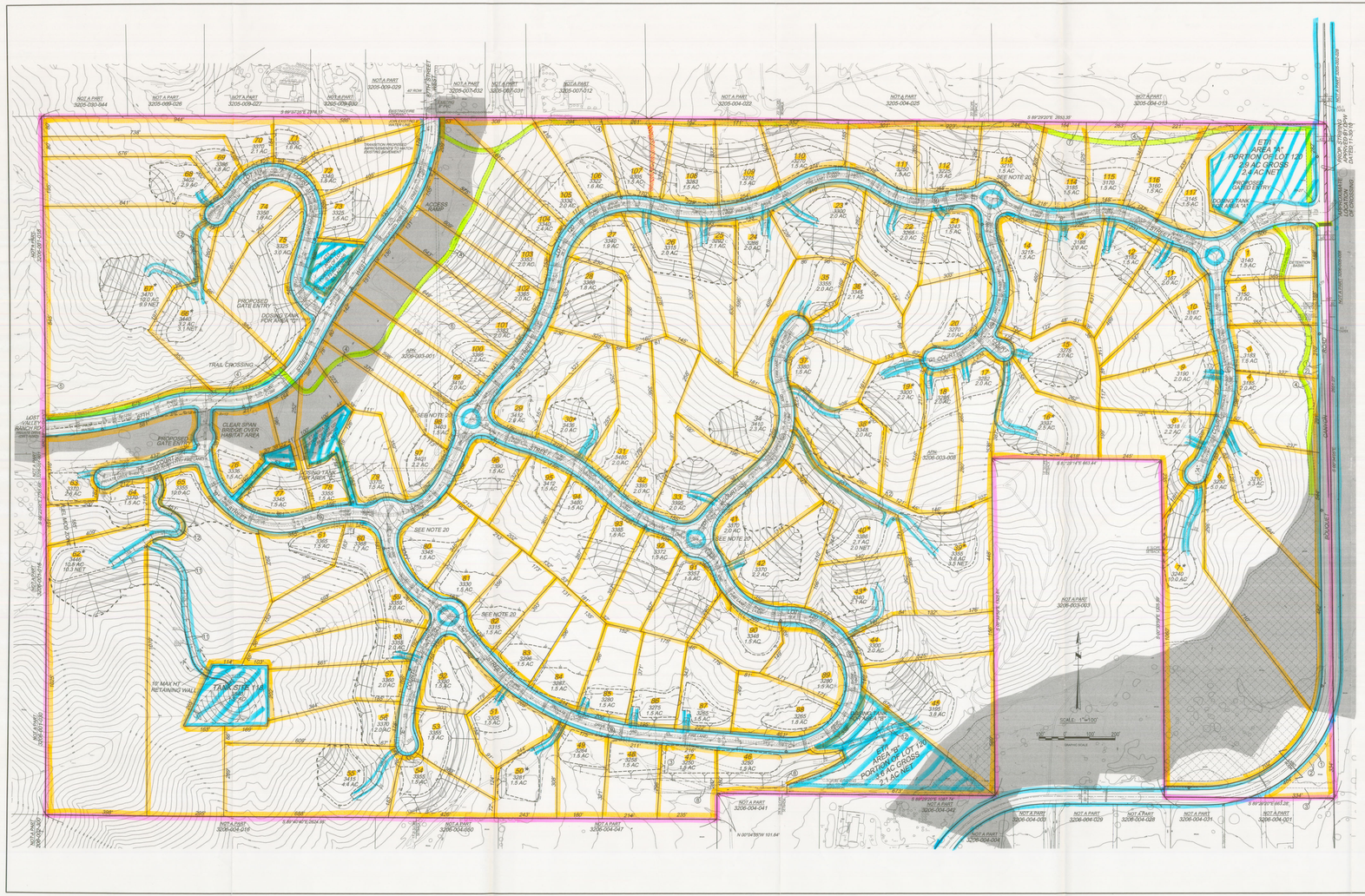

GENERAL NOTES:

1. ASSESSOR PARCEL NUMBERS 3206-003-001, 3206-003-008
2. GROSS AREA - 280.8 ACRES
3. GENERAL PLAN "WATERLOO VALLEY AREAWIDE GENERAL PLAN" (NO CHANGE PROPOSED) GENERAL PLAN DESIGNATION "NON-URBAN 1" (N-1), ALLOWING 0.5 DWELLING UNITS PER ACRE.
4. RA-5 ZONING DESIGNATION "RURAL AGRICULTURE - TWO ACRE MINIMUM REQUIRED LOT AREA" (A-2-5), ALLOWING 0.5 DWELLING UNITS PER ACRE. (NO CHANGE PROPOSED)
5. SUPPLEMENT ZONING DESIGNATION "LEONA VALLEY COMMUNITY STANDARDS DISTRICT," ALLOWING 1 UNIT PER 2.5 ACRE (GROSS) DENSITY ON FLAT SITES, OR, IF THE SITE IS WITHIN A HILLSIDE AREA, LOTS MAY BE CLUSTERED TO A 1.0 ACRE MINIMUM LOT SIZE. (NO CHANGE PROPOSED)
6. FIELDER SHALL COMPLY WITH DENSITY CONTROLLED DEVELOPMENT REGULATIONS AS APPLICABLE.
7. PROPOSED DEVELOPMENT: 117 RESIDENTIAL LOTS (1 UNIT PER 2.5 ACRES GROSS DENSITY).
8. PROPOSED SEWER SYSTEM: ADVANCED TREATMENT SYSTEMS (ATS).
9. PROPOSED WATER PURVEYOR: CALIFORNIA WATER SERVICES COMPANY.
10. PROPOSED GAS SYSTEM: PROPANE.
11. RAW GRADING QUANTITIES: 1,900,000 CY CUT / 1,900,000 CY FILL - BALANCE ON SITE.
12. FLAGGED LOTS SHALL HAVE MINIMUM PAVED ACCESS OF 20'.
13. THERE ARE NO STRUCTURES ON THE PROPERTY.
14. THERE ARE NO OAK TREES ON THE PROPERTY.
15. PROPOSED STREET AREAS (A) PRIVATE DRIVE AND FIRE LANE LOTS 59 & 121 AND PRIVATE DRIVEWAYS - 18.8 ACRES (B) PUBLIC STREETS (BOUQUET AND 87TH) - 8.6 ACRES
16. LOTS EXCEEDING 2 ACRES IN SIZE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.
17. PLANT ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT.
18. AVERAGE LOT WIDTH ALONG STREET FRONTAGE = 185'.
19. PERMISSION GRANTED TO ADJUST FND ELEVATION UP TO 3' TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
20. ROUNDABOUTS, IF UTILIZED, SHALL CONFORM TO L.A. COUNTY ROUNDABOUT POLICY GEOMETRICS.
21. HEREBY REQUEST PERMISSION TO MAKE THE STREET FRONTAGE REQUIREMENT AND ALLOW USE OF PRIVATE DRIVE AND FIRE LANE IN LIEU OF PUBLIC STREETS.
22. REFER TO SYRPING PLAN, APPROVED AND DATED 3-30-92 BY DPW, FOR DETAILS.
23. ALL SLOPES SHALL CONFORM WITH LOS ANGELES COUNTY ORDINANCE RELATIVE TO PROPERTY LINE SETBACKS, TRACT BOUNDARY AND/OR PUBLIC RIGHT OF WAY.
24. ALL BRAINED DRAINAGE DEVICES SHALL BE MAINTAINED BY HOA.
25. ALL SLOPES SHALL BE LANDSCAPED PER GRADING ORDINANCE AND MAINTAINED BY HOA.
26. ALL SLOPES TO BE PLANTED/IRRIGATED ELIMINATING THE NEED FOR DEBRIS CATCHMENT STRUCTURES. SEE SOILS REPORT FOR SPECIFIC REQUIREMENTS.
27. WATER TANK LOT 120 TO BE PRIVATELY MAINTAINED BY CALIFORNIA WATER SERVICES COMPANY.

FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE

1. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN TITLE 24, REFER TO WOOD SHINGLE AND WOOD SHAKE ROOFS ARE PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2. BUILDING CODE 64-0525.
2. TILE ROOF SHALL BE FIRE STOPPED AT EAVE ENDS TO PREVELLENT ENTRY FLAMES OR EMBERS UNDER TILE. BUILDING CODE 64-0.5.
3. PROVIDE SPARK ARRESTERS USED WITH CHIMNEYS OR HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED. OPENINGS SHALL NOT EXCEED 1/2" FIRE CODE 708-0.5. BUILDING CODE 2022.5.8.
4. ACCESSORY STRUCTURES, SUCH AS CARPORTS, DECKS, OR PATIO COVERS, WHICH ARE ATTACHED TO OR WITHIN 20' OF A RESIDENTIAL BUILDING MUST BE ONE HOUR FIRE RESISTIVE, HEAVY TIMBER, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 64-0527.8.64-0.5.8.
5. DETACHED PATIO COVERS, DECKS, CARPORTS, TRELLISES AND OTHER SIMILAR ACCESSORY STRUCTURES LOCATED 20' OR MORE FROM A HABITABLE STRUCTURE, AND OF WOOD CONSTRUCTION, SHALL UTILIZE LUMBER NOT LESS THAN 2" NOMINAL IN WIDTH AND DEPTH. BUILDING CODE 64-0.5.8
6. A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED TO, AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL FOR FINAL OCCUPANCY. FOR INFORMATION ON THE FUEL MODIFICATION PLAN PROCESS, CONTACT THE FUEL MODIFICATION UNIT, FIRE STATION #32, 605 N. ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5328 FAX 626-815-0.
7. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2.
8. ALL ACCESS SHALL COMPLY WITH TITLE 22 (COUNTY OF LOS ANGELES SUBDIVISION CODE) AND SECTION 902 OF THE FIRE CODE.

EASEMENT NOTES:

(1) FUTURE STREET PER DOCUMENT NO. 2975 RECORDED 11-21-74 TO BE ABANDONED IN FAVOR OF DEDICATION PER THIS MAP.
(2) SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER DOCUMENT NO. 2975 RECORDED 11-21-74 TO BE ABANDONED.
(3) FUTURE STREET PER DOCUMENT NO. 2975 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(4) PROPOSED IMPROVED 20' WIDE REGIONAL TRAIL EASEMENT TO BE DEDICATED.
(5) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER GROUND PUBLIC UTILITIES PER DB5581 O.R. 555 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
(6) EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER B3850 O.R. 175 TO BE RELOCATED AND ABANDONED UPON FINAL MAP APPROVAL.
(7) EXISTING 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT OF MARK MEDER AND MONIQUE MEDER PER INST. 2005-1596600 O.R. TO REMAIN.
(8) ALLIANCE SLOPE EASEMENT PER DOCUMENT NO. 2975 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(9) PROPOSED EASEMENT TO PUBLIC UTILITIES AND THE PUBLIC FOR INGRESS AND EGRESS OVER THE FUTURE STREETS TO BE DEDICATED.
(10) PRIVATE DRIVES AND FIRE LANES TO BE OWNED/MAINTAINED BY THE HOA.
(11) PROPOSED 24' WIDE WATER LINE AND ACCESS EASEMENT TO CALIFORNIA WATER SERVICES COMPANY.
(12) ALL PROPOSED PRIVATE DRIVES AND FIRE LANES TO PROVIDE RECIPROCAL ACCESS EASEMENT FOR ALL SHARED DRIVEWAYS.

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.5 AC	1.5 AC	SINGLE FAMILY
2	1.5 AC	1.5 AC	SINGLE FAMILY
3	1.5 AC	1.5 AC	SINGLE FAMILY
4	1.5 AC	1.5 AC	SINGLE FAMILY
5	1.5 AC	1.5 AC	SINGLE FAMILY
6	2.0 AC	2.0 AC	SINGLE FAMILY
7	2.0 AC	2.0 AC	SINGLE FAMILY
8	2.0 AC	2.0 AC	SINGLE FAMILY
9	2.0 AC	2.0 AC	SINGLE FAMILY
10	2.0 AC	2.0 AC	SINGLE FAMILY
11	2.0 AC	2.0 AC	SINGLE FAMILY
12	2.0 AC	2.0 AC	SINGLE FAMILY
13	2.0 AC	2.0 AC	SINGLE FAMILY
14	2.0 AC	2.0 AC	SINGLE FAMILY
15	2.0 AC	2.0 AC	SINGLE FAMILY
16	2.0 AC	2.0 AC	SINGLE FAMILY
17	2.0 AC	2.0 AC	SINGLE FAMILY
18	2.0 AC	2.0 AC	SINGLE FAMILY
19	2.0 AC	2.0 AC	SINGLE FAMILY
20	2.0 AC	2.0 AC	SINGLE FAMILY
21	2.0 AC	2.0 AC	SINGLE FAMILY
22	2.0 AC	2.0 AC	SINGLE FAMILY
23	2.0 AC	2.0 AC	SINGLE FAMILY
24	2.0 AC	2.0 AC	SINGLE FAMILY
25	2.0 AC	2.0 AC	SINGLE FAMILY
26	2.0 AC	2.0 AC	SINGLE FAMILY
27	2.0 AC	2.0 AC	SINGLE FAMILY
28	2.0 AC	2.0 AC	SINGLE FAMILY
29	2.0 AC	2.0 AC	SINGLE FAMILY
30	2.0 AC	2.0 AC	SINGLE FAMILY
31	2.0 AC	2.0 AC	SINGLE FAMILY
32	2.0 AC	2.0 AC	SINGLE FAMILY
33	2.0 AC	2.0 AC	SINGLE FAMILY
34	2.0 AC	2.0 AC	SINGLE FAMILY
35	2.0 AC	2.0 AC	SINGLE FAMILY
36	2.0 AC	2.0 AC	SINGLE FAMILY
37	2.0 AC	2.0 AC	SINGLE FAMILY
38	2.0 AC	2.0 AC	SINGLE FAMILY
39	2.0 AC	2.0 AC	SINGLE FAMILY
40	2.0 AC	2.0 AC	SINGLE FAMILY
41	2.0 AC	2.0 AC	SINGLE FAMILY
42	2.0 AC	2.0 AC	SINGLE FAMILY
43	2.0 AC	2.0 AC	SINGLE FAMILY
44	2.0 AC	2.0 AC	SINGLE FAMILY
45	2.0 AC	2.0 AC	SINGLE FAMILY
46	2.0 AC	2.0 AC	SINGLE FAMILY
47	2.0 AC	2.0 AC	SINGLE FAMILY
48	2.0 AC	2.0 AC	SINGLE FAMILY
49	2.0 AC	2.0 AC	SINGLE FAMILY
50	1.5 AC	1.5 AC	SINGLE FAMILY
51	1.5 AC	1.5 AC	SINGLE FAMILY
52	1.5 AC	1.5 AC	SINGLE FAMILY
53	1.5 AC	1.5 AC	SINGLE FAMILY
54	1.5 AC	1.5 AC	SINGLE FAMILY
55	1.5 AC	1.5 AC	SINGLE FAMILY
56	1.5 AC	1.5 AC	SINGLE FAMILY
57	1.5 AC	1.5 AC	SINGLE FAMILY
58	1.5 AC	1.5 AC	SINGLE FAMILY
59	1.5 AC	1.5 AC	SINGLE FAMILY
60	1.5 AC	1.5 AC	SINGLE FAMILY
61	1.5 AC	1.5 AC	SINGLE FAMILY
62	1.5 AC	1.5 AC	SINGLE FAMILY
63	1.5 AC	1.5 AC	SINGLE FAMILY
64	1.5 AC	1.5 AC	SINGLE FAMILY
65	1.5 AC	1.5 AC	SINGLE FAMILY
66	1.5 AC	1.5 AC	SINGLE FAMILY
67	1.5 AC	1.5 AC	SINGLE FAMILY
68	1.5 AC	1.5 AC	SINGLE FAMILY
69	1.5 AC	1.5 AC	SINGLE FAMILY
70	1.5 AC	1.5 AC	SINGLE FAMILY
71	1.5 AC	1.5 AC	SINGLE FAMILY
72	1.5 AC	1.5 AC	SINGLE FAMILY
73	1.5 AC	1.5 AC	SINGLE FAMILY
74	1.5 AC	1.5 AC	SINGLE FAMILY
75	1.5 AC	1.5 AC	SINGLE FAMILY
76	1.5 AC	1.5 AC	SINGLE FAMILY
77	1.5 AC	1.5 AC	SINGLE FAMILY
78	1.5 AC	1.5 AC	SINGLE FAMILY
79	1.5 AC	1.5 AC	SINGLE FAMILY
80	1.5 AC	1.5 AC	SINGLE FAMILY
81	1.5 AC	1.5 AC	SINGLE FAMILY
82	1.5 AC	1.5 AC	SINGLE FAMILY
83	1.5 AC	1.5 AC	SINGLE FAMILY
84	1.5 AC	1.5 AC	SINGLE FAMILY
85	1.5 AC	1.5 AC	SINGLE FAMILY
86	1.5 AC	1.5 AC	SINGLE FAMILY
87	1.5 AC	1.5 AC	SINGLE FAMILY
88	1.5 AC	1.5 AC	SINGLE FAMILY
89	1.5 AC	1.5 AC	SINGLE FAMILY
90	1.5 AC	1.5 AC	SINGLE FAMILY
91	1.5 AC	1.5 AC	SINGLE FAMILY
92	1.5 AC	1.5 AC	SINGLE FAMILY
93	1.5 AC	1.5 AC	SINGLE FAMILY
94	1.5 AC	1.5 AC	SINGLE FAMILY
95	1.5 AC	1.5 AC	SINGLE FAMILY
96	1.5 AC	1.5 AC	SINGLE FAMILY
97	1.5 AC	1.5 AC	SINGLE FAMILY
98	1.5 AC	1.5 AC	SINGLE FAMILY
99	1.5 AC	1.5 AC	SINGLE FAMILY
100	1.5 AC	1.5 AC	SINGLE FAMILY
101	1.5 AC	1.5 AC	SINGLE FAMILY
102	1.5 AC	1.5 AC	SINGLE FAMILY
103	1.5 AC	1.5 AC	SINGLE FAMILY
104	1.5 AC	1.5 AC	SINGLE FAMILY
105	1.5 AC	1.5 AC	SINGLE FAMILY
106	1.5 AC	1.5 AC	SINGLE FAMILY
107	1.5 AC	1.5 AC	SINGLE FAMILY
108	1.5 AC	1.5 AC	SINGLE FAMILY
109	1.5 AC	1.5 AC	SINGLE FAMILY
110	1.5 AC	1.5 AC	SINGLE FAMILY
111	1.5 AC	1.5 AC	SINGLE FAMILY
112	1.5 AC	1.5 AC	SINGLE FAMILY
113	1.5 AC	1.5 AC	SINGLE FAMILY
114	1.5 AC	1.5 AC	SINGLE FAMILY
115	1.5 AC	1.5 AC	SINGLE FAMILY
116	1.5 AC	1.5 AC	SINGLE FAMILY
117	1.5 AC	1.5 AC	SINGLE FAMILY
118	2.5 AC	PROPOSED PRIVATE	DRIVE AND FIRE LANE
119	2.5 AC	2.4 AC NET	BOUQUET AND 87th ST
120	2.5 AC	2.4 AC NET	SINGLE FAMILY
121	2.5 AC	PROPOSED PRIVATE	DRIVE AND FIRE LANE
122	2.5 AC	2.4 AC NET	SINGLE FAMILY
123	2.5 AC	2.4 AC NET	SINGLE FAMILY
124	2.5 AC	2.4 AC NET	SINGLE FAMILY