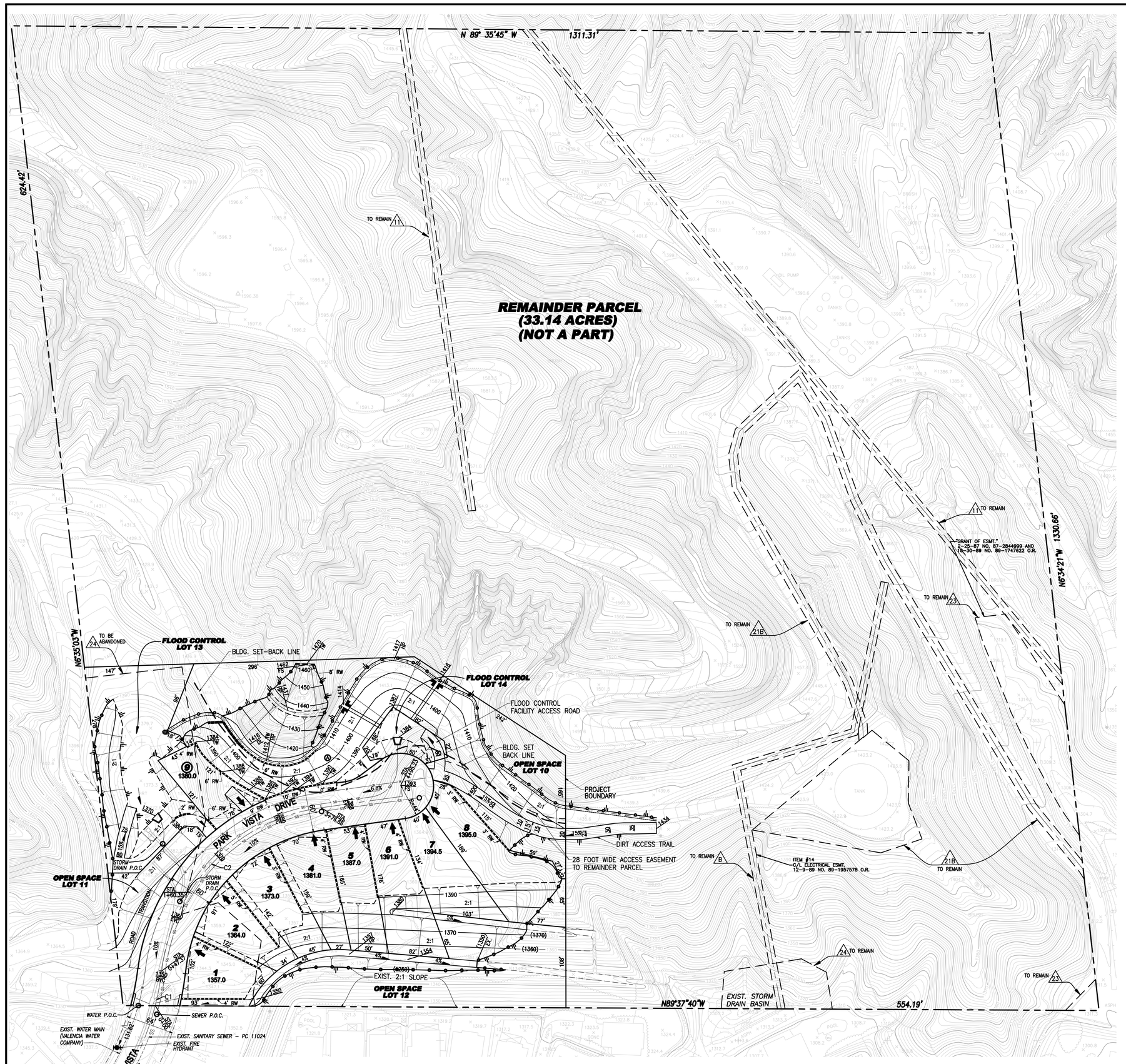
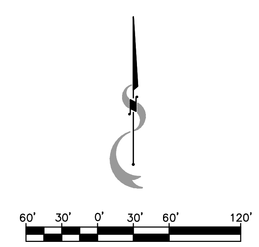
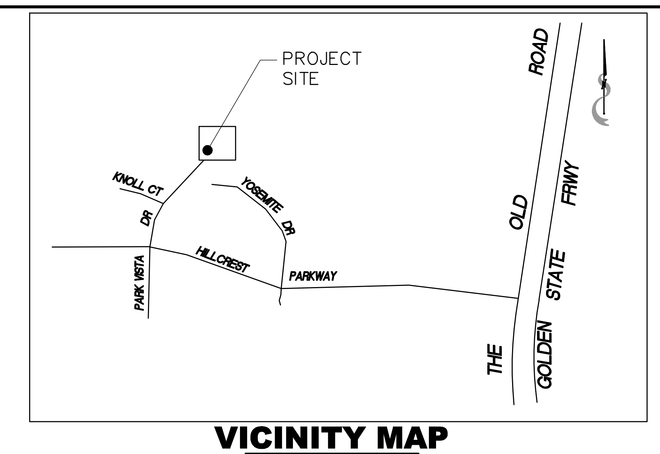
RECEIVED
DEPT OF REGIONAL PLANNING
TR072631 EXHIBIT
DATE: 25 NOV 2014







VICINITY MAP

NOT TO SCALE

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 DESIGNATION IS: SUBURBAN RESIDENTIAL, H5 (5DU/AC).
- LOS ANGELES COUNTY ZONING IS: R1-5000
- ASSESSOR PARCEL NUMBER: 2865-019-008 WITH A GROSS AREA OF 39.44 ACRES.
- THOMAS BROTHERS PAGE #'S: 4459; G2.

UTILITIES & SERVICES:

- STORM DRAIN - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- SEWER - LOS ANGELES COUNTY SANITATION DISTRICT NO. 32
- WATER - VALENCIA WATER COMPANY
- 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

EASEMENT NOTES:

EASEMENTS LISTED ARE BASED ON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED NOVEMBER 4, 2013; ORDER NO. NHSC-3365120 (TC).

(5) ITEM 5 - AN EASEMENT TO RICHFIELD OIL CORPORATION FOR PIPELINE AND APPURTENANCES, INGRESS AND EGRESS, INSTRUMENT NO. 1689 IN BOOK 38081, PAGE 282, DATED JANUARY 21, 1952. SUBSEQUENTLY ASSIGNED TO BELL PETROLEUM COMPANY, INSTRUMENT NO. 73206, PAGE 346, O.R. DATED NOVEMBER 20, 1953. (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD). (TO REMAIN)

(11) ITEM 11 - AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR OVERHEAD ELECTRICAL AND TELEPHONE LINES AND APURTENANCES, INSTRUMENT NO. 2830 IN BOOK 44163, PAGE 191, O.R., DATED MARCH 25, 1954. (TO REMAIN)

(20) ITEM 20 - AN EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON, INSTRUMENT NO. 81-379493, O.R., DATED APRIL 15, 1981. (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD). (TO REMAIN)

(21B) ITEM 21B - AN EASEMENT FOR CONSTRUCTING AND MAINTAINING WATER MAINS, RESERVOIR TANKS AND INCIDENTAL PURPOSES TO VALENCIA WATER COMPANY, INSTRUMENT NO. 90-814117, O.R. DATED MAY 3, 1990. (TO REMAIN)

(23) ITEM 23 - AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES TO LOS ANGELES FLOOD CONTROL DISTRICT, INSTRUMENT NO. 89-1476222, O.R. (TRACT 45335 IN BOOK 1140, PAGES 52-60). (TO REMAIN)

(24) ITEM 24 - AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES TO LOS ANGELES COUNTY FLOOD CONTOL DISTRICT, INSTRUMENT NO. 94-1151981, O.R. (TRACT 51325 IN BOOK 1205, PAGES 93-97). (TO BE RELOCATED)

(B) ITEM B - AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL SYSTEMS, INSTRUMENT NO. 89-1957578, O.R., DATED DECEMBER 9, 1989. (TO REMAIN)

CIRCULATION:

- PARK VISTA DRIVE TO BE A PUBLIC RIGHT OF WAY.
- EXISTING PARK VISTA DRIVE (OFFSITE) IS A PUBLIC STREET. VTTM 072631 PROPOSES TO EXTEND PARK VISTA DRIVE BY APPROXIMATELY 495 LINEAR FEET AS A PUBLIC STREET.
- STREET GRADES DO NOT EXCEED A MAXIMUM OF 10 PERCENT.
- STANDARD STREET SECTIONS ARE PROPOSED AS SHOWN PER GOVERNMENT CODE TITLE 21, SECTION 21.24.090.
- CUL DE SAC DESIGN SHALL BE PER STANDARD LOS ANGELES COUNTY PUBLIC WORKS, ROAD AND GRADING DEPARTMENT REQUIREMENTS.

ESTIMATED EARTHWORK VOLUMES:

	CUT	FILL
MASS EXCAVATION	47,600	48,400
SUBSIDENCE		400
BUILKING	1,200	
TOTAL:	48,800	48,800

EARTHWORK TO BALANCE ONSITE

APPLICANT AND PROPERTY OWNER:

DEL SUR RANCH, LLC
16633 VENTURA BOULEVARD, SUITE 1330
ENCINO, CA. 91436
(818) 986-8890
ATTN: ALEKS BAHARLO

ENGINEER/PLANNER:

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

GEOTECHNICAL ENGINNER:

GEOSOILS, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA 91406
(818) 785-2158
ATTN: LANCE PUTNAM

AERIAL TOPOGRAPHY:

BARTON/WALTERS AND ASSOCIATES
7225 ALABAMA AVENUE
CANOGA PARK, CA. 91303
(818) 884-9911

PLAN NOTES:

- THE SUBJECT PROPERTY HAS BEEN DISTURBED AND PARTIALLY DEVELOPED.
- PRESENTLY THERE ARE TWO EXISTING FLOOD CONTROL BASINS ONSITE.
- APN 2865-019-008 GROSS AREA IS 39.44 ACRES
- NET SUBDIVIDED PROJECT AREA IS 6.30 ACRES.
- THE ENTITLEMENT REQUEST PROPOSES TO SUBDIVIDE A PORTION OF APN 2865-019-008 INTO 9 SINGLE FAMILY RESIDENTIAL LOTS, 2 FLOOD CONTROL LOTS, 3 OPEN SPACE LOTS AND ONE REMAINDER PARCEL.
- 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.
- THERE ARE NO OAK TREES ONSITE. THEREFORE, NO OAK TREES ARE TO BE REMOVED PER THE LOS ANGELES COUNTY OAK TREE ORDINANCE.
- TERRACE DRAINS ASSOCIATED WITH MANUFACTURED SLOPES TO BE CONSTRUCTED WITH COLORED CONCRETE TO BLEND WITH THE NATURAL SOIL.
- MANUFACTURED SLOPES TO BE LANDSCAPED WITH INDIGENOUS VEGETATION PER COUNTY CODE 22.44.137 (D)(5)(d).
- STREET LIGHTS SHALL COMPLY WITH COUNTY CODE 22.44.137 D(2)(D).
- FENCING ALONG ANY PUBLIC ROAD (NONE PROPOSED) SHALL COMPLY WITH COUNTY CODE SECTION 22.48.160 AND SECTION22.44.137 D(9).
- TOTAL PROJECT STREET CENTERLINE DISTANCE IS 495.23 FEET. CUL DE SAC BULB STREET RIGHT OF WAY RADIUS IS 44 FEET.

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
ASSESSOR PARCEL NUMBER: 2865-019-008

BENCHMARK:

L&BRAD, 22' E/O BCR, NE CORNER OF HILLCREST PARKWAY AND PARK VISTA DRIVE, ELEVATION 1,309.957', NEWHALL (2009), L 7095 NAVD 88 DATUM
THE REGISTERED LAND SURVEYOR WILL SET FINAL MONUMENTS IN ACCORDANCE WITH THE RECORDED FINAL MAP.

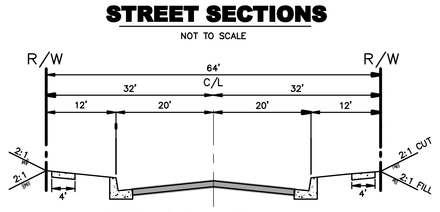
ADDITIONAL NOTES:

(A) EXISTING OIL WELL TO BE ABANDONED

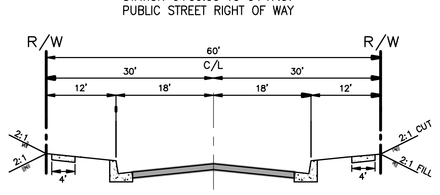
PROPOSED DRIVEWAY LOCATION

STREET SECTIONS

NOT TO SCALE

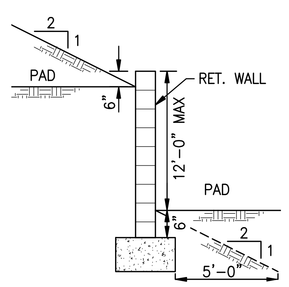


64' LOCAL STREET
PARK VISTA DRIVE
STATION 0+00.00 TO 0+47.37
PUBLIC STREET RIGHT OF WAY



60' LOCAL STREET
PARK VISTA DRIVE
STATION 1+60.35 TO 4+95.23

* TRANSISTION FROM 64' RIGHT OF WAY TO 60' RIGHT OF WAY OCCURS BETWEEN STATION 0+47.37 TO 1+60.35.
PUBLIC STREET RIGHT OF WAY



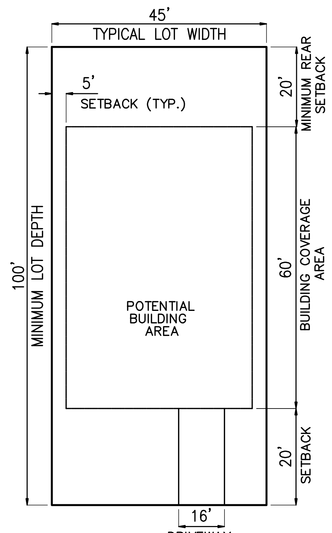
TYP. RET. WALL DETAIL
NTS

LOT AREA CHART

LOT NO.	TYPE OF LOT	SQ.FT. (GROSS)	SQ.FT. (NET)
1	RESIDENTIAL LOT	8,195	8,195
2	RESIDENTIAL LOT	8,165	8,165
3	RESIDENTIAL LOT	8,720	8,720
4	RESIDENTIAL LOT	7,752	7,752
5	RESIDENTIAL LOT	8,642	8,642
6	RESIDENTIAL LOT	11,353	11,353
7	RESIDENTIAL LOT	9,651	9,651
8	RESIDENTIAL LOT	15,121	15,121
9	RESIDENTIAL LOT	7,067	7,067
10	OPEN SPACE LOT	74,831	69,166
11	OPEN SPACE LOT	10,202	10,202
12	OPEN SPACE LOT	35,839	35,839
13	FLOOD CONTROL LOT	30,444	30,444
14	FLOOD CONTROL LOT	4,766	4,766

LOT SUMMARY

TYPE	LOTS
• SINGLE FAMILY	1-9
• OPEN SPACE	10-12
• FLOOD CONTROL	13-14
TOTAL:	14



TYP. LOT DETAIL
NTS

EXHIBIT "A" NOTES:

- FINAL GRADING WILL INCORPORATE CONTOUR GRADING TECHNIQUES TO THE EXTENT PRACTICABLE TO BLEND WITH THE NATURAL TERRAIN IN CONFORMANCE WITH COUNTY CODE SECTION 22.44.137 D(5)(A).
- SLOPE AND TERRACE DRAINS ON MANUFACTURED SLOPES SHALL UTILIZE COLORED CONCRETE TO BLEND WITH THE NATURAL SOIL IN CONFORMANCE WITH COUNTY CODE 22.44.137 D(5)(C).
- TERRACED SLOPES RESULTING FROM GRADING SHALL BE LANDSCAPED WITH LOCALLY INDIGENOUS VEGETATION IN CONFORMANCE WITH COUNTY CODE 22.44.137 D(5)(D).
- PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT A LANDSCAPE PLAN SHALL BE PREPARED AND SUBMITTED FOR GRADED AND OPEN SPACE AREAS THAT ARE NOT TO BE LEFT IN A NATURAL STATE IN CONFORMANCE WITH COUNTY CODE 22.56.215 J(1)(B).
- THE LANDSCAPE PLAN SHALL PROVIDE 15 GALLON NON-INVASIVE TREES ON DOWNSLOPES GREATER THAN 15 PERCENT IN CONFORMANCE WITH COUNTY CODE 22.44.137 D(5)(E).
- AT LEAST ONE (1) TREE SHALL PLANTED WITHIN THE FRONT YARD FOR EACH PARCEL NEAR ENOUGH TO THE SIDEWALK TO PROVIDE SHADE BUT ALSO MAINTAIN REQUIRED SIGHT DISTANCE FROM VEHICLES IN THE STREET. TREES SHALL BE MINIMUM FIVE (5) GALLONS AND SHALL HAVE A MINIMUM HEIGHT OF TEN (10) FEET OF HEIGHT AT THE TIME OF PLANTING IN CONFORMANCE WITH COUNTY CODE 21.32.195.
- STREET TREE PLANTING SHALL BE IN CONFORMANCE WITH COUNTY CODE 21.32.195.
- PROJECT OPEN SPACE COMPRISES NO LESS THAN 25 PERCENT OF THE NET AREA OF THE RESIDENTIAL DEVELOPMENT IN CONFORMANCE WITH COUNTY CODE 22.44.137 J(1)(A).

STREET CENTERLINE CURVE TABLE

CURVE TABLE				
NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=07°75'38"	350.0'	47.37'	23.72'
C2	Δ=75°28'26"	250.0'	329.32'	193.48'

CONDITIONAL USE PERMIT
EXHIBIT "A"
VESTING TENTATIVE TRACT MAP 072631
CONDITIONAL USE PERMIT NUMBER T201400012
NOVEMBER 25th, 2014

J:\PROJECTS\955-004 KFG - Park Vista Highlands\Exhibits\CUP EXHIBIT A VTTM 72631 REV B.dwg

No.	REVISION DESCRIPTION	BY	DATE
A	CEOTECHNICAL AND 1ST SUBDIVISION COMMITTEE REVISIONS	JWS	9-30-14

Life...enhanced by design
SRC WEST

CONDITIONAL USE PERMIT
EXHIBIT "A"
VTTM 72631

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:	JWS
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	11-25-14
SCALE:	1" = 60'
JOB NUMBER:	955-004

REGISTERED PROFESSIONAL ENGINEER
HASSAN HARIRCHI
No. 60006
Exp. 6-30-16
CIVIL
STATE OF CALIFORNIA

HASSAN HARIRCHI
R.C.E. No. 60006

DATE

SHEET NO.

1

OF 1 SHEETS