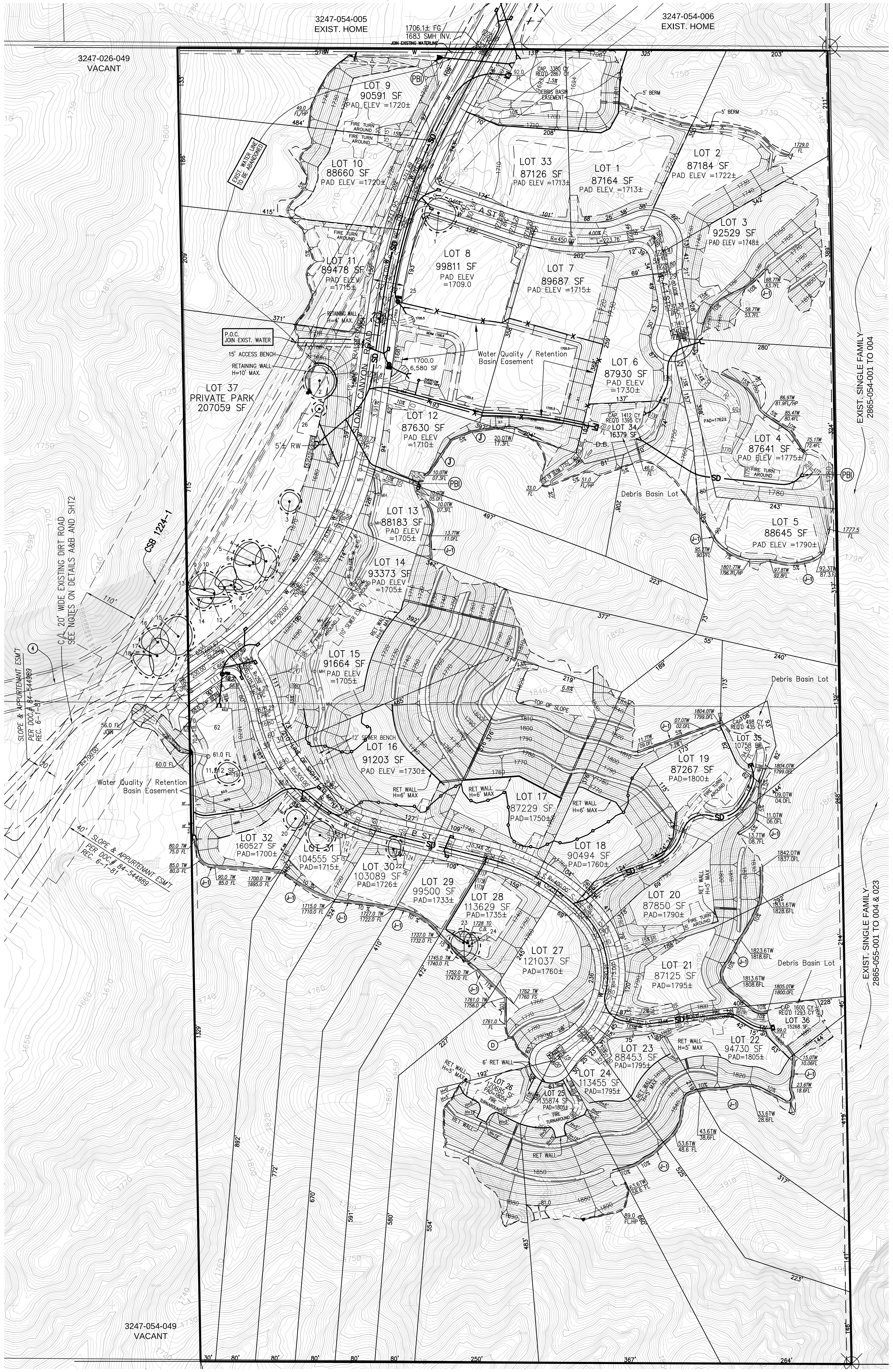
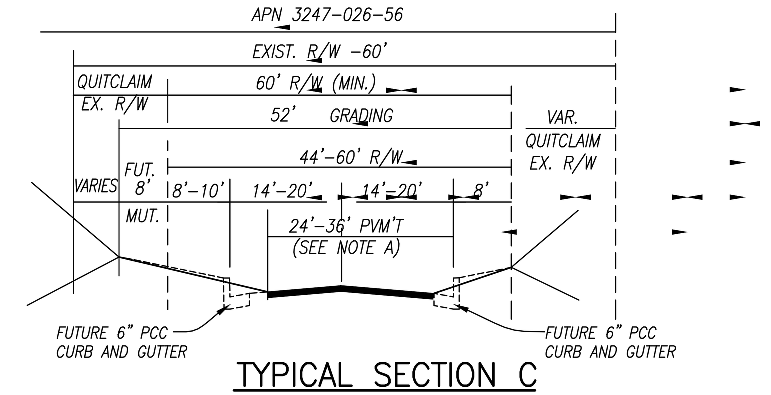
RECEIVED
DEPT OF REGIONAL PLANNING
TR52729 EXHIBIT PG 1
DATE: 04 NOV 2014

SEE SHEET 2



APN 3247-026-56



TYPICAL SECTION C

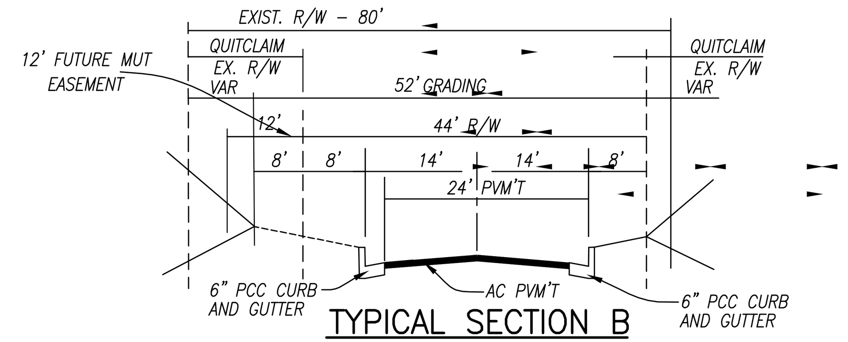
NOT TO SCALE

SLOAN CANYON ROAD SOUTH (PVT & FUT)

(N'LY OFFSITE ROAD)

NOTE A: 300'± TRANSITION FROM 44' R/W ON SLOAN CANYON RD (SOUTH) TO 60' R/W AT SLOAN CANYON ROAD (EAST) TO PROVIDE LEFT TURN POCKET.

APN 3247-054-04



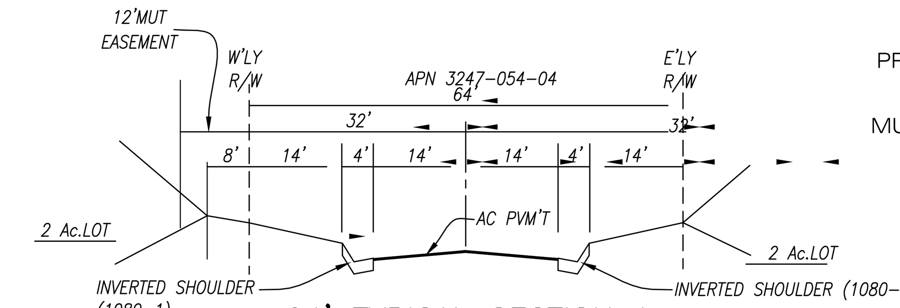
TYPICAL SECTION B

NOT TO SCALE

SLOAN CANYON ROAD SOUTH (PVT & FUT)

(N'LY OFFSITE ROAD)

NOTE B: 200'± TRANSITION FROM 64' R/W AT LOTS 1-38 TO 44' R/W N'LY OF LOTS 1-38



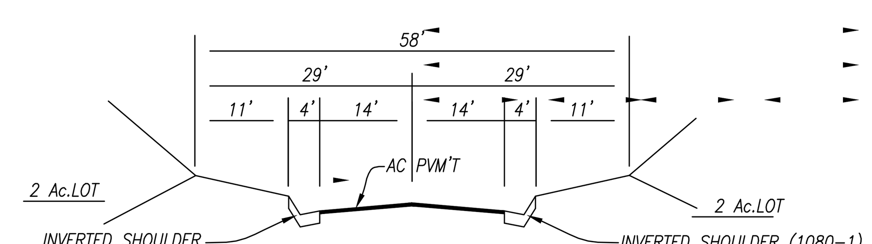
64' TYPICAL SECTION A

NOT TO SCALE

SLOAN CANYON ROAD (PVT & FUT)

(IN LOTS 1-38 & TRANSITION TO N'LY OFFSITE AND INTERSECTION WITH MANDOLIN CANYON RD)

DESIGN SPEED = 35 MPH

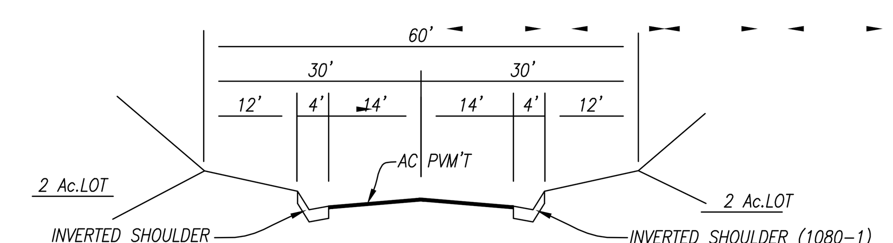


58' TYPICAL SECTION

NOT TO SCALE

"A-1" ST (PVT & FUT)

DESIGN SPEED = 20 MPH



60' TYPICAL SECTION

NOT TO SCALE

"A" & "B" ST (PVT & FUT)

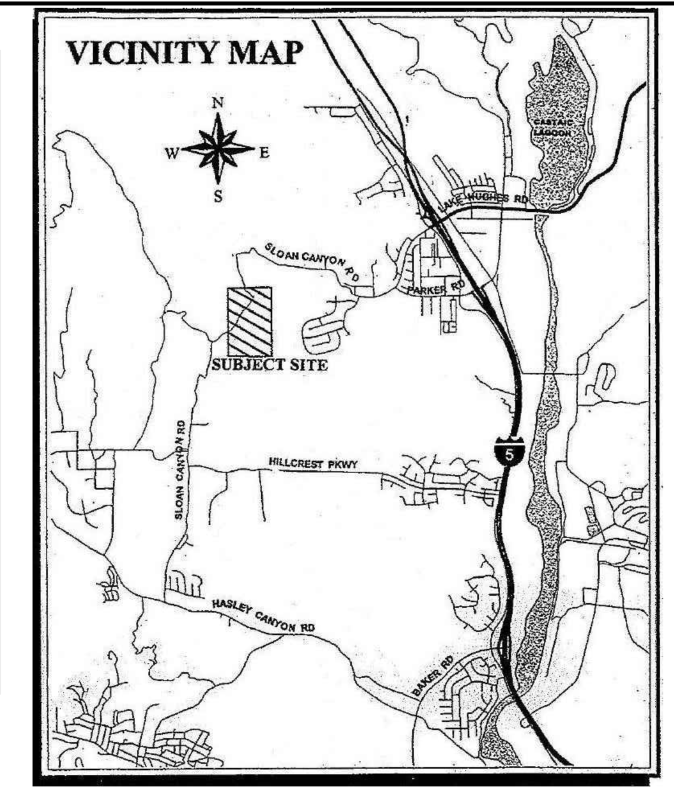
DESIGN SPEED = 25 MPH

Lot Number	Lot Area Gross (Sq.Ft.)	Lot Area Net (Sq.Ft.)	Lot Number	Lot Area Gross (Sq.Ft.)	Lot Area Net (Sq.Ft.)
1. S.F.	87,164	105,738	21. S.F.	87,125	83,746
2. S.F.	87,184	83,964	22. S.F.	94,730	90,683
3. S.F.	92,529	86,664	23. S.F.	88,453	87,676
4. S.F.	87,641	86,903	24. S.F.	113,455	110,984
5. S.F.	88,645	88,204	25. S.F.	135,874	134,141
6. S.F.	87,930	81,002	26. S.F.	120,685	119,886
7. S.F.	89,687	43,387	27. S.F.	121,037	107,406
8. S.F.	99,811	40,154	28. S.F.	113,629	108,855
9. S.F.	90,591	83,975	29. S.F.	99,500	96,241
10. S.F.	88,660	82,527	30. S.F.	103,089	99,513
11. S.F.	89,478	82,538	31. S.F.	104,555	100,854
12. S.F.	87,630	82,652	32. S.F.	160,527	101,673
13. S.F.	88,183	82,737	33. S.F.	87,126	41,328
14. S.F.	93,373	85,856	34. D. Basin	16,379	
15. S.F.	91,664	77,750	35. D. Basin	10,758	
16. S.F.	91,203	78,070	36. D. Basin	15,268	
17. S.F.	87,229	80,647	37. Pvt. Park	207,059	
18. S.F.	90,494	87,498	TOTAL	3,473,462	2,893,976
19. S.F.	87,267	85,046			
20. S.F.	87,850	85,678			

Notes:
S.F. = Single Family Lot
D. Basin = Debris Basin

LEGEND

TYPICAL RETAINING WALL	
SEWER LINE	S
STORM DRAIN	SD
WATERLINE	W
EASEMENT ITEM #	(4)
DEBRIS BASIN, WATER QUALITY / RETENTION BASIN OR WATER QUALITY BASIN (TO BE MAINTAINED BY LACFCD)	As Noted on Plan
OAK TREE	DRIPLINE / PROTECTED ZONE
PRIVATE BULK INLET -	P.B.I.
MULTI-USE TRAIL	MUT



DATA SUMMARY

ACRES GROSS	±80 Ac.
EXISTING ZONING AND GENERAL PLAN	A-2-2
PROPOSED ZONING AND GENERAL PLAN	A-2-2
EXISTING LAND USE PLAN (OVOV)	RL2
PROPOSED LAND USE PLAN (OVOV)	RL2
EXISTING LAND USE	VACANT
CASTAIC COMMUNITY STANDARDS DISTRICT REQUIREMENTS SHALL APPLY	

LOT SUMMARY

SINGLE FAMILY LOTS	(1 TO 33)	33
LACFCD BASIN LOTS*	(34 TO 36)	3
OPEN SPACE LOT	(37)	1
TOTAL		37 LOTS

* LOTS 1, 7, 8, 32 & 33 HAVE LACFCD BASIN EASEMENTS AS NOTED WITH THE NET LOT AREA OF 40,000 SF MINIMUM.

UTILITIES AND SERVICES

WATER:	LOS ANGELES COUNTY WATER WORKS DISTRICT No. 36
SEWER:	ANNEX TO LOS ANGELES COUNTY SANITATION DISTRICT No. 32
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY
SCHOOL DISTRICT:	CASTAIC UNION ELEMENTARY SCHOOL DISTRICT AND WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

1. GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENT TO THE SATISFACTION OF DRP AND DPW.
2. TOTAL EARTHWORK EXCLUDING REMEDIAL QUANTITY IS APPROXIMATELY:

	OPTION 1** CUT	OPTION 1** FILL	OPTION 2** CUT	OPTION 2** FILL
LOTS 1-37	347,600 CY ±	378,300 CY ±	347,600 CY ±	378,000 CY ±
NORTHERLY ACCESS ROAD & SOUTHERLY FIRE LANE EASEMENT AREA	149,800 CY ±	41,500 CY ±	227,400 CY±	34,100 CY ±
SUBTOTAL		419,800 CY ±	575,000 CY±	412,400 CY ±
R&R SHRINKAGE ALLOWANCE (18%)		77,600 CY ±		74,200 CY ±
	497,400 CY ±	497,400 CY ±	575,000 CY±	486,600 CY ±
RAISE ENTIRE ONSITE GRADED AREA APPROXIMATELY ONE FOOT	0	0	-44,200 CY±	44,200 CY±
BALANCE TOTALS	497,400 CY ±	497,400 CY ±	530,800 CY±	530,800 CY ±

** SUBJECT TO COUNTY APPROVAL OF SELECTION FOR NORTHERLY ACCESS ROAD AND SELECTION OF ALTERNATES 1, 2 OR 3 FOR THE SOUTHERLY FIRE ROAD ACCESS PRIOR TO RECORDATION OF THE FINAL MAP AND IMPROVEMENT PLAN APPROVAL

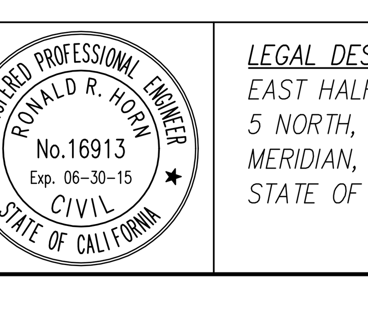
3. REQUEST ALT. SECTION AS PROVIDED ON SUBDIVISION ORDINANCE 21.24.090 TO THE SATISFACTION OF DRP AND DPW.
4. ASSESSOR PARCEL MAP NO. 3247-026-002 FOR LOTS 1-38
5. TOPOGRAPHY 08-2003 AIRBORNE 1 (5 FT CONTOUR INTERVAL)
6. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP AND DPW.
7. TOPS AND TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
8. MAXIMUM SLOPE GRADE IS 2:1 FOR ALL SLOPES UNLESS OTHERWISE SHOWN.
9. A HOA MAINTENANCE AREA WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND COMMON SLOPE AREAS.
10. MINIMUM GROSS LOT AREA ZONING IS 2 ACRES WHICH INCLUDES ADJACENT PUBLIC STREET R/W TO THE STREET CENTERLINE.
11. SINGLE FAMILY GROSS AREA IS 2 ACRES MINIMUM AND MINIMUM NET LOT AREA IS 40,000 SQUARE FEET PER CASTAIC COMMUNITY STANDARDS DISTRICT.
12. THE ARE 26 OAK TREES IN LOTS 1-38 & 1 OAK TREE ON THE NORTHERLY ACCESS ROAD. IN LOTS 1-38, 10 OAK TREES WILL BE REMOVED ONSITE AND 10 OAK TREES WILL HAVE ENCROACHMENTS. THE NORTHERLY ACCESS ROAD WILL HAVE 1 OAK TREE REMOVED.
13. A TWELVE FEET (12') WIDE MULTI-USE (HIKING, MOUNTAIN BIKING, AND EQUESTRIAN) TRAIL EASEMENT, WITH 8' GRADED WIDTH FOR PURPOSES OF THE "SLOAN CANYON TRAIL" IS SHOWN ON THE WESTERLY SIDE OF SLOAN CANYON ROAD.
14. OPEN SPACE REQUIRED 52.60 AC. AND OPEN SPACE PROVIDED 53.72 AC.
15. INGRESS/EGRESS AND UTILITY EASEMENTS WILL BE GRANTED TO THE PUBLIC OVER THE PRIVATE AND FUTURE OR FUTURE STREETS.

EASEMENTS - FIRST AMERICAN TITLE COMPANY ORDER No. 3347266 DATED: May 29, 2013

ITEM NO.	INTEREST HOLDER	PURPOSES	RECORDING INFORMATION	STATUS
4	COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY (TO BE KNOWN AS SLOAN CANYON ROAD)	7-21-1937, BOOK 15116 PAGE 210, O.R.	TO BE RELOCATED IN LOTS 1-38 N'LY ACCESS ROAD
5	COUNTY OF LOS ANGELES	WATER LINE	4-28-1970, INSTRUMENT NO. 2047. O.R.. INSTRUMENT NO. 2048, O.R. INSTRUMENT NO. 2049, O.R., INSTRUMENT NO. 2050, O.R.	TO REMAIN IN LOT 10 ALONG N'LY BDRY. S'LY PORTION TO BE RELOCATED
6	SOUTHERN CALIFORNIA EDISON COMPANY	POLE LINES AND OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS	5-1-1975, INSTRMENT NO. 3666, O.R.	TO BE RELOCATED
7	PACIFIC BELL	UTILITIES AND APPURTENANCES	8-28-1995, INSTRUMENT NO. 95-1400543, O.R.	TO BE RELOCATED
BLANKET	UNITED STATES OF AMERICA	WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OF OTHER PURPOSES	4-16-1919, INSTRUMENT NO. 166, BOOK 15 PAGES 285 OF PATENTS	BLANKET

BENCH MARK: BM L 4578
RD BM TAG IN SE COR OF CONC. F. HYD PAD 28 FT/E/O C/L SLOAN CANYON RD. & 0.5 MI. N/O HASLEY CANYON RD.
NEWHALL 1995 ELEV. 1388.273 (ADJUSTED)

NORTH



LEGAL DESCRIPTION
EAST HALF OF SE QUARTER SECTION 27 TOWNSHIP 5 NORTH, RANGE 14 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 52729
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com
SIKAND
Engineering | Planning | Surveying

	DATE	REVISION	BY	APP
4	10-27-14	REV. 32 S.F.LOTS, PROP PARK, S&N ACCESS & PER SCM 8-29-13		
3	8-29-13	REV. 34 S.F. LOTS PER SCM DATED 1-09-12		
2	1-19-12	REV. TT MAP 35 S.F. PER DRP/SCM DATED 9-17-09		
1	9-17-09	REV. 36 S.F. LOTS PER CASTAIC TOWN COUNCIL & DRP		

SCALE: 1" = 100' | CHK'D BY: | APPROVED BY: | DATE: 10-15-14 | W.O. NO. 5098-037-02B | SHEET 1 OF 2

PREPARED FOR:
LARO Properties L.P.
16633 Ventura Blvd., Suite # 1330
Encino, CA 91436
ATTN: Aleks Baharlo
(818) 986-8990

X:\sikand\5098-037\02B\Planning\Tentative Maps\dwg\TT52729.dwg, EXHIBIT A Sheet 1
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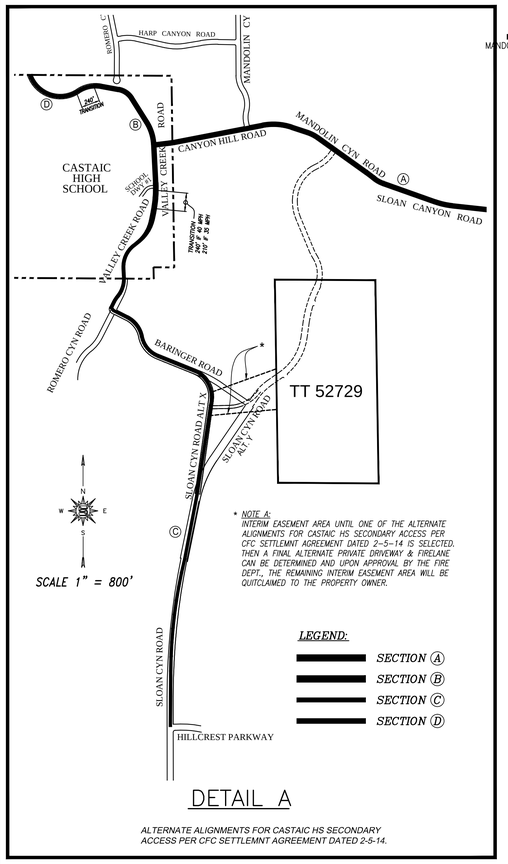
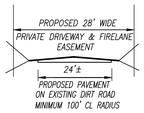


* NOTE A:
INTERIM EASEMENT AREA UNTIL ONE OF THE ALTERNATE ALIGNMENTS FOR CASTAIC HS SECONDARY ACCESS PER CFC SETTLEMNT AGREEMENT DATED 2-5-14 IS SELECTED. THEN A FINAL ALTERNATE PRIVATE DRIVEWAY & FIRELANE CAN BE DETERMINED AND UPON APPROVAL BY THE FIRE DEPT., THE REMAINING INTERIM EASEMENT AREA WILL BE QUITCLAIMED TO THE PROPERTY OWNER.

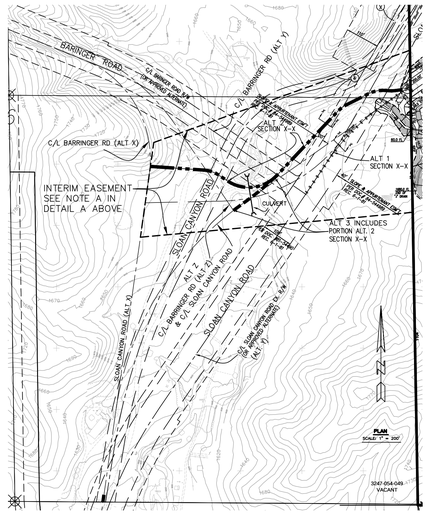
DETAIL A

ALTERNATE ALIGNMENTS FOR CASTAIC HS SECONDARY ACCESS PER CFC SETTLEMNT AGREEMENT DATED 2-5-14.



TYPICAL SECTION X–X

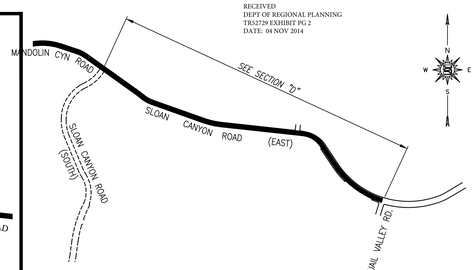
NOT TO SCALE
FOR ALT. 1,2 OR 3 FIRELANE



DETAIL B

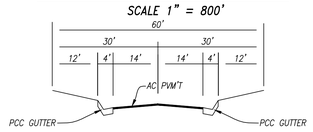
ALT 1, 2 OR 3 FIRELANE TO CONNECT
TO ALT X, Y, Z OR APPROVED MODIFCATION
FOR THE CASTAIC H.S. SECONDARY ACCESS

RECEIVED
DEPT OF REGIONAL PLANNING
TR52729 EXHIBIT PG 2
DATE: 04 NOV 2014



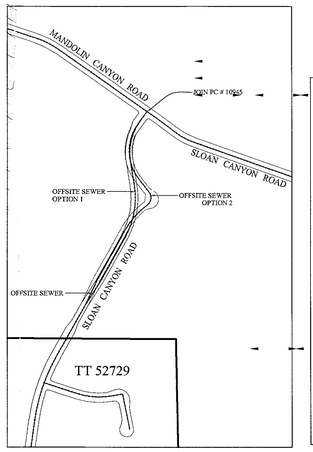
OFFSITE ROAD DETAIL

SCALE 1" = 800'



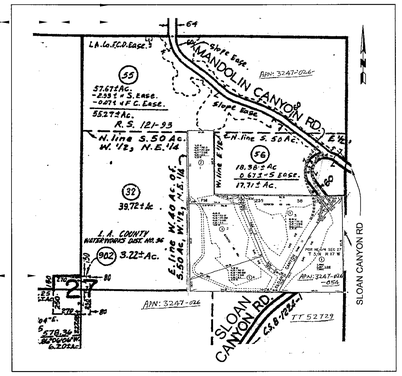
60' TYPICAL SECTION D

NOT TO SCALE
SLOAN CANYON ROAD (PUBLIC)
FROM QUAIL VALLEY ROAD TO MANDOLIN CANYON ROAD



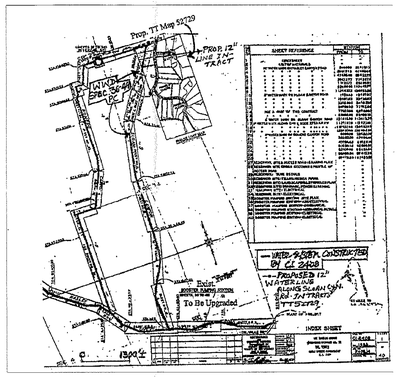
OFFSITE SEWER CONNECTION

SCALE: 1"=400'



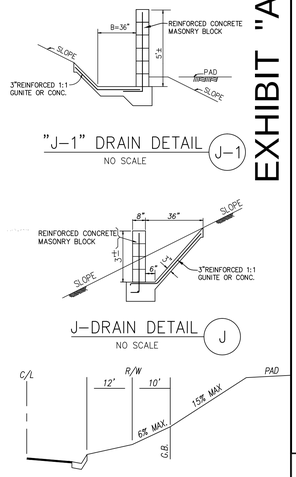
NORTHERLY ACCESS ROAD EXHIBIT

NOT TO SCALE



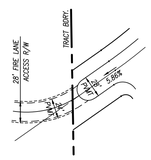
OFFSITE WATERLINE AND PUMP STATION EXHIBIT

NOT TO SCALE

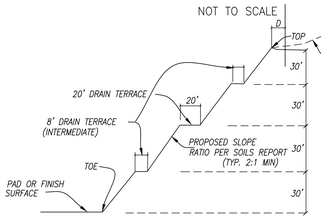


TYPICAL DRIVEWAY PROFILE

FOR SINGLE FAMILY LOTS
NOT TO SCALE



ALT. SLOAN CANYON ROAD TURNAROUND
IF OFFSITE PERMISSION NOT OBTAINED.

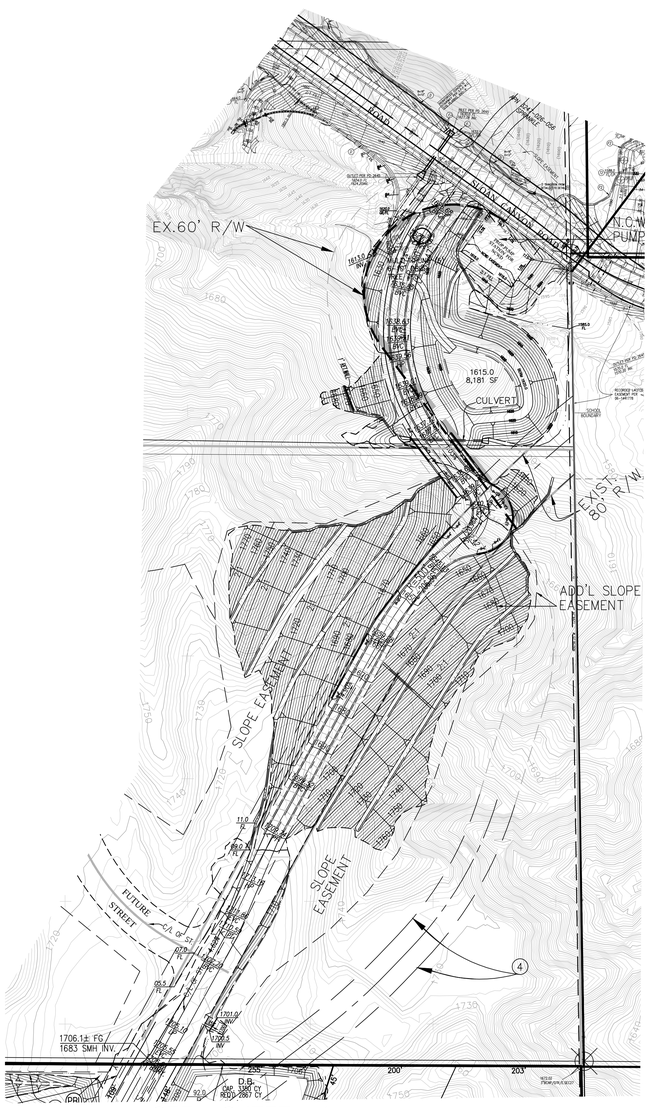


TYPICAL SLOPE BENCHING

(J107, J108 AND J109)
NOT TO SCALE

OPTION 1

SCALE: 1" = 100'



OPTION 2

SCALE: 1" = 100'

Notes for Tract No. 52729 off-site Temporary Firelane

1. The "Private Driveway and Firelane" as shown on Tentative Map will satisfy the Fire Department's requirement to provide the secondary access from the southerly edge of this project, southwesterly to the southerly access road shown as Section C in Exhibit "A" of the William S. Hart Unified School District Settlement Agreement dated February 5, 2014.

2. The off-site "Private Driveway and Firelane" shall be paved with asphalt at grade to the existing available width which is approximately 24' feet in width.

3. The Driveway shall have a minimum centerline radius of 100 feet. Signs shall be posted for a maximum 25 mph speed limit. Speed limit signage shall be installed prior to occupancy of residential units within tract boundary. The "Private Driveway and Firelane" shall have signage installed near each end of the driveway described in Item No. 1 above.

4. A Geotechnical consultant shall conduct field tests and provide a Certified Report for pavement structural design and base cross section designed to withstand a live load of 75,000 lbs. The Geotechnical consultant shall also provide a final report to the Santa Clarita Fire Prevention office that shows improvements have been installed per their report. Said report shall be submitted prior to issuance of building permits.

5. A Civil Engineer shall provide a certified report and plan for the driveway described in Item No. 1 above and a final report that it has been installed per plan. The design plan shall be submitted to the Fire Department Land Development Unit prior to the clearance of the Final Map, with the installation report required prior to the issuance of building permits.

6. Homeowner CC & R's are to be provided that include maintenance funding and responsibility provisions by the HOA and a funding reserve mechanism for the "Private Driveway and Firelane" prior to final map clearance. This shall remain in place until the private driveway and Firelane has been replaced by future development.

BENCH MARK: BM L 4578
RD BM TAG IN SE COR OF CONC. F. HYD PAD 28
FT.E/O C/L SLOAN CANYON RD. & 0.5 MI. N/O HASLEY CANYON RD.
NEWHALL 1995 ELEV. 1388.273 (ADJUSTED)

EXHIBIT "A"

NORTH

REGISTERED PROFESSIONAL ENGINEER
RONALD R. HORN
No.16913
Exp. 06-30-15
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION
EAST HALF OF SE QUARTER SECTION 27 TOWNSHIP 5 NORTH, RANGE 14 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 52729
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

SIKAND
Engineering | Planning | Surveying

NO.	DATE	REVISION	BY	APP.
4	10–27–14	REV. TO 5 LOTS, PROP PARK, SAN ACCESS & PER SCM 8–28–13		
3	8–29–13	REV. TO 5LT. LOTS PER SCM DATED 1–09–12		
2	1–19–12	REV. TT MAP TO 5 LT. PER DRP/SCM DATED 9–17–09		
1	9–17–09	REV. TO 5 LT. LOTS PER CASTAIC TOWN COUNCIL & DRP		

SCALE: 1" = 100' | DATE: 10–15–14 | CHK'D BY: | APPROVED BY: | W.O. NO. 5098–037–028 | SHEET 2 OF 2

PREPARED FOR:
LARO Properties L.P.
16633 Ventura Blvd., Suite # 1330
Encino, CA 91436
ATTN: Aleks Baharlo
(818) 966-8990

A:\Jobs\5098-037-028\Planning\Tentative Maps\dwg\TR52729.dwg, EXHIBIT A Sheet 2
Plotted: 10/24/14 @ 8:23:52 by Rick Cruz