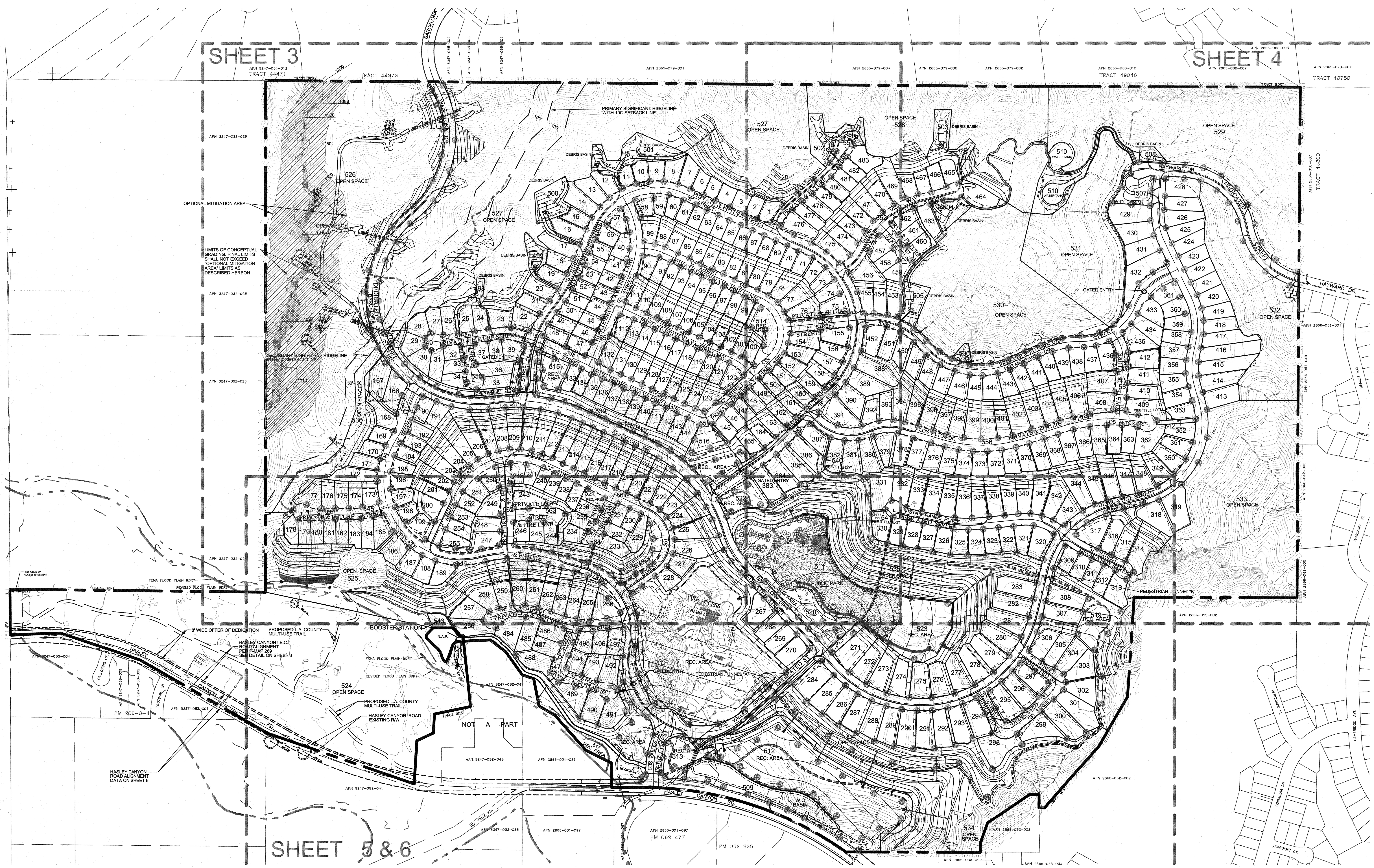
RECEIVED
DEPT OF REGIONAL PLANNING
TR52584-1 EXHIBIT
19 JULY 2016

C.U.P. EXHIBIT "A"
VESTING TENTATIVE TRACT MAP No. 052584

LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



INDEX MAP
SCALE : 1"=200'

LEGEND
— PROPOSED L.A. COUNTY MULTI-USE TRAIL EASEMENT

LEGEND:

BVC	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
℄	CENTER LINE
DRWY	DRIVEWAY
EL/ELEV	ELEVATION
EVC	END OF VERTICAL CURVE
EX./EXIST.	EXISTING
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
MIN.	MINIMUM
MH	MANHOLE
O.S.	OPEN SPACE
PE	PAD ELEVATION
PI	POINT OF INTERSECTION
PVT	PRIVATE
SSR	SANITARY SEWER MAIN RADIUS
W.Q.	WATER QUALITY
PL	PROPERTY LINE
STD.	STANDARD
T=__%	TANGENT SLOPE OF VERTICAL CURVE
TW	TOP OF WALL
→	DIRECTION OF FLOW
E.F.H.	EX. FIRE HYDRANT
	TRACT BOUNDARY
1390	PROPOSED CONTOURS
(1400)	EXISTING CONTOURS
	STREET & DRIVEWAY CENTERLINE
C / F	CUT AND FILL LINE
D	DAYLIGHT LINE
	SUBDRAIN
2:1	PROPOSED SLOPE AS INDICATED
	PROP. CONC. WALL
	PROP. PEDESTRIAN PATH (LOCATION PER PLAN)
PP	POWER POLE
	TREE
10	LOT #
	EX. STREET LIGHT
5' OAK TREE #	OAK TREE WITH 5' PROTECTED ZONE
	OAK TREE TO REMAIN (#1–#17 & #19)
	OAK TREE TO BE REMOVED (#18)
	OAK TREE TO BE ENCROACHED (#22)
S — S	PROPOSED SEWER LINE
W — W	PROPOSED WATER LINE
*	EASEMENT TO REMAIN (SEE TABLE ON SHT. 7 FOR ADDITIONAL INFORMATION)
**	EASEMENT TO BE REMOVED (SEE TABLE ON SHT. 7 FOR ADDITIONAL INFORMATION)
	ABANDONED OIL WELL LOCATION
	MATCH LINE
	LINE OF SIGHT
	SIGHT DISTANCE EASEMENT
#	EXISTING EASEMENT # AS DESCRIBED ON SHEET 7

GENERAL NOTES:

1. AREA....±430.4 ACRES
2. EXISTING ZONING....A-2-2
3. PROPOSED ZONING....A-2-2
4. EXISTING SITE USE....VACANT, ABANDONED GOLF COURSE
5. DEVELOPMENT TYPE.... RESIDENTIAL
6. TOTAL NUMBER OF SINGLE FAMILY LOTS....497
7. MINIMUM RESIDENTIAL LOT SIZE....7,000 SQ. FT.
8. DEVELOPMENT IS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ).
9. STREET, PRIVATE AND FUTURE STREET, PRIVATE DRIVEWAY AND FIRE LANE GRADES MIN. 1%, MAX. 12% ON HAYWARD DRIVE.
10. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 2 FEET.
11. PUBLIC STREETS LOS VALLES DR., BARCELONA DR., VISTA GRANDE PL., HAYWARD DR. "R", "S", "T" & "U" STREETS ARE DEDICATED STREETS DEDICATED STREETS LOS VALLES DR., BARCELONA DR. AND EASEMENTS RECORDED BY TR52584-01 MB 1329, PAGE 53-58 SHALL BE VACATED BY THE FINAL MAP AND SEPARATE INSTRUMENTS AS MAY BE REQUIRED.
12. RESIDENTIAL STREETS "A", "B", "CC", "E", "G", "H", "N", "P", "Q" AND "V" LOS MONTANES DR., LOS ALTOS DR., BUENA VIDA WAY & BELLEZA WAY TO BE DESIGNATED AS "PRIVATE AND FUTURE STREETS". SUBDIVIDER REQUESTS PERMISSION TO CONSTRUCT GATES AND MEDIANS.
13. PRIVATE STREETS "C", "D", "F", "J", "K", "L" AND "M" TO BE DESIGNATED AS "PRIVATE DRIVEWAY AND FIRE LANE" PERMISSION IS REQUESTED TO WAIVE THE OFFER OF PRIVATE AND FUTURE RIGHT OF WAY FOR PRIVATE STREETS AS PRESCRIBED IN LACC 21.28.060.
14. PERMISSION IS REQUESTED TO REDUCE THE PARKWAY WIDTH FROM 12 FEET TO 3 FEET ON ONE SIDE ON THE INTERIOR SINGLE LOADED CUL-DE-SAC STREET ON BELLEZA WAY TO THE SATISFACTION OF PUBLIC WORKS.
15. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH THE COUNTY APPROVED PLANTS AND GROUND COVER.
16. EXISTING AND PROPOSED COUNTYWIDE GENERAL PLAN....URBAN
17. EXISTING SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN (OVOV)....H2
18. GROSS DENSITY....0.80 DU/AC
19. OAK TREES EXISTING WITHIN PROJECT BOUNDARY ARE SUBJECT TO A LOS ANGELES COUNTY OAK TREE PERMIT. OAK TREE #18 IS TO BE REMOVED
20. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
21. A 16-FOOT-WIDE MULTI-USE (HIKING, MOUNTAIN BIKING AND EQUESTRIAN) TRAIL EASEMENT IS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES FOR THE PURPOSES OF THE HASLEY CANYON TRAIL
22. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE STATE MAP ACT.
23. NUMBER AND TYPE OF LOTS PROPOSED:

497	SINGLE FAMILY LOTS
12	STORM DRAIN MAINTENANCE LOTS
1	WATER TANK LOT
1	PARK LOTS
12	REC. LOTS TO H.O.A.
16	OPEN SPACE LOTS
3	FEE-TITLE LOTS
1	BOOSTER STATION
14	PRIVATE AND FUTURE STREETS
7	PRIVATE DRIVEWAY AND FIRE LANE
564	

24. PROPERTY LINE RETURN RADII TO BE 13 FT. AT ALL LOCAL STREET INTERSECTIONS, INCLUDING INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS (THOSE ON THE COUNTY HIGHWAY PLAN), AND 27 FT. WHERE ALL PLANNED HIGHWAYS INTERSECT. (35' @ BELEZZA WAY)
25. TOP & TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING. FINAL ENGINEERING TO SATISFACTION OF DPW AND/OR DRP
26. A LANDSCAPE MAINTENANCE DISTRICT OR H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF PRIVATE & FUTURE STREETS, OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
27. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PURSUANT TO SECTION 66499.20 OF THE STATE GOVERNMENT CODE (IF ANY)
28. TOTAL CUT: 3,841,920 C.Y. TOTAL FILL: 3,841,920 C.Y. (BALANCED ON SITE)
29. GRADE ELEVATIONS SHOWN IN THIS MAP AND ACCOMPANYING EXHIBIT 'A' ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
30. ALIGNMENT AND GEOMETRICS OF STREETS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL.
31. LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
32. PERMISSION IS REQUESTED TO COMBINE LOTS.
33. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
34. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITIES LOTS, PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF THE DRP AND DPW.
35. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
36. REQUEST PERMISSION TO MASS GRADE.
37. REFER TO PROJECT DRAINAGE CONCEPT FOR WATER QUALITY TREATMENT DESIGN
38. PROVIDE SLOUGH WALLS AND DRAINAGE SWALES AT TOE OF SLOPE BEHIND THE R/W WHERE SLOPE IS HIGHER THAN 5'.
39. AN OFFER OF DEDICATION SHALL BE MADE TO THE GOVERNING AUTHORITY OF THE RIGHT TO RESTRICT DIRECT VEHICULAR ACCESS BETWEEN LOT 405 AND LOS ALTOS DRIVE.
40. THE RIGHT IS RESERVED TO ADJUST LOT LINES AND MERGE LOTS ON THE FINAL MAP.

PROPERTY APN

PROPERTY APN
2866-062-032, -033
3247-032-052

PHASE I GRADING EARTHWORK QUANTITIES

	CUT (C.Y.)	FILL (C.Y.)
BULK GRADING 4,065,818 C.Y.@ 12%=3,577,920	3,577,920	3,541,920
REMOVE & RECOMPACT 300,000 C.Y. @ 12%= 264,000	264,000	300,000
TOTAL	3,841,920	3,841,920

PHASE 2 GRADING EARTHWORK QUANTITIES

	CUT (C.Y.)	FILL (C.Y.)
BULK GRADING	115,000	115,000
TOTAL	115,000	115,000

EARTHWORK NOTE:

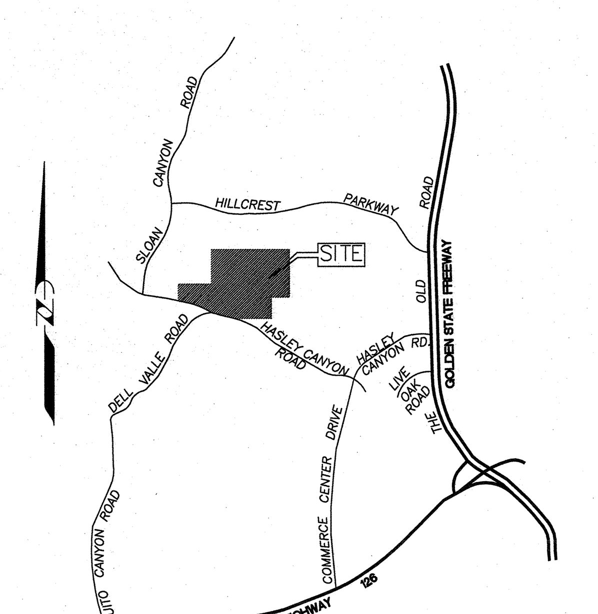
THE ABOVE QUANTITIES ARE RELATIVE TO SITE'S CONDITIONS AS OF 2016.

ALL EARTHWORK DONE UNDER THE PREVIOUS ENTITLEMENT (VTTM 52584, 2002) AND GRADING PERMIT ARE IN NO WAY TO BE CONSIDERED IN CONTRADICTION OF THIS ENTITLEMENT OR ANY FUTURE GRADING PERMIT.

UTILITIES AND SERVICES:

1. WATER....COUNTY WATER DISTRICT NO. 36
2. SEWER....SANTA CLARITA VALLEY
3. GAS....SOUTHERN CALIFORNIA GAS COMPANY
4. ELECTRIC....SOUTHERN CALIFORNIA EDISON COMPANY
5. TELEPHONE....GENERAL TELEPHONE
6. CABLE TV....TIME WARNER CABLE
7. SCHOOL....CASTAIC SCHOOL DISTRICT & WILLIAM S. HART UNIFIED HIGH SCHOOL DISTRICT

GRAPHIC SCALE
(IN FEET)
200 100 0 200 400 600

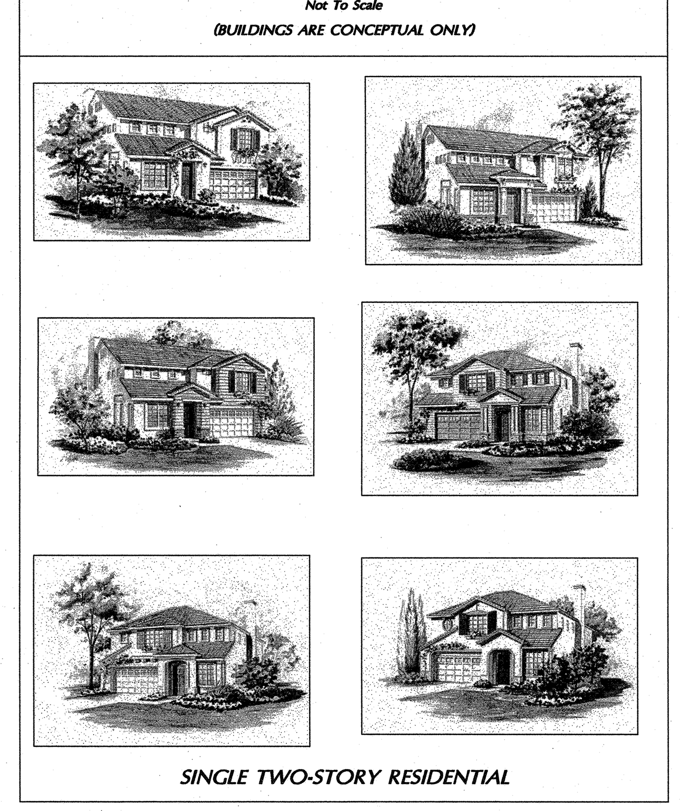


VICINITY MAP
NOT TO SCALE
TG. Pg. 4459, Grid E,4

NOTES

1 – STORM DRAIN EASEMENT TO BE DEDICATED TO L.AC.F.C.D.
2 – PROPOSED STORM DRAIN LINE
3 – CONCRETE SWALE/DOWNDRAIN TO BE MAINTAINED BY H.O.A.
5 – BULK FLOW INLET STRUCTURE TO BE MAINTAINED BY L.A.C.F.C.D.
6 – DESILTING INLET STRUCTURE TO BE MAINTAINED BY L.A.C.F.C.D.
7 – PROPOSED FEE-TITLE LOT TO LACFCD
8 – CONCRETE TERRACE DRAIN TO BE MAINTAINED BY H.O.A.
9 – CATCH BASIN WITH FILTER INSERT TO BE MAINTAINED BY H.O.A.
10 – OUTLET STRUCTURE / RIP-RAP PAD TO BE MAINTAINED BY H.O.A.
11 – RIP-RAP PAD
12 – EXISTING LACFCD EASEMENT
13 – 15' WIDE ACCESS ROAD TO BE DEDICATED TO L.A.C.F.C.D.
14 – MINI DEBRIS BASIN WITH STAND PIPE TO BE MAINTAINED BY H.O.A.
15 – DOWN DRAIN INLET TO BE MAINTAINED BY H.O.A.
16 – PROPOSED PRIVATE STORM DRAIN LINE MAINTAINED BY H.O.A.
17 – PROPOSED INFILTRATION BASIN TO BE MAINTAINED BY L.A.C.F.C.D.
18 – EXISTING ABANDONED OIL WELLS (DOGGR, 2010)
19 – EXISTING TERRACE DRAIN PER APPROVED GRADING PLAN # 04-0802-0002 TO BE MAINTAINED BY H.O.A.
20 – EXISTING CONCRETE SWALE PER APPROVED GRADING PLAN # 04-0802-0002 TO BE MAINTAINED BY H.O.A.
21 – PERFORATED RISER OVER-FLOW PIPE
22 – PEDESTRIAN TUNNEL TO BE MAINTAINED BY COUNTY OF LOS ANGELES
23 – PROPOSED PRE-TREATMENT BASIN TO BE MAINTAINED BY L.A.C.F.C.D.
24 – OUTLET STRUCTURE / RIP-RAP PAD TO BE MAINTAINED BY L.A.C.F.C.D.
25 – 10' WIDE SEWER EASEMENT TO BE DEDICATED TO THE COUNTY OF LOS ANGELES
26 – 10' WIDE WATER EASEMENT TO BE DEDICATED TO THE COUNTY OF LOS ANGELES
27 – 20' WIDE ACCESS EASEMENT
28 – 10' WIDE STORM DRAIN EASEMENT TO H.O.A.
29 – BLANKET EASEMENT FOR PUBLIC ACCESS

TYPICAL BUILDING ELEVATIONS
Not To Scale
(BUILDINGS ARE CONCEPTUAL ONLY)



SINGLE TWO-STORY RESIDENTIAL

NOTES:

TREES SHOWN ARE CONCEPTUAL ONLY AND THE TYPES AND NUMBERS WILL BE DETERMINED AT A LATER DATE

PLANT MATERIAL LIST
(Plant material provided shall be selected from this list)

TREES:
(Street tree type & Location is Subject to Park & Recreation Department approval)

Fraxinus velutina "Modesto"
Lagerstroemia indica "Rose"
Pinus halepensis
Eucalyptus rudis
Robinia "Idaho"
Albizia julibrissia
Cinnamomum camphora
Prunus caroliniana
Koelreuteria henryi
Pistacia chinensis
Pyrus kawakamii
Liquidambar straciflua

SHRUBS:

Photinia fraseri
Agapanthus "Peter Pan"
Callistemon cirtinus
Elaegnus pungens
Hemerocallis - Yellow
Ilex Cornuta "Dazzler"
Mahonia quifolium
Morea irisioides
Nandina domestica
Nerium oleander
Osmanthus fragrans
Pittosporum tobria variegata
Raphiloephis indica "Jack Evans"
Ternstroemia japonica
Trachelospermum jasminoides

GROUNDCOVER:

Baccharis pilularia "Twin Peaks"
Hedera helix "Needle Point Ivy"
Turf seed

VINES:

Cyltostoma callistegioides
Doxantha uguis-cati
Parthenocissus tricuspidata

AIRSPACE EASEMENT NOTES

1. AIRSPACE EASEMENT @ 260' FOR 25 MPH TO BE DEDICATED TO LOS ANGELES COUNTY
2. AIRSPACE EASEMENT @ 310' FOR 30 MPH TO BE DEDICATED TO LOS ANGELES COUNTY
3. AIRSPACE EASEMENT @ 415' FOR 40 MPH TO BE DEDICATED TO LOS ANGELES COUNTY

SHEET INDEX

SHEET	DESCRIPTION
1	GENERAL NOTES, INDEX MAP
2	LOT SCHEDULES, STREET SECTIONS
3	PHASE II GRADING
4	PHASE II GRADING
5	PHASE II GRADING
6	PHASE I GRADING
7	LEGAL DESCRIPTION, EASEMENT NOTES, DETAILS
8	PUBLIC PARK EXHIBIT

BENCH MARK

NEWHALL 2009 L 6096

DESCRIPTION: LACO BM TAG IN N CB 33' N/O C/L HASLEY CYN RD @ LT STD #4444855E (0.3 MI W/O GIBRALTAR LN)

ELEVATION 1210.210

OWNER/DEVELOPER:

SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:
SEE SHEET NO. 7

C.U.P. EXHIBIT "A"
MAJOR LAND DIVISION
REVISED
VESTING TENTATIVE TRACT MAP NO.
052584
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRAWN BY LDC.
CHECKED BY C.G.
DESIGNED BY LDC

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-17 CIVIL STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
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http://www.ldcla.com

Charles A. Gilman, R.C.E. No. C54155 — 07/18/2016 DATE

LDC
Project. No. 11018-001
SHEET 1 OF 8

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LOT SCHEDULE

∗ NOTE: SEE NET LOT AREA TABLE BELOW

Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)
1	9,385	7,927	79	11,549	6,222	157	10,138	7,816	235	8,468	8,468
2	7,301	7,135	80	10,281	5,988	158	10,831	6,891	236	8,219	9,821
3	7,888	7,864	81	10,239	5,926	159	9,581	5,920	237	8,015	7,573
4	7,944	7,934	82	10,081	6,278	160	9,697	5,649	238	6,771	6,761
5	7,064	6,413	83	9,978	6,273	161	10,154	5,871	239	6,764	6,764
6	7,630	7,070	84	9,982	6,218	162	10,406	6,255	240	6,759	6,759
7	11,143	10,492	85	9,899	6,158	163	11,222	6,681	241	∗7,135	7,032
8	11,155	9,007	86	9,765	5,985	164	11,536	6,881	242	∗7,994	6,219
9	8,472	7,905	87	10,709	6,052	165	11,751	6,589	243	27,856	11,895
10	8,399	7,640	88	10,713	5,826	166	∗16,381	14,570	244	∗13,214	7,109
11	∗8,729	6,905	89	12,378	7,159	167	∗21,283	15,848	245	8,586	8,580
12	∗12,010	10,257	90	9,436	6,509	168	13,252	12,374	246	8,797	7,501
13	13,746	12,146	91	7,565	7,057	169	8,124	7,321	247	∗14,626	9,965
14	15,974	13,994	92	7,609	7,607	170	8,823	7,300	248	11,842	8,084
15	10,217	8,198	93	7,679	7,620	171	10,036	8,959	249	12,949	8,951
16	∗14,772	12,416	94	7,620	7,620	172	16,279	14,548	250	∗10,329	6,399
17	∗15,209	12,557	95	7,620	7,620	173	10,851	6,996	251	∗9,798	8,566
18	10,248	7,831	96	7,731	7,214	174	9,747	7,225	252	7,863	7,422
19	∗10,985	7,708	97	7,729	7,214	175	9,993	7,599	253	7,603	7,172
20	∗11,666	9,250	98	7,705	7,138	176	10,619	8,358	254	8,804	8,339
21	10,885	7,866	99	8,253	8,065	177	14,567	10,421	255	∗13,391	7,298
22	14,399	8,678	100	9,553	5,831	178	8,779	8,242	256	14,635	14,166
23	∗12,159	10,089	101	9,311	5,663	179	7,894	7,856	257	14,533	14,270
24	∗9,288	8,322	102	9,596	5,126	180	7,930	7,930	258	∗39,588	12,878
25	10,589	8,799	103	9,515	5,450	181	7,995	7,995	259	∗22,006	10,023
26	10,313	9,483	104	9,491	5,491	182	8,125	8,125	260	∗21,119	10,290
27	10,039	9,542	105	9,489	5,490	183	9,057	8,938	261	∗20,103	10,335
28	11,159	11,892	106	9,600	6,000	184	10,169	10,156	262	∗16,027	9,616
29	10,296	10,296	107	9,600	6,000	185	11,787	9,203	263	∗16,559	10,611
30	10,861	10,846	108	9,541	5,880	186	14,641	10,414	264	16,575	10,376
31	11,238	11,238	109	9,611	6,004	187	11,050	9,394	265	∗15,222	9,788
32	7,451	7,451	110	9,654	5,635	188	10,958	10,495	266	∗18,248	11,977
33	7,732	7,732	111	11,766	5,368	189	11,009	10,322	267	15,249	14,541
34	9,316	9,316	112	10,264	7,502	190	9,779	7,776	268	13,460	10,720
35	9,378	9,272	113	7,740	7,740	191	11,533	8,980	269	12,712	11,172
36	12,127	12,122	114	7,680	7,620	192	7,632	6,684	270	16,748	13,194
37	8,439	8,139	115	7,679	7,618	193	7,317	6,203	271	24,677	15,760
38	7,908	7,488	116	7,679	7,620	194	7,988	6,579	272	20,543	12,384
39	11,384	8,619	117	7,679	7,620	195	8,577	6,712	273	20,646	12,683
40	10,507	8,110	118	7,696	7,636	196	8,749	6,347	274	19,586	13,010
41	7,963	5,169	119	7,502	7,502	197	8,941	5,930	275	17,968	12,575
42	7,500	5,469	120	7,615	6,606	198	∗8,410	5,695	276	17,464	12,318
43	7,500	5,259	121	7,611	6,849	199	∗13,577	6,114	277	18,035	12,623
44	8,620	6,154	122	10,888	6,252	200	15,320	8,449	278	18,883	13,399
45	7,591	5,938	123	13,664	7,364	201	∗11,915	7,587	279	19,413	13,416
46	7,984	6,743	124	9,485	5,681	202	∗16,028	7,774	280	19,464	13,633
47	9,439	7,150	125	9,598	5,574	203	17,336	8,365	281	19,050	14,014
48	10,379	6,400	126	9,404	5,390	204	19,231	9,136	282	18,429	14,134
49	8,933	6,635	127	9,421	5,824	205	21,849	11,096	283	16,532	16,074
50	8,140	7,786	128	9,421	6,048	206	22,304	9,761	284	22,262	16,633
51	7,539	5,780	129	9,421	6,836	207	∗17,779	7,507	285	17,489	15,678
52	7,170	5,291	130	9,420	7,080	208	16,332	7,646	286	16,289	13,783
53	7,003	5,403	131	9,360	7,080	209	∗16,136	7,631	287	16,862	13,734
54	7,000	5,555	132	12,686	8,471	210	∗16,221	7,827	288	16,375	13,439
55	7,702	5,867	133	8,232	7,436	211	16,569	8,075	289	17,662	14,351
56	∗9,314	6,558	134	7,575	7,072	212	∗15,571	8,227	290	17,527	14,466
57	∗10,944	8,412	135	7,520	7,520	213	14,050	8,014	291	17,882	14,756
58	∗10,578	6,755	136	7,558	7,500	214	14,077	8,065	292	17,947	14,552
59	∗7,281	6,156	137	7,559	7,500	215	14,093	8,046	293	17,688	14,428
60	7,744	6,638	138	7,522	7,522	216	14,109	8,286	294	18,382	15,884
61	7,265	6,455	139	7,528	7,026	217	14,125	8,092	295	21,513	12,129
62	7,335	7,167	140	7,504	7,003	218	14,141	7,401	296	17,594	12,616
63	7,345	7,280	141	7,363	6,866	219	14,157	7,248	297	15,491	12,632
64	7,280	7,280	142	7,429	6,935	220	14,146	6,934	298	22,265	21,081
65	7,326	7,297	143	7,684	7,166	221	∗15,723	6,880	299	20,727	16,494
66	7,336	7,270	144	9,216	8,659	222	18,812	6,137	300	21,002	18,553
67	7,197	7,108	145	8,710	7,974	223	16,506	5,850	301	22,872	22,872
68	7,204	6,637	146	8,507	7,536	224	19,114	7,168	302	∗16,439	16,347
69	7,249	6,482	147	8,221	6,817	225	∗20,807	8,759	303	15,096	15,091
70	7,265	6,486	148	8,299	6,846	226	21,272	12,065	304	15,106	13,547
71	8,113	7,069	149	8,254	6,600	227	10,885	9,101	305	17,401	13,021
72	7,993	6,621	150	8,138	6,160	228	9,996	8,400	306	22,383	12,971
73	∗8,353	7,108	151	8,293	6,541	229	13,317	10,180	307	16,582	13,427
74	∗9,529	7,954	152	9,850	8,592	230	7,150	6,254	308	16,519	16,117
75	∗14,516	9,352	153	10,064	8,969	231	7,664	7,006	309	∗10,929	8,205
76	15,311	9,004	154	13,315	11,719	232	8,072	8,072	310	8,866	8,129
77	14,844	9,141	155	∗12,623	11,246	233	10,694	10,157	311	9,227	8,429
78	14,298	8,298	156	∗9,794	7,911	234	9,927	9,430	312	9,987	9,116

Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF) Gross	PAD AREA (SF)	Lot No.	Area (SF)	PAD AREA (SF)	
313	14,635	14,058	391	21,226	13,087	469	18,735	10,798	547	35,157	-	PRIVATE & FUTURE STREETS
314	∗29,459	14,096	392	12,886	7,557	470	17,167	10,177	548	264,810	-	
315	16,181	9,138	393	10,560	8,184	471	15,754	9,408	549	33,503	-	
316	∗21,160	11,016	394	19,874	10,516	472	13,988	8,760	550	15,042	-	
317	∗19,350	13,085	395	∗16,726	7,618	473	13,621	11,290	551	29,404	-	
318	21,419	16,818	396	16,436	7,616	474	14,465	10,123	552	47,248	-	
319	21,301	21,301	397	13,335	7,317	475	15,626	10,141	553	13,531	-	
320	15,939	13,395	398	14,419	9,151	476	17,184	11,109	554	17,653	-	
321	11,703	10,435	399	15,112	9,703	477	11,057	8,866	555	115,625	-	
322	10,210	9,657	400	15,044	10,338	478	10,019	8,353	556	117,490	-	
323	10,434	9,923	401	12,974	8,510	479	9,319	7,945	557	22,647	-	
324	10,782	10,260	402	19,144	12,461	480	8,610	7,457	558	151,174	-	PRIVATE DRIVEWAY AND FIRE LANES
325	10,841	10,331	403	15,238	9,818	481	8,329	7,650	559	55,639	-	
326	10,775	10,249	404	15,606	10,151	482	8,604	8,066	560	43,124	-	
327	10,295	9,780	405	16,117	10,232	483	14,079	14,079	561	127,322	-	
328	10,543	10,015	406	21,566	10,730	484	16,325	16,325	562	24,784	-	
329	10,774	10,249	407	15,913	11,657	485	14,405	14,405	563	16,332	-	
330	∗13,804	13,804	408	14,639	10,342	486	11,848	10,463	564	15,571	-	
331	22,322	18,061	409	18,599	13,750	487	11,093	10,613				LOTS 1-497 ALL SINGLE FAMILY RESIDENTIAL LOTS
332	19,069	11,586	410	13,508	10,262	488	16,536	15,824				
333	∗16,772	10,070	411	13,696	11,120	489	16,441	16,441				
334	17,438	9,928	412	15,259	12,748	490	14,984	14,383				
335	17,314	10,619	413	16,613	13,809	491	16,201	15,638				
336	16,279	10,486	414	16,405	14,805	492	13,176	11,321				
337	∗16,398	10,215	415	20,169	19,654	493	11,835	9,760				
338	16,417	9,339	416	22,200	22,107	494	10,477	9,354				
339	16,113	9,403	417	16,995	16,995	495	9,618	7,791				
340	18,046	9,191	418	12,214	11,822	496	9,347	8,830				
341	∗18,090	10,457	419	11,526	11,526	497	12,272	8,915				
342	20,618	12,837	420	12,429	12,429	498	10,107	-				FEE-TITLE LOTS TO LACFCD
343	12,852	8,945	421	10,471	10,471	499	16,603	-				
344	22,989	13,813	422	10,758	10,758	500	33,083	-				
345	∗21,104	11,781	423	11,169	11,128	501	48,461	-				
346	18,585	10,674	424	12,466	12,363	502	42,060	-				
347	18,690	9,686	425	13,169	13,118	503	36,274	-				
348	16,256	9,935	426	13,309	13,304	504	19,577	-				
349	14,475	8,950	427	13,461	12,972	505	23,199	-				
350	13,034	9,746	428	18,096	10,691	506	6,107	-				
351	12,808	9,640	429	20,778	20,778	507	25,643	-				
352	11,355	11,661	430	17,066	17,066	508	8,518	-				
353	11,239	11,239	431	16,271	16,271	509	∗81,754	-				
354	11,540	10,694	432	26,002	26,002	510	67,394	-				WATER TANK LOT
355	11,320	11,189	433	12,329	11,965	511	∗230,195	-				PUBLIC PARK
356	10,804	10,709	434	13,116	12,717	512	298,452	-				RECREATIONAL AREA LOTS TO H.O.A
357	10,489	10,445	435	15,003	14,240	513	∗38,747	-				
358	∗10,200	10,174	436	12,644	9,753	514	∗29,027	-				
359	∗10,778	10,778	437	9,756	9,723	515	20,708	-				
360	∗11,183	11,183	438	10,320	10,320	516	∗60,988	-				
361	∗11,756	11,756	439	10,126	10,126	517	∗149,655	-				
362	15,546	15,622	440	10,332	9,749	518	∗472,432	-				
363	9,909	9,903	441	11,058	10,230	519	∗144,791	-				
364	10,736	10,134	442	10,392	9,587	520	∗70,836	-				
365	12,066	10,564	443	10,133	9,088	521	7,457	-				
366	11,815	10,621	444	11,970	10,389	522	28,933	-				
367	12,072	10,835	445	9,656	8,377	523	85,511	-				
368	12,033	10,790	446	11,621	10,325	524	1,238,111	-				OPEN SPACE LOTS
369	12,007	10,774	447	10,816	9,280	525	290,506	-				
370	10,554	9,665	448	10,901	9,267	526	1,285,010	-				
371	10,459	9,664	449	12,172	10,225	527	1,322,967	-				
372	10,470	9,703	450	13,370	11,336	528	474,561	-				
373	10,472	9,691	451	12,267	11,040	529	614,490	-				
374	10,435	9,658	452	15,609	11,226	530	480,630	-				
375	10,468	9,692	453	14,390	8,495	531	302,550	-				
376	11,621	10,158	454	11,543	8,250	532	275,168	-				
377	12,439	10,139	455	13,379	8,135	533	616,245	-				
378	12,972	10,737	456	15,193	10,794	534	528,570	-				
379	14,219	9,749	457	11,389	8,750	535	423,019	-				
380	17,370	12,536	458	8,325	8,325	536	78,132	-				
381	15,795	13,572	459	10,349	8,869	537	70,621	-				
382	13,696	12,172	460	11,470	8,227	538	27,988	-				
383	16,040	12,938	461	10,105	8,798	539	54,863	-				
384	16,888	13,811	462	∗11,427	9,211	540	1,523	-				FEE-TITLE LOTS TO H.O.A
385	18,296	14,006	463	11,894	11,286	541	574	-				
386	18,077	12,077	464	17,488	11,264	542	4,057	-				
387	13,803	9,594	465	9,420	9,414	543	6,918	-				BOOSTER STATION
388	25,466	15,743	466	9,681	9,142	544	180,236	-				PRIVATE & FUTURE STREETS
389	18,378	15,703	467	8,205	7,706	545	27,695	-				
390	15,307	13,396	468	9,119	8,556	546	45,974	-				

NET LOT AREA TABLE

LOT NO.	LOT AREA (GROSS SF.)	LOT AREA (NET SF)	LOT NO.	LOT AREA (GROSS SF.)	LOT AREA (NET SF)
11	8,729	7,555	251	9,798	9,332
12	12,010	9,908	255	13,391	7,298
16	14,772	13,330	260	21,119	18,512
17	15,209	15,128	265	15,522	15,243
19	10,985	10,847	258	39,588	39,465
20	11,666	11,559	259	22,006	21,098
23	12,159	11,191	260	21,119	17,879
24	9,288	8,823	261	20,103	19,199
56	9,314	8,387	262	16,027	15,324
57	10,944	8,736	263	16,559	16,524
58	10,578	8,707	266	18,248	13,522
59	7,981	6,391	302	16,439	14,882
73	8,353	8,280	309	10,929	9,222
74	9,529	8,389	314	29,459	28,041
75	14,516	12,565	316	21,160	20,847
155	12,623	11,650	317	19,350	15,185
156	9,794	9,413	330	13,804	12,480
166	16,381	15,424	333	16,772	15,356
167	21,283	16,158	337	16,398	15,032
198	8,410	8,235	341	18,090	16,576
199	13,577	11,825	345	21,104	19,359
201	11,915	11,886	358	10,200	10,175
202	16,028	14,671	359	10,778	9,007
207	17,779	16,352	360	11,183	8,782
209	16,136	15,810	361	11,756	10,791
210	16,221	15,798	462	11,427	11,051
212	15,571	14,127	509	81,754	81,036
221	15,723	14,398	511	230,195	220,227
225	20,807	19,615	513	38,747	33,139
241	7,135	7,032	514	29,027	13,612
242	7,994	7,445	516	60,988	58,478
244	13,214	12,147	517	149,655	130,170
247	14,626	14,251	518	472,432	465,230
250	10,329	8,548	519	144,791	139,152
			520	70,836	67,535

LOT SUMMARY

DESIGNATION	LOT NO.	NO. OF LOTS	(A.C.) (APPROX.)
SINGLE FAMILY LOTS	1-497	497	144.13
STORM DRAIN MAINTENANCE LOTS	498-509	12	8.07
WATER TANK	510	1	1.55
PUBLIC PARK	511	1	5.28
REC. AREA	512-523	12	32.31
OPEN SPACE	524-539	16	185.60
FEE-TITLE	540-542	3	0.14
BOOSTER STATION	543	1	0.16
HASLEY CANYON ROAD	-	-	0.70
DEDICATED STREET AREA	-	-	20.39
PRIVATE AND FUTURE STREET LOTS	544-557	14	22.14
PRIVATE DRWY AND FIRE LANE LOTS	558-564	7	9.93
TOTAL		564	±430.40

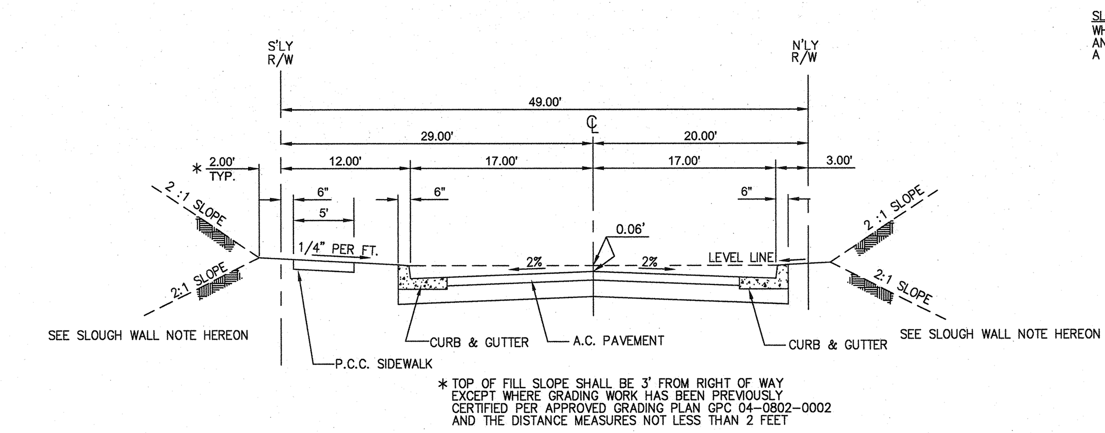
RECREATIONAL LOT USAGE

511 PUBLIC PARK
512 RECREATION AREA / AGRICULTURE
513 RECREATION AREA
514 POCKET PARK
515 POCKET PARK
H.O.A. MAINTAINED PRIVATE UNDERGROUND STORM QUALITY BASIN WITH LANDSCAPED SURFACE
516 POCKET PARK
H.O.A. MAINTAINED PRIVATE UNDERGROUND STORM QUALITY BASIN WITH LANDSCAPED SURFACE
517 RECREATION AREA
518 RECREATION CENTER / RECREATION AREA / AGRICULTURE
519 POCKET PARK
520 ARRIVAL PLAZA
521 POCKET PARK
522 POCKET PARK
523 RECREATION AREA

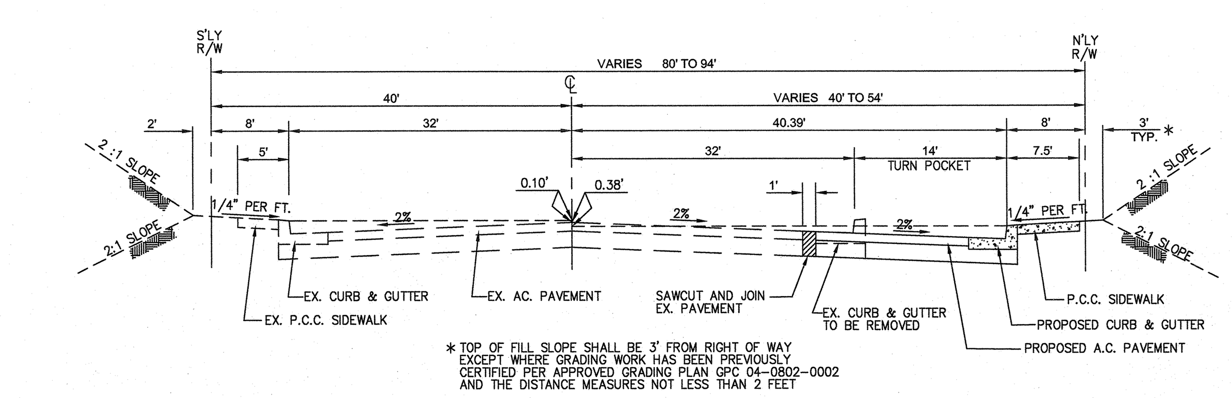
DEDICATED STREETS	PRIVATE AND FUTURE STREETS ∗∗∗	PRIVATE STREET ∗∗∗
BARCELONA DRIVE	LOS MONTANES DRIVE	
LOS VALLES DRIVE	LOS ALTOS DRIVE	
HAYWARD DRIVE	BUENA VIDA WAY	
VISTA GRANDE PLACE	BELLEZA WAY	
	"A" STREET	
	"B" STREET	
	"CC" STREET	"C" STREET
		"D" STREET
	"E" STREET	
		"F" STREET
	"G" STREET	
	"H" STREET	
		"J" STREET
		"K" STREET
		"L" STREET
		"M" STREET
	"N" STREET	
	"P" STREET	
	"Q" STREET	
"R" STREET		
"S" STREET		
"T" STREET		
"U" STREET		
	"V" STREET	

∗∗∗ "PRIVATE AND FUTURE STREETS" AND "PRIVATE STREETS" ARE ALSO FIRE LANES

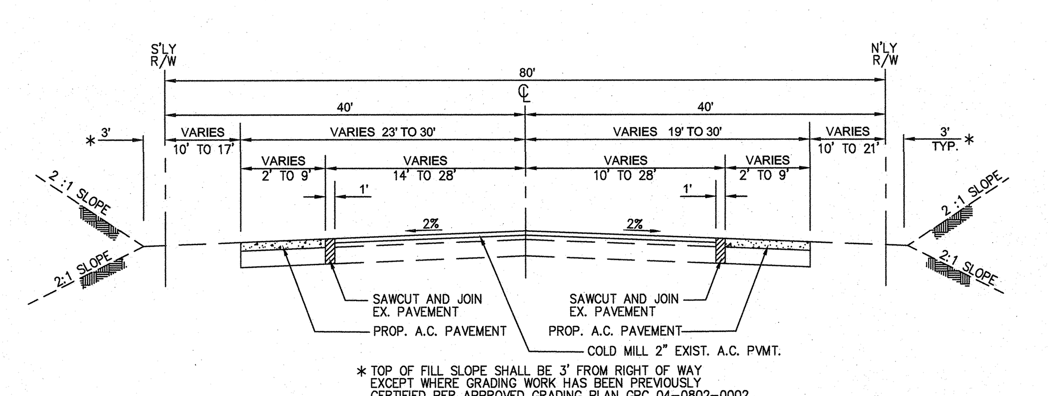
SLOUGH WALL NOTE:
WHEN ASCENDING SLOPE HEIGHT IS GREATER THAN 5 FEET AND THE SIDEWALK IS ADJACENT TO THE RIGHT-OF-WAY, A SLOUGH WALL IS REQUIRED.



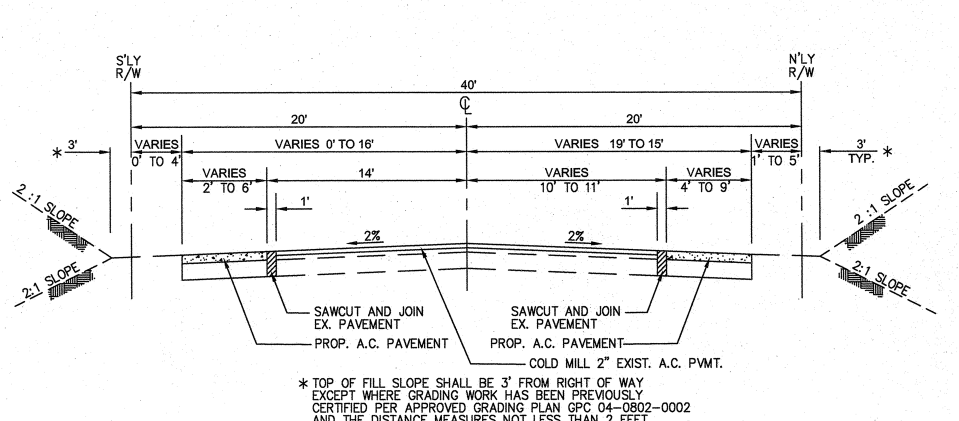
TYPICAL SECTION 49' R/W
BELLEZA WAY
NOT TO SCALE



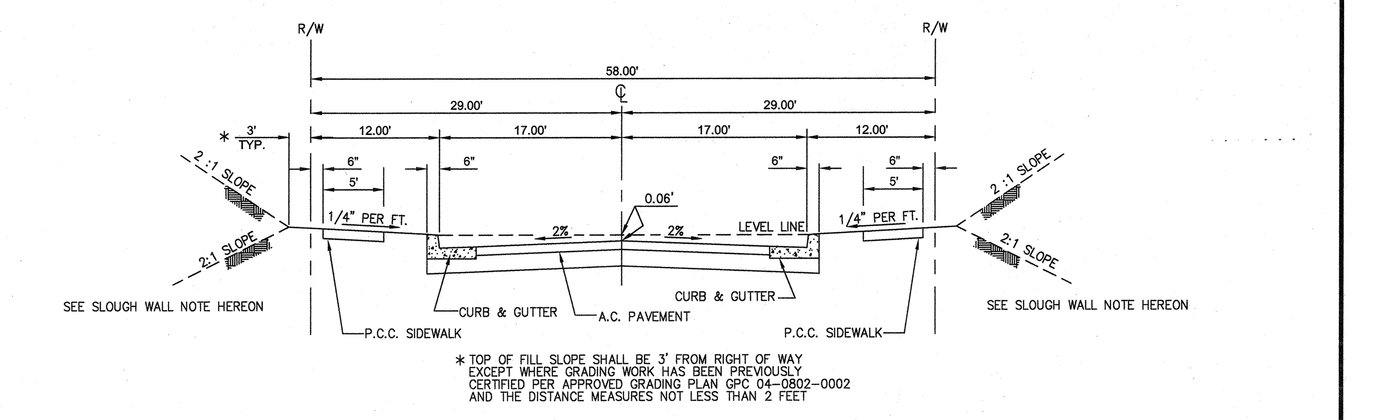
TYPICAL SECTION
HASLEY CANYON ROAD WIDENING
FROM: LOS VALLES DR., 350' EAST
NOT TO SCALE



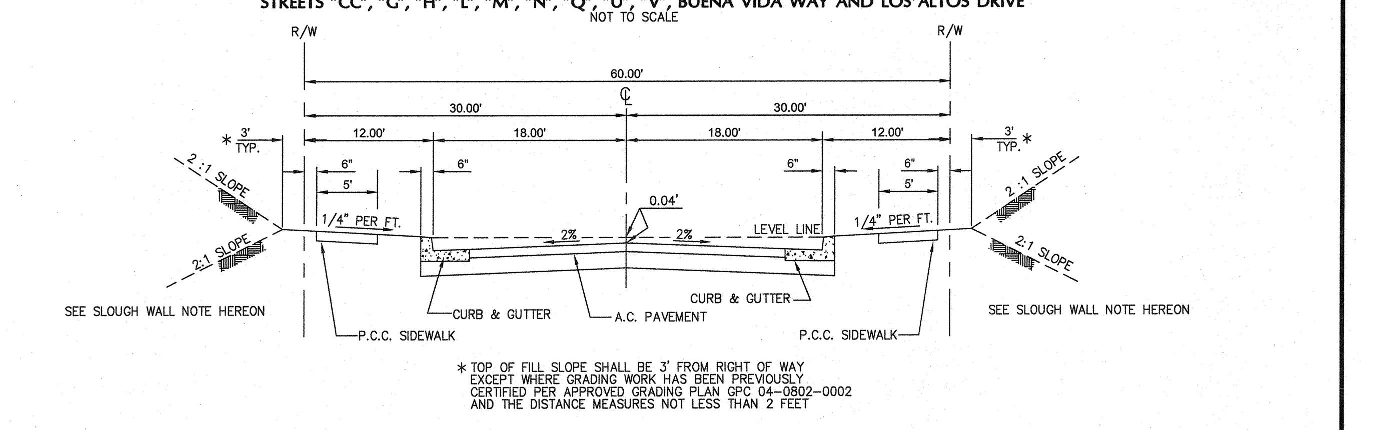
TYPICAL SECTION 80' R/W
HASLEY CANYON ROAD WIDENING
FROM: 370' WEST, TO: 640' WEST OF LOS VALLES DR
NOT TO SCALE



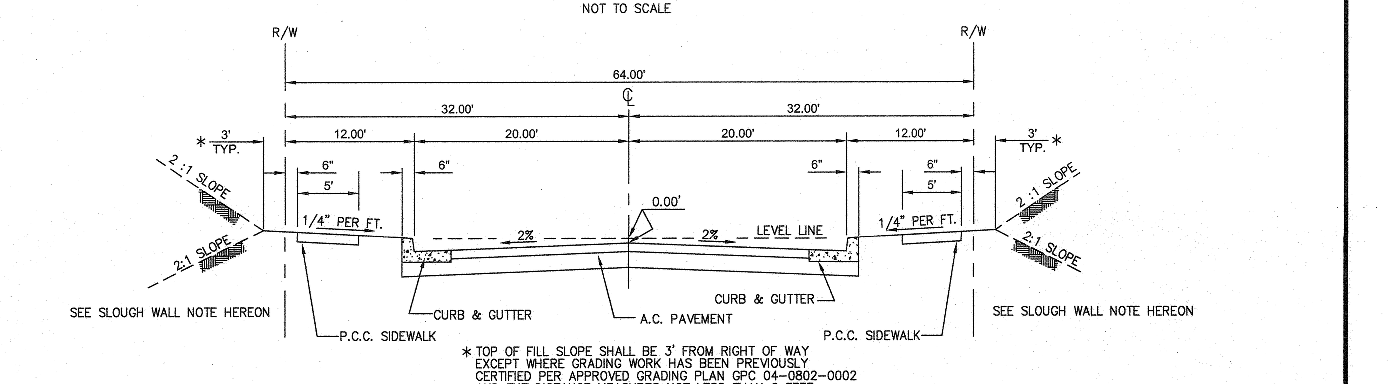
TYPICAL SECTION 40' R/W
HASLEY CANYON ROAD WIDENING
FROM: LOS VALLES DR., 370' WEST
NOT TO SCALE



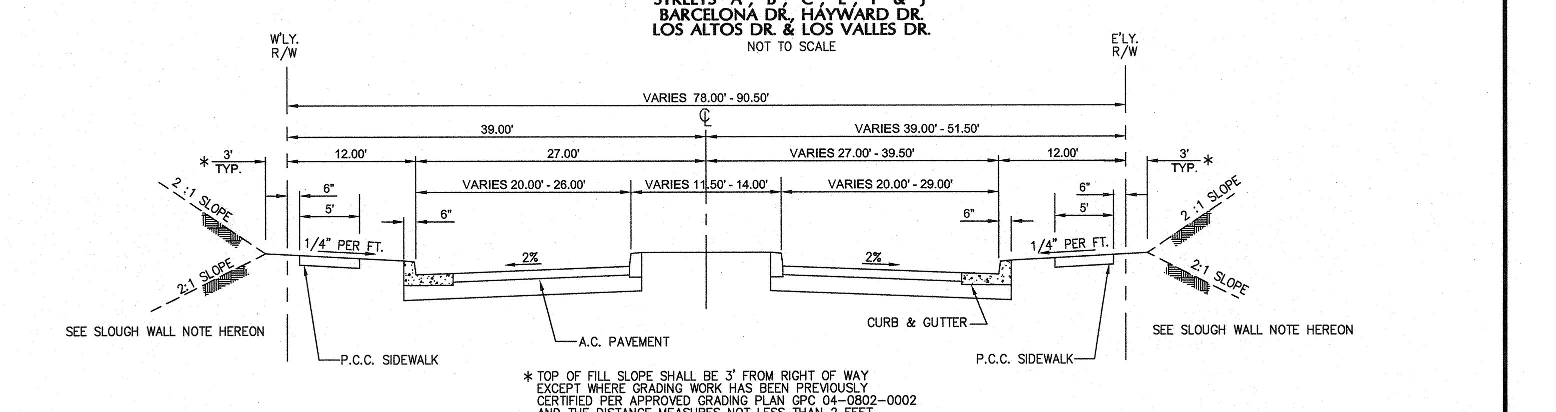
TYPICAL SECTION 58' R/W
STREETS "CC", "G", "H", "L", "M", "N", "Q", "U", "V", BUENA VIDA WAY AND LOS ALTOS DRIVE
NOT TO SCALE



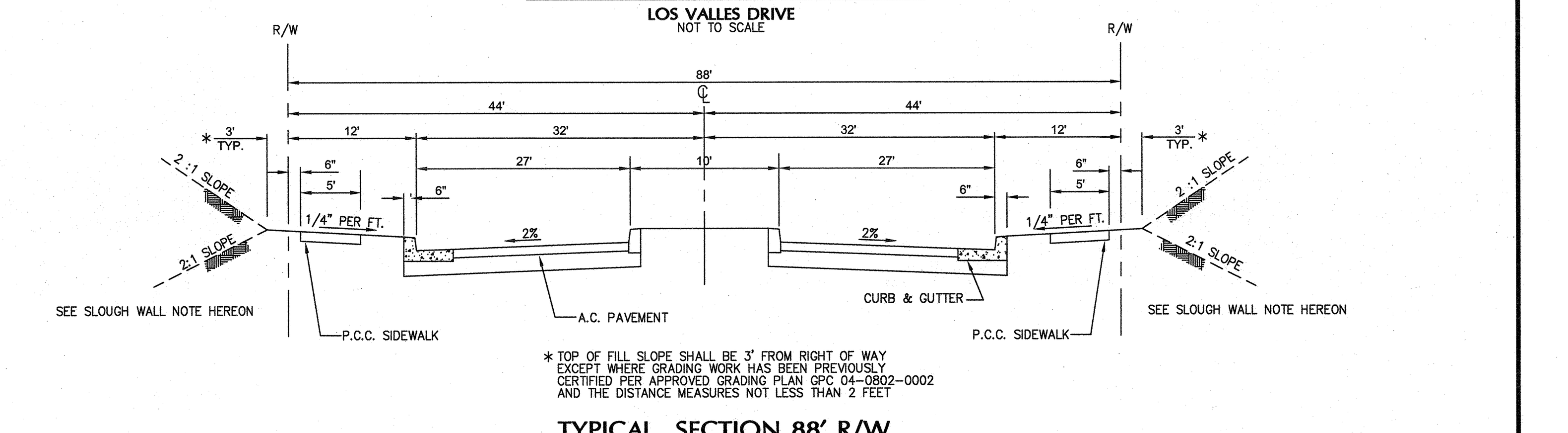
TYPICAL SECTION 60' R/W
STREETS "C", "CC", "D", "K", "N", "P", "R", "S" AND "T"
VISTA GRANDE PLACE, LOS MONTANES DR. & BUENA VIDA WAY
NOT TO SCALE



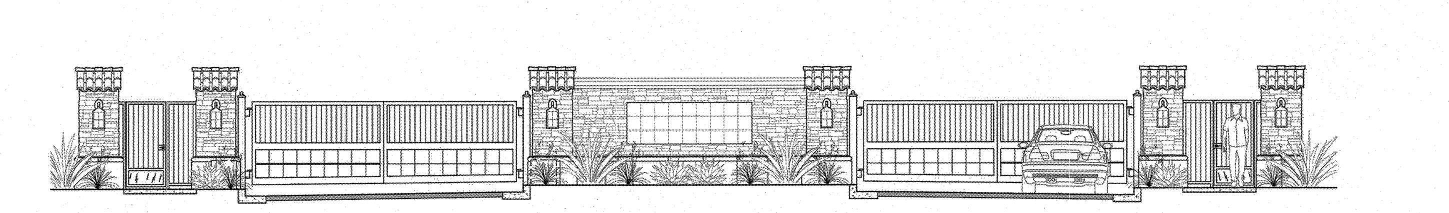
TYPICAL SECTION 64' R/W
STREETS "A", "B", "C", "E", "F" & "J"
BARCELONA DR., HAYWARD DR.
LOS ALTOS DR. & LOS VALLES DR.
NOT TO SCALE



TYPICAL SECTION 78' - 90.5' R/W
LOS VALLES DRIVE
NOT TO SCALE



TYPICAL SECTION 88' R/W
(GATED ENTRANCE)
STREETS "A", "B" AND LOS MONTANES DR.
NOT TO SCALE



TYPICAL SECTION 88' R/W
(GATED ENTRANCE)
CONCEPTUAL ONLY
NOT TO SCALE

OWNER/DEVELOPER:
SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH.: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:
SEE SHEET NO. 7

C.U.P. EXHIBIT "A"
MAJOR LAND DIVISION REVISED
VESTING TENTATIVE TRACT MAP NO.
052584

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, California 91016
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com
Charles A. Gilman, R.C.E. No. C54155
07/18/2016 DATE
REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-17 CIVIL STATE OF CALIFORNIA

DRAWN BY LDC.
CHECKED BY C.G.
DESIGNED BY LDC

DATE CHANGED	CHANGED BY	REVISION

LDC

Project. No. 11018-001
SHEET 2 OF 8

J:\Civil 3D Projects\11018001\50_Sheet Sets\10_Planning\CUP\CUP 5-16\SHEET 02.dwg Jul 18, 2016 10:53 am MSERKI

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C2	20.223	350.000	003°18'38"	10.114
C3	738.747	525.000	080°37'23"	445.413
C4	1431.723	550.000	149°08'55"	1993.264
C5	460.034	800.000	032°56'51"	236.572
C6	593.007	700.000	048°32'18"	315.608
C7	209.392	475.000	025°15'27"	106.425
C8	346.097	550.000	036°03'16"	178.994
C9	222.710	800.000	015°57'01"	112.080
C10	551.498	350.000	090°16'53"	351.723
C11	858.682	450.000	109°19'51"	634.744
C12	227.090	1000.000	013°00'41"	114.036
C13	292.809	250.000	067°06'25"	165.807
C14	192.170	370.226	029°44'24"	98.302
C15	123.115	600.000	011°45'24"	61.775
C16	115.005	250.000	026°21'26"	58.538
C17	47.883	475.000	005°46'33"	23.962
C18	66.442	57.000	066°47'12"	37.575
C19	395.189	200.000	113°12'48"	303.393
C20	87.468	250.000	020°02'46"	44.185
C21	373.003	400.000	053°25'43"	201.305
C22	121.545	300.000	023°12'48"	61.618
C23	125.909	350.000	020°36'42"	63.642
C24	147.606	400.000	021°08'35"	74.652
C25	969.579	400.000	138°52'55"	1066.499
C26	310.197	600.000	029°37'18"	158.648
C27	531.930	350.000	087°04'41"	332.591
C28	157.380	500.000	018°02'04"	79.346
C29	550.701	350.000	090°09'04"	350.924
C30	365.982	175.000	119°49'27"	302.037
C31	157.062	800.000	011°14'55"	78.784

Line Table		
Line #	Length	Direction
L2	395.058	N65° 13' 24.19"W
L3	688.391	N41° 56' 33.21"W
L4	168.660	S03° 35' 32.87"W
L5	242.959	N23° 41' 47.01"E
L6	688.396	N66° 01' 19.83"W
L7	348.884	S43° 18' 30.91"W
L8	289.716	N56° 19' 11.60"E
L9	62.583	N46° 41' 29.09"W
L10	159.354	N50° 31' 54.55"E
L11	110.825	S38° 43' 09.41"W
L12	383.472	S84° 23' 13.11"W
L13	229.244	N07° 21' 22.84"W
L14	178.151	N82° 38' 37.16"E
L15	161.001	N82° 38' 37.16"E
L16	73.429	S70° 59' 56.95"E
L17	266.486	N65° 13' 24.19"W
L18	626.722	N65° 13' 24.19"W
L19	411.989	N47° 59' 23.76"E
L20	552.124	N65° 13' 24.19"W
L21	57.682	N85° 16' 10.20"W
L22	526.996	N23° 41' 47.01"E
L23	41.613	N29° 43' 55.50"W
L24	658.641	N65° 13' 24.19"W
L25	28.913	S42° 00' 36.22"E
L26	23.886	S33° 24' 15.09"W
L27	216.599	S75° 19' 28.86"E
L28	268.264	N88° 46' 12.37"E
L29	25.031	S70° 44' 08.36"W
L30	322.631	N24° 52' 48.36"E
L31	591.183	N64° 58' 08.10"W
L32	218.209	N54° 51' 18.49"E
L33	244.929	N25° 01' 51.90"E
L34	251.580	S88° 18' 00.84"W
L35	335.906	N01° 41' 59.16"W

APN 3247-064-012
TRACT 44471
TRACT BDRY
TRACT 44373
APN 3247-065-002
APN 3247-065-003
APN 3247-065-004
APN 2865-079-001
APN 2865-079-004
BARCELONA DR
N89°35'10"W 1331.70'
N89°31'26"W 2668.12'
APN 3247-032-025
APN 3247-032-026
OPTIONAL MITIGATION AREA
LIMITS OF CONCEPTUAL GRADING. FINAL LIMITS SHALL NOT EXCEED "OPTIONAL MITIGATION AREA" LIMITS AS DESCRIBED HEREON
FEMA FLOOD PLAIN BDRY
REVISED FLOOD PLAIN BDRY
N89°55'59"W 1324.09'
ROCK RIP-RAP LEVEE SEE SECTION ON SHT. 7
OPTIONALLY, A RETAINING STRUCTURE MAY BE CONSTRUCTED IN ORDER TO ELIMINATE ANY ENCROACHMENT OVER FEMA FLOOD PLAIN BOUNDARY
100 YR W.S.E.
APPROX. LIMITS OF REMEDIATION AND RESTORATION GRADING OF SITE 2006 SAND MINING OPERATIONS
LIMITS OF CHANNEL STABILIZATION
DEBRIS BASIN D.P. = 340 C.Y.
DEBRIS BASIN D.P. = 2,650 C.Y.
DEBRIS BASIN D.P. = 1,295 C.Y.
DEBRIS BASIN D.P. = 343 C.Y.
DEBRIS BASIN D.P. = 114 C.Y.
DEBRIS BASIN D.P. = 280 C.Y.
DEBRIS BASIN D.P. = 306 C.Y.
DEBRIS LIMIT
15' WIDE CONC. DEBRIS SWALE 5% MIN.
PEDESTRIAN PATH
PAVED DRAIN / IMPACT WALL 5% MIN.
SUBDRAIN
OPEN SPACE
PRIVATELY MAINTAINED
PRIVATE DRIVEWAY AND FIRE LANE
PUBLIC PARK AREA-SEE SHEET NO. 8
SEE SHEET NO. 4
SEE SHEET NO. 5 (PH-II) & 6 (PH-I)

SEE SHEET NO. 4

PE PER PLAN
2:1 SLOPE
1.5'
2.0'
12.00'
R/W
PROPOSED RETAINING WALL
* "R" PER PLAN MAX."R"=7
1/4" PER FT.
SECTION "A - A"
NOT TO SCALE

SECTION "B - B"
NOT TO SCALE

SECTION "C - C"
NOT TO SCALE

SECTION "H - H"
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
100 50 0 100 200 300

* NOTE
PREVIOUSLY APPROVED AND GRADED SLOPES TO BE RESTORED

OWNER/DEVELOPER:
SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:
SEE SHEET NO. 7

C.U.P. EXHIBIT "A"
MAJOR LAND DIVISION REVISED
VESTING TENTATIVE TRACT MAP NO.
052584
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

DRAWN BY: LDC.
CHECKED BY: C.G.
DESIGNED BY: LDC

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-17 CIVIL STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, California 91016
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com
Charles A. Gilman, R.C.E. No. C54155 — 07/18/2016 DATE

LDC
Project. No. 11018-001
SHEET 3 OF 8

J:\Civil 3D Projects\11018001\03_Sheet Sets\02_Planning\CUP-5-1\SHEET 03.dwg Jul 18, 2016 11:00 am MSENG

APN 2865-079-004 | APN 2865-079-003 | APN 2865-079-002 | APN 2865-083-010 | APN 2865-083-005 | APN 2865-083-007 | APN 2865-070-001

TRACT 49048 | TRACT 43750

TRACT BDRY

N89°31'30"W 2658.12'

N89°52'37"W 1309.72'

APN 2866-050-007 TRACT 44800

APN 2866-051-001

APN 2866-051-049

APN 2866-042-006

APN 2866-042-005

APN 2866-052-002 TRACT 45084

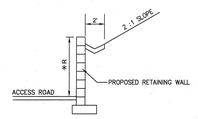
SEE SHEET NO. 3

SEE SHEET NO. 8

SEE SHEET NO. 5 (PH-II) & 6 (PH-I)

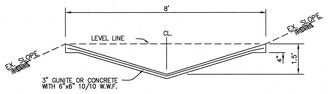
Curve Table				
Curve #	Length	Radius	Delta	Tangent
C31	858.682	450.000	109°19'51"	634.744
C34	335.281	350.000	054°53'10"	181.757
C35	490.371	380.000	073°56'14"	286.025
C36	194.181	450.000	024°43'26"	98.626
C37	358.214	300.000	068°24'50"	203.933
C38	217.088	300.000	041°27'39"	113.542
C39	128.478	200.000	036°48'22"	66.543
C40	149.679	872.000	009°50'05"	75.024
C41	302.141	875.000	019°47'04"	152.590
C42	417.187	699.998	034°08'50"	214.995
C43	176.099	250.000	040°21'32"	91.881
C44	292.809	250.000	067°06'25"	165.807
C45	214.350	700.000	017°32'41"	108.020
C46	212.116	270.000	045°00'44"	111.872
C47	500.756	450.000	063°45'30"	279.873
C48	647.126	400.000	092°41'38"	419.264
C49	160.361	350.000	026°15'05"	81.613
C50	224.429	350.000	036°44'22"	116.224
C51	179.080	350.000	029°18'57"	91.546
C52	466.387	350.000	076°20'55"	275.169
C53	400.439	350.000	065°33'10"	225.356
C54	119.464	225.000	030°25'16"	61.176
C55	241.748	451.000	030°42'43"	123.854
C56	101.337	525.000	011°03'34"	50.826

Line Table		
Line #	Length	Direction
L38	348.884	S43° 18' 30.91"W
L41	44.053	S85° 23' 18.85"W
L42	189.735	N66° 20' 14.82"E
L43	80.570	N64° 06' 29.58"E
L44	35.015	N33° 00' 09.71"W
L45	300.193	S03° 48' 11.92"W
L46	209.143	S72° 24' 48.40"W
L47	208.977	N73° 26' 21.65"W
L48	62.583	N46° 41' 29.09"W
L49	14.000	N11° 51' 55.18"E
L50	246.166	N78° 07' 59.98"W
L51	205.137	S84° 19' 18.81"W
L52	31.274	S50° 39' 57.03"E
L53	235.629	S13° 31' 55.49"W
L54	89.789	S15° 24' 13.32"E
L55	85.686	S10° 50' 51.90"W
L56	314.000	S25° 53' 30.42"E
L57	200.481	N03° 25' 25.91"E
L58	12.000	S03° 25' 25.91"W
L59	235.286	S86° 34' 34.09"E
L60	8.167	S75° 46' 49.22"E
L77	186.505	N75° 18' 06.24"E
L78	59.716	N55° 08' 07.61"E
L79	35.610	S45° 24' 36.94"E
L80	74.925	S34° 21' 03.06"E



*"R" PER PLAN

SECTION "D - D"
NOT TO SCALE



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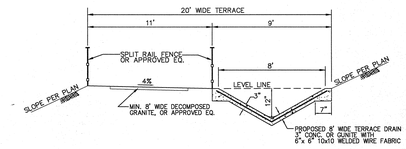
NOT TO SCALE



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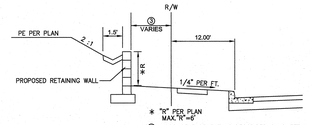

SECTION "G - G"
NOT TO SCALE

NOTE:
PREVIOUSLY APPROVED AND GRADED SLOPES TO BE RESTORED

GRAPHIC SCALE
(IN FEET)
100 50 0 100 200 300

OWNER/DEVELOPER:
SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:
SEE SHEET NO. 7

C.U.P. EXHIBIT "A"
MAJOR LAND DIVISION REVISED
VESTING TENTATIVE TRACT MAP NO.
052584

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRAWN BY	LDC.
CHECKED BY	C.G.
DESIGNED BY	LDC

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GLIMAN No. 54155 Exp. 12-31-17 CIVIL STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
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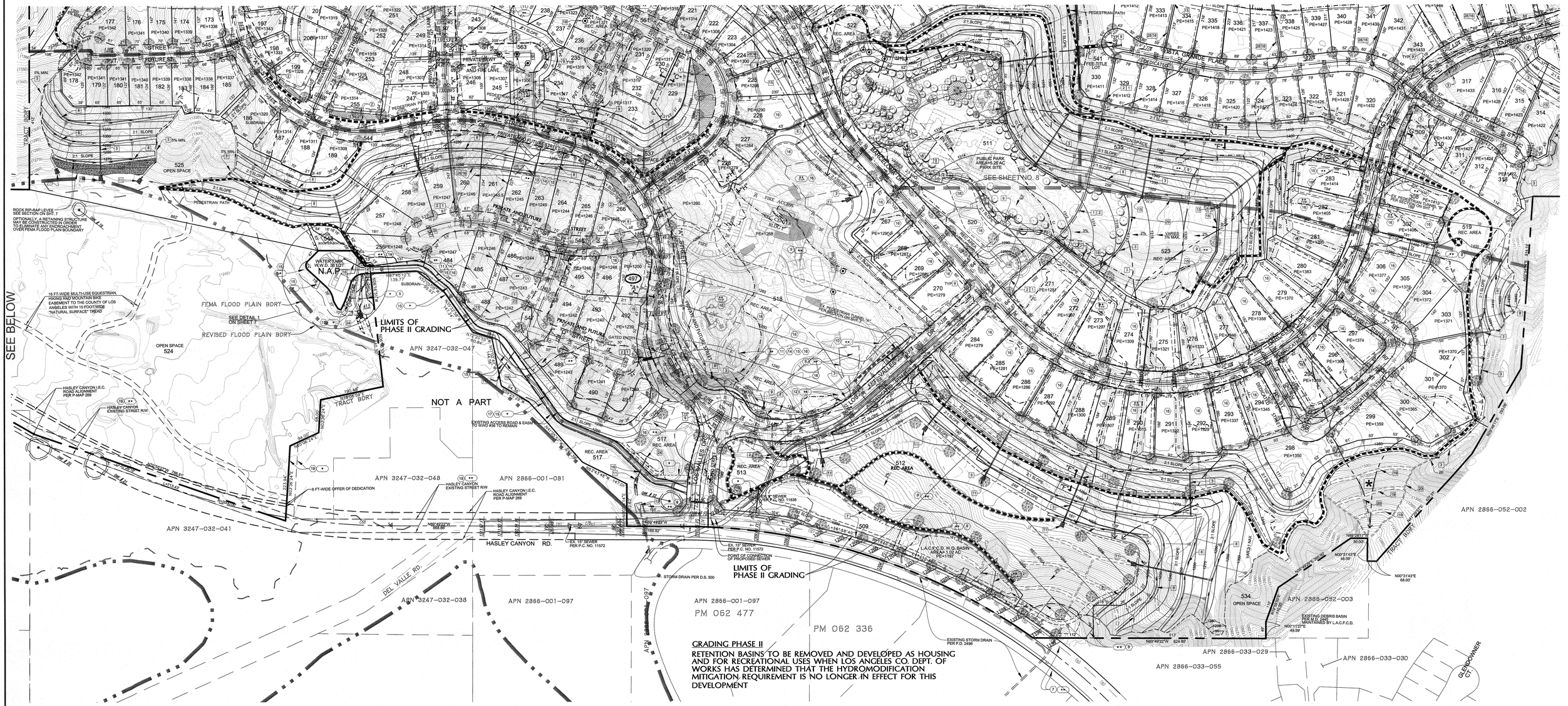
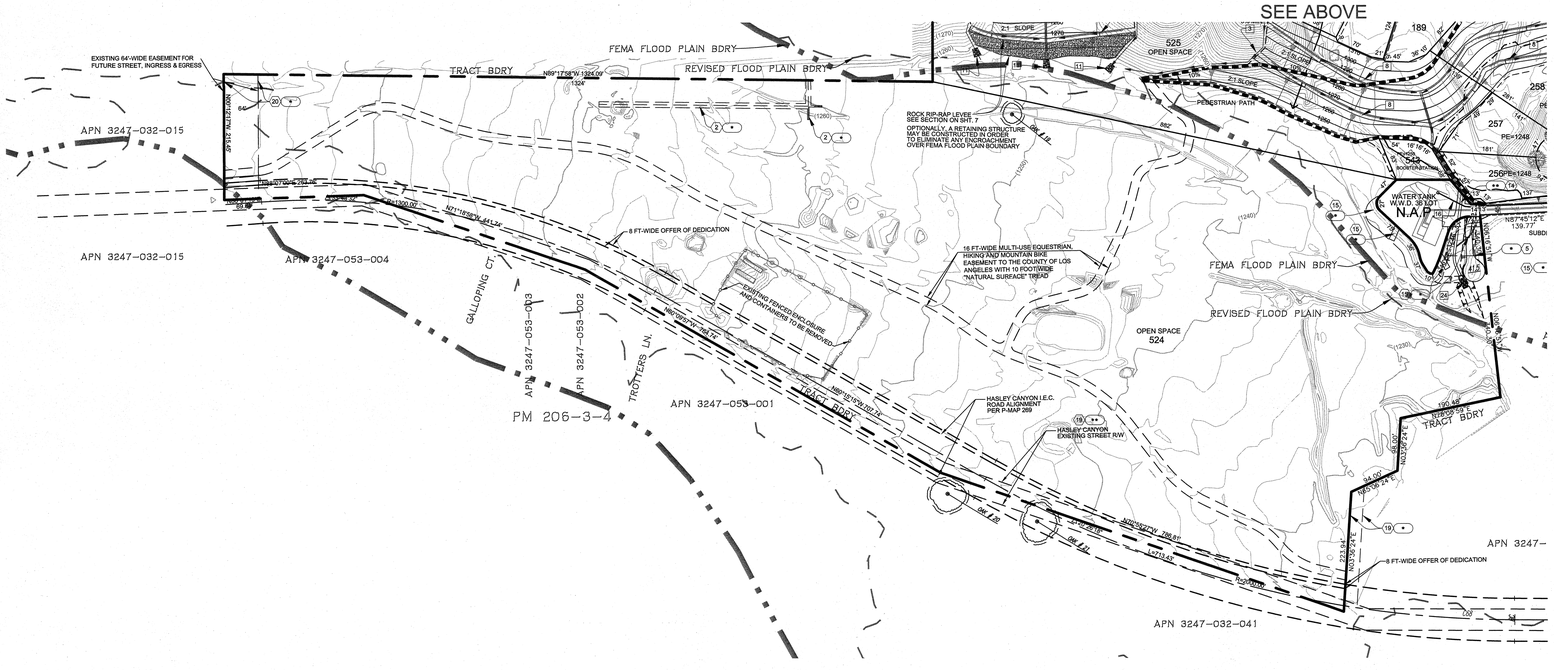
Charles A Gliman, R.C.E. No. C54155 — 07/18/2016 DATE

LDC

Project. No. 11018-001

SHEET 4 OF 8





GRADING PHASE II

RETENTION BASINS TO BE REMOVED AND DEVELOPED AS HOUSING AND FOR RECREATIONAL USES WHEN LOS ANGELES CO. DEPT. OF WORKS HAS DETERMINED THAT THE HYDROMODIFICATION MITIGATION REQUIREMENT IS NO LONGER IN EFFECT FOR THIS DEVELOPMENT

NOTE

PREVIOUSLY APPROVED AND GRADED SLOPES TO BE RESTORED

GRAPHIC SCALE (IN FEET)

100 50 0 100 200 300

Line Table		
Line #	Length	Direction
L61	15.000	S01° 13' 47.63"E
L62	268.264	N88° 46' 12.37"E
L63	25.031	S70° 44' 08.36"W
L64	216.599	S75° 19' 28.86"E
L65	218.209	N54° 51' 18.49"E
L66	489.446	S48° 03' 26.79"W
L67	116.599	N79° 06' 53.16"E
L68	15.000	S19° 27' 35.60"E
L69	14.941	S08° 53' 02.38"W
L70	124.094	N22° 26' 32.22"E
L71	235.516	N70° 21' 38.71"W
L72	688.391	N41° 56' 33.21"W
L73	21.135	S28° 19' 04.45"W
L74	74.831	S00° 00' 00.00"E
L75	868.861	S89° 48' 34.48"E
L76	198.131	S29° 02' 50.23"E
L77	198.131	S55° 48' 07.88"E

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C54	969.579	400.000	138°52'55"	1066.499
C55	157.380	500.000	018°02'04"	79.346
C56	310.197	600.000	029°37'18"	158.648
C57	531.930	350.000	087°04'41"	332.591
C58	927.948	370.000	143°41'45"	1128.545
C59	181.145	525.000	019°46'09"	91.482
C60	137.806	524.000	015°04'05"	69.303
C61	265.947	351.000	043°24'43"	139.723
C62	70.991	300.000	013°33'30"	35.662
C63	87.465	54.000	092°48'11"	56.709
C64	209.392	475.000	025°15'27"	106.425
C65	1325.760	610.000	124°31'31"	1160.042
C66	247.120	500.000	028°19'04"	126.138
C67	1114.689	1800.000	035°28'54"	575.867
C68	1032.423	2000.000	029°34'36"	527.988
C69	90.131	55.000	093°53'36"	58.870
C70	286.362	865.000	018°58'05"	144.503
C71	90.131	55.000	093°53'36"	58.870

OWNER/DEVELOPER:

SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:

SEE SHEET NO. 7

C.U.P. EXHIBIT "A"
MAJOR LAND DIVISION REVISED
VESTING TENTATIVE TRACT MAP NO.
052584

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRAWN BY	DATE	CHANGED BY	REVISION
LDC.			
CHECKED BY C.G.			
DESIGNED BY LDC			

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-17 CIVIL STATE OF CALIFORNIA

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, California 91016
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

Charles A. Gilman, R.C.E. No. C54155 — 07/18/2016 DATE

LDC

Project. No. 11018-001

SEE SHEET NO. 3

SEE SHEET NO. 4

SEE SHEET NO. 8

SEE BELOW

NOT A PART

APN 3247-032-047

APN 3247-032-048

APN 2866-001-081

APN 3247-032-041

APN 3247-032-038

APN 2866-001-097

APN 2866-052-002

APN 2866-032-003

APN 2866-033-029

APN 2866-033-030

APN 2866-033-055

PM 062 477

PM 062 336

HASLEY CANYON RD.

DEL VALLE RD.

LOS VALLES DR.

BROKEN ONE DR.

ESPERANZA DR.

VISTA GRANDE PLACE

PUBLIC STREET

PRIVATE STREET

PRIVATE AND FUTURE STREET

PUBLIC PARK

OPEN SPACE

RETENTION BASIN AREA=2.5 AC PE=1230 EASEMENT TO L.A.C.F.C.D.

L.A.C.F.C.D. W.Q. BASIN AREA= 0.5 AC PE=1217

AREA = 3.9 AC PE=1208

EXISTING DEBRIS BASIN PER M.D. 252 MAINTAINED BY L.A.C.F.C.D.

EXISTING STORM DRAIN PER P.D. 2498

STORM DRAIN PER D.S. 500

16 FT-WIDE MULTI-USE EQUESTRIAN, HIKING AND MOUNTAIN BIKE EASEMENT TO THE COUNTY OF LOS ANGELES WITH 10 FOOT-WIDE "NATURAL SURFACE" TREAD

8 FT-WIDE OFFER OF DEDICATION

HASLEY CANYON I.E.C. ROAD ALIGNMENT PER P-MAP 269

HASLEY CANYON EXISTING STREET R/W

ROCK RIP-RAP LEVEE SEE SECTION ON SHT. 7

FEMA FLOOD PLAIN BDRY

REVISED FLOOD PLAIN BDRY

TRACT BDRY

SEE DETAIL 1 ON SHEET 6

WATER TANK W.W.D. 36 LOT N.A.P.

EX. PEDESTRIAN TUNNEL "A" PER SECTION ON SHT. 7

EX. TUNNEL TO REMAIN

EX. 8" SEWER PER P.C. NO. 11839

EX. 15" SEWER PER P.C. NO. 11572

POINT OF CONNECTION OF PROPOSED SEWER

EXISTING ACCESS ROAD & EASEMENT TO WWD #36 TO REMAIN

GATED ENTRY

FIRE ACCESS ROAD

OPEN SPACE LOT 521

TR 52584

NOTE:
PREVIOUSLY APPROVED AND GRADED SLOPES TO BE RESTORED

GRAPHIC SCALE (IN FEET)
50 25 0 25 50 75

HASLEY CANYON RD. PER P-MAP NO. 269
SCALE: 1"=50'

GRAPHIC SCALE (IN FEET)
100 50 0 100 200 300

Line Table		
Line #	Length	Direction
L61	15.000	S01° 13' 47.63"E
L62	268.264	N88° 46' 12.37"E
L63	25.031	S70° 44' 08.36"W
L64	216.599	S75° 19' 28.86"E
L65	218.209	N54° 51' 18.49"E
L66	489.446	S48° 03' 26.79"W
L67	116.599	N79° 06' 53.16"E
L68	15.000	S19° 27' 35.60"E
L69	14.941	S08° 53' 02.38"W
L70	124.094	N22° 26' 32.22"E
L71	235.516	N70° 21' 38.71"W
L72	688.391	N41° 56' 33.21"W
L73	21.135	S28° 19' 04.45"W
L74	74.831	S00° 00' 00.00"E
L75	868.861	S89° 48' 34.48"E
L76	198.131	S29° 02' 50.23"E
L77	198.131	S55° 48' 07.88"E

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C54	969.579	400.000	138°52'55"	1066.499
C55	157.380	500.000	018°02'04"	79.346
C56	310.197	600.000	029°37'18"	158.648
C57	531.930	350.000	087°04'41"	332.591
C58	927.948	370.000	143°41'45"	1128.545
C59	181.145	525.000	019°46'09"	91.482
C60	137.806	524.000	015°04'05"	69.303
C61	265.947	351.000	043°24'43"	139.723
C62	70.991	300.000	013°33'30"	35.662
C63	87.465	54.000	092°48'11"	56.709
C64	209.392	475.000	025°15'27"	106.425
C65	1325.760	610.000	124°31'31"	1160.042
C66	247.120	500.000	028°19'04"	126.138
C67	1114.689	1800.000	035°28'54"	575.867
C68	1032.423	2000.000	029°34'36"	527.988
C69	90.131	55.000	093°53'36"	58.870
C70	286.362	865.000	018°58'05"	144.503
C71	90.131	55.000	093°53'36"	58.870

DRAWN BY	LDC.		
CHECKED BY	C.G.		
DESIGNED BY	LDC		
DATE CHANGED	CHANGED BY	REVISION	

OWNER/DEVELOPER:

SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:

SEE SHEET NO. 7

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION REVISED VESTING TENTATIVE TRACT MAP NO.

052584

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-17 CIVIL STATE OF CALIFORNIA

PREPARED BY:

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Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

Charles A. Gilman, R.C.E. No. C54155 — 07/18/2016 DATE

LDC

Project. No. 11018-001

SHEET 6 OF 8

† NOTE:
EASEMENTS THAT ARE "TO REMAIN" MAY BE QUITCLAIMED AND REDEDICATED ON A FINAL MAP IF L.A. COUNTY DEPARTMENT OF PUBLIC WORKS DETERMINES THAT IT IS THE CLEAREST WAY TO PROCEED.

	EASEMENTS:	FUTURE STATUS: †
(2.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Electrical supply systems and communication systems and incidental purposes Recorded: August 21, 1991, Instrument No. 91-1312408, of Official Records Affects: That portion of said land more particularly described therein.	TO REMAIN
(3.)	Castaic Property Holdings, LLC, a California limited liability company and its assigns with the right to grant the same to the County of Los Angeles/Los Angeles County Flood Control District, or other appropriate agency forGrading and debris basin and incidental purposes recorded July 17, 2000, Instrument No. 00-1085593, of Official Records	TO BE REMOVED BY NEW FINAL MAP
(7.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Public road and highway purposes and incidental purposes Recorded: October 24, 2000, Instrument No. 00-1663986, of Official Records Affects: That portion of said land as more particularly described therein.	TO REMAIN
(8.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract. Purpose: Flood control purposes as dedicated to the Los Angeles County Flood Control District Affects: Lots 53, 56 and 57 as shown on the Map of said Tract 52584-01.	TO BE REMOVED BY NEW FINAL MAP
(9.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract. Purpose: Bridge access purposes as dedicated to the County of Los Angeles Affects: Lots 56, 57, 58 and 60 as shown on the Map of Tract 52584-01.	TO BE REMOVED BY NEW FINAL MAP
(10.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract. Purpose: Bridge maintenance purposes as dedicated to the County of Los Angeles Affects: Lots 56, 57 and 58 as shown on the Map of said Tract 52584-01.	TO BE REMOVED BY NEW FINAL MAP
(11.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract. Purpose: Sanitary sewer purposes as dedicated to the County of Los Angeles Affects: Lots 51, 52 and 54 as shown on the Map of said Tract 52584-01.	TO BE REMOVED BY NEW FINAL MAP
(12.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract. Purpose: Air space visibility purposes as dedicated to the County of Los Angeles Affects: Lots 43 and 51 as shown on the Map of Tract 52584-01.	TO BE REMOVED BY NEW FINAL MAP
(13.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract. Purpose: Private driveway and fire lane Affects: As shown on the Map of Tract 52584-01.	TO BE REMOVED BY NEW FINAL MAP
(14.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract. Purpose: Covered storm drain purposes as dedicated to the Los Angeles County Flood Control Affects: Lots 51, 52, 59, 60, 61 and 62 as shown on the Map of Tract 52584-01.	TO BE REMOVED BY NEW FINAL MAP
(15.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract. Purpose: Water pipelines and appurtenances with ingress and egress as dedicated to the County of Los Angeles Affects: Lots 51, 52, 53, 59 and 62 as shown on the Map of Tract 52584-01.	PART TO REMAIN PART TO BE REMOVED
(16.)	Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document. Granted to: Pacific Bell Telephone Company, a corporation dba AT&T California Purpose: Public utilities Recorded: December 19, 2008, Instrument No. 20082233802, of Official Records Affects: Lots 1 to 62 inclusive of Tract 52584-01 as per map filed in Book 1329 at Pages 53 to 68 inclusive of maps in the office of the Los Angeles County Recorder. All of Lot 51 designated and delineated on said Map as Los Lagos Way. That portion of Lot 52 designated and delineated on said Map as PRIVATE DRIVEWAY AND FIRELANE. 10 Foot strip in Lot 53.	TO BE QUITCLAIMED BEFORE RECORDATION OF NEW FINAL MAP
(17.)	Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Los Angeles County Waterworks District No. 36, Val Verde, a governmental agency Purpose: Water pipelines, ingress and egress, access road, slope and incidental purposes Recorded: September 06, 2011, Instrument No: 20111206191 of Official Records Affects: A portion of said land as more particularly described in said document	TO REMAIN
(19.)	40' Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Los Angeles County. Purpose: Public Rood purposes Recorded: April 15 1926, Book 5595, Page 332 Affects: A portion of said land as more particularly described in said document	TO REMAIN
(20.)	64' Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: County of Los Angeles. Purpose: Ingress and egress Recorded: September 25 2007, Instrument No: 20072211391 of Official Records Affects: A portion of said land as more particularly described in said document	TO REMAIN
(21.)	An easement to Los Angeles County Flood Control District for flood control purposes per document recorded October 24, 2000 as instrument no. 00-1663990 of Official Records	TO BE REMOVED BY NEW FINAL MAP
	EASEMENT NOTES 1, 4, 5, 6 & 18 ARE NOT USED HEREIN	

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 2866-001-017 & PORTIONS OF 2866-001-096; AND 3247-032-001, 035, & PORTIONS OF 3247-032-051)
PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS.
EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS.
ALSO EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCEL 5 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,923, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED AUGUST 17, 2001 AS INSTRUMENT NO. 01-1524850 OF OFFICIAL RECORDS.

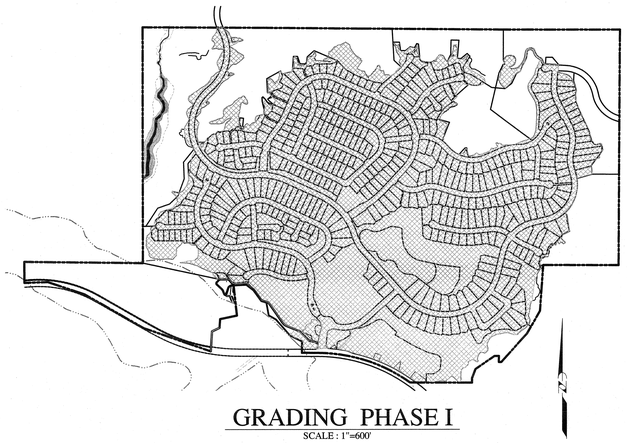
PARCEL 2: (APN PORTIONS OF 3247-032-051)
PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS.
EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN PORTIONS OF 2866-001-096)
PARCEL 5 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,923, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED AUGUST 17, 2001 AS INSTRUMENT NO. 01-152850 OF OFFICIAL RECORDS.

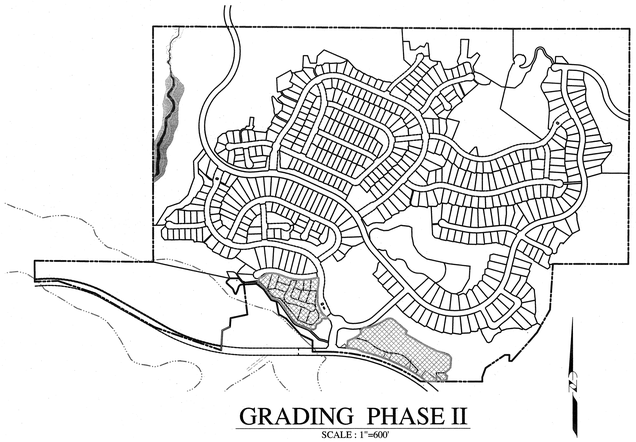
EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: (APN 2866-001-015, 016, & PORTIONS OF 2866-001-096)
LOTS 2 AND 3 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 6, 1880.
EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

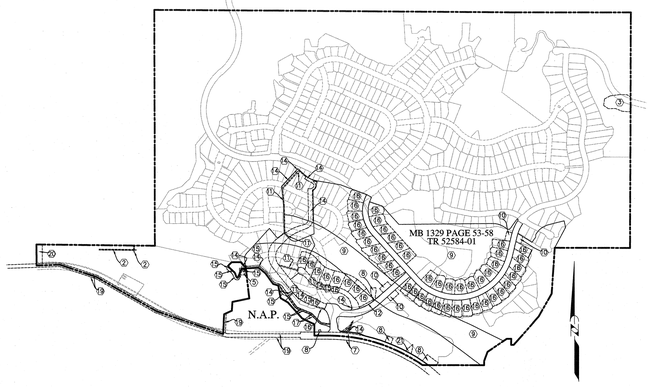
PARCEL 5:
LOTS 1 TO 61, INCLUSIVE, OF TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



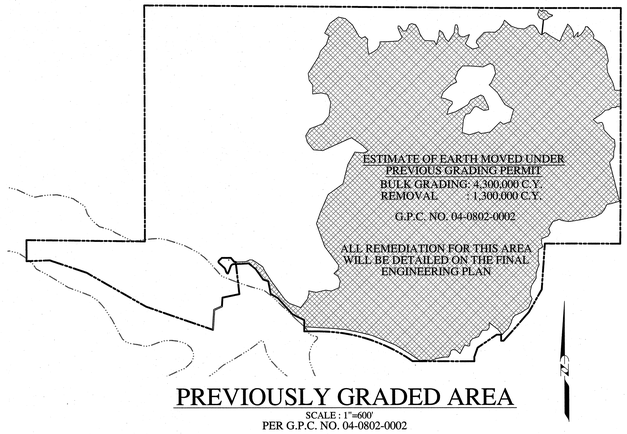
GRADING PHASE I
SCALE : 1"=600'



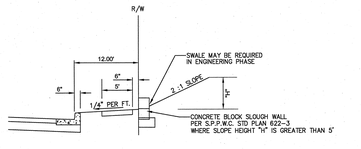
GRADING PHASE II
SCALE : 1"=600'



PREVIOUSLY RECORDED BOUNDARY
SCALE : 1"=600'
ALL LOTS, EASEMENTS, DEDICATED STREETS, PRIVATE AND FUTURE STREETS AND PRIVATE STREETS RECORDED BY TR52584-01 MB 1329, PAGE 53-58 SHALL BE VACATED BY THE FINAL MAP OR BY SEPARATE INSTRUMENTS AS MAY BE REQUIRED

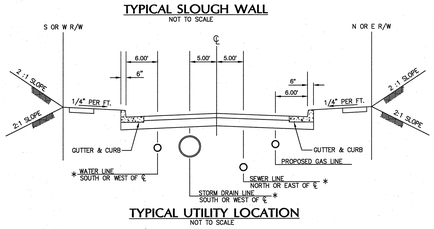


PREVIOUSLY GRADED AREA
SCALE : 1"=600'
PER G.P.C. NO. 04-0802-0002

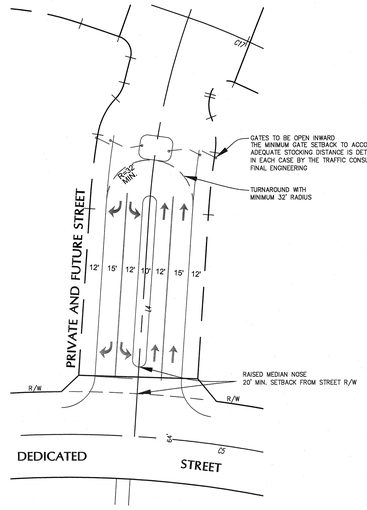


TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED PER APPROVED GRADING PLAN SPC 04-0802-0002 AND THE DISTANCE MEASURES NOT LESS THAN 2 FEET

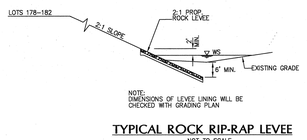
TYPICAL SLOUGH WALL
NOT TO SCALE



TYPICAL UTILITY LOCATION
NOT TO SCALE
* PIPE SIZE AND DEPTH PER ENGINEERING

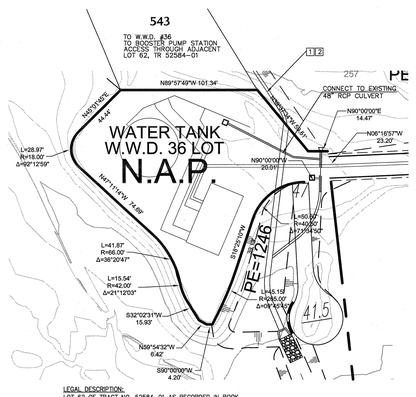


TYPICAL GATED ENTRANCE DETAIL
SCALE: 1" = 40'



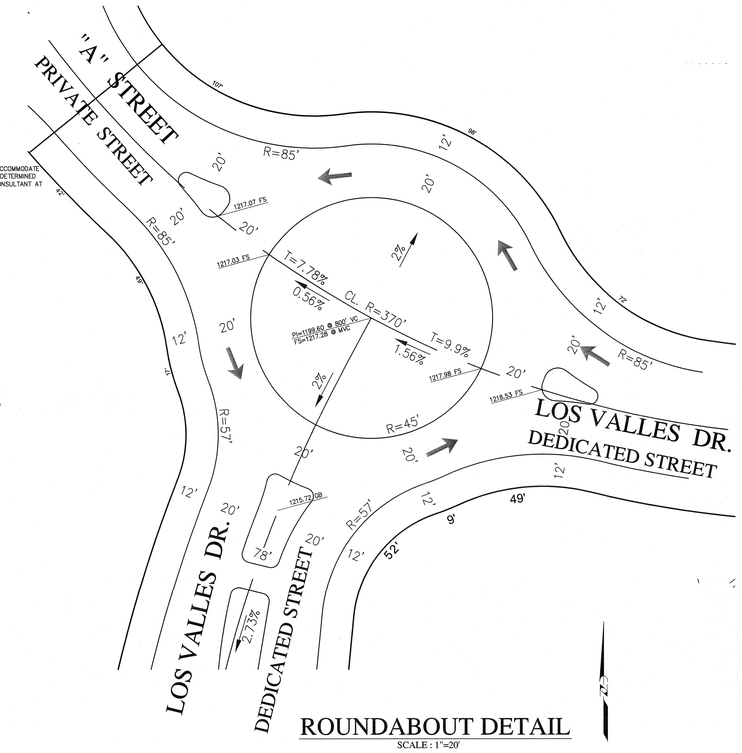
NOTE:
DIMENSIONS OF LEVEE LINING WILL BE CHECKED WITH GRADING PLAN

TYPICAL ROCK RIP-RAP LEVEE
NOT TO SCALE

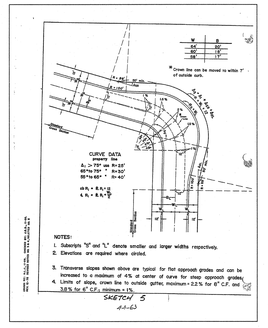


LEGAL DESCRIPTION:
LOT 62 OF TRACT NO. 52584-01 AS RECORDED IN BOOK 1329, PG. 53 THROUGH 68 INCLUSIVE OF MAPS.

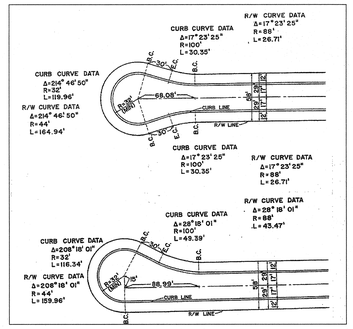
DETAIL 1
SCALE: 1" = 40'



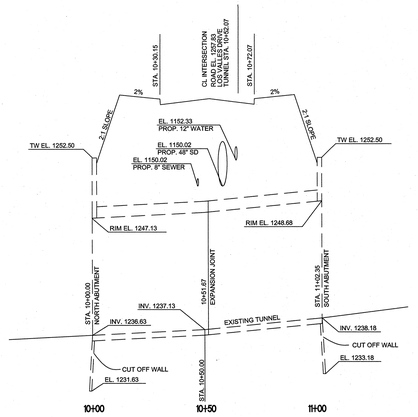
ROUNDABOUT DETAIL
SCALE : 1"=20'



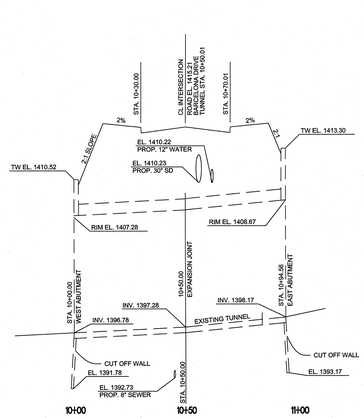
TYPICAL RESIDENTIAL KNUCKLE DETAIL
NOT TO SCALE
PER L.A.C.O.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-63



TYPICAL RESIDENTIAL CUL-DE-SAC DETAIL
NOT TO SCALE
PER L.A.C.O.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-38



TUNNEL "A"
TYPICAL UTILITY LOCATION
N.T.S.



TUNNEL "B"
TYPICAL UTILITY LOCATION
N.T.S.

OWNER/DEVELOPER:
SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:
SEE LEFT HEREON

C.U.P. EXHIBIT "A"
MAJOR LAND DIVISION REVISED
VESTING TENTATIVE TRACT MAP NO.
052584
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

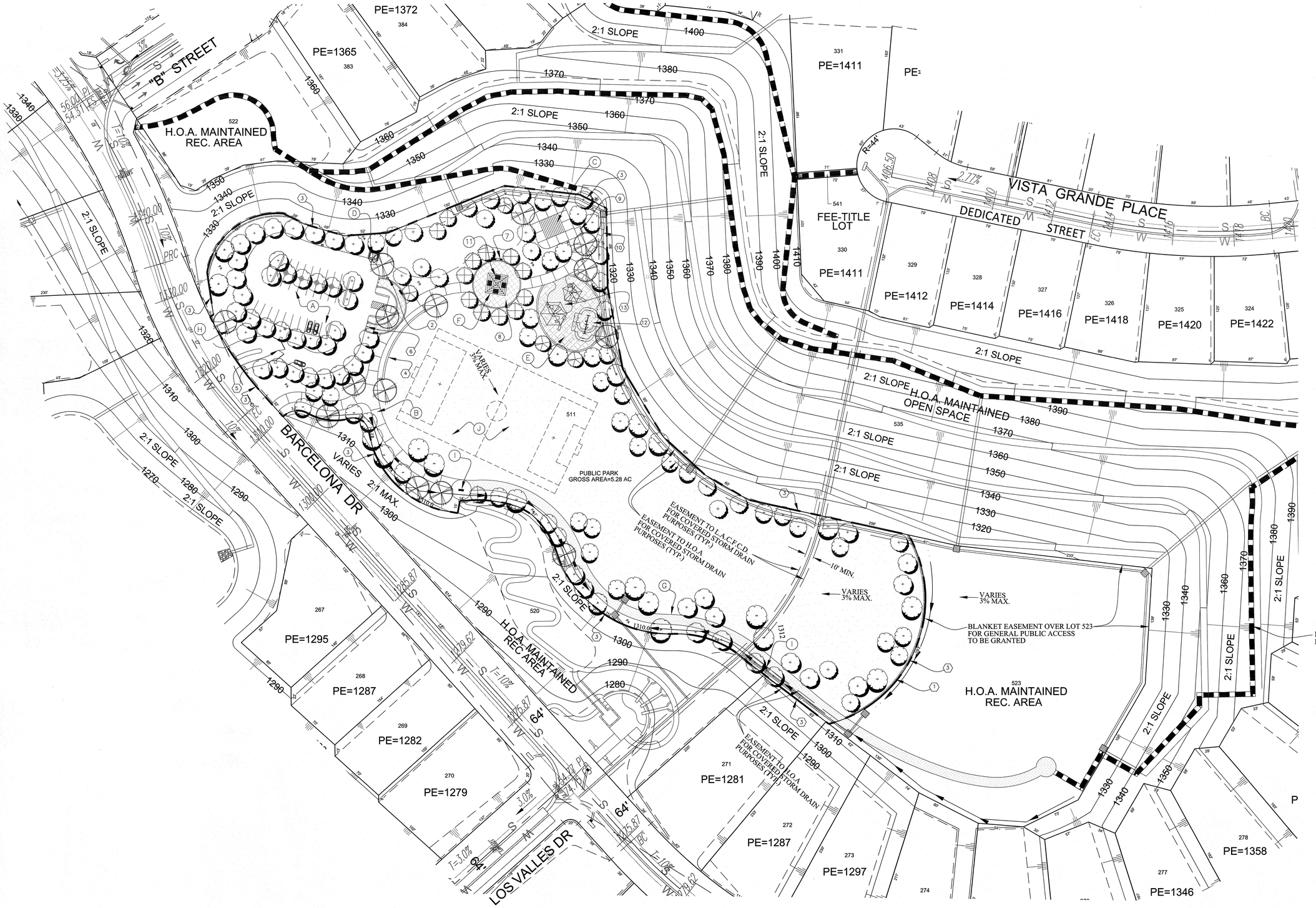
DRAWN BY: LDC.
CHECKED BY: C.G.
DESIGNED BY: LDC

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-17 CIVIL STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, California 91016
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com
Charles A. Gilman, R.C.E. No. C54155 — 07/18/2016 DATE

LDC
Project. No. 11018-001
SHEET 7 OF 8



GRAPHIC SCALE (IN FEET)

40 20 0 40 80 120

PARK TREES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	Platanus racemosa	California Sycamore	Moderate	24" & 36" Boxes
	Magnolia grandiflora	Southern Magnolia	Moderate	24" Box
	Lagerstroemia indica 'Watermelon Red'	Crape Myrtle (Red)	Moderate	24" Box
	Rhus lancea	African Sumac	Low	24" Box
	Tabebuia chrysotricha	Golden Trumpet Tree	Moderate	24" Box
	Pinus halepensis	Aleppo Pine	Low	24" Box
	Cinnamomum camphor	Camphor Tree	Moderate	36" Box

PROGRAM SCHEDULE & LEGEND:

- (A) PARKING LOT – 29 PARKING SPACES & 2 ADA PARKING SPACES
- (B) PRIMARY CIRCULATION
- (C) RESTROOM BUILDING
- (D) TRASH DUMPSTER ENCLOSURE
- (E) MULTI-AGE GROUP PLAYGROUND
- (F) 24' SQ. PICNIC SHELTER
- (G) DECOMPOSED GRANITE WALKING PATH
- (H) PARK MONUMENT SIGN
- (I) PARK BENCH (TYP.)
- (J) OPEN TURF PLAY AREA

DETAILS & SCHEDULE LEGEND:

1. 9" CONCRETE MOW CURB
2. 25' HT. SECURITY POLE LIGHT WITH SECURITY CAMERA (TYP.) (QTY. – 8)
3. PARK BOUNDARY
4. 18" WIDE 24" HEIGHT POUR IN PLACE CONCRETE SEAT WALL WITH SKATE STOPPERS.
5. PARK GATES
6. REMOVABLE CONCRETE BOLLARDS
7. CHARCOAL BBQ (QTY. – 2)
8. ENHANCED CONCRETE PAVING
9. BIKE RACK (9 SPACES)
10. 5' MIN. WIDE CONCRETE WALKWAY
11. CONCRETE PICNIC TABLES (QTY. – 4)
12. ENGINEERED PLAY BARK
13. POURED IN PLACE RUBBER PLAY SURFACE

DRAWN BY: LDC.
CHECKED BY: C.G.
DESIGNED BY: LDC

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-17 CIVIL STATE OF CALIFORNIA

OWNER/DEVELOPER:

SFI LOS VALLES LLC
10960 WILSHIRE BLVD., SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

LEGAL DESCRIPTION:

SEE SHEET NO. 7

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION REVISED VESTING TENTATIVE TRACT MAP NO. 052584

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, California 91016
Ph.: (626) 576-7000, Fax: (626) 578-7373
http://www.ldcla.com

Charles A. Gilman, R.C.E. No. C54155 — 07/18/2016 DATE

LDC

Project. No. 11018-001

VESTING TENTATIVE TRACT MAP No. 052584

LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

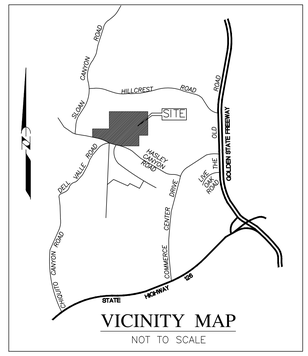
PHASE 3

PHASE 2

PHASE 1

PHASE 4

NOT A PART

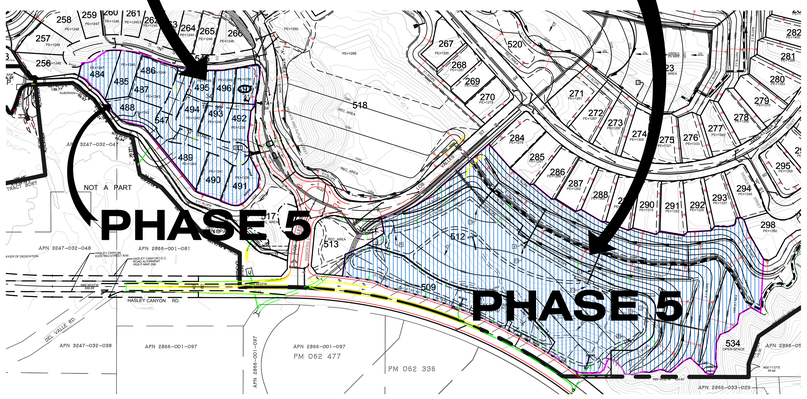


VICINITY MAP
NOT TO SCALE

PROPERTY APN
2866-062-032, -033
3247-032-052

GRAPHIC SCALE
(IN FEET)
200 100 0 200 400 600

PHASING MAP
SCALE : 1"=200'



LOT SCHEDULE

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5 (BUILD-OUT)
SINGLE FAMILY UNITS PER PHASE	109	127	146	101	14
CUMULATIVE SUM OF UNITS AFTER EACH PHASE	0	236	382	483	497

NOTE:
PHASING SHOWN HEREON REPRESENTS UNIT FINAL MAP BOUNDARIES ONLY. GRADING OPERATIONS WILL NOT BE PHASED.

BENCH MARK
NEWHALL 2009 L 6095
DESCRIPTION: LACO BM TAG IN N CB 33' N/O C/L HASLEY CYN RD @ LT STD #4444855E (0.3 MI W/O GIBRALTAR LN)
ELEVATION 1210.210

OWNER/DEVELOPER:
SFI LOS VALLES LLC
10960 WILSHIRE BLVD, SUITE 1260 LOS ANGELES, CA 90024
PH: (310) 315-5566 FAX: (310) 315-7017

PHASING EXHIBIT MAP

MAJOR LAND DIVISION
REVISED
VESTING TENTATIVE TRACT MAP NO.
052584
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRAWN BY	LDC		
CHECKED BY	C.G.		
DESIGNED BY	LDC		
DATE CHANGED	CHANGED BY	REVISION	

REGISTERED PROFESSIONAL ENGINEER
CHARLES A. GILMAN
No. 54155
Exp. 12-31-15
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
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Charles A. Gilman, R.C.E. No. C54155 — 04-19-16 DATE

LDC
Project. No. 11018-001
SHEET 1 OF 1

J:\Civil 3D Projects\11018001\05_Sheet Sets\01_Planning\Phasing Map.dwg May 02, 2016 1:24 pm DLOPEZ