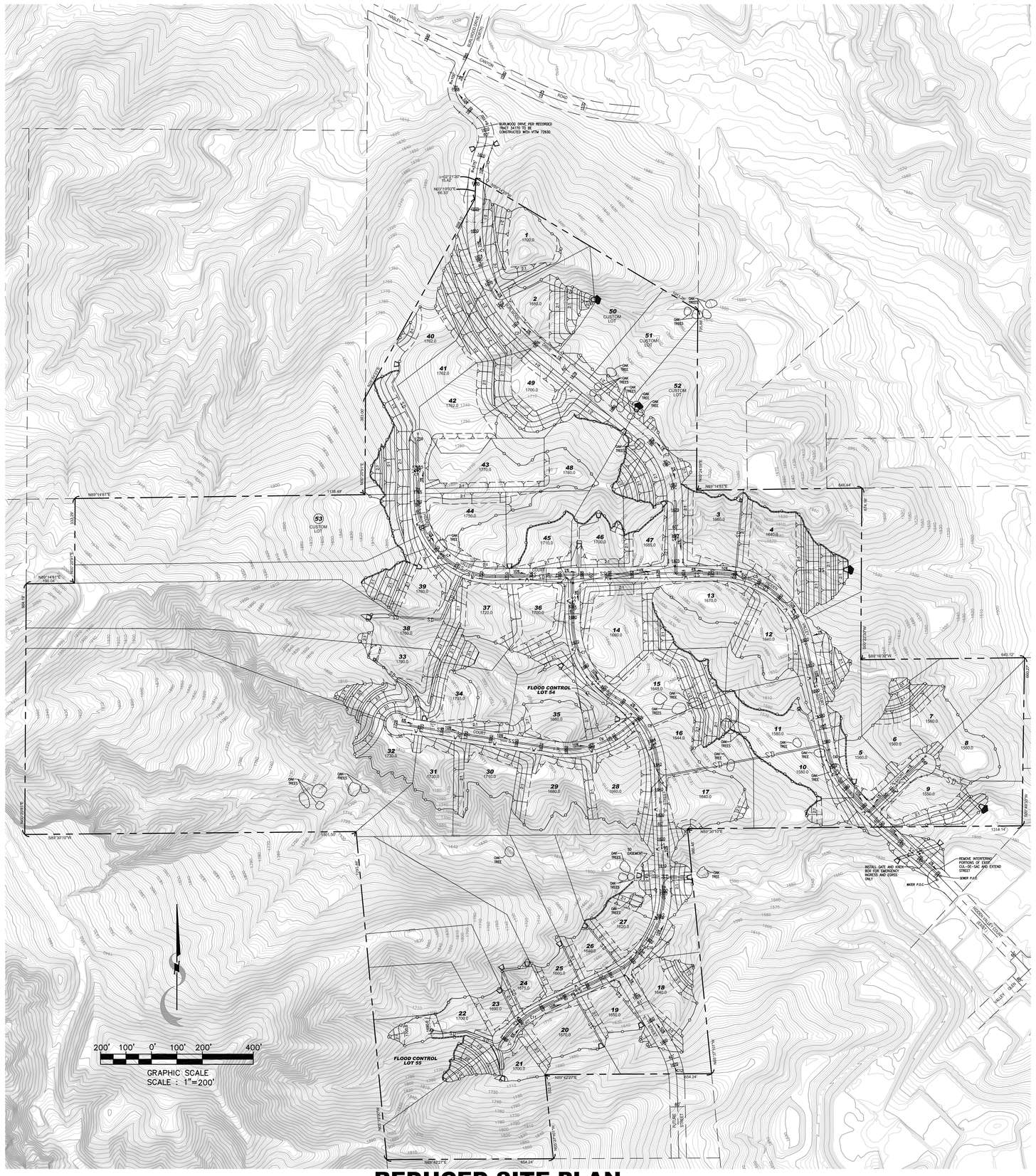
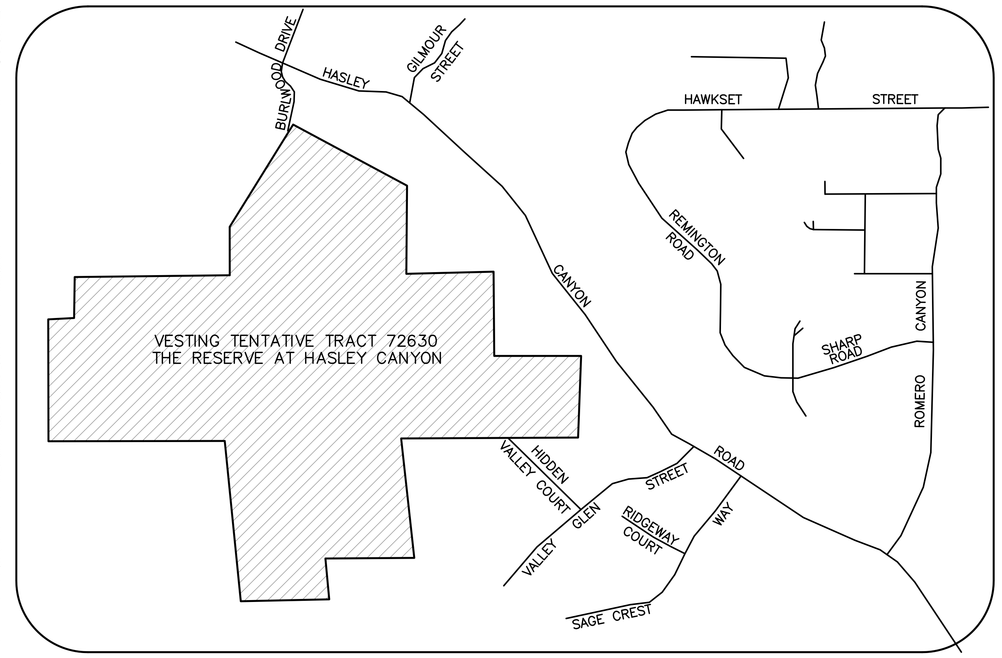


REDUCED SITE PLAN



APPLICANT:

CLAREMONT HOMES, INC.
191 SAND CREEK ROAD, SUITE 170
BRENTWOOD, CA. 94513
(702) 497-3101
ATTN: STEVE MACIE

PROPERTY OWNER:

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

APN: 3247-052-003 AND 3247-052-004
(TRACT 34170 LOTS 10 AND 11)
JOHN L. STICH AND ELIZABETH C. STICH, HUSBAND AND WIFE AS JOINT TENANTS
30036 SAGECREST WAY, CASTAIC, CA. 91384

ENGINEER/PLANNER:

SRC WEST, INC.
25322 RYE CANYON ROAD, SUITE 201
SANTA CLARITA, CA. 91355
(661) 257-6570
ATTN: RON DRUSCHEN

GEOTECHNICAL ENGINNER:

ALLAN E. SEWARD ENGINEERING GEOLOGY, INC.
27825 SMYTH DRIVE
VALENCIA, CA. 91355
(661) 294-0065
ATTN: ERIC SEWARD

AERIAL TOPOGRAPHY:

INFOTECH ENTERPRISES AMERICA, INC.
100 CARPENTER DRIVE, SUITE 200
STERLING, VA. 20164
(571) 313-1065
ATTN: SRINU RATANALA

ENVIRONMENTAL:

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

TRAFFIC:

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

LEGAL DESCRIPTION:

LOTS 10 AND 11 OF TRACT 34170 AND; THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 (EXCEPT THE NORTH 332.02 FEET OF THE WEST 190 FEET OF SAID LAND) AND; THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33 (EXCEPT THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33), TOWNSHIP 5 NORTH AND; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH ONE HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER), SECTION 4, TOWNSHIP 4 NORTH; RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

ASSESSOR PARCEL NUMBERS:

3247-029-017, 3247-033-004, 3247-037-017, 3247-052-010 AND 011

BENCHMARK:

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, ELEVATION 1600.298, NEWHALL (2009) L-7100, NAVD 88 DATUM

CIRCULATION:

- ALL STREETS TO BE PRIVATE AND FUTURE STREETS AND FIRE LANES. RESIDENTIAL LOT LINES EXTEND TO THE CENTER OF THE PRIVATE AND FUTURE STREETS.
- BURLWOOD DRIVE FROM HASLEY CANYON ROAD TO THE PROJECT ENTRY GATE HAS BEEN PREVIOUSLY DEDICATED WITH THE RECORDATION OF TRACT 34170.
- THE STREET RIGHT OF WAY FOR THE EXTENSION OF HIDDEN VALLEY COURT FROM ITS EXISTING CUL DE SAC TO THE PROJECT BOUNDARY HAS BEEN PREVIOUSLY DEDICATED WITH THE RECORDATION OF TRACT 45645.
- STREET GRADES DO NOT EXCEED A MAXIMUM OF 10 PERCENT.
- MODIFIED STREET SECTIONS ARE PROPOSED AS SHOWN TO ELIMINATE SIDEWALKS PER GOVERNMENT CODE TITLE 21, SECTION 21.24.040.
- CUL DE SAC AND KNUCKLE DESIGN SHALL BE PER STANDARD LOS ANGELES COUNTY PUBLIC WORKS, ROAD AND GRADING DEPARTMENT REQUIREMENTS.
- ALL PRIVATE RESIDENTIAL DRIVES SHALL BE FIRE LANES AND HAVE A MINIMUM PAVED WIDTH OF 20 FEET. FOR THOSE PRIVATE DRIVES EXCEEDING 150 FEET IN LENGTH, A PAVED TURNAROUND SHALL BE PROVIDED AT THE END OF THE DRIVE.
- A PRIVATE AND FUTURE STREET EASEMENT LINE RETURN RADII OF 13 FEET ARE PROVIDED AT ALL LOCAL STREET INTERSECTIONS.

EASEMENT NOTES:

APN 3247-029-017, 3247-033-004 AND 3247-037-017

1. AN EASEMENT TO WESTERN GULF OIL COMPANY FOR ROADWAY AND PIPE LINE PURPOSES, IN BOOK D2247, PAGE 538, DATED NOVEMBER 6, 1963 (BLANKET IN NATURE).
2. AN EASEMENT TO WILLIAM EUGENE AND EDNA I. STEVENS FOR INSTALLATION AND MAINTAINANCE OF PUBLIC UTILITIES AND RIGHTS OF WAY OVER EXISTING ROADS AND MOUNTAIN TRAILS, IN BOOK 16624, PAGE 43, DATED NOVEMBER 1, 1938 (BLANKET IN NATURE).
3. AN EASEMENT TO GULF OIL CORPORATION FOR PUBLIC UTILITY PURPOSES RECORDED AS INSTRUMENT #79-389745, DATED APRIL 11, 1979 (BLANKET IN NATURE).

APN 3247-052-004 AND 3247-052-004

4. AN EASEMENT FOR BURLWOOD DRIVE PRIVATE AND FUTURE STREET AND ROAD MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT #87-1519274, SEPTEMBER 22, 1987.
5. AN EASEMENT TO L.A. COUNTY WATERWORKS FOR UTILITY PURPOSES WITHIN THE BURLWOOD DRIVE PRIVATE AND FUTURE STREET EASEMENT RECORDED AS INSTRUMENT #88-1960139, DECEMBER 7, 1988.
6. AN EASEMENT TO PACIFIC BELL FOR PUBLIC UTILITY PURPOSES WITHIN THE BURLWOOD DRIVE PRIVATE AND FUTURE STREET EASEMENT RECORDED AS INSTRUMENT #89-356158, MARCH 7, 1989.

GENERAL NOTES:

- THE PROJECT IS LOCATED IN THE CASTAIC AREA OF UNINCORPORATED LOS ANGELES COUNTY.
- SANTA CLARITA VALLEY AREAWIDE PLAN (ONE VALLEY ONE VISION) LAND USE DESIGNATIONS ARE: RURAL LAND 2, RL2 - 1DU/2 ACRES (APN 3247-033-004, 3247-037-017, 3247-052-003 AND 3247-052-004) AND RURAL LAND 20, RL20 - 1DU/20 ACRES (APN 3247-029-017).
- LOS ANGELES COUNTY ZONING IS: A-2-2 HEAVY AGRICULTURAL.
- ASSESSOR PARCEL NUMBERS: APN 3247-033-004, 3247-037-017, 3247-052-003, 3247-052-004 AND 3247-029-017.
- GROSS ACRES: 168.73 ACRES
- THOMAS BROTHERS PAGE #'S: 4459; A3, B3 AND A4.

UTILITIES & SERVICES:

- STORM DRAIN - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- SEWER - LOS ANGELES COUNTY SANITATION DISTRICT NO. 32
- WATER - LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON COMPANY
- TELEPHONE - AT&T
- CABLE TV - TIME WARNER CABLE
- SCHOOLS - CASTAIC UNION SCHOOL DISTRICT
  - WM. S. HART UNION HIGH SCHOOL DISTRICT
- PARKS - LOS ANGELES COUNTY PARK AND RECREATION DEPARTMENT
- POLICE - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
- FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT

PLAN NOTES:

- THE SUBJECT PROPERTY IS VACANT AND PARTIALLY DISTURBED.
- GROSS PROJECT AREA: 168.73 ACRES
- PROPOSING 53 SINGLE FAMILY RESIDENTIAL LOTS (49 PRODUCTION LOTS AND 4 CUSTOM HOME LOTS).
- APPLICANT REQUESTS THE RIGHT TO RECORD MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT).
- APPLICANT REQUESTS THE RIGHT TO ADJUST LOT LINES TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
- APPLICANT REQUESTS THE RIGHT TO CREATE ADDITIONAL OPEN SPACE LOTS PRIOR TO THE RECORDATION OF FINAL MAPS TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING.
- A HOMEOWNERS ASSOCIATION IS TO BE ESTABLISHED TO MAINTAIN COMMON OPEN SPACE AREAS.
- MAXIMUM MANUFACTURED SLOPE GRADIENT SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- 27 OAK TREES TO BE REMOVED PER THE LOS ANGELES COUNTY OAK TREE ORDINANCE.

RESIDENTIAL LOT AREA SUMMARY (GROSS)

LOT NO.	SQ.FT.
1	105,773
2	92,408
3	101,289
4	208,598
5	149,734
6	88,151
7	91,367
8	101,641
9	108,119
10	113,296
11	87,692
12	93,405
13	116,302
14	101,495
15	101,185
16	87,164
17	87,426
18	172,613
19	87,332
20	81,131
21	218,345
22	90,090
23	100,010
24	181,740
25	160,306
26	87,564
27	154,285
28	111,863
29	95,648
30	91,327
31	89,127
32	791,142
33	388,838
34	87,403
35	87,298
36	87,336
37	88,594
38	298,118
39	253,472
40	195,708
41	87,279
42	90,645
43	88,279
44	87,462
45	88,957
46	93,469
47	88,457
48	97,153
49	87,176

NOTE: LOT SQ. FT. INCLUDES THE EXTENSION OF THE LOTLINES TO CENTER LINE OF STREET.

CUSTOM SINGLE FAMILY RESIDENTIAL LOT AREA SUMMARY

LOT NO.	SQ. FT.
50	93,505
51	89,205
52	88,995
53	282,659

FLOOD CONTROL FACILITY LOT AREA SUMMARY

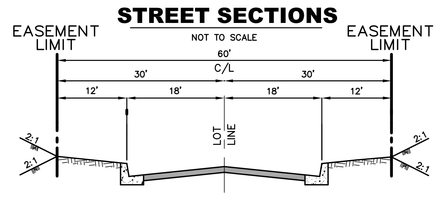
LOT NO.	SQ. FT.
54	42,196
55	110,988

LOT SUMMARY

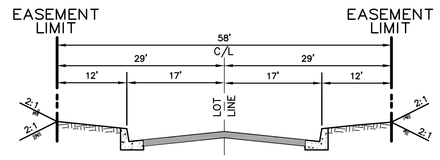
TYPE	LOTS
• SINGLE FAMILY	1-49
• CUSTOM	50-53
• FLOOD CONTROL	54-55
TOTAL:	55

STREET SECTIONS

NOT TO SCALE



60' WIDE PRIVATE AND FUTURE STREET
BURLWOOD DRIVE, HIDDEN VALLEY COURT, "B" STREET, "C" COURT, "E" STREET
* 25 MPH HILLSIDE DESIGN SPEED, 260' SIGHT DISTANCE



58' WIDE PRIVATE AND FUTURE STREET
"A" COURT, "D" COURT
* 25 MPH HILLSIDE DESIGN SPEED, 210' SIGHT DISTANCE

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 72630

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

DECEMBER 30th, 2013

J:\PROJECTS\996-002 Claremont Homes - Hasley 143 Acres\TENTATIVE MAP\996-002 HASLEY CYN TTM SHT 1.dwg

No.	REVISION DESCRIPTION	BY	DATE

SRC WEST
Life...enhanced by design

VESTING TENTATIVE MAP
TRACT NO. 72630

SRC WEST, INC.
LAND PLANNING • ENGINEERING • SURVEYING
25322 RYE CANYON ROAD, SUITE 201, SANTA CLARITA, CA. 91355
Phone : (661) 257-6570, Fax : (661) 257-6577

DESIGNED:	JC
DRAWN:	J.SPENCE
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	12-30-13
SCALE:	1"= 200'
JOB NUMBER:	944-002

REGISTERED PROFESSIONAL ENGINEER
HASSAN HARIRCHI
No. 60006
Exp. 6-30-12
CIVIL
STATE OF CALIFORNIA

HASSAN HARIRCHI
R.C.E. No. 60006

DATE

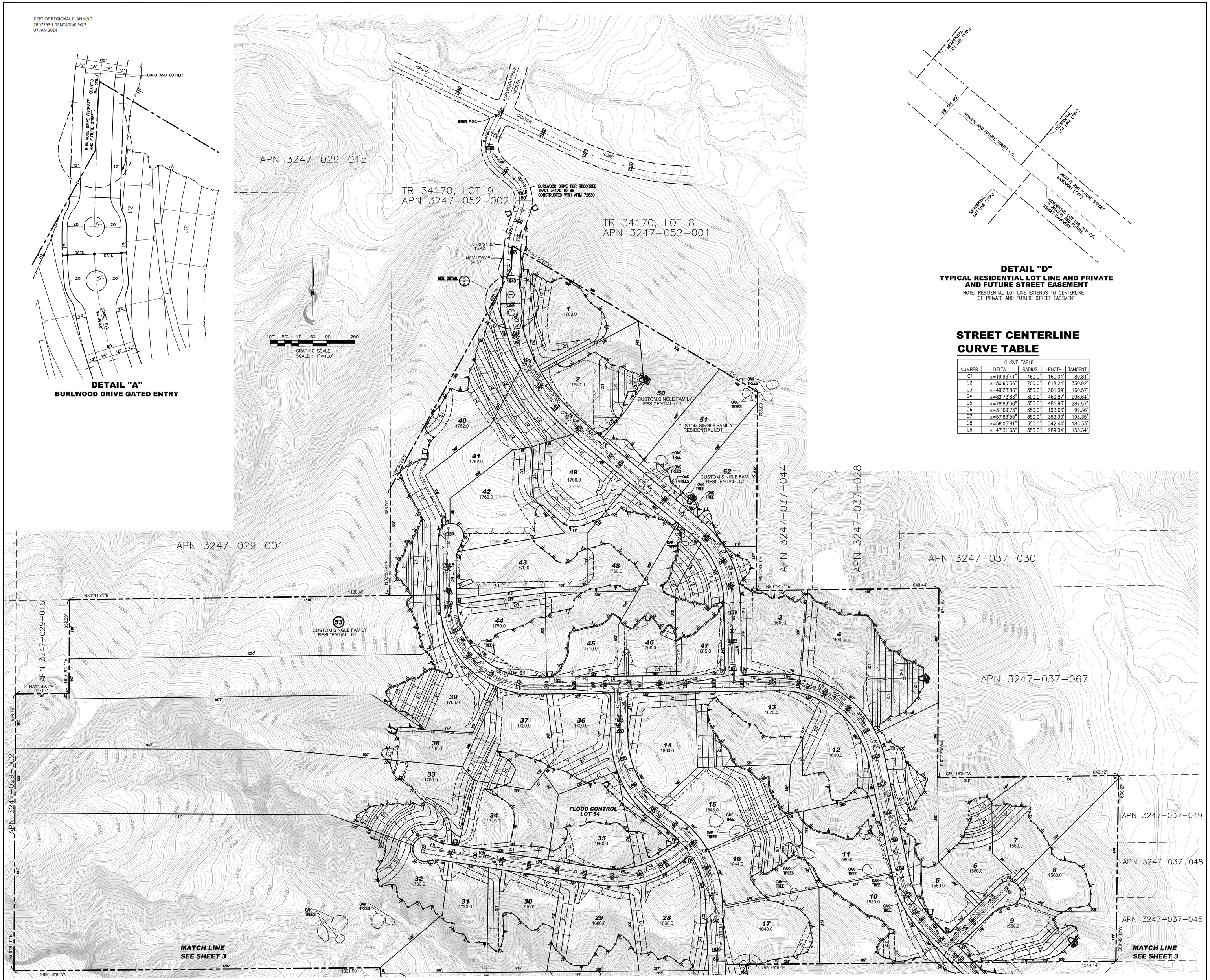
SHEET NO.

1

OF 3 SHEETS

DEPT OF REGIONAL PLANNING
TR072630 TENTATIVE PG 2
07 JAN 2014

DETAIL "A"
BURLWOOD DRIVE GATED ENTRY



DETAIL "D"
TYPICAL RESIDENTIAL LOT LINE AND PRIVATE AND FUTURE STREET EASEMENT
NOTE: RESIDENTIAL LOT LINE EXTENDS TO CENTERLINE OF PRIVATE AND FUTURE STREET EASEMENT

STREET CENTERLINE CURVE TABLE

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=19°93'41"	460.0'	160.04'	80.84'
C2	Δ=50°60'36"	700.0'	618.24'	330.92'
C3	Δ=49°28'86"	350.0'	301.09'	160.57'
C4	Δ=89°73'86"	300.0'	469.87'	298.64'
C5	Δ=78°89'30"	350.0'	481.93'	287.97'
C6	Δ=31°69'73"	350.0'	193.63'	99.36'
C7	Δ=57°83'55"	350.0'	353.30'	193.35'
C8	Δ=56°05'81"	350.0'	342.44'	186.33'
C9	Δ=47°31'65"	350.0'	289.04'	153.34'

No.	REVISION DESCRIPTION	BY	DATE

SRC WEST
Life...enhanced by design

VESTING TENTATIVE MAP
TRACT NO. 72630

S R C WEST, INC.
LAND PLANNING • ENGINEERING • SURVEYING
25322 RYE CANYON ROAD, SUITE 201, SANTA CLARITA, CA. 91355
Phone : (661) 257-6570, Fax : (661) 257-6577

DESIGNED:	JC
DRAWN:	J.SPENCE
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	12-30-13
SCALE:	1"= 100'
JOB NUMBER:	944-002

REGISTERED PROFESSIONAL ENGINEER
HASSAN HARIRCHI
No. 60006
Exp. 6-30-12
CIVIL
STATE OF CALIFORNIA

HASSAN HARIRCHI
R.C.E. No. 60006

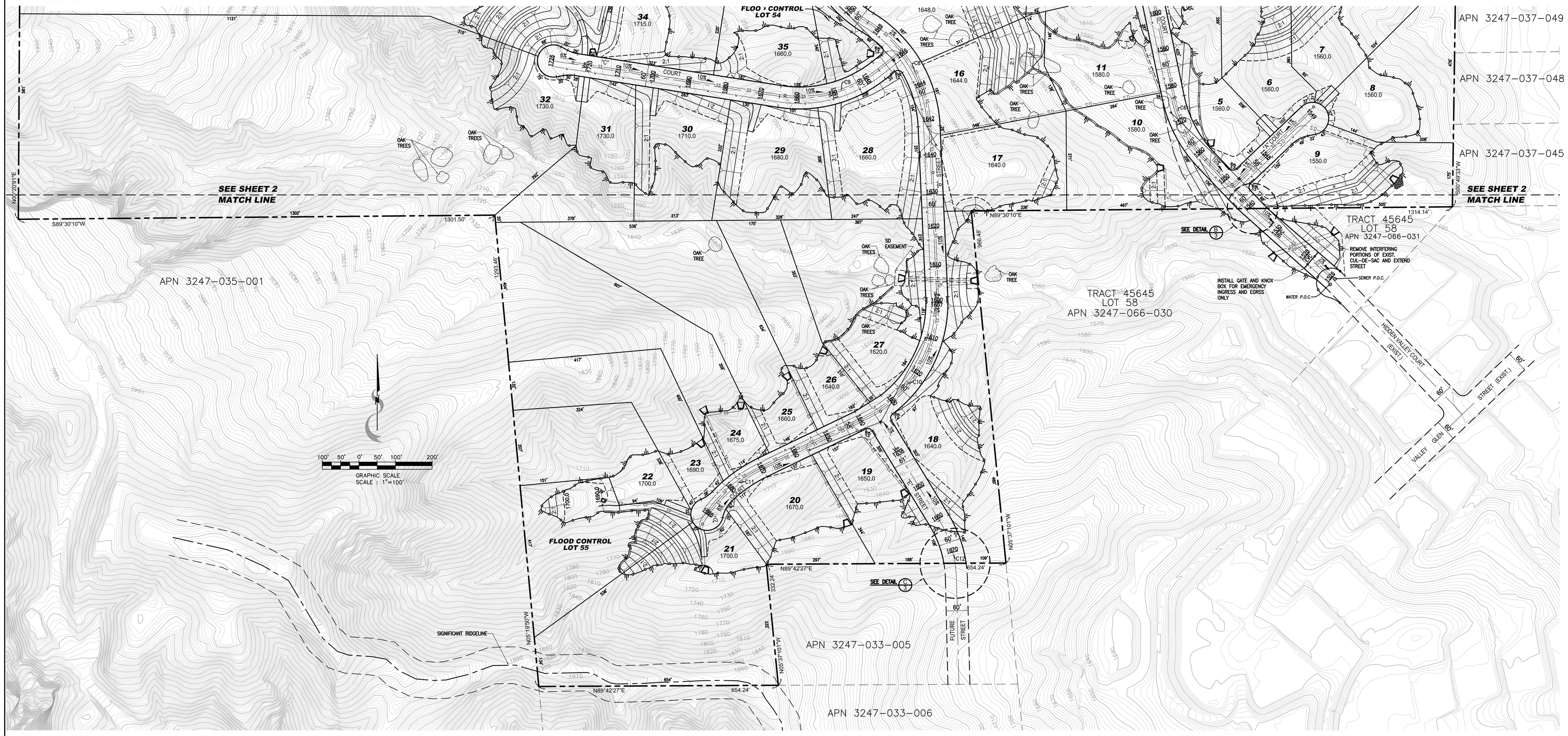
DATE

SHEET NO.

2

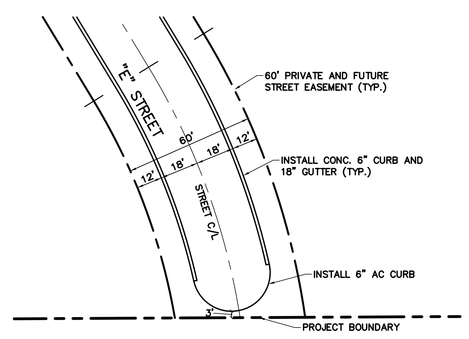
OF 3 SHEETS

J:\PROJECTS\996-002 Claremont Homes - Hasley 143 Acres\TENTATIVE MAP\996-002 HASLEY CYN TTM SHT 2-3.dwg

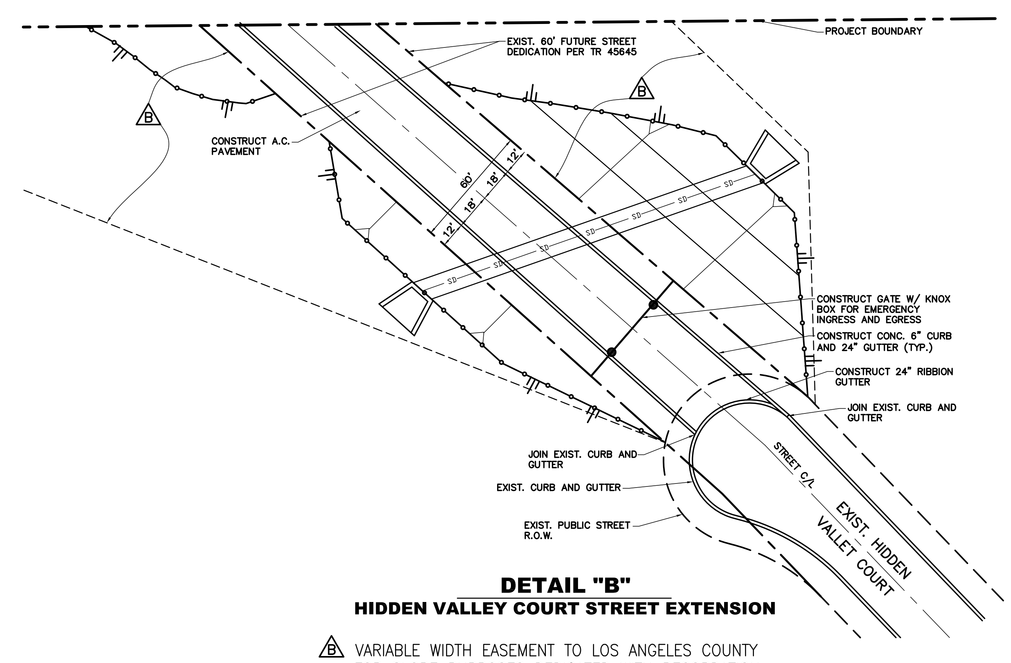


STREET CENTERLINE CURVE TABLE

CURVE TABLE				
NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C10	Δ=66°82'34"	350.0'	408.20'	230.89'
C11	Δ=28°76'16"	400.0'	200.79'	102.56'
C12	Δ=22°38'16"	320.0'	125.00'	63.31'



DETAIL "C"
"E" STREET TERMINUS



DETAIL "B"
HIDDEN VALLEY COURT STREET EXTENSION

B VARIABLE WIDTH EASEMENT TO LOS ANGELES COUNTY FOR SLOPE PURPOSES DEDICATED WITH RECORDATION OF TRACT 45645

No.	REVISION DESCRIPTION	BY	DATE

Life...enhanced by design SRC WEST

VESTING TENTATIVE MAP
TRACT NO. 72630

S R C WEST, I N C.
LAND PLANNING • ENGINEERING • SURVEYING
25322 RYE CANYON ROAD, SUITE 201, SANTA CLARITA, CA. 91355
Phone : (661) 257-6570, Fax : (661) 257-6577

DESIGNED:	JC
DRAWN:	J.SPENCE
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	12-30-13
SCALE:	1" = 100'
JOB NUMBER:	944-002

REGISTERED PROFESSIONAL ENGINEER
HASSAN HARIRCHI
No. 60006
Exp. 6-30-12
CIVIL
STATE OF CALIFORNIA

HASSAN HARIRCHI
R.C.E. No. 60006

DATE

SHEET NO.

3

OF 3 SHEETS