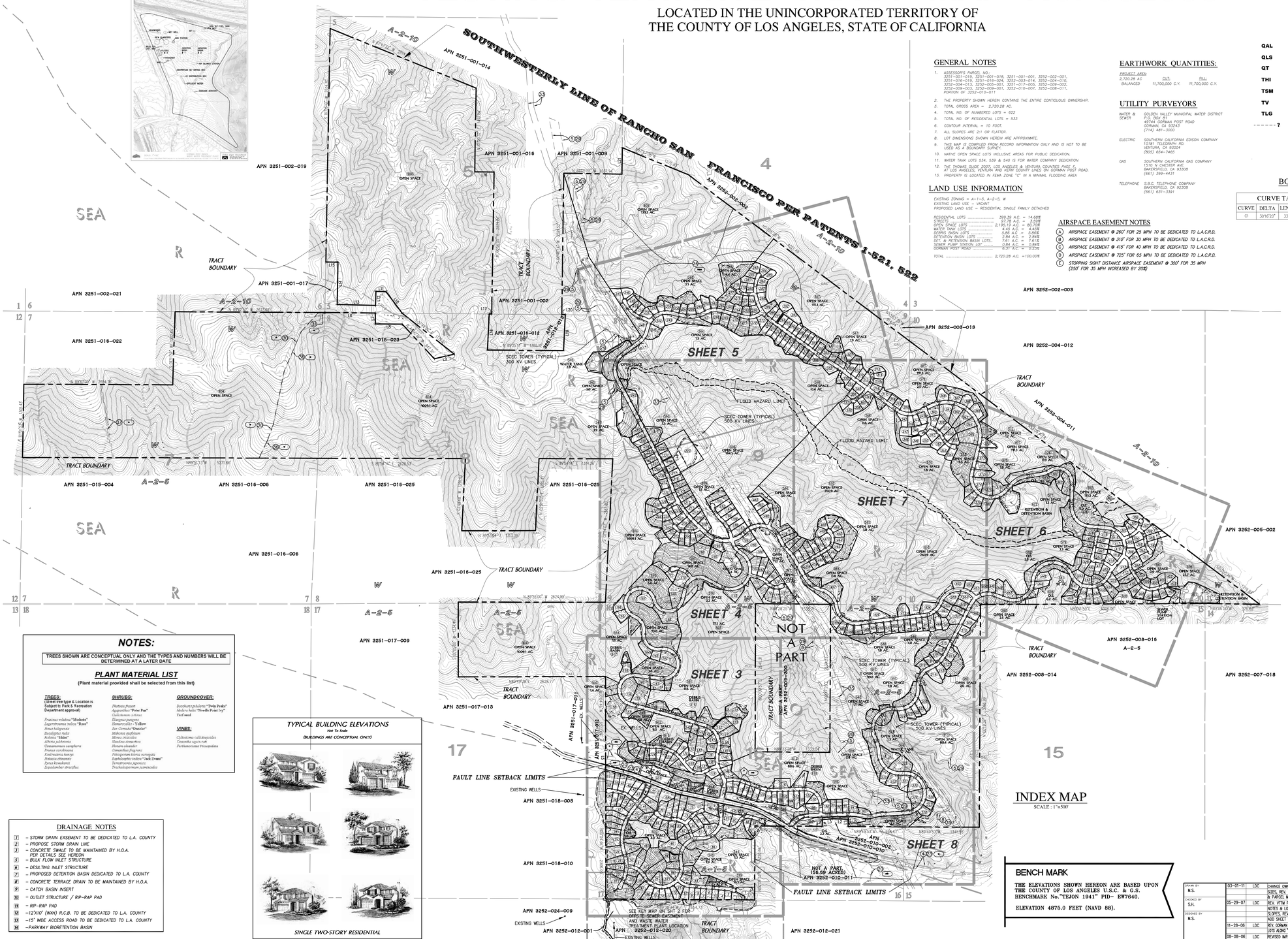
VESTING TENTATIVE TRACT MAP No. 062053

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



GENERAL NOTES

1. ASSESSOR'S PARCEL NO. 3251-001-019, 3251-001-018, 3251-001-001, 3252-002-001, 3251-016-019, 3251-016-024, 3252-003-074, 3252-004-010, 3252-004-013, 3252-005-001, 3251-017-005, 3252-009-002, 3252-009-003, 3252-009-001, 3252-010-007, 3252-008-011, PORTION OF 3252-010-011
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
3. TOTAL GROSS AREA = 2,720.28 AC.
4. TOTAL NO. OF NUMBERED LOTS = 622
5. TOTAL NO. OF RESIDENTIAL LOTS = 533
6. CONTOUR INTERVAL = 10 FOOT.
7. ALL SLOPES ARE 2:1 OR FLATTER.
8. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
9. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
10. NATIVE OPEN SPACE LOTS INCLUSIVE AREAS FOR PUBLIC DEDICATION.
11. WATER TANK LOTS 534, 539 & 540 IS FOR WATER COMPANY DEDICATION
12. THE THOMAS GUIDE 2007, LOS ANGELES & VENTURA COUNTIES PAGE 6, AT LOS ANGELES, VENTURA AND KERN COUNTY LINES ON GORMAN POST ROAD.
13. PROPERTY IS LOCATED IN FEMA ZONE "C" IN A MINIMAL FLOODING AREA

LAND USE INFORMATION

EXISTING ZONING = A-1-5, A-2-5, W
EXISTING LAND USE – VACANT
PROPOSED LAND USE – RESIDENTIAL SINGLE FAMILY DETACHED

RESIDENTIAL LOTS	399.39 A.C.	= 14.68%
OPEN SPACE LOTS	1,314.79 A.C.	= 48.32%
OPEN SPACE LOTS	2,180.19 A.C.	= 80.10%
WATER TANK LOTS	9.45 A.C.	= 0.45%
DEBRIS BASIN LOTS	5.86 A.C.	= 5.86%
DETENTION BASIN LOTS	2.84 A.C.	= 2.84%
DET. & RETENSION BASIN LOTS	7.61 A.C.	= 7.61%
SEWER PUMP STATION LOT	0.84 A.C.	= 0.84%
GORMAN POST ROAD	6.37 A.C.	= 0.23%
TOTAL	2,720.28 A.C.	=100.00%

AIRSPACE EASEMENT NOTES

(A) AIRSPACE EASEMENT @ 260' FOR 25 MPH TO BE DEDICATED TO L.A.C.R.D.
(B) AIRSPACE EASEMENT @ 310' FOR 30 MPH TO BE DEDICATED TO L.A.C.R.D.
(C) AIRSPACE EASEMENT @ 415' FOR 40 MPH TO BE DEDICATED TO L.A.C.R.D.
(D) AIRSPACE EASEMENT @ 725' FOR 65 MPH TO BE DEDICATED TO L.A.C.R.D.
(E) STOPPING SIGHT DISTANCE AIRSPACE EASEMENT @ 300' FOR 35 MPH (250' FOR 35 MPH INCREASED BY 20%)

EARTHWORK QUANTITIES:

PROJECT AREA: 2,720.28 AC	CUT:	FILL:
BALANCED	11,700,000 C.Y.	11,700,000 C.Y.

UTILITY PURVEYORS

WATER & SEWER: GOLDEN VALLEY MUNICIPAL WATER DISTRICT, P.O. BOX 81, 49744 GORMAN POST ROAD, GORMAN, CA 93243, (714) 481-3000

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY, 10181 TELEGRAPH RD, VENTURA, CA 93004, (805) 654-7465

GAS: SOUTHERN CALIFORNIA GAS COMPANY, 1510 N CHESTER AVE, BAKERSFIELD, CA 93308, (661) 399-4431

TELEPHONE: S.B.C. TELEPHONE COMPANY, BAKERSFIELD, CA 92308, (661) 631-3391

LEGEND:

QAL	– ALLUVIUM
QLS	– LANDSLIDE
QT	– TERRACE DEPOSITS
THI	– LOWER HUNGRY VALLEY FORMATION
TSM	– SANTA MARGARITA FORMATION
TV	– VOLCANICS
TLG	– TEJON LOOKOUT GRANITE
------?	– APPOXIMATE GEOLOGIC CONTACT

BOUNDARY DATA

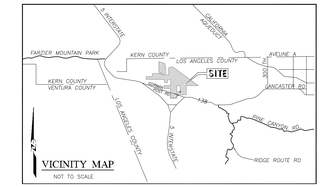
CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C1	30°16'20"	338.14'	640.00'

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°04'15"E	137.00'
L2	N88°33'45"W	283.50'
L3	N83°50'15"E	175.50'
L4	N01°07'15"E	125.29'
L5	N00°04'46"W	256.51'
L6	N89°28'51"W	900.10'
L7	N00°31'09"E	195.00'
L8	N89°28'51"W	479.82'
L9	N76°59'31"E	363.95'
L10	N36°58'54"W	482.40'
L11	N88°33'58"W	180.00'
L12	N01°26'02"E	250.00'
L13	N88°33'58"W	685.99'
L14	N01°03'12"E	751.42'
L15	N88°56'48"W	215.00'
L16	N89°05'55"W	345.00'
L17	N89°28'51"W	43.13'
L18	N02°51'07"E	644.73'
L19	N02°51'07"E	642.23'
L20	N89°28'51"W	61.13'
L21	N00°46'14"E	469.49'

REQUESTED ENTITLEMENTS
VESTING TENTATIVE TRACT MAP
OAK TREE PERMIT
CONDITIONAL USE PERMIT
HILLSIDE MANAGEMENT, DENSITY CONTROLLED DEVELOPMENT/CLUSTERING, SEA, "W"-ZONE DEVELOPMENT AND OFFSITE WASTE WATER TREATMENT PLANT



VICINITY MAP
NOT TO SCALE

LEGEND:

R	– NON-URBAN
SEA	– SIGNIFICANT ECOLOGICAL AREAS
O	– OPEN SPACE
N.A.P.	– NOT A PART
W	– EXISTING ZONING
A-2-5, A-2-10	– MATCH LINE
	– EXISTING ZONING BOUNDARY
SEA O, R	– EXISTING GENERAL PLAN DESIGNATION
7/8 18/17	– SECTION NUMBERS
	– PRIVATE DWY AND FIRE LANE
	– EXISTING STRUCTURE TO BE REMOVED
	– 12' WIDE ACCESS ROAD/RIDING/HIKING TRAIL
	– 8' WIDE ACCESS ROAD/RIDING/HIKING TRAIL
BVC	– BEGINNING OF VERTICAL CURVE
C.B.	– CATCH BASIN
℄	– CENTER LINE
DRWY	– DRIVEWAY
EL/ELEV	– ELEVATION
EVC	– END OF VERTICAL CURVE
EX./EXIST.	– EXISTING
FL	– FLOW LINE
FS	– FINISH SURFACE
GB	– GRADE BREAK
HP	– HIGH POINT
MIN.	– MINIMUM
MH	– MANHOLE
O.S.	– OPEN SPACE
PE	– PAD ELEVATION
PI	– POINT OF INTERSECTION
PL	– PROPERTY LINE
STD.	– STANDARD
TW	– TOP OF WALL
	– DIRECTION OF FLOW
E.F.H.	– EX. FIRE HYDRANT
	– TRACT BOUNDARY
1390	– PROPOSED CONTOURS
1400	– EXISTING CONTOURS
	– STREET & DRIVEWAY CENTERLINE
	– FAULT LINE SETBACK
	– DAYLIGHT LINE
	– LOT LINE
	– PROPOSED SLOPE AS INDICATED
	– PROP. CONC. WALL
	– POWER POLE
	– TREE
10	– LOT #
	– EX. STREET LIGHT
SW 982 #	– OAK TREE WITH 5' PROTECTED ZONE
	– OAK TREE TO REMAIN (##)
	– OAK TREE TO BE REMOVED (##)
	– OAK TREE TO BE ENCROACHED (##)
S	– PROPOSED SEWER
W	– PROPOSED WATER
	– EXISTING WATER WELLS
	– PROPOSED SEWER LINE
	– PROPOSED WATER LINE
	– LIMITS OF FLOOD HAZARD
	– EASEMENT TO REMAIN
	– EASEMENT TO BE ABANDONED AND QUITCLAIMED (PRIOR TO RECORDATION OF FINAL MAP)
	– EASEMENT TO BE REMOVED
	– PARKWAY BIORETENTION BASIN

* NOTE - TREES SHOWN WITHOUT A CANOPY ARE STUMP SPROUTS
STUMP SPROUTS ARE ASSUMED TO HAVE 5' PROTECTED ZONE AROUND STUMP

SHEET INDEX

SHEET	DESCRIPTION
1	INDEX MAP
2	SECTIONS, NOTES & LOT SCHEDULES
3–8	VTTM PLAN
9	GORMAN POST ROAD STRIPING
10	OFF-SITE WASTEWATER TREATMENT PLANT
11	PHASING MAP
12	LARGE LOT PARCEL MAP EXHIBIT

PROPERTY APN

3251-001-001, -018, 019
3251-016-019, -024
3251-017-005
3252-002-001
3252-003-014
3252-004-010, -013
3252-005-001
3252-008-011
3252-009-001, -002, -003
3252-010-007, -008, -009, PORTION OF -011

NOTES:

TREES SHOWN ARE CONCEPTUAL ONLY AND THE TYPES AND NUMBERS WILL BE DETERMINED AT A LATER DATE

PLANT MATERIAL LIST

(Plant material provided shall be selected from this list)

TREES:
(Street tree type & Location is Subject to Park & Recreation Department approval)

Fraxinus velutina "Modesto"
Lagerstroemia indica "Rose"
Pinus halepensis
Eucalyptus rudis
Robinia "Idaho"
Alnus jubahensis
Cinnamomum camphora
Prunus cerebrosus
Eucalyptus kauryi
Pistacia chinensis
Pyrus kawakamii
Zepalanthus structifius

SHRUBS:

Photinia fraseri
Agapanthus "Peter Pan"
Ceallothrum ceriosus
Elaeagnus pungens
Hemerocallis - Yellow
Ilex Cornuta "Dwarfed"
Mahonia aquifolium
Myrsia cerieoides
Nandina domestica
Nerium oleander
Osmanthus fragrans
Pittosporum tobira nanagata
Raphiolepsis indica "Jack Evans"
Syzygiumpaniculatum
Trachelospermum jasminoides

GROUNDCOVER:

Baccharis pilularis "Twin Peaks"
Hedera helix "Needle Point Ivy"
Turf seed

VINES:

Cylistrotoma callistegioides
Pyscothia sagio-soft
Parthenocissus tricuspidata

TYPICAL BUILDING ELEVATIONS

Not To Scale
(BUILDINGS ARE CONCEPTUAL ONLY)

SINGLE TWO-STORY RESIDENTIAL

DRAINAGE NOTES

1. – STORM DRAIN EASEMENT TO BE DEDICATED TO L.A. COUNTY
2. – PROPOSE STORM DRAIN LINE
3. – CONCRETE SWALE TO BE MAINTAINED BY H.O.A. PER DETAILS SEE HEREON
4. – BULK FLOW INLET STRUCTURE
5. – DESILTING INLET STRUCTURE
6. – PROPOSED DETENTION BASIN DEDICATED TO L.A. COUNTY
7. – CONCRETE TERRACE DRAIN TO BE MAINTAINED BY H.O.A.
8. – CATCH BASIN INSERT
9. – OUTLET STRUCTURE / RIP-RAP PAD
10. – RIP-RAP PAD
11. –12'X10' (WXH) R.C.B. TO BE DEDICATED TO L.A. COUNTY
12. –15' WIDE ACCESS ROAD TO BE DEDICATED TO L.A. COUNTY
13. –PARKWAY BIORETENTION BASIN

INDEX MAP

SCALE : 1"=500'

GRAPHIC SCALE (IN FEET)
500 250 0 500 1000 1500

BENCH MARK

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE COUNTY OF LOS ANGELES U.S.C. & G.S. BENCHMARK No."TEJON 1941" PID– EW7640.

ELEVATION 4875.0 FEET (NAVD 88).

DRAWN BY M.S.	03-01-11	LDC	CHANGE OWNERSHIP, REDUCE GRADING (LOTS 381-533), LOT SIZES, REV. STREETS & SITE LAYOUT, ADD 2ND WATER TANK & PARCEL MAP
CHECKED BY SJH	05-29-07	LDC	REV. VTTM PER 3/28/07 SCM COMMENTS, ENTRANCE DET. NOTES & LOT SCHEDULES, ADD OPEN SPACE LOTS FOR SLOPES, REV. "O" STREET ALIGNMENT & ADJUST GRADING
DESIGNED BY M.S.	11-28-06	LDC	REV. GORMAN POST ALIGNMENT, ELIMINATE LOT ALONG "A" STREET AND LOTS ALONG "C"-"D" STREET, REVISE PER SCM COMMENT 10/2/06
	09-08-06	LDC	REVISED IMPACTED AREA, GRADING, LOTS, & SHEET LAYOUT
DATE	DRAWN BY		REVISION

REGISTERED PROFESSIONAL ENGINEER, No. 29649, EXP. 9-30-11, CIVIL, STATE OF CALIFORNIA

Robert K. Sims, R.C.E. No. 29649 — 03-01-2011 DATE

OWNER/DEVELOPER:
MDM GORMAN POST RANCH LP
23 CORPORATE PLAZA, SUITE 120, NEWPORT BEACH, CA 92660
PH: (949) 219-1252 FAX: (949) 419-0920

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 6, 5, 7, 8, 9, 10, 11, 15, 16, AND 17, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
062053
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 210, Pasadena, California 91101
Ph.: (626) 578-1200, Fax: (626) 578-1213
http://www.ldcinc.com

LDC

Proj. No. 10040-002
SHEET 1 OF 12

P:\10040\10040-002\CUP\CUP-EXH1.DWG, 03/01/11 - 13:17, 1=1Layout

EASEMENT NOTES

EASEMENTS DATA SHOWN HEREON IS TAKEN FROM FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 10-725131794-A-DJ DATED AUGUST 12, 2010.

NUMBERS SHOWN BELOW CORRESPOND WITH THE ITEM NUMBERS SHOWN IN SAID REPORT.

ALL EASEMENTS LISTED BELOW HAVE BEEN PLOTTED HEREON, UNLESS OTHERWISE NOTED:

(4) EASEMENT OF THE STATE OF CALIFORNIA FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER BOOK 5868, PAGE 17, OF DEEDS. AFFECTS SW 1/4, SEC. 16, T.8N, R.18W, S.B.M. (PORTION TO BE QUITCLAIM ON FINAL MAP, SEE PLAN)

(5) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, TOWERS, PUBLIC UTILITIES PER DOC. REC. JAN. 5, 1960 AS INSTR. NO. 4103, IN BOOK D-710, PAGE 689, O.R. AFFECTS SECTIONS 5, 8, 9, 15 AND 16, T.8N, R.18W, S.B.M. (●)

(6) EASEMENT FOR PIPE LINE TO CONVEY WATER PER DOC. REC. JUNE 13, 1949 AS INSTR. NO. 1487, IN BK. 30302, PAGE 19, O.R. AFFECTS SEC. 16, T.8N, R.18W, S.B.M. (BLANKET ON THE NW1/4 OF THE SE1/4) (●)

(8) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR CONSTRUCT, RECONSTRUCT, USE, MAINTAIN, ADD TO, MAINTAIN AND REPAIR ROADWAYS PER DOC. REC. APRIL 18, 1972 AS INSTR. NO. 3543, O.R. AFFECTS SECTIONS 15 AND 16, T.8N, R.18W, S.B.M. (APPROXIMATE LOCATION PLOTTED HEREON) (●●)

(11) EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITIES PER DOC. REC. FEB 25, 1993 AS INSTR. NO. 93-364724, O.R. AFFECTS SEC. 16, T.8N, R.18W, S.B.M. (●●)

(12) EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITIES PER DOC. REC. FEB 26, 1993 AS INSTR. NO. 93-364725, O.R. AFFECTS SEC. 16, T.8N, R.18W, S.B.M. (●●)

(13) EASEMENT FOR USE AND STORAGE PER DOC. REC. FEB 25, 1993 AS INSTR. NO. 93-364726, O.R. AFFECTS SEC. 16, T.8N, R.18W, S.B.M. (●●)

(14) EASEMENT OF PACIFIC BELL FOR PUBLIC UTILITIES PER DOC. REC. FEB. 26, 1999, AS INTR. NO. 99-0323506, O.R. AFFECTS SEC. 16, T.8N, R.18W, S.B.M. (●)

(15) ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSE AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS LAWS AND DECISIONS OF COURTS RECORDED IN BOOK 16, PAGE 81, OF PATENTS, AND IN BOOK 773, PAGE 11, O.R. (BLANKET IN NATURE ON PORTION OF SECTIONS 7 AND 8, T.8N, R.18W, S.B.M.)

(17) EASEMENT FOR RIGHT OF WAY FOR DITCHES OR CANALS PER BOOK 1307, PAGE 219, AND IN BOOK 3492, PAGE 51, BOTH O.R. (BLANKET IN NATURE ON PORTION OF SECTIONS 5, 8, 9 AND 17, T.8N, R.18W, S.B.M.) (●●●)

(18) EASEMENT FOR RIGHT OF WAY FOR DITCHES OR CANALS PER BOOK 4622, PAGE 175, O.R. AFFECTS SEC. 10, T.8N, R.18W, S.B.M. (BLANKET ON THE SW1/4 OF THE SE1/4) (●●●)

(19) EASEMENT FOR RIGHT OF WAY INGRESS AND EGRESS PER BOOK 5036, PAGE 318, O.R. AFFECTS PORTION OF SEC. 16, T.8N, R.18W, S.B.M. (INDETERMINATE IN NATURE) (●●●)

(20) EASEMENT OF MIDWAY GAS COMPANY FOR PIPE LINES FOR THE TRANSMISSION OF GAS OR OIL AND FOR POLE LINES AND ROADS PER BOOK 5099, PAGE 204, OF DEEDS. AFFECTS PORTION OF SEC. 16, T.8N, R.18W, S.B.M. (CENTERLINE PLOTTED) (●●●)

(22) EASEMENT FOR ELECTRIC LINES PER BOOK 5579, PAGE 139, AND IN BOOK 5543, PAGE 257, BOTH O.R. AFFECTS PORTION OF SEC. 16, T.8N, R.18W, S.B.M. (PROPERTY LOCATION PLOTTED BASED ON THE LOCATION OF EXISTING TOWERS ON THE GROUND).

(23) EASEMENT OF THE STATE OF CALIFORNIA FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER BOOK 5868, PAGE 17, OF DEEDS. AFFECTS SW 1/4, SEC. 16, T.8N, R.18W, S.B.M.

(24) EASEMENT FOR DITCHES OR CANALS PER BOOK 14761, PAGE 347, O.R. AFFECTS SEC. 4, T.8N, R.18W, S.B.M. (BLANKET IN NATURE) (●●●)

(25) EASEMENT FOR DITCHES OR CANALS PER BOOK 16298, PAGE 152, O.R. AFFECTS PORTION OF SECTIONS 8, 9, 10, 15 AND 16 T.8N, R.18W, S.B.M. (BLANKET IN NATURE) (●●●)

(26) ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSE AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, RECORDED IN BOOK 20915, PAGE 50, O.R. AFFECTS LOTS 1 OF SEC. 11, T.8N, R.18W, S.B.M. (BLANKET IN NATURE)

(27) EASEMENT FOR INGRESS AND EGRESS PER DEED RECORDED AUG. 23, 1949 AS INSTR. NO. 1170 IN BOOK 30834, PAGE 364, O.R. (NOT PLOTTABLE) (●●)

(28) EASEMENT FOR PIPE LINES PER BOOK 33060, PAGE 147, O.R. AFFECTS PORTION OF SEC. 7, T.8N, R.18W, S.B.M. (NOT PLOTTABLE) (●)

(29) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, TOWERS, PUBLIC UTILITIES CONDEMNED BY FINAL DECREE OF CONDEMNATION IN DOC. REC. JAN. 5, 1960 AS INSTR. NO. 4103, IN BOOK D-710, PAGE 689, O.R. AFFECTS SECTIONS 5, 8, 9, 15 AND 16, T.8N, R.18W, S.B.M. (●) (●●)

(30) EASEMENT FOR ELECTRIC LINES PER BOOK 42526, PAGE 358, O.R. AFFECTS PORTION OF SEC. 7, T.8N, R.18W, S.B.M. (●)

(31) EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEM PER DOC. REC. OCT. 13, 1953 AS INSTR. NO. 2002 IN BOOK 42906, PAGE 186, O.R. AFFECTS SECTIONS 7 AND 8, T.8N, R.18W, S.B.M. (●)

(32) EASEMENT FOR PIPELINE PER DOC. REC. MARCH 11, 1958 AS INSTR. NO. 242, O.R. (NOT PLOTTED. SUBJECT EASEMENT WAS QUITCLAIMED ON DOC. REC. APRIL 7, 1959 AS INSTR. NO. 3121, O.R.)

(33) EASEMENT FOR PIPELINE PER DOC. REC. APRIL 7, 1959 AS INSTR. NO. 3121, O.R. AFFECTS SECTIONS 5, 8, 9, 15 AND 16, T.8N, R.18W, S.B.M. (●)

(34) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ROAD PURPOSES PER DOC. REC. APRIL 18, 1972 AS INSTR. 3542, O.R. AFFECTS SECTIONS 15 AND 16, T.8N, R.18W, S.B.M. (NOT PLOTTABLE)

(35) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ROAD PURPOSES PER DOC. REC. APRIL 18, 1972 AS INSTR. 3543, O.R. AFFECTS SECTIONS 15 AND 16, T.8N, R.18W, S.B.M. (APPROXIMATE LOCATION PLOTTED HEREON) (●●)

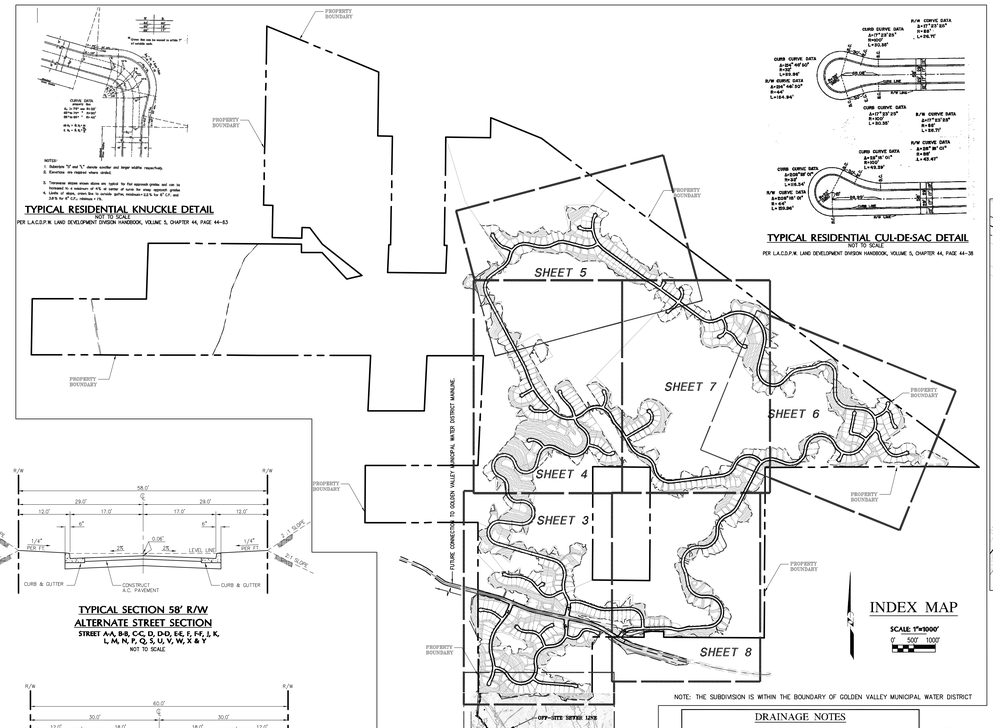
(36) EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ROAD PUBLIC UTILITIES PER DOC. REC. JAN. 3, 1973 AS INSTR. 2393, O.R. AFFECTS SECTIONS 5, 7 AND 8, T.8N, R.18W, S.B.M. (●)

(37) EASEMENT OF PACIFIC TEL. AND TELEGRAPH CO. FOR TEL. LINES PER DOC. REC. MARCH 24, 1975 AS INSTR. NO. 1152, O.R. AFFECTS SECTION 7, T.8N, R.18W, S.B.M. (●)

(38) EASEMENT FOR USE AND STORAGE PER DOC. REC. FEB. 25, 1993 AS INSTR. NO. 93-364723, O.R. AFFECTS SECTION 16, T.8N, R.18W, S.B.M. (●)

GENERAL NOTES

1. AREA ..... 2,720.28 AC. GROSS
2. EXISTING ZONING ..... A-1-5, A-2-5, M
3. PROPOSED ZONING ..... A-1-5, A-2-5, M
4. EXISTING SITE USE ..... VACANT/RESIDENTIAL
5. DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL ESTATE
6. TOTAL NUMBER OF RESIDENTIAL LOTS 533
7. TOTAL NUMBER OF LOTS 622
8. MINIMUM RESIDENTIAL LOT SIZE ..... 20,000 SF.
9. TYPICAL RESIDENTIAL LOT SIZE ZONE 4
10. PRIVATE & FUTURE STREET & PRIVATE DRIVEWAY & FIRE LANE GRADES ..... MIN. 0.5% MAX. 13.8%
11. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 10' AND 25' FEET.
12. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE STATE OF MAP ACT.
13. ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION (PRIVATE & FUTURE)
14. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED DROUGHT TOLERANT PLANTS.
15. THE RIGHT IS RESERVED TO ADJUST LOT LINES, MERGE LOTS AND ADD ADDITIONAL OPEN SPACE LOTS ON THE FINAL MAP, TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING.
16. EXISTING COUNTYWIDE GENERAL PLAN ..... NON-URBAN HILLSIDE; R
17. EXISTING LOS ANGELES COUNTY AREA WIDE LOCAL PLAN ..... SEA 59, R
18. PROPOSED LOS ANGELES COUNTY AREA WIDE LOCAL PLAN ..... SEA 59, R
19. GROSS DENSITY ..... 0.29 DU/AC
20. ALL OAK TREES EXISTING WITHIN PROJECT BOUNDARY ARE SUBJECT TO LOS ANGELES OAK TREE ORDINANCE.
21. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM SURVEY DATA COLLECTED ON 8/5/03.
22. SUBDIVIDER REQUEST ALTERNATE STREET SECTIONS PER SECTION 16.09.050 OF LOS ANGELES COUNTY SUBDIVISION CODE TITLE 21.
23. ALL PRIVATE STREETS SHALL BE TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING.
24. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
25. A LANDSCAPE MAINTENANCE DISTRICT OR H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SURPLUS OVER 5 FEET IN HEIGHT.
26. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PURSUANT TO SECTION 66499.20 1/2 OF THE STATE GOVERNMENT CODE OF ANYS.
27. TOTAL CUT ..... 11,700,000 C.Y. TOTAL FILL ..... 11,700,000 C.Y. BALANCED ON SITE
28. PROVIDE PROPERTY LINE RETURN RADII OF 13' FEET AT ALL LOCAL STREET INTERSECTIONS AND 27 FEET AT THE INTERSECTIONS OF LOCAL STREETS W/ PLANNED HIGHWAYS (THOSE ON THE COUNTY HIGHWAYPLAN). PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS.
29. ALL LOTS (UNITS) TAKING ACCESS FROM "A" STREET AND "S" STREET TO HAVE FIRE SPRINKLERS SYSTEMS TO THE SATISFACTION OF L.A.C.F.D.
30. PRIVATE & FUTURE STREET TO BE MAINTAINED BY H.O.A. PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS.
31. PERMISSION IS REQUESTED TO VACANT EXCESS R/W ON GORMAN POST ROAD TO THE SATISFACTION OF DPW AND THE ADJOINING PROPERTY OWNERS (HAVE THE UNDERLYING OWNERSHIP OF THE AREA TO BE VACATED).
32. ALL STREETS WITHIN TRACT BOUNDARIES TO BE "PRIVATE AND FUTURE STREETS".
33. THE APPLICANT PROPOSES TO REALIGN GORMAN POST ROAD FROM THE CURRENT ALIGNMENT ILLUSTRATED ON COUNTY SURVEYOR'S MAP NO. B-5476, AS SURVEYED MARCH 1974 AND FILED JUNE 11, 1976.
34. ALL SURFACE STREETS TO BE PAVED TO COUNTY STANDARDS PER LATEST COUNTY STANDARD DETAILS
35. SUBDIVISION IS WITHIN THE BOUNDARY OF GOLDEN VALLEY MUNICIPAL WATER DISTRICT
36. PROVIDE MIN. LANDING AREA OF 100' FEET FOR LOCAL COLLECTORS, 50' FEET FOR LOCAL ACCESS ROADS, AND 25' FEET OF CUL-DE-SACS AT A MAXIMUM 5 PERCENT GRADE ON ALL "TEE" INTERSECTIONS TO THE SATISFACTION OF DPW
37. PERMISSION IS REQUESTED TO ABANDON A PORTION OF THE COUNTY EASEMENT FOR ROAD PURPOSES FOR GORMAN POST ROAD BY THE FINAL TRACT MAP PURSUANT TO SEC. 66499.20 1/2 OF THE STATE MAP ACT.
38. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE STATE MAP ACT.
39. PERMISSION IS REQUESTED TO RECORD A LARGE LOT PARCEL MAP TO THE SATISFACTION OF DRP AND DPW FOR FINANCIAL SALE AND LEASING PURPOSES.



TYPICAL RESIDENTIAL KNUCKLE DETAIL
NOT TO SCALE
PER L.A.C.D.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-53

TYPICAL RESIDENTIAL CUL-DE-SAC DETAIL
NOT TO SCALE
PER L.A.C.D.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-38

INDEX MAP
SCALE: 1"=1000'
500' 1000'

NOTE: THE SUBDIVISION IS WITHIN THE BOUNDARY OF GOLDEN VALLEY MUNICIPAL WATER DISTRICT

DRAINAGE NOTES

1. – STORM DRAIN EASEMENT TO BE DEDICATED TO L.A. COUNTY
2. – PROPOSE STORM DRAIN LINE
3. – CONCRETE SWALE TO BE MAINTAINED BY H.O.A. PER DETAILS SEE HEREON
5. – BULK FLOW INLET STRUCTURE
6. – DESILTING INLET STRUCTURE
7. – PROPOSED DETENSION BASIN DEDICATED TO L.A. COUNTY
8. – CONCRETE TERRACE DRAIN TO BE MAINTAINED BY H.O.A.
9. – CATCH BASIN INSERT
10. – OUTLET STRUCTURE / RIP-RAP PAD
11. – RIP-RAP PAD
12. –12'X10' (WXH) R.C.B. TO BE DEDICATED TO L.A. COUNTY
13. –15' WIDE ACCESS ROAD TO BE DEDICATED TO L.A. COUNTY
14. –PARKWAY BIORETENTION BASIN

S. – PROPOSED SEWER LINE
W. – PROPOSED WATER LINE

SUMMARY

	(S.F.)	(Ac.)	LOTS	TOTAL
Single Family Lots	17,397,452	399.39	1-533	533
Open Space Lots	95,622,659	2195.19	542-613	72
Sewer pump station Lot	36,537	0.84	541	1
Water Tank Lot	193,793	4.45	539-540	2
Debris Basin Lots	255,348	5.86	614-618	5
Detention Basin Lots	123,859	2.84	619-620	2
Det. & Ret. Basin Lots	331,459	7.61	621-622	2
Street Lots	4,259,174	97.78	534-538	5
Gorman Post Road	275,061	6.31		
Total Lots	118,495,342	2,720.28		622

LOT SCHEDULE

| LOT | LOT AREA (S.F.) | LOT AREA (AC.) | FAU AREA (S.F.) | FAU AREA (AC.) |

SEE KEY MAP ON SHT 2 FOR OFFSITE SEWER EASEMENT AND WASTE WATER TREATMENT PLANT LOCATION

STREET CENTERLINE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	157.05'	N90°00'00"E
L2	143.76'	S86°12'14"E
L3	267.56'	S39°36'21"E
L4	91.81'	N73°53'55"E
L5	148.51'	S50°23'39"W
L6	484.35'	S88°20'22"E
L7	439.55'	S53°46'48"E
L8	708.06'	S75°17'32"E
L9	475.41'	S75°05'45"E
L10	633.80'	S69°17'09"E
L11	1143.49'	S78°08'20"E
L12	400.00'	S58°11'30"E
L13	1252.62'	S73°54'47"E
L14	332.79'	N37°50'35"E
L15	194.34'	N21°47'31"E
L16	235.14'	S78°38'35"E
L17	232.16'	S52°39'25"E
L18	46.09'	S11°51'40"W
L19	26.55'	N88°46'47"W
L20	91.81'	S31°56'37"E
L21	800.61'	S85°31'24"E
L22	179.92'	S20°49'22"E
L23	180.58'	N43°58'57"E
L24	67.19'	N69°46'47"E
L25	235.65'	N74°01'37"W
L26	137.90'	N71°35'02"W
L27	17.42'	S13°57'15"E
L28	303.69'	N61°40'00"W
L29	229.37'	S14°18'33"W
L30	469.19'	N83°06'55"W
L31	1397.10'	S74°01'15"E
L32	197.05'	S31°51'40"W
L33	196.32'	N01°20'24"W
L34	607.44'	S88°25'29"W
L35	405.25'	N70°15'24"W
L36	59.10'	S79°09'24"W
L37	1112.95'	S54°13'55"E
L38	1336.50'	S53°58'19"E
L39	290.90'	N85°10'05"E
L40	518.81'	S14°31'48"W
L41	202.74'	N42°59'05"E
L42	314.54'	N81°16'36"E
L43	431.31'	S60°34'51"W
L44	305.78'	S85°27'08"E
L45	225.08'	N70°16'50"W
L46	1003.93'	S27°14'34"W
L47	42.56'	N83°02'22"E
L48	488.04'	S86°32'40"W
L49	184.34'	S88°39'36"W
L50	76.00'	S31°32'12"W
L51	26.62'	N30°37'27"W
L52	195.50'	N74°14'11"W
L53	50.00'	N41°26'06"W
L54	1193.19'	S83°01'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L55	428.08'	N30°20'06"W
L56	286.60'	S46°12'11"E
L57	1813.73'	N27°44'46"W
L58	357.90'	N54°27'36"E
L59	229.25'	S77°02'06"E
L60	432.68'	S75°16'16"E
L61	45.68'	N54°53'02"E
L62	588.72'	S68°39'54"W
L63	75.72'	S21°55'14"E
L64	136.38'	S22°43'27"W
L65	102.72'	N13°56'30"W
L66	104.61'	N29°15'27"W
L67	204.81'	S87°52'33"E
L68	36.22'	N43°47'09"E
L69	316.84'	N60°21'44"E
L70	198.92'	S36°39'54"E
L71	68.78'	S59°56'19"E
L72	197.98'	N23°43'33"E
L73	198.90'	S38°01'41"W
L74	421.54'	S10°53'31"W
L75	99.20'	S79°02'29"E
L76	117.24'	S53°33'45"E
L77	184.31'	S72°56'31"W
L78	266.56'	N32°37'54"W
L79	42.76'	N64°16'06"W
L80	107.52'	N25°14'27"W
L81	29.00'	N58°17'46"W
L82	159.16'	S85°16'12"W
L83	139.20'	N24°59'55"W
L84	75.33'	N70°34'24"W
L85	67.43'	N38°11'41"E
L86	50.92'	S38°01'41"W
L87	152.40'	S55°23'55"W

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	42°43'47"	149.15'	200.00'	78.24'
C2	23°22'46"	153.02'	375.00'	77.59'
C3	27°00'53"	117.87'	250.00'	60.06'
C4	85°37'32"	373.64'	250.00'	231.63'
C5	19°08'09"	116.89'	350.00'	59.00'
C6	14°31'34"	177.47'	700.00'	89.21'
C7	21°38'45"	187.44'	500.00'	94.83'
C8	6°53'36"	120.31'	1000.00'	60.23'
C9	9°56'10"	173.42'	1000.00'	86.93'
C10	19°56'50"	522.22'	1500.00'	263.78'
C11	15°43'11"	411.56'	1500.00'	207.09'
C12	56°16'57"	618.86'	630.00'	336.97'
C13	57°09'53"	798.17'	800.00'	435.85'
C14	16°02'45"	112.02'	400.00'	56.38'
C15	26°29'11"	115.57'	250.00'	58.84'
C16	22°51'40"	189.50'	500.00'	101.09'
C17	103°09'05"	630.12'	350.00'	441.20'
C18	106°15'40"	649.11'	350.00'	466.67'
C19	165°35'11"	1011.51'	350.00'	2767.88'
C20	60°17'23"	368.00'	350.00'	203.13'
C21	34°24'37"	150.14'	250.00'	77.41'
C22	45°38'35"	322.63'	405.00'	170.43'
C23	73°43'14"	386.00'	300.00'	224.92'
C24	28°37'44"	139.43'	300.00'	71.00'
C25	84°36'15"	220.18'	150.00'	135.31'
C26	87°02'25"	265.85'	175.00'	166.19'
C27	44°24'46"	271.30'	350.00'	142.88'
C28	178°42'00"	1079.40'	350.00'	12150.12'
C29	103°51'17"	467.80'	258.00'	329.56'
C30	153°24'30"	688.11'	257.00'	1087.54'
C31	236°19'44"	1071.67'	260.00'	487.32'
C32	77°39'35"	359.19'	265.00'	213.29'
C33	109°49'27"	488.71'	255.00'	352.88'
C34	197°31'29"	913.58'	265.00'	1719.27'
C35	170°54'20"	725.54'	260.00'	3269.15'
C36	92°15'19"	563.55'	350.00'	364.05'
C37	51°46'30"	429.29'	475.00'	230.55'
C38	32°09'21"	196.83'	350.00'	101.08'
C39	14°12'31"	74.40'	300.00'	37.39'
C40	90°14'01"	433.10'	275.00'	276.13'
C41	21°19'10"	130.23'	350.00'	65.88'
C42	30°35'12"	266.92'	500.00'	136.72'
C43	17°51'17"	212.53'	682.00'	107.13'
C44	9°03'43"	158.16'	1000.00'	79.25'
C45	9°19'19"	162.70'	1000.00'	81.53'
C46	60°51'10"	371.73'	350.00'	205.56'
C47	129°34'46"	1368.27'	605.00'	1285.11'
C48	151°39'42"	925.74'	350.00'	1380.41'
C49	38°37'11"	233.89'	350.00'	120.94'
C50	25°56'39"	158.38'	350.00'	80.57'
C51	125°23'54"	547.15'	250.00'	484.35'

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C52	86°01'58"	525.55'	350.00'	326.57'
C53	133°39'28"	816.47'	350.00'	817.75'
C54	22°53'49"	285.36'	750.00'	149.62'
C55	137°11'13"	835.72'	365.00'	804.40'
C56	154°39'49"	958.28'	355.00'	1579.35'
C57	107°41'14"	657.82'	350.00'	478.98'
C58	82°35'06"	504.48'	350.00'	307.40'
C59	41°12'15"	299.57'	500.00'	157.96'
C60	73°19'30"	447.92'	350.00'	260.53'
C61	102°58'25"	628.03'	350.00'	439.80'
C62	126°36'01"	765.45'	360.00'	715.79'
C63	25°23'08"	279.11'	630.00'	141.89'
C64	95°51'13"	615.12'	370.00'	405.58'
C65	180°52'41"	1120.71'	355.00'	46329.82'
C66	16°41'40"	101.88'	350.00'	51.35'
C67	38°33'47"	235.57'	350.00'	122.44'
C68	19°45'45"	172.46'	500.00'	87.09'
C69	57°07'21"	348.94'	350.00'	190.52'
C70	66°31'21"	402.52'	345.00'	227.73'
C71	71°07'12"	310.03'	250.00'	178.57'
C72	35°35'51"	142.80'	230.00'	73.84'
C73	118°43'59"	725.26'	350.00'	590.96'
C74	63°10'34"	385.96'	350.00'	215.24'
C75	89°37'34"	547.49'	350.00'	347.72'
C76	68°17'14"	417.14'	350.00'	237.36'
C77	45°18'23"	387.47'	490.00'	204.50'
C78	114°37'37"	750.27'	375.00'	584.49'
C79	90°02'58"	785.83'	500.00'	500.43'
C80	29°53'54"	834.92'	1600.00'	427.20'
C81	11°25'49"	199.50'	1000.00'	100.08'
C82	82°12'12"	502.15'	350.00'	305.34'
C83	45°37'35"	278.71'	350.00'	147.22'
C84	94°98'93"	576.03'	350.00'	376.21'
C85	43°13'18"	405.09'	537.00'	212.73'
C86	45°03'19"	275.23'	350.00'	145.17'
C87	51°06'48"	312.33'	350.00'	167.37'
C88	103°05'52"	386.84'	215.00'	270.73'
C89	44°38'41"	194.80'	250.00'	102.65'
C90	35°34'42"	310.48'	500.00'	160.43'
C91	20°15'35"	194.48'	550.00'	98.27'
C92	46°20'18"	126.55'	150.00'	67.32'
C93	40°31'14"	247.53'	350.00'	128.19'
C94	17°14'49"	90.30'	300.00'	45.50'
C95	17°35'37"	107.41'	350.00'	54.16'
C96	90°00'00"	84.82'	54.00'	54.00'
C97	25°28'44"	133.41'	300.00'	67.83'
C98	74°23'55"	324.60'	250.00'	189.74'
C99	31°59'15"	111.66'	200.00'	57.33'
C100	63°33'28"	166.57'	150.00'	93.05'
C101	21°33'43"	150.53'	400.00'	76.17'
C102	54°31'53"	190.35'	200.00'	103.08'

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C102	54°31'53"	190.35'	200.00'	103.08'
C103	61°41'00"	322.97'	300.00'	178.13'
C104	45°44'46"	199.61'	250.00'	105.47'
C105	44°55'32"	196.02'	250.00'	103.36'
C106	45°19'10"	296.62'	375.00'	156.56'
C107	50°02'08"	261.99'	300.00'	140.01'
C108	57°10'56"	258.49'	260.00'	141.70'
C109	19°22'14"	135.23'	400.00'	68.27'
C110	29°35'59"	351.30'	680.00'	178.66'
C111	28°53'21"	277.32'	550.00'	141.67'
C112	29°02'22"	344.14'	678.00'	175.65'
C113	79°06'08"	138.06'	100.00'	82.59'
C114	26°17'30"	282.27'	615.00'	143.67'

SECTION A-A
N.T.S.

SECTION B-B
N.T.S.

SECTION C-C
N.T.S.

EASEMENT LEGEND

- (*) – PRIVATE DWY AND FIRE LANE
- (*) – EASEMENT TO REMAIN
- (**) – EASEMENT TO BE ABANDONED AND QUITCLAIMED (PRIOR TO RECORDATION OF FINAL MAP)
- (***) – EASEMENT TO BE REMOVED

AIRSPACE EASEMENT NOTES

(A) AIRSPACE EASEMENT @ 260' FOR 25 MPH TO BE DEDICATED TO L.A.C.R.D.
(B) AIRSPACE EASEMENT @ 310' FOR 30 MPH TO BE DEDICATED TO L.A.C.R.D.
(C) AIRSPACE EASEMENT @ 415' FOR 40 MPH TO BE DEDICATED TO L.A.C.R.D.
(D) AIRSPACE EASEMENT @ 725' FOR 65 MPH TO BE DEDICATED TO L.A.C.R.D.
(E) STOPPING SIGHT DISTANCE AIRSPACE EASEMENT @ 300' FOR 35 MPH (250' FOR 35 MPH INCREASED BY 20%)

GRAPHIC SCALE (IN FEET)
100 50 0 100 200 300

OWNER/DEVELOPER:
MDM GORMAN POST RANCH LP
23 CORPORATE PLAZA, SUITE 120, NEWPORT BEACH, CA 92660
PH: (949) 219-1252 FAX: (949) 419-0920

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 4, 5, 7, 8, 9, 10, 11, 15, 16, AND 17, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
062053

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

DRAWN BY M.S.
CHECKED BY S.H.
DESIGNED BY M.S.

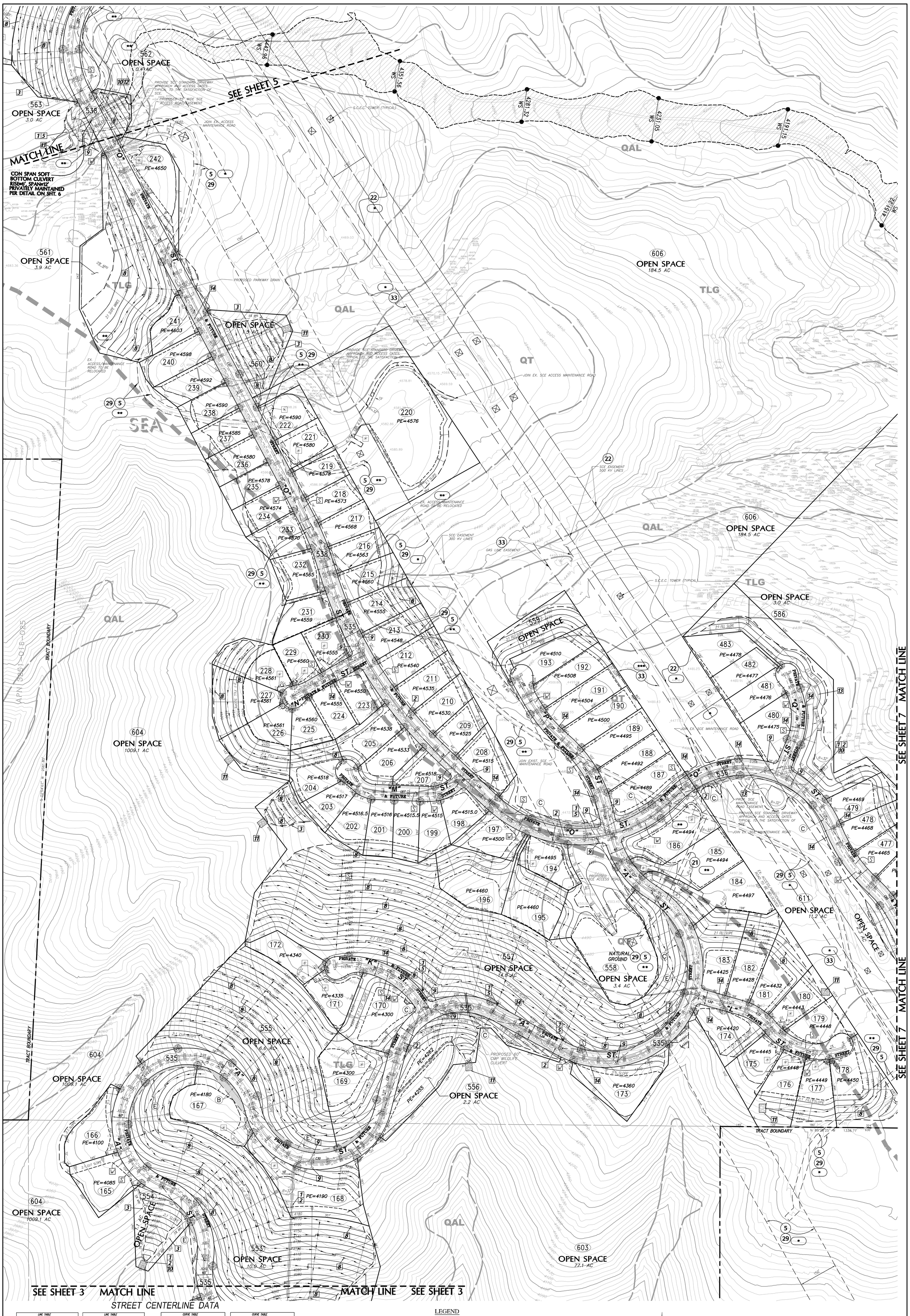
DATE CHANGED	CHANGED BY	REVISION
03-01-11	LDC	CHANGE OWNERSHIP, REDUCE GRADING (LOTS 381-533), LOT SIZES, REV. STREETS & SITE LAYOUT, ADD 2ND WATER TANK & PARCEL MAP
05-29-07	LDC	REV. VTTM PER 2-26-07 SCM COMMENTS
11-28-06	LDC	REV. GORMAN POST ALIGNMENT, ELIMINATE LOT ALONG "A" STREET AND LOTS ALONG "A"-"A" STREET, REVISE PER SCM COMMENT 10/2/06
08-08-06	LDC	REVISED IMPACTED AREA, GRADING, LOTS, & SHEET LAYOUT

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com
Robert R. Sims, R.C.E. No. 21649 — 03-01-2011 DATE

LDC
Proj. No. 10040-002
SHEET 3 OF 12

J:\PROJ\10040002\PLANNING\VTTM\CUP\CUP-SHT3.dwg 03/09/11 14:34:21 sflores



STREET CENTERLINE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	157.05'	N90°00'00"E
L2	143.76'	S66°37'14"E
L3	287.56'	S39°38'21"E
L4	91.81'	N73°53'55"E
L5	148.51'	S50°23'39"W
L6	484.55'	S88°20'22"E
L7	439.55'	S53°48'48"E
L8	708.06'	S75°17'22"E
L9	425.41'	S75°30'45"E
L10	633.80'	S68°12'09"E
L11	1143.49'	S78°08'20"E
L12	400.00'	S58°11'30"E
L13	1252.62'	S73°54'47"E
L14	332.79'	N37°50'35"E
L15	194.34'	N21°47'01"E
L16	235.14'	S78°38'55"E
L17	232.16'	S52°09'25"E
L18	46.09'	S11°51'40"W
L19	26.55'	N88°46'47"W
L20	91.81'	S51°08'57"E
L21	600.81'	S85°51'34"E
L22	179.92'	S20°49'22"E
L23	180.58'	N43°08'57"E
L24	67.19'	N69°46'41"E
L25	335.65'	N74°01'13"W
L26	137.90'	N71°05'02"W
L27	17.42'	S13°57'15"E
L28	303.69'	N61°40'00"W
L29	229.37'	S14°16'33"W
L30	469.19'	N83°08'55"W
L31	1392.10'	S24°07'15"E
L32	197.05'	S11°51'40"W
L33	196.12'	N10°20'24"W
L34	607.44'	S88°28'29"W
L35	405.25'	N70°15'24"W
L36	59.10'	S79°09'24"W
L37	1112.95'	S54°17'55"E
L38	1336.50'	S53°58'19"E
L39	290.50'	N65°00'05"E
L40	518.81'	S14°31'48"W
L41	202.74'	N42°59'05"E
L42	314.54'	N81°06'36"E
L43	431.31'	S00°34'51"W
L44	305.78'	S85°27'08"E
L45	225.08'	N70°08'50"W
L46	1003.93'	S27°14'34"W
L47	42.56'	N83°02'22"E
L48	488.04'	S88°38'11"W
L49	784.34'	S88°38'36"W
L50	78.00'	S31°32'12"W
L51	26.62'	N30°37'27"W
L52	195.50'	N74°41'11"W
L53	50.00'	N41°28'06"W
L54	193.19'	S87°01'11"W
L55	438.00'	N72°20'06"W
L56	286.60'	S46°12'01"E

LINE TABLE		
LINE	LENGTH	BEARING
L57	187.73'	N27°41'46"W
L58	357.90'	N54°27'26"E
L59	228.25'	S77°02'06"E
L60	432.68'	S75°16'16"E
L61	43.68'	N54°53'02"E
L62	588.72'	S59°39'54"W
L63	73.72'	S21°55'14"E
L64	136.38'	S22°43'27"W
L65	102.72'	N11°36'30"W
L66	104.61'	N28°15'37"W
L67	204.81'	S87°52'33"E
L68	36.22'	N43°47'09"E
L69	316.84'	N60°21'44"E
L70	188.92'	S36°39'54"E
L71	68.76'	S59°56'19"E
L72	197.98'	N33°43'53"E
L73	158.90'	S36°01'41"W
L74	421.54'	S10°57'31"W
L75	89.20'	S79°02'29"E
L76	117.24'	S53°13'45"E
L77	184.31'	S72°58'31"W
L78	266.56'	N33°37'54"W
L79	42.76'	N64°14'06"W
L80	107.50'	N25°14'37"W
L81	29.00'	N58°12'48"W
L82	159.16'	S85°16'12"W
L83	139.20'	N24°50'56"W
L84	73.33'	N70°04'24"W
L85	67.43'	N36°01'41"E
L86	50.92'	S36°01'41"W
L87	152.40'	S55°23'55"W

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	42°43'47"	149.15'	200.00'	78.24'
C2	23°22'46"	103.00'	175.00'	77.59'
C3	27°00'53"	117.87'	250.00'	60.05'
C4	85°37'52"	373.64'	250.00'	231.63'
C5	19°08'08"	116.89'	350.00'	59.00'
C6	14°31'34"	177.47'	700.00'	89.21'
C7	21°28'45"	187.44'	500.00'	94.83'
C8	6°53'36"	120.31'	1000.00'	60.23'
C9	9°56'10"	173.42'	1000.00'	86.83'
C10	19°36'30"	522.22'	1500.00'	263.38'
C11	15°47'17"	411.58'	1500.00'	207.09'
C12	58°16'57"	618.86'	630.00'	336.97'
C13	57°19'53"	798.17'	800.00'	435.85'
C14	16°02'45"	112.02'	400.00'	56.38'
C15	26°29'11"	115.57'	250.00'	58.84'
C16	23°51'40"	198.50'	500.00'	101.09'
C17	103°19'05"	630.13'	350.00'	441.20'
C18	106°15'40"	649.11'	350.00'	466.67'
C19	165°35'11"	1011.51'	350.00'	2767.88'
C20	60°15'33"	368.09'	350.00'	203.13'
C21	34°24'37"	150.14'	250.00'	77.41'
C22	43°36'35"	322.63'	405.00'	170.43'
C23	73°47'14"	386.00'	300.00'	224.91'
C24	26°37'44"	138.43'	300.00'	71.00'
C25	84°06'15"	220.18'	150.00'	135.31'
C26	87°02'25"	265.65'	175.00'	166.19'
C27	44°54'24"	271.30'	350.00'	142.88'
C28	176°42'00"	1079.40'	350.00'	12150.12'
C29	103°53'17"	467.80'	258.00'	329.56'
C30	15°24'30"	688.11'	257.00'	1087.54'
C31	236°09'44"	1071.67'	260.00'	487.35'
C32	77°39'35"	359.19'	265.00'	213.29'
C33	102°48'22"	488.71'	255.00'	362.88'
C34	192°31'29"	913.58'	265.00'	1719.27'
C35	170°54'20"	775.54'	260.00'	3269.15'
C36	92°57'19"	563.55'	350.00'	384.05'
C37	51°46'55"	429.29'	475.00'	230.50'
C38	32°09'21"	196.83'	350.00'	101.08'
C39	14°12'31"	74.40'	300.00'	37.39'
C40	90°14'07"	433.10'	275.00'	276.13'
C41	21°19'07"	130.23'	350.00'	65.88'
C42	30°35'12"	266.82'	500.00'	136.72'
C43	175°17'7"	212.53'	682.00'	107.13'
C44	9°03'43"	158.16'	1000.00'	79.25'
C45	9°19'19"	162.70'	1000.00'	81.53'
C46	60°51'10"	371.73'	350.00'	205.56'
C47	129°34'48"	1388.27'	605.00'	1285.11'
C48	151°12'42"	925.74'	350.00'	1389.41'
C49	38°07'31"	232.89'	350.00'	120.84'
C50	23°55'39"	158.38'	350.00'	80.57'
C51	123°23'54"	547.15'	250.00'	484.35'
C52	88°01'58"	535.65'	350.00'	336.5'
C53	133°38'28"	816.47'	350.00'	817.75'
C54	223°14'49"	295.85'	750.00'	149.62'
C55	137°11'31"	835.72'	365.00'	804.40'
C56	154°39'49"	858.28'	355.00'	1579.35'
C57	107°41'14"	657.82'	350.00'	478.98'

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C58	82°35'06"	504.48'	350.00'	307.40'
C59	41°37'15"	259.57'	500.00'	187.98'
C60	73°19'30"	447.92'	350.00'	260.53'
C61	102°58'25"	628.03'	350.00'	439.80'
C62	126°36'01"	795.45'	360.00'	715.79'
C63	25°23'08"	278.13'	630.00'	141.08'
C64	95°15'13"	615.12'	370.00'	405.58'
C65	180°52'41"	1120.71'	355.00'	4639.82'
C66	16°41'40"	101.98'	350.00'	51.35'
C67	38°33'47"	235.57'	350.00'	122.44'
C68	19°45'45"	172.46'	500.00'	87.09'
C69	57°07'21"	348.94'	350.00'	190.52'
C70	68°51'21"	402.56'	345.00'	227.27'
C71	71°03'12"	316.03'	250.00'	178.50'
C72	35°35'51"	142.99'	230.00'	73.84'
C73	118°43'38"	725.28'	350.00'	599.96'
C74	63°10'54"	385.96'	350.00'	215.24'
C75	89°37'34"	547.49'	350.00'	347.72'
C76	68°17'14"	417.14'	350.00'	237.36'
C77	45°18'23"	387.47'	490.00'	204.50'
C78	114°37'57"	750.27'	375.00'	584.49'
C79	90°02'38"	785.83'	500.00'	500.43'
C80	29°35'04"	834.92'	1600.00'	427.20'
C81	11°25'49"	198.50'	1000.00'	100.08'
C82	82°12'12"	502.15'	350.00'	305.34'
C83	45°37'35"	278.71'	350.00'	147.22'
C84	94°08'03"	575.03'	350.00'	376.21'
C85	43°13'18"	405.09'	537.00'	212.73'
C86	45°03'19"	275.23'	350.00'	145.17'
C87	51°06'48"	312.23'	350.00'	167.37'
C88	103°05'22"	386.84'	215.00'	270.73'
C89	44°38'41"	194.80'	250.00'	102.65'
C90	35°34'42"	310.48'	500.00'	160.43'
C91	20°15'35"	194.48'	550.00'	98.27'
C92	48°20'18"	126.55'	150.00'	67.32'
C93	40°31'14"	247.53'	350.00'	129.19'
C94	17°14'49"	90.30'	300.00'	45.50'
C95	17°35'17"	107.47'	350.00'	54.16'
C96	90°00'00"	84.82'	54.00'	54.00'
C97	25°28'44"	133.41'	300.00'	67.83'
C98	74°23'35"	324.60'	250.00'	189.74'
C99	31°59'15"	111.66'	200.00'	57.33'
C100	63°37'28"	166.57'	150.00'	93.06'
C101	21°33'43"	150.53'	400.00'	76.17'
C102	54°31'33"	190.95'	200.00'	103.08'
C103	61°41'00"	322.97'	300.00'	179.13'
C104	45°44'46"	199.61'	250.00'	105.47'
C105	44°55'32"	196.07'	250.00'	103.38'
C106	45°19'10"	286.62'	375.00'	156.56'
C107	50°02'08"	261.99'	300.00'	140.01'
C108	57°10'26"	259.49'	260.00'	141.70'
C109	19°22'14"	135.23'	400.00'	68.27'
C110	29°35'29"	351.30'	680.00'	179.66'
C111	28°53'21"	277.32'	550.00'	141.67'
C112	29°02'22"	344.14'	679.00'	175.85'
C113	79°06'38"	138.06'	100.00'	82.58'
C114	261°7'50"	282.27'	615.00'	143.67'

LEGEND

- ✱ — PRIVATE DWY AND FIRE LANE
- * — EASEMENT TO REMAIN
- ** — EASEMENT TO BE ABANDONED AND QUITCLAIMED (PRIOR TO RECORDATION OF FINAL MAP)
- *** — EASEMENT TO BE REMOVED

AIRSPACE EASEMENT NOTES

(A) AIRSPACE EASEMENT @ 260' FOR 25 MPH TO BE DEDICATED TO L.A.C.R.D.

(B) AIRSPACE EASEMENT @ 310' FOR 30 MPH TO BE DEDICATED TO L.A.C.R.D.

(C) AIRSPACE EASEMENT @ 415' FOR 40 MPH TO BE DEDICATED TO L.A.C.R.D.

(D) AIRSPACE EASEMENT @ 725' FOR 65 MPH TO BE DEDICATED TO L.A.C.R.D.

(E) STOPPING SIGHT DISTANCE AIRSPACE EASEMENT @ 300' FOR 35 MPH (250' FOR 35 MPH INCREASED BY 20%)

GRAPHIC SCALE (IN FEET)

100 50 0 100 200 300

DATE CHANGED	CHANGED BY	REVISION
03-01-11	LDC	CHANGE OWNERSHIP, REDUCE GRADING (LOTS 381-533), LOT SIZES, REV. STREETS & SITE LAYOUT, ADD 2ND WATER TANK & PARCEL MAP
05-29-07	LDC	MODIFIED ACCESS TO LOT 181 AND SCE TOWERS, REVISE "O" STREET ALIGNMENT AT SCE EASEMENT, REVISE ACCESS DRIVEWAY ON LOT 158
11-28-06	LDC	REVISED S.D. ALIGNMENT, REVISED SIGHT DISTANCE ON LOT 158
08-08-06	LDC	REV. GORMAN POST ALIGNMENT, ELIMINATE LOT ALONG "A" STREET AND LOTS ALONG "A"-"A" STREET, REVISE PER SCM COMMENT 10/2/06
		REVISED IMPACTED AREA, GRADING, LOTS, & SHEET LAYOUT

DRAWN BY M.S.
CHECKED BY S.H.
DESIGNED BY M.S.

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

Robert R. Sims, R.C.E. No. 21649 — DATE 03-01-2011

OWNER/DEVELOPER:

MDM GORMAN POST RANCH LP
23 CORPORATE PLAZA, SUITE 120, NEWPORT BEACH, CA 92660
PH: (949) 219-1252 FAX: (949) 419-0920

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 4, 5, 7, 8, 9, 10, 11, 15, 16, AND 17, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

062053

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

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

LDC

Proj. No. 10040-002
SHEET 4 OF 12

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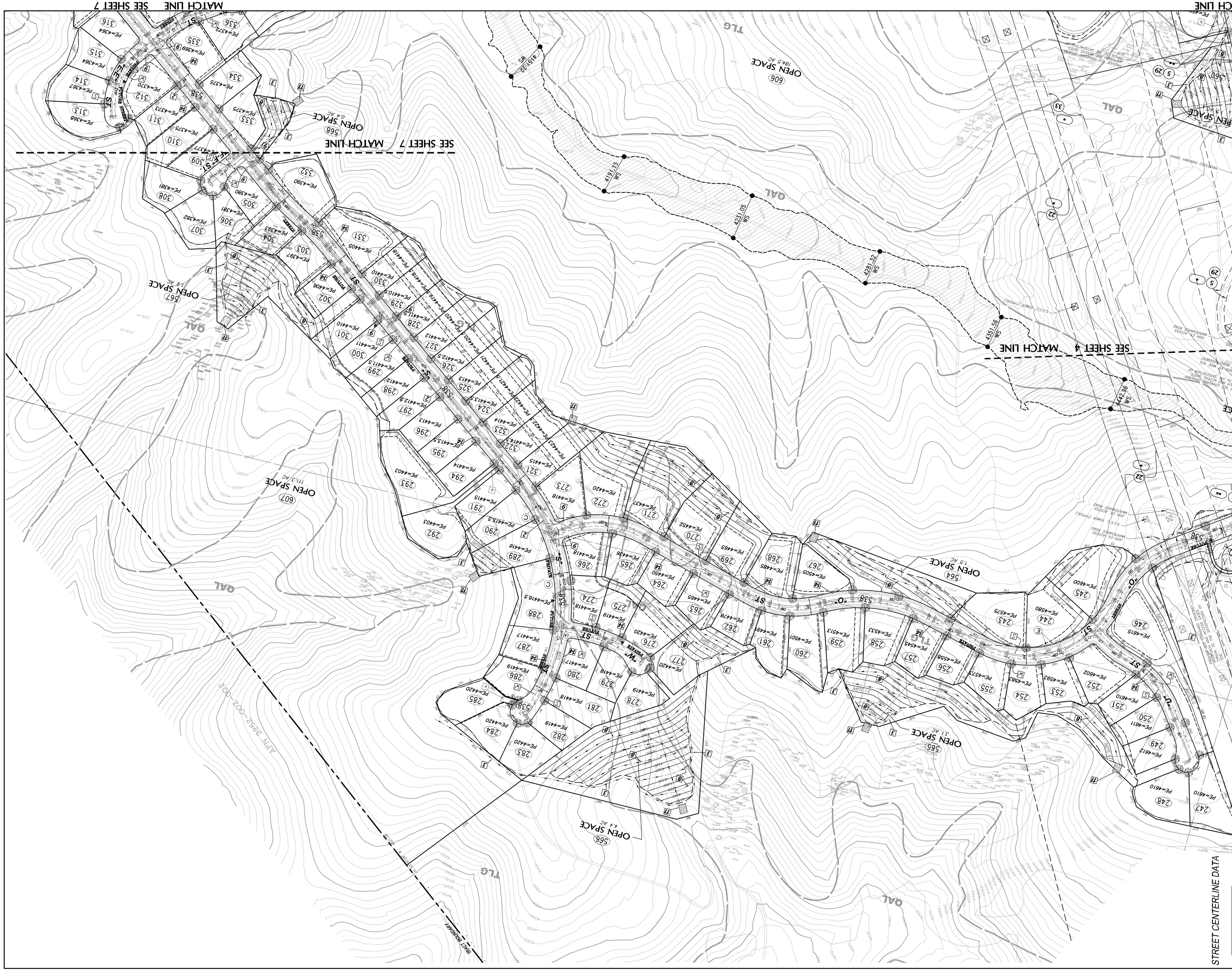


OWNER/DEVELOPER:
MDM CORMAN POST RANCH LP
23 CORPORATE PLAZA, SUITE 150, NEWPORT BEACH, CA 92660
PH: (949) 220-1212 FAX: (949) 419-0420

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF THOSE PORTIONS OF SECTIONS 1, 2, 3, 9, 10, 11, 15, 16, AND 17, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 062053

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

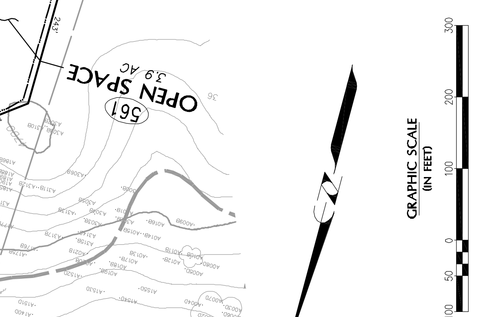
PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Environmental Planning • Land Development • Transportation
27825 Ynez Road, Suite 200, Temecula, California 92592
Ph: (951) 676-2779, Fax: (951) 676-2533
http://www.ldc-inc.com

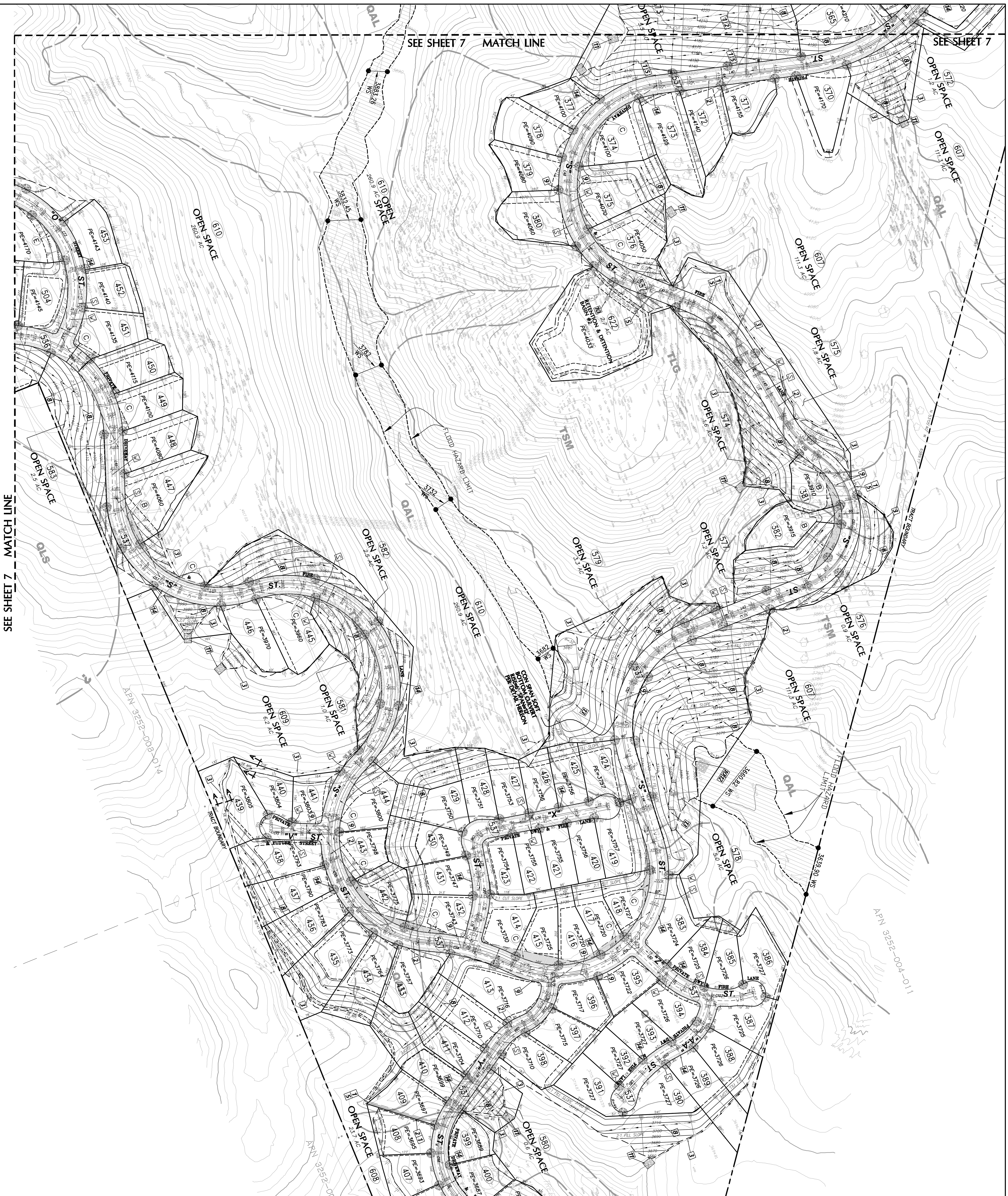
Scale: 1" = 100'
Date: 03/09/11
Drawn by: M.S.
Checked by: M.S.

Proj. No. 100400-002
SHEET 5 OF 12

Mark	Date	Description
1	03-25-11	LDC	SHIFT PROPOSED RETAIL PARKING LOT, SW. LOT, SOUTH, N.W. STREETS & SITE LAYOUT, ADD 30' WATER TANK & PARCEL MAP
2	11-30-10	LDC	ADJUST LOTS PER 8/26/10 CBA COMMENTS, REMOVE ALIGNMENT OF "G" STREET AND ADDED NEW SOS EASEMENT
3	05-25-07	LDC	ADJUST LOTS, ADD "G" STREET, ADJUST "F" STREET, ADD SOS, CLEAN "C-1" STREET, CLEAR PER SUP COMMENT 10/26/06
4	06-06-06	LDC	REVISED IMPACTED AREA, GRADING LOTS, & SHEET LAYOUT
Mark	Date	Description	REVISION

SCALE: 1" = 100'
DATE: 03/09/11





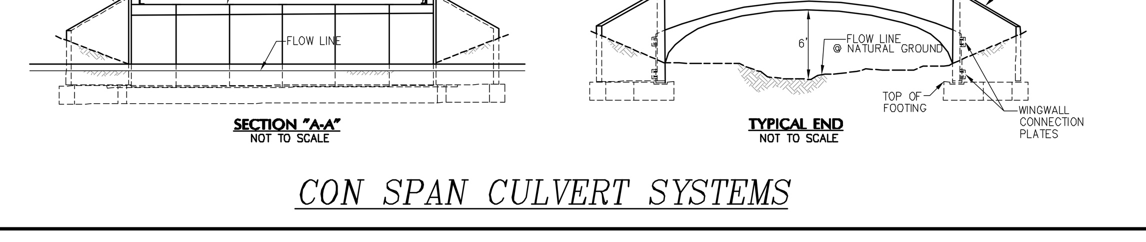
STREET CENTERLINE DATA

LINE	LENGTH	BEARING
L1	157.05'	N90°00'00"E
L2	143.76'	S66°37'14"E
L3	287.56'	S39°36'21"E
L4	91.81'	N73°53'55"E
L5	148.51'	S50°23'39"W
L6	484.35'	S68°20'22"E
L7	439.55'	S53°48'48"E
L8	708.06'	S75°17'32"E
L9	475.41'	S75°05'45"E
L10	633.80'	S68°12'09"E
L11	1143.49'	S78°08'20"E
L12	400.00'	S58°11'30"E
L13	1252.62'	S73°54'47"E
L14	332.79'	N37°50'35"E
L15	194.34'	N21°47'51"E
L16	235.14'	S78°38'35"E
L17	232.16'	S52°09'25"E
L18	46.09'	S11°51'40"W
L19	26.55'	N88°46'47"W
L20	91.81'	S51°06'57"E
L21	800.81'	S85°31'34"E
L22	179.92'	S20°49'22"E
L23	180.58'	N43°08'57"E
L24	67.19'	N69°46'41"E
L25	235.65'	N74°01'13"W
L26	137.90'	N71°05'02"W
L27	17.42'	S13°57'15"E
L28	303.69'	N61°40'00"W
L29	229.37'	S14°18'33"W
L30	469.19'	N83°06'55"W
L31	1397.10'	S74°01'15"E
L32	197.05'	S11°51'40"W
L33	196.32'	N01°20'24"W
L34	607.44'	S88°25'29"W
L35	405.25'	N70°15'24"W
L36	59.10'	S79°09'24"W
L37	1112.95'	S54°13'55"E
L38	1336.50'	S53°58'19"E
L39	290.50'	N65°00'05"E
L40	518.81'	S14°31'48"W
L41	202.74'	N42°59'05"E
L42	314.54'	N81°06'36"E
L43	431.31'	S00°34'51"W
L44	305.78'	S85°27'08"E
L45	225.08'	N70°08'50"W
L46	1003.93'	S27°14'34"W
L47	42.56'	N83°02'22"E
L48	488.04'	S86°32'40"W
L49	784.34'	S88°39'36"W
L50	76.00'	S31°32'12"W

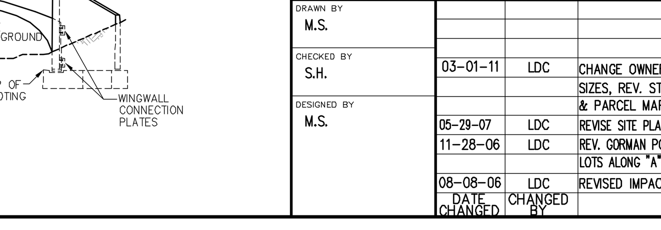
LINE	LENGTH	BEARING
L51	26.62'	N30°37'27"W
L52	195.50'	N74°14'11"W
L53	50.00'	N41°26'06"W
L54	1193.19'	S83°01'11"W
L55	428.09'	N30°20'06"W
L56	286.60'	S46°12'51"E
L57	1873.73'	N27°44'46"W
L58	357.90'	N54°27'26"E
L59	229.25'	S77°02'06"E
L60	432.68'	S75°16'16"E
L61	45.68'	N54°53'02"E
L62	588.72'	S59°39'54"W
L63	75.72'	S21°55'14"E
L64	136.38'	S22°43'27"W
L65	102.72'	N13°56'30"W
L66	104.61'	N29°15'37"W
L67	204.81'	S87°52'33"E
L68	36.22'	N43°47'09"E
L69	316.84'	N60°21'44"E
L70	198.92'	S36°39'54"E
L71	68.76'	S59°56'19"E
L72	197.98'	N23°43'33"E
L73	158.90'	S36°01'41"W
L74	421.54'	S10°57'31"W
L75	99.20'	S79°02'29"E
L76	117.24'	S53°33'45"E
L77	184.31'	S72°58'31"W
L78	266.56'	N32°37'54"W
L79	42.76'	N64°16'06"W
L80	107.52'	N25°14'37"W
L81	29.00'	N58°12'48"W
L82	159.16'	S65°16'12"W
L83	139.20'	N24°59'55"W
L84	75.33'	N70°04'24"W
L85	67.43'	N36°01'41"E
L86	50.92'	S36°01'41"W
L87	152.40'	S55°23'55"W

CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	42°43'47"	149.15'	200.00'	78.24'
C2	23°22'46"	153.02'	375.00'	77.59'
C3	27°00'53"	117.87'	250.00'	60.05'
C4	85°37'52"	373.64'	250.00'	231.63'
C5	19°08'08"	116.89'	350.00'	59.00'
C6	14°31'34"	177.47'	700.00'	89.21'
C7	21°28'45"	187.44'	500.00'	94.83'
C8	6°53'36"	120.31'	1000.00'	60.23'
C9	9°56'10"	173.42'	1000.00'	86.93'
C10	19°56'50"	522.22'	1500.00'	263.78'
C11	15°43'17"	411.58'	1500.00'	207.09'
C12	56°16'57"	618.86'	630.00'	336.97'
C13	57°09'53"	798.17'	800.00'	435.85'
C14	16°02'45"	112.02'	400.00'	56.38'
C15	26°29'11"	115.57'	250.00'	58.84'
C16	22°51'40"	199.50'	500.00'	101.09'
C17	103°09'05"	630.12'	350.00'	441.20'
C18	106°15'40"	649.11'	350.00'	466.67'
C19	165°35'11"	1011.51'	350.00'	2767.88'
C20	60°15'23"	368.09'	350.00'	203.12'
C21	34°24'37"	150.14'	250.00'	77.41'
C22	45°38'35"	322.63'	405.00'	170.43'
C23	73°43'14"	386.00'	300.00'	224.92'
C24	26°37'44"	139.43'	300.00'	71.00'
C25	84°06'15"	220.18'	150.00'	135.31'
C26	87°02'25"	265.85'	175.00'	166.19'
C27	44°24'46"	271.30'	350.00'	142.88'
C28	176°42'00"	1079.40'	350.00'	12150.12'
C29	103°53'17"	467.80'	258.00'	329.56'
C30	153°24'30"	688.11'	257.00'	1087.54'
C31	236°09'44"	1071.67'	260.00'	487.32'
C32	77°39'35"	359.19'	265.00'	213.29'
C33	109°48'27"	488.71'	255.00'	362.88'
C34	197°31'29"	913.58'	265.00'	1719.27'
C35	170°54'20"	775.54'	260.00'	3269.15'
C36	92°15'19"	563.55'	350.00'	364.05'
C37	51°46'55"	429.29'	475.00'	230.55'
C38	32°09'21"	196.83'	350.00'	101.08'
C39	14°12'31"	74.40'	300.00'	37.39'
C40	90°14'07"	433.10'	275.00'	276.13'
C41	21°19'07"	130.23'	350.00'	65.88'
C42	30°35'12"	266.92'	500.00'	136.72'
C43	17°51'17"	212.53'	682.00'	107.13'
C44	9°03'43"	158.16'	1000.00'	79.25'
C45	9°19'19"	162.70'	1000.00'	81.53'
C46	60°51'10"	371.73'	350.00'	205.56'
C47	129°34'48"	1368.27'	605.00'	1285.11'
C48	151°32'42"	925.74'	350.00'	1380.41'
C49	38°07'31"	232.89'	350.00'	120.94'
C50	25°55'39"	158.38'	350.00'	80.57'
C51	125°23'54"	547.15'	250.00'	484.35'
C52	86°01'58"	525.55'	350.00'	326.57'
C53	133°39'28"	816.47'	350.00'	817.75'
C54	22°33'49"	295.36'	750.00'	149.62'
C55	131°11'13"	835.72'	365.00'	804.40'
C56	154°39'49"	958.28'	355.00'	1579.35'

CURVE	DELTA	LENGTH	RADIUS	TANGENT
C57	107°41'14"	657.82'	350.00'	478.98'
C58	82°35'06"	504.48'	350.00'	307.40'
C59	41°12'15"	259.57'	500.00'	187.96'
C60	73°19'30"	447.92'	350.00'	260.53'
C61	102°58'25"	629.03'	350.00'	439.80'
C62	126°36'01"	795.45'	360.00'	715.79'
C63	25°23'08"	279.13'	630.00'	141.89'
C64	95°15'13"	615.12'	370.00'	405.58'
C65	180°52'41"	1120.71'	355.00'	46329.82'
C66	16°41'40"	101.98'	350.00'	51.35'
C67	38°33'47"	235.57'	350.00'	122.44'
C68	19°45'45"	172.46'	500.00'	87.09'
C69	57°07'21"	348.94'	350.00'	190.52'
C70	66°51'21"	402.56'	345.00'	227.73'
C71	71°03'12"	310.03'	250.00'	178.50'
C72	35°35'51"	142.90'	230.00'	73.84'
C73	118°43'38"	725.26'	350.00'	590.96'
C74	63°10'54"	385.96'	350.00'	215.24'
C75	89°37'34"	547.49'	350.00'	347.72'
C76	68°17'14"	417.14'	350.00'	237.36'
C77	45°18'23"	387.47'	490.00'	204.50'
C78	114°37'57"	750.27'	375.00'	584.49'
C79	90°02'58"	785.83'	500.00'	500.43'
C80	29°53'54"	834.92'	1600.00'	427.20'
C81	11°25'49"	199.50'	1000.00'	100.08'
C82	82°12'12"	502.15'	350.00'	305.34'
C83	45°37'35"	278.71'	350.00'	147.22'
C84	94°08'03"	575.03'	350.00'	376.21'
C85	43°13'18"	405.09'	537.00'	212.73'
C86	45°03'19"	275.23'	350.00'	145.17'
C87	51°06'48"	312.23'	350.00'	167.37'
C88	103°05'22"	386.84'	215.00'	270.73'
C89	44°38'41"	194.80'	250.00'	102.65'
C90	35°34'42"	310.48'	500.00'	160.43'
C91	20°15'35"	194.48'	550.00'	98.27'
C92	48°20'18"	126.55'	150.00'	67.32'
C93	40°31'14"	247.53'	350.00'	129.19'
C94	17°14'49"	90.30'	300.00'	45.50'
C95	17°35'37"	107.47'	350.00'	54.16'
C96	90°00'00"	84.82'	54.00'	54.00'
C97	25°28'44"	133.41'	300.00'	67.83'
C98	74°23'35"	324.60'	250.00'	189.74'
C99	31°59'15"	111.66'	200.00'	57.33'
C100	63°37'28"	166.57'	150.00'	93.05'
C101	21°33'43"	150.53'	400.00'	76.17'
C102	54°31'53"	190.35'	200.00'	103.08'
C103	61°41'00"	322.97'	300.00'	179.13'
C104	45°44'46"	199.61'	250.00'	105.47'
C105	44°55'32"	196.02'	250.00'	103.36'
C106	45°19'10"	296.62'	375.00'	156.56'
C107	50°02'08"	261.99'	300.00'	140.01'
C108	57°10'56"	259.49'	260.00'	141.70'
C109	19°22'14"	135.23'	400.00'	68.27'
C110	29°35'59"	351.30'	680.00'	179.66'
C111	28°53'21"	277.32'	550.00'	141.67'
C112	29°02'22"	344.14'	679.00'	175.85'
C113	79°06'08"	138.06'	100.00'	82.58'
C114	26°17'50"	282.27'	615.00'	143.67'

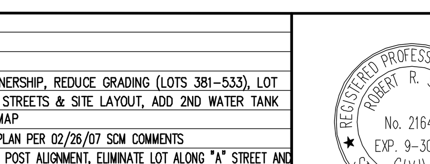


CON SPAN CULVERT SYSTEMS



SECTION "S" STREET

NOT TO SCALE



GRAPHIC SCALE

(IN FEET)

100 50 0 100 200 300

EASEMENT LEGEND

- [*] – PRIVATE DWY AND FIRE LANE
- (*) – EASEMENT TO REMAIN
- (**) – EASEMENT TO BE ABANDONED AND QUITCLAIMED (PRIOR TO RECORDATION OF FINAL MAP)
- (***) – EASEMENT TO BE REMOVED

AIRSPACE EASEMENT NOTES

- (A) *AIRSPACE EASEMENT @ 260' FOR 25 MPH TO BE DEDICATED TO L.A.C.R.D.*
- (B) *AIRSPACE EASEMENT @ 310' FOR 30 MPH TO BE DEDICATED TO L.A.C.R.D.*
- (C) *AIRSPACE EASEMENT @ 415' FOR 40 MPH TO BE DEDICATED TO L.A.C.R.D.*
- (D) *AIRSPACE EASEMENT @ 725' FOR 65 MPH TO BE DEDICATED TO L.A.C.R.D.*
- (E) *STOPPING SIGHT DISTANCE AIRSPACE EASEMENT @ 300' FOR 35 MPH (250' FOR 35 MPH INCREASED BY 20%)*

DRAWN BY	DATE CHANGED	CHANGED BY	REVISION
M.S.			
CHECKED BY S.H.	03-01-11	LDC	CHANGE OWNERSHIP, REDUCE GRADING (LOTS 381-533), LOT SIZES, REV. STREETS & SITE LAYOUT, ADD 2ND WATER TANK & PARCEL MAP
DESIGNED BY M.S.	05-29-07	LDC	REVISE SITE PLAN PER 02/26/07 SCM COMMENTS
	11-28-06	LDC	REV. GORMAN POST ALIGNMENT, ELIMINATE LOT ALONG "A" STREET AND LOTS ALONG "A"-"A" STREET, REVISE PER SCM COMMENT 10/2/06
	08-08-06	LDC	REVISED IMPACTED AREA, GRADING, LOTS, & SHEET LAYOUT

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

OWNER/DEVELOPER:

MDM GORMAN POST RANCH LP

23 CORPORATE PLAZA, SUITE 120, NEWPORT BEACH, CA 92660

PH: (949) 219-1252 FAX: (949) 419-0920

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 4, 5, 7, 8, 9, 10, 11, 15, 16, AND 17, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 062053

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

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.

Land Planning, Civil Engineering, Surveying & Environmental Services

199 South Los Robles Ave., Suite 250, Pasadena, California 91101

Ph.: (626) 578-7000, Fax: (626) 578-7373

http://www.ldcla.com

Robert R. Sims, R.C.E. No. 21649

03-01-2011 DATE

LDC

Proj. No. 10040-002

J:\PROJ\10040002\PLANNING\VTTM\CUP\CUP-SHT6.dwg 03/09/11 14:49:12 sflores

STREET CENTERLINE DATA

LINE	LENGTH	BEARING
L1	157.05'	N90°00'00"E
L2	143.76'	S66°37'14"E
L3	287.56'	S39°36'21"E
L4	91.81'	N73°53'55"E
L5	148.51'	S50°23'39"W
L6	484.35'	S68°20'22"E
L7	439.55'	S53°48'48"E
L8	708.06'	S75°17'32"E
L9	475.41'	S75°05'45"E
L10	633.80'	S68°12'09"E
L11	1143.49'	S78°08'20"E
L12	400.00'	S58°11'30"E
L13	1252.62'	S73°54'47"E
L14	332.79'	N37°50'35"E
L15	194.34'	N21°47'51"E
L16	235.14'	S78°38'35"E
L17	232.16'	S52°09'25"E
L18	46.09'	S11°51'40"W
L19	26.55'	N88°46'47"W
L20	91.81'	S51°06'57"E
L21	800.81'	S85°31'34"E
L22	179.92'	S20°49'22"E
L23	180.58'	N43°08'57"E
L24	67.19'	N69°46'41"E
L25	235.65'	N74°01'13"W
L26	137.90'	N71°05'02"W
L27	17.42'	S13°57'15"E
L28	303.69'	N61°40'00"W
L29	229.37'	S14°18'33"W
L30	469.19'	N83°06'55"W
L31	1397.10'	S74°01'15"E
L32	197.05'	S11°51'40"W
L33	196.32'	N01°20'24"W
L34	607.44'	S88°25'29"W
L35	405.25'	N70°15'24"W
L36	59.10'	S79°09'24"W
L37	1112.95'	S54°13'55"E
L38	1336.50'	S53°58'19"E
L39	290.50'	N65°00'05"E
L40	518.81'	S14°31'48"W
L41	202.74'	N42°59'05"E
L42	314.54'	N81°06'36"E
L43	431.31'	S00°34'51"W
L44	305.78'	S85°27'08"E
L45	225.08'	N70°08'50"W
L46	1003.93'	S27°14'34"W
L47	42.56'	N83°02'22"E
L48	488.04'	S86°32'40"W
L49	784.34'	S88°39'36"W
L50	76.00'	S31°32'12"W
L51	26.62'	N30°37'27"W
L52	195.50'	N74°14'11"W
L53	50.00'	N41°26'06"W
L54	1193.19'	S83°01'11"W
L55	428.09'	N30°20'06"W
L56	286.60'	S46°12'51"E
L57	1873.73'	N27°44'46"W
L58	357.90'	N54°27'26"E
L59	229.25'	S77°02'06"E
L60	432.68'	S75°16'16"E
L61	45.68'	N54°53'02"E
L62	588.72'	S59°39'54"W
L63	75.72'	S21°55'14"E
L64	136.38'	S22°43'27"W
L65	102.72'	N13°56'30"W
L66	104.61'	N29°15'37"W
L67	204.81'	S87°52'33"E
L68	36.22'	N43°47'09"E
L69	316.84'	N60°21'44"E
L70	198.92'	S36°39'54"E
L71	68.76'	S59°56'19"E
L72	197.98'	N23°43'33"E
L73	158.90'	S36°01'41"W
L74	421.54'	S10°57'31"W
L75	99.20'	S79°02'29"E
L76	117.24'	S53°33'45"E
L77	184.31'	S72°58'31"W
L78	266.56'	N32°37'54"W
L79	42.76'	N64°16'06"W
L80	107.52'	N25°14'37"W
L81	29.00'	N58°12'48"W
L82	159.16'	S65°16'12"W
L83	139.20'	N24°59'55"W
L84	75.33'	N70°04'24"W
L85	67.43'	N36°01'41"E
L86	50.92'	S36°01'41"W
L87	152.40'	S55°23'55"W

CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	42°43'47"	149.15'	200.00'	78.24'
C2	23°22'46"	153.02'	375.00'	77.59'
C3	27°00'53"	117.87'	250.00'	60.05'
C4	85°37'52"	373.64'	250.00'	231.63'
C5	19°08'08"	116.89'	350.00'	59.00'
C6	14°31'34"	177.47'	700.00'	89.21'
C7	21°28'45"	187.44'	500.00'	94.83'
C8	6°53'36"	120.31'	1000.00'	60.23'
C9	9°56'10"	173.42'	1000.00'	86.93'
C10	19°56'50"	522.22'	1500.00'	263.78'
C11	15°43'17"	411.58'	1500.00'	207.09'
C12	56°16'57"	618.86'	630.00'	336.97'
C13	57°09'53"	798.17'	800.00'	435.85'
C14	16°02'45"	112.02'	400.00'	56.38'
C15	26°29'11"	115.57'	250.00'	58.84'
C16	22°51'40"	199.50'	500.00'	101.09'
C17	103°09'05"	630.12'	350.00'	441.20'
C18	106°15'40"	649.11'	350.00'	466.67'
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C101	21°33'43"	150.53'	400.00'	76.17'
C102	54°31'53"	190.35'	200.00'	103.08'
C103	61°41'00"	322.97'	300.00'	179.13'
C104	45°44'46"	199.61'	250.00'	105.47'
C105	44°55'32"	196.02'	250.00'	103.36'
C106	45°19'10"	296.62'	375.00'	156.56'
C107	50°02'08"	261.99'	300.00'	140.01'
C108	57°10'56"	259.49'	260.00'	141.70'
C109	19°22'14"	135.23'	400.00'	68.27'
C110	29°35'59"	351.30'	680.00'	179.66'
C111	28°53'21"	277.32'	550.00'	141.67'
C112	29°02'22"	344.14'	679.00'	175.85'
C113	79°06'08"	138.06'	100.00'	82.58'
C114	26°17'50"	282.27'	615.00'	143.67'

EASEMENT LEGEND

- [*] – PRIVATE DWY AND FIRE LANE
- (*) – EASEMENT TO REMAIN
- (**) – EASEMENT TO BE ABANDONED AND QUITCLAIMED (PRIOR TO RECORDATION OF FINAL MAP)
- (***) – EASEMENT TO BE REMOVED

AIRSPACE EASEMENT NOTES

- (A) AIRSPACE EASEMENT @ 260' FOR 25 MPH TO BE DEDICATED TO L.A.C.R.D.
- (B) AIRSPACE EASEMENT @ 310' FOR 30 MPH TO BE DEDICATED TO L.A.C.R.D.
- (C) AIRSPACE EASEMENT @ 415' FOR 40 MPH TO BE DEDICATED TO L.A.C.R.D.
- (D) AIRSPACE EASEMENT @ 725' FOR 65 MPH TO BE DEDICATED TO L.A.C.R.D.
- (E) STOPPING SIGHT DISTANCE AIRSPACE EASEMENT @ 300' FOR 35 MPH (250' FOR 35 MPH INCREASED BY 20%)

GRAPHIC SCALE
(IN FEET)
100 50 0 100 200 300

OWNER/DEVELOPER:

MDM GORMAN POST RANCH LP
23 CORPORATE PLAZA, SUITE 120, NEWPORT BEACH, CA 92660
PH: (949) 219-1252 FAX: (949) 419-0920

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 4, 5, 7, 8, 9, 10, 11, 15, 16, AND 17, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
062053

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

DRAWN BY: M.S.
CHECKED BY: S.H.
DESIGNED BY: M.S.

DATE CHANGED	CHANGED BY	REVISION
03-01-11	LDC	CHANGE OWNERSHIP, REDUCE GRADING (LOTS 381-533), LOT SIZES, REV. STREETS & SITE LAYOUT, ADD 2ND WATER TANK & PARCEL MAP
05-29-07	LDC	REVISE SITE PLAN PER 02/26/07 SCM COMMENTS, REVISE GRADING AND DRAINAGE
11-28-06	LDC	REV. GORMAN POST ALIGNMENT, ELIMINATE LOT ALONG "A" STREET AND LOTS ALONG "A"-"A" STREET, REVISE PER SCM COMMENT 10/2/06
08-08-06	LDC	REVISED IMPACTED AREA, GRADING, LOTS, & SHEET LAYOUT

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

Robert R. Sims, R.C.E. No. 21649 — 03-01-2011 DATE

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

LDC

Proj. No. 10040-002

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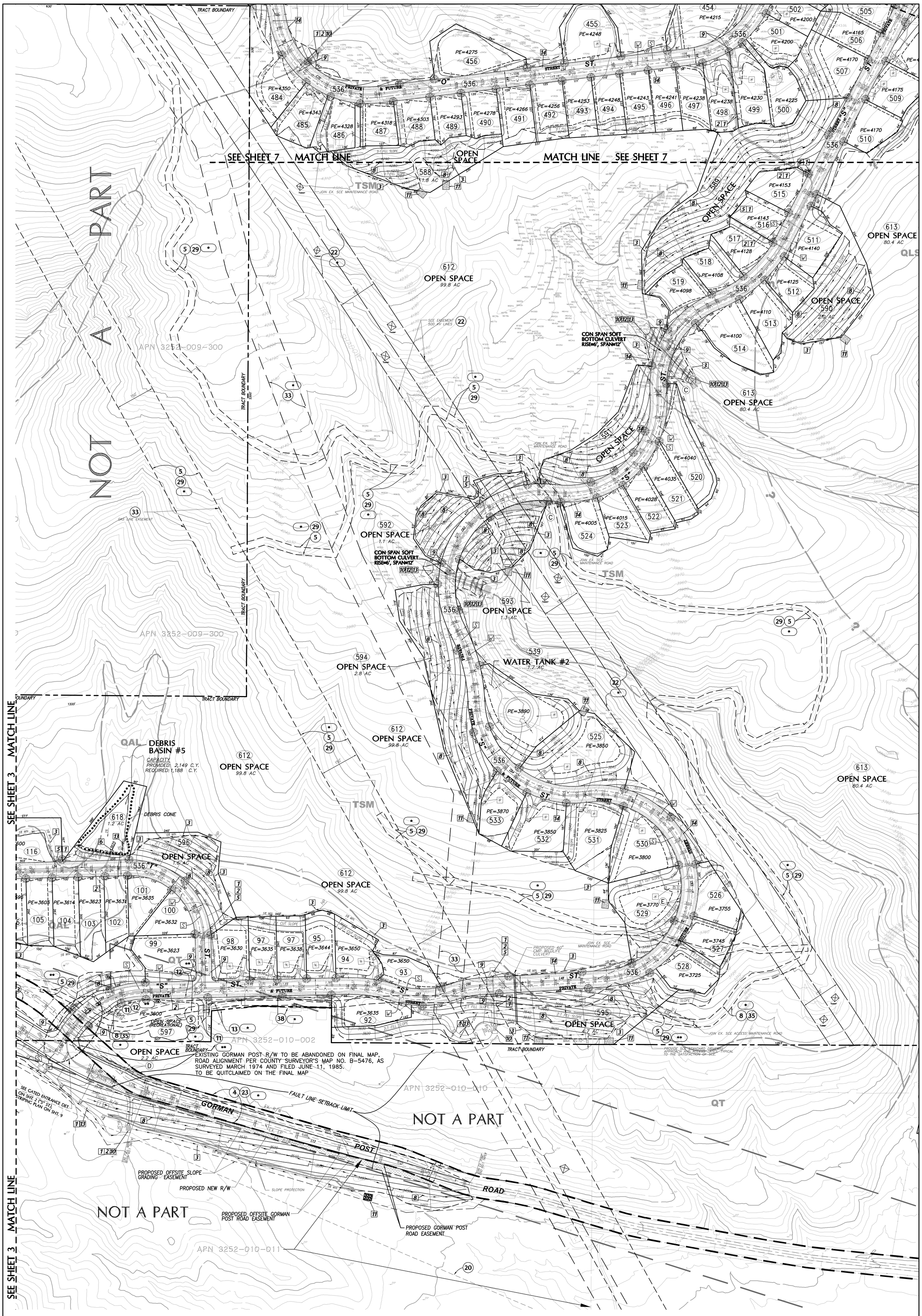

STREET CENTERLINE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	157.05'	N90°00'00"E
L2	143.76'	S86°37'14"E
L3	287.56'	S39°36'21"E
L4	91.81'	N73°53'55"E
L5	148.51'	S30°23'39"W
L6	484.35'	S88°20'22"E
L7	439.55'	S53°46'48"E
L8	708.06'	S75°17'32"E
L9	475.41'	S75°05'45"E
L10	633.80'	S81°12'08"E
L11	1143.49'	S78°08'20"E
L12	400.00'	S56°11'30"E
L13	1252.62'	S73°54'47"E
L14	330.79'	N37°50'35"E
L15	184.34'	N21°47'51"E
L16	235.14'	S78°38'35"E
L17	232.16'	S52°09'25"E
L18	46.09'	S11°51'40"W
L19	26.55'	N88°46'47"W
L20	91.81'	S51°06'57"E
L21	800.81'	S85°31'34"E
L22	179.92'	S20°49'22"E
L23	180.58'	N43°05'37"E
L24	67.19'	N69°46'41"E
L25	235.65'	N74°01'13"W
L26	137.90'	N71°05'02"W
L27	17.42'	S13°57'15"E
L28	303.69'	N61°40'00"W
L29	228.37'	S14°18'33"W
L30	469.19'	N83°06'55"W
L31	139.10'	S74°01'15"E
L32	197.05'	S15°31'40"W
L33	196.32'	N01°20'24"W
L34	607.44'	S88°25'29"W
L35	405.25'	N70°15'24"W
L36	59.10'	S79°09'24"W
L37	1112.95'	S54°13'55"E
L38	1336.50'	S53°58'19"E
L39	290.50'	N65°00'05"E
L40	518.81'	S14°31'46"W
L41	202.74'	N42°59'05"E
L42	314.54'	N81°06'36"E
L43	431.31'	S00°34'31"W
L44	305.78'	S85°27'08"E
L45	225.08'	N70°08'50"W
L46	1003.93'	S27°14'34"W
L47	42.56'	N83°02'22"E
L48	488.04'	S86°32'40"W
L49	784.34'	S88°39'36"W

LINE TABLE		
LINE	LENGTH	BEARING
L50	76.00'	S31°32'12"W
L51	26.62'	N30°37'27"W
L52	195.50'	N74°41'11"W
L53	50.00'	N41°26'06"W
L54	119.19'	S83°01'11"W
L55	428.09'	N30°20'06"W
L56	286.60'	S46°12'51"E
L57	1873.73'	N27°44'46"W
L58	357.80'	N54°27'28"E
L59	229.25'	S77°02'06"E
L60	432.68'	S75°16'16"E
L61	45.68'	N54°53'02"E
L62	588.72'	S59°39'54"W
L63	75.72'	S21°55'14"E
L64	136.38'	S22°43'27"W
L65	102.72'	N13°56'30"W
L66	104.61'	N29°15'37"W
L67	204.81'	S87°52'33"E
L68	36.22'	N43°17'09"E
L69	316.84'	N60°21'44"E
L70	198.92'	S36°39'54"E
L71	68.78'	S89°56'19"E
L72	197.88'	N43°05'37"E
L73	158.90'	S36°01'41"W
L74	421.54'	S10°57'31"W
L75	99.20'	S79°02'29"E
L76	117.24'	S53°33'45"E
L77	184.31'	S72°38'31"W
L78	266.56'	N32°37'54"W
L79	42.78'	N84°16'06"W
L80	107.52'	N25°14'37"E
L81	29.00'	N59°12'48"W
L82	159.18'	S85°16'12"W
L83	139.20'	N24°58'55"W
L84	75.33'	N70°04'24"W
L85	62.43'	N36°01'41"E
L86	50.92'	S36°01'41"W
L87	152.40'	S55°23'55"W

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	42°43'47"	148.15'	200.00'	78.24'
C2	23°22'46"	153.02'	375.00'	77.59'
C3	27°00'53"	117.82'	250.00'	60.05'
C4	85°37'52"	373.64'	250.00'	231.63'
C5	19°08'08"	116.89'	350.00'	59.00'
C6	14°31'34"	177.47'	700.00'	89.21'
C7	21°28'45"	187.44'	500.00'	94.83'
C8	6°53'36"	120.31'	1000.00'	60.23'
C9	9°56'10"	173.42'	1000.00'	86.93'
C10	19°56'50"	522.22'	1500.00'	263.78'
C11	15°47'17"	411.58'	1500.00'	207.09'
C12	56°16'57"	618.86'	630.00'	336.97'
C13	57°09'53"	798.17'	800.00'	435.65'
C14	16°02'45"	112.00'	400.00'	56.38'
C15	21°28'45"	115.57'	250.00'	58.84'
C16	22°51'40"	199.50'	500.00'	101.09'
C17	103°09'05"	630.12'	350.00'	441.20'
C18	106°15'40"	649.11'	350.00'	466.67'
C19	165°30'11"	1011.51'	350.00'	2787.08'
C20	60°15'23"	368.09'	350.00'	203.12'
C21	34°24'37"	150.14'	250.00'	77.41'
C22	45°38'35"	322.63'	405.00'	170.43'
C23	73°43'14"	386.00'	300.00'	224.92'
C24	26°37'44"	139.43'	300.00'	71.00'
C25	84°06'15"	220.18'	150.00'	135.31'
C26	87°02'25"	265.85'	175.00'	166.19'
C27	44°24'46"	271.30'	350.00'	142.88'
C28	176°42'00"	1078.40'	350.00'	1250.12'
C29	103°53'17"	467.80'	258.00'	329.56'
C30	153°24'30"	688.11'	257.00'	1087.54'
C31	236°09'44"	1071.67'	260.00'	487.32'
C32	77°39'35"	359.19'	265.00'	213.29'
C33	109°46'27"	488.71'	255.00'	362.88'
C34	197°31'29"	913.58'	265.00'	1719.27'
C35	170°54'20"	775.54'	260.00'	3269.15'
C36	92°57'19"	563.55'	350.00'	364.05'
C37	51°46'55"	429.29'	475.00'	230.55'
C38	32°09'21"	196.83'	350.00'	101.08'
C39	14°12'31"	74.40'	300.00'	37.39'
C40	80°14'07"	433.10'	275.00'	276.13'
C41	21°19'07"	130.23'	350.00'	65.88'
C42	30°35'12"	266.92'	500.00'	136.72'
C43	17°51'17"	212.53'	682.00'	107.13'
C44	91°13'43"	158.16'	1000.00'	79.23'
C45	9°19'19"	162.70'	1000.00'	81.53'
C46	60°51'10"	371.73'	350.00'	205.56'
C47	129°34'48"	1368.27'	605.00'	1285.11'
C48	151°37'42"	925.74'	350.00'	1380.41'
C49	38°07'31"	232.89'	350.00'	120.94'
C50	25°55'39"	158.38'	350.00'	80.57'
C51	125°23'54"	547.15'	250.00'	484.35'
C52	86°01'58"	526.55'	350.00'	326.57'

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C53	133°39'28"	816.47'	350.00'	817.75'
C54	22°33'49"	295.36'	750.00'	149.62'
C55	131°11'13"	835.72'	365.00'	804.40'
C56	154°39'49"	958.28'	355.00'	1579.35'
C57	107°41'14"	657.82'	350.00'	478.98'
C58	82°35'06"	504.48'	350.00'	307.40'
C59	41°12'15"	259.57'	500.00'	187.96'
C60	73°19'30"	447.92'	350.00'	260.53'
C61	102°58'25"	629.03'	350.00'	439.80'
C62	126°36'01"	795.45'	360.00'	715.75'
C63	25°21'08"	278.13'	630.00'	141.89'
C64	95°57'37"	615.12'	370.00'	405.58'
C65	180°52'41"	1120.71'	355.00'	46329.82'
C66	16°41'40"	101.98'	350.00'	51.35'
C67	38°53'47"	235.37'	350.00'	122.44'
C68	19°45'45"	172.46'	500.00'	87.09'
C69	57°07'21"	348.94'	350.00'	190.52'
C70	66°51'21"	402.56'	345.00'	227.73'
C71	71°03'12"	310.03'	250.00'	178.50'
C72	35°35'51"	142.90'	230.00'	73.84'
C73	118°43'38"	725.26'	350.00'	590.96'
C74	63°70'54"	385.96'	350.00'	215.24'
C75	89°37'54"	547.46'	350.00'	347.22'
C76	68°17'14"	417.14'	350.00'	237.36'
C77	45°18'23"	387.47'	490.00'	204.50'
C78	114°37'57"	750.27'	375.00'	584.49'
C79	90°02'58"	785.83'	500.00'	500.43'
C80	235°37'54"	834.92'	1600.00'	427.20'
C81	11°25'49"	199.50'	1000.00'	100.08'
C82	82°12'12"	502.15'	350.00'	305.34'
C83	45°37'35"	278.71'	350.00'	147.22'
C84	94°08'03"	575.03'	350.00'	378.21'
C85	43°31'8"	405.09'	537.00'	212.73'
C86	45°31'16"	275.23'	350.00'	145.17'
C87	51°06'48"	312.23'	350.00'	167.37'
C88	101°03'22"	384.84'	215.00'	270.73'
C89	44°38'41"	194.80'	250.00'	102.65'
C90	35°34'42"	310.46'	500.00'	160.43'
C91	20°15'35"	194.48'	550.00'	98.27'
C92	46°20'16"	126.55'	150.00'	67.32'
C93	40°31'14"	247.53'	350.00'	128.19'
C94	17°14'49"	90.30'	300.00'	45.50'
C95	17°35'37"	107.47'	350.00'	54.16'
C96	90°00'00"	84.82'	54.00'	54.00'
C97	25°28'44"	133.41'	300.00'	67.83'
C98	74°27'35"	324.60'	250.00'	189.74'
C99	31°59'15"	111.66'	200.00'	57.33'
C100	63°37'28"	166.57'	150.00'	93.05'
C101	21°33'43"	150.53'	400.00'	76.17'
C102	54°31'53"	190.35'	200.00'	103.08'
C103	61°41'00"	322.97'	300.00'	179.13'
C104	43°44'46"	199.61'	250.00'	105.47'

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C105	44°55'32"	196.02'	250.00'	103.36'
C106	45°19'10"	296.62'	375.00'	156.56'
C107	50°02'08"	281.80'	300.00'	140.01'
C108	57°10'56"	259.49'	260.00'	141.70'
C109	19°22'14"	135.23'	400.00'	68.27'
C110	29°35'19"	351.30'	680.00'	179.66'
C111	285°53'11"	277.32'	550.00'	141.67'
C112	29°02'22"	344.14'	679.00'	175.85'
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C114	261°57'50"	282.27'	615.00'	143.67'

EASEMENT LEGEND

- [*] – PRIVATE DWY AND FIRE LANE
- (*) – EASEMENT TO REMAIN
- (**) – EASEMENT TO BE ABANDONED AND QUITCLAIMED (PRIOR TO RECORDATION OF FINAL MAP)
- (***) – EASEMENT TO BE REMOVED

AIRSPACE EASEMENT NOTES

- (A) AIRSPACE EASEMENT @ 260' FOR 25 MPH TO BE DEDICATED TO L.A.C.R.D.
- (B) AIRSPACE EASEMENT @ 310' FOR 30 MPH TO BE DEDICATED TO L.A.C.R.D.
- (C) AIRSPACE EASEMENT @ 415' FOR 40 MPH TO BE DEDICATED TO L.A.C.R.D.
- (D) AIRSPACE EASEMENT @ 725' FOR 65 MPH TO BE DEDICATED TO L.A.C.R.D.
- (E) STOPPING SIGHT DISTANCE AIRSPACE EASEMENT @ 300' FOR 35 MPH (250' FOR 35 MPH INCREASED BY 20%)

GRAPHIC SCALE (IN FEET)
100 50 0 100 200 300

DRAWN BY M.S.			
CHECKED BY S.H.	03-01-11	LDC	CHANGE OWNERSHIP, REDUCE GRADING (LOTS 381-533), LOT SIZES, REV. STREETS & SITE LAYOUT, ADD 2ND WATER TANK & PARCEL MAP
DESIGNED BY M.S.	05-29-07	LDC	REVISE SITE PLAN PER 02/26/07 SCM COMMENTS
	11-28-06	LDC	REV. GORMAN POST ALIGNMENT, ELIMINATE LOT ALONG "A" STREET AND LOTS ALONG "A"-"A" STREET, REVISE PER SCM COMMENT 10/2/06
	08-08-06	LDC	REVISED IMPACTED AREA, GRADING, LOTS, & SHEET LAYOUT
	DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

OWNER/DEVELOPER:

MDM GORMAN POST RANCH LP
23 CORPORATE PLAZA, SUITE 120, NEWPORT BEACH, CA 92660
PH: (949) 219-1252 FAX: (949) 419-0920

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 4, 5, 7, 8, 9, 10, 11, 15, 16, AND 17, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

062053

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

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com
Robert. R. Sims, R.C.E. No. 21649
03-01-2011 DATE

LDC

Proj. No. 10040-002
SHEET 8 OF 12

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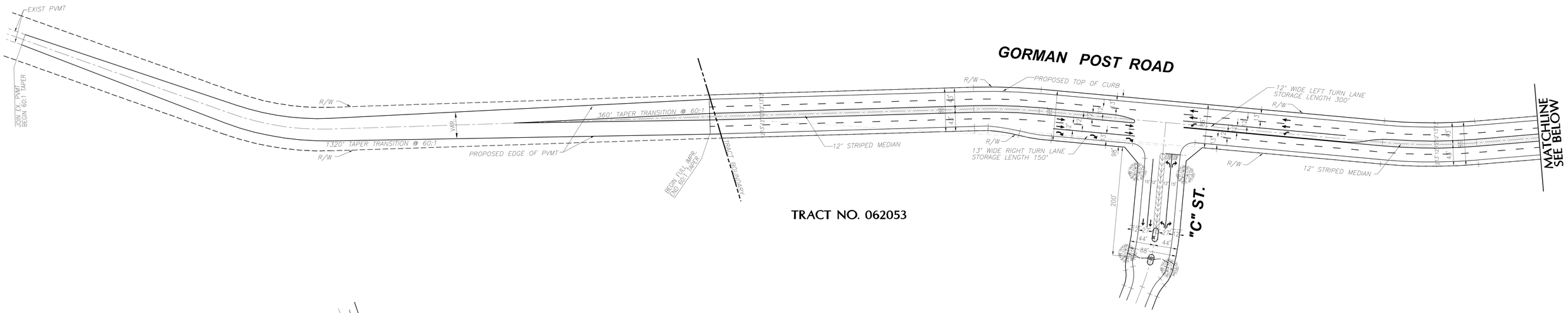

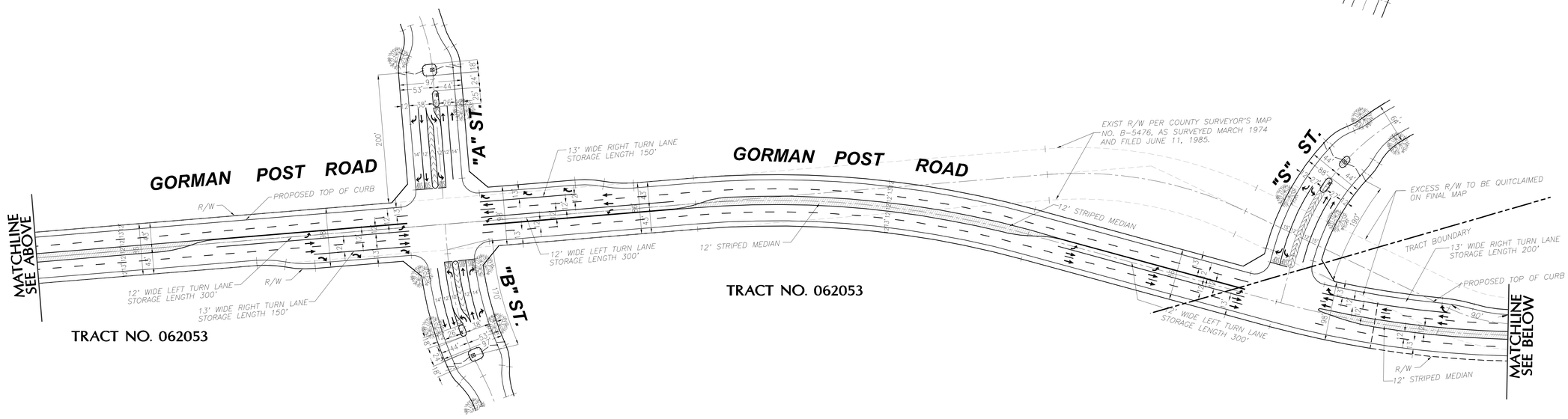

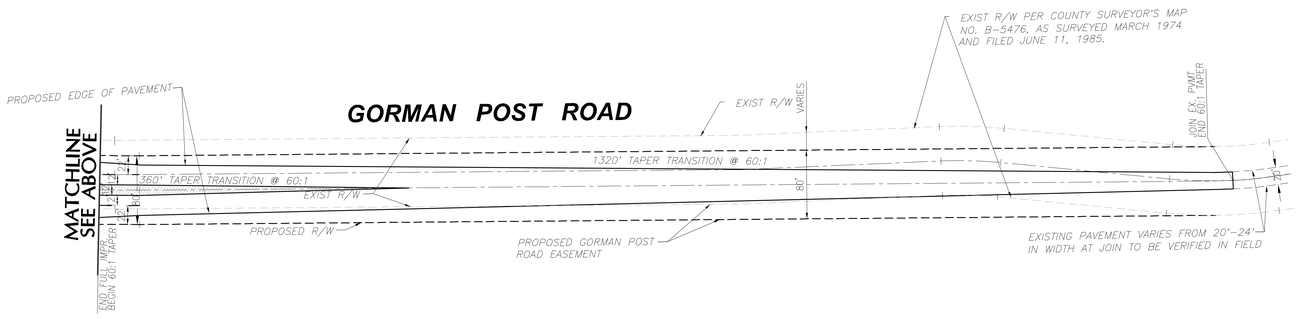

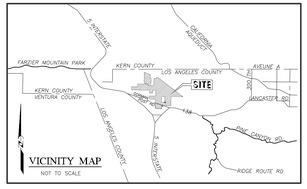

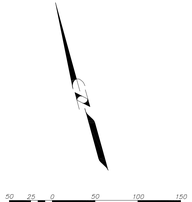

PRELIMINARY STRIPING EXHIBIT

OWNER/DEVELOPER:

MDM GORMAN POST RANCH LP
23 CORPORATE PLAZA, SUITE 120, NEWPORT BEACH, CA 92660
PH: (949) 219-1252 FAX: (949) 419-0920

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 4, 5, 7, 8, 9, 10, 11, 15, 16, AND 17, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

062053

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

DRAWN BY M.S.			
CHECKED BY S.H.	03-01-11	LDC	REVISED RURAL HIGHWAY SECTION
	06-29-07	LDC	REV. VTTM PER 2-26-07 SCM COMMENTS, ENTRANCE DET. NOTES & LOT SCHEDULES, ADD OPEN SPACE LOTS FOR SLOPES, REV. "A" STREET ALIGNMENT & ADJUST GRADING
DESIGNED BY M.S.	11-28-06	LDC	REV. GORMAN POST ALIGNMENT, ELIMINATE LOT ALONG "A" STREET AND LOTS ALONG "A"-"A" STREET, REVISE PER SCM COMMENT 10/2/06
	08-08-06	LDC	REVISED IMPACTED AREA, GRADING, LOTS, & SHEET LAYOUT
	DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER — ROBERT R. SIMS — No. 29649 — EXP. 9-30-11 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 201, Pasadena, California 91101
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Robert R. Sims, R.C.E. No. 29649 — 03-01-2011 DATE

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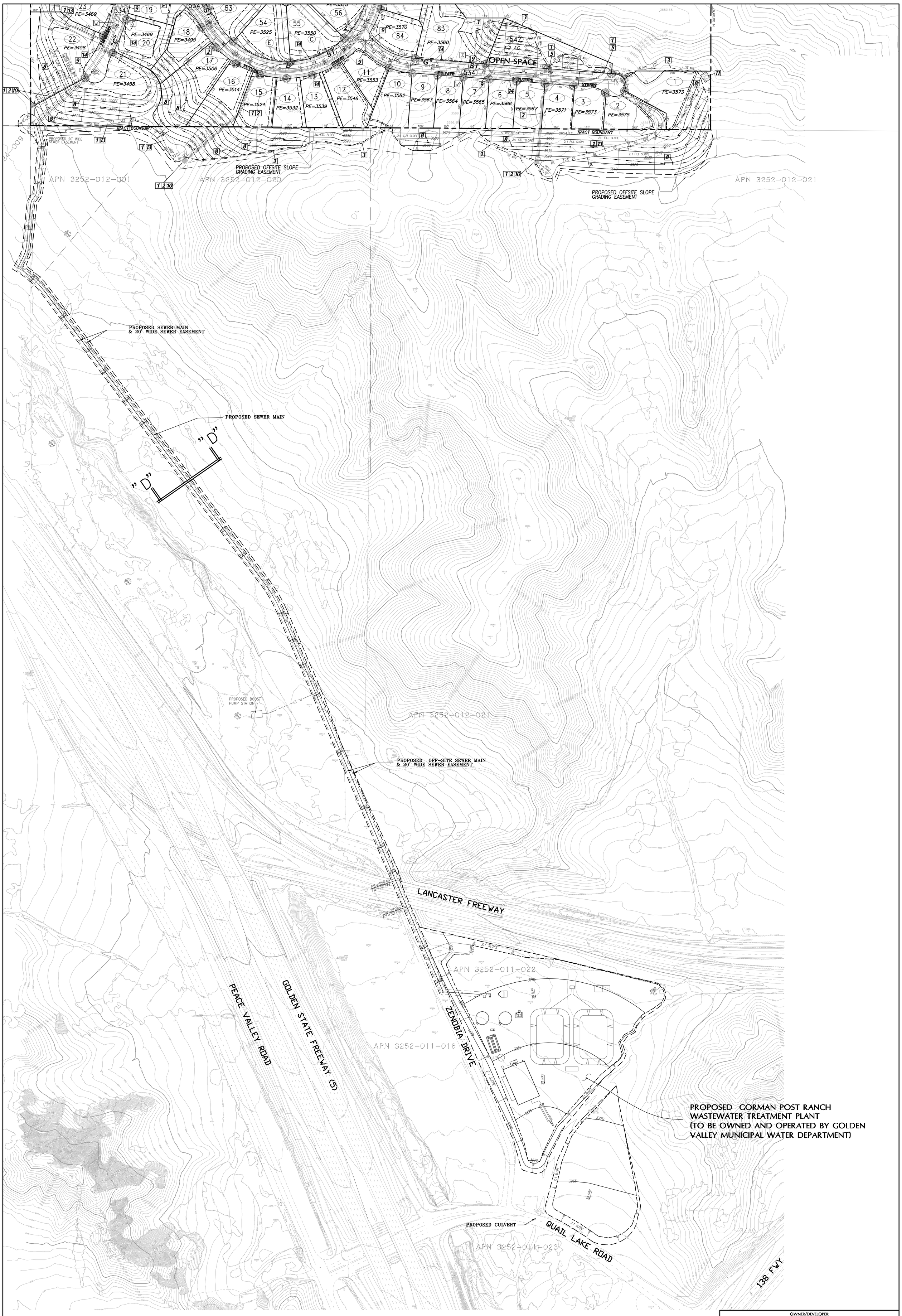
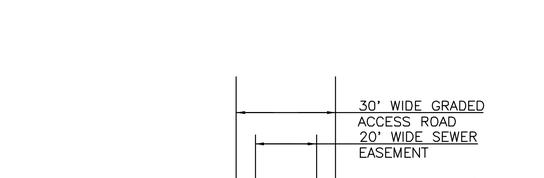
Proj. No. 10040-002

SHEET 9 OF 12





SECTION "D-D"
NOT TO SCALE

EARTHWORK QUANTITIES

(OFFSITE SEWER LINE AND WASTEWATER TREATMENT PLANT)

CUT: 10,000 C.Y.
FILL: 170,000 C.Y.
TO BE BALANCED WITHIN PLANT SITE

GRAPHIC SCALE (IN FEET)
100 50 0 100 200 300

DRAWN BY M.S.			
CHECKED BY S.H.	03-01-11	LDC	REVISE PAD GRADING
	05-29-07	LDC	REV. VTTM PER 2-26-07 SCM COMMENTS, ENTRANCE DET.
			NOTES & LOT SCHEDULES, ADD OPEN SPACE LOTS FOR
DESIGNED BY M.S.			SLOPES, REV. "O" STREET ALIGNMENT & ADJUST GRADING
	11-28-06	LDC	REV. GORMAN POST ALIGNMENT, ELIMINATE LOT ALONG "A" STREET AND
			LOTS ALONG "A"-"A" STREET, REVISE PER SCM COMMENT 10/2/06
	08-08-06	LDC	REVISED IMPACTED AREA, GRADING, LOTS, & SHEET LAYOUT
	DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

OWNER/DEVELOPER:

MDM GORMAN POST RANCH LP
23 CORPORATE PLAZA, SUITE 120, NEWPORT BEACH, CA 92660
PH: (949) 219-1252 FAX: (949) 419-0920

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 4, 5, 7, 8, 9, 10, 11, 15, 16, AND 17, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

062053

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

PREPARED BY:

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Robert R. Sims, R.C.E. No. 21649 — 03-01-2011 DATE

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Proj. No. 10040-002
SHEET 10 OF 12

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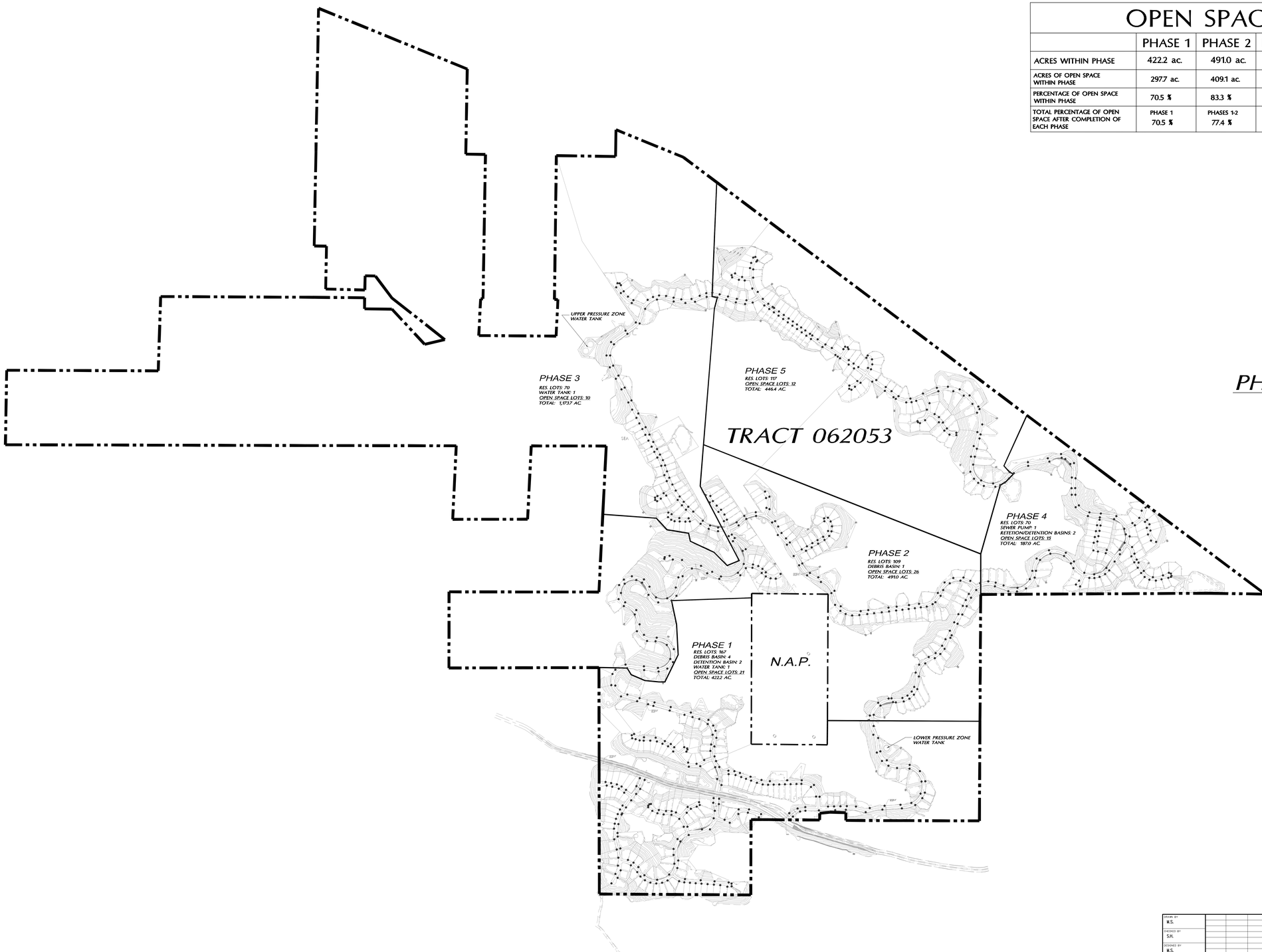
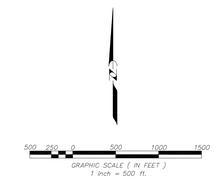
OPEN SPACE AREA

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
ACRES WITHIN PHASE	422.2 ac.	491.0 ac.	1,173.7 ac.	187.0 ac.	446.4 ac.
ACRES OF OPEN SPACE WITHIN PHASE	297.7 ac.	409.1 ac.	1,128.0 ac.	131.6 ac.	371.6 ac.
PERCENTAGE OF OPEN SPACE WITHIN PHASE	70.5 %	83.3 %	96.1 %	70.4 %	83.2 %
TOTAL PERCENTAGE OF OPEN SPACE AFTER COMPLETION OF EACH PHASE	PHASE 1 70.5 %	PHASES 1-2 77.4 %	PHASES 1-3 87.9 %	PHASES 1-4 86.5 %	PHASES 1-5 86.0 %





PHASING MAP

OWNER/DEVELOPER:

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C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
062053
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRAWN BY: M.S.
CHECKED BY: S.H.
DESIGNED BY: M.S.

DATE	CHANGED BY	REVISION
03-01-11	LDC	REVISED PHASING UNITS

REGISTERED PROFESSIONAL ENGINEER ROBERT K. SIMS No. 29649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

PREPARED BY:

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Land Planning, Civil Engineering, Surveying & Environmental Services
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Robert K. Sims, R.C.E. No. 29649 — 03-01-2011 DATE

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Proj. No. 10040-002

SHEET 11 OF 12

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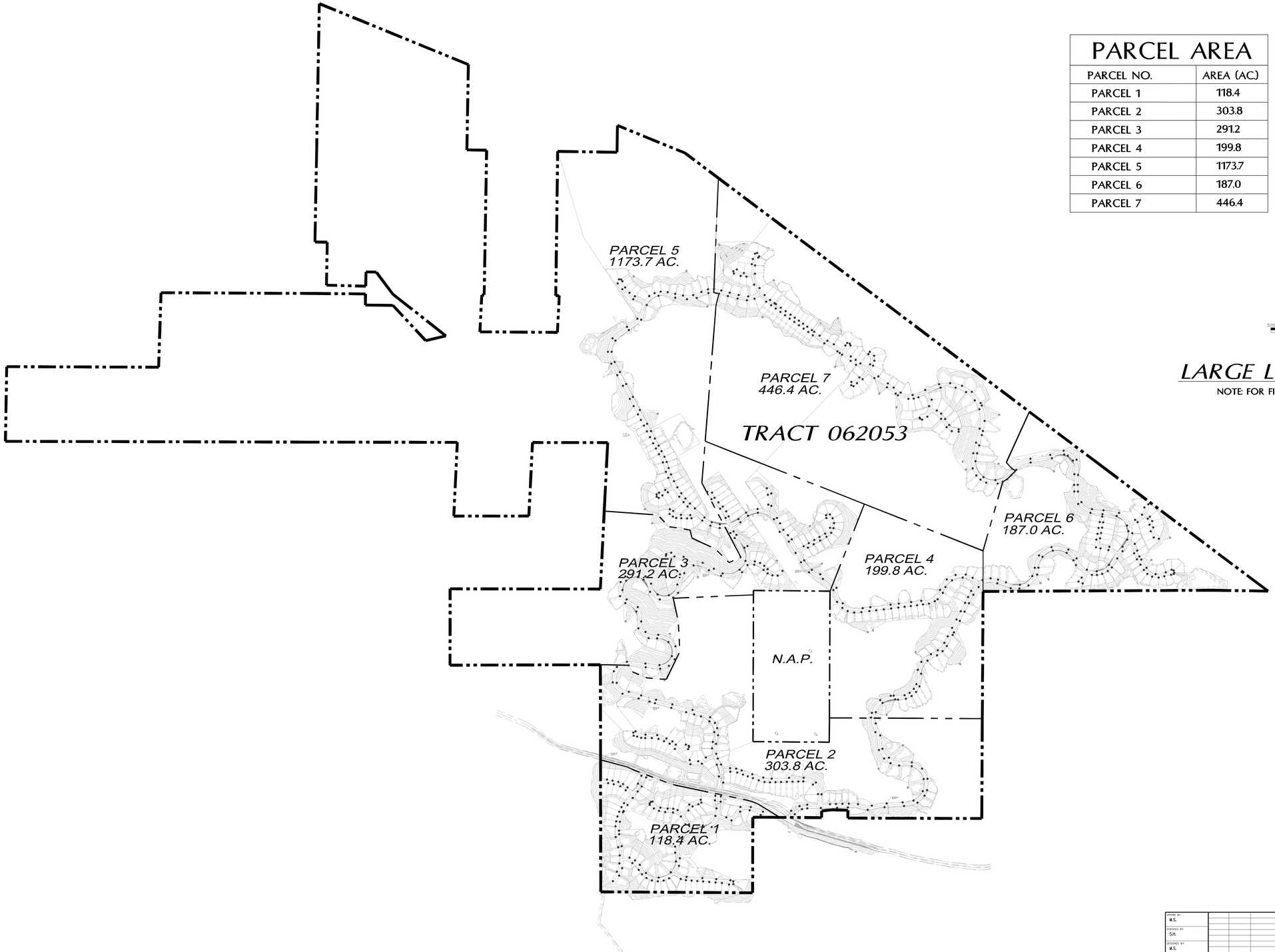
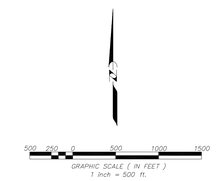
PARCEL AREA	
PARCEL NO.	AREA (AC.)
PARCEL 1	118.4
PARCEL 2	303.8
PARCEL 3	291.2
PARCEL 4	199.8
PARCEL 5	1173.7
PARCEL 6	187.0
PARCEL 7	446.4





LARGE LOT PARCEL MAP

NOTE: FOR FINANCING AND SALE PURPOSES

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C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

062053

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

DRAWN BY M.S.
CHECKED BY S.H.
DESIGNED BY M.S.

DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 29649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

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SHEET 12 OF 12

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