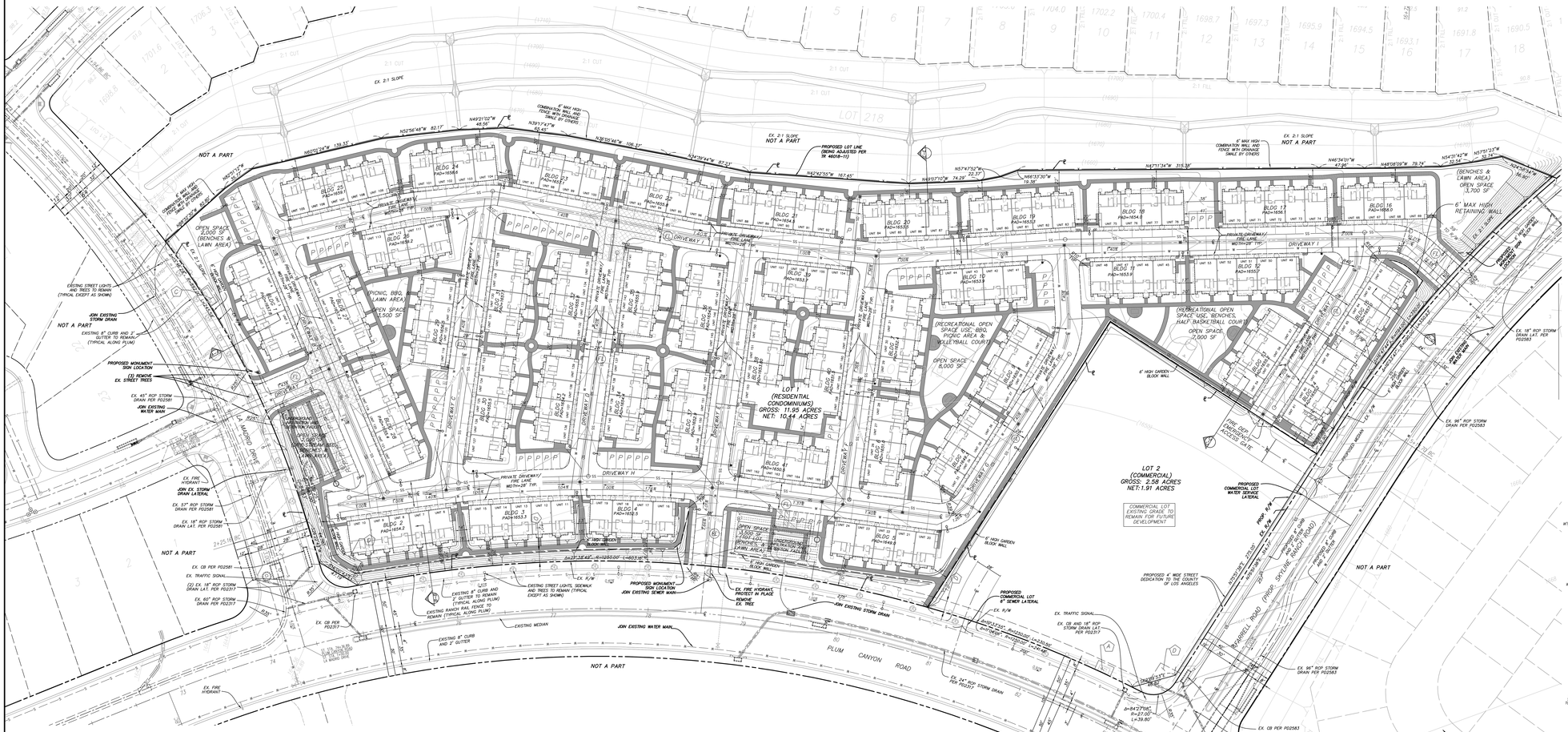
RECEIVED
DEPT OF REGIONAL PLANNING
TRM*060 SITE PLAN
DATE: 7 JAN 2015

MAJOR LAND DIVISION

SITE PLAN 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



BUILDING AREAS

BLDG TYPE	QTY.	BLDG. FOOTPRINT	TOTAL AREA	UNIT PLAN MIX		
				PLAN 1	PLAN 2	PLAN 3
4-PLEX	30 EA	3,273 SF	98,190 SF	-	30x2 EA	30x2 EA
5-PLEX	11 EA	3,987 SF	43,857 SF	11x2 EA	11x1 EA	11x2 EA
			TOTAL 115 UNITS	22 EA	71 EA	82 EA

GENERAL NOTES

1. AREA PLAN DESIGNATION ..... C-2, (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 ..... 14.54 AC
9. PROPOSED ACRES AFTER DEDICATIONS: ..... NET [GROSS]
   RESIDENTIAL LOT ..... 10.44 AC [11.95 AC]
   COMMERCIAL LOT ..... 1.91 AC [2.58 AC]
   TOTAL ..... 12.35 AC [14.53 AC]
10. TOTAL LANDSCAPE AREA (RESIDENTIAL LOT) ..... 131,200 SF (3.01 AC)
11. TOTAL NUMBER CONDOMINIUM UNITS ..... 175 (SEE BUILDING AREA TABLE LEFT)
12. OVERALL DENSITY FOR RESIDENTIAL LOT ..... 16.8 D.U./AC
13. PROPOSED PARKING:
    PRIVATE (ALL UNITS WILL HAVE A TWO-CAR GARAGE) 350
    GUEST 71
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 F8
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 P02591 ON LA MADRID DRIVE
    24" STORM DRAIN; LINE T, PER P02317 ON PLUM CANYON ROAD
    96" STORM DRAIN; LINE M, PER P02583 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 (SEAMLESS DIGITAL)
ELEVATION = 1,644.222 FEET (DPW ADJUSTMENT, NAVD 88 DATUM) LA MADRID DR.
ELEVATION = 1,647.222 FEET (DPW ADJUSTMENT, NAVD 88 DATUM)

UTILITY PURVEYORS:

- WATER: SANTA CLARITA WATER DIVISION, A DIVISION ON CASTAIC WATER AGENCY.
  REPRESENTATIVE: MR. DAVID SCHMITZ
  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, BEING A PORTION OF LOT 219 OF TRACT NO. 46059-11, 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 SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 15 WEST 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 AND HELIUM, THAT PORTION OF SAID LAND, THE 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 EK/SONTAL AND WRIGHT, A PARTNERSHIP IN DEED RECORDED DECEMBER 30, 1963 AS INSTRUMENT NO. 1963-2147, IN BOOK D3 PAGE 40, OFFICIAL RECORDS.
APN: 2812-097-007

PARKING REQUIREMENTS:

MINIMUM PARKING SPACE REQUIRED: – 2.25 PER UNIT (175 UNITS×2.25=394 EA)
PARKING PROVIDED:
2 COVERED PARKING PER UNIT ..... = 350 EA
GUEST PARKING SPACE STALLS ..... = 71 EA
ACCESSIBLE GUEST PARKING STALLS ..... = 6 EA
VAN ACCESSIBLE GUEST PARKING STALLS ..... = 1 EA
TOTAL PARKING PROVIDED ..... = 421 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

	OUT (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	2,330	
TOTAL	111,214	106,725
EXPORT AMOUNT		4,489 CY

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. 2007-0000824 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. 2010-1112939 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS:

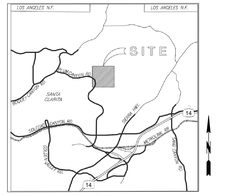
(E) 28' WIDE MINIMUM AND VARIABLE WIDTH FIRE LANE AND ACCESS; AND PUBLIC UTILITY EASEMENT.

LEGEND OF ABBREVIATIONS:

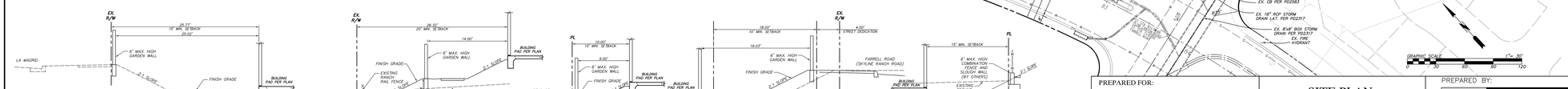
EX. EXIST	EXISTING
FL	FLOW LINE
TOP	TOP OF SLOPE
TC	TOP OF CURB
FS	FINISHED SURFACE
FF	FINISHED FLOOR
FG	FINISHED GRADE
EW	EACH OF WHICH
TG	TOP OF GRATE
INV	INVERT
PL	PROPERTY LINE
FL	PROPERTY LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
FG	FINISH GRADE
EL OR ELEV	ELEVATION
DVWY	DRIVEWAY
CONC	CONCRETE
ASPH	ASPHALT
MAX	MAXIMUM
MIN	MINIMUM

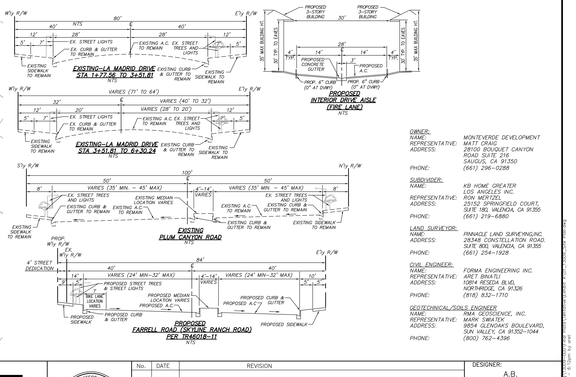
LEGEND:

- PROPERTY LINE/LOT LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EXISTING WATER MAIN
- 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 LATERAL AND METER CLUSTER
- 6' HIGH GARDEN WALL
- 6' HIGH COMBINATION FENCE ON SLOUGH WALL
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- GUEST PARKING STALL
- CONCRETE WALKWAYS
- LA COUNTY FIRE DEPARTMENT TURNAROUND



VICINITY MAP
NO TO SCALE





OWNER:
NAME: MONTEVERDE DEVELOPMENT
REPRESENTATIVE: MATT DIAZ
ADDRESS: 28905 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: RINNAGLE LAND SURVEYING INC.
ADDRESS: 28348 CONSTELLATION ROAD, SUITE 803, VALENCIA, CA 91355
PHONE: (661) 254-1928

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

GEOTECHNICAL/SOILS ENGINEER
NAME: RMA GEOSCIENCE, INC.
REPRESENTATIVE: MARK SAKATEK
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

SITE PLAN 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. | M.C.E. 64448 | 1/06/2015 DATE

REGISTERED PROFESSIONAL ENGINEER ARET BINATLI No. 64448 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

No.	DATE	REVISION

DESIGNER: A.B.
CHECKED BY: A.B.
DATE: 1/06/2015
SHEET 1 OF 1