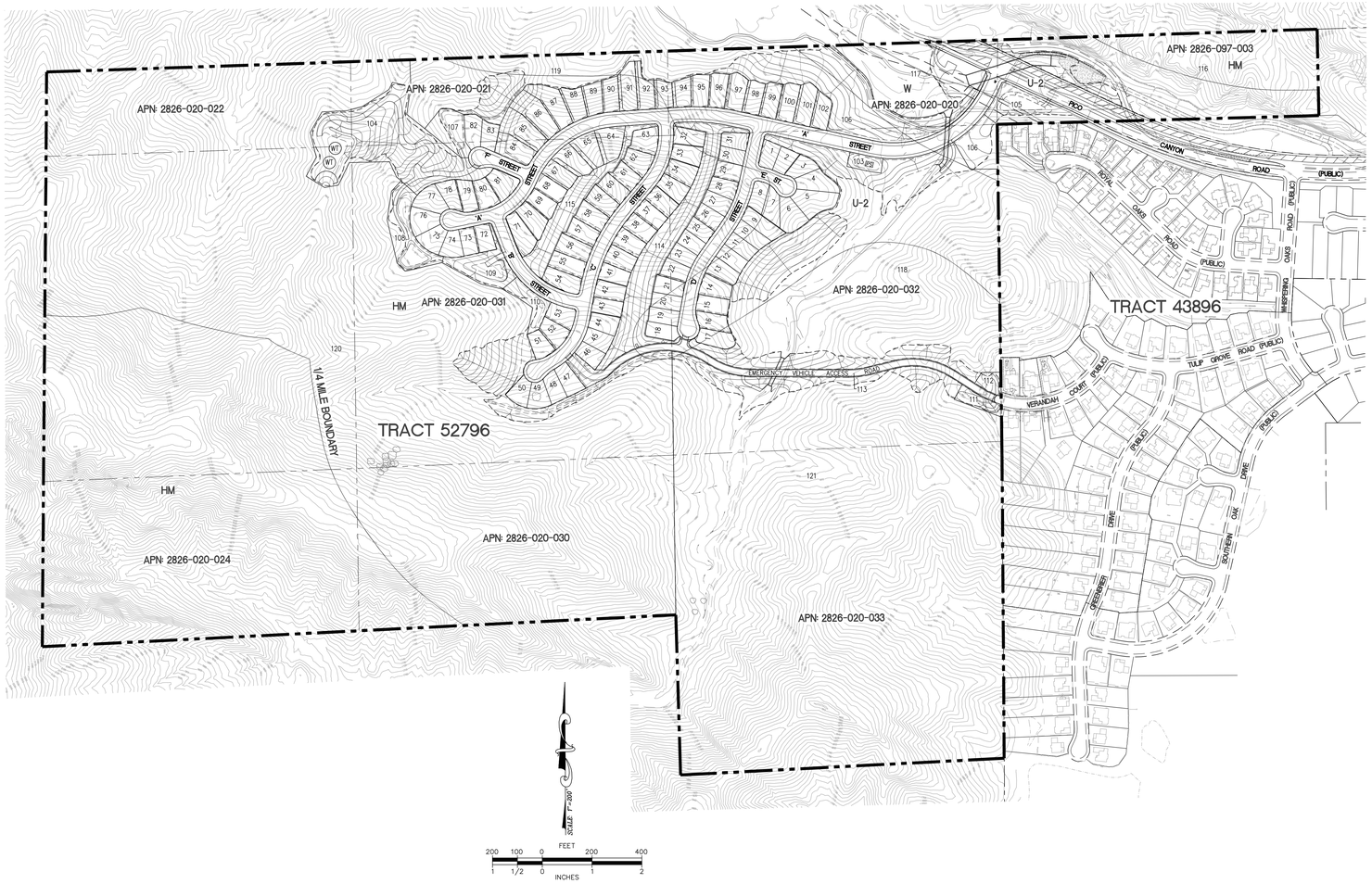
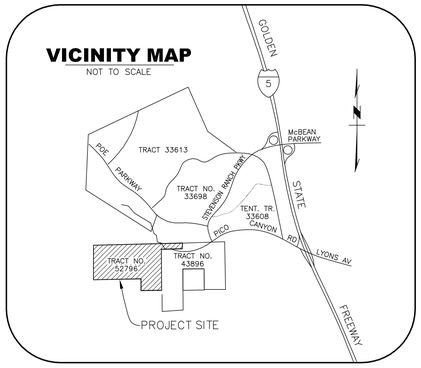
RECEIVED
DEPT OF REGIONAL PLANNING
TR52796 EXHIBIT PG 1
DATE: 29 APR 2015





GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THIS VTTM 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.
2. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. 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.
4. PERMISSION IS REQUESTED TO COMBINE LOTS.
5. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
6. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
7. PERMISSION IS REQUESTED TO MASS GRADE.
8. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
9. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII 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.
10. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
11. TOPO COMPILED FROM DATA FLOWN DECEMBER, 2013.
12. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
13. HOMEOWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN COMMON AREA OPEN SPACE.
14. TOTAL STREET FRONTAGE (A–F STREETS) IS 11,100 LF.

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

ADLIN GENERAL TRUST
TRACY WOODFORD, TRUSTEE
5143 SUNSET BLVD.
LOS ANGELES, CA 90027–5715
323–666–1910
JA51430@PACBELL.NET

APPLICANT

LENNAR COMMUNITIES
980 MONTECITO DRIVE, SUITE 302
CORONA, CA 92879
(951)817–3542

ENGINEER:

ALLIANCE LAND PLANNING & ENGINEERING
2248 FARADAY AVENUE
CARLSBAD, CAO 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 MERIDAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SPECIAL NOTES

1. WATER QUALITY BASINS WILL PROVIDE FOR 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 ENCROACHED: 0 TREE
OAK TREES TO REMAIN: 14 TREES
TOTAL OAK TREES: 15

RELATED ENTITLEMENTS

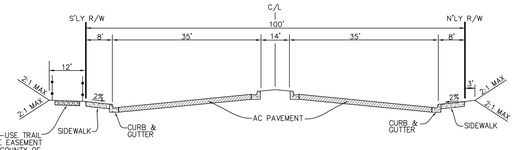
CONDITIONAL USE PERMIT NO. 00–136
OAK TREE PERMIT NO. 00–136

LOT SUMMARY

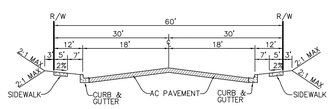
LOT NUMBERS	NO. OF LOTS	TYPE	TOTAL ACREAGE
1–102	102	SINGLE FAMILY	21.2 AC
103–104	2	WATER TANK/ PUMP STATION	3.8 AC
105–112	8	WQT BASINS	4.3 AC
113	1	FIRE ACCESS ROAD	1.4 AC
114–121	8	OPEN SPACE (LANDSCAPE & NATURAL)	190.1 AC
PUBLIC STREETS	N/A	N/A	9.7 AC
TOTAL	121		230.5 AC

LEGEND:

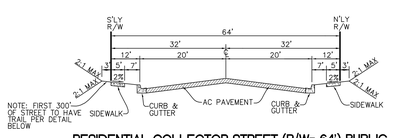
1 — LOT NO.
PAD 1510 — PAD ELEVATION
6,500 sf — LOT AREA (SQUARE FEET)
PROJECT BOUNDARY
PROPOSED RIGHT OF WAY
PROPOSED EASEMENT
EXISTING EASEMENT
1000 — PROPOSED CONTOUR
DL — PROPOSED DAYLIGHT LINE
D — PROPOSED STORM DRAIN
SS — PROPOSED SANITARY SEWER
W — PROPOSED WATER
D — PROPOSED STORM DRAIN INLET/OUTLET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



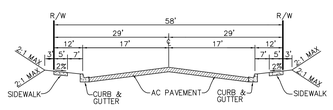
PICO CANYON ROAD (R/W= 100') PUBLIC
NO SCALE



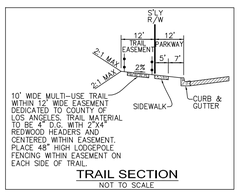
RESIDENTIAL CUL-DE-SAC STREET (R/W= 60') PUBLIC
'B', 'C' & 'D' STREET
NOT TO SCALE



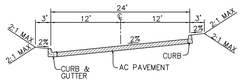
RESIDENTIAL COLLECTOR STREET (R/W= 64') PUBLIC
'A' STREET
NOT TO SCALE



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



TRAIL SECTION
NOT TO SCALE



EMERGENCY VEHICLE ACCESS ROAD (PVT)
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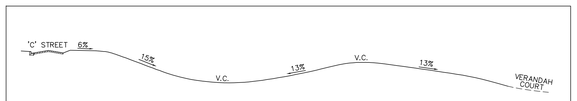
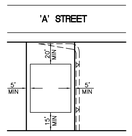


EVA ACCESS ROAD PROFILE
NOT TO SCALE



TYPICAL HOUSE SETBACK
NOT TO SCALE

STREET CENTERLINE CURVE TABLE

NO	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ= 77°21'01"	425.00'	573.76'	340.00'
C2	Δ= 16°08'39"	800.00'	225.42'	113.00'
C3	Δ= 63°18'55"	400.00'	442.02'	247.00'
C4	Δ= 55°19'25"	250.00'	241.40'	131.00'
C5	Δ= 58°56'25"	345.00'	354.90'	195.00'
C6	Δ= 50°59'46"	250.00'	222.51'	119.00'
C7	Δ= 30°04'50"	700.00'	367.50'	188.00'
C8	Δ= 44°00'40"	300.00'	230.44'	121.00'
C9	Δ= 23°29'54"	500.00'	205.06'	104.00'
C10	Δ= 25°42'43"	350.00'	157.07'	80.00'
C11	Δ= 28°08'22"	200.00'	98.23'	50.00'

EASEMENTS:

PRELIMINARY TITLE REPORT: NORTH AMERICAN TITLE COMPANY REPORT NO. 1224993 DATED NOVEMBER 14, 2014

TITLE REPORT ITEM NO.	OWER	PURPOSE	REFERENCE	FUTURE DISPOSITION	COMMENTS
14,18,24	UNITED STATES GOVERNMENT	DITCH/RESERVOIRS	BOOK 12, PAGE 104 OF PATENTS	TO REMAIN	BLANKET EASEMENT
19	UNITED STATES GOVERNMENT	DITCH/RESERVOIRS	BOOK 13, PAGE 295 BOOK 13, PAGE 287 OF PATENTS	TO REMAIN	BLANKET EASEMENT
22	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL/ACCESS	TRACT MAP 43896 BOOK 1260, PAGES 29–34 JUNE 20, 2001	TO REMAIN	
25	GEORGE WICKHAM	ROAD, ELEC. LINES	BOOK 17319, PAGE 381 DECEMBER 10, 1939	TO REMAIN	BLANKET EASEMENT OVER EAST HALF OF EXISTING PARCEL 5
32	LOS ANGELES COUNTY	ROADS	AP MAP 2826–97	TO BE VACATED WITH TRACT MAP	
33	STANDARD OIL COMPANY	PIPELINES	BOOK 666, PAGE 121 APRIL 12, 1918	TO BE VACATED	NOT PLOTTABLE
34	SOCAL GAS COMPANY	PIPELINES	BOOK 4489, PAGE 232 SEPTEMBER 1, 1925	TO REMAIN	
35	LOS ANGELES COUNTY	ROAD/HIGHWAY	BOOK 20073, PAGE 311 JUNE 28, 1943	TO BE VACATED WITH TRACT MAP	
36	PACIFIC LIGHTING CORP.	PIPELINES	BOOK 32618, PAGE 336 MARCH 20, 1950	TO REMAIN	
37	SOCAL EDISON COMPANY	PIPELINES	BOOK 53600, PAGE 420 FEBRUARY 5, 1957	TO REMAIN	
38	SOCAL EDISON COMPANY	PIPELINES	INSTR. NO. 4521 OCTOBER 28, 1965	TO REMAIN	INDETERMINATE LOCATION
42	SOCAL GAS COMPANY	PIPELINES	INSTR. NO. 01–2122764 NOVEMBER 6, 2001	TO REMAIN	
43	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL, DRAINAGE, ACCESS	TRACT MAP 43896–07 MB 1259, PAGES 60–67 MAY 30, 2001	PORTION TO BE VACATED WITH TRACT MAP	
44	LOS ANGELES COUNTY	SLOPE MAINTENANCE	INSTR. NO. 04–1738068 JULY 8, 2004	TO REMAIN	
45	MULTIPLE	ACCESS, UTILITIES	INSTR. NO. 05–079.5905 APRIL 6, 2005	TO REMAIN	NOT PLOTTABLE

BENCHMARK

COUNTY OF LA BM #L3206
R.D.B.M. TAG IN S CB 8.2M W/O BCR @ SW CORN. LYONS AVE. & WEST. CANYON RD. 30.5M W/O & 12.2M S/O C/L INT (NR W END CB)
NEWHALL 2009 ELEV.= 1265.354

ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE. CARLSBAD, CA 92008 TEL: (760) 431–9896 FAX:(760) 431–8802
27451 TOURNEY ROAD SUITE 140 VALENCIA, CA 91355 TEL: (661) 799–2760
CIVIL ENGINEERING • LAND PLANNING • HILSIDE DESIGN • SURVEYING

PREPARED FOR:
LENNAR HOMES
980 MONTECITO DRIVE, SUITE 302
CORONA, CA 92879
(951)817–3542
REPRESENTATIVE: CHERRYL 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 R.C.E. 51929 — 4/27/15 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP. 6–30–16 CIVIL 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

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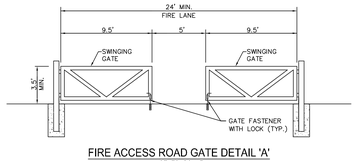
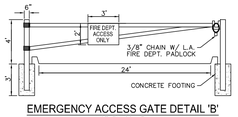
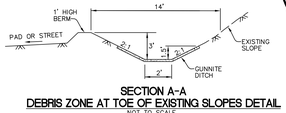


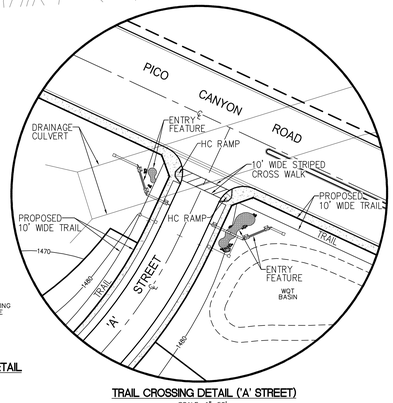
FIRE ACCESS ROAD GATE DETAIL 'A'
NOT TO SCALE



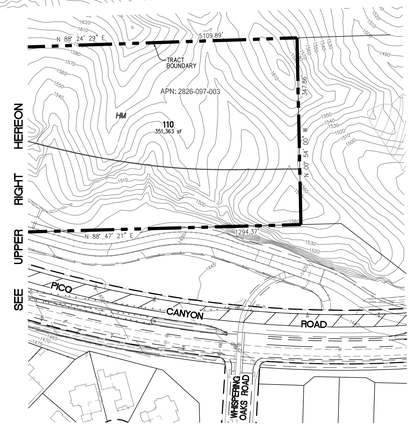
EMERGENCY ACCESS GATE DETAIL 'B'
NOT TO SCALE



SECTION A-A
DEBRIS ZONE AT TOE OF EXISTING SLOPES DETAIL
NOT TO SCALE



TRAIL CROSSING DETAIL ('A' STREET)
SCALE: 1"=50'



ALLIANCE LAND PLANNING & ENGINEERING INC.	2248 FARADAY AVE. CARLSBAD, CA 92008 TEL: (760) 431-9896 FAX:(760) 431-9802 27451 TOURNEY ROAD SUITE 140 VALENCIA, CA 91355 TEL: (661) 799-2760 CIVIL ENGINEERING • LAND PLANNING • HELISDE DESIGN • SURVEYING	PREPARED FOR: LENNAR HOMES 980 MONTECITO DRIVE, SUITE 302 CORONA, CA 92879 (951)817-3542 REPRESENTATIVE: CHERRYL 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 R.C.E. 51929 — 4/27/15 DATE	REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP. 6-30-16 CIVIL STATE OF CALIFORNIA	RECEIVED DEPT OF REGIONAL PLANNING TR52796 EXHIBIT PG 2 DATE: 29 APR 2015

NO.	DATE	REVISIONS	BY	APPR.

SHEET 2 — 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

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