COUNTY OF LOS ANGELES
CITY ENGINEER/SUPERINTENDENT OF STREETS
DEPARTMENT OF PUBILC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 52047-1 REV'D MAP

TENTATIVE MAP DATED 02-12-2015
EXHIBIT MAP DATED 02-12-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Submit a hydrology report. Please see attached Hydrology review sheet (Comment 1) for requirements.

2. Please see attached Hydrology review sheet (Comments 2 and 3) for requirements.

3. Please see attached Geologic and Soils Engineering review sheet for requirements.

4. Please see attached Grading review sheet (Comment 2) for requirements.

5. An approved sewer area study. Please see attached Sewer review (Comment 1) for requirements.

6. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor. Please see attached Water review (Comment 1) for requirements.

7. A revised tentative map and a revised exhibit map is required to show the following additional items:

   a. Provide the following title description:

      "MAJOR LAND DIVISION
      VESTING TENTATIVE TRACT NUMBER 52047
      LOCATED IN THE UNINCORPORATED TERRITORY OF
      THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

   b. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative.

TRACT NO. 52047-1 REV'D MAP

TENTATIVE MAP DATED 02-12-2015
EXHIBIT MAP DATED 02-12-2015

c. Please see attached Grading review sheet (Comments 1and 3) for requirements.

d. Please see attached Road review sheet for requirements.

e. Please see attached Sewer review sheet (Comment 2) for requirements.

f. Please see attached Water review sheet (Comment 2) for requirements.

+1cw

Prepared by Juan Sarda Phone (626) 458-4919 Date 03-10-2015

tr52047-1L-Rev'd Map-new.doc
http://planning.lacounty.gov/case/view/tr52047/

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT/PARCEL MAP NO. 52047 **(REVISED) TENTATIVE MAP DATED 02/12/15**
EXHIBIT MAP 02/12/15

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.

    - A hydrology study was submitted on 01/06/2015 and the latest review comments were returned to the engineer on 03/03/2015.

2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (http://library.municode.com/index.aspx?clientId=16274).

3. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.

Reviewed by _____ Date 03/09/15 Phone (626) 458-4921
Vilong Truong

PCA GMPH/A865
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	52047	**Tentative Map Dated**	2/12/15 (Rev./Exhib.)	**Parent Tract**	
Grading By Subdivider? [Y] (Y or N)	--- yd^3	**Location**	Covina	**APN**	
Geologist	G_3SoilWorks	**Subdivider**	Breevast US, Inc.		
Soils Engineer	G_3SoilWorks	**Engineer/Arch.**	Hunsaker		

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: **1/12/15**
References: Neblett & Associates: 3/13/09, 11/13/08, 6/17/08, 5/24/07, 1/11/07, 3/22/02, 1/21/02

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

S1. Proposed grading shown within the submitted report does not conform to the Tentative Map. Verify and revise grading or Tentative Map such that they conform.

S2. Provide additional exploration and soil data to clearly establish the depth, extent, and material shear strengths of landslide Qls3. In cross sections A-A' and B-B' the earth materials at the locations of the proposed slopes are queried and do not appear to provide an accurate geotechnical description for grading and slope stability analyses. Provide additional data and revised slope stability analyses. Provide mitigation measures if factors of safety are below County standards.

S3. Provide additional data, analyses, and discussion for the change in shear parameters that represent landslide plane material. The shear parameters utilized in the slope stability analyses are not the same as those in the referenced reports by American Geotechnical. See American Geotechnical reports dated 5/17/06, 7/11/06, and 10/9/08. No new, independent, sampling or testing were provided within the latest report by G_3SoilWork. Clarify all assumptions and show how values utilized in the modeling of shear parameters where derived. Compare and contrast data and analyses from referenced reports. Additional on-site soil sampling and testing may be required. A complete review of the slope stability analyses will be conducted once the shear parameters have been established.

S4. Clarify where de-watering devices will be installed. All proposed mitigation measures must be constructed within the subject site unless an off-site covenant is agreed to by all affected adjacent property owners. Verify the location and address the effect of proposed de-watering on adjacent properties. Show proposed locations on the geotechnical map(s).

S5. Clarify whether overburden pressure from engineered fill will cause settlement of underlying landslide debris proposed to remain in place. Provide discussion and analyses on the potential for settlement and/or consolidation. All engineered fill must be placed on competent native materials or certified engineered fill. Provide recommendations as necessary.

S6. Clarify the height, size, and relative location of the proposed shear pins to the critical shear plane. Verify shear pins will not be subject to rotation or lateral displacement. Provide discussion, data and analyses to establish shear pin details.

S7. Provide recommendations for shear pins in relation to soil corrosively.

S8. Show the following on the geotechnical map:
   a. Location and approximate depth of all shear pins.
   b. Location and dimensions of all keyways.
   c. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.

S9. Provide a copy of this review sheet with your resubmittal.

S10. Additional comments may arise at the 40-scale grading plan stage.

Prepared by

REGISTERED PROFESSIONAL ENGINEER YOSHIYA MORISAKU No. 2982 GEOTECHNICAL STATE OF CALIFORNIA

Yoshiya Morisaku
Soils Section

PROFESSIONAL GEOLOGIST Geir R. Mathisen No. 2376 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

Geir Mathisen
Geology Section

Date 2/21/15

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Development Review\!Combined Reviews\Tracts and Parcels\TR 52047, Covina, TM_7

COUTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING

PARCEL MAP 52047

TENTATIVE MAP DATED 02-12-2015
EXHIBIT MAP DATED 02-12-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:

   a. Updated County Benchmark information.

   b. Retaining wall information if any. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.

   c. Earthwork volume, including cut, fill, import, and export, as applicable.

   d. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.

   e. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.

   f. Indicate maintenance responsibilities for all drainage devices.

2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

3. Additional Comments: on the tentative map uploaded to: P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52047\GR 52047\2015-02-17 TTR 52047 SUBMITTAL

Name N. Said Date 03/02/2015 Phone (626) 458-4921

LEGEND:

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- RETAINING WALL
- EXISTING CONTOUR
- LOT NUMBER
- PAD ELEVATION
- OPEN SPACE MITIGATION AREA

RESIDENTIAL LOT SUMMARY TABLES

Lot No.	GROSS S.F.	GROSS AC.
1	48,067	1.10
2	50,595	1.16
3	50,547	1.16
4	48,880	1.12
5	49,353	1.13
6	48,959	1.08
7	47,798	1.10
8	48,243	1.11
9	49,321	1.13
10	52,614	1.21
11	62,364	1.43
12	118,957	2.73
13	71,960	1.65
14	46,947	1.08
15	50,489	1.16
16	42,574	0.98
17	50,608	1.16
18	47,451	1.09
19	48,283	1.11
20	48,781	1.07
21	48,850	1.00
22	42,849	0.98
23	58,522	1.33
24	41,147	0.95
25	43,047	0.99
26	42,595	0.98
27	44,736	1.03
28	43,751	1.00
29	44,465	1.02
30	53,804	1.23
31	60,127	1.38
32	67,125	1.09
33	51,058	1.17
34	58,453	1.34
35	101,098	2.32
36	48,098	1.06
37	50,092	1.15
38	49,570	1.05
TOTAL	2,099,092	46.05
AVERAGE	55,134	1.22

Lot No.	NET S.F.	NET AC.
1	65,741	1.50
2	67,502	1.55
3	67,384	1.10
4	49,442	0.02
5	45,055	1.05
6	45,844	1.01
7	45,100	1.04
8	45,615	1.05
9	46,694	1.07
10	49,702	1.14
11	58,658	1.35
12	114,751	2.63
13	54,052	1.24
14	45,118	0.03
15	49,910	0.94
16	41,551	0.95
17	43,800	1.01
18	40,910	0.94
19	41,435	0.95
20	40,983	0.93
21	41,305	0.95
22	41,570	0.95
23	57,514	1.32
24	40,230	0.92
25	40,941	0.93
26	40,997	0.93
27	40,955	0.94
28	41,022	0.94
29	40,530	0.93
30	41,895	0.96
31	47,438	1.09
32	42,205	0.97
33	45,299	1.04
34	56,933	1.29
35	100,930	2.30
36	40,046	0.92
37	46,241	1.07
38	40,972	0.94
TOTAL	1,965,953	42.17
AVERAGE	45,576	1.17

Required Open Space Area	
Gross Project Area	51.7 acres
Street Area	4.5 acres
Net Project Area (Gross project area less Street area)	47.2 acres
Required Open Space	*33.0 acres*
70% of net area to be open space (0.70 x 47.2 acres)	
(Note: Code Section 22.56.215.L 1. Hillside Management Areas)	
Open Space Provided *	
Natural Areas (includes wetland resource areas)	16.4 acres
Landscape Slope and Private Yard Areas	16.6 acres
Open Space Area Provided	*33.0 acres*

*Note - subject to CC&R's and Home Owners Association

NOTES

1. EXISTING LAND USE: VACANT.
2. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL.
3. EXISTING ZONING: A-1-40,000.
4. SANITARY SEWER SERVICE BY LOS ANGELES COUNTY.
5. GENERAL PLAN: RH.
6. ZONE DISTRICT: COVINA HIGHLANDS.
7. DOMESTIC WATER SERVICE BY VALENCIA HEIGHTS WATER CO.
8. PROPOSED GRADING MAY BE SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
9. LOT LINES MAY CHANGE AT FINAL ENGINEERING TO DRP SATISFACTION.
10. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
11. INGRESS/EGRESS & UTILITY EASEMENTS SHOULD BE GRANTED TO THE PUBLIC OVER THE PRIVATE AND FUTURE STREETS.
12. A FINAL TRACT MAP TO BE PROCESSED THROUGH THE DIRECTOR OF PUBLIC WORKS PRIOR TO FILING WITH COUNTY RECORDER.
13. STREET NAME SIGNS SHALL BE INSTALLED PRIOR TO OCCUPANCY OF BUILDINGS.
14. CABLE TV OPERATOR TO BE CONTACTED FOR COMMON UTILITY TRENCH PRIOR TO FINAL APPROVAL.
15. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
16. POSTAL RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVICE TWO OR MORE UNITS.
17. THE FUTURE IMPROVEMENT PLANS SHALL INDICATE MAIN LINE SEWER LATERALS, FIRE HYDRANTS, AND WATER MAINS.
18. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS WILL BE DETERMINED WITH ~~FINAL engineering plans~~ *Improvement Plans (Grading/P-D)*
19. FOR AREAS GREATER THAN 2,500 SQ. FT., A LANDSCAPE AND IRRIGATION PLAN SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
20. THE FUTURE HOMEOWNERS ARE TO JOIN EXISTING HOMEOWNERS ASSOCIATION AS PART OF GATED COMMUNITY.
21. ALL SLOPE DESIGNATIONS SHALL BE TYPE UNLESS OTHERWISE INDICATED ON MAP (C)
22. SUBSEQUENT TO ROUGH GRADING OPERATIONS, LOT 39 AND 40 SHALL BE PRESERVED AS NATURAL OPEN SPACE, PROTECTED BY A DEED RESTRICTION AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23. OPEN SPACE MITIGATION AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE DELINEATED IN THE CC&Rs.
24. LOTS 1-12 ARE PERMITTED FOR CROSS LOT DRAINAGE TO ADDRESS SLOPE RUN OFF FROM EAST TO WEST.
25. LOTS 13-21, 28-34 ARE PERMITTED FOR CROSS LOT DRAINAGE FROM NORTH TO SOUTH TO SUPPORT "OPEN SPACE MITIGATION AREAS."

EARTHWORK BALANCED SUMMARY TABLE

Approximate Raw Quantities	500,050 cys	*Cut/Fill*
Approximate Remedial Quantities	915,890 cys	*Over-excavation?*
Approximate Overall Grading Quantities	1,415,940 cys	*Export/Import = 0 ?*

LAND USE TABLE

LOT NUMBER	LAND USE	AREA
1 - 38	RESIDENTIAL (GROSS)	46.4 AC±
39-40	OPEN SPACE	5.3 AC±
TOTAL		51.7 AC±

DEVIATION REQUESTED

REQUEST DEVIATION FROM TITLE 21 SUBDIVISION CODE 21.24.100 TO CREATE A 15% GRADE "500" SECTION OF "C" STREET.

1. THE PROPOSED MINIMUM CENTERLINE RADIUS ON "A" AND "C" STREET, WHERE GRADE EXCEED 10% ARE 260 FEET.
2. THE PROPOSED MINIMUM CENTERLINE CURVE RADII FOR CENTERLINE STREET RADIUS IS 280 FEET FOR "B" AND "D" STREET.
3. THE PROPOSED MINIMUM TANGENT FOR BROKEN BACK CURVES IS 280 FEET FOR "B" AND "D" STREET.

SLOPE DESIGNATIONS

(A) MAINTAINED BY PUBLIC AGENCY
(B) MAINTAINED BY HOMEOWNERS ASSOCIATION
(C) MAINTAINED BY PRIVATE OWNERS

LEGAL DESCRIPTION

A PORTION OF LOT 2 OF THE SHOUSE AND CHAPMAN TRACT PER MAP RECORDED IN BOOK 2 PAGES 5 & 6 OF MAP RECORDS OF LOS ANGELES COUNTY.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

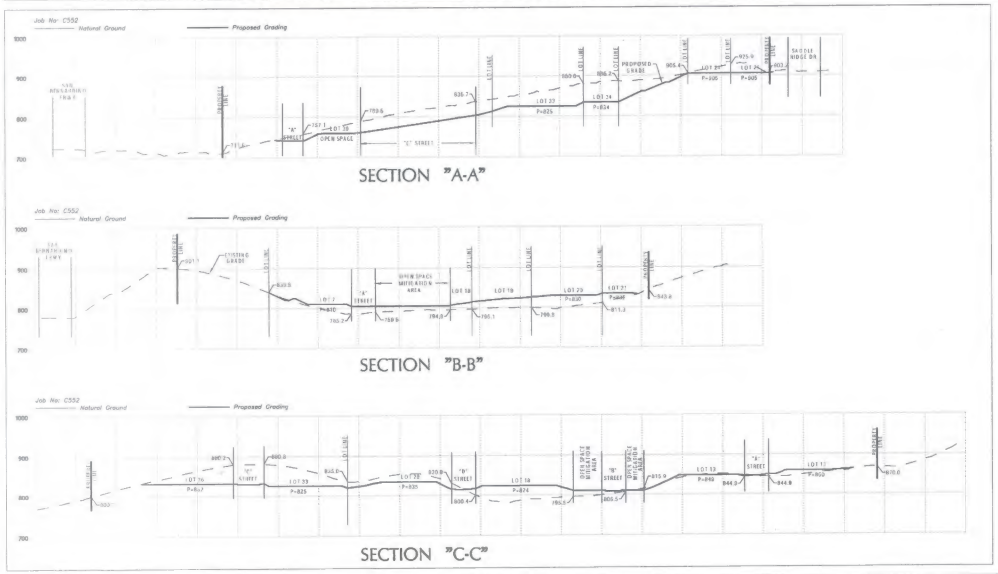
DATE _____

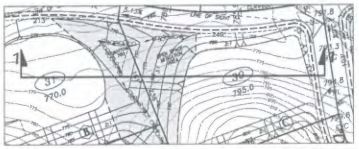
MAP DATE IDENTIFIER
01/07/2015 RTI.dgn
01/07/15

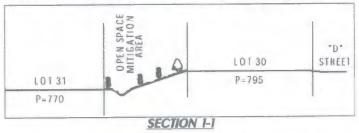
SCALE	1"= 100'
DATE	01/27/2015
W.O.	22-27-27
GROSS AREA	51.7 AC±
CONTOUR INTERVAL	1 FOOT
TOTAL LOTS	40

DESIGNED BY:	Josh Torr
DRAFTED BY:	MR.R. JEC
PROCESSED BY:	Ted Fastsons

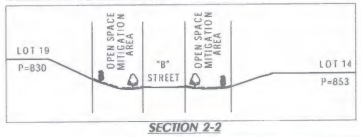
DATE	REVISION	BY
4/2/03	SLOPES BET. LOTS 33,34,37,38	
1/11/02	STREET AND PAD GRADES	







SECTION 1-1



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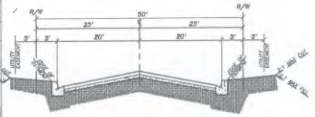
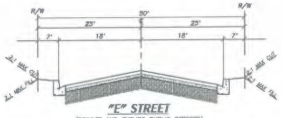


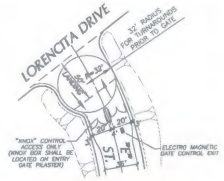
"A", "B", "C", AND "D" STREETS
(PRIVATE AND FUTURE PUBLIC STREETS)
N.T.S.

*NOTE: "B" STREET AND ALL STREETS NEED TO TO BE THE SAME R.O.W. AS "SURREY" DRIVE.

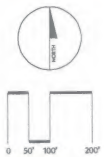


"E" STREET
(PRIVATE AND FUTURE PUBLIC STREETS)
N.T.S.

SECTION D-D
DRAINAGE BERM & ACCESS (TYP.)
N.T.S.



"E" STREET ENTRY GATE DETAIL
SCALE: 1" = 30'
SECONDARY EMERGENCY ACCESS
INGRESS - FIRE DEPARTMENT ONLY
EGRESS - RESIDENTS & FIRE DEPARTMENT



VICINITY MAP

PREPARED FOR:
Developer/Owner

Bridlevast, Inc.
3600 Birch Street, Suite 250
Newport Beach, CA 92660

PREPARED BY:
H&A
HUGHES & ASSOCIATES, INC.

REVISED VESTING TENTATIVE TRACT NO. 52047

F:\0600\Planning\DA_Project\TTM\TTM

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 52047 (Rev'd)

TENTATIVE MAP DATED 02-12-2015
EXHIBIT "A" MAP DATED 02-12-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval, the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study will also require outlet approval from the City of West Covina.

2. A revised tentative map and a revised exhibit map are required to show the following items:

   a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.

   b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system. Show proposed laterals for each lot.

   c. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.

Prepared by Kyle Chan Phone (626) 458-4921 Date 02-23-2015
tr52047s-rev'd-new.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 52047-1

TENTATIVE MAP DATED 02-12-2015
EXHIBIT "A" MAP DATED 02-12-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provide to each lot.

(2) A revised tentative and exhibit map is required to show the following items:

a. Show location of existing water main and label existing water main lines per the corresponding water purveyor.

b. Show how new improvements will be served by existing water and show the point of connection.

TK Prepared by Tony Khalkhali Phone (626) 458-4921 Date 03-05-2015
tr52047-1w-new.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 052047

TENTATIVE MAP DATED 02-12-2015
EXHIBIT "A" MAP DATED 02-12-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

Revised tentative and Exhibit "A" maps are required to show the following additional items:

a. Typical sections for "A" Street, "B" Street, "C" Street, "D" Street and "E" Street.

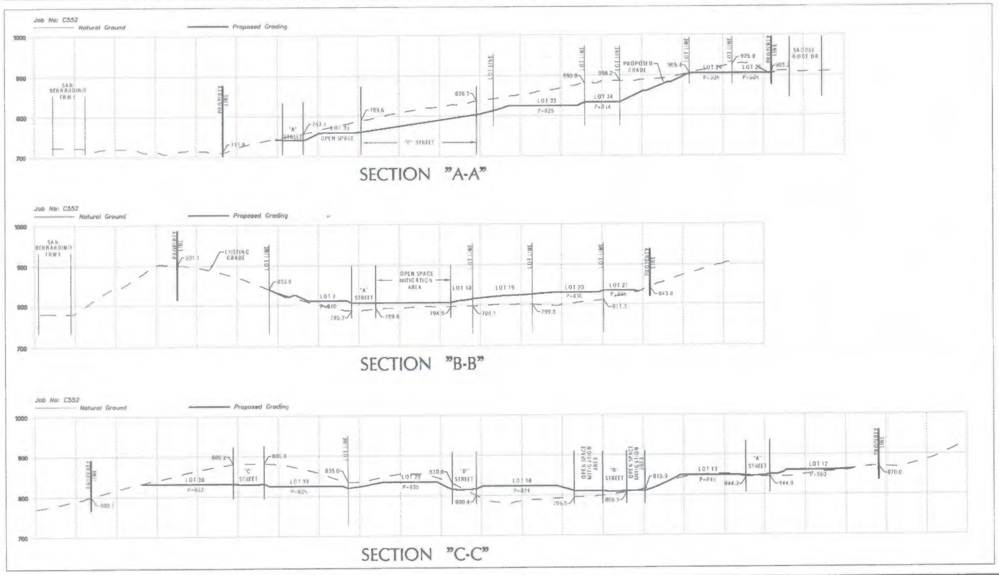
b. Existing right of way and/or easement for road purpose for the construction offsite improvements at "B" Street, and Saddle Ridge Drive.

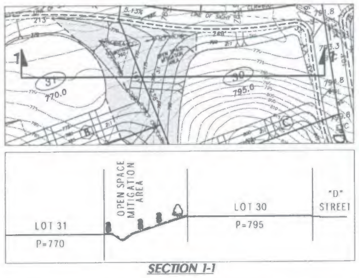
c. Show line of sight at all intersections.

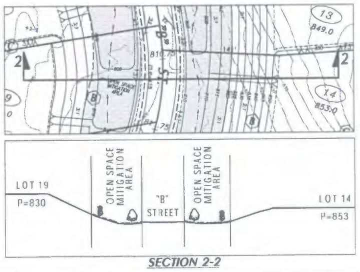
d. See additional road comments shown in the file "2015-12-02 TR52047RD 1st Check JN", which can be found at the following ftp link: ftp://dpwftp.co.la.ca.us/pub/LDD/TR052047/

Prepared by Joseph Nguyen JN Phone (626) 458-4921 Date 03-09-2015

tm52047r-rev1







LEGEND:

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- RETAINING WALL
- EXISTING CONTOUR
- LOT NUMBER
- PAD ELEVATION
- OPEN SPACE MITIGATION AREA

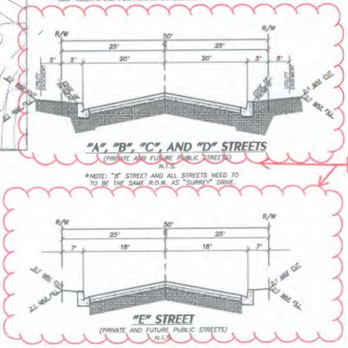
RESIDENTIAL LOT SUMMARY TABLES

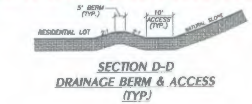
Lot No.	GROSS S.F	GROSS AC.
1	69,067	1.59
2	50,295	1.15
3	50,547	1.16
4	43,807	1.01
5	49,153	1.13
6	46,951	1.08
7	47,729	1.10
8	48,244	1.11
9	49,333	1.13
10	52,614	1.21
11	62,344	1.43
12	118,857	2.73
13	71,380	1.64
14	46,947	1.08
15	50,489	1.16
16	42,574	0.98
17	59,508	1.37
18	47,451	1.09
19	48,283	1.11
20	46,781	1.07
21	43,450	1.00
22	42,838	0.98
23	58,122	1.33
24	41,247	0.95
25	43,047	0.99
26	42,595	0.98
27	44,730	1.03
28	[illegible]	1.00
29	44,465	1.02
30	52,804	1.21
31	60,122	1.38
32	47,325	1.09
33	51,058	1.17
34	58,482	1.34
35	101,058	2.32
36	[illegible]	1.06
37	50,067	1.15
38	[illegible]	1.06
TOTAL	2,019,094	46.35
AVERAGE	53,134	1.22

Lot No.	NET S.F	NET AC.
1	66,741	1.53
2	47,502	1.09
3	47,784	1.10
4	40,447	0.93
5	45,955	1.06
6	43,846	1.01
7	45,100	1.04
8	45,615	1.05
9	46,594	1.07
10	49,702	1.14
11	58,658	1.35
12	114,751	2.63
13	54,051	1.24
14	40,219	0.92
15	40,910	0.94
16	41,551	0.95
17	43,806	1.01
18	40,919	0.94
19	41,435	0.95
20	40,663	0.93
21	41,205	0.95
22	41,570	0.95
23	57,511	1.32
24	40,250	0.92
25	40,348	0.93
26	40,397	0.93
27	40,95?	0.94
28	41,022	0.94
29	40,120	0.92
30	41,893	0.96
31	47,428	1.09
32	42,206	0.97
33	[illegible]	1.04
34	56,353	1.29
35	100,303	2.30
36	43,044	0.99
37	46,741	1.07
38	42,972	0.99
TOTAL	1,845,953	42.37
AVERAGE	48,578	1.12

Required Open Space Area	
Gross Project Area	51.7 acres
Street Area	4.5 acres
Net Project Area (Gross project area less Street area)	47.2 acres
Required Open Space 70% of net area to be open space (0.70 x 47.2 acres) (Note: Code Section 22.56.215 J. 1. Hillside Management Areas)	***33.0 acres***
Open Space Provided *	
Natural Areas (includes wetland resource areas)	16.4 acres
Landscape Slope and Private Yard Areas	16.6 acres
Open Space Area Provided	***33.0 acres***

*Note - subject to CC&R's and Home Owners Association





NOTES

1. EXISTING LAND USE: VACANT.
2. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL.
3. EXISTING ZONING: A-1-40,000.
4. SANITARY SEWER SERVICE BY LOS ANGELES COUNTY.
5. GENERAL PLAN: RH.
6. ZONE DISTRICT: COVINA HIGHLANDS.
7. DOMESTIC WATER SERVICE BY VALENCIA HEIGHTS WATER CO.
8. PROPOSED GRADING MAY BE SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
9. LOT LINES MAY CHANGE AT FINAL ENGINEERING TO DRP SATISFACTION.
10. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
11. INGRESS/EGRESS & UTILITY EASEMENTS SHOULD BE GRANTED TO THE PUBLIC OVER THE PRIVATE AND FUTURE STREETS.
12. A FINAL TRACT MAP TO BE PROCESSED THROUGH THE DIRECTOR OF PUBLIC WORKS PRIOR TO FILING WITH COUNTY RECORDER.
13. STREET NAME SIGNS SHALL BE INSTALLED PRIOR TO OCCUPANCY OF BUILDINGS.
14. CABLE TV OPERATOR TO BE CONTACTED FOR COMMON UTILITY TRENCH PRIOR TO FINAL APPROVAL.
15. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
16. POSTAL RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVICE TWO OR MORE UNITS.
17. THE FUTURE IMPROVEMENT PLANS SHALL INDICATE MAIN LINE SEWER LATERALS, FIRE HYDRANTS, AND WATER MAINS.
18. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS WILL BE DETERMINED WITH FINAL HYDROLOGY REPORT.
19. FOR AREAS GREATER THAN 2,500 SQ. FT., A LANDSCAPE AND IRRIGATION PLAN SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
20. THE FUTURE HOMEOWNERS ARE TO JOIN EXISTING HOMEOWNERS ASSOCIATION AS PART OF GATED COMMUNITY.
21. ALL SLOPE DESIGNATIONS SHALL BE TYPE UNLESS OTHERWISE INDICATED ON MAP. Ⓒ
22. SUBSEQUENT TO ROUGH GRADING OPERATIONS, LOT 39 AND 40 SHALL BE PRESERVED AS NATURAL OPEN SPACE, PROTECTED BY A DEED RESTRICTION AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23. OPEN SPACE MITIGATION AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATI TO BE DELINEATED IN THE CC&Rs.
24. LOTS 1-12 ARE PERMITTED FOR CROSS LOT DRAINAGE TO ADDRESS SLOPE RUN OFF FROM EAST TO WEST.
25. LOTS 13-21, 26-34 ARE PERMITTED FOR CROSS LOT DRAINAGE FROM NORTH TO SOI TO SUPPORT "OPEN SPACE MITIGATION AREAS."

EARTHWORK BALANCED SUMMARY TABLE

Approximate Raw Quantities	500,050 cys
Approximate Remedial Quantities	915,890 cys
Approximate Overall Grading Quantities	1,415,940 cys

LAND USE TABLE

LOT NUMBER	LAND USE	AREA
1 - 38	RESIDENTIAL (CROSS)	46.4 AC±
39-40	OPEN SPACE	5.3 AC±
TOTAL		51.7 AC±

DEVIATION REQUESTED

REQUEST DEVIATION FROM TITLE 21 SUBDIVISION CODE 21.24.100 TO CREATE A 15% GRADE 500' SECTION OF "C" STREET.

1. THE PROPOSED MINIMUM CENTERLINE RADIUS ON "A" AND "C" STREET, WHERE GRADE EXCEED 10% ARE 260 FEET.
2. THE PROPOSED MINIMUM CENTERLINE CURVE RADII FOR CENTERLINE STREET RADIUS IS 280 FEET FOR "B" AND "D" STREET.
3. THE PROPOSED MINIMUM TANGENT FOR BROKEN BACK CURVES IS 280 FEET FOR "B" AND "D" STREET.

revise the request.

SLOPE DESIGNATIONS

Ⓐ MAINTAINED BY PUBLIC AGENCY
Ⓑ MAINTAINED BY HOMEOWNERS ASSOCIATION
Ⓒ MAINTAINED BY PRIVATE OWNERS

LEGAL DESCRIPTION

A PORTION OF LOT 2 OF THE SHOUSE AND CHAPMAN TRACT PER MAP RECORDED IN BOOK 2 PAGES 5 & 6 OF MAP RECORES OF LOS ANGELES COUNTY.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

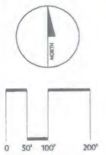
__________ DATE __________

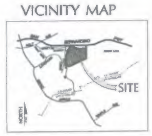
SCALE	1"= 100'
DATE	01/27/2015
W.O.	2517-21
GROSS AREA	51.7 AC±
CONTOUR INTERVAL	1 FOOT
TOTAL LOTS	40

DESIGNED BY:	Jack Tarr
DRAFTED BY:	MJP, JJC
PROCESSED BY:	Ted Frattone

MAP DATE IDENTIFIER 01/07/15

DATE	REVISION	BY
4/3/03	SLOPES RET. LOTS 33,34,27,28	JPT
1/17/02	STREET AND PAD GRADES	JJC





PREPARED FOR:
Developer/Owner

Bridlevast, Inc.
3600 Birch Street, Suite 250
Newport Beach, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES

REVISED VESTING TENTATIVE TRACT NO. 52047

F:\0600\Planning\OA_Project\TTM\TTM.

LEGEND:

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- RETAINING WALL
- EXISTING CONTOUR
- LOT NUMBER
- PAD ELEVATION
- APPROXIMATE QUERCUS AGRIFOLIA LOCATION TREES SUBJECT TO OAK TREE PERMIT 96-101
- APPROXIMATE QUERCUS AGRIFOLIA LOCATION (NOT ASSIGNED TREE NUMBER DUE TO SIZE)
- APPROXIMATE DRIP LINE OF TREE
- OPEN SPACE
- OPEN SPACE MITIGATION AREA
- MANUFACTURED SLOPE/OPEN SPACE MITIGATION AREA

RESIDENTIAL LOT SUMMARY TABLES

Lot No.	GROSS S.F.	GROSS AC.
1	50,067	1.39
2	50,705	1.16
3	50,547	1.16
4	49,807	1.01
5	49,532	1.13
6	46,951	1.08
7	47,178	1.08
8	48,243	1.11
9	49,533	1.14
10	52,618	1.21
11	65,349	1.49
12	118,801	2.73
13	71,380	1.64
14	46,147	1.06
15	50,489	1.16
16	42,574	0.98
17	53,528	1.17
18	47,451	1.09
19	48,203	1.11
20	46,351	1.07
21	43,640	1.00
22	42,638	0.98
23	58,128	1.33
24	41,247	0.95
25	43,047	0.99
26	42,595	0.98
27	46,598	1.07
28	43,741	1.00
29	44,463	1.02
30	53,834	1.23
31	60,533	1.39
32	42,331	1.09
33	53,058	1.17
34	58,482	1.34
35	101,959	2.32
36	46,958	1.08
37	50,157	1.15
38	45,539	1.05
TOTAL	2,015,094	46.31
AVERAGE	53,108	1.22

Lot No.	NET S.F.	NET AC.	RES. PAD
1	36,343	1.33	0.37
2	42,942	1.00	0.25
3	41,984	1.03	0.75
4	36,843	0.91	0.28
5	43,955	1.08	0.23
6	44,446	1.01	0.32
7	45,102	1.04	0.33
8	45,015	1.05	0.37
9	46,695	1.07	0.39
10	49,792	1.12	0.36
11	58,668	1.35	0.60
12	114,753	2.63	0.61
13	54,033	1.24	0.84
14	40,219	0.92	0.45
15	40,910	0.94	0.35
16	41,164	0.95	0.31
17	43,800	1.01	0.41
18	40,970	0.94	0.28
19	43,435	0.92	0.53
20	40,664	0.93	0.42
21	41,205	0.95	0.41
22	41,578	0.95	0.43
23	51,314	1.18	0.41
24	41,156	0.92	0.61
25	40,343	0.93	0.35
26	40,997	0.93	0.36
27	40,955	0.94	0.50
28	41,032	0.94	0.52
29	40,128	0.92	0.44
30	42,893	0.98	0.38
31	47,438	1.09	0.39
32	41,198	0.97	0.43
33	45,290	1.04	0.61
34	46,853	1.08	0.37
35	100,803	2.31	0.36
36	40,644	0.93	0.34
37	42,724	1.07	0.29
38	42,475	0.99	0.30
TOTAL	1,845,933	42.37	14.01
AVERAGE	45,175	1.03	0.34

Required Open Space Area	
Gross Project Area	53.7 acres
Street Area	6.5 acres
Net Project Area (Gross project area less Street areas)	47.2 acres
Required Open Space	*33.0 acres*
70% of net area to be open space (0.70 x 47.2 acres) (Note: Code Section 21.56.025.J. Hillside Management Areas)	
Open Space Provided: *	
Natural Areas (includes wetland resource areas)	16.9 acres
Landscape Slope and Private Yard Areas	16.6 acres
Open Space Area Provided	*33.6 acres*

*Note --Subject to CC&R's and Home Owners Association.

NOTES

1. EXISTING LAND USE: VACANT.
2. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL.
3. EXISTING ZONING: A-1-40,000.
4. SANITARY SEWER SERVICE BY LOS ANGELES COUNTY.
5. GENERAL PLAN: RH.
6. ZONE DISTRICT: COVINA HIGHLANDS.
7. DOMESTIC WATER SERVICE BY VALENCIA HEIGHTS WATER CO.
8. PROPOSED GRADING MAY BE SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
9. LOT LINES MAY CHANGE AT FINAL ENGINEERING TO DRP SATISFACTION.
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11. INGRESS/EGRESS & UTILITY EASEMENTS SHOULD BE GRANTED TO THE PUBLIC OVER THE PRIVATE AND FUTURE STREETS.
12. A FINAL TRACT MAP TO BE PROCESSED THROUGH THE DIRECTOR OF PUBLIC WORKS PRIOR TO FILING WITH COUNTY RECORDER.
13. STREET NAME SIGNS SHALL BE INSTALLED PRIOR TO OCCUPANCY OF BUILDINGS.
14. CABLE TV OPERATOR TO BE CONTACTED FOR COMMON UTILITY TRENCH PRIOR TO FINAL APPROVAL.
15. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
16. POSTAL RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVICE TWO OR MORE UNITS.
17. THE FUTURE IMPROVEMENT PLANS SHALL INDICATE MAIN LINE SEWER LATERALS, FIRE HYDRANTS, AND WATER MAINS.
18. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS WILL BE DETERMINED WITH FINAL HYDROLOGY REPORT.
19. FOR AREAS GREATER THAN 2,500 SQ. FT., A LANDSCAPE AND IRRIGATION PLAN SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
20. THE FUTURE HOMEOWNERS ARE TO JOIN EXISTING HOMEOWNERS ASSOCIATION AS PART OF GATED COMMUNITY.
21. ALL SLOPE DESIGNATIONS SHALL BE TYPE (B) UNLESS OTHERWISE INDICATED ON MAP.
22. SUBSEQUENT TO ROUGH GRADING OPERATIONS, LOT 39 AND 40 SHALL BE PRESERVED AS NATURAL OPEN SPACE, PROTECTED BY A DEED RESTRICTION AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23. OPEN SPACE MITIGATION AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATI TO BE DELINEATED IN THE CC&Rs.
24. LOTS 1-12 ARE PERMITTED FOR CROSS LOT DRAINAGE TO ADDRESS SLOPE RUN OFF FROM EAST TO WEST.
25. LOTS 13-21, 28-34 ARE PERMITTED FOR CROSS LOT DRAINAGE FROM NORTH TO SOU TO SUPPORT "OPEN SPACE MITIGATION AREAS."

EARTHWORK BALANCED SUMMARY TABLE

Approximate Raw Quantities	500,050 cys
Approximate Remedial Quantities	913,890 cys
Approximate Overall Grading Quantities	1,413,940 cys

LAND USE TABLE

LOT NUMBER	LAND USE	AREA
1 - 38	RESIDENTIAL (GROSS)	46.4 AC±
39-40	OPEN SPACE	5.3 AC±
TOTAL		51.7 AC±

DEVIATION REQUESTED

REQUEST DEVIATION FROM TITLE 21, SUBDIVISION CODE 21.24.100 TO CREATE A 15% GRADE 500' SECTION OF "C" STREET.

1. THE PROPOSED MINIMUM CENTERLINE RADIUS ON "A" AND "C" STREET, WHERE GRADE EXCEED 10% ARE 280 FEET.
2. THE PROPOSED MINIMUM CENTERLINE CURVE RADII FOR CENTERLINE STREET RADIUS IS 280 FEET FOR "E" AND "D" STREET.
3. THE PROPOSED MINIMUM TANGENT FOR BROKEN BACK CURVES IS 280 FEET FOR "B" AND "D" STREET.

SLOPE DESIGNATIONS

(B) MAINTAINED BY PUBLIC AGENCY
(B) MAINTAINED BY HOMEOWNERS ASSOCIATION
(C) MAINTAINED BY PRIVATE OWNERS

LEGAL DESCRIPTION

A PORTION OF LOT 2 OF THE SHOUSE AND CHAPMAN TRACT PER MAP RECORDED IN BOOK 2 PAGES 5 & 6 OF MAP RECORDS OF LOS ANGELES COUNTY.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE _____

No. 56059 Exp. 06/30/15 CIVIL STATE OF CALIFORNIA

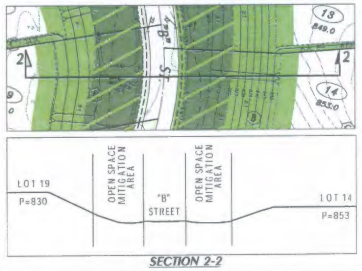
MAP DATE CONFIRMED BY: 01/07/2015 BY: AM
01/07/15

SCALE 1"= 100'
DATE 01/27/2015
W.O. 2517-21
GROSS AREA 51.7 AC ±
CONTOUR INTERVAL 1 FOOT
TOTAL LOTS 40

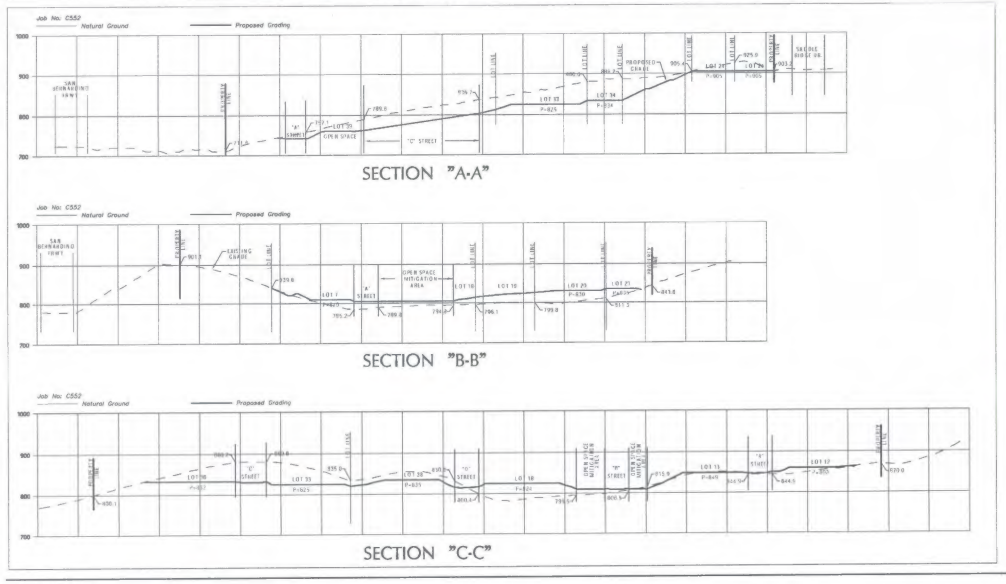
DESIGNED BY: Jack Tarr
DRAFTED BY: MLP, JJC
PROCESSED BY: Ted Fremore

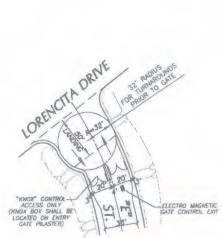
DATE	REVISION	BY
4/3/03	SLOPES DET, LOTS 33,34,27,28	PT
1/17/02	STREET AND PAD GRADES	JJC

SECTION 1-1



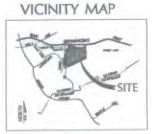
SECTION 2-2





"E" STREET ENTRY GATE DETAIL
SCALE: 1" = 30'
SECONDARY EMERGENCY ACCESS
INGRESS - FIRE DEPARTMENT ONLY
EGRESS - RESIDENTS & FIRE DEPARTMENT

VICINITY MAP



PREPARED FOR:
Developer/Owner

Bridlevast, Inc.
3600 Birch Street, Suite 250
Newport Beach, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
Planning • Engineering • Surveying
Irvine • Temecula
(949) 583-1010
Fax (949) 583-0759
www.hunsaker.com

OPEN SPACE TRACT 52047

PLOTTED BY: Paul Alderete DATE: Feb. 11, 2015 01:13:07 PM FILE: F:\0800\Projects\Jack_Tarr\Open Space\Exhibit.dwg

LEGEND:

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- RETAINING WALL
- EXISTING CONTOUR
- LOT NUMBER
- PAD ELEVATION
- APPROXIMATE QUERCUS AGRIFOLIA LOCATION
- APPROXIMATE QUERCUS AGRIFOLIA LOCATION (NOT ASSIGNED TREE NUMBER DUE TO SIZE)
- APPROXIMATE DRIP LINE OF TREE
- OPEN SPACE
- OPEN SPACE MITIGATION AREA
- MANUFACTURED SLOPE/OPEN SPACE MITIGATION AREA

RESIDENTIAL LOT SUMMARY TABLES

Lot No.	GROSS S.F.	GROSS AC.
1	69,067	1.59
2	50,255	1.15
3	50,547	1.16
4	49,867	1.15
5	49,310	1.13
6	49,992	1.15
7	47,778	1.10
8	48,693	1.11
9	49,103	1.13
10	52,614	1.21
11	57,344	1.31
12	118,817	2.73
13	71,390	1.64
14	46,997	1.08
15	50,685	1.16
16	42,514	0.98
17	55,508	1.27
18	47,451	1.09
19	49,283	1.13
20	46,261	1.07
21	42,460	1.00
22	42,818	0.98
23	58,222	1.33
24	41,247	0.95
25	42,027	0.98
26	42,595	0.98
27	45,741	1.05
28	43,241	1.00
29	44,485	1.02
30	52,804	1.21
31	50,577	1.16
32	47,301	1.09
33	51,036	1.17
34	56,401	1.29
35	101,058	2.32
36	45,040	1.04
37	50,067	1.15
38	45,539	1.05
TOTAL	2,019,068	46.35
AVERAGE	53,134	1.22

Lot No.	NET S.F.	NET AC.	RES. PAD
1	66,763	1.53	0.27
2	47,082	1.09	0.25
3	47,786	1.10	0.25
4	46,447	0.93	0.28
5	45,455	1.06	0.22
6	43,890	1.01	0.22
7	45,100	1.04	0.20
8	45,615	1.05	0.20
9	46,604	1.07	0.22
10	48,750	1.12	0.24
11	54,658	1.25	0.43
12	114,251	2.63	0.61
13	54,051	1.24	0.43
14	40,719	0.93	0.46
15	40,917	0.94	0.55
16	41,320	0.95	0.33
17	43,806	1.01	0.41
18	40,919	0.94	0.48
19	43,495	0.99	0.53
20	40,661	0.93	0.43
21	41,205	0.95	0.41
22	41,970	0.96	0.44
23	52,541	1.21	0.41
24	40,750	0.93	0.61
25	40,347	0.93	0.56
26	40,997	0.94	0.39
27	40,993	0.94	0.50
28	41,622	0.96	0.52
29	40,185	0.92	0.54
30	41,893	0.96	0.46
31	41,418	1.00	0.59
32	42,308	0.97	0.53
33	45,293	1.04	0.63
34	50,353	1.20	0.37
35	100,903	2.30	0.36
36	43,984	0.99	0.34
37	46,731	1.07	0.30
38	42,971	0.99	0.60
TOTAL	1,845,953	42.37	14.61
AVERAGE	48,578	1.12	0.38

Required Open Space Area	
Gross Project Area	51.7 acres
Street Area	4.5 acres
Net Project Area (Gross (minus) area less Street area)	47.2 acres
Required Open Space	**33.0 acres**
70% of net area to be open space (0.70 x 47.2 acres)	
Note: Code Section 21.24.100 (L) (Hillside Management Area)	
Open Space Provided *	
Natural Area (includes wetland resource areas)	19.4 acres
Landscape Slope and Private Yard Areas	13.6 acres
Open Space Area Provided	**33.0 acres**

*Note – subject to CC&R's and Home Owners Association.

NOTES

1. EXISTING LAND USE: VACANT.
2. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL.
3. EXISTING ZONING: A-1-40,000.
4. SANITARY SEWER SERVICE BY LOS ANGELES COUNTY.
5. GENERAL PLAN: RH.
6. ZONE DISTRICT: COMINA HIGHLANDS.
7. DOMESTIC WATER SERVICE BY VALENCIA HEIGHTS WATER CO.
8. PROPOSED GRADING MAY BE SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
9. LOT LINES MAY CHANGE AT FINAL ENGINEERING TO DRIP SATISFACTION.
10. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
11. INGRESS/EGRESS & UTILITY EASEMENTS SHOULD BE GRANTED TO THE PUBLIC OVER THE PRIVATE AND FUTURE STREETS.
12. A FINAL TRACT MAP TO BE PROCESSED THROUGH THE DIRECTOR OF PUBLIC WORKS PRIOR TO FILING WITH COUNTY RECORDER.
13. STREET NAME SIGNS SHALL BE INSTALLED PRIOR TO OCCUPANCY OF BUILDINGS.
14. CABLE TV OPERATOR TO BE CONTACTED FOR COMMON UTILITY TRENCH PRIOR TO FINAL APPROVAL.
15. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
16. POSTAL RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVICE TWO OR MORE UNITS.
17. THE FUTURE IMPROVEMENT PLANS SHALL INDICATE MAIN LINE SEWER LATERALS, FIRE HYDRANTS, AND WATER MAINS.
18. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS WILL BE DETERMINED WITH FINAL HYDROLOGY REPORT.
19. FOR AREAS GREATER THAN 2,500 SQ. FT., A LANDSCAPE AND IRRIGATION PLAN SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
20. THE FUTURE HOMEOWNERS ARE TO JOIN EXISTING HOMEOWNERS ASSOCIATION AS PART OF GATED COMMUNITY.
21. ALL SLOPE DESIGNATIONS SHALL BE TYPE UNLESS OTHERWISE INDICATED ON MAP Ⓐ.
22. SUBSEQUENT TO ROUGH GRADING OPERATIONS, LOT 39 AND 40 SHALL BE PRESERVED AS NATURAL OPEN SPACE, PROTECTED BY A DEED RESTRICTION AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23. OPEN SPACE MITIGATION AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATI TO BE DELINEATED IN THE CC&Rs.
24. LOTS 1-12 ARE PERMITTED FOR CROSS LOT DRAINAGE TO ADDRESS SLOPE RUN OFF FROM EAST TO WEST.
25. LOTS 13-21, 26-34 ARE PERMITTED FOR CROSS LOT DRAINAGE FROM NORTH TO SOI TO SUPPORT "OPEN SPACE MITIGATION AREAS."

EARTHWORK BALANCED SUMMARY TABLE

Approximate Raw Quantities	500,050 cys
Approximate Remedial Quantities	915,890 cys
Approximate Overall Grading Quantities	1,415,940 cys

LAND USE TABLE

LOT NUMBER	LAND USE	AREA
1 - 38	RESIDENTIAL (GROSS)	46.4 AC±
39-40	OPEN SPACE	5.3 AC±
TOTAL		51.7 AC±

DEVIATION REQUESTED

REQUEST DEVIATION FROM TITLE 21 SUBDIVISION CODE 21.24.100 TO CREATE A 15% GRADE 500' SECTION OF "C" STREET.

1. THE PROPOSED MINIMUM CENTERLINE RADIUS ON "A" AND "C" STREET, WHERE GRADE EXCEED 10% ARE 260 FEET.
2. THE PROPOSED MINIMUM CENTERLINE CURVE RADII FOR CENTERLINE STREET RADIUS IS 280 FEET FOR "B" AND "D" STREET.
3. THE PROPOSED MINIMUM TANGENT FOR BROKEN BACK CURVES IS 280 FEET FOR "B" AND "D" STREET.

SLOPE DESIGNATIONS

Ⓐ MAINTAINED BY PUBLIC AGENCY
Ⓑ MAINTAINED BY HOMEOWNERS ASSOCIATION
Ⓒ MAINTAINED BY PRIVATE OWNERS

LEGAL DESCRIPTION

A PORTION OF LOT 2 OF THE SHOUSE AND CHAPMAN TRACT PER MAP RECORDED IN BOOK 2 PAGES 5 & 6 OF MAP RECORDS OF LOS ANGELES COUNTY.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

No. 58089
Exp. 06/30/16
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

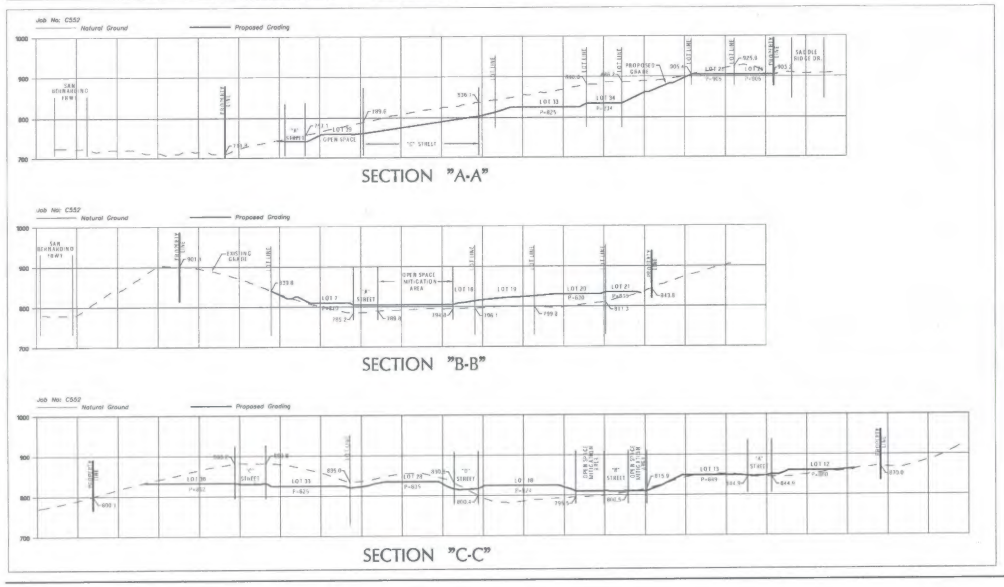
DATE

MAP DATE IDENTIFIER
01/07/2015 Bridlevast
01/07/2015 BH.dwr
01/07/15

SCALE	1"= 100'
DATE	01/27/2015
W.O.	2517-2T
GROSS AREA	51.7 AC±
CONTOUR INTERVAL	1 FOOT
TOTAL LOTS	40

DESIGNED BY:	Jack Tao
DRAFTED BY:	MRT, JC
PROCESSED BY:	Ted Fontana

DATE	REVISION	BY
2/3/02	SLOPES INT. LOTS 33,34,27,28	JPT
1/11/02	STREET AND PAD GRADES	JJC



"E" STREET ENTRY GATE DETAIL
SCALE: 1" = 30'
SECONDARY EMERGENCY ACCESS
INGRESS – FIRE DEPARTMENT ONLY
EGRESS – RESIDENTS & FIRE DEPARTMENT

PREPARED FOR:
Developer/Owner

Bridlevast, Inc.
3600 Birch Street, Suite 250
Newport Beach, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
27442 PORTOLA PKWY, STE. 200
FOOTHILL RANCH, CA 92610-2808

EXHIBIT 'A'
TRACT 52047

PLOTTED BY: Paul Alderete DATE: Feb. 10, 2015 03:19:24 PM FILE: P:\0600\Processing\Exhibit\52-Exhibit\hdr\hdr18.

COUNTY OF LOS ANGELES
CITY ENGINEER/SUPERINTENDENT OF STREETS
DEPARTMENT OF PUBILC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 52047-1 REV'D MAP

TENTATIVE MAP DATED 02-12-2015
EXHIBIT MAP DATED 02-12-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Juan Sarda Phone (626) 458-4919 Date 03-10-2015

tr52047-1L-Rev'd Map-new.doc
http://planning.lacounty.gov/case/view/tr52047/

COUNTY OF LOS ANGELES
CITY ENGINEER/SUPERINTENDENT OF STREETS
DEPARTMENT OF PUBILC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 52047-1 REV'D MAP

TENTATIVE MAP DATED 02-12-2015
EXHIBIT "A" MAP DATED 02-12-2015

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

11. Delineate proof of access to a public street on the final map.

12. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

13. Grant ingress/egress and utility easements to the public over the private and future or future streets.

14. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

TRACT NO. 52047-1 REV'D MAP

TENTATIVE MAP DATED 02-12-2015
EXHIBIT "A" MAP DATED 02-12-2015

17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW

Prepared by Juan Sarda Phone (626) 458-4919 Date 03-10-2015

tr52047-1L-Rev'd Map-new.doc
http://planning.lacounty.gov/case/view/tr52047/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 052047

TENTATIVE MAP DATED 02-12-2015
EXHIBIT "A" MAP DATED 02-12-2015

Preliminary Conditions:

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.

2. A minimum centerline curve length of 100 feet shall be maintained on all local streets. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.

3. Curves through intersections should be avoided when possible. If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection to the satisfaction of Public Works.

4. Provide minimum 350 feet centerline radius on "A" Street (west of "B" Street), "B" Street, "C" Street, "D" Street, "E" Street, and on all streets where grades exceed 10% to the satisfaction of Public Works.

5. Permission is granted for street grades up to 15% on "C" Street and up to 11.5% on "E" Street only at locations to the satisfaction of Public Works.

6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.

7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

8. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is ten percent.

9. Permission is granted for a landing area of minimum 100 feet length with maximum 4% grade on "E" Street at Palomino Drive and Lorencita Drive to the satisfaction of Public Works.

10. Provide adequate landing area of minimum 100 feet length with maximum 3% grade on "B" Street at "A" Street to the satisfaction of Public Works.

11. Provide adequate landing area of minimum 50 feet length with maximum 3% grade on "C" Street, and "D" Street at "A" Street to the satisfaction of Public Works.

12. Provide intersection sight distance for 30 mph (310 feet) on "A" Street from "B" Street (easterly direction), "C" Street and "D" Street. Line of sight shall be within right of way or airspace easement shall be dedicated to the satisfaction of Public Works. On-site/off-site grading shall be adjusted to accommodate the line of sight.

    With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

13. All line of sight easements shall be depicted on landscaping and/or grading plans.

14. Provide standard property line return radii of 13 feet at all local street intersections.

15. Make an offer of private and future right of way 25 feet from centerline on "A" Street, "B" Street, "C" Street, "D" Street, "E" Street, and Saddle Ridge Drive with additional right of way for cul-de-sac bulbs to the satisfaction of Public Works.

16. Whenever there is an offer of a private and future street, provide a drainage statement/letter.

17. Construct inverted shoulder pavement 16 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on "A" Street, "B" Street, "C" Street, "D" Street and Saddle Ridge Drive to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way to the satisfaction of Public Works.

18. Off-site improvements are required. It shall be the responsibility of the developer to acquire the necessary right of way and/or easement.

19. Remove the existing cul-de-sac bulb on Mesquite Lane.

20. Provide off-site full street right of way or easement and construct off-site full street improvements on "A" Street joining Mesquite Lane to the satisfaction of Public Works.

21. Provide 50 feet of off-site easement and construct full street improvements of inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on "E" Street joining Palomino Drive and Lorencita Drive as shown on the map to the satisfaction of Public Works. Additional right of way will be required in the vicinity of the entry gate to the satisfaction of Public Works.

22. Provide a turnaround with 32 feet of curb radius preceding the entry gate on "E" Street and construct the gated entrance to the satisfaction of Public Wokrks. The entry gate or key pad (if one is provided) must be located at a minimum of 50 feet beyond the right of way of Lorencita Drive.

23. The alignments for "B" Street and Saddle Ridge Drive must be compatible with the adjoining Tracts 41504 and 41505.

24. Underground all utility lines to the satisfaction of Public Works. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

25. Install postal delivery receptacles in groups to serve two or more residential units.

26. Prior to final approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.

27. Provide and install street name signs prior to occupancy of buildings.