



LOT SUMMARY

TYPE	LOTS
• SINGLE FAMILY	1-102
• OPEN SPACE	103-110
• FLOOD CONTROL	111-117
• PUBLIC/POCKET PARK	118-120
TOTAL:	120

RESIDENTIAL LOT AREA SUMMARY

LOT NO.	GROSS AREA(SF)	NET AREA(SF)	LOT NO.	GROSS AREA(SF)	NET AREA(SF)
1	16,602	8,494	51	9,724	9,724
2	17,161	8,410	52	10,336	8,451
3	11,366	8,902	53	11,979	10,776
4	12,609	12,609	54	11,756	10,160
5	11,220	11,220	55	10,064	9,276
6	11,071	9,892	56	14,859	11,011
7	9,891	8,931	57	39,468	14,926
8	12,945	10,913	58	20,995	10,878
9	13,137	11,360	59	16,475	11,801
10	9,210	8,718	60	14,286	11,994
11	15,312	15,312	61	18,449	17,146
12	10,566	10,566	62	13,242	12,638
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17	13,888	11,536	67	15,314	10,135
18	12,936	8,319	68	15,385	9,315
19	14,526	8,559	69	15,925	10,710
20	17,544	11,274	70	16,205	16,205
21	17,855	13,473	71	11,173	11,871
22	12,868	12,238	72	12,675	12,177
23	12,922	12,583	73	14,734	14,063
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46	16,692	11,180	96	16,629	15,589
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50	12,745	12,041	100	16,413	12,392
			101	13,285	10,969
			102	19,057	16,935

NOTE: LOT 50, FT. TO THE STREET ROW LINE THE 'P' PARKWAY AREA BEHIND THE SIDEWALK HAS NOT BEEN ADDED TO NET AREAS SHOWN EVEN THOUGH ALLOWABLE PER SECTION 21.24.090 OF THE TITLE 21 SUBDIVISION CODE.

OPEN SPACE LOT AREA SUMMARY

LOT NO.	SQ. FT.
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104	175,112
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LOT NO.	SQ. FT.
111	21,081
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TRACY WOODFORD, TRUSTEE
5143 SUNSET BLVD.
LOS ANGELES, CA 90027-5715
323-666-1810
JAS1439@PACBELL.NET

ENGINEER:

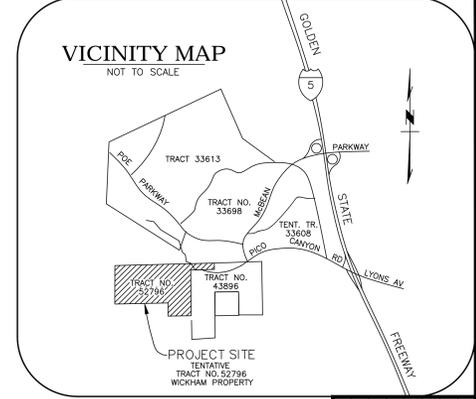
HALL & FOREMAN, INC.
25152 SPRINGFIELD COURT, #350
SANTA CLARITA, CA 91355
PHONE (661) 284-7400 FAX (661) 284-7401

LEGAL DESCRIPTION:

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

BENCHMARK

R.I.D.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



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.
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NOTE: THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.

GENERAL NOTES:

- EXISTING ZONING: A-2-2
- PROPOSED ZONING: RA-10,000, RL1-1
- EXISTING SANTA CLARITA GENERAL PLAN: OGV4-R20, RL5
- PROPOSED LAND USE: RL2
- ASSESSORS PARCELS: 2826-19, 20, 21, 22, 23, 24, 30, 31, 32, 33
- PREVIOUS CASES: ADJACENT PROPERTY VTM#43896, CUP #85-005, OTP #85-002, ZC 85-004(S)
- THOMAS BROS. PAGE NO. 4060 2-B-C
- THIS PROJECT IS A DENSITY CONTROLLED DEVELOPMENT UNDER SECTION 22.56.205 OF TITLE 22 L.A. COUNTY ZONING CODE.

PLAN NOTES:

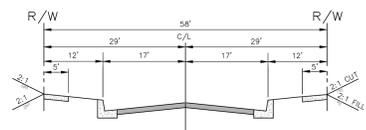
- SITE IS VACANT.
- NO STRUCTURES EXIST ON PROPERTY.
- GROSS ACRES: 229.59 ACRES
- NET ACRES (LESS OLD PICO CANYON ROAD ALIGNMENT) 224 AC. (APPROX)
- PROPOSING 102 SINGLE FAMILY RESIDENTIAL LOTS
- MAXIMUM SLOPE GRADE: 1: 3/4 HORIZONTAL TO 1 VERTICAL
- DEVELOPER RESERVES THE RIGHT TO RECORD MULTIPLE TRACTS PER SECTION 66456.1 CALIF. GOVT. CODE (SUBDIVISION MAP ACT).
- GRAVING PROPOSED: 2.1 MILLION CUBIC YARDS, BALANCED
- HOME OWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN COMMON OPEN SPACE.
- DEVELOPER REQUESTS RIGHT TO ADJUST LOT LINES TO THE SATISFACTION OF L.A. COUNTY.
- REQUEST RIGHT TO CREATE ADDITIONAL OPEN SPACE LOTS PRIOR TO RECORDATION OF FINAL MAP(S).

CIRCULATION:

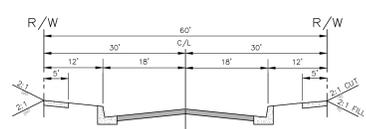
- AN ALIGNMENT OF PICO CANYON ROAD WAS ADOPTED BY THE L.A. COUNTY (L.E.C.) INTERDEPARTMENTAL ENGINEERING COMMITTEE PER P-223 & P-224
- STREET GRADES NOT TO EXCEED A MAXIMUM OF 10%.
- ALTERNATE STREET SECTIONS ARE PROPOSED AS SHOWN.
- CUL-DE-SAC DESIGN PER LA CO STANDARD CHAPTER 44 PAGE 37/38.
- KNUCKLE DESIGN PER LA CO STANDARD CHAPTER 44 PAGE 63.
- ALL STANDARD PROPERTY LINE RETURN RADIUS OF 13 FEET AT ALL LOCAL STREETS INCLUDING INTERSECTION OF LOCAL STREETS WITH PICO CANYON ROAD.
- A PROPERTY LINE RETURN RADIUS OF 13 FEET IS PROVIDED AT ALL LOCAL STREET INTERSECTIONS AND THE INTERSECTION OF "A" STREET AND PICO CANYON ROAD.

UTILITIES & SERVICES:

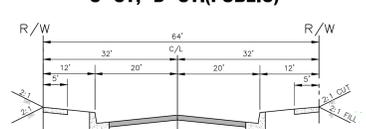
- SEWER: L.A. COUNTY SANITARY DISTRICT #32
- WATER: VALENCIA WATER COMPANY
- GAS: S.D. CALIFORNIA GAS CO.
- ELECTRICAL: S.D. CALIFORNIA EDISON CO.
- TELEPHONE: AT&T
- SCHOOLS: NEWHALL ELEMENTARY SCHOOL DISTRICT, HART HIGH SCHOOL DISTRICT
- FIRE: L.A. COUNTY FIRE DEPARTMENT
- POLICE: L.A. COUNTY SHERIFF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



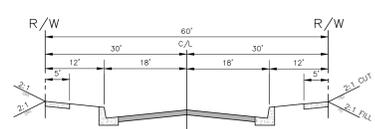
58' - CUL-DE-SAC
"E" CT, "F" CT.(PUBLIC)



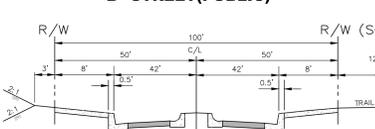
60' - CUL-DE-SAC
"C" CT, "D" CT.(PUBLIC)



64' - COLLECTOR STREET
"A" STREET(PUBLIC)

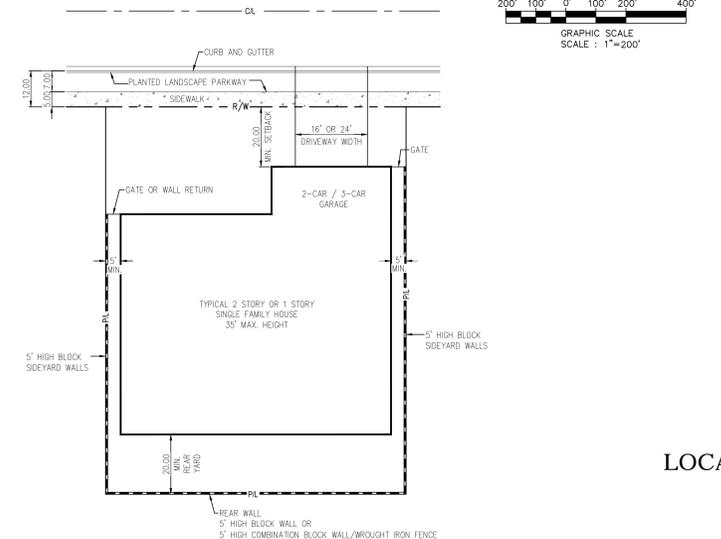


60' INTERIOR - COLLECTOR STREET
"B" STREET(PUBLIC)



100' MAJOR HIGHWAY
PICO CANYON ROAD (PUBLIC)

TYPICAL LOT PLOTTING PLAN
TYPICAL LOT SIZE 10,000 SF
SCALE 1"=20'



STREET SECTIONS

EXHIBIT "A"
TRACT NO. 52796
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
JULY 3, 2013

DESIGNED: HFT
DRAWN: JDE
CHECKED: DP
SUPERVISED: DF
PROJ. ENGINEER: JDE
DATE: 07-03-13
SCALE: 1"= 200'
JOB NUMBER: SS.130220

REVISION DESCRIPTION BY DATE

REGISTERED PROFESSIONAL ENGINEER
No. C 39830
CIVIL
STATE OF CALIFORNIA

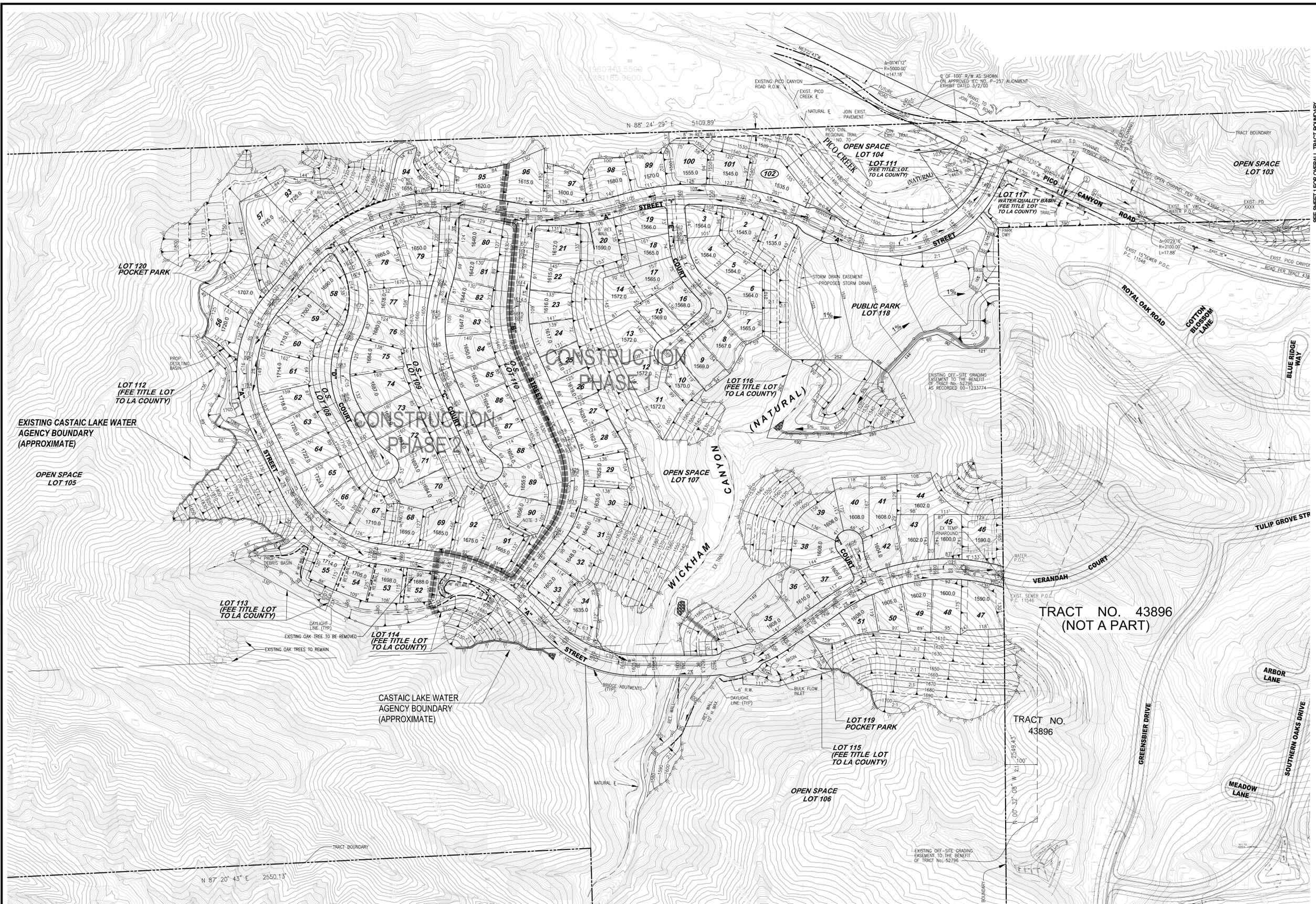
Hall & Foreman, Inc.
Engineering - Planning - Surveying
25152 SPRINGFIELD COURT, #350 - SANTA CLARITA, CA 91355-3470

DEAN PARADISE
R.C.E. No. 39830

DATE

SHEET NO.
1

OF 2 SHEETS



STREET CENTERLINE CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=89°30'27"	350.0'	546.74'	346.97'
C2	Δ=48°55'48"	830.0'	607.41'	318.03'
C3	Δ=38°15'11"	235.0'	156.90'	81.50'
C7	Δ=22°07'53"	800.0'	309.01'	156.46'
C8	Δ=80°25'03"	54.0'	85.69'	54.87'
C9	Δ=28°51'27"	350.0'	176.28'	90.05'
C10	Δ=60°38'06"	300.0'	317.48'	175.43'
C11	Δ=14°28'46"	400.0'	101.09'	50.81'
C12	Δ=41°14'08"	450.0'	334.66'	174.95'
C13	Δ=57°15'19"	580.0'	579.59'	316.59'
C14	Δ=64°14'11"	250.0'	280.28'	156.94'
C15	Δ=52°20'07"	250.0'	241.45'	131.07'
C16	Δ=87°30'50"	350.0'	412.42'	233.92'
C17	Δ=56°29'27"	350.0'	345.08'	188.03'
C18	Δ=43°50'40"	500.0'	382.61'	201.22'
C19	Δ=51°12'25"	380.0'	339.62'	182.09'
C20	Δ=33°31'18"	450.0'	278.25'	144.28'
C21	Δ=51°48'35"	625.0'	564.79'	303.32'
C22	Δ=04°50'02"	1200.0'	101.24'	50.65'

NOTES

- STANDARD PROPERTY LINE RETURN RADI ARE ALL 13'.
- ALL LINES OF SIGHT (LOS) THROUGH PRIVATE PROPERTY REPRESENT EASEMENTS TO BE REPLICATED ON THE FINAL MAP TO LA COUNTY PUBLIC WORKS FOR LINE OF SITE PURPOSES.

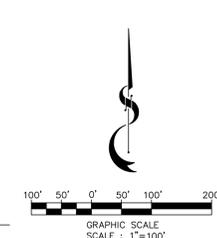
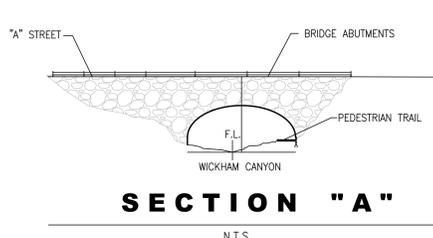
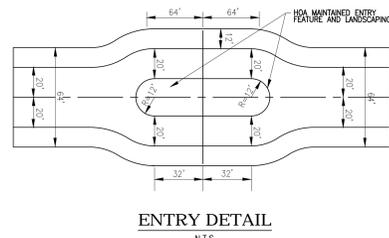


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LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
JULY 3, 2013

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DRAWN:	JDE		
CHECKED:	DP		
SUPERVISED:	DF		
PROJ. ENGINEER:	JDE		
DATE:	07-03-13		
SCALE:	1" = 200'		
JOB NUMBER:	SS.130220		

VESTING TENTATIVE MAP
TRACT NO. 52796



DEAN PARADISE
R.C.E. No. 39830

SHEET NO.

2

OF 2 SHEETS

LOT SUMMARY

TYPE	LOTS
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• OPEN SPACE	103-110
• FLOOD CONTROL	111-117
• PUBLIC/POCKET PARK	118-120
TOTAL:	120

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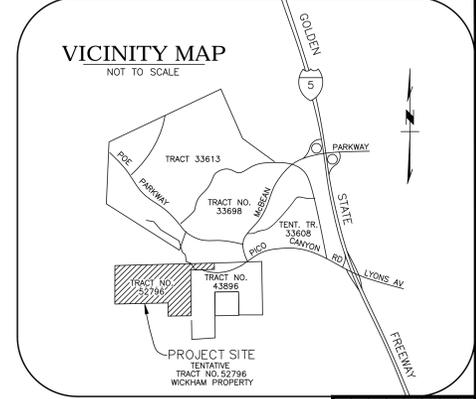
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CIRCULATION:

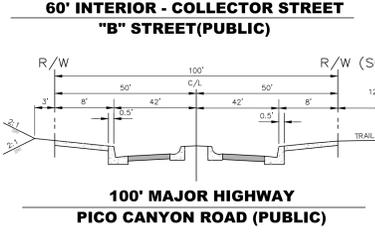
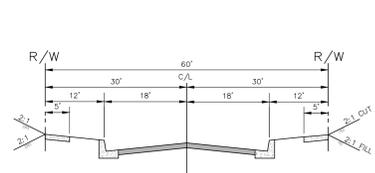
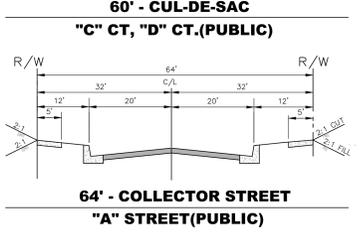
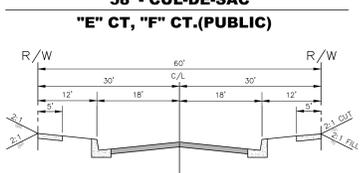
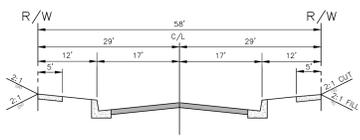
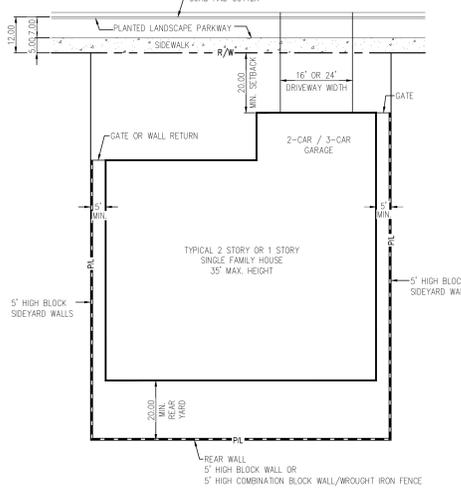
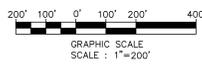
- AN ALIGNMENT OF PICO CANYON ROAD WAS ADOPTED BY THE L.A. COUNTY (L.E.C.) INTERDEPARTMENTAL ENGINEERING COMMITTEE PER P-223 & P-224
- STREET GRADES NOT TO EXCEED A MAXIMUM OF 10%.
- ALTERNATE STREET SECTIONS ARE PROPOSED AS SHOWN.
- CUL-DE-SAC DESIGN PER LA CO STANDARD CHAPTER 44 PAGE 37/38.
- KNUCKLE DESIGN PER LA CO STANDARD CHAPTER 44 PAGE 63.
- ALL STANDARD PROPERTY LINE RETURN RADIUS OF 13 FEET AT ALL LOCAL STREETS INCLUDING INTERSECTION OF LOCAL STREETS WITH PICO CANYON ROAD.
- A PROPERTY LINE RETURN RADIUS OF 13 FEET IS PROVIDED AT ALL LOCAL STREET INTERSECTIONS AND THE INTERSECTION OF "A" STREET AND PICO CANYON ROAD.

UTILITIES & SERVICES:

- SEWER: L.A. COUNTY SANITARY DISTRICT #32
- WATER: VALENCIA WATER COMPANY
- GAS: S.D. CALIFORNIA GAS CO.
- ELECTRICAL: S.D. 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



TYPICAL LOT PLOTTING PLAN
TYPICAL LOT SIZE 10,000 SF
SCALE 1"=20'



STREET SECTIONS

EXHIBIT "A"
TRACT NO. 52796
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
JULY 3, 2013

DESIGNED: HFT NO. _____
DRAWN: JDE NO. _____
CHECKED: DP NO. _____
SUPERVISED: JDE NO. _____
PROJ. ENGINEER: JDE NO. 07-03-13
DATE: _____
SCALE: 1"= 200'
JOB NUMBER: SS.130220

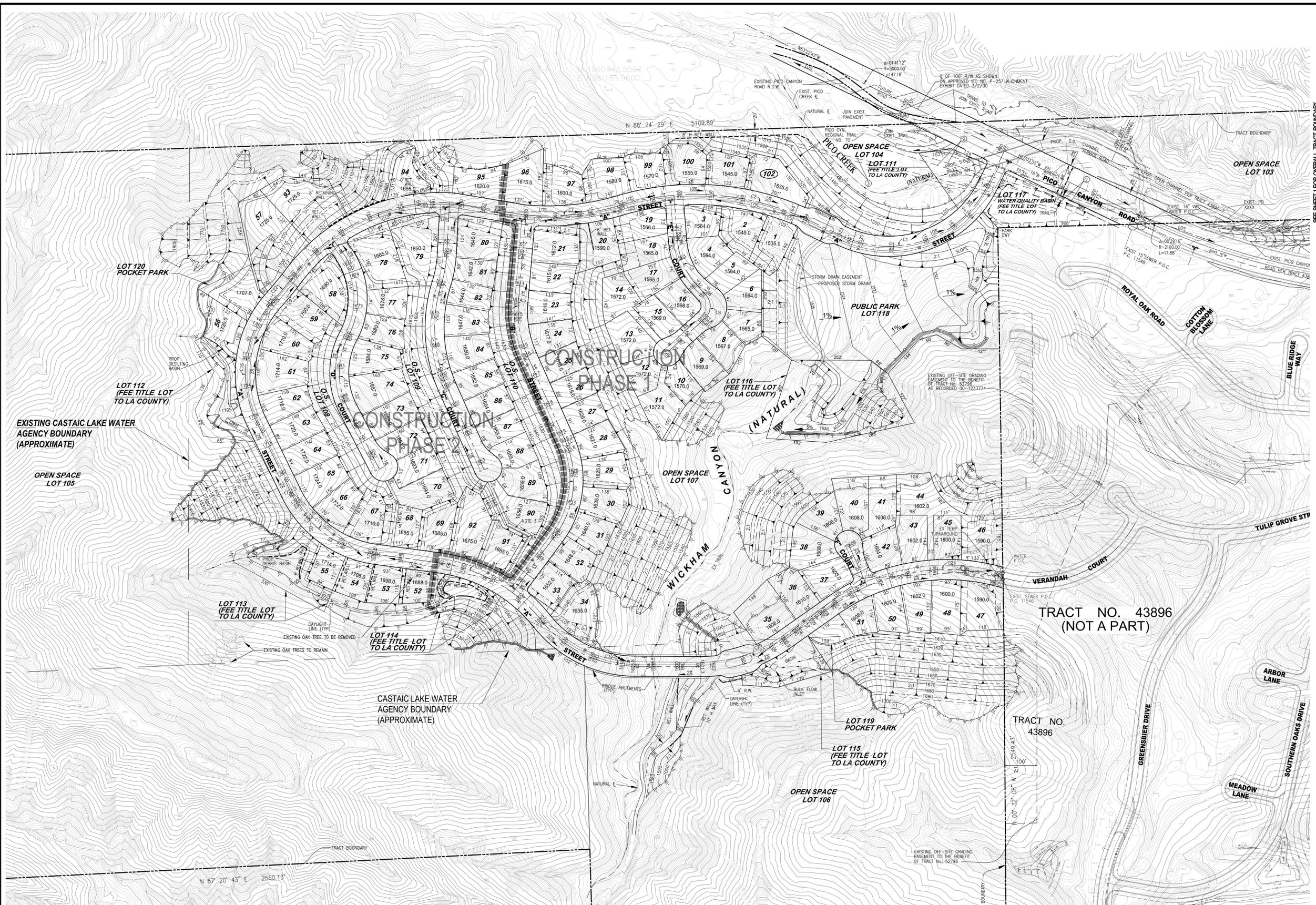
VESTING TENTATIVE MAP
TRACT NO. 52796

Hall & Foreman, Inc.
Engineering - Planning - Surveying
2525 SHAWNEE COURT, SUITE 300 • SANTA CLARITA, CA 91350 • (661) 284-7400

REGISTERED PROFESSIONAL ENGINEER
No. C 39830
CIVIL
STATE OF CALIFORNIA

DEAN PARADISE
R.C.E. No. 39830
DATE: _____

SHEET NO. **1**
OF 2 SHEETS



STREET CENTERLINE CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=89°30'27"	350.0'	546.74'	346.97'
C2	Δ=41°55'48"	830.0'	607.41'	318.03'
C3	Δ=38°15'11"	235.0'	156.90'	81.50'
C7	Δ=22°07'53"	800.0'	309.01'	156.46'
C8	Δ=80°25'03"	54.0'	85.69'	54.87'
C9	Δ=28°51'27"	350.0'	176.28'	90.05'
C10	Δ=60°38'06"	300.0'	317.48'	175.43'
C11	Δ=14°28'46"	400.0'	101.09'	50.81'
C12	Δ=114°10'28"	465.0'	334.66'	174.95'
C13	Δ=57°15'19"	580.0'	579.59'	316.59'
C14	Δ=64°14'11"	250.0'	280.28'	156.94'
C15	Δ=52°20'07"	250.0'	241.45'	131.07'
C16	Δ=87°30'50"	350.0'	412.42'	233.92'
C17	Δ=56°29'27"	350.0'	345.08'	188.03'
C18	Δ=43°50'40"	500.0'	382.61'	201.22'
C19	Δ=51°12'25"	380.0'	339.62'	182.09'
C20	Δ=33°31'18"	450.0'	278.25'	144.28'
C21	Δ=51°48'35"	625.0'	564.79'	303.32'
C22	Δ=04°50'02"	1200.0'	101.24'	50.65'

NOTES

- STANDARD PROPERTY LINE RETURN RADI ARE ALL 13'.
- ALL LINES OF SIGHT (LOS) THROUGH PRIVATE PROPERTY REPRESENT EASEMENTS TO BE REPLICATED ON THE FINAL MAP TO LA COUNTY PUBLIC WORKS FOR LINE OF SITE PURPOSES.

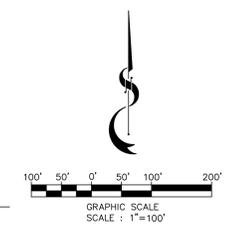
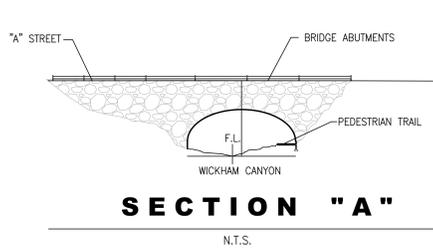
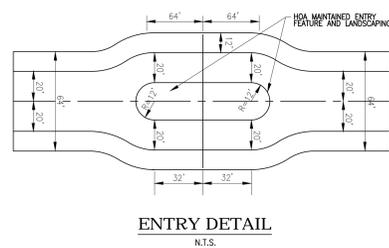


EXHIBIT "A"
TRACT NO. 52796

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
JULY 3, 2013

DESIGNED:	HFI NO.	REVISION	DESCRIPTION	BY	DATE
DRAWN:	JDE				
CHECKED:	DP				
SUPERVISED:	DF				
PROJ. ENGINEER:	JDE				
DATE:	07-03-13				
SCALE:	1" = 200'				
JOB NUMBER:	SS.130220				

VESTING TENTATIVE MAP
TRACT NO. 52796



DEAN PARADISE
R.C.E. No. 39830

SHEET NO.

2

OF 2 SHEETS