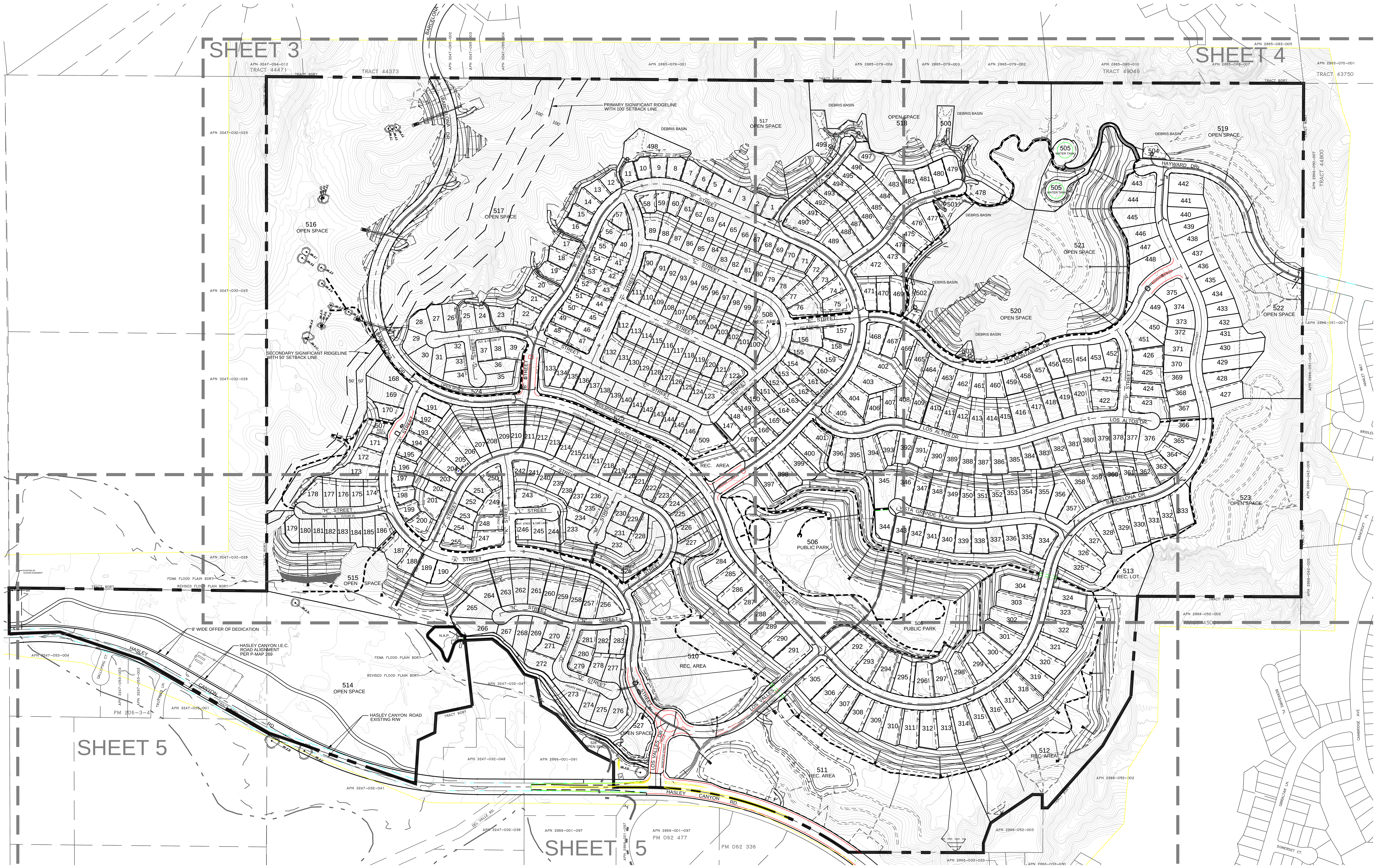
DEPT OF REGIONAL PLANNING
TR52584 REVISED
3 SEPT 2013

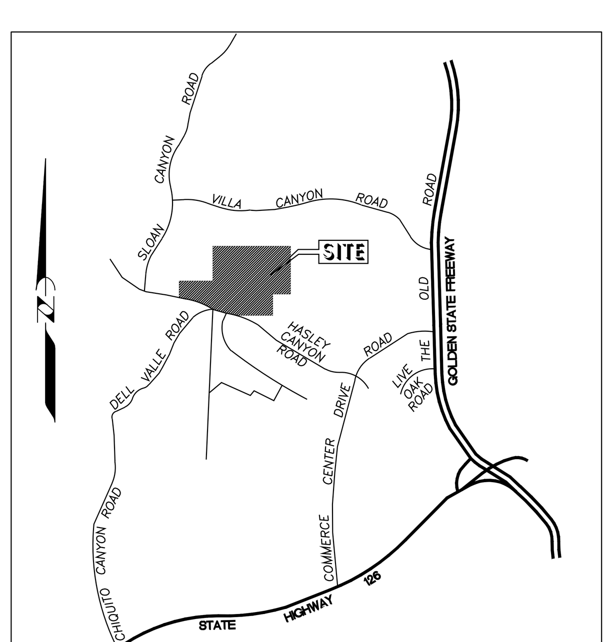
VESTING TENTATIVE TRACT MAP No. 052584

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



INDEX MAP

SCALE : 1"=200'



VICINITY MAP

NOT TO SCALE

NOTES

1. – STORM DRAIN EASEMENT TO BE DEDICATED TO L.A.F.C.D.
2. – PROPOSED STORM DRAIN LINE
3. – CONCRETE SWALE/DOWNDRAIN TO BE MAINTAINED BY H.O.A.
5. – BULK FLOW INLET STRUCTURE
6. – DESILTING INLET STRUCTURE
7. – PROPOSED FEE–TITLE LOT TO LACFCD
8. – CONCRETE TERRACE DRAIN TO BE MAINTAINED BY H.O.A.
9. – CATCH BASIN WITH FILTER INSERT
10. – OUTLET STRUCTURE / RIP–RAP PAD
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
17. – PROPOSED INFILTRATION BASIN TO BE MAINTAINED BY H.O.A.
18. – EXISTING OIL WELLS TO BE ABANDONED PRIOR TO GRADING APPROVAL
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 H.O.A.

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

LEGEND:

- ✱ – PRIVATE DWY AND FIRE LANE
- RM – EXISTING STRUCTURE TO BE REMOVED
- 1 – EASEMENT NOTES
- 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
- PL – PROPERTY LINE
- STD. – STANDARD
- 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
- OAK TREE # 5' – OAK TREE WITH 5' PROTECTED ZONE
- – OAK TREE TO REMAIN (#1–#17 & #19–#22)
- – OAK TREE TO BE REMOVED (#18)
- – OAK TREE TO BE ENCROACHED (––)
- S – PROPOSED SEWER LINE
- W – PROPOSED WATER LINE
- * – EASEMENT TO REMAIN
- ** – EASEMENT TO BE ABANDONED AND QUITCLAIMED (PRIOR TO RECORDATION OF FINAL MAP)
- *** – EASEMENT TO BE REMOVED
- – EXISTING OIL WELL LOCATION

PROPERTY APN

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

EARTHWORK QUANTITIES:

	CUT (C.Y.)	FILL (C.Y.)
BULK GRADING 4,515,000 C.Y.@ 12%=3,972,320	3,972,320	3,900,000
REMOVE & RECOMPACT 602,300 C.Y. @ 12%= 530,024	530,024	602,300
TOTAL	4,502,300	4,502,300

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 FIRE ZONE 4.
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. ARE OFFERED FOR DEDICATION
12. RESIDENTIAL STREETS "A" THROUGH "Q", LAS MONTANES DR., LOS ALTOS DR., BUENA VIDA WAY DR. TO BE DESIGNATED AS "PRIVATEAND FUTURE STREETS". SUBDIVIDER RESERVES THE RIGHT TO CONSTRUCT GATES AND MEDIANS.
13. 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.
14. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH THE COUNTY APPROVED PLANTS AND GROUND COVER.
15. THE RIGHT IS RESERVED TO ADJUST LOT LINES AND MERGE LOTS ON THE FINAL MAP.
16. EXISTING AND PROPOSED COUNTYWIDE GENERAL PLAN..............................URBAN
17. EXISTING SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN (OVOV)................H2
18. GROSS DENSITY..0.87 DU/AC
19. OAK TREES EXISTING WITHIN PROJECT BOUNDARY ARE SUBJECT TO A LOS ANGELES COUNTY OAK TREE PERMIT.
20. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
21. SUBDIVIDER REQUESTS ALTERNATE STREET SECTIONS PER SECTION 21.24.090 OF LOS ANGELES COUNTY SUBDIVISION CODE TITLE 21.
22. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE STATE MAP ACT. MAP ACT MATCHING PHASED TENTATIVE MAP
23. NUMBER AND TYPE OF LOTS PROPOSED:

497	SINGLE FAMILY LOTS
7	STORM DRAIN MAINTENANCE LOTS
1	WATER TANK LOT
1	PARK LOTS
7	REC. LOTS TO H.O.A.
14	OPEN SPACE LOTS
527	TOTAL LOTS

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.
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: 4,502,300 C.Y. TOTAL FILL: 4,502,300 C.Y. (BALANCED ON SITE)
29. GRADE ELEVATIONS SHOWN IN THIS MAP AND ACCOMPANYING EXHIBIT 'A' ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 5 FEET. ELEVATION CHANGES MAY BE GREATER THAN 5 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. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE SUBDIVISION MAP OR ACCOMPANYING EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING LOCATIONS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE THE CHANGE IN PROPOSED LAND USE OR RESIDENTIAL HOUSING PRODUCT.
32. 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.
33. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS–OF–WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE. PERMISSION IS REQUESTED TO RECORD 20 ACRES LARGE LOT SUBDIVISION
34. PERMISSION IS REQUESTED FOR UNIT PHASING AND FILING OF MULTIPLE FINAL MAPS.
35. PERMISSION IS REQUESTED TO COMBINE LOTS.
36. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
37. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITIES LOTS, PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF THE DRP AND DPW.
38. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
39. REQUEST PERMISSION TO MASS GRADE.
40. REFER TO PROJECT DRAINAGE CONCEPT FOR WATER QUALITY TREATMENT DESIGN
41. PROVIDE SLOUGH WALLS AND DRAINAGE SWALES AT TOE OF SLOPE BEHIND THE R/W WHERE SLOPE IS HIGHER THAN 5'.
42. AN OFFER OF DEDICATION SHALL BE MADE TO THE GOVERNING AUTHORITY OF THE RIGHT TO RESTRICT DIRECT VEHICULAR ACCESS BETWEEN LOT 405 AND LAS ALTOS DRIVE.

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

AIRSPACE EASEMENT NOTES

- (A) *AIRSPACE EASEMENT @ 260' FOR 25 MPH TO BE DEDICATED TO H.O.A.*
- (B) *AIRSPACE EASEMENT @ 310' FOR 30 MPH TO BE DEDICATED TO H.O.A.*
- (C) *AIRSPACE EASEMENT @ 415' FOR 40 MPH TO BE DEDICATED TO L.A.C.R.D.*

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

LEGAL DESCRIPTION:

SEE SHEET NO. 6

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. 12-31-13
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2700 Foothill Blvd., Suite 200, Pasadena, California 91107
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

Charles A. Gilman, R.C.E. No. C54155

09-03-2013
DATE

LDC

Project. No. 11018-001

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LOT SCHEDULE

* NOTE: SEE NET LOT AREA TABLE BELOW

Lot Table

Lot No.	Area (SF) Gross	PAD AREA (SF)
1	9,569	8,677
2	7,301	7,135
3	7,888	7,864
4	7,944	7,934
5	7,064	6,529
6	7,442	6,867
7	8,685	7,752
8	10,202	9,007
9	8,472	7,905
10	8,399	7,640
11	* 8,729	6,905
12	7,848	6,895
13	8,827	7,600
14	9,729	8,267
15	8,835	7,532
16	*11,212	7,590
17	*10,578	8,088
18	10,248	7,831
19	*12,174	7,708
20	*12,882	9,250
21	10,885	7,866
22	14,399	8,678
23	*12,159	10,089
24	* 8,520	7,408
25	*11,416	8,352
26	*11,293	9,483
27	10,039	9,542
28	12,164	11,892
29	10,296	10,296
30	10,861	10,846
31	11,238	11,238
32	7,451	7,451
33	7,732	7,732
34	9,316	9,316
35	9,378	8,712
36	12,127	11,572
37	8,439	8,139
38	7,908	7,488
39	11,384	8,619
40	10,507	8,110
41	7,963	5,169
42	7,500	5,469
43	7,500	5,259
44	8,620	6,154
45	7,591	5,938
46	7,984	6,743
47	9,439	7,150
48	10,379	6,400
49	8,933	6,635
50	8,140	7,786
51	7,539	5,780
52	7,170	5,291
53	7,003	5,403
54	7,000	5,555
55	7,702	5,867
56	* 9,314	6,558
57	*10,944	8,412
58	*10,578	6,755
59	* 7,281	6,156
60	7,744	6,638
61	7,265	6,455
62	7,335	7,167
63	7,345	7,280
64	7,280	7,280
65	7,326	7,297
66	7,336	7,270
67	7,197	7,108
68	7,204	6,637
69	7,249	6,482
70	7,265	6,486
71	8,113	7,069
72	7,993	6,621
73	* 8,353	7,108
74	* 9,529	7,954
75	*14,516	9,359
76	15,311	9,004
77	14,844	9,141

Lot Table

Lot No.	Area (SF) Gross	PAD AREA (SF)
78	14,298	8,298
79	11,549	6,222
80	10,281	5,988
81	10,239	5,926
82	10,081	6,278
83	9,978	6,273
84	9,982	6,218
85	9,899	6,158
86	9,765	5,985
87	10,709	6,052
88	10,713	5,826
89	12,378	7,159
90	9,436	6,509
91	7,565	7,057
92	7,609	7,607
93	7,679	7,620
94	7,620	7,620
95	7,620	7,620
96	7,731	7,214
97	7,729	7,214
98	7,705	7,138
99	8,253	8,065
100	9,553	5,831
101	9,311	5,663
102	9,596	5,126
103	9,515	5,450
104	9,491	5,491
105	9,489	5,490
106	9,600	6,000
107	9,600	6,000
108	9,541	5,880
109	9,611	6,004
110	9,654	5,635
111	11,766	5,368
112	10,264	7,502
113	7,740	7,740
114	7,680	7,620
115	7,679	7,618
116	7,679	7,620
117	7,679	7,620
118	7,696	7,636
119	7,502	7,502
120	7,615	6,606
121	7,611	6,849
122	10,888	6,252
123	13,664	7,364
124	9,485	5,681
125	9,598	5,574
126	9,404	5,390
127	9,421	5,824
128	9,421	6,048
129	9,421	6,836
130	9,420	7,080
131	9,360	7,080
132	12,686	8,471
133	11,395	10,055
134	9,314	8,421
135	8,232	7,436
136	7,575	7,072
137	7,520	7,520
138	7,558	7,500
139	7,559	7,500
140	7,522	7,522
141	7,528	7,026
142	7,504	7,003
143	7,363	6,866
144	7,429	6,935
145	7,684	7,166
146	9,216	8,659
147	8,710	7,974
148	8,507	7,536
149	8,221	6,817
150	8,299	6,846
151	8,254	6,600
152	8,138	6,160
153	8,293	6,541
154	9,850	8,592

Lot Table

Lot No.	Area (SF) Gross	PAD AREA (SF)
155	10,064	8,969
156	13,315	11,719
157	*12,623	11,246
158	* 9,794	7,911
159	10,138	7,816
160	10,831	6,891
161	9,581	5,920
162	9,697	5,649
163	10,154	5,871
164	10,406	6,255
165	11,222	6,681
166	11,536	6,881
167	11,751	6,589
168	21,274	19,314
169	20,420	18,527
170	9,291	8,016
171	8,642	7,466
172	11,727	9,873
173	17,353	15,923
174	10,851	6,996
175	9,747	7,225
176	9,993	7,599
177	10,619	8,358
178	12,905	10,424
179	8,565	8,242
180	7,894	7,856
181	7,930	7,930
182	7,995	7,995
183	8,125	8,125
184	9,057	8,938
185	10,169	10,156
186	11,787	9,203
187	15,694	10,414
188	*11,050	9,394
189	10,958	10,495
190	11,009	10,322
191	12,236	11,020
192	8,699	7,893
193	7,632	6,684
194	7,317	6,203
195	7,988	6,579
196	8,577	6,712
197	8,749	6,347
198	8,941	5,930
199	* 8,410	5,942
200	*13,577	7,257
201	15,320	8,449
202	11,915	7,587
203	16,028	7,774
204	17,336	8,365
205	19,231	9,136
206	22,123	11,096
207	22,407	9,761
208	17,779	7,507
209	16,332	7,646
210	*16,136	7,631
211	*16,221	7,827
212	16,569	8,075
213	*15,571	8,227
214	*14,050	8,014
215	*14,077	8,065
216	*14,093	8,046
217	*14,109	8,286
218	*14,125	8,092
219	*14,141	7,401
220	*14,157	7,248
221	14,146	6,934
222	15,723	6,880
223	18,812	6,134
224	16,506	5,850
225	16,046	6,474
226	16,118	7,147
227	17,823	8,352
228	12,767	10,180
229	7,150	6,254
230	* 7,664	7,006
231	* 8,072	8,072

Lot Table

Lot No.	Area (SF) Gross	PAD AREA (SF)
* 232	10,694	10,157
* 233	10,714	10,093
* 234	10,251	9,593
* 235	7,150	6,760
* 236	7,664	7,384
237	8,766	8,235
238	7,507	7,484
239	7,093	7,092
* 240	7,085	7,084
* 241	7,183	7,074
* 242	8,172	6,365
* 243	25,845	11,443
* 244	13,334	9,050
245	8,529	8,523
246	8,797	7,501
247	14,679	9,965
248	11,842	8,084
249	12,949	8,951
* 250	10,329	6,399
* 251	9,798	8,566
252	7,863	7,422
253	7,603	7,142
254	8,804	8,339
* 255	13,353	9,326
* 256	16,294	10,472
* 257	17,177	10,526
258	16,575	10,977
* 259	16,559	10,611
* 260	16,027	9,616
* 261	20,065	10,335
* 262	20,953	10,290
263	21,872	10,023
264	39,673	12,644
265	15,735	15,669
266	17,823	16,890
* 267	9,595	9,577
* 268	14,015	14,015
* 269	11,689	11,689
* 270	10,873	10,873
* 271	9,488	9,146
* 272	13,545	11,779
* 273	14,244	14,244
* 274	11,019	11,019
* 275	10,564	10,564
* 276	13,551	13,361
* 277	12,125	10,406
* 278	10,857	9,969
279	8,072	7,042
* 280	7,353	7,353
* 281	7,503	7,053
* 282	8,629	8,112
283	12,272	11,773
284	14,178	13,998
285	15,535	13,199
286	16,706	13,247
287	17,244	13,374
288	16,885	13,335
289	16,903	13,476
290	15,367	13,466
291	19,483	15,297
292	20,401	15,870
293	18,053	12,384
294	19,304	13,071
295	18,197	13,010
296	17,670	12,575
297	17,464	12,318
298	18,035	12,623
299	18,883	13,399
300	19,413	13,416
301	19,464	13,633
302	19,050	14,014
303	18,429	14,134
304	16,532	16,074
305	22,262	16,633
306	17,489	15,678
307	16,289	13,783
308	16,862	13,734

Lot Table

Lot No.	Area (SF) Gross	PAD AREA (SF)
309	16,375	13,439
310	17,662	14,351
311	17,527	14,466
312	17,882	14,756
313	17,947	14,552
314	17,419	14,019
315	16,714	13,615
316	16,662	13,731
317	16,830	13,732
318	18,110	14,524
319	17,242	14,180
320	17,129	13,661
321	18,435	14,661
322	19,443	15,452
323	16,582	13,337
324	12,600	12,848
325	16,987	15,082
326	17,114	12,477
327	15,158	10,651
328	17,531	13,834
329	16,086	13,565
330	15,394	12,816
331	14,201	11,648
332	14,769	12,114
333	18,983	18,471
334	15,939	12,894
335	11,703	9,913
336	10,210	9,972
337	10,434	10,136
338	10,782	10,260
339	10,841	10,331
340	10,775	10,249
341	10,295	9,780
342	10,543	10,015
343	10,774	10,249
344	14,378	14,378
345	22,322	19,147
346	19,069	11,586
347	16,772	10,070
348	17,438	9,928
349	17,314	10,619
350	16,279	10,486
351	16,398	10,215
352	16,417	9,339
353	16,113	9,403
354	18,046	9,191
355	18,090	10,457
356	20,618	12,837
357	12,852	8,936
358	22,989	13,813
359	21,104	11,781
360	18,585	10,674
361	18,690	9,686
362	16,256	8,880
363	14,475	8,092
364	13,034	8,732
365	12,808	9,640
366	14,382	11,661
367	11,239	11,239
368	11,540	10,694
369	11,320	11,189
370	10,804	10,709
371	10,489	10,445
372	10,200	10,174
373	10,778	9,045
374	11,183	8,789
375	11,756	10,790
376	16,576	15,622
377	9,909	9,903
378	10,736	10,134
379	12,066	10,564
380	11,815	10,621
381	12,072	10,835
382	12,033	10,790
383	12,007	10,774
384	10,554	9,665
385	10,459	9,664

Lot Table

Lot No.	Area (SF) Gross	PAD AREA (SF)
386	10,470	9,703
387	10,472	9,691
388	10,435	9,658
389	10,468	9,692
390	11,621	10,158
391	12,439	10,139
392	12,972	10,737
393	14,219	9,749
394	17,370	12,536
395	15,795	13,562
396	13,696	12,172
397	16,040	12,938
398	16,888	13,611
399	18,296	14,006
400	18,534	12,077
401	14,869	9,594
402	25,466	15,743
403	18,378	15,703
404	15,307	13,396
405	21,226	13,087
406	12,886	7,557
407	10,560	8,184
408	19,874	10,516
409	16,726	7,618
410	16,436	7,616
411	13,335	7,317
412	14,419	9,151
413	15,189	9,703
414	14,967	10,338
415	12,974	8,510
416	19,144	12,461
417	15,238	9,818
418	15,606	10,151
419	16,117	10,232
420	21,566	10,730
421	15,913	11,657
422	14,639	10,342
423	18,599	13,750
424	13,508	10,262
425	13,696	11,120
426	15,259	12,748
427	16,613	13,809
428	16,405	14,805
429	20,169	19,654
430	22,200	22,107
431	16,995	16,995
432	12,214	11,822
433	11,526	11,526
434	12,429	12,429
435	10,471	10,471
436	10,758	10,758
437	11,169	11,128
438	12,466	12,363
439	13,169	13,118
440	13,309	13,304
441	13,461	12,972
442	18,096	10,691
443	14,414	13,384
444	17,368	17,368
445	19,090	19,090
446	14,490	14,479
447	14,298	14,294
448	24,808	24,808
449	12,329	11,965
450	13,116	12,717
451	15,003	14,240
452	12,644	9,753
453	9,756	9,723
454	10,320	10,320
455	10,126	10,126
456	10,332	9,749
457	11,058	10,230
458	10,392	9,587
459	10,133	9,088
460	11,970	10,389
461	9,656	8,377
462	11,621	10,325

Lot Table

Lot No.	Area (SF) Gross	PAD AREA (SF)	
463	10,816	9,280	LOTS 1-497 ALL S.F. RESIDENTIAL LOTS
464	10,901	9,267	
465	12,172	10,225	
466	13,370	11,336	
467	12,267	11,040	
468	15,609	11,226	
469	15,232	9,907	
470	12,526	9,255	
471	14,068	8,795	
472	17,849	14,858	
473	13,108	10,562	
474	12,728	10,009	
475	12,681	10,403	
476	12,412	10,394	
477	14,356	13,460	
478	17,479	11,264	
479	9,494	9,490	
480	10,339	9,793	
481	9,589	8,923	
482	10,770	10,134	
483	19,152	11,591	
484	13,996	9,299	
485	15,042	10,622	
486	16,390	10,821	
487	16,109	10,554	
488	14,471	9,590	
489	18,758	11,886	
490	17,184	11,109	
491	11,215	8,972	
492	10,486	8,728	
493	10,100	8,727	
494	9,703	8,269	
495	9,734	8,813	
496	10,321	9,670	
497	14,690	14,057	
498	37,258	-	FEE-TITLE LOTS TO LACFCD
499	42,060	-	
500	36,288	-	
501	19,455	-	
502	23,199	-	
503	6,107	-	
504	8,518	-	
505	67,394	-	WATER TANK LOT
506	848,665	-	PUBLIC PARK
507	87,147	-	RECREATIONAL AREA LOTS TO H.O.A.
508	29,027	-	
509	60,988	-	
510	429,950	-	
511	762,592	-	
512	478,502	-	
513	77,940	-	
514	1,238,111	-	OPEN SPACE LOTS
515	295,424	-	
516	1,285,012	-	
517	1,418,014	-	
518	477,107	-	
519	614,490	-	
520	483,934	-	
521	303,958	-	
522	275,168	-	
523	613,248	-	
524	27,988	-	
525	54,863	-	
526	71,278	-	
527	147,692	-	

NET LOT AREA TABLE

LOT NO.	LOT AREA (GROSS SF.)	LOT AREA (NET SF)
11	8,729	7,700
16	11,212	10,187
17	10,578	9,691
19	12,174	10,242
20	12,882	10,917
23	12,159	11,000
24	8,520	8,055
25	11,416	10,197
26	11,293	10,313
56	9,314	8,414
57	10,944	8,736
58	10,558	8,687
59	7,281	6,391
73	8,353	8,280
74	9,529	8,389
75	14,516	12,595
157	12,623	11,650
158	9,794	9,413
188	11,050	9,830
199	8,410	8,235
200	13,577	11,825
210	16,136	15,815
211	16,221	14,371
213	15,561	14,309
214	14,050	9,722

216	14,093	12,918
217	14,109	12,226
218	14,125	8,113
219	14,141	13,151
220	14,157	13,946
230	7,664	7,610
231	7,142	5,691
232	8,205	5,700
233	9,677	6,127
234	10,297	9,255
235	7,150	7,050
236	7,664	5,813
240	7,085	5,883
241	7,800	7,706
242	8,172	7,613
243	26,383	25,673
244	13,604	12,485
250	10,329	8,547
251	9,798	9,331
255	13,353	10,455

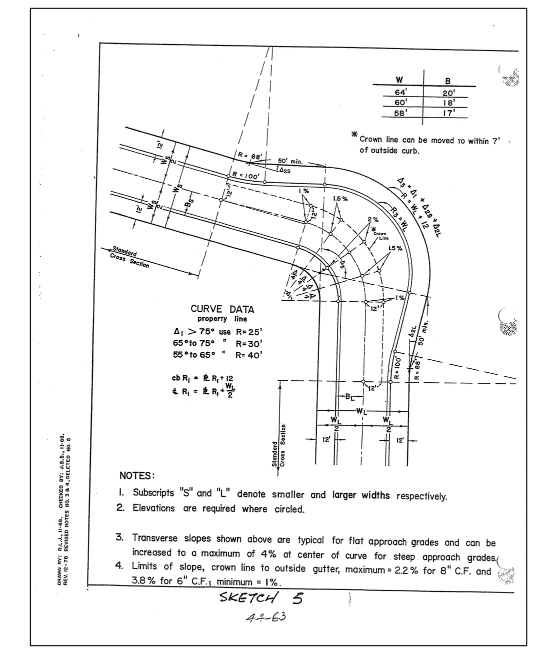
256	16,294	11,759
257	17,177	16,687
259	16,449	16,352
260	16,026	11,300
261	20,065	7,797
262	20,953	15,564
267	9,595	8,965
268	14,015	6,900
269	11,690	6,000
270	10,415	9,312
271	9,290	4,039
272	13,541	9,339
273	14,244	5,206
274	11,019	4,867
275	10,564	4,493
276	13,551	6,947
277	12,125	7,585
278	10,857	6,914
280	7,700	4,263
281	8,266	5,517
282	8,765	8,003
345	22,322	21,602
373	10,778	9,044
374	11,383	8,989
375	11,756	10,791
508	29,027	13,578
526	71,278	62,958

LOT SUMMARY

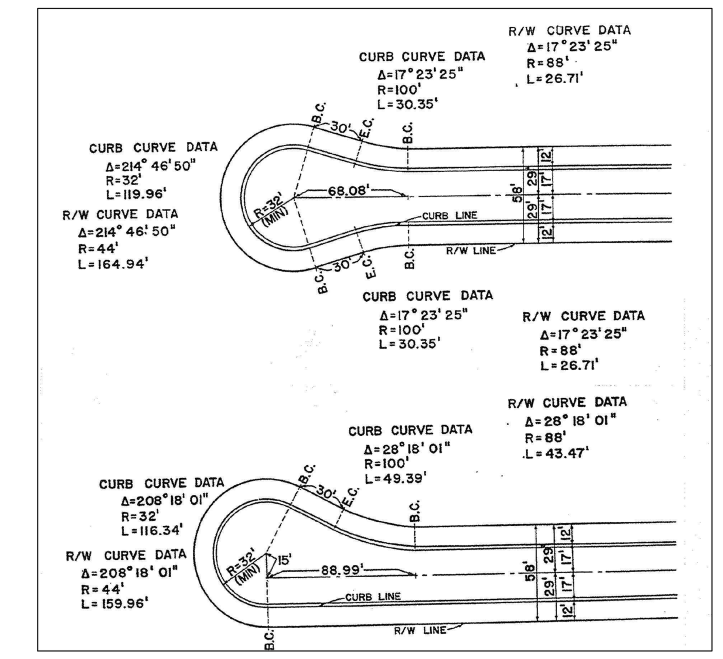
DESIGNATION	LOT NO.	NO. OF LOTS	(S.F.) (APPROX.)	(A.C.) (APPROX.)
SINGLE FAMILY LOTS	1-497	497	6,223,109	142.86
STORM DRAIN MAINTENANCE LOTS	498-504	7	172,885	3.97
WATER TANK	505	1	67,394	1.55
PUBLIC PARK	506	1	848,665	19.48
REC. AREA	507-513	7	1,926,146	44.22
OPEN SPACE	514-527	14	7,306,287	167.73
HASLEY CANYON ROAD	-	-	43,560	1.00
DEDICATED STREET AREA	-	-	777,548	17.85
PRIVATE AND FUTURE STREET AREA	-	-	950,833	21.83
PRIVATE STREET AREA	-	-	431,797	9.91
TOTAL		527	18,748,224	±430.4

RECREATIONAL LOT USAGE

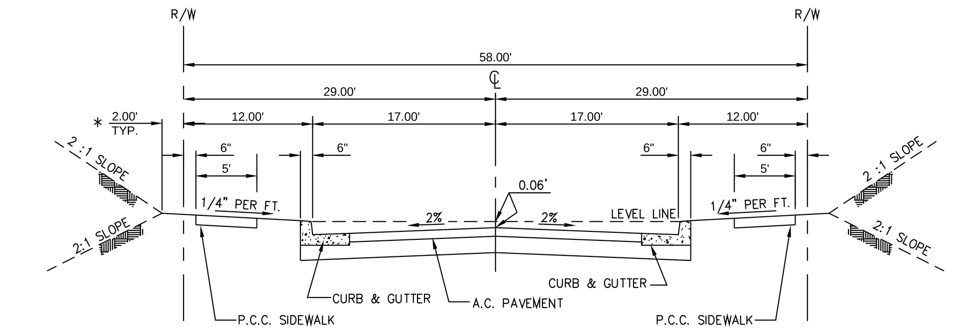
507 POCKET PARK AND PEDESTRIAN PATH
508 POCKET PARK
509 POCKET PARK AND PEDESTRIAN PATH
510 RECREATION CENTER AND AGRICULTURAL
511 PEDESTRIAN PATH AND INFILTRATION BASIN
512 PEDESTRIAN PATH
513 PLAYGROUND AND PEDESTRIAN PATH



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

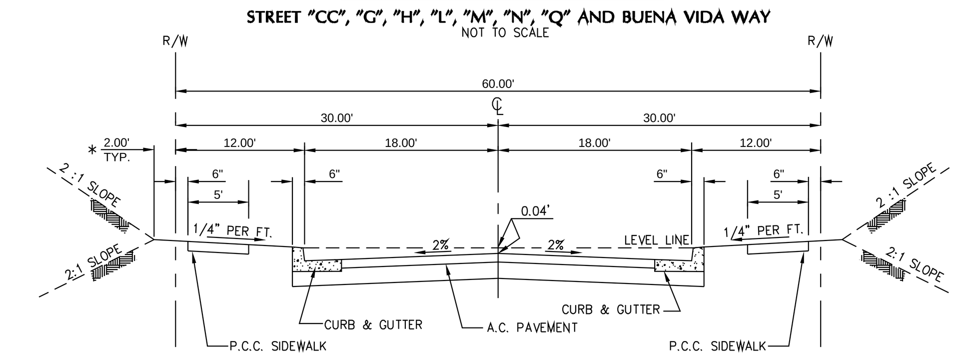


TYPICAL RESIDENTIAL CUL-DE-SAC DETAIL
NOT TO SCALE
PER L.A.C.D.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-38



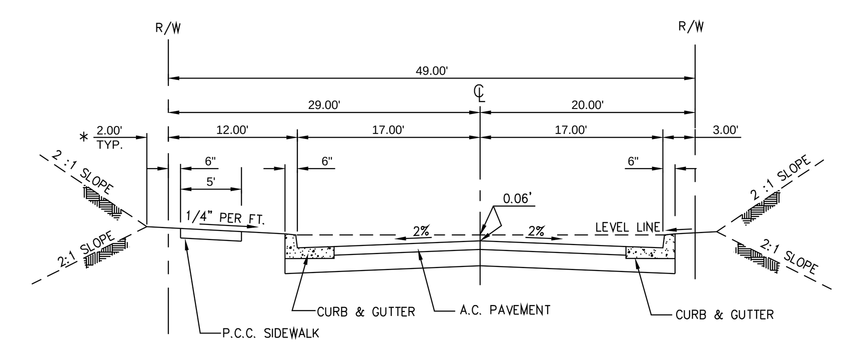
* TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED.

TYPICAL SECTION 58' R/W
STREET "CC", "G", "H", "L", "M", "N", "Q" AND BUENA VIDA WAY
NOT TO SCALE



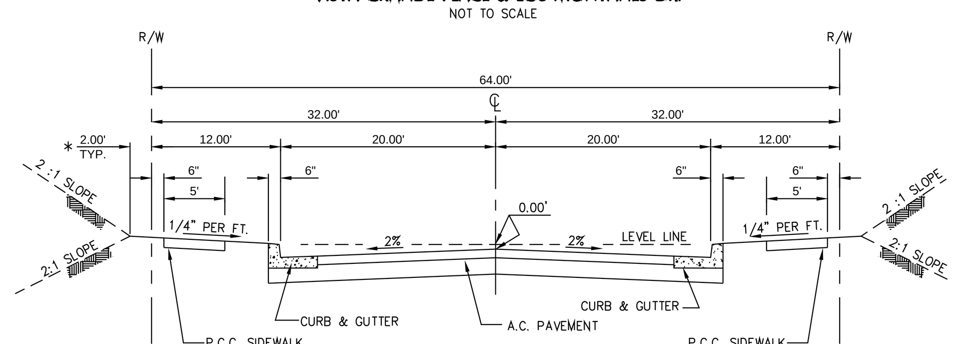
* TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED.

TYPICAL SECTION 60' R/W
STREET "C", "D", "K", "N" & "P"
VISTA GRANDE PLACE & LOS MONTANES DR.
NOT TO SCALE



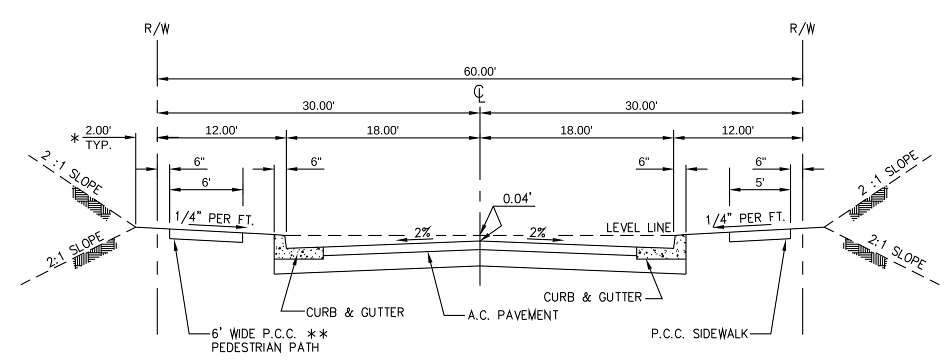
* TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED.

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



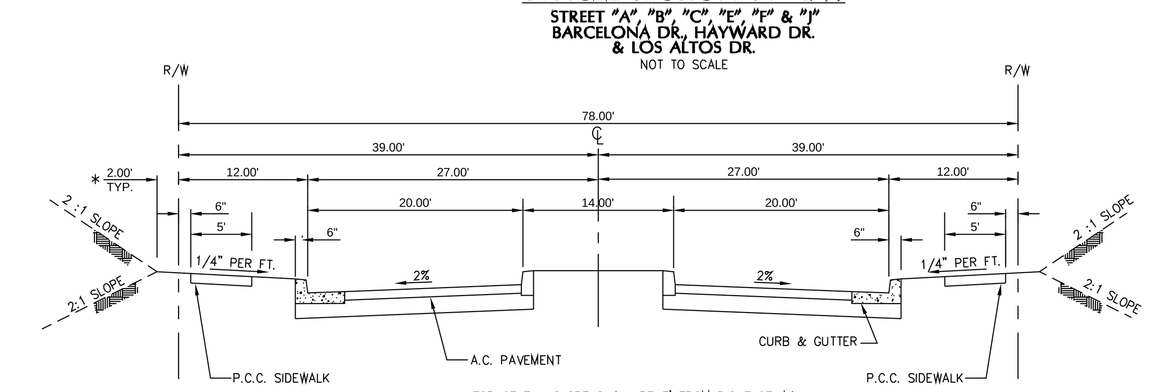
* TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED.

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



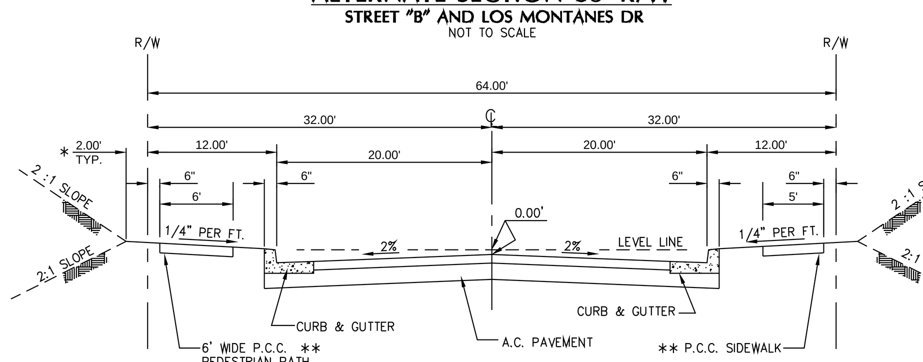
* TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED.
** LOCATION PER PLAN
LOS MONTANES DR.-MEANDERING ON NORTH SIDE ADJACENT TO OPEN SPACE

ALTERNATE SECTION 60' R/W
STREET "B" AND LOS MONTANES DR
NOT TO SCALE



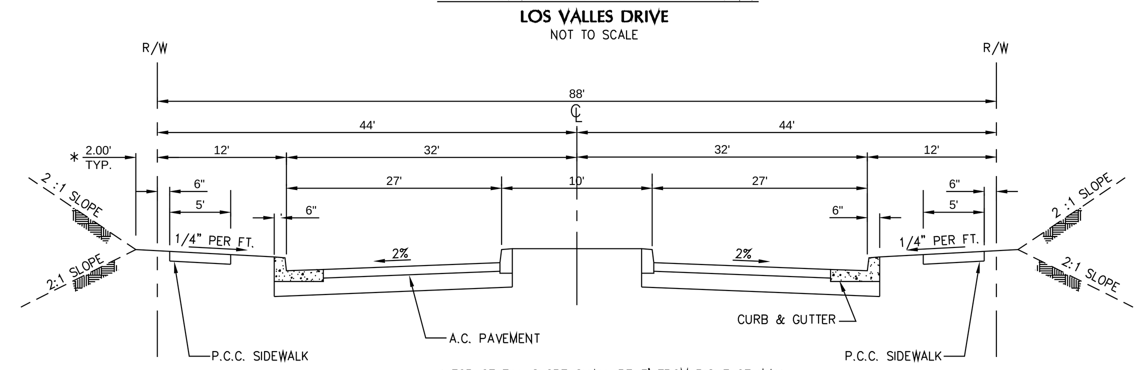
* TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED.

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



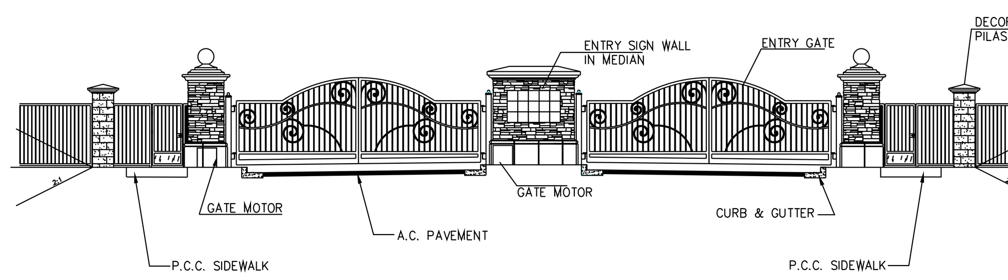
* TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED.
** LOCATION PER PLAN
"A" STREET-MEANDERING ON BOTH SIDES

ALTERNATE SECTION 64' R/W
STREET "A"
BARCELONA DR
NOT TO SCALE



* TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED.

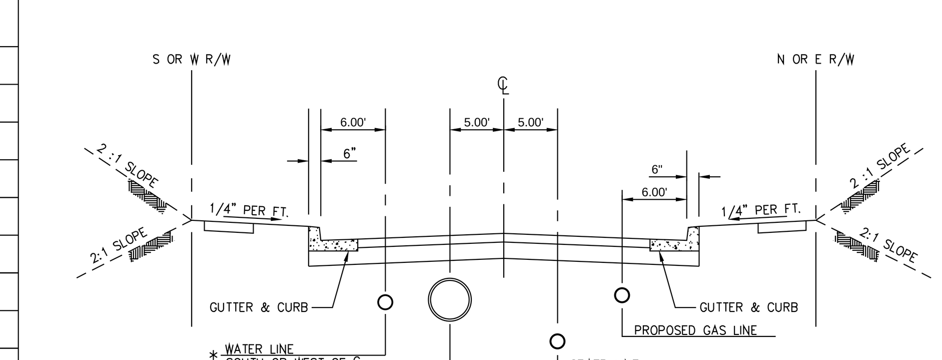
TYPICAL SECTION 88' R/W
(GATED ENTRANCE)
STREET "A", "B" AND LOS MONTANES DR.
NOT TO SCALE



TYPICAL SECTION 88' R/W
(GATED ENTRANCE)
CONCEPTUAL ONLY

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	

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



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

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

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER
CHARLES A. GILMAN
No. 54155
Exp. 12-31-13
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 LEFT HEREON

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
2700 Foothill Blvd., Suite 200, Pasadena, California 91107
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com
Charles A. Gilman, R.C.E. No. C54155

09-03-2013
DATE

Project. No. 11018-001

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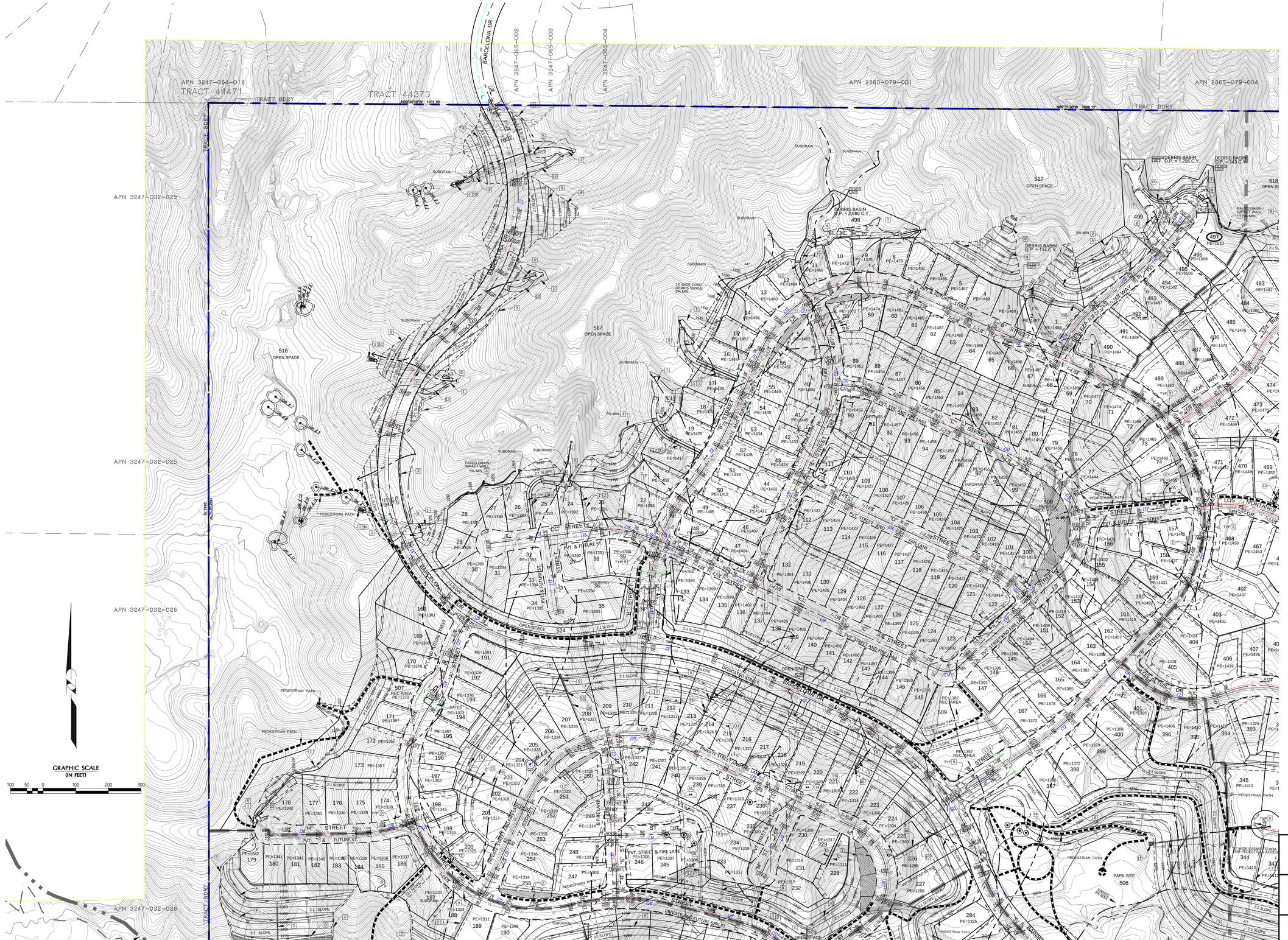
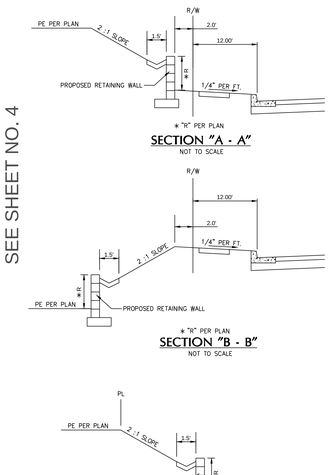
DEPT OF REGIONAL PLANNING
TR52584 REVISED PG 3
3 SEPT 2013



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' 23.78"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	219.808	S88° 18' 00.84"W
L35	335.906	N01° 41' 59.16"W



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. 6

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	CHANGED BY	REVISION
LDC			
CHECKED BY C.C.			
DESIGNED BY LDC			

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-13 CIVIL STATE OF CALIFORNIA

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2700 Foothill Blvd., Suite 200, Pasadena, California 91107
Ph.: (626) 578-7000, Fax: (626) 578-7373
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Charles A. Gilman, R.C.E. No. C54155 — 09-03-2013 DATE

LDC

Project. No. 11018-001

SHEET 3 OF 6

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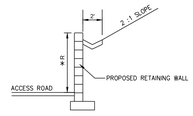
SEE SHEET NO. 3

SEE SHEET NO. 5

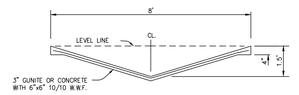
Curve Table				
Curve #	Length	Radius	Delta	Tangent
C31	858.682	450.000	109°19'51"	634.744
C32	176.693	375.000	026°59'48"	90.018
C33	217.642	275.000	045°20'43"	114.881
C34	335.281	350.000	054°53'10"	181.757
C35	490.371	380.000	073°56'14"	286.025
C36	194.181	450.000	024°43'26"	98.626
C37	358.214	300.000	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

Line Table		
Line #	Length	Direction
L38	348.884	S43° 18' 30.91"W
L39	181.835	N55° 08' 07.61"E
L40	177.259	N73° 29' 03.12"E
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



*"R" PER PLAN

SECTION "D - D"
NOT TO SCALE



SECTION "E - E"
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. 6

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.C.		
DESIGNED BY	LDC		
DATE CHANGED	CHANGED BY	REVISION	

REGISTERED PROFESSIONAL ENGINEER CHARLES A. GILMAN No. 54155 Exp. 12-31-13 CIVIL STATE OF CALIFORNIA

PREPARED BY:
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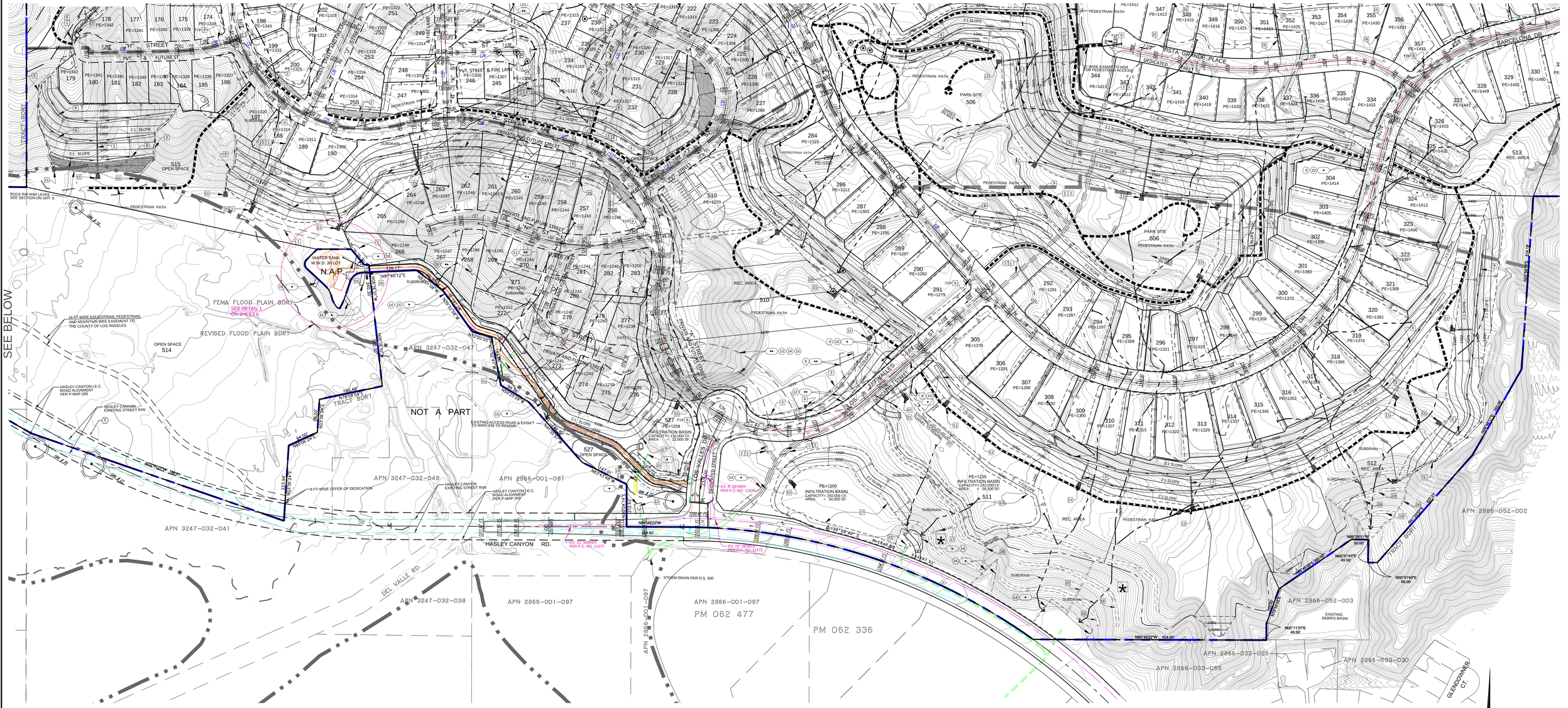
Charles A. Gilman, R.C.E. No. C54155 — 09-03-2013 DATE

LDC
Project. No. 11018-001
SHEET 4 OF 6

DEPT OF REGIONAL PLANNING
TR52584 REVISED PG 5
3 SEPT 2013

SEE SHEET NO. 3

SEE SHEET NO. 4



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

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

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. 6

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. 12-31-13 STATE OF CALIFORNIA CIVIL

PREPARED BY:
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Charles A. Gilman, R.C.E. No. C54155 — 09-03-2013 DATE

LDC
Project. No. 11018-001
SHEET 5 OF 6

DEPT OF REGIONAL PLANNING
TR52584 REVISED PG 6
3 SEPT 2013

EASEMENTS:

1. Easement(s)for the purpose(s) shown below and rights incidental thereto as set forth in a document;
Purpose: Road purposes and incidental purposes
Recorded: Book 5595, Page 332, of Official Records
Affects: That portion of said land more particularly described therein.and recorded: Book 5682, Page 306, of Official Records

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.

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

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document;
Purpose: Drainage and incidental purposes
Recorded: October 24, 2000, Instrument No. 00-1663987, of Official Records
Affects: That portion of said land as more particularly described therein.

5. Easement(s)for the purpose(s) shown below and rights incidental thereto as set forth in a document;
Purpose: Flood control purposes and incidental purposes
Recorded: October 24, 2000, Instrument No. 00-1663990, of Official Records
Affects: That portion of said land as more particularly described therein.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document;
Purpose: Slopes and incidental purposes
Recorded: October 24, 2000, Instrument No. 00-1663991, of Official Records
Affects: That portion of said land as more particularly described therein.

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.

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 58 as shown on the Map of said Tract 52584-01.

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.

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.

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.

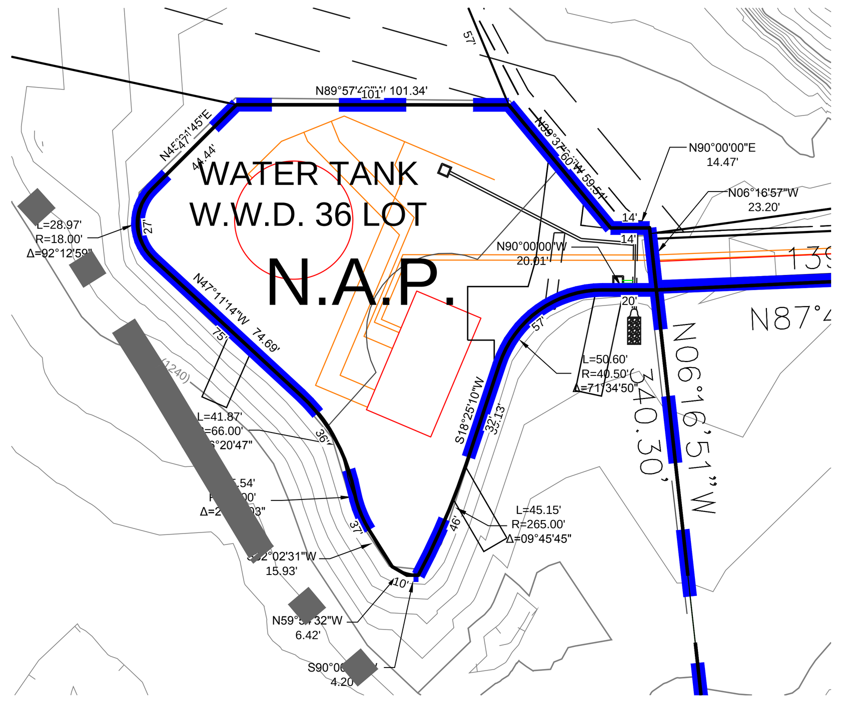
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
Purpose: Air space visibility purposes as dedicated to the County of Los Angeles
Affects: Lots 43 and 51 as shown on the Map of Tract 52584-01.

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.

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.

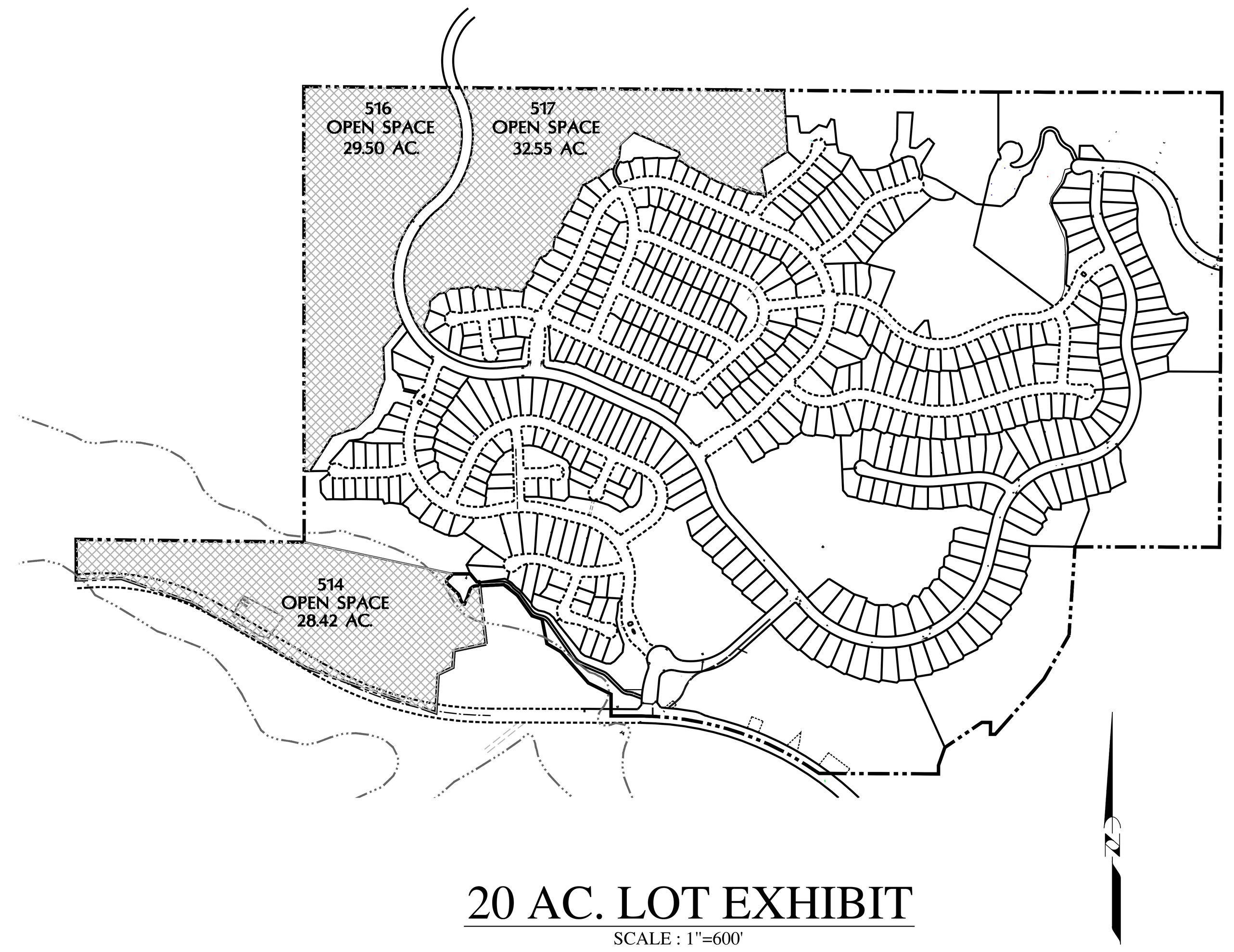
15. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
Purpose: Water pipelines and appurtenances with ingress and egress as dedicated to the County of Los Angeles
Affects: Lots 51, 52, 53, 59 and 62 as shown on the Map of Tract 52584-01.

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

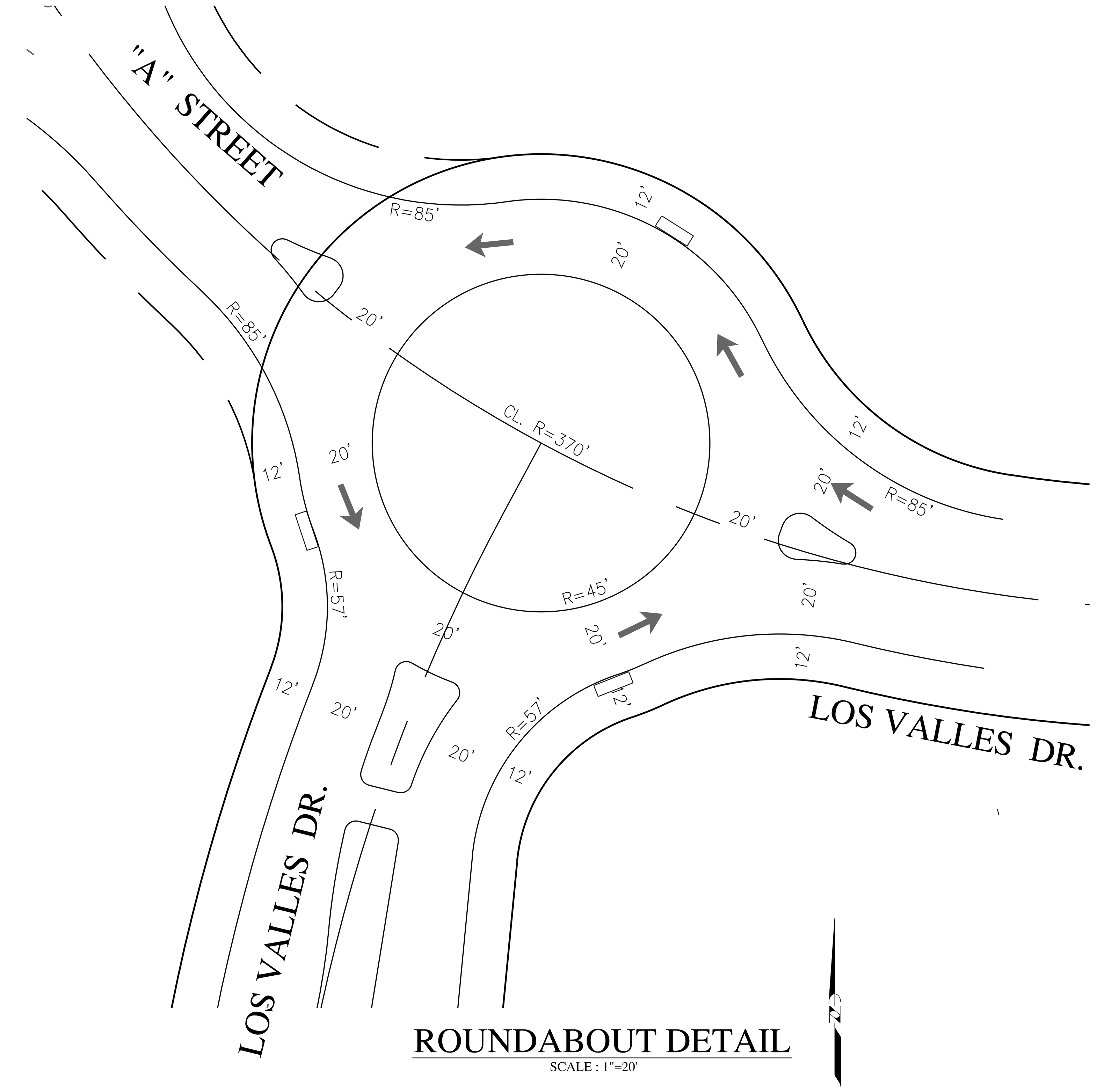


LEGAL DESCRIPTION:
LOT 62 OF TRACT NO. 52584-01 AS RECORDED IN BOOK 1329, PG. 53 THROUGH 68 INCLUSIVE OF MAPS.

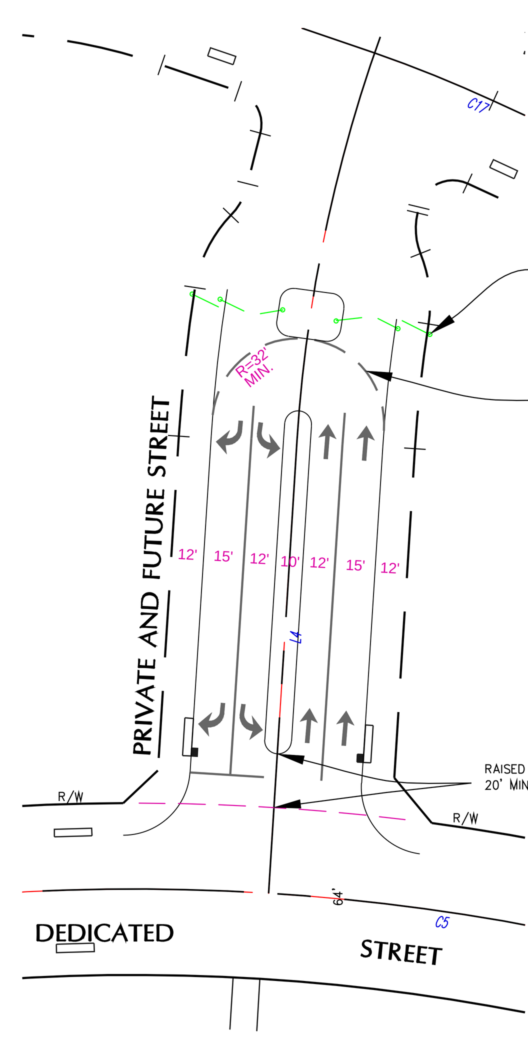
DETAIL 1
SCALE: 1" = 40'



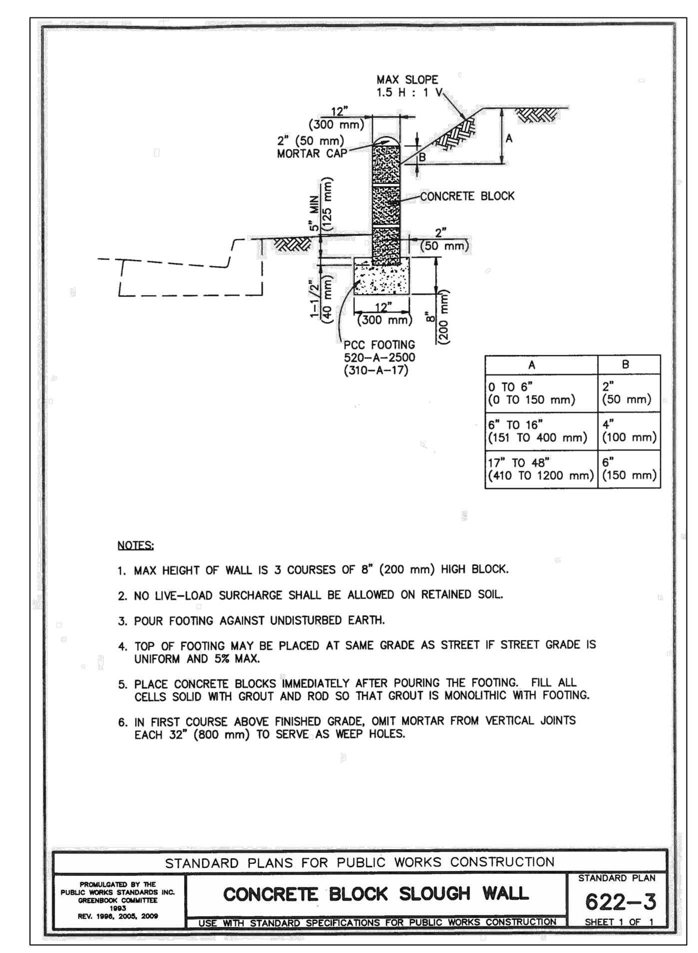
20 AC. LOT EXHIBIT
SCALE : 1"=600'



ROUNDABOUT DETAIL
SCALE : 1"=20'



GATED ENTRANCE DETAIL
SCALE: 1" = 40'

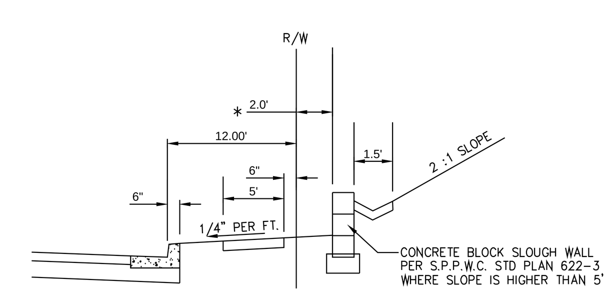

MAX SLOPE 1.5 H : 1 V
12" (300 mm)
2" (50 mm) MORTAR CAP
CONCRETE BLOCK
5" MIN (125 mm)
2" (50 mm)
1-1/2" (40 mm)
12" (300 mm)
8" (200 mm)
PCC FOOTING
520-A-2500
(310-A-17)

A	B
0 TO 6" (0 TO 150 mm)	2" (50 mm)
6" TO 16" (151 TO 400 mm)	4" (100 mm)
17" TO 48" (410 TO 1200 mm)	6" (150 mm)

NOTES:
1. MAX HEIGHT OF WALL IS 3 COURSES OF 8" (200 mm) HIGH BLOCK.
2. NO LIVE-LOAD SURCHARGE SHALL BE ALLOWED ON RETAINED SOIL.
3. POUR FOOTING AGAINST UNDISTURBED EARTH.
4. TOP OF FOOTING MAY BE PLACED AT SAME GRADE AS STREET IF STREET GRADE IS UNIFORM AND 5% MAX.
5. PLACE CONCRETE BLOCKS IMMEDIATELY AFTER POURING THE FOOTING. FILL ALL CELLS SOLID WITH GROUT AND ROD SO THAT GROUT IS MONOLITHIC WITH FOOTING.
6. IN FIRST COURSE ABOVE FINISHED GRADE, OMIT MORTAR FROM VERTICAL JOINTS EACH 32" (800 mm) TO SERVE AS WEEP HOLES.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1993 REV. 1996, 2005, 2009
CONCRETE BLOCK SLOUGH WALL
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
STANDARD PLAN 622-3
SHEET 1 OF 1

CONCRETE BLOCK SLOUGH WALL
NOT TO SCALE



* TOP OF FILL SLOPE SHALL BE 3' FROM RIGHT OF WAY EXCEPT WHERE GRADING WORK HAS BEEN PREVIOUSLY CERTIFIED.

TYPICAL SLOUGH WALL/SWALE DETAIL
NOT TO SCALE

LEGAL DESCRIPTION:

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.

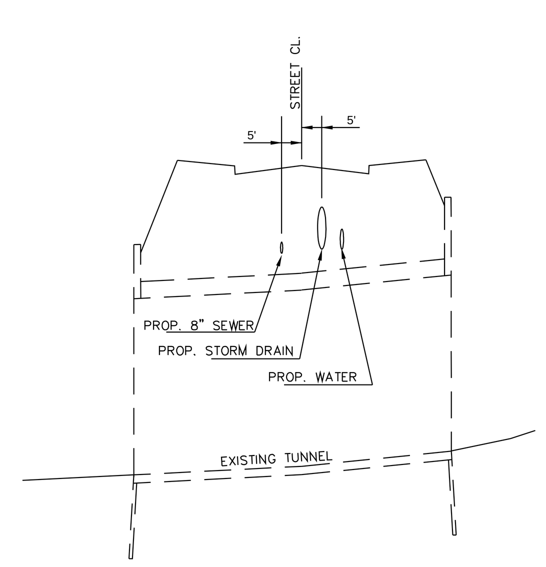
PARCEL 2: (APN PORTIONS OF 3247-032-051)
PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 101,922, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED MAY 24, 2002 AS INSTRUMENT NO. 02-1208159 OF OFFICIAL RECORDS.
EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 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, [N THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH RECORDED AUGUST 17, 2001 AS INSTRUMENT NO. 01-152850 OF OFFICIAL RECORDS.

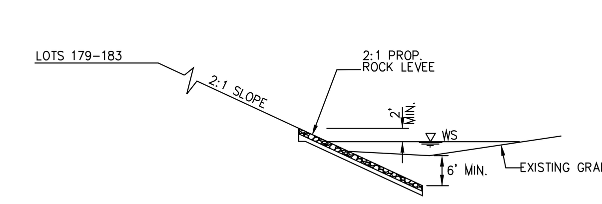
EXCEPTING THERE FROM THAT PORTION LYING WITHIN TRACT NO. 52584-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1329, PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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.



TYPICAL UTILITY LOCATION @ TUNNELS
NOT TO SCALE



TYPICAL ROCK RIP-RAP LEVEE
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. 6

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
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DATE CHANGED	CHANGED BY	REVISION

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