

LOT AREA SUMMARY

LOT NO.	NET AREA (FT ²)	GROSS AREA (ACRE)	TYPE	LOT FRONTAGE (FT)
1	88350	2.08	SINGLE FAMILY DETACHED **	126
2	87880	2.06	SINGLE FAMILY DETACHED **	101
3	90840	2.16	SINGLE FAMILY DETACHED **	101
4	104560	2.49	SINGLE FAMILY DETACHED **	101
5	95980	2.25	SINGLE FAMILY DETACHED **	98
6	86860	2.04	SINGLE FAMILY DETACHED **	101
7	92680	2.17	SINGLE FAMILY DETACHED **	100
8	86840	2.04	SINGLE FAMILY DETACHED **	101
9	95900	2.29	SINGLE FAMILY DETACHED **	101
10	93000	2.18	SINGLE FAMILY DETACHED **	101
11	90510	2.13	SINGLE FAMILY DETACHED **	106
12	87780	2.07	SINGLE FAMILY DETACHED **	111
13	86710	2.05	SINGLE FAMILY DETACHED **	122
14	86150	2.06	SINGLE FAMILY DETACHED **	109
15	85280	2.01	SINGLE FAMILY DETACHED **	114
16	111070	2.67	SINGLE FAMILY DETACHED **	252
17	106610	2.62	SINGLE FAMILY DETACHED **	341
18	101830	2.46	SINGLE FAMILY DETACHED **	245
19	89950	2.11	SINGLE FAMILY DETACHED **	106
20	92710	2.18	SINGLE FAMILY DETACHED **	110
21	89630	2.10	SINGLE FAMILY DETACHED **	108
22	88240	2.07	SINGLE FAMILY DETACHED **	108
23	88450	2.08	SINGLE FAMILY DETACHED **	110
24	95400	2.25	SINGLE FAMILY DETACHED **	128
25	93670	2.51	SINGLE FAMILY DETACHED **	252
26	66400	2.06	SINGLE FAMILY DETACHED **	468
27	84450	2.24	SINGLE FAMILY DETACHED **	257
28	88700	2.22	SINGLE FAMILY DETACHED **	225
29	88380	2.12	SINGLE FAMILY DETACHED **	150
30	88010	2.09	SINGLE FAMILY DETACHED **	105
31	89070	2.11	SINGLE FAMILY DETACHED **	103
32	85110	2.02	SINGLE FAMILY DETACHED **	105
33	82560	2.02	SINGLE FAMILY DETACHED **	107
34	87670	2.13	SINGLE FAMILY DETACHED **	110
35	93650	2.24	SINGLE FAMILY DETACHED **	113
36	86790	2.27	SINGLE FAMILY DETACHED **	103
37	77440	2.03	SINGLE FAMILY DETACHED **	100
38	82140	2.01	SINGLE FAMILY DETACHED **	100
39	82520	2.01	SINGLE FAMILY DETACHED **	101
40	82240	2.01	SINGLE FAMILY DETACHED **	101
41	83300	2.01	SINGLE FAMILY DETACHED **	101
42	85030	2.01	SINGLE FAMILY DETACHED **	101
43	85034	2.01	SINGLE FAMILY DETACHED **	101
44	85030	2.01	SINGLE FAMILY DETACHED **	101
45	109950	2.49	SINGLE FAMILY DETACHED **	101
46	102090	2.99	SINGLE FAMILY DETACHED **	581
47	66.36		OPEN SPACE	

NOTE:

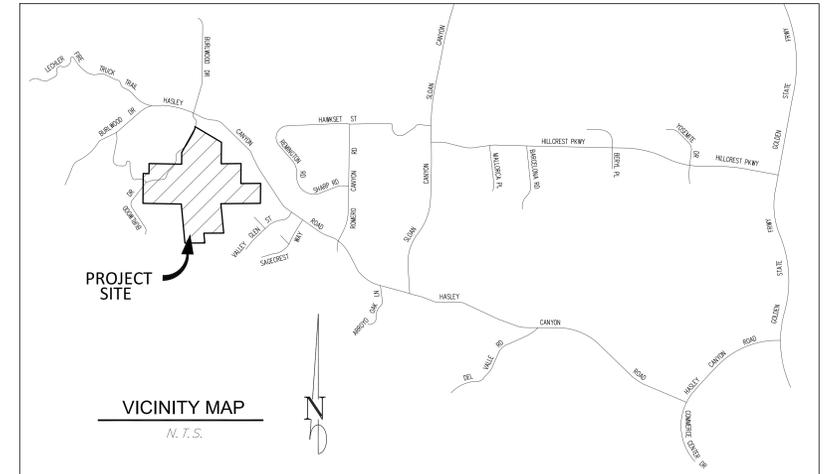
- * ALL SWALES SHOULD HAVE A MINIMUM OF 5% SLOPE FOR SELF CLEANING VELOCITY
- ** APPLICANT HEREBY REQUESTS TO HAVE THE REQUIRED STREET FRONTAGE WAIVED FOR THE PRIVATE DRIVEWAY AND FIRE LANE

CIRCULATION:

- ALL STREETS TO BE PRIVATE DRIVEWAY AND FIRE LANES. RESIDENTIAL LOT LINES EXTENDED TO THE CENTER OF THE PRIVATE DRIVEWAY AND FIRE LANE.
- STREET GRADES DO NOT EXCEED A MAXIMUM OF 15 PERCENT.
- 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 30 FEET. FOR THOSE PRIVATE DRIVES EXCEEDING 150 FEET IN LENGTH, A PAVED TURNAROUND SHALL BE PROVIDED AT THE END OF THE DRIVE.
- A PROPERTY LINE RETURN RADIUS 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 MAINTENANCE OF PUBLIC UTILITIES AND RIGHTS OF WAY OVER EXISTING ROADS AND MOUNTAIN TRAILS, IN BOOK 18624, 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: 3247-052-003 AND 3247-052-004
4. AN EASEMENT OF 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 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 AREA WIDE PLAN (ONE VALLEY ONE VISION) LAND USE DESIGNATION ARE: RL20 (RURAL LAND 20-1 DWELLING UNIT/20 GROSS ACRES), RL2 (RURAL LAND 2-1 DWELLING UNIT/2 GROSS ACRES).
- 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: 166.63 ACRES

PLAN NOTES:

- VTM 072630:
- GROSS PROJECT AREA: 166.63 ACRES.
 - PROPOSING 46 SINGLE FAMILY RESIDENTIAL LOTS.
 - APPLICANT REQUESTS THE RIGHT TO RECORD MULTIPLE FINAL MAPS PER SECTION 64456.1 OF 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 RECORDED 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.
 - 15 OAK TREES TO BE REMOVED PER LOS ANGELES COUNTY OAK TREE ORDINANCE.

UTILITIES & SERVICES:

- STORM DRAIN - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- SEWER - LOS ANGELES COUNTY SANITATION DISTRICT NO. 32
- WATER - LOS ANGELES COUNTY WATER 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
- PARKS - LOS ANGELES COUNTY PARK AND RECREATION DEPARTMENT
- POLICE - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
- FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT

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

ENGINEER/PLANNER:

CIVIL DESIGN AND DRAFTING, INC.
885 PATRIOT DR., UNIT C
MORFARK, CA 93021
CAMARILLO, CA 93024
PHONE: (805) 522-2622
FAX: (805) 426-8016
ATTN: IMAD ABUJAWDAH

GEOTECHNICAL ENGINEER:

GOLD COAST GEOSERVICES, INC.
5251 VERDUGO WAY, SUITE J
CAMARILLO, CA 93024
PHONE: (805) 484-5070
ATTN: SCOTT HOGREFE

AERIAL TOPOGRAPHY:

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

LEGAL DESCRIPTION:

SEE SHEETS 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.

BENCHMARK

LA CO ENCR TAG SE COR CONC SLAB, W/END HASLEY CYN RD, 1.8 M W/O SLOAN CYN RD, 12' E/O PP3726066E, NAVD 88 DATUM.
NEWHALL (2009) L-7100 ELEV. 1600.298

EARTH WORK: CALCULATION

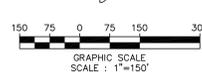
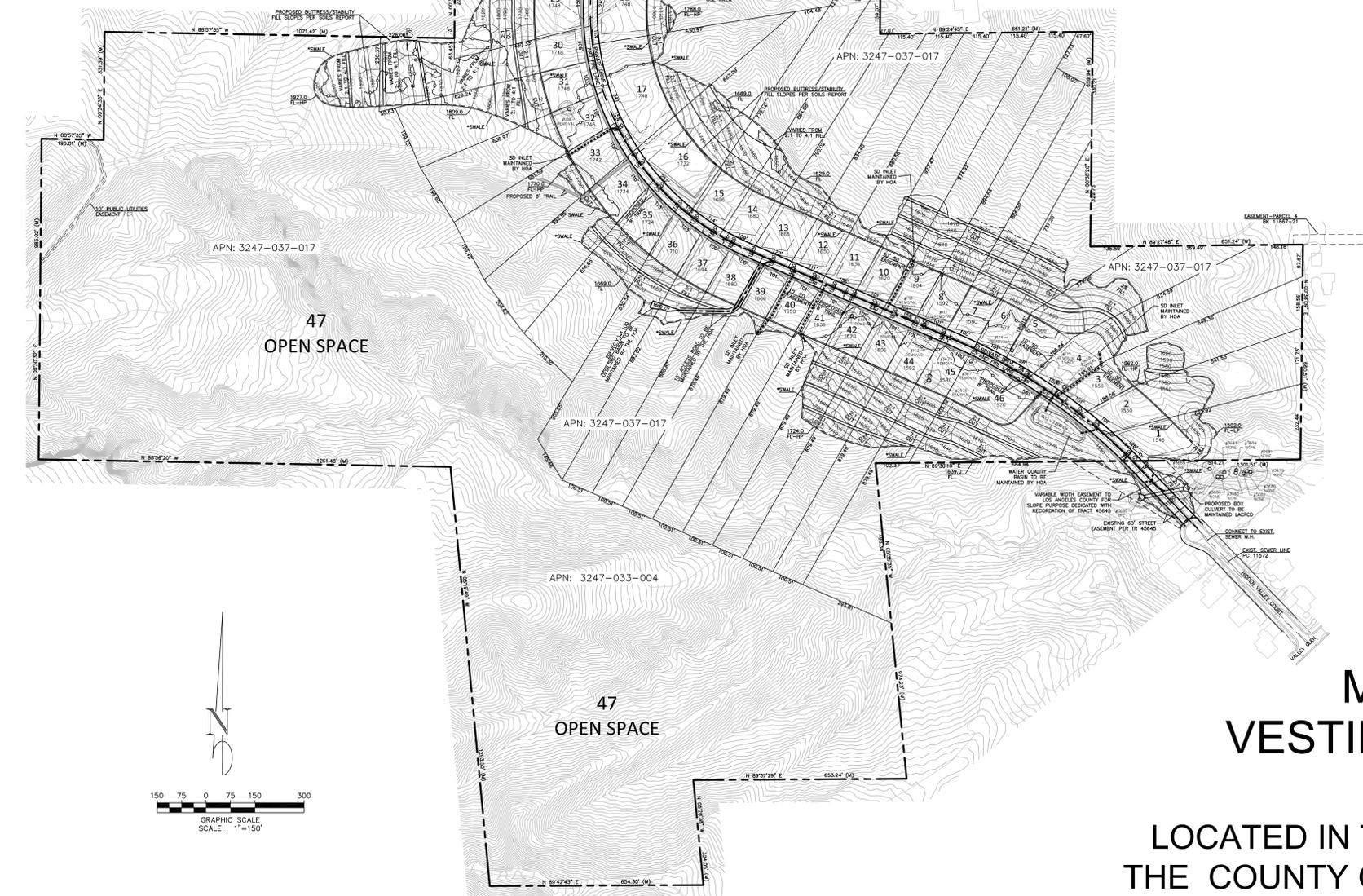
CUT = 600,000 C.Y.
FILL = 600,000 C.Y.
IMPORT/EXPORT = 0 C.Y.

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



MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 072630

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

09-26-2016

UNDERGROUND SERVICE ALERT
CALL 800-4-A-SHIELD
1-800-422-4135

REVISION BLOCK

REV.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER - VEHICLE DESIGN
REGISTERED PROFESSIONAL ENGINEER - CIVIL
REGISTERED PROFESSIONAL ENGINEER - LAND SURVEYING

DESIGN
DRAFTING
INC.

VESTING TRACT NO. 072630
VESTING TENTATIVE TRACT MAP NO. 072630
THE RESERVE AT HASLEY CANYON

SHEET 1 OF 3 SHTS

SCALE: AS NOTED

