

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.
- 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, RADIUS OF 15 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.
- 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.
- HOMEOWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN COMMON AREA OPEN SPACE.
- TOTAL STREET FRONTAGE (A-F STREETS) IS 11,100 LF.

SPECIAL NOTES

1. WATER QUALITY BASINS WILL PROVIDE FOR THE TREATMENT OF STORM WATER RUNOFF PER THE APPROVED DRAINAGE CONCEPT.

PROJECT SUMMARY:

GROSS AREA: 230.5 Acres
NET AREA: 228.8 Acres
(GROSS AREA-PICO CANYON ROAD AREA)
TOTAL LOTS: 121
TOTAL RESIDENTIAL D.U.: 102 DU
TOTAL OFFICE/COMMERCIAL: NONE
EXISTING ZONING: A-2-2
PROPOSED 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
T.G. PAGE 4640, GRIDS A-1, A-2, B-1, B-2
ESTIMATED EARTHWORK: 1,300,000 CY CUT
1,300,000 CY FILL
OVEREXCAVATION: 300,000 CY
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 | 20.7 AC |
| 103-104 | 2 | WATER TANK/PUMP STATION | 3.9 AC |
| 105-112 | 8 | WQT BASINS | 4.3 AC |
| 113 | 1 | FIRE ACCESS ROAD | 1.4 AC |
| 114-121 | 8 | OPEN SPACE (LANDSCAPE & NATURAL) | 190.6 AC |
| PUBLIC STREETS | N/A | N/A | 9.6 AC |
| TOTAL | 121 | | 230.5 AC |

UTILITIES & SERVICES:

- SEWER: L.A. COUNTY SANITARY DISTRICT #32
- WATER: VALENCIA WATER COMPANY
- GAS: SO. CALIFORNIA GAS CO.
- ELECTRICAL: SO. CALIFORNIA EDISON CO.
- TELEPHONE: AT&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

ADJIN GENERAL TRUST
TRACY WOODFORD, TRUSTEE
5143 SUNSET BLVD.
LOS ANGELES, CA 90027-5715
323-666-1910
JAS143@PACBELL.NET

APPLICANT

LENNAR COMMUNITIES
880 MONTECITO DRIVE, SUITE 302
CORONA, CA 92879
(951)817-3542

ENGINEER:

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

LEGAL DESCRIPTION:

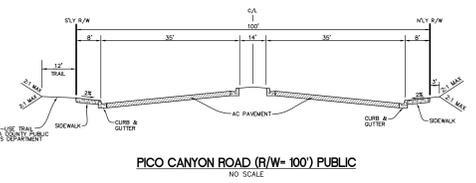
LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6, AND PORTIONS OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, NORTHWEST QUARTER AND SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

LEGEND:

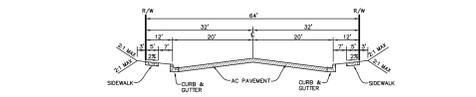
- 1 PAD 1510 6,500 sf LOT NO.
- LOT AREA (SQUARE FEET)
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 1000' PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- D --- PROPOSED STORM DRAIN
- SS --- PROPOSED SANITARY SEWER
- W --- PROPOSED WATER
- D --- PROPOSED STORM DRAIN INLET/OUTLET (TO BE MAINTAINED BY LACFD)
- PROPOSED CATCH BASIN
- SD --- EXISTING STORM DRAIN LINE
- S --- EXISTING SEWER LINE
- SW --- EXISTING WATER LINE
- O --- EXISTING OIL LINE
- G --- EXISTING GAS LINE
- OE --- EXISTING OVERHEAD POWER LINE
- P --- EXISTING POWER POLE
- RW --- PROPOSED RETAINING WALL
- 6' --- 6' HIGH MAX. RETAINING WALL
- SEA --- SEA LINE
- FP --- FEMA FLOODPLAIN
- CDFG --- CDFG LIMIT LINE
- ACDE --- ACDE LIMIT LINE
- SLOPE PROTECTION (TRM) TURF REINFORCEMENT MAT
- OAK TREE (TO BE ENCLOSED)
- OAK TREE (TO BE REMOVED)
- OAK TREE (TO REMAIN)

BENCHMARK

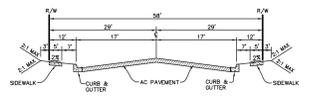
R.D.B.M. TAG IN S CB 8.2M W/O BCR @ SW CORN.
LYONS AVE. & WILEY CANYON RD. 30.5M W/O &
12.2M S/O C/L INT. (NR W END CB)
NEWHALL 1995 ELEV. = 1265.296



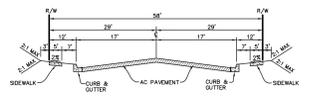
PICO CANYON ROAD (R/W= 100') PUBLIC
NO SCALE



RESIDENTIAL COLLECTOR STREET (R/W= 64') PUBLIC 'A' STREET
NOT TO SCALE



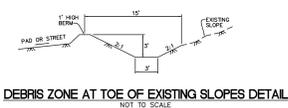
RESIDENTIAL CUL-DE-SAC STREET (R/W= 60') PUBLIC 'B', 'C', & 'D' STREET
NOT TO SCALE



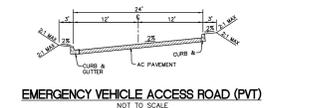
RESIDENTIAL CUL-DE-SAC STREET (R/W= 58') PUBLIC 'E' & 'F' STREET
NOT TO SCALE



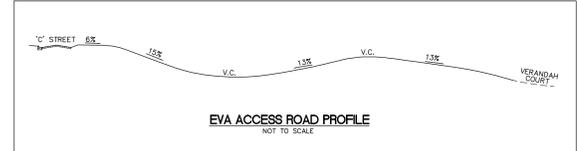
TYPICAL HOUSE SETBACK
NOT TO SCALE



DEBRIS ZONE AT TOE OF EXISTING SLOPES DETAIL
NOT TO SCALE



EMERGENCY VEHICLE ACCESS ROAD (EVA)
NOT TO SCALE



EVA ACCESS ROAD PROFILE
NOT TO SCALE

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REPRESENTATIVE: CHERYL THOMPSON

PLANS PREPARED BY:
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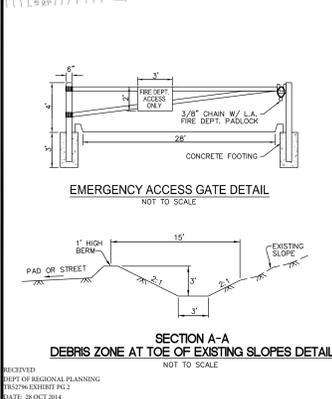
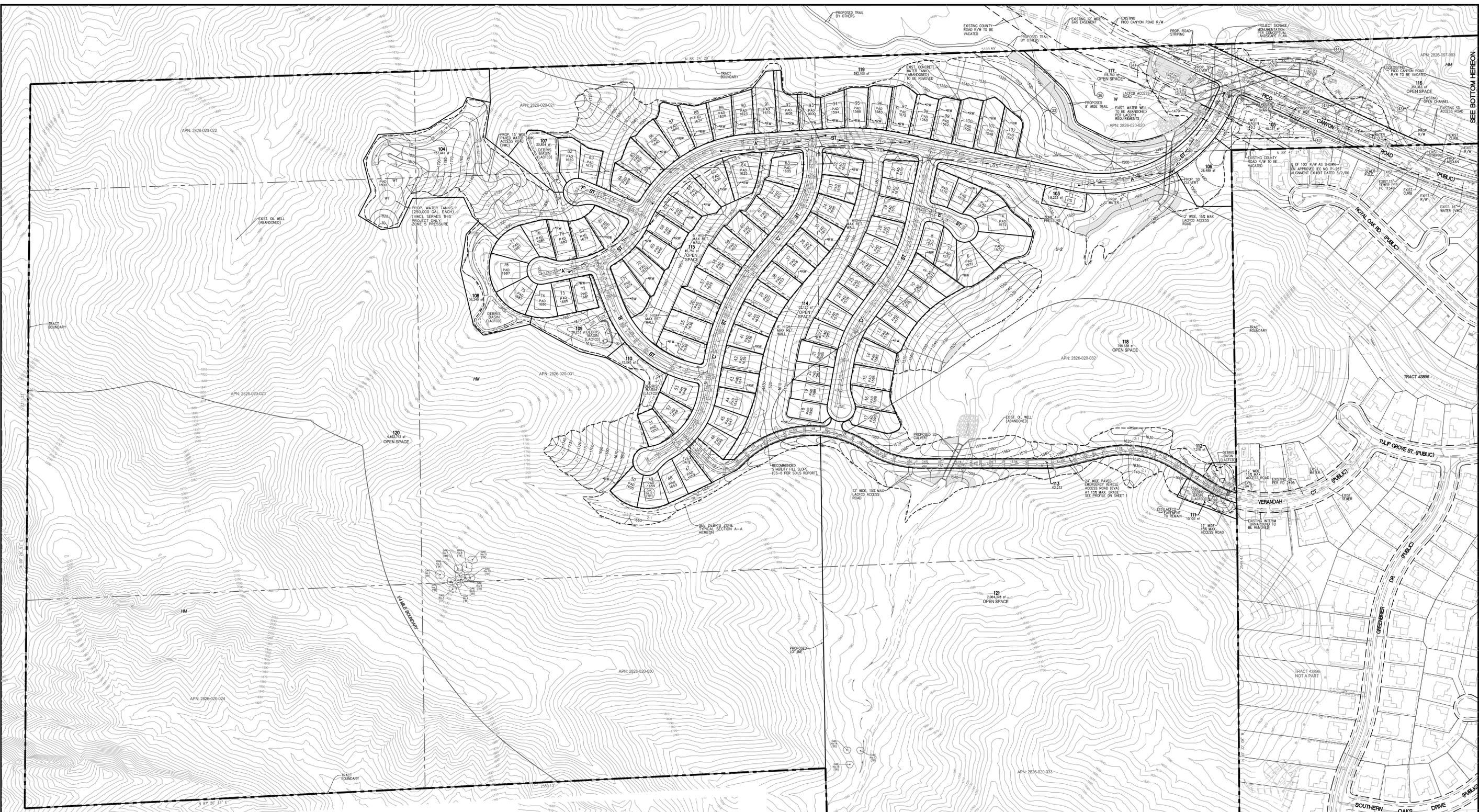
PLANS PREPARED UNDER THE DIRECTION OF:
Craig M. Whittaker
CRAIG M. WHITTAKER R.C.E. 51929 DATE: 10/28/14



SHEET 1 COUNTY OF LOS ANGELES **2** SHEETS

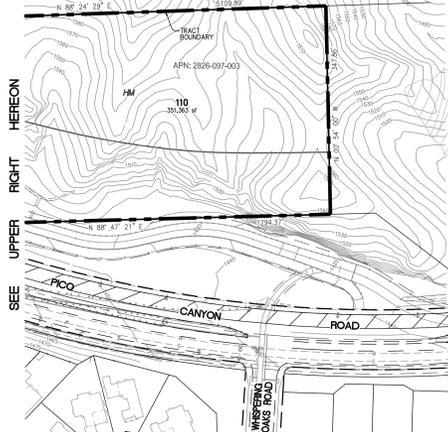
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 52796
EXHIBIT 'A'

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



EASEMENTS:
PRELIMINARY TITLE REPORT: NORTH AMERICAN TITLE COMPANY REPORT NO. 1224993 DATED JULY 18, 2013

| ITEM NO. | OWNER | PURPOSE | REFERENCE | FUTURE DISPOSITION | COMMENTS |
|----------|------------------------------------|---------------------------------|--|------------------------------|--|
| 14,18,24 | UNITED STATES GOVERNMENT | DITCH/RESERVOIRS | BOOK 12, PAGE 104 OF PATENTS | TO REMAIN | NOT PLOTTABLE |
| 19 | UNITED STATES GOVERNMENT | DITCH/RESERVOIRS | BOOK 13, PAGE 295 | TO REMAIN | NOT PLOTTABLE |
| 22 | L.A. COUNTY FLOOD CONTROL DISTRICT | FLOOD CONTROL/ACCESS | BOOK 13, PAGE 287 OF PATENTS TRACT MAP 43098 BOOK 1260, PAGES 29-34 JUNE 29, 2001 | TO REMAIN | |
| 25 | GEORGE MOHAM | ROAD, ELEC. LINES | BOOK 11219, PAGE 381 DECEMBER 10, 1939 | TO REMAIN | INDETERMINED LOCATION |
| 32 | LOS ANGELES COUNTY | ROADS | AP MAP 2828-87 | TO BE VACATED WITH TRACT MAP | |
| 33 | STANDARD OIL COMPANY | PIPELINES | BOOK 666, PAGE 121 APRIL 12, 1918 | TO REMAIN | BLANKET EASEMENT NE1 LOT 2 NE 1/4 SECTION 6 T3N R16W |
| 34 | SOCAL GAS COMPANY | PIPELINES | BOOK 4885, PAGE 232 SEPTEMBER 1, 1925 | TO REMAIN | |
| 35 | LOS ANGELES COUNTY | ROAD/HIGHWAY | BOOK 20273, PAGE 311 JUNE 28, 1943 | TO BE VACATED | NOT PLOTTABLE |
| 36 | PACIFIC LIGHTING COMPANY | PIPELINES | BOOK 32816, PAGE 336 MARCH 20, 1950 | TO REMAIN | |
| 37 | SOCAL Edison COMPANY | PIPELINES | BOOK 51600, PAGE 420 FEBRUARY 5, 1957 | TO REMAIN | INDETERMINED LOCATION |
| 38 | SOCAL Edison COMPANY | PIPELINES | INSR. NO. 4521 OCTOBER 28, 1965 | TO REMAIN | INDETERMINED LOCATION |
| 42 | SOCAL GAS COMPANY | PIPELINES | INSR. NO. 01-212764 NOVEMBER 8, 2001 | TO REMAIN | |
| 43 | L.A. COUNTY FLOOD CONTROL DISTRICT | FLOOD CONTROL, DRAINAGE, ACCESS | TRACT MAP 4396-07 MB 1206, PAGES 60-67 MAY 30, 2001 | PORTION TO BE CATED | |
| 44 | WILLIAMS HOMES, LLC | SLOPE MAINTENANCE | INSR. NO. 04-1730648 JULY 8, 2004 | TO REMAIN | |
| 45 | MULTIPLE | ACCESS, UTILITIES | INSR. NO. 05-0793905 APRIL 6, 2005 | TO REMAIN | BLANKET EASEMENT |



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

DATE: 10/28/14



SHEET 2 COUNTY OF LOS ANGELES 2 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
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