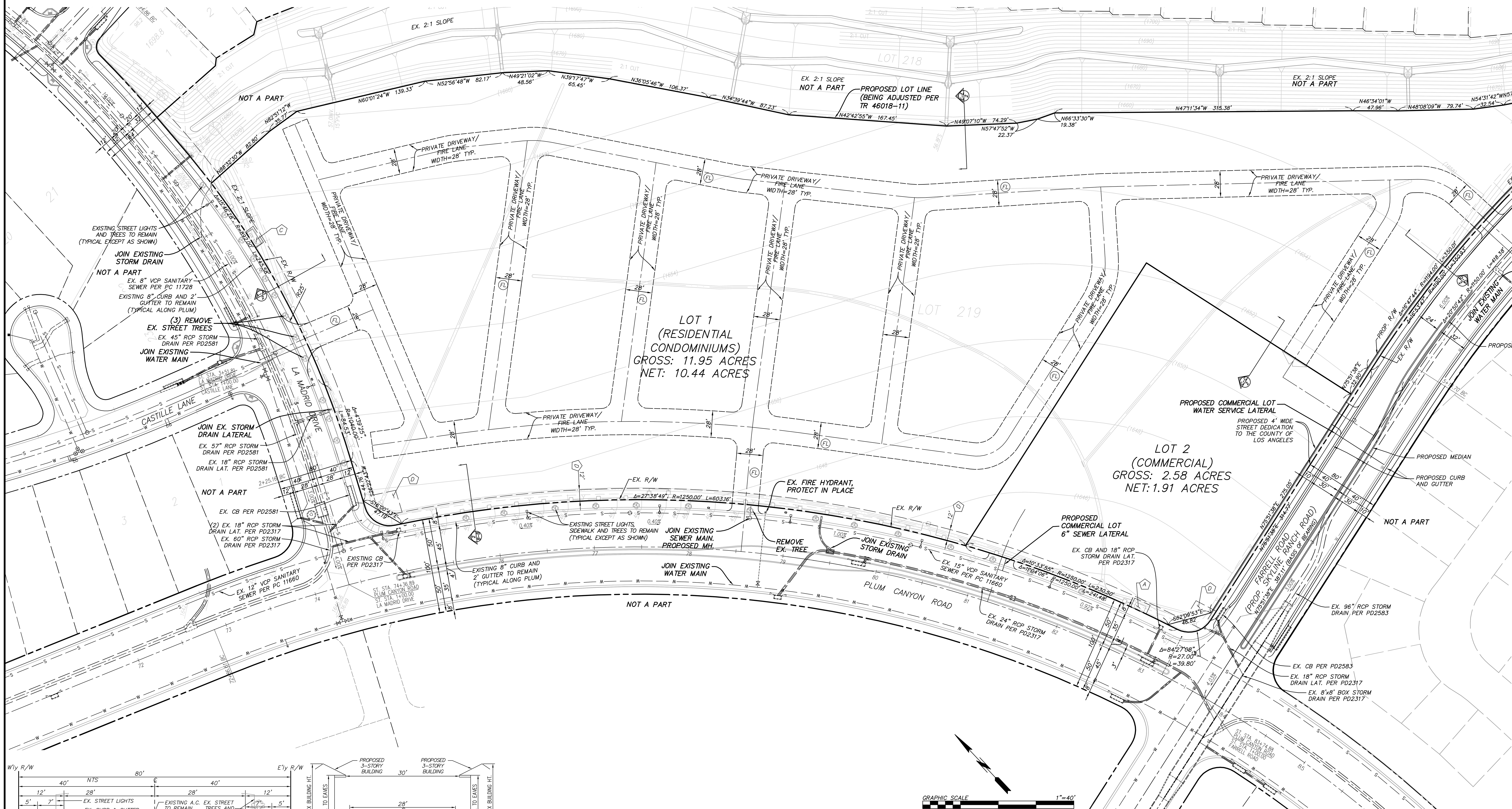
RECEIVED
DEPT OF REGIONAL PLANNING
TR073065 TENTATIVE PG 1
DATE: 7 JAN 2015

# MAJOR LAND DIVISION

## 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




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

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.

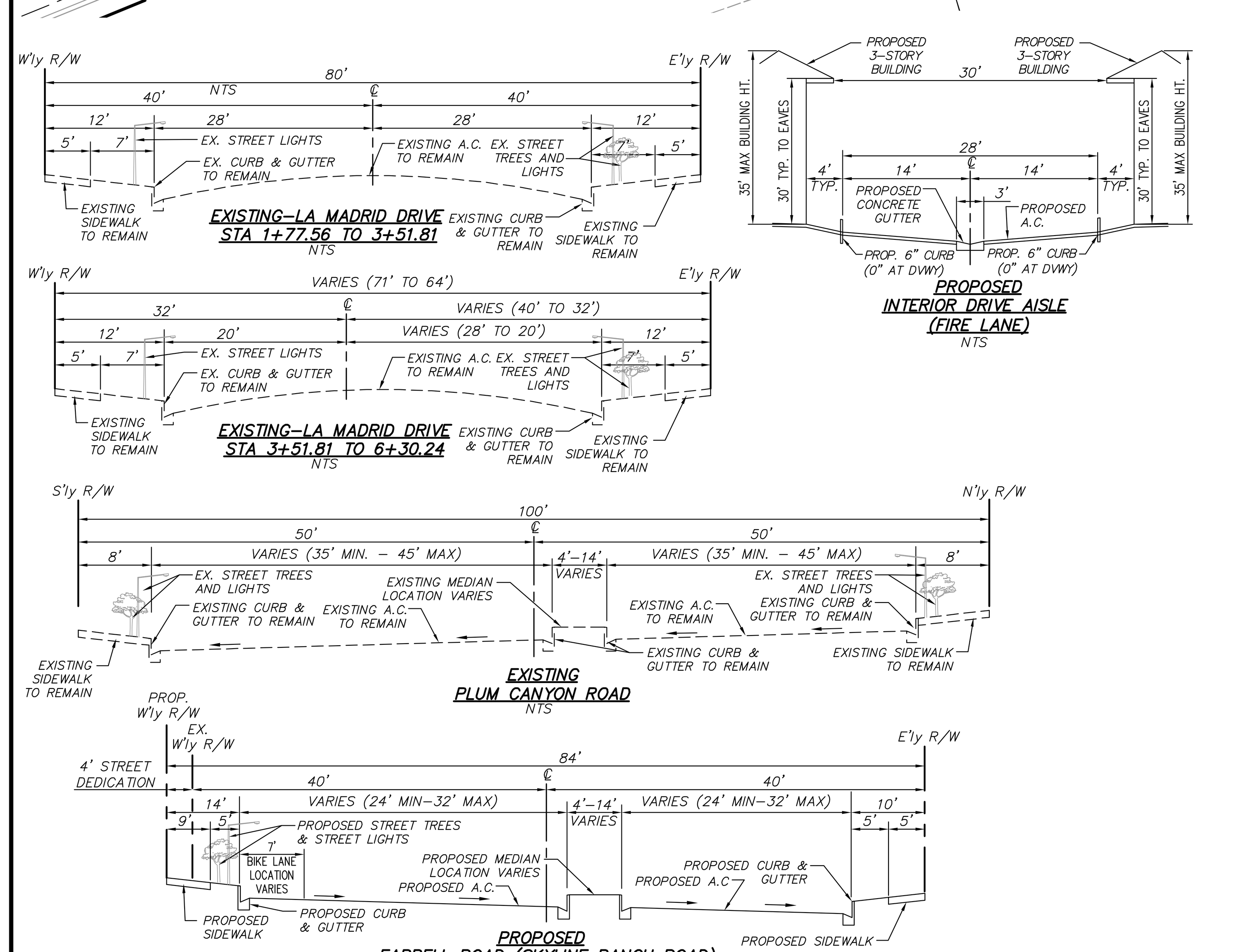
(B) AN EASEMENT FOR SYSTEM FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 19, 2005 AS INSTRUMENT NO. 05-1178056 OF OFFICIAL RECORDS.
IN FAVOR OF: TIME WARNER CABLE INC., A DELAWARE CORPORATION D/B/A TIME WARNER CABLE. EASEMENT TO REMAIN. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD 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) 28' WIDE MINIMUM AND VARIABLE WIDTH FIRE LANE AND ACCESS; AND PUBLIC UTILITY EASEMENT.




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 .................................14.54 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
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 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. 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
21. 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

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, CALIFORNIA 91355
PHONE: (661) 219-6880

LAND SURVEYOR:
NAME: PINNACLE LAND SURVEYING, INC.
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

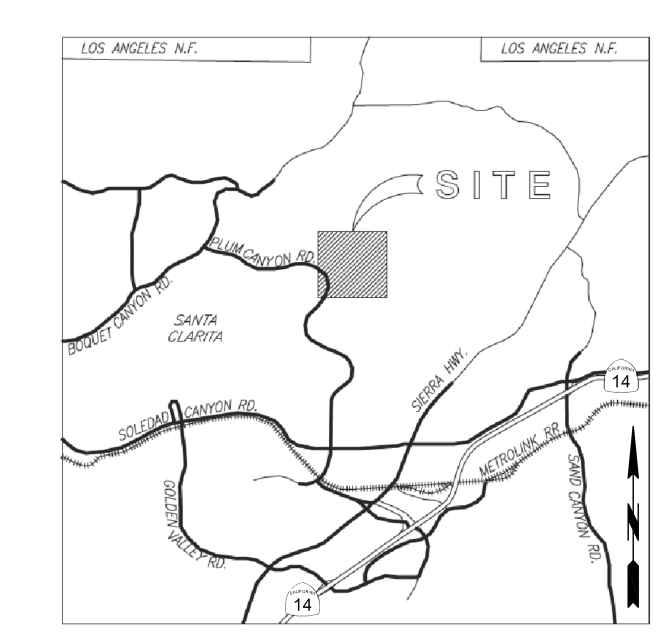
GEOTECHNICAL/SOILS ENGINEER
NAME: RMA GEOSCIENCE, INC.
REPRESENTATIVE: MARK SWATEK
ADDRESS: 9854 GLENOAKS BOULEVARD, SUN VALLEY, CA 91352-1044
PHONE: (800) 762-4396

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 |
| 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 |
| 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 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



VICINITY MAP
NOT TO SCALE

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

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
NEIL C. HANSEN P.L.S. 9027 1/06/2015 DATE
LICENSED LAND SURVEYOR NEIL C. HANSEN L.S.9027 STATE OF CALIFORNIA

| No. | DATE | REVISION |
|---|---|---|
| | | |

DESIGNER: A.B.
CHECKED BY: D.D.
DATE: 1/06/2015
SHEET 1 OF 2

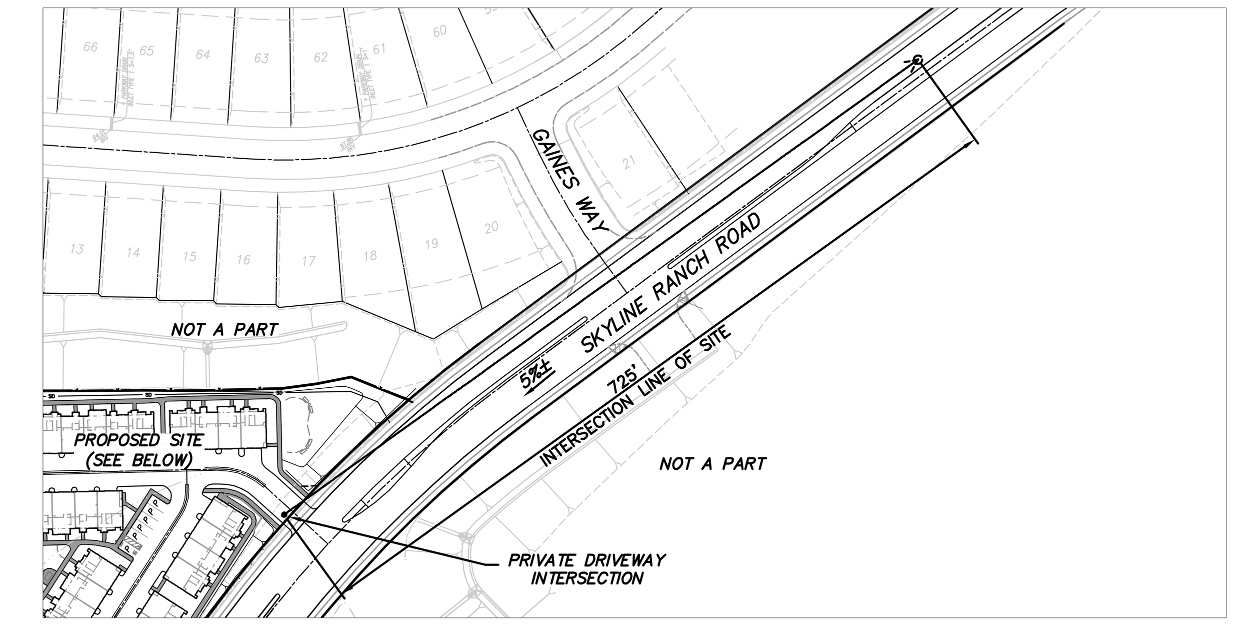
Drawing Name: L:\13009\Eng\13009-000\Final Plots\Tentative\01_13009TTM1.dwg
Last Opened: Jan 06, 2015 - 4:57pm by aret

RECEIVED
DEPT OF REGIONAL PLANNING
TR073065 TENTATIVE PG 2
DATE: 7 JAN 2015

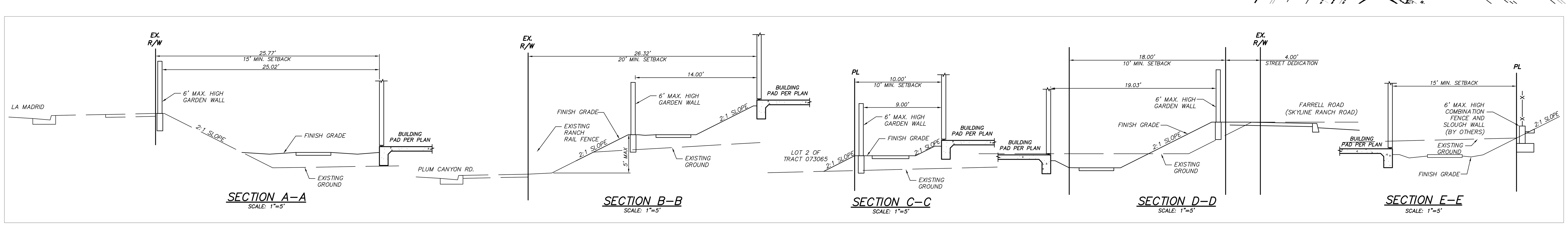
# MAJOR LAND DIVISION

## 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




INTERSECTION SITE DISTANCE DETAIL
SCALE: 1"=100'




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 |

GRAPHIC SCALE
0 40 80 120 160
1"=40'

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

VESTING TENTATIVE TRACT MAP NO. 073065
GRADING & DRAINAGE EXHIBIT

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 1/06/2015 DATE
REGISTERED PROFESSIONAL ENGINEER ARET BINATLI No. 64448 Exp. 6/30/15 CIVIL STATE OF CALIFORNIA

| No. | DATE | REVISION |
|---|---|---|
| | | |

DESIGNER: A.B.
CHECKED BY: D.D.
DATE: 1/06/2015
SHEET 2 OF 2

Drawing Name: L:\13009\Eng\13009-000\Final Plots\Tentative\02_13009TTM1.dwg
Last Opened: Jan 06, 2015 - 4:54pm by aret