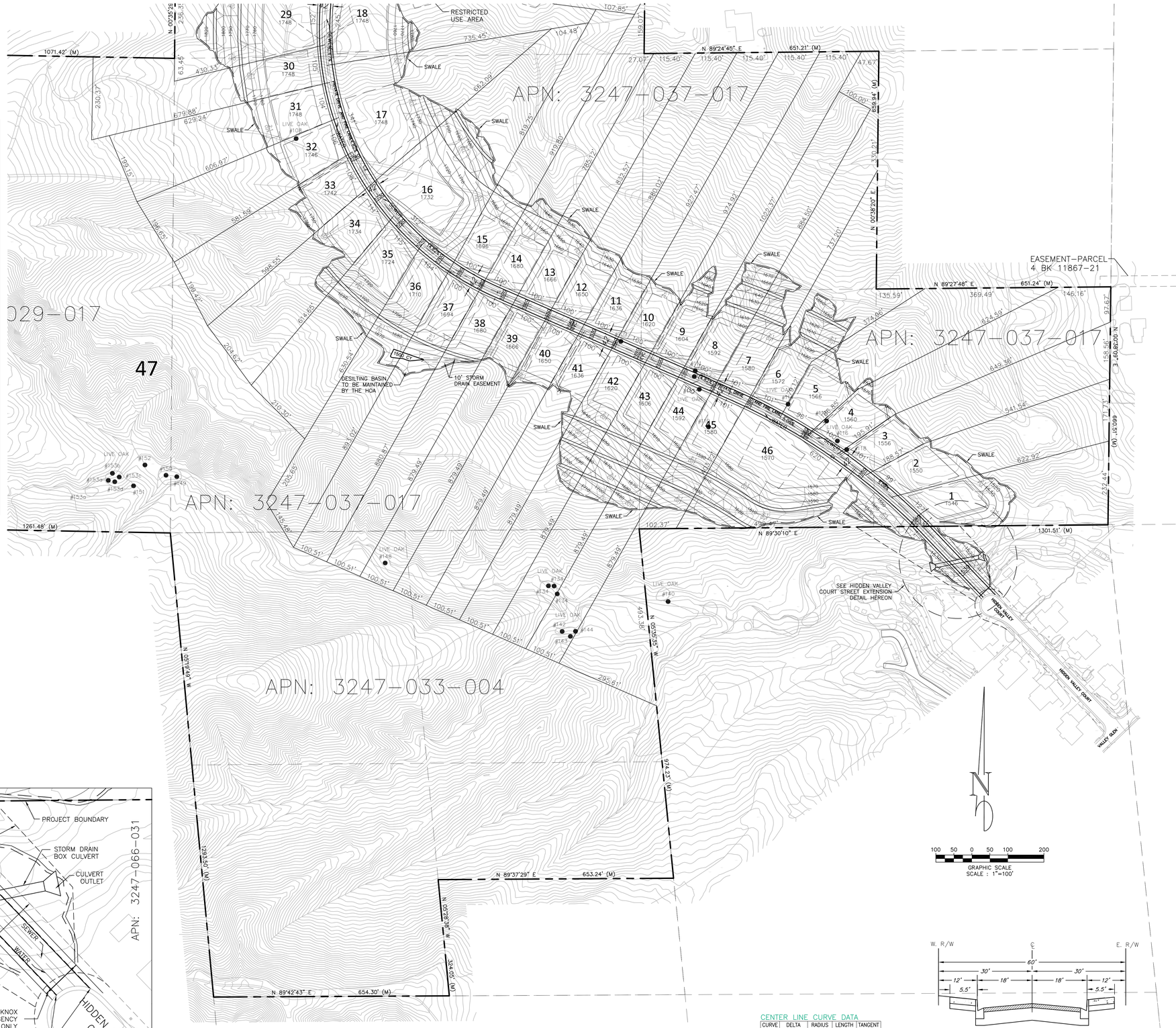
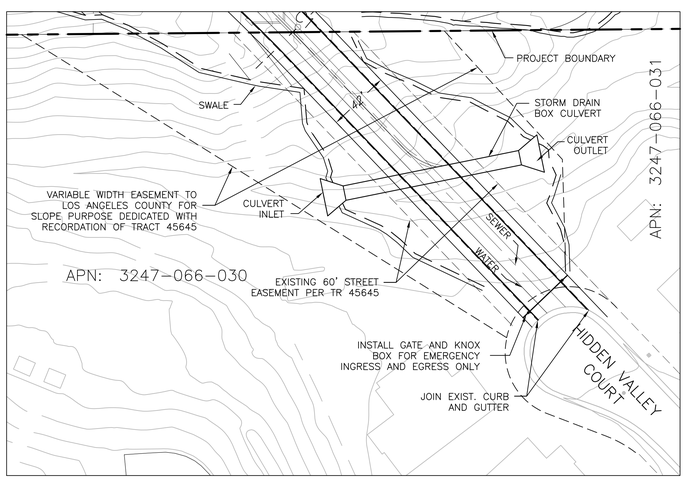
APN: 3247-052-004





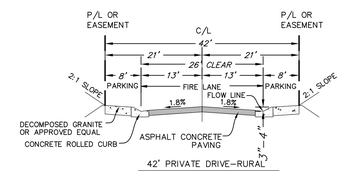
HIDDEN VALLEY COURT STREET EXTENSION

N.T.S.

CENTER LINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°49'28"	1720.96'	655.53'	331.78'
C2	73°47'29"	800.00'	1030.32'	600.56'
C3	33°11'35"	350.00'	202.77'	104.32'
C4	47°31'41"	375.93'	311.84'	165.52'
C5	71°07'46"	99.91'	124.03'	71.43'
C6	75°01'49"	100.18'	131.19'	76.91'

BURLWOOD DRIVE
TYPICAL SECTION 60' R/W
NO SCALE



42' PRIVATE DRIVE–RURAL
PRIVATE DRIVE AND FIRE LANE

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REV#	APPR	DATE	REVISION DESCRIPTION	PLAN CHK	CITY ENGR	APPR	DATE

REVISION BLOCK

REGISTERED PROFESSIONAL ENGINEER
Exp. 6-30-15
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
Design Drafting inc.
888 Parent Drive, Unit C
Murrieta, California 92562
Phone: 951-522-2622
Fax: 951-426-8116
email: CDD@civildesigndrafting.com
MAS ASSOCIATION: R.E.E. CIVIL

DATE

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FOR
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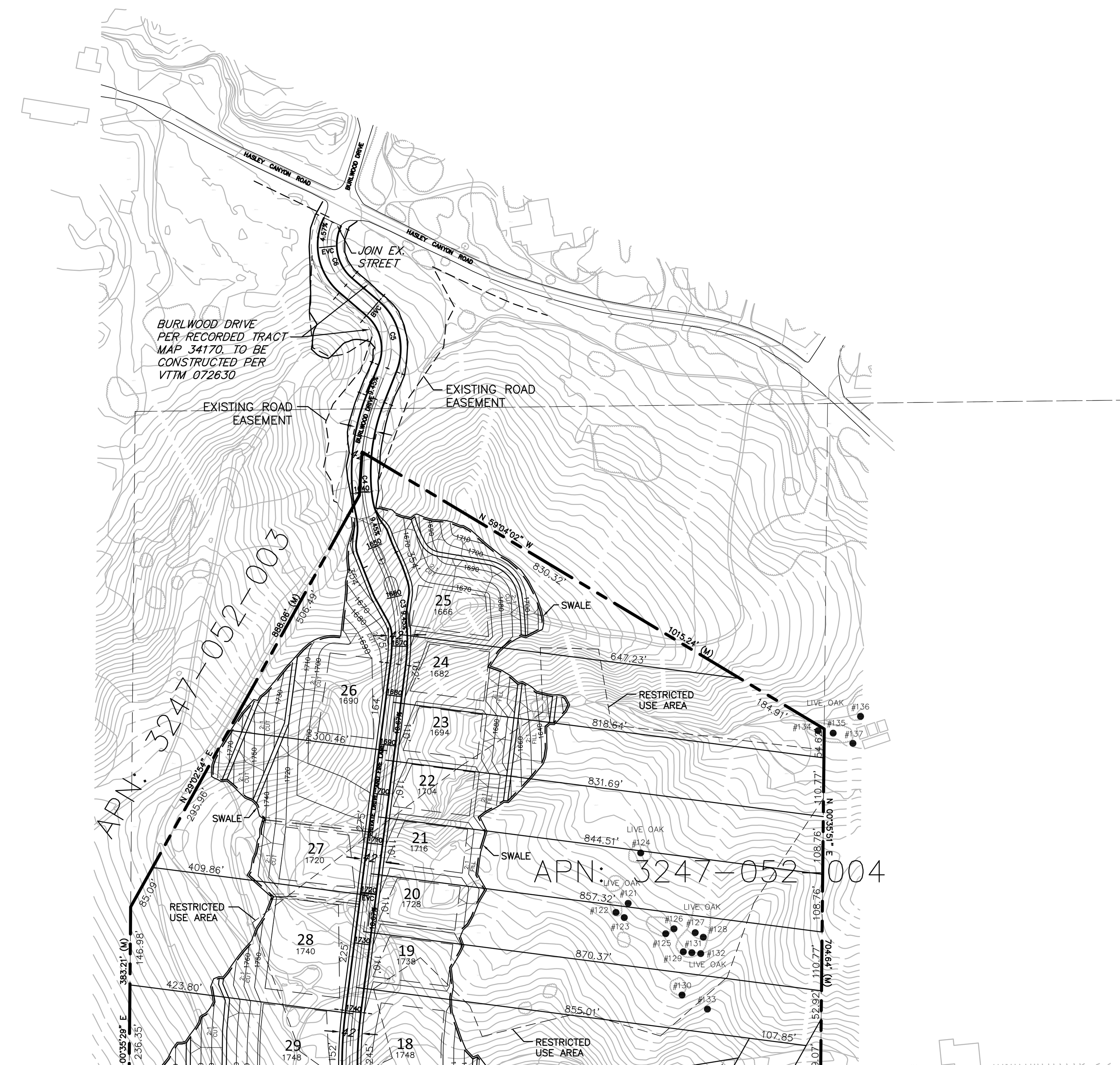

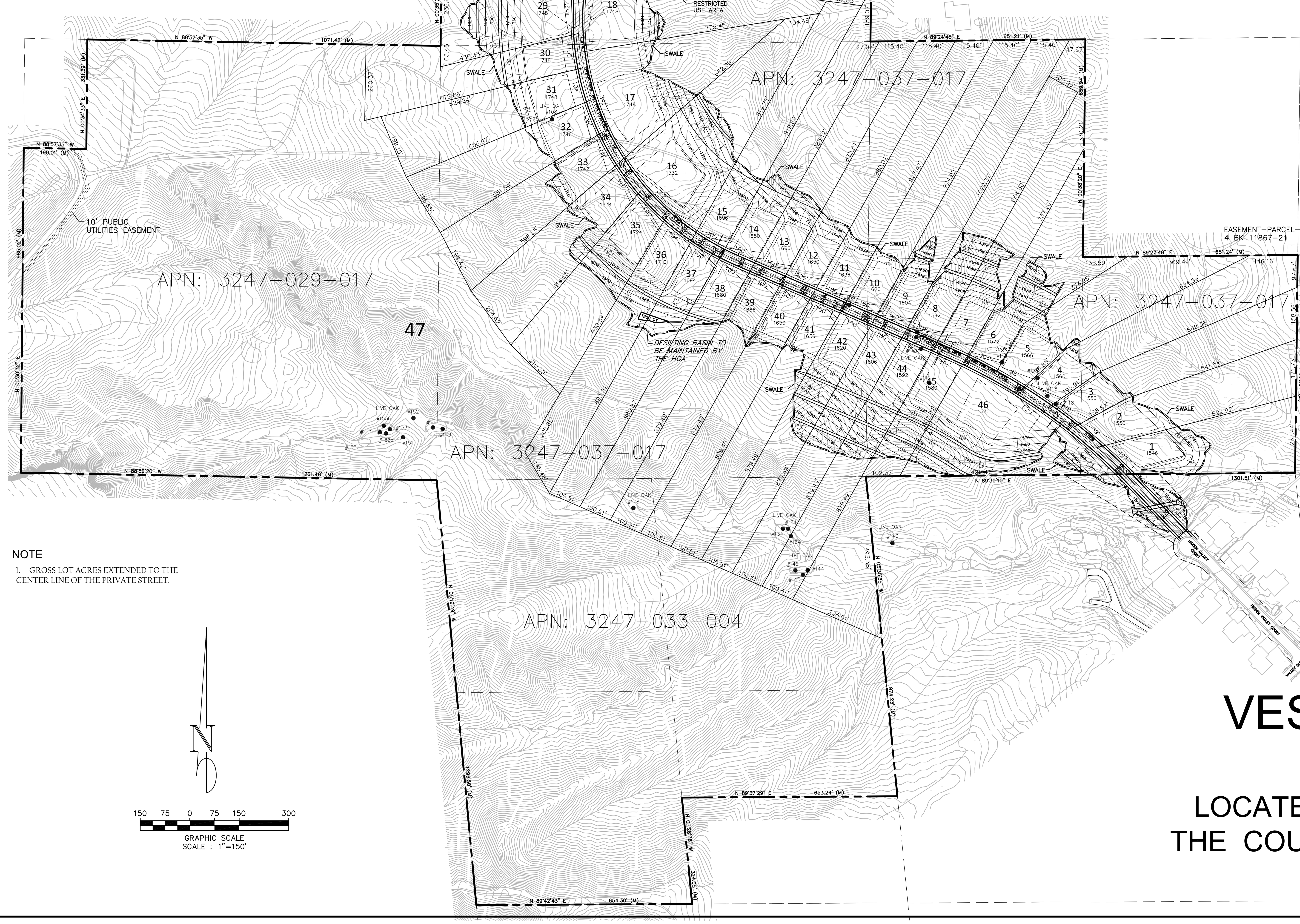

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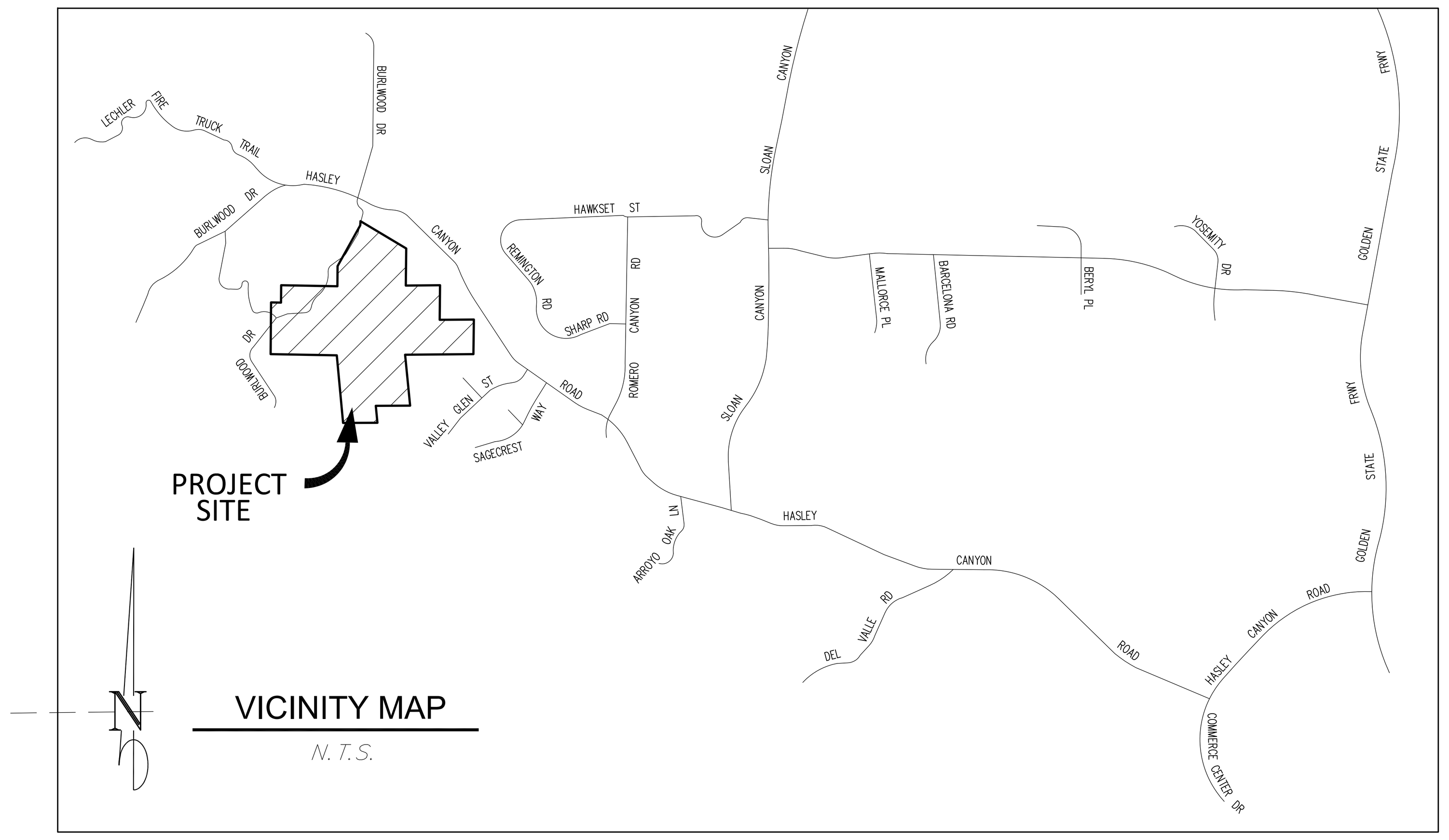

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- 10 OAK TREES TO BE REMOVED PER LOS ANGLES COUNTY OAK TREE ORDINANCE.

APPLICANT:

CLAREMONT HOME, INC
380 CIVIC DRIVE, STE. 200C
PLEASANT HILL, CA 95423
PHONE: (925) 332-7281
FAX: (925) 332-7947

PROPERTY OWNER:

APN: 3247-029-017, 3247-033-004, AND 3247-037-017
ARCIERO & SON, A CALIFORNIA CORPORATION
27231 BURBANK, FOOTHILL RANCH, CA. 92610

APN: 3247-052-003 AND 3247-052-004
JOHN L. STICH AND ELIZABETH C. STICH, HUSBAND AND WIFE AS JOINT TENANTS
30036 SAGECREST WAY, CASTAIC, CA. 91384

ENGINNER/PLANNER:

CIVIL DESIGN AND DRAFTING, INC.
885 PATRIOT DR., UNIT C
MOORPARK, CA 93021
PHONE: (805) 522-2622
FAX: (805) 426-8016
ATTN: IMAD ABOUJAWDAH

GEOTECHNICAL ENGINEER:

GOLD COAST GEOSERVICES, INC.
5251 VERDUGO WAY, SUITE J
CAMARILLO, CA 93012
PHONE: (805) 484-5070
ATTN: SCOTT HOGREFE

AERIAL TOPOGRAPHY:

PINNACLE LAND SURVEYING, INC.
28348 CONSTELLATION ROAD, SUITE 800
SATA CLARITA, CA 91355
CELL: (661) 816-4180
OFFICE: (661) 254-1928
FAX: (661) 254-1929
ATTN: HABIB CHABABI

ENVIRONMENTAL:

RINCON CONSULTANTS, INC.
180 NORTH ASHWOOD AVE.
VENTURA, CA 93003
PHONE: (805) 644-4455
ATTN: JOE POWERS

TRAFFIC:

LINSCOTT, LAW AND GREENSPAN, ENGINEERS
600 SOUTH LAKE AVENUE, SUITE 500
PASADENA, CA 91106
PHONE: (626) 796-2322
ATTN: DAVID SCHENDER

LEGAL DESCRIPTION:

SEE SHEETS 2 OF 3 AND 3 OF 3

BASIS OF BEARING

THE BEARING NORTH 89°30'10" EAST ON THE NORTH LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON THE MAP OF TRACT NO. 45645, FILED IN BOOK 1264, PAGES 56 THROUGH 66, INCLUSIVE, OF MAPS RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP

BENCH MARK

LA CO ENG'R TAG SE COR CONC SLAB, W/END HASLEY CYN RD, 1.8 MI W/O SLOAN CYN RD, 12' E/O PP3726066E. NAVD 88 DATUM.

NEWHALL (2009) L-7100 ELEV. 1600.298

EARTH WORK: CALCULATION

CUT = 600,000 C.Y.
FILL = 600,000 C.Y.
IMPORT/EXPORT = 0 C.Y.

EXHIBIT "A"
VESTING TENTATIVE TRACT MAP
NO. 072630

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
OCTOBER 20, 2015

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
CALL BEFORE YOU DIG
CALL TWO WORKING DAYS BEFORE YOU DIG

REVISION BLOCK

REV#	APPR	DATE	REVISION DESCRIPTION	PLAN CHR APPR	CITY ENGR APPR	DATE
△						

REGISTERED PROFESSIONAL ENGINEER ★ IMAD ABOUJAWDAH ★ No. 51299 Exp. 6-30-16 CIVIL ★ STATE OF CALIFORNIA

PREPARED BY:
Civil Design & Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com
IMAD ABOUJAWDAH R.C.E. C51299
DATE

VESTING TRACT NO. 072630
EXHIBIT "A" FOR THE RESERVE AT HASLEY CANYON
SCALE: AS NOTED

SHEET 1 OF 3 SHTS