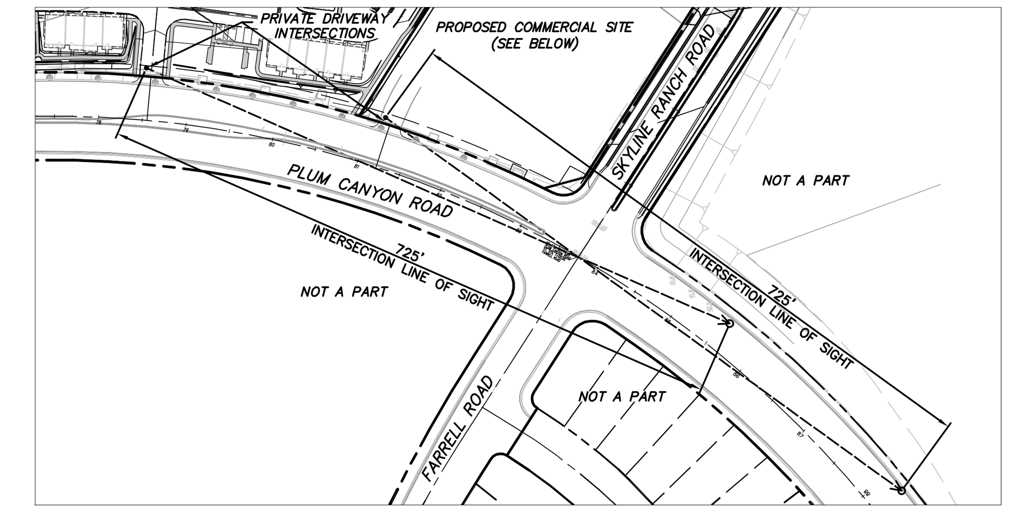
MAJOR LAND DIVISION

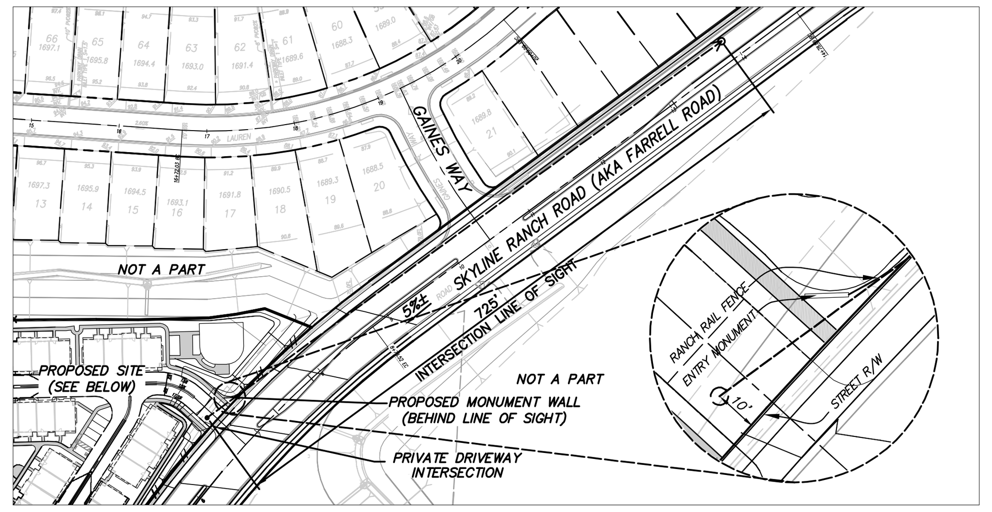
EXHIBIT "A" FOR VESTING TENTATIVE TRACT MAP NO. 073065

(FOR CONDOMINIUM AND COMMERCIAL PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR073065 EXHIBIT
DATE: 26 MAY 2015



PLUM CANYON ROAD
INTERSECTION SIGHT DISTANCE DETAIL
SCALE: 1"=100'



SKYLINE RANCH ROAD INTERSECTION
SIGHT DISTANCE DETAIL
SCALE: 1"=100'

GENERAL NOTES

1. AREA PLAN DESIGNATION.................. C.G. (GENERAL COMMERCIAL)
2. EXISTING ZONING.................. C-2
3. PROPOSED ZONING.................. C-2
4. EXISTING LAND USE.................. VACANT/GENERAL COMMERCIAL
5. PROPOSED LAND USE.................. CONDOMINIUM/GENERAL COMMERCIAL
6. EXISTING NUMBER OF LOTS.................. 1
7. PROPOSED NUMBER OF LOTS.................. 2
8. TOTAL NUMBER OF GROSS ACRES: LOT 219 .... 14.53 AC
9. PROPOSED ACRES AFTER DEDICATIONS: NET [GROSS]
   - RESIDENTIAL LOT.................. 10.48 AC [11.98 AC]
   - COMMERCIAL LOT.................. 1.90 AC [2.55 AC]
   - TOTAL .... 12.38 AC [14.53 AC]
10. TOTAL LANDSCAPE AREA (RESIDENTIAL LOT).................. 131,200 SF (3.01 AC)
11. TOTAL NUMBER CONDOMINIUM UNITS.................. 175
12. OVERALL DENSITY FOR RESIDENTIAL LOT .... 16.7 D.U./AC
13. PROPOSED PARKING:
    - PRIVATE (ALL UNITS WILL HAVE A TWO-CAR GARAGE).................. 350
    - GUEST.................. 74
14. SITE LOCATION: PLUM CANYON ROAD AND FARRELL ROAD
    SANTA CLARITA, CA 91350
15. ASSESSOR PARCEL NUMBERS: 2812-097-007
16. THOMAS GUIDE: PAGE 4461, GRID F6
17. PROPOSED HEIGHT.................. 35' (30' TO EAVES)
18. THERE ARE NO EXISTING STRUCTURES ON SITE.
19. THERE ARE NO EXISTING TREES ON SITE.
20. THERE ARE NO PROTECTED OAK TREES WITHIN 50' OF THE PROJECT SITE.
21. EXISTING UTILITIES:
    - 45", 57" & 60" STORM DRAIN, LINE B, PER PD2581 ON LA MADRID DRIVE
    - 24" STORM DRAIN, LINE F, PER PD2317 ON PLUM CANYON ROAD
    - 96" STORM DRAIN, LINE M, PER PD2583 ON FARRELL ROAD
    - 8" SEWER MAIN ON LA MADRID DRIVE
    - 15" SEWER MAIN ON PLUM CANYON ROAD
    - 8" WATER MAIN ON LA MADRID DRIVE
    - 16" WATER MAIN ON PLUM CANYON ROAD
22. EXISTING DRAINAGE:
    - WESTERLY PORTION SURFACE DRAINS TO LA MADRID
    - EASTERLY PORTION SURFACE DRAINS TO PLUM CANYON

BENCHMARK:

L.A. COUNTY DPW BENCHMARK NO. L 7133 (NEWHALL QUAD)
L.A. COUNTY DPW TAG, W. CURB, NW COR PLUM CYN RD & LA MADRID DR.
ELEVATION = 1,647.222 FEET (2009 ADJUSTMENT, NAVD 88 DATUM)

UTILITY PURVEYORS:

- WATER: SANTA CLARITA WATER DIVISION, A DIVISION ON CASTAIC WATER AGENCY.
  REPRESENTATIVE: ESTELLA LECAROS
  ADDRESS: 26521 SUMMIT CIRCLE, SANTA CLARITA, CA 91350
  PHONE: (661) 259-2737
- SEWER: LOS ANGELES COUNTY SANITARY DISTRICT NO. 32
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
- PHONE: AT&T
- CABLE: TIME WARNER CABLE COMPANY
- FIRE: LOS ANGELES COUNTY FIRE DEPARTMENT – NORTH REGION

PROJECT DESCRIPTION:

VESTING TENTATIVE TRACT MAP FOR 175 MULTIFAMILY CONDOMINIUM UNITS (3-STORY ATTACHED)ON LOT 1 AND ONE COMMERCIAL LOT ON LOT 2 TO REMAIN VACANT FOR POTENTIAL FUTURE COMMERCIAL DEVELOPMENT

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 219 OF TRACT NO. 46018-11, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1298 PAGES 28 TO 51 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING FROM THAT PORTION OF SAID LAND LYING WITHIN THE EAST HALF OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 15 WEST ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR INTO THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET MEASURED VERTICALLY FROM SAID SURFACE, AS RESERVED BY SALTONSTALL AND WRIGHT, A PARTNERSHIP IN DEED RECORDED DECEMBER 30, 1963 AS INSTRUMENT NO. 1768 IN BOOK D-2304 PAGE 40, OFFICIAL RECORDS.
APN: 2812-097-007

PARKING REQUIREMENTS:

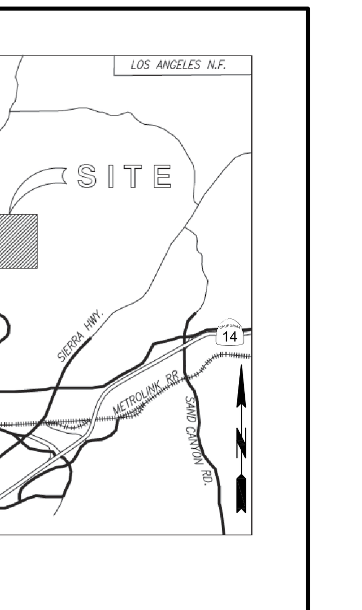
MINIMUM PARKING SPACE REQUIRED: – 2.25 PER UNIT (175 UNITS x 2.25=394 EA)
PARKING PROVIDED:
2 COVERED PARKING PER UNIT – 350 EA
STANDARD GUEST PARKING STALLS – 61 EA
PARALLEL GUEST PARKING STALLS – 7 EA
ACCESSIBLE GUEST PARKING STALLS – 5 EA
VAN ACCESSIBLE GUEST PARKING STALLS – 1 EA
TOTAL PARKING PROVIDED – 420 EA

SETBACK REQUIREMENTS:

NO SPECIFIC SETBACK REQUIREMENTS FOR THE C-2 ZONE
R-1 ZONE SETBACK REQUIREMENTS ARE:
FRONT YARD: 20 FEET
REAR YARD: 15 FEET
SIDE YARDS: INTERIOR LOT: 5 FEET , CORNER LOT: 5 FEET EXCEPT ON REVERSED CORNER LOT, WHICH IS 10 FEET
INTERIOR BUILDING SETBACKS: 12 FEET FOR 3 STORY

EARTHWORK QUANTITY TABLE

	CUT (CY)	FILL (CY)
RAW VOLUME:(STREETS LEFT 2' LOW FOR PAVEMENT SECTION AND UTILITY SPOILS)	12,584	10,415
BUILDING PAD OVEREX & RECOMPACT	96,310	96,310
INFILTRATION-DETENTION SPOILS	2,320	
TOTAL	111,214	106,725
EXPORT AMOUNT		4,489 CY



VICINITY MAP
NOT TO SCALE

EXISTING EASEMENTS:

(A) AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 3, 2003 AS INSTRUMENT NO. 03-2558716 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS. EASEMENT TO REMAIN.

(B) AN EASEMENT FOR SYSTEM FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 19, 2005 AS INSTRUMENT NO. 05-1178056 OF OFFICIAL RECORDS.
IN FAVOR OF: TIME WARNER CABLE INC., A DELAWARE CORPORATION D/B/A TIME WARNER CABLE. EASEMENT TO REMAIN. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(C) AN EASEMENT FOR UNDERGROUND FACILITIES CONSISTING OF CABLES, ASSOCIATED ELECTRICAL CONDUCTORS, NECESSARY FIXTURES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED MAY 1, 2007 AS INSTRUMENT NO. 2007-1052506 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CORPORATION, DBA AT&A CALIFORNIA, ITS SUCCESSORS, ASSIGNS, LESSEES AND AGENTS. NOT PLOTTED, EASEMENT TO BE RELOCATED.

(D) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO GRANT LANDSCAPE AND SIGNAGE LICENSE" RECORDED AUGUST 11, 2010 AS INSTRUMENT NO. 2010-1112559 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS:

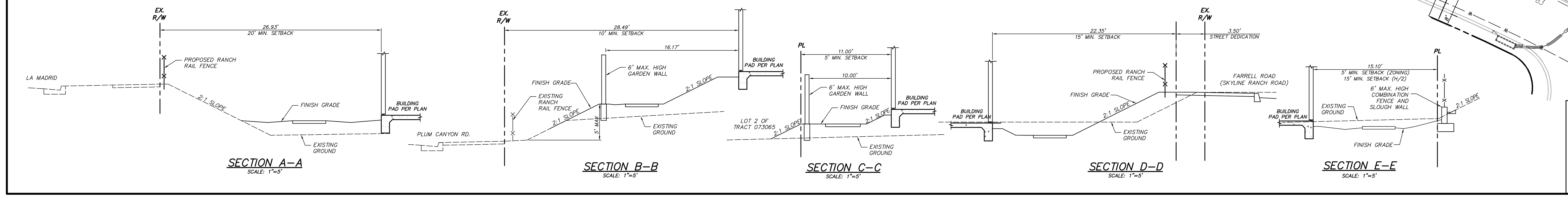
(FL) 26' WIDE MINIMUM AND VARIABLE WIDTH FIRE LANE AND ACCESS; AND PUBLIC UTILITY EASEMENT.

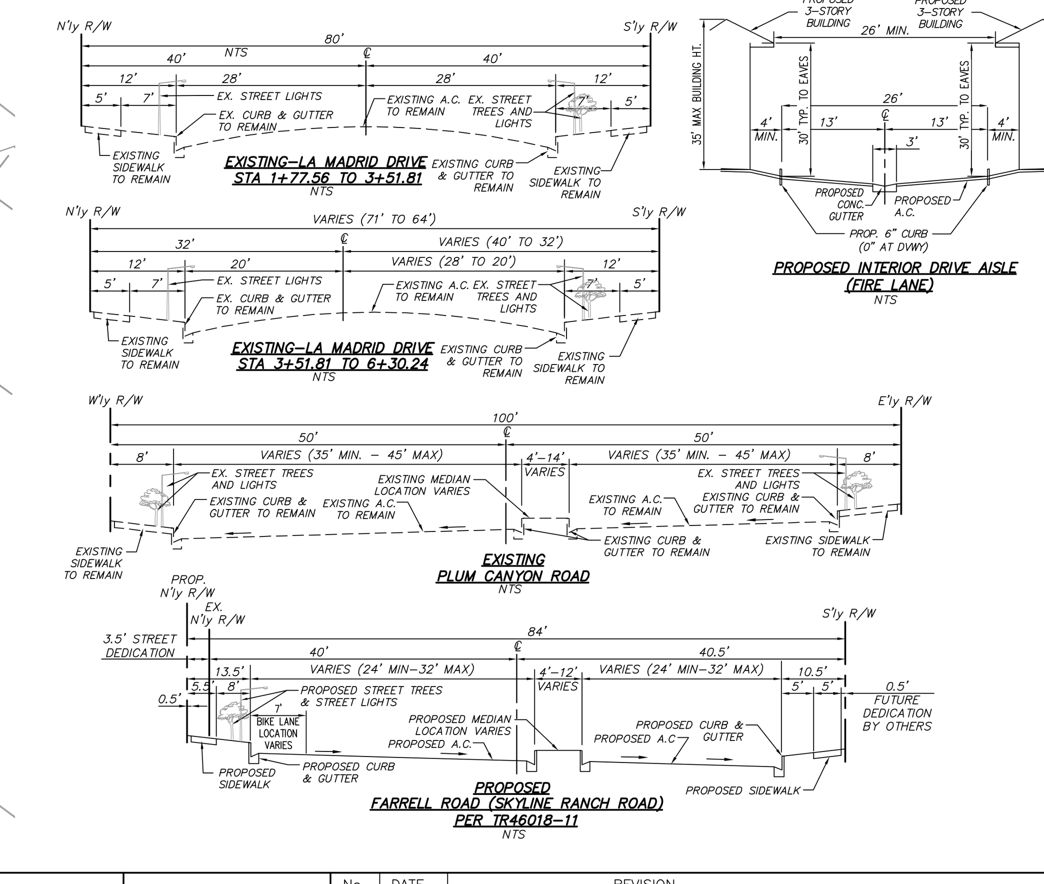
LEGEND OF ABBREVIATIONS:

EX, EXIST	EXISTING
TC	TOP OF CURB
FL	FLOW LINE
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
GF	GARAGE FINISHED FLOOR
FG	FINISHED GRADE
BW	BACK OF WALK
TG	TOP OF GRATE
INV	INVERT
CL	CENTERLINE
PL	PROPERTY LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LIP	LIP OF GUTTER
EL OR ELEV	ELEVATION
DVWY	DRIVEWAY
CONC	CONCRETE
AC	ASPHALT
MAX	MAXIMUM
MIN	MINIMUM

LEGEND:

- PROPERTY LINE/LOT LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EXISTING LOT LINE
- FIRE LANE AND ACCESS ESMT.
- 2:1 SLOPE
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN
- PROPOSED 8" VCP SEWER MAIN
- PROPOSED 4" SEWER HOUSE LATERAL
- PROPOSED WATER HOUSE LATERAL AND METER CLUSTER
- 6' HIGH GARDEN WALL
- 6' HIGH COMBINATION FENCE ON SLOUGH WALL
- RANCH RAIL FENCE
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- GUEST PARKING STALL (18' x 9')
- CONCRETE HARDSCAPE





OWNER:
NAME: MONTEVERDE DEVELOPMENT
REPRESENTATIVE: MATT CRAIG
ADDRESS: 28100 BOUQUET CANYON ROAD SUITE 216 SAUGUS, CA 91350
PHONE: (661) 296-0288

SUBDIVIDER:
NAME: KB HOME GREATER LOS ANGELES INC.
REPRESENTATIVE: RON MERTZEL
ADDRESS: 25152 SPRINGFIELD COURT, SUITE 180, VALENCIA, CA 91355
PHONE: (661) 219-6880

LAND SURVEYOR:
NAME: PINNACLE LAND SURVEYING,INC.
REPRESENTATIVE: NEIL HENSEN
ADDRESS: 28348 CONSTELLATION ROAD. SUITE 800, VALENCIA, CA 91355
PHONE: (661) 254-1928

CIVIL ENGINEER:
NAME: FORMA ENGINEERING INC.
REPRESENTATIVE: ARET BINATLI
ADDRESS: 10814 RESEDA BLVD, NORTHRIDGE, CA 91326
PHONE: (818) 832-1710

GEOTECHNICAL/SOILS ENGINEER
NAME: RMA GEOSCIENCE, INC.
REPRESENTATIVE: MARK SWIATEK
ADDRESS: 9854 GLENOAKS BOULEVARD, SUN VALLEY, CA 91352-1044
PHONE: (800) 762-4396

PREPARED FOR:
KB HOME GREATER LOS ANGELES INC.
25152 Springfield Court, Suite 180 Valencia, CA 91355
CONTACT - RON MERTZEL TEL - (661) 219-6880

EXHIBIT "A"
VESTING TENTATIVE
TRACT MAP NO. 073065

PREPARED BY:
FORMA ENGINEERING INC.
10814 Reseda Boulevard, Northridge, CA 91326
Phone: (818) 832-1710 · Fax: (818) 832-1740
ARET BINATLI, P.E. R.C.E. 64448 5/16/2015 DATE

REGISTERED PROFESSIONAL ENGINEER
ARET BINATLI
No. 64448
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

No.	DATE	REVISION

DESIGNER:	A.B.
CHECKED BY:	A.B.
DATE:	5/16/2015
SHEET 1	OF 1

Drawing Name: L:\13009\Eng\13009-000\Final Plots\Tentative\Exhibit A\01_13009_Ex A.dwg
Last Opened: May 16, 2015 - 3:56pm by aret