

**GENERAL NOTES**

- GRADE ELEVATIONS SHOWN ON THIS VTM 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.
- LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE PEOPLE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
- THE RECORDED OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF FILES, DEDICATIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION MAP ACT.
- THE RECORDED OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FILES, DEDICATIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION MAP ACT.
- THE RECORDED OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
- PERMISSION IS REQUESTED FOR UNIT PHASING.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
- PERMISSION IS REQUESTED TO MASS GRADE.
- PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN FRONT OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT. WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED FROM DATA FLOWN DECEMBER, 2013.
- ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
- MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
- HOMEOWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN COMMON AREA OPEN SPACE.

**SPECIAL NOTES**

- WATER QUALITY BASINS WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.

**PROJECT SUMMARY:**

GROSS AREA:	230.5 Acres
NET AREA (GROSS-PICO CANYON ROAD):	228.8 Acres
TOTAL LOTS:	115
TOTAL RESIDENTIAL D.U.:	102 DU
TOTAL OFFICE/COMMERCIAL:	NONE
EXISTING ZONING:	A-2-2
EXISTING LAND USE:	U-2, HM, W
PROPOSED LAND USE:	U-2, HM, W
APN:	2826-020-020, 021, 022, 023, 024, 2826-020-030, 031, 032, 033, 2826-097-003
ESTIMATED EARTHWORK:	1,300,000 CY CUT, 1,300,000 CY FILL, 300,000 CY OVEREXCAVATION:
OAK TREES TO BE REMOVED:	1 TREE
OAK TREES TO BE ENCLOSED:	0 TREE
OAK TREES TO REMAIN:	14 TREES
TOTAL OAK TREES:	15

**RELATED ENTITLEMENTS**

CONDITIONAL USE PERMIT NO. 00-136  
OAK TREE PERMIT NO. 00-136

**LOT SUMMARY**

LOT NUMBERS	NO. OF LOTS	TYPE	TOTAL ACREAGE
1-102	102	SINGLE FAMILY	20.8 AC
103-104	2	WATER TANK/PUMP STATION	3.9 AC
105-106	2	OPEN SPACE (WOT BASINS)	1.5 AC
107	1	OPEN SPACE (FIRE ACCESS ROAD)	1.4 AC
108-115	8	OPEN SPACE (LANDSCAPE & NATURAL)	193.3 AC
PUBLIC STREETS	N/A	N/A	9.6 AC
TOTAL	115		230.5 AC

**EASEMENT NOTES:**

- AS EASEMENT TO CHEVRON USA, INC. FOR PIPELINE PURPOSES PER DEED RECORDED IN BOOK 6862 PAGE 121 OF DEEDS. NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.
- EASEMENT TO THE SOUTHERN CALIFORNIA GAS CO. FOR PIPELINE PURPOSES PER DEED RECORDED IN BOOK 4459 PAGE 232, O.R. NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.
- EASEMENT TO THE PACIFIC LIGHTING CORPORATION FOR PIPELINE PURPOSES PER DEED RECORDED MARCH 20, 1950 IN BOOK 32618 PAGE 136, O.R.
- EASEMENT TO THE SOUTHERN CALIFORNIA EDISON CO. FOR COMMUNICATION LINE PURPOSES PER DEED RECORDED FEBRUARY 8, 1957 IN BOOK 53600 PAGE 420, O.R. NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.
- EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF LOT 2 INCLUDED WITHIN THE RIGHT OF WAY LINES OF PROPOSED PICO CANYON ROAD.
- EASEMENT TO THE SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED OCTOBER 28, 1965 AS INSTRUMENT NO. 4521, O.R. NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.

**UTILITIES & SERVICES:**

- SEWER: L.A. COUNTY SANITARY DISTRICT #32
- WATER: VALENCIA WATER COMPANY
- GAS: SO. CALIFORNIA GAS CO.
- ELECTRICAL: SO. CALIFORNIA EDISON CO.
- TELEPHONE: A&T
- SCHOOLS: NEWHALL ELEMENTARY SCHOOL DISTRICT, HART HIGH SCHOOL DISTRICT
- FIRE: L.A. COUNTY FIRE DEPARTMENT
- POLICE: L.A. COUNTY SHERIFF
- T.V.: STEVENSON RANCH CABLE

**RECORD OWNER**

ADLUN GENERAL TRUST  
TRACY WOODFORD, TRUSTEE  
5143 SUNSET BLVD.  
LOS ANGELES, CA 90027-5715  
323-666-1910  
JAS1430PACBELLNET

**APPLICANT**

LENNAR COMMUNITIES  
880 MONTECITO DRIVE, SUITE 302  
CORONA, CA 92789  
(951)917-3542

**ENGINEER:**

ALLIANCE LAND PLANNING & ENGINEERING  
2248 FARADAY AVENUE  
CARLSBAD, CA 92008  
PHONE (760) 431-9896 FAX (760) 431-8802

**LEGAL DESCRIPTION:**

LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6, AND PORTIONS OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, NORTHWEST QUARTER AND SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAY OF SAID LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

DEPT REGIONAL PLANNING  
TR52796 EXHIBIT PG 1  
29 JAN 2014

**LEGEND:**

- 1 PAD 1510 6,500 sf
- LOT NO.
- PAD ELEVATION
- LOT AREA (SQUARE FEET)
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED DAYLIGHT LINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN INLET/OUTLET
- PROPOSED CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING OIL LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED RETAINING WALL
- 6' HIGH MAX. RETAINING WALL
- SEA LINE
- FEMA FLOODPLAIN
- CDFG LIMIT LINE
- ACOE LIMIT LINE
- OAK TREE (TO BE ENCLOSED)
- OAK TREE (TO BE REMOVED)
- OAK TREE (TO REMAIN)

**BENCHMARK**

R.D.B.M. TAG IN 5 CB 8.2M W/O BCR @ SW CORN.  
LYONS AVE. & WILEY CANYON RD. 30.5M W/O & 12.2M S/O C/L INT (NR W END CB)  
NEWHALL 1995 ELEV. = 1265.286

**ALLIANCE**  
LAND PLANNING & ENGINEERING INC.  
2248 FARADAY AVE.  
CARLSBAD, CA 92008  
TEL: (760) 431-8802  
FAX: (760) 431-8802  
5215 TORNEY ROAD  
VALLEJO, CA 94590  
TEL: (415) 799-2760

PREPARED FOR:  
**LENNAR HOMES**  
980 MONTECITO DRIVE, SUITE 302  
CORONA, CA 92789  
(951)817-3542

REPRESENTATIVE: CHERYL THOMPSON

PLANS PREPARED BY:  
**ALLIANCE LAND PLANNING & ENGINEERING INC.**  
2248 FARADAY AVE.  
CARLSBAD, CA 92008  
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:  
*Craig M. Whitteker*  
CRAIG M. WHITTEKER R.C.E. 51929 1/28/14 DATE

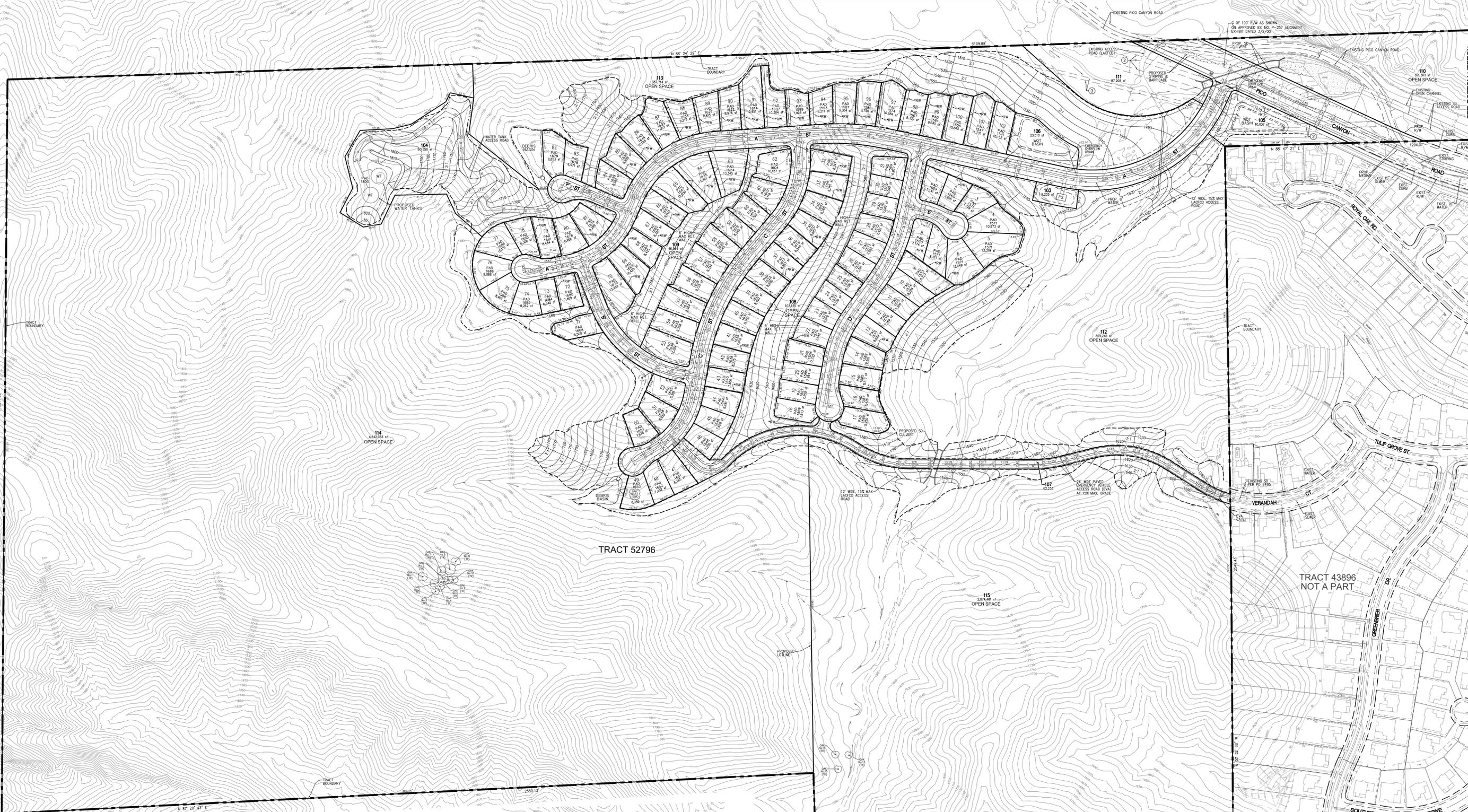
REGISTERED PROFESSIONAL ENGINEER  
CRAIG M. WHITTEKER  
NO. 51929  
EXP. 6-30-14  
STATE OF CALIFORNIA

NO.	DATE	REVISIONS	BY	APPR.

SHEET 1 COUNTY OF LOS ANGELES 2 SHEETS

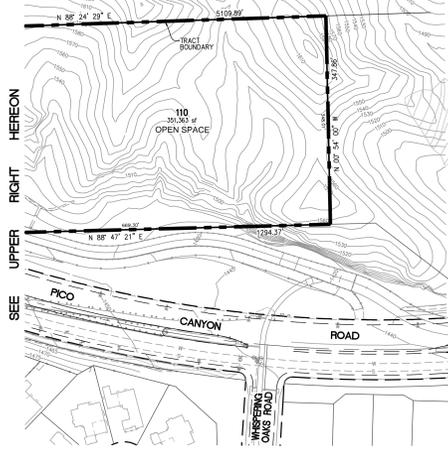
MAJOR LAND DIVISION  
VESTING TENTATIVE TRACT MAP  
NO. 52796  
EXHIBIT 'A'

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



**EASEMENT NOTES:**

- ① AS EASEMENT TO CHEVRON USA, INC. FOR PIPELINE PURPOSES PER DEED RECORDED IN BOOK 6662 PAGE 121 OF DEEDS.  
NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.
- ② EASEMENT TO THE SOUTHERN CALIFORNIA GAS CO. FOR PIPELINE PURPOSES PER DEED RECORDED IN BOOK 4489 PAGE 232, O.R.  
NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.
- ③ EASEMENT TO THE PACIFIC LIGHTING CORPORATION FOR PIPELINE PURPOSES PER DEED RECORDED MARCH 20, 1950 IN BOOK 32618 PAGE 336, O.R.
- ④ EASEMENT TO THE SOUTHERN CALIFORNIA EDISON CO. FOR COMMUNICATION LINE PURPOSES PER DEED RECORDED FEBRUARY 6, 1927 IN BOOK 25600 PAGE 400, O.R.  
NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.
- ⑤ EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF LOT 2 INCLUDED WITHIN THE RIGHT OF WAY LINES OF PROPOSED PICO CANYON ROAD.
- ⑥ EASEMENT TO THE SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED OCTOBER 28, 1965 AS INSTRUMENT NO. 4521, O.R.  
NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.



**ALLIANCE**  
 LAND PLANNING & ENGINEERING INC.  
 2248 FARADAY AVE.  
 CARLSBAD, CA 92008  
 TEL: (760) 431-8800  
 FAX: (760) 431-8802  
 5210 TORREY ROAD  
 VALDIEZA, CA 94150  
 TEL: (681) 799-2760

PREPARED FOR:  
**LENNAR HOMES**  
 980 MONTECITO DRIVE, SUITE 302  
 CORONA, CA 92879  
 (951)817-3542

REPRESENTATIVE: CHERYL THOMPSON

PLANS PREPARED BY:  
**ALLIANCE LAND PLANNING & ENGINEERING INC.**  
 2248 FARADAY AVE.  
 CARLSBAD, CA 92008  
 (760) 431-9890

PLANS PREPARED UNDER THE DIRECTION OF:  
  
**CRAIG M. WHITTEKER** R.C.E. 51929

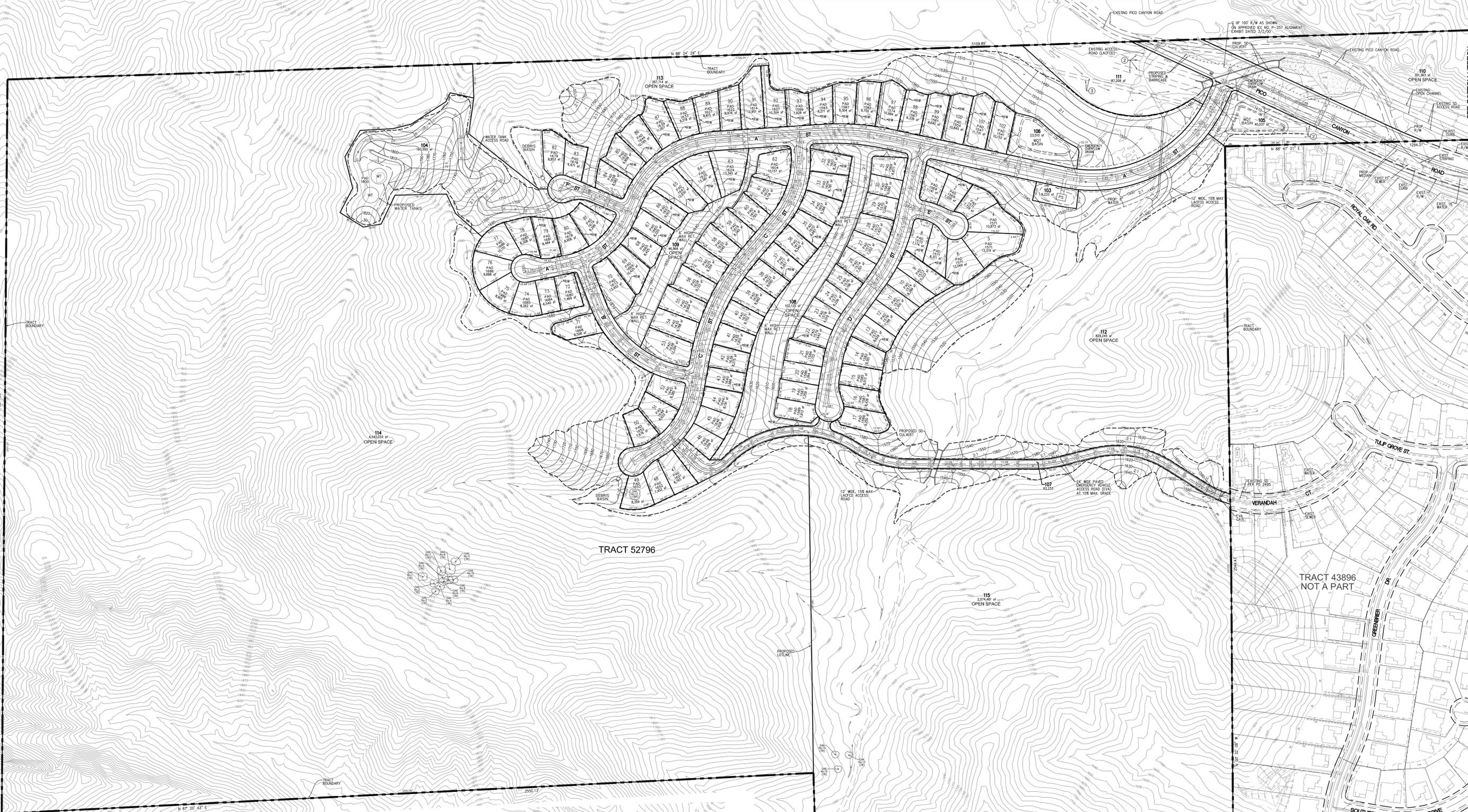
DATE: 1/28/14



MAJOR LAND DIVISION  
 VESTING TENTATIVE TRACT MAP  
 NO. 52796  
 EXHIBIT 'A'  
 LOCATED IN THE UNINCORPORATED AREA OF THE  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

NO.	DATE	REVISIONS	BY	APPR.

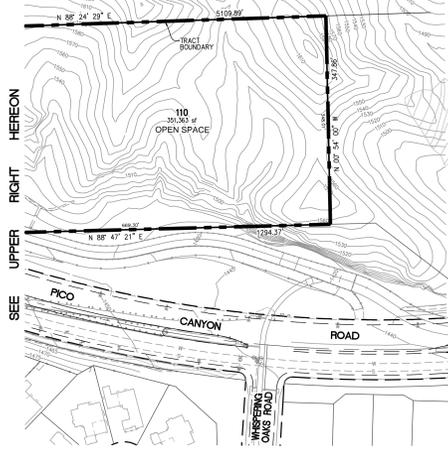




**EASEMENT NOTES:**

- ① AS EASEMENT TO CHEVRON USA, INC. FOR PIPELINE PURPOSES PER DEED RECORDED IN BOOK 6662 PAGE 121 OF DEEDS.  
NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.
- ② EASEMENT TO THE SOUTHERN CALIFORNIA GAS CO. FOR PIPELINE PURPOSES PER DEED RECORDED IN BOOK 4489 PAGE 232, O.R.  
NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.
- ③ EASEMENT TO THE PACIFIC LIGHTING CORPORATION FOR PIPELINE PURPOSES PER DEED RECORDED MARCH 20, 1950 IN BOOK 32618 PAGE 336, O.R.
- ④ EASEMENT TO THE SOUTHERN CALIFORNIA EDISON CO. FOR COMMUNICATION LINE PURPOSES PER DEED RECORDED FEBRUARY 6, 1927 IN BOOK 25600 PAGE 400, O.R.  
NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.
- ⑤ EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF LOT 2 INCLUDED WITHIN THE RIGHT OF WAY LINES OF PROPOSED PICO CANYON ROAD.
- ⑥ EASEMENT TO THE SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED OCTOBER 28, 1965 AS INSTRUMENT NO. 4521, O.R.  
NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.

DEPT REGIONAL PLANNING  
TR52796 EXHIBIT PG 2  
29 JAN 2014



**ALLIANCE**  
LAND PLANNING & ENGINEERING INC.  
2248 FARADAY AVE.  
CARLSBAD, CA 92008  
TEL: (760) 431-8800  
FAX: (760) 431-8802  
22410 TORNEY ROAD  
VALLEJO, CA 94590  
TEL: (925) 799-2760

PREPARED FOR:  
**LENNAR HOMES**  
980 MONTECITO DRIVE, SUITE 302  
CORONA, CA 92879  
(951)817-3542

REPRESENTATIVE: CHERYL THOMPSON

PLANS PREPARED BY:  
**ALLIANCE LAND PLANNING & ENGINEERING INC.**  
2248 FARADAY AVE.  
CARLSBAD, CA 92008  
(760) 431-9890

PLANS PREPARED UNDER THE DIRECTION OF:  
*Craig M. Whittaker*  
CRAIG M. WHITTEKER R.C.E. 51929

DATE: 1/28/14



SHEET <b>2</b>	COUNTY OF LOS ANGELES	SHEETS <b>2</b>
<b>MAJOR LAND DIVISION</b> <b>VESTING TENTATIVE TRACT MAP</b> <b>NO. 52796</b> <b>EXHIBIT 'A'</b>		
<small>LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA</small>		

NO.	DATE	REVISIONS	BY	APPR.