DEPT OF REGIONAL PLANNING
TR52796 TENTATIVE
03 JUL 2013

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)
1	16,602	8,494
2	17,161	8,410
3	11,366	8,902
4	12,609	12,609
5	11,220	11,220
6	11,071	9,962
7	9,891	8,931
8	12,945	10,913
9	13,137	11,360
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11	15,312	15,312
12	10,566	10,566
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LOT NO.	GROSS AREA(SF)	NET AREA(SF)
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NOTE: LOT SQ. FT. TO THE STREET ROW LINE THE 6' 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.

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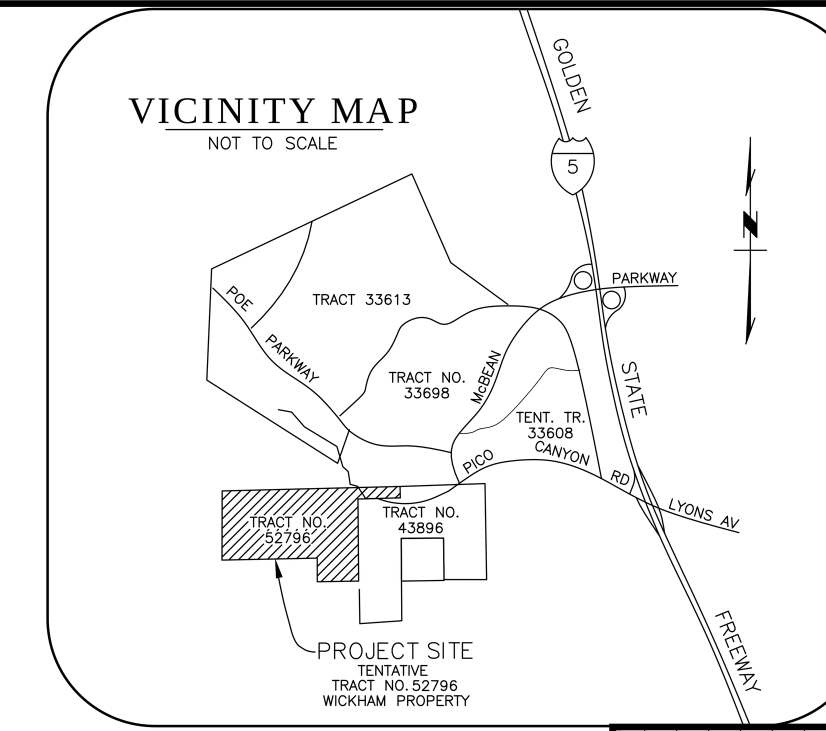

EASEMENT NOTES:

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.

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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.

GENERAL NOTES:

- EXISTING ZONING: A-2-2
- PROPOSED ZONING: RA-10,000, RL1-1
- EXISTING SANTA CLARITA GENERAL PLAN: OVOV-RL20, RL5
- PROPOSED LAND USE: RL2
- ASSESSORS PARCELS: 2826-19, 20, 21, 22, 23, 24, 30, 31, 32,33
- PREVIOUS CASES: ADJACENT PROPERTY V.TM#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:

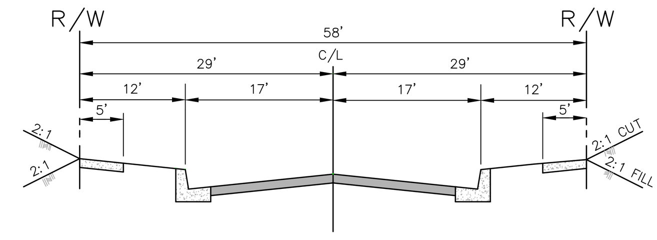
- SITE IS VACANT.
- NO STRUCTURES EXIST ON PROPERTY.
- GROSS ACRES: 229.59 ACRES
- NET ACRES (LESS OLD PICO CANYON ROAD ALIGNMENT) 224 AC. (APPROX)
- PROPOSING 102 SINGLE FAMILY RESIDENTIAL LOTS
- MAXIMUM SLOPE GRADE: 1: 3/4 HORIONTAL TO 1 VERTICAL
- DEVELOPER RESERVES THE RIGHT TO RECORD MULTIPLE TRACTS PER SECTION 66456.1 CALIF. GOVT. CODE (SUBDIVISION MAP ACT).
- ONE OAK TREE TO BE REMOVED PER L.A. COUNTY OAK TREE ORDINANCE
- GRADING 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:

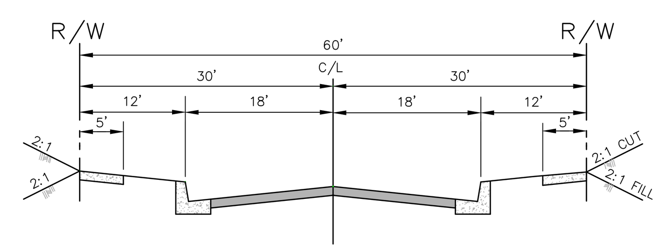
- AN ALIGNMENT OF PICO CANYON ROAD WAS ADOPTED BY THE L.A. COUNTY (I.E.C.) INTERDEPARTMENTAL ENGINEERING COMMITTEE PER P-223 & P-224
- STREET GRADES NOT TO EXCEED A MAXIMUM OF 10%.
- ALTERNATE STREET SECTIONS ARE PROPOSED AS SHOWN.
- CUL-DE-SAC DESIGN PER LA CO STANDARD CHAPTER 44 PAGE 37/38.
- KNUCKLE DESIGN PER LA CO STANDARD CHAPTER 44 PAGE 63.
- ALL STANDARD PROPERTY LINE RETURN RADII 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:

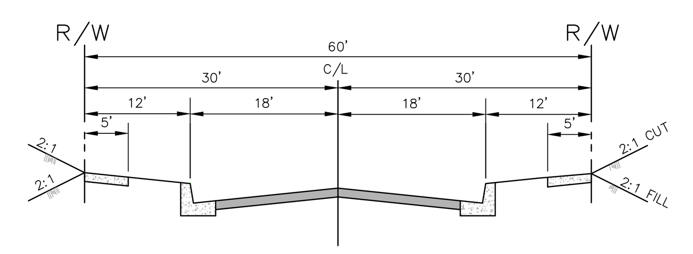
SEWER	L.A. COUNTY SANITARY DISTRICT #32
WATER	VALENCIA WATER COMPANY
GAS	SO. CALIFORNIA GAS CO.
ELECTRICAL	SO. CALIFORNIA EDISON CO.
TELEPHONE	AT&T
SCHOOLS	NEWHALL ELEMENTARY SCHOOL DISTRICT HART HIGH SCHOOL DISTRICT
FIRE	L.A. COUNTY FIRE DEPARTMENT
POLICE	L.A. COUNTY SHERIFF
T.V.	STEVENSON RANCH CABLE



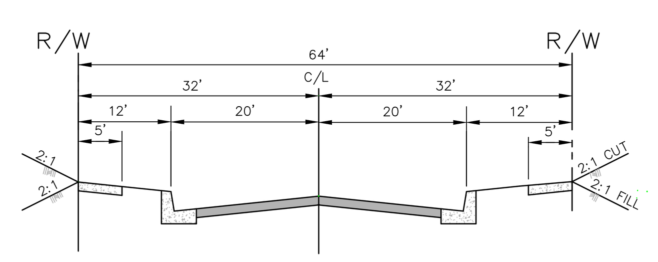
58' - CUL-DE-SAC
"E" CT, "F" CT.(PUBLIC)



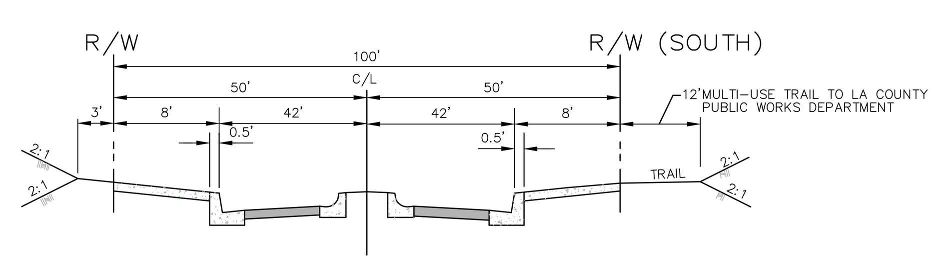
60' - CUL-DE-SAC
"C" CT, "D" CT.(PUBLIC)



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

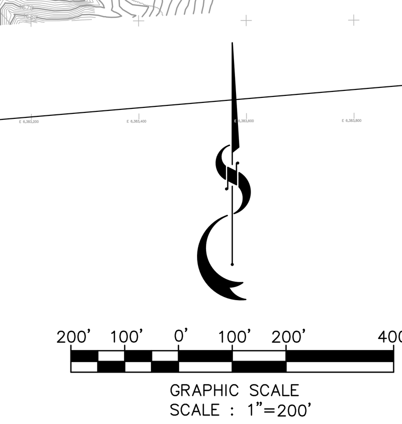


64' - COLLECTOR STREET
"A" STREET(PUBLIC)



100' MAJOR HIGHWAY
PICO CANYON ROAD (PUBLIC)

STREET SECTIONS



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

RECORD OWNER/APPLICANT:

ADLIN GENERAL TRUST
TRACY WOODFORD, TRUSTEE
5143 SUNSET BLVD.
LOS ANGELES, CA 90027-5715
323-666-1910
JA5143@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 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.

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 52796

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

JULY 3, 2013

No.	REVISION DESCRIPTION	BY	DATE

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

VESTING TENTATIVE MAP
TRACT NO. 52796

Hall & Foreman, Inc.
Engineering · Planning · Surveying
25152 SPRINGFIELD COURT, SUITE 350 · SANTA CLARITA, CA 91355 · 661-284-7400

REGISTERED PROFESSIONAL ENGINEER DEAN PARADISE No. C 39830 CIVIL STATE OF CALIFORNIA

DEAN PARADISE
R.C.E. No. 39830

DATE

SHEET NO.
1
OF 2 SHEETS

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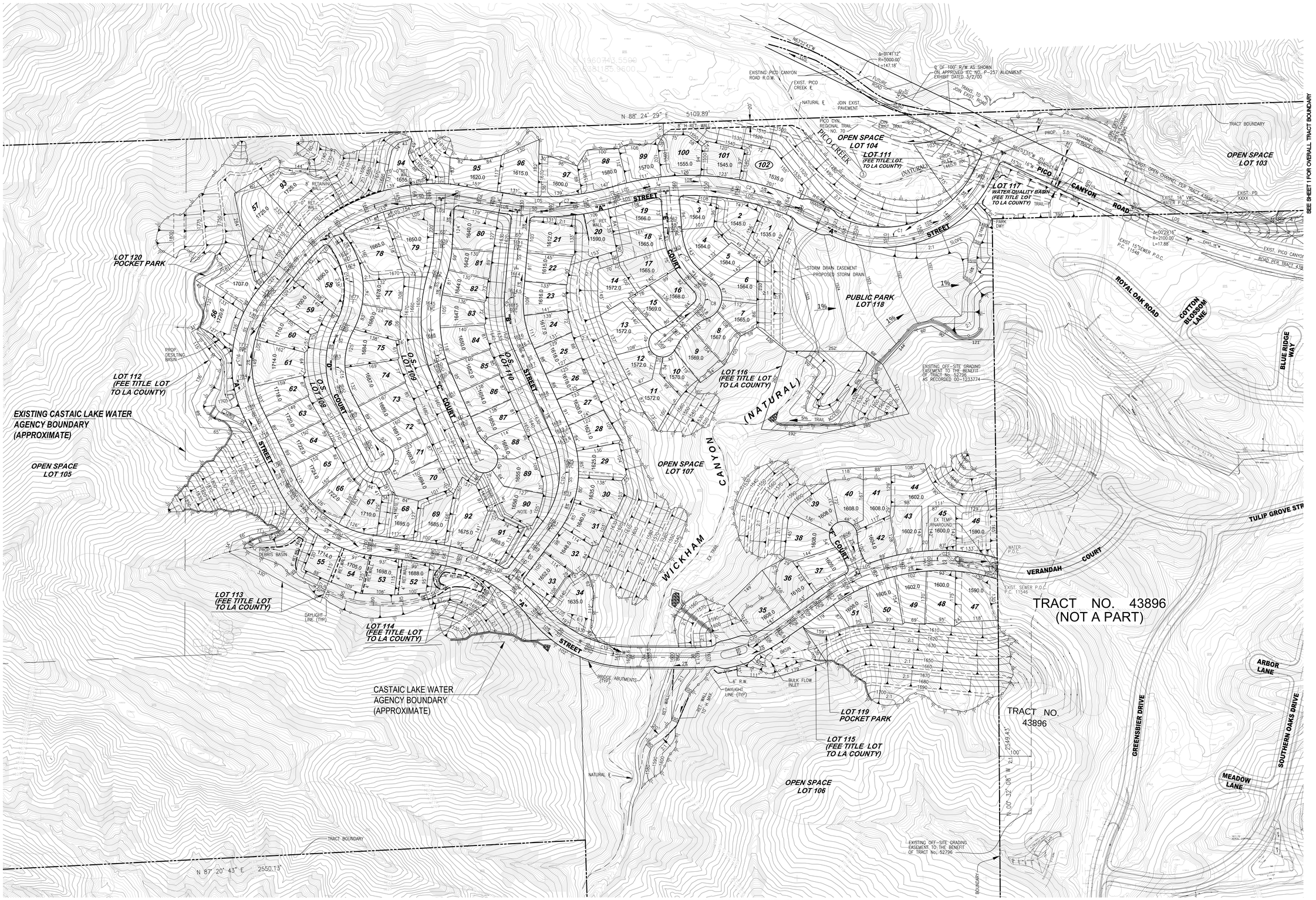


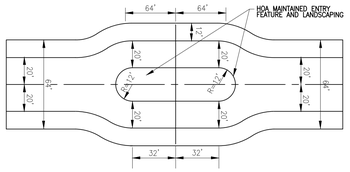
STREET CENTERLINE CURVE TABLE

CURVE TABLE				
NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=89°30'07"	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=90°55'03"	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"	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=55°20'07"	250.0'	241.45'	131.07'
C16	Δ=67°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=35°33'18"	450.0'	279.25'	144.28'
C21	Δ=51°46'35"	625.0'	564.79'	303.32'
C22	Δ=04°50'02"	1200.0'	101.24'	50.65'

NOTES

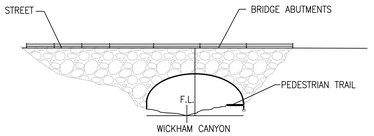
(1) STANDARD PROPERTY LINE RETURN RADII ARE ALL 13'.

(2) ALL LINES OF SIGHT (LOS) THROUGH PRIVATE PROPERTY REPRESENT EASEMENTS TO BE DEDICATED ON THE FINAL MAP TO LA COUNTY PUBLIC WORKS FOR LINE OF SITE PURPOSES.



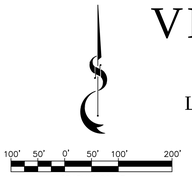
ENTRY DETAIL

N.T.S.



SECTION "A"

N.T.S.



GRAPHIC SCALE
SCALE : 1"=100'

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP

NO. 52796

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

JULY 3, 2013

No.	REVISION DESCRIPTION	BY	DATE
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TRACT NO. 52796

Hall & Foreman, Inc.
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25252 SPANISH TOWN, SUITE 300 • SANTA CLARITA, CA 91355 • 661-294-7600

REGISTERED PROFESSIONAL ENGINEER DEAN PARADISE No. C 39830 CIVIL STATE OF CALIFORNIA

DEAN PARADISE
R.C.E. No. 39830

DATE

SHEET NO.

2

OF 2 SHEETS

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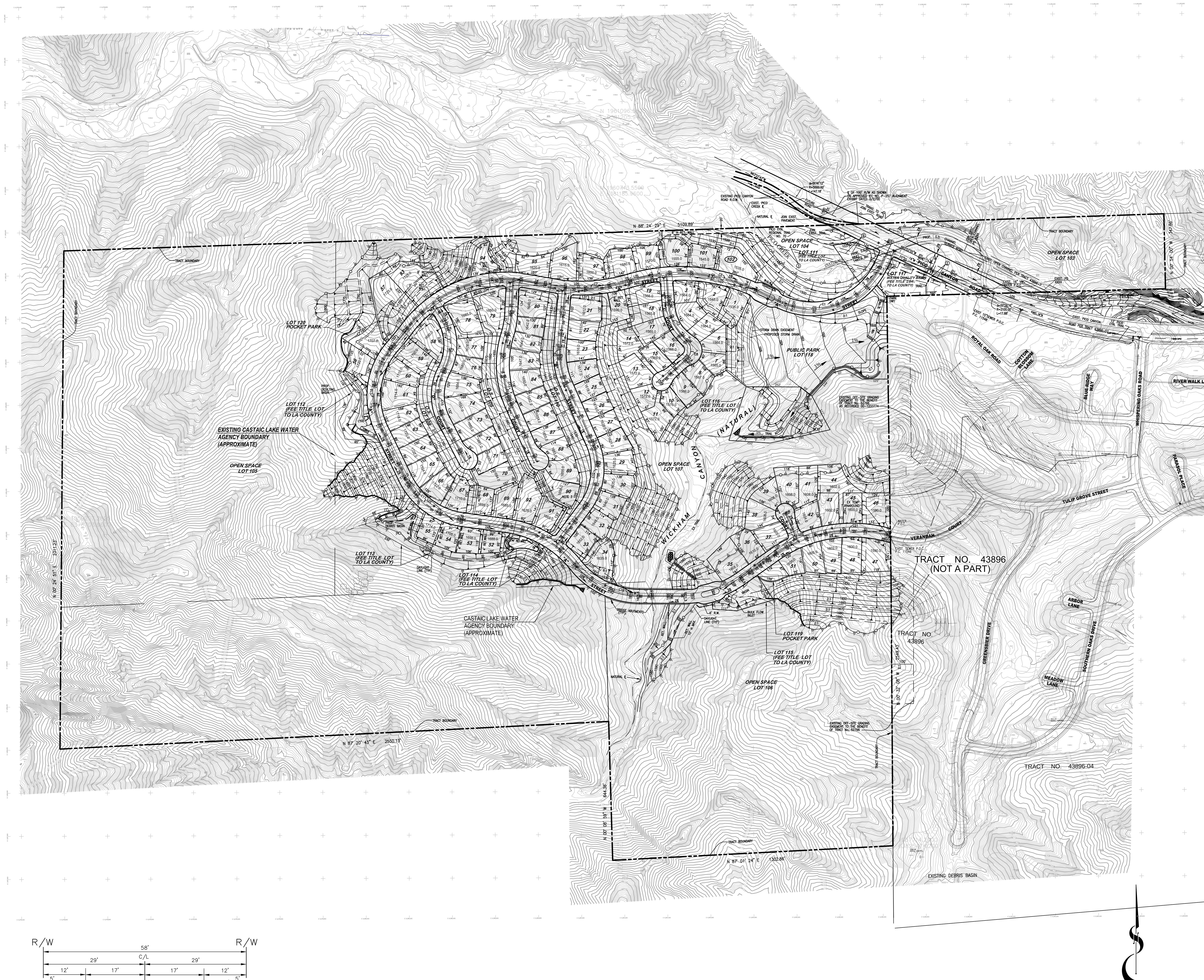

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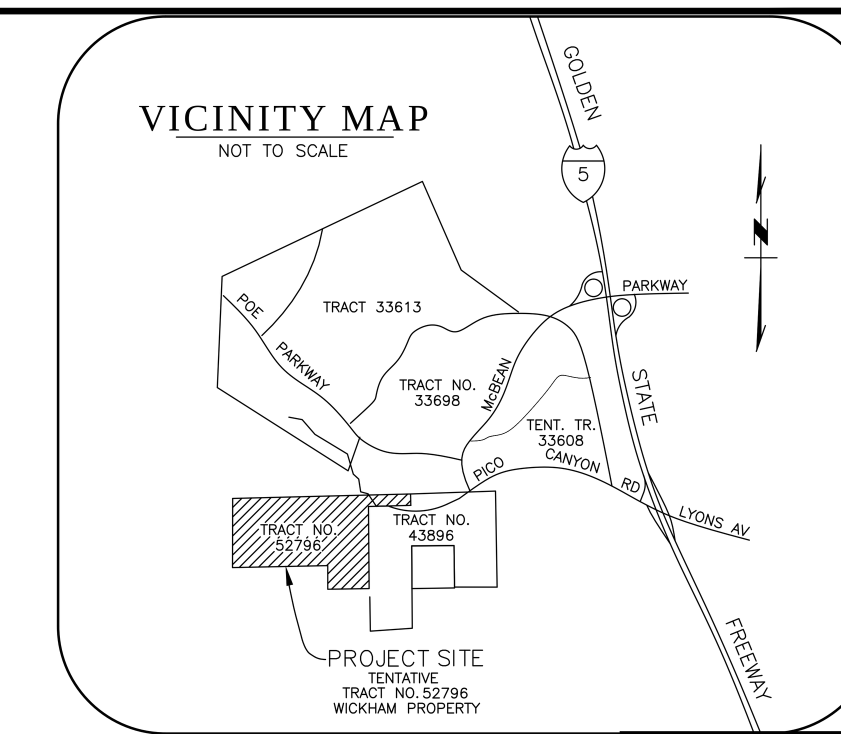

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- EXISTING SANTA CLARITA GENERAL PLAN: OVOV–RL20, RL5
- PROPOSED LAND USE: RL2
- ASSESSORS PARCELS: 2826–19, 20, 21, 22, 23, 24, 30, 31, 32,33
- PREVIOUS CASES: ADJACENT PROPERTY V.TM#43896, CUP #85–005, OTP #85–002, ZC 85–004(S)
- THOMAS BROS. PAGE 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:

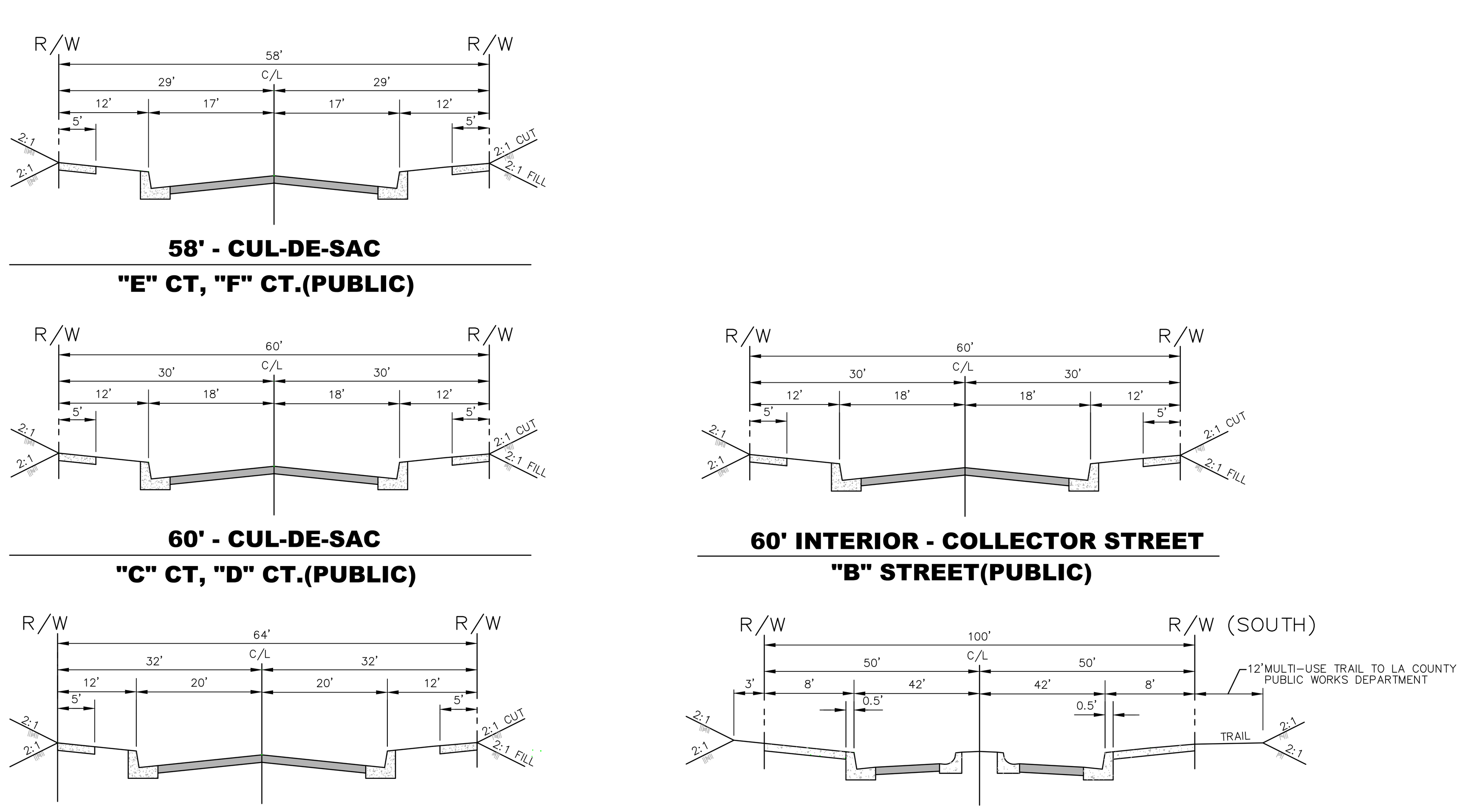
- SITE IS VACANT.
- NO STRUCTURES EXIST ON PROPERTY.
- GROSS ACRES: 229.59 ACRES
- NET ACRES (LESS OLD PICO CANYON ROAD ALIGNMENT) 224 AC. (APPROX)
- PROPOSING 102 SINGLE FAMILY RESIDENTIAL LOTS
- MAXIMUM SLOPE GRADE: 1: 3/4 HORIONTAL TO 1 VERTICAL
- DEVELOPER RESERVES THE RIGHT TO RECORD MULTIPLE TRACTS PER SECTION 66456.1 CALIF. GOVT. CODE (SUBDIVISION MAP ACT).
- ONE OAK TREE TO BE REMOVED PER L.A. COUNTY OAK TREE ORDINANCE
- GRADING 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 (I.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 RADII 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	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



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

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

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

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

100' MAJOR HIGHWAY
PICO CANYON ROAD (PUBLIC)

STREET SECTIONS

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

RECORD OWNER/APPLICANT:

ADLIN GENERAL TRUST
TRACY WOODFORD, TRUSTEE
5143 SUNSET BLVD.
LOS ANGELES, CA 90027–5715
323–666–1910
JA5143@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 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.

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP
NO. 52796

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

JULY 3, 2013

No.	REVISION DESCRIPTION	BY	DATE

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

VESTING TENTATIVE MAP
TRACT NO. 52796

Hall & Foreman, Inc.
Engineering · Planning · Surveying
25152 SPRINGFIELD COURT, SUITE 350 · SANTA CLARITA, CA 91355 · 661–284–7400

REGISTERED PROFESSIONAL ENGINEER
DEAN PARADISE
No. C 39830
CIVIL
STATE OF CALIFORNIA

DEAN PARADISE
R.C.E. No. 39830

DATE

SHEET NO.

1

OF 2 SHEETS

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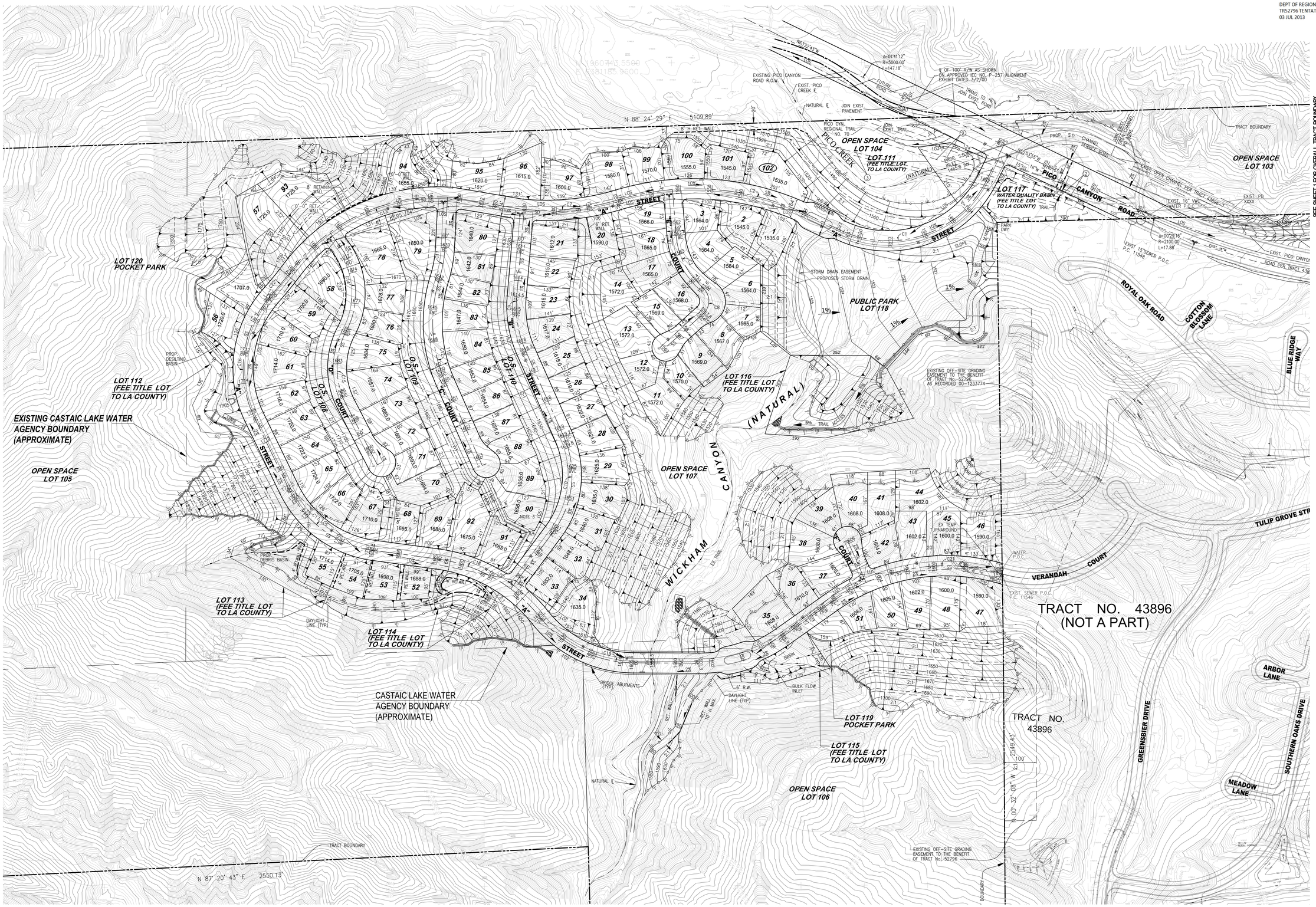


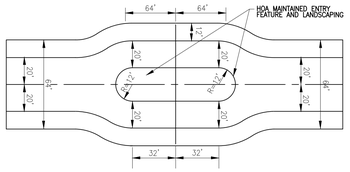
STREET CENTERLINE CURVE TABLE

CURVE TABLE				
NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=89°30'07"	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=90°55'03"	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"	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=55°20'07"	250.0'	241.45'	131.07'
C16	Δ=67°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=35°33'18"	450.0'	279.25'	144.28'
C21	Δ=51°46'35"	625.0'	564.79'	303.32'
C22	Δ=04°50'02"	1200.0'	101.24'	50.65'

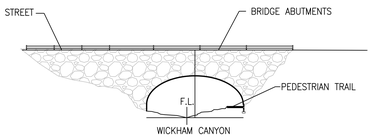
NOTES

(1) STANDARD PROPERTY LINE RETURN RADII ARE ALL 13'.

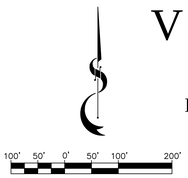
(2) ALL LINES OF SIGHT (LOS) THROUGH PRIVATE PROPERTY REPRESENT EASEMENTS TO BE DEDICATED ON THE FINAL MAP TO LA COUNTY PUBLIC WORKS FOR LINE OF SITE PURPOSES.



ENTRY DETAIL
N.T.S.



SECTION "A"
N.T.S.



GRAPHIC SCALE
SCALE : 1"=100'

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP

NO. 52796

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

JULY 3, 2013

		No.	REVISION DESCRIPTION	BY	DATE
DESIGNED:	HFI	△			
DRAWN:	JDE	△			
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PROJ. ENGINEER:	JDE	△			
DATE:	07-03-13	△			
SCALE:	1"= 200'	△			
JOB NUMBER:	SS.130220	△			

VESTING TENTATIVE MAP
TRACT NO. 52796

Hall & Foreman, Inc.
Engineering • Planning • Surveying
3535 SHERIFFS COURT, SUITE 300 • SANTA CLARITA, CA 91355 • 661-294-1600

REGISTERED PROFESSIONAL ENGINEER
DEAN PARADISE
No. C 39830
CIVIL
STATE OF CALIFORNIA

DEAN PARADISE
R.C.E. No. 39830

DATE

SHEET NO.

2

OF 2 SHEETS

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