MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 71216
SITE PLAN OPTION A

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

DEPT OF REGIONAL PLANNING
TR 071216 VEST TENT MAR 13 2013

LEGAL DESCRIPTION

PARCEL E:
THAT PORTION OF LOT 1 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JANUARY 25, 1875, WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION TO THE EAST QUARTER CORNER; THEN WEST 1115.60 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION TO THE NORTHERLY LINE OF SAID SECTION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS TRANSFERRED TO THE CITY OF LOS ANGELES BY VIRTUE OF THAT CERTAIN DEED DATED FEBRUARY 23, 1981 AND RECORDED JUNE 2, 1981 IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS INSTRUMENT NO. 81–545064, SUBJECT TO ALL RESERVATIONS CONTAINED THEREIN.

PARCEL H:
THOSE PORTIONS OF LOTS 7, 8, AND 9 OF SECTION 31, T 4 N, R 15 W, SBM, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT N 0 28' 13" W, 413.41 FEET TO THE SOUTHWESTERLY TERMINUS OF THAT COURSE HAVING A BEARING AND DISTANCE OF S 54 58' 30" W, 85.84 FEET AS DESCRIBED IN DEED (STATE PARCEL C994) RECORDED IN BOOK D4328, PAGE 885 OF OFFICIAL RECORDS, IN SAID OFFICE; THENCE ALONG SAID COURSE AND THAT COURSE HAVING A BEARING AND DISTANCE OF S 46 20' 06" E, 24.00 FEET AS DESCRIBED IN SAID DEED (STATE PARCEL C994), N 54 58' 30" E, 85.84 FEET AND N 46 20' 05" W, 24.00 FEET; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF LAST SAID COURSE N 46 20' 05" W, 74.50 FEET TO A POINT IN THE EASTERLY LINE OF THE WEST HALF OF SAID LOT 9, DISTANCE THEREON N 0 28' 13" W, 530.69 FEET FROM SAID SOUTHEASTERLY CORNER OF LOT 7; THENCE S 43 02' 55" W, 325.02 FEET; THENCE S 36 15' 30" W, 100.84 FEET; THENCE S 44 14' 17" W, 200.01 FEET; THENCE S 48 14' 23" W, 50.16 FEET; THENCE S 42 26' 16" W, 79.33 FEET TO THE SOUTHERLY LINE OF SAID SECTION; THENCE ALONG SAID SOUTHERLY LINE N 87 24' 21" E, 516.87 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS TRANSFERRED TO THE CITY OF LOS ANGELES BY VIRTUE OF THAT CERTAIN DEED DATED FEBRUARY 23, 1981 AND RECORDED JUNE 2, 1981 IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS INSTRUMENT NO. 81–545064, SUBJECT TO ALL RESERVATIONS CONTAINED THEREIN.

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THOSE PORTIONS OF LOT 8 AND OF THE EAST HALF OF LOT 9 IN SECTION 31, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID SECTION; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION, SOUTH 87 24' 21" WEST 1077.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 2 35' 39" WEST 661.45 FEET TO THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA FOR FREEWAY PURPOSES (ANTELOPE VALLEY FREEWAY) BY DEED RECORDED APRIL 4, 1969 AS DOCUMENT NO. 285 IN BOOK D–4328, PAGE 885, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 37 50' 29" WEST 138 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING COURSES:

SOUTH 47 47' 00" WEST 125.32 FEET, SOUTH 46 20' 05" EAST, 24 FEET AND SOUTH 54 58' 30" WEST, 85.84 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAND, BEING A POINT IN THE WEST LINE OF SAID LOT 8, DISTANT THEREON NORTH 0 28' 13" WEST 413.41 FEET FROM SAID SOUTHERLY LINE OF SAID SECTION; THENCE ALONG SAID WEST LINE SOUTH 0 28' 13" EAST 413.41 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 87 24' 21" EAST 257.21 FEET TO THE TRUE POINT OF BEGINNING.

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PARCEL K:
LOTS 1, 2 AND 3 AND THE SOUTH HALF OF THE NORTHEAST QUARTER; AND ALSO THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, JANUARY 21, 1875.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SURFACE AND 500 FEET OF THE SUBSURFACE VERTICALLY IN DEPTH BELOW THE SURFACE OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SAID SURFACE EXISTED ON AUGUST 19, 1963, TO–WIT:

THAT PORTION OF LOT 1 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JANUARY 25, 1875, WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THEN SOUTH ALONG THE EAST LINE OF SAID SECTION TO THE EAST QUARTER CORNER; THEN WEST 1115.60 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THEN NORTH PARALLEL TO THE EAST LINE OF SAID SECTION TO THE NORTHERLY LINE OF SAID SECTION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM, THE SURFACE AND THAT PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 100 FEET MEASURED VERTICALLY DOWNWARD FROM SAID SURFACE, OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, QUITCLAIMED AND SURRENDERED TO THE COUNTY OF LOS ANGELES BY PARCEL 33.6 OF THAT CERTAIN DOCUMENT DATED MAY 22, 1970 AND RECORDED ON NOVEMBER 24, 1970 AS INSTRUMENT NO. 3334 IN BOOK D4898, PAGE 203, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THOSE PORTIONS LYING WITHIN THE LINES OF THE 205 FOOT WIDE AND 120 FOOT WIDE STRIPS OF LAND AS DESCRIBED IN PARCEL NOS. 20–D, 20–E, 20–F, AND 20–G OF THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON DECEMBER 30, 1970 AS INSTRUMENT NO. 46 IN BOOK D4929, PAGE 135, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF SAID LAND DESCRIBED IN THAT CERTAIN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 5, 1976, AS INSTRUMENT NO. 41, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF SAID LAND, DESCRIBED IN THAT CERTAIN DEED TO THE CITY OF LOS ANGELES, RECORDED MAY 18, 1981, AS INSTRUMENT NO. 81–490750, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE REMAINDER THEREOF, THAT PORTION WHICH LIES NORTHWESTERLY OF THAT PORTION OF THE BOUNDARY OF THE ANTELOPE VALLEY FREEWAY DESCRIBED IN PARCEL 1 (C 990–32, –33, PORTIONS OF C 990, C 990–1, –2, –3, –21 AND –22) IN THE DEED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED APRIL 5, 1976 AS INSTRUMENT NO. 41, AS HAVING LENGTHS OF 1919.41 FEET, 700.39 FEET, AND 34.26 FEET.

EASEMENTS

(1) AN EASEMENT FOR USE AS A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED IN BOOK 18596, PAGE 127 OF OFFICIAL RECORDS
IN FAVOR OF: THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA; TO BE ABANDONED AND VACATED UPON RECORDATION OF THE TRACT MAP.
AFFECTS: PORTIONS OF PARCELS E & K (PLOTTED HEREON)

(2) AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1952 AS INSTRUMENT No. 2163 IN BOOK 39504, PAGE 49 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION; TO BE ABANDONED AND RELOCATED BY SEPARATE DOCUMENTS UPON RECORDATION OF THE TRACT MAP.
AFFECTS: PORTIONS OF PARCELS K (NOT PLOTTABLE FROM RECORD)

(3) AN EASEMENT FOR PUBLIC HIGHWAY, SLOPE AND INCIDENTAL PURPOSES, RECORDED MARCH 14, 1955 AS INSTRUMENT No. 3835 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF LOS ANGELES; TO REMAIN.
AFFECTS: PORTIONS OF PARCELS E & K (PLOTTED HEREON)

(4) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 6, 1974 AS INSTRUMENT No. 3561 OF OFFICIAL RECORDS; TO REMAIN. (PLOTTED HEREON)

(5) AN EASEMENT FOR AERIAL AND UNDERGROUND ELECTRICAL LINES AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 6, 1974 AS INSTRUMENT No. 3561 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS; TO BE ABANDONED AND RELOCATED BY SEPARATE DOCUMENTS UPON RECORDATION OF THE TRACT MAP.
AFFECTS: PORTIONS OF PARCEL H (PLOTTED HEREON)

NOTE:
1. ONSITE GRADED ROADS DO NOT SHOW UP ON ANY RECORDED DOCUMENTS AS EASEMENTS.
2. (#) DENOTES EASEMENT PLOTTED HEREON UNLESS OTHERWISE NOTED.

NOTES

1. THE SUBDIVIDER INTENDS TO FILE MULTIPLE FINAL MAPS PER CALIFORNIA GOVERNMENT CODE SECTION 66456.1 AS PART OF PROJECT PHASING. PERMISSION IS REQUESTED TO RECORD MULTIPLE MAPS.
2. MAINTENANCE OF STORM DRAIN LINES AND APPURTENANCES BY LOS ANGELES COUNTY PUBLIC WORKS AS INDICATED ON SHEET T–3. ALL OTHER DRAINAGE LINES AND APPURTENANCES TO BE MAINTAINED BY OWNER.
3. LANDSCAPED SLOPES AND OPEN SPACE AREAS TO BE MAINTAINED BY OWNER/APPLICANT.
4. ALL ON–SITE ACCESS ROADS AND BRIDGE TO BE MAINTAINED BY OWNER/APPLICANT.
5. DEBRIS BASINS, SLOPE ARMORING, AND CREEK ACCESS ROADS TO BE MAINTAINED BY LACFCD.

LOT #	GROSS (AC)	NET (AC)	PROPOSED LAND USE
1	13.99	9.61	ACCESS EASEMENT
2	0.92	0.78	WAREHOUSE
3	0.94	0.88	CENTRAL UTILITY PLANT
4	1.86	1.60	SOUNDSTAGES/PRODUCTION OFFICES
5	1.28	1.01	MILLS
6	2.38	1.65	SOUNDSTAGES/PRODUCTION OFFICES
7	2.06	1.65	SOUNDSTAGES/PRODUCTION OFFICES
8	1.28	1.01	MILLS
9	1.86	1.65	SOUNDSTAGES/PRODUCTION OFFICES
10	0.76	0.66	ADMINISTRATION BUILDING
11	0.71	0.61	BUNGALOWS
12	0.47	0.42	COMMISSARY
13	0.57	0.42	BUNGALOWS
14	4.30	4.11	PLACERITA CREEK
15	2.19	1.64	SOUNDSTAGES/PRODUCTION OFFICES
16	2.01	1.64	SOUNDSTAGES/PRODUCTION OFFICES
17	1.49	1.49	MILLS
18	1.90	1.36	ELECTRICAL SUBSTATION
19	0.97	0.79	DEBRIS BASIN AND RETAINED OAKS
20	2.34	2.07	DEBRIS BASIN AND RETAINED OAKS
TOTAL	44.28	35.05	

LEGEND

— – —	CENTER LINE
━━━	TRACT BOUNDARY LINE
───	PROPOSED LOT LINE
– – –	EXISTING PARCEL LINE
— — —	DAYLIGHT LINE
- - - -	PROPOSED TOP OF SLOPE
───	PROPOSED TOE OF SLOPE
—1450—	PROPOSED CONTOUR LINE
— — —	EASEMENT LINE
—OHP—	EXISTING LADWP POWER LINE
—SD—	EXISTING STORM DRAIN LINE
	PROPOSED RETAINING WALL
— — —	EXISTING FEMA ZONE A
	ADOPTED L.A. CO. CAPITAL FLOODPLAIN BOUNDARY
	PROPOSED SLOPE STABILIZATION AND CREEK ACCESS ROAD
	EXISTING AND PROPOSED EMERGENCY ACCESS
	PRIVATE DRIVEWAY/FIRE LANE. PROPOSED VARIABLE WIDTH EASEMENTS TO: FIRE DEPT FOR FIRE ACCESS (28' MIN. WIDTH AROUND BUILDINGS HIGHER THAN 35' AND MIN. 32' TURNING RADIUS), INGRESS AND EGRESS, PUBLIC UTILITIES, DRAINAGE & MAINTENANCE PURPOSES, LACFCD FOR INGRESS AND EGRESS PURPOSES.*
	PROPOSED VARIABLE WIDTH EASEMENT
1440.5	PROPOSED BUILDING PAD ELEVATION

*EASEMENT SHALL BE FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS & EGRESS PURPOSES OVER PORTIONS OF DRIVEWAY THAT SHALL CONTAIN LACFCD STORM DRAIN.

0 50 100 200

SITE ADDRESS

19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321

EARTHWORK / GRADING

RAW QUANTITIES

CUT:	645,000 CY
OVER EXCAVATION	55,000 CY
FILL:	350,000 CY
EXPORT:	350,000 CY

VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

GOLDEN OAK RANCH PROPERTIES
19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321
CONTACT: DEANNA DETCHEMENDY
PHONE: (818) 560–8952

SHEET INDEX

T–1 VESTING TENTATIVE MAP NO. 71216 SITE PLAN OPTION A
T–2 VESTING TENTATIVE MAP NO. 71216 SITE PLAN OPTION B
T–3 ON–SITE UTILITIES MAP AND STREET AND WALL SECTIONS
T–4 TYPICAL STREET AND WALL SECTIONS
T–5 OFF–SITE UTILITIES MAP
T–6 PHASING MAP

AGENT

KATHLEEN O'PREY TRUMAN, TRUMAN & ELLIOTT LLP
626 WILSHIRE BLVD. SUITE 550
LOS ANGELES, CA 90017
PHONE: (213) 629–5300
FAX: (213) 629–1212

LAND SURVEYOR/ MAP PREPARED BY:

DAVID EVANS AND ASSOCIATES, INC.
4200 CONCOURS, SUITE 200
ONTARIO, CALIFORNIA 91764
(909) 481–5750

UTILITY PURVEYORS FOR TRACT MAP

GAS	SOUTHERN CALIFORNIA GAS COMPANY
SEWER	SANTA CLARITA VALLEY SANITATION DISTRICT
WATER	NEWHALL COUNTY WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISON
TELEPHONE	AT&T
CABLE	TIME WARNER

EXISTING USE

VACANT, OUTDOOR PARKING, MOTION PICTURE/TELEVISION FILMING AND AGRICULTURAL USES

PROJECT DATA

TOTAL PROJECT LAND AREA: 1,928,670 SF (44.28 AC)

SOUNDSTAGES	12
PRODUCTION OFFICES	6
MILLS	6
WRITERS/PRODUCERS BUNGALOWS	6
COMMISSARY	1
ADMINISTRATION BUILDING	1
CENTRAL UTILITY PLANT	1
WAREHOUSE	1
ELECTRICAL SUBSTATION	1

DRAINAGE NOTE

THE ONSITE RUNOFF WILL BE DRAINED TOWARDS UNDERGROUND INFILTRATION AND DETENTION SYSTEMS. THE PERFORATED UNDERGROUND DETENTION SYSTEMS WILL DETAIN THE PEAK FLOWS AND INFILTRATE THE FIRST FLUSH BEFORE IT REACHES PLACERITA CREEK OR THE GROUNDWATER BASIN.

THE OFFSITE RUNOFF WILL BE PICKED UP BY A SEPARATE STORM DRAIN SYSTEM AND DISCHARGE INTO PLACERITA CREEK.

GENERAL NOTES

1. OWNER/SUBDIVIDER SHALL COMPLY WITH ALL REQUIREMENTS OF THE COUNTY OF LOS ANGELES SUBDIVISION CODE, TITLE 21.
2. OWNER/SUBDIVIDER SHALL COMPLY WITH ALL REQUIREMENTS OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS.
3. NO COMMON AREA SHALL BE DEDICATED.
4. PERMISSION IS REQUESTED TO VACATE DELDEN ROAD.
5. MAP BASED ON RECORDED DATA PREPARED BY DAVID EVANS & ASSOCIATES DATED JUNE 2009.
6. PROJECT IS IN FEMA 100–YEAR FLOOD ZONE AND LOS ANGELES COUNTY'S 50–YEAR CAPITAL FLOOD ZONE.
7. EXISTING MAINTENANCE ROAD IN FAVOR OF LADWP SHALL BE VACATED AND INSTEAD AN EASEMENT IN FAVOR OF LADWP WILL BE GRANTED OVER LOT 1, THE PRIVATE DRIVEWAY SYSTEM.
8. LOTS 15, 16, AND 17 MAY BE MERGED INTO ONE LOT WITH OPTION B BUILD OUT.
9. LADWP TRANSMISSION CORRIDOR IS OWNED BY LADWP. OWNER/APPLICANT HAS AN ACCESS EASEMENT OVER THE LADWP TRANSMISSION CORRIDOR.
10. PERMISSION IS REQUESTED TO WAIVE STREET FRONTAGE
11. PERMISSION REQUESTED FOR ALLOWANCE OF 5–FOOT DEVIATION FOR ELEVATION OF PADS IN LOTS.
12. PERMISSION IS REQUESTED TO RECORD MULTIPLE MAPS.
13. PERMISSION IS REQUESTED TO SATISFY LANDSCAPING REQUIREMENT OF 10% OVER ENTIRE TRACT MAP RATHER THAN ON LOT–BY–LOT BASIS.
14. THE OWNER/APPLICANT SHALL OBTAIN WRITTEN AUTHORIZATION FROM LADWP PRIOR TO ISSUANCE OF GRADING PERMITS FOR USE OF TRANSMISSION LINE ROW FOR PARKING LOT AND GRADING CONSTRUCTION.
15. DRIVEWAY ACCESS FROM PLACERITA CANYON RD. MAY REQUIRE MINOR ADJUSTMENT TO THE SATISFACTION OF CALTRANS, LADWP, PUBLIC WORKS, AND REGIONAL PLANNING.
16. THE PROPOSED BRIDGE OVER PLACERITA CREEK REQUIRES AN ACCESS EASEMENT OVER LOT 14.
17. OWNER/SUBDIVIDER SHALL DEDICATE CONSTRUCTION RIGHTS OVER LOT 14.
18. OWNER/SUBDIVIDER SHALL DEDICATE TO THE COUNTY ON THE FINAL MAP THE RIGHTS TO PROHIBIT CONSTRUCTION OF RESIDENTIAL AND ACCESSORY STRUCTURES OVER ALL LOTS.
19. LADWP HAS FULL ACCESS RIGHTS OVER THE ENTIRE 330' WIDE LADWP TRANSMISSION CORRIDOR.

LAND USE & ZONING

EXISTING LAND USE: AGRICULTURAL — PROPOSED ZONING: C–M–DP
PROPOSED LAND USE: COMMERCIAL — TOTAL NUMBER OF LOTS: 20
EXISTING ZONING: A–2–1

ASSESSORS PARCEL NUMBERS

2848–009–037, PORTION OF 2848–009–038, 2848–019–008, 2848–019–009, 2848–019–010, 2848–019–011, 2848–019–012, 2848–019–013

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 71216
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OWNER
GOLDEN OAK RANCH PROPERTIES
19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321

REGISTERED PROFESSIONAL ENGINEER DALE ROBERT BATHKE No. 48138 Exp. 06–30–14 CIVIL STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR ROBERT D. VASQUEZ Exp.12/31/14 No. 7300 STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
4200 Concours, Suite 200
Ontario California 91764
Phone: 909.481.5750

REVISIONS: APPD.

DATE: PREPARED: MARCH 13, 2013

SCALE: 1"=100'

PROJECT NUMBER: MATE0000–0002

DRAWING FILE: ECTM001MATE00000002.dwg

SHEET NO. T-1

DWG: P:\M\MATE00000002\0400CAD\EC\DWG\Sheet\ECTM001MATE00000002.dwg BY: bmli Mar 11, 2013 - 12:07:42pm

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 71216
SITE PLAN OPTION B

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

LEGAL DESCRIPTION

PARCEL E:
THAT PORTION OF LOT 1 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JANUARY 25, 1875, WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION TO THE EAST QUARTER CORNER; THEN WEST 1115.60 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION TO THE NORTHERLY LINE OF SAID SECTION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION TO THE POINT OF BEGINNING.

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SOUTH 47 47' 00" WEST 125.32 FEET, SOUTH 46 20' 05" EAST, 24 FEET AND SOUTH 54 58' 30" WEST, 85.84 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAND, BEING A POINT IN THE WEST LINE OF SAID LOT 8, DISTANT THEREON NORTH 0 28' 13" WEST 413.41 FEET FROM SAID SOUTHERLY LINE OF SAID SECTION; THENCE ALONG SAID WEST LINE SOUTH 0 28' 13" EAST 413.41 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 87 24' 21" EAST 257.21 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS TRANSFERRED TO THE CITY OF LOS ANGELES BY VIRTUE OF THAT CERTAIN DEED DATED FEBRUARY 23, 1981 AND RECORDED JUNE 2, 1981 IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS INSTRUMENT NO. 81–545064, SUBJECT TO ALL RESERVATIONS CONTAINED THEREIN.

PARCEL K:
LOTS 1, 2 AND 3 AND THE SOUTH HALF OF THE NORTHEAST QUARTER; AND ALSO THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, JANUARY 21, 1875.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SURFACE AND 500 FEET OF THE SUBSURFACE VERTICALLY IN DEPTH BELOW THE SURFACE OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SAID SURFACE EXISTED ON AUGUST 19, 1963, TO–WIT:

THAT PORTION OF LOT 1 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JANUARY 25, 1875, WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THEN SOUTH ALONG THE EAST LINE OF SAID SECTION TO THE EAST QUARTER CORNER; THEN WEST 1115.60 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THEN NORTH PARALLEL TO THE EAST LINE OF SAID SECTION TO THE NORTHERLY LINE OF SAID SECTION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM, THE SURFACE AND THAT PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 100 FEET MEASURED VERTICALLY DOWNWARD FROM SAID SURFACE, OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, QUITCLAIMED AND SURRENDERED TO THE COUNTY OF LOS ANGELES BY PARCEL 33.6 OF THAT CERTAIN DOCUMENT DATED MAY 22, 1970 AND RECORDED ON NOVEMBER 24, 1970 AS INSTRUMENT NO. 3334 IN BOOK D4898, PAGE 203, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THOSE PORTIONS LYING WITHIN THE LINES OF THE 205 FOOT WIDE AND 120 FOOT WIDE STRIPS OF LAND AS DESCRIBED IN PARCEL NOS. 20–D, 20–E, 20–F, AND 20–G OF THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON DECEMBER 30, 1970 AS INSTRUMENT NO. 46 IN BOOK D4929, PAGE 135, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF SAID LAND DESCRIBED IN THAT CERTAIN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 5, 1976, AS INSTRUMENT NO. 41, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF SAID LAND, DESCRIBED IN THAT CERTAIN DEED TO THE CITY OF LOS ANGELES, RECORDED MAY 18, 1981, AS INSTRUMENT NO. 81–490750, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE REMAINDER THEREOF, THAT PORTION WHICH LIES NORTHWESTERLY OF THAT PORTION OF THE BOUNDARY OF THE ANTELOPE VALLEY FREEWAY DESCRIBED IN PARCEL 1 (C 990–32, –33, PORTIONS OF C 990, C 990–1, –2, –3, –21 AND –22) IN THE DEED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED APRIL 5, 1976 AS INSTRUMENT NO. 41, AS HAVING LENGTHS OF 1919.41 FEET, 700.39 FEET, AND 34.26 FEET.

EASEMENTS

1. AN EASEMENT FOR USE AS A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED IN BOOK 18596, PAGE 127 OF OFFICIAL RECORDS
   IN FAVOR OF: THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA; TO BE ABANDONED AND VACATED UPON RECORDATION OF THE TRACT MAP.
   AFFECTS: PORTIONS OF PARCELS E & K (PLOTTED HEREON)
2. AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1952 AS INSTRUMENT No. 2163 IN BOOK 39504, PAGE 49 OF OFFICIAL RECORDS.
   IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION; TO BE ABANDONED AND RELOCATED BY SEPARATE DOCUMENTS UPON RECORDATION OF THE TRACT MAP.
   AFFECTS: PORTIONS OF PARCELS K (NOT PLOTTABLE FROM RECORD)
3. AN EASEMENT FOR PUBLIC HIGHWAY, SLOPE AND INCIDENTAL PURPOSES, RECORDED MARCH 14, 1955 AS INSTRUMENT No. 3835 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF LOS ANGELES; TO REMAIN.
   AFFECTS: PORTIONS OF PARCELS E & K (PLOTTED HEREON)
4. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 6, 1974 AS INSTRUMENT No. 3561 OF OFFICIAL RECORDS; TO REMAIN. (PLOTTED HEREON)
5. AN EASEMENT FOR AERIAL AND UNDERGROUND ELECTRICAL LINES AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 6, 1974 AS INSTRUMENT No. 3561 OF OFFICIAL RECORDS.
   IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS; TO BE ABANDONED AND RELOCATED BY SEPARATE DOCUMENTS UPON RECORDATION OF THE TRACT MAP.
   AFFECTS: PORTIONS OF PARCEL H (PLOTTED HEREON)

NOTE:
1. ONSITE GRADED ROADS DO NOT SHOW UP ON ANY RECORDED DOCUMENTS AS EASEMENTS.
2. (#) DENOTES EASEMENT PLOTTED HEREON UNLESS OTHERWISE NOTED.

NOTES

1. THE SUBDIVIDER INTENDS TO FILE MULTIPLE FINAL MAPS PER CALIFORNIA GOVERNMENT CODE SECTION 66456.1 AS PART OF PROJECT PHASING. PERMISSION IS REQUESTED TO RECORD MULTIPLE MAPS.
2. MAINTENANCE OF STORM DRAIN LINES AND APPURTENANCES BY LOS ANGELES COUNTY PUBLIC WORKS AS INDICATED ON SHEET T–3. ALL OTHER DRAINAGE LINES AND APPURTENANCES TO BE MAINTAINED BY OWNER.
3. LANDSCAPED SLOPES AND OPEN SPACE AREAS TO BE MAINTAINED BY OWNER/APPLICANT.
4. ALL ON–SITE ACCESS ROADS AND BRIDGE TO BE MAINTAINED BY OWNER/APPLICANT.
5. DEBRIS BASINS, SLOPE ARMORING, AND CREEK ACCESS ROADS TO BE MAINTAINED BY LACFCD.

LOT #	GROSS (AC)	NET (AC)	PROPOSED LAND USE
1	13.99	9.98	ACCESS EASEMENT
2	0.92	0.78	WAREHOUSE
3	0.94	0.89	CENTRAL UTILITY PLANT
4	1.86	1.60	SOUNDSTAGES/PRODUCTION OFFICES
5	1.28	1.01	MILLS
6	2.38	1.65	SOUNDSTAGES/PRODUCTION OFFICES
7	2.06	1.65	SOUNDSTAGES/PRODUCTION OFFICES
8	1.28	1.01	MILLS
9	1.86	1.65	SOUNDSTAGES/PRODUCTION OFFICES
10	0.76	0.66	ADMINISTRATION BUILDING
11	0.71	0.61	BUNGALOWS
12	0.47	0.42	COMMISSARY
13	0.57	0.42	BUNGALOWS
14	4.30	4.11	PLACERITA CREEK
15	5.69	5.26	STUDIO OFFICES
16	1.90	1.36	ELECTRICAL SUBSTATION
17	0.97	0.79	DEBRIS BASIN AND RETAINED OAKS
18	2.34	2.07	DEBRIS BASIN AND RETAINED OAKS
TOTAL 44.28		35.91	

LEGEND

	CENTER LINE
	TRACT BOUNDARY LINE
	PROPOSED LOT LINE
	OPTION B BUILD OUT LINE
	EXISTING PARCEL LINE
	DAYLIGHT LINE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
1450	PROPOSED CONTOUR LINE
	EASEMENT LINE
OHP	EXISTING LADWP POWER LINE
SD	EXISTING STORM DRAIN LINE
	PROPOSED RETAINING WALL
	EXISTING FEMA ZONE A
	ADOPTED L.A. CO. CAPITAL FLOODPLAIN BOUNDARY
	PROPOSED SLOPE STABILIZATION AND CREEK ACCESS ROAD IN FAVOR OF LACFCD
	EXISTING AND PROPOSED EMERGENCY ACCESS
	PRIVATE DRIVEWAY/FIRE LANE. PROPOSED VARIABLE WIDTH EASEMENTS TO: FIRE ACCESS (28' MIN. WIDTH AROUND BUILDINGS HIGHER THAN 35' AND MIN. 32' TUIRNING RADIUS), INGRESS AND EGRESS, PUBLIC UTILITIES, DRAINAGE & MAINTENANCE PURPOSES, LACFCD FOR INGRESS AND EGRESS PURPOSES.*
	PROPOSED VARIABLE WIDTH EASEMENT
1440.5	PROPOSED BUILDING PAD ELEVATION

*EASEMENT SHALL BE FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS & EGRESS PURPOSES OVER PORTIONS OF DRIVEWAY THAT SHALL CONTAIN LACFCD STORM DRAIN.

SITE ADDRESS

19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321

EARTHWORK / GRADING

RAW QUANTITIES

CUT:	645,000 CY
OVER EXCAVATION	55,000 CY
FILL:	350,000 CY
EXPORT:	350,000 CY

VICINITY MAP

NOT TO SCALE

OWNER/APPLICANT

GOLDEN OAK RANCH PROPERTIES
19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321
CONTACT: DEANNA DETCHEMENDY
PHONE: (818) 560–8952

SHEET INDEX

T–1	VESTING TENTATIVE MAP NO. 71216 SITE PLAN OPTION A
T–2	VESTING TENTATIVE MAP NO. 71216 SITE PLAN OPTION B
T–3	ON–SITE UTILITIES MAP AND STREET AND WALL SECTIONS
T–4	TYPICAL STREET AND WALL SECTIONS
T–5	OFF–SITE UTILITIES MAP
T–6	PHASING MAP

AGENT

KATHLEEN O'PREY TRUMAN, TRUMAN & ELLIOTT LLP
626 WILSHIRE BLVD. SUITE 550
LOS ANGELES, CA 90017
PHONE: (213) 629–5300
FAX: (213) 629–1212

LAND SURVEYOR/ MAP PREPARED BY:

DAVID EVANS AND ASSOCIATES, INC.
4200 CONCOURS, SUITE 200
ONTARIO, CALIFORNIA 91764
(909) 481–5750

UTILITY PURVEYORS FOR TRACT MAP

GAS	SOUTHERN CALIFORNIA GAS COMPANY
SEWER	SANTA CLARITA VALLEY SANITATION DISTRICT
WATER	NEWHALL COUNTY WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISON
TELEPHONE	AT&T
CABLE	TIME WARNER

EXISTING USE

VACANT, OUTDOOR PARKING, MOTION PICTURE/TELEVISION FILMING AND AGRICULTURAL USES

PROJECT DATA

TOTAL PROJECT LAND AREA: 1,928,670 SF (44.28 AC)

SOUNDSTAGES	8
PRODUCTION OFFICES	4
MILLS	4
WRITERS/PRODUCERS BUNGALOWS	6
COMMISSARY	1
STUDIO OFFICE	1
ADMINISTRATION BUILDING	1
CENTRAL UTILITY PLANT	1
WAREHOUSE	1
ELECTRICAL SUBSTATION	1

DRAINAGE NOTE

THE ONSITE RUNOFF WILL BE DRAINED TOWARDS UNDERGROUND INFILTRATION AND DETENTION SYSTEMS. THE PERFORATED UNDERGROUND DETENTION SYSTEMS WILL DETAIN THE PEAK FLOWS AND INFILTRATE THE FIRST FLUSH BEFORE IT REACHES PLACERITA CREEK OR THE GROUNDWATER BASIN.

THE OFFSITE RUNOFF WILL BE PICKED UP BY A SEPARATE STORM DRAIN SYSTEM AND DISCHARGE INTO PLACERITA CREEK.

GENERAL NOTES

1. OWNER/SUBDIVIDER SHALL COMPLY WITH ALL REQUIREMENTS OF THE COUNTY OF LOS ANGELES SUBDIVISION CODE, TITLE 21.
2. OWNER/SUBDIVIDER SHALL COMPLY WITH ALL REQUIREMENTS OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS.
3. NO COMMON AREA SHALL BE DEDICATED.
4. PERMISSION IS REQUESTED TO VACATE DELDEN ROAD
5. MAP BASED ON RECORDED DATA PREPARED BY DAVID EVANS & ASSOCIATES DATED JUNE 2009.
6. PROJECT IS IN FEMA 100–YEAR FLOOD ZONE AND LOS ANGELES COUNTY'S 50–YEAR CAPITAL FLOOD ZONE
7. EXISTING MAINTENANCE ROAD IN FAVOR OF LADWP SHALL BE VACATED AND INSTEAD AN EASEMENT IN FAVOR OF LADWP WILL BE GRANTED OVER LOT 1, THE PRIVATE DRIVEWAY SYSTEM.
8. LADWP TRANSMISSION CORRIDOR IS OWNED BY LADWP. OWNER/APPLICANT HAS AN ACCESS EASEMENT OVER THE LADWP TRANSMISSION CORRIDOR.
9. PERMISSION IS REQUESTED TO WAIVE STREET FRONTAGE
10. ALLOWANCE OF 5–FOOT DEVIATION FOR ELEVATION OF PADS IN LOTS.
11. PERMISSION IS REQUESTED TO RECORD MULTIPLE MAPS.
12. PERMISSION IS REQUESTED TO SATISFY LANDSCAPING REQUIREMENT OF 10% OVER ENTIRE TRACT MAP RATHER THAN ON LOT–BY–LOT BASIS.
13. THE OWNER/APPLICANT SHALL OBTAIN WRITTEN AUTHORIZATION FROM LADWP PRIOR TO ISSUANCE OF GRADING PERMITS FOR USE OF TRANSMISSION LINE ROW FOR PARKING LOT AND GRADING CONSTRUCTION.
14. DRIVEWAY ACCESS FROM PLACERITA CANYON RD. MAY REQUIRE MINOR ADJUSTMENT TO THE SATISFACTION OF CALTRANS, LADWP, PUBLIC WORKS, AND REGIONAL PLANNING.
15. THE PROPOSED BRIDGE OVER PLACERITA CREEK REQUIRES AN ACCESS EASEMENT OVER LOT 14.
16. OWNER/SUBDIVIDER SHALL DEDICATE CONSTRUCTION RIGHTS OVER LOT 14.
17. OWNER/SUBDIVIDER SHALL DEDICATE TO THE COUNTY ON THE FINAL MAP THE RIGHTS TO PROHIBIT CONSTRUCTION OF RESIDENTIAL AND ACCESSORY STRUCTURES OVER ALL LOTS.
18. LADWP HAS FULL ACCESS RIGHTS OVER THE ENTIRE 330' WIDE LADWP TRANSMISSION CORRIDOR.

LAND USE & ZONING

EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: COMMERCIAL
EXISTING ZONING: A–2–1
PROPOSED ZONING: C–M–DP
TOTAL NUMBER OF LOTS: 18

ASSESSORS PARCEL NUMBERS

2848–009–037, PORTION OF 2848–009–038, 2848–019–008, 2848–019–009, 2848–019–010, 2848–019–011, 2848–019–012, 2848–019–013

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 71216
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OWNER
GOLDEN OAK RANCH PROPERTIES
19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321

REGISTERED PROFESSIONAL ENGINEER
DALE ROBERT BATHKE
No. 48138
Exp. 06–30–14
CIVIL
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
ROBERT D. VASQUEZ
Exp.12/31/14
No. 7300
STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
4200 Concours, Suite 200
Ontario California 91764
Phone: 909.481.5750

REVISIONS: APPD.

DATE: PREPARED: MARCH 13, 2013

SCALE: 1"=100'

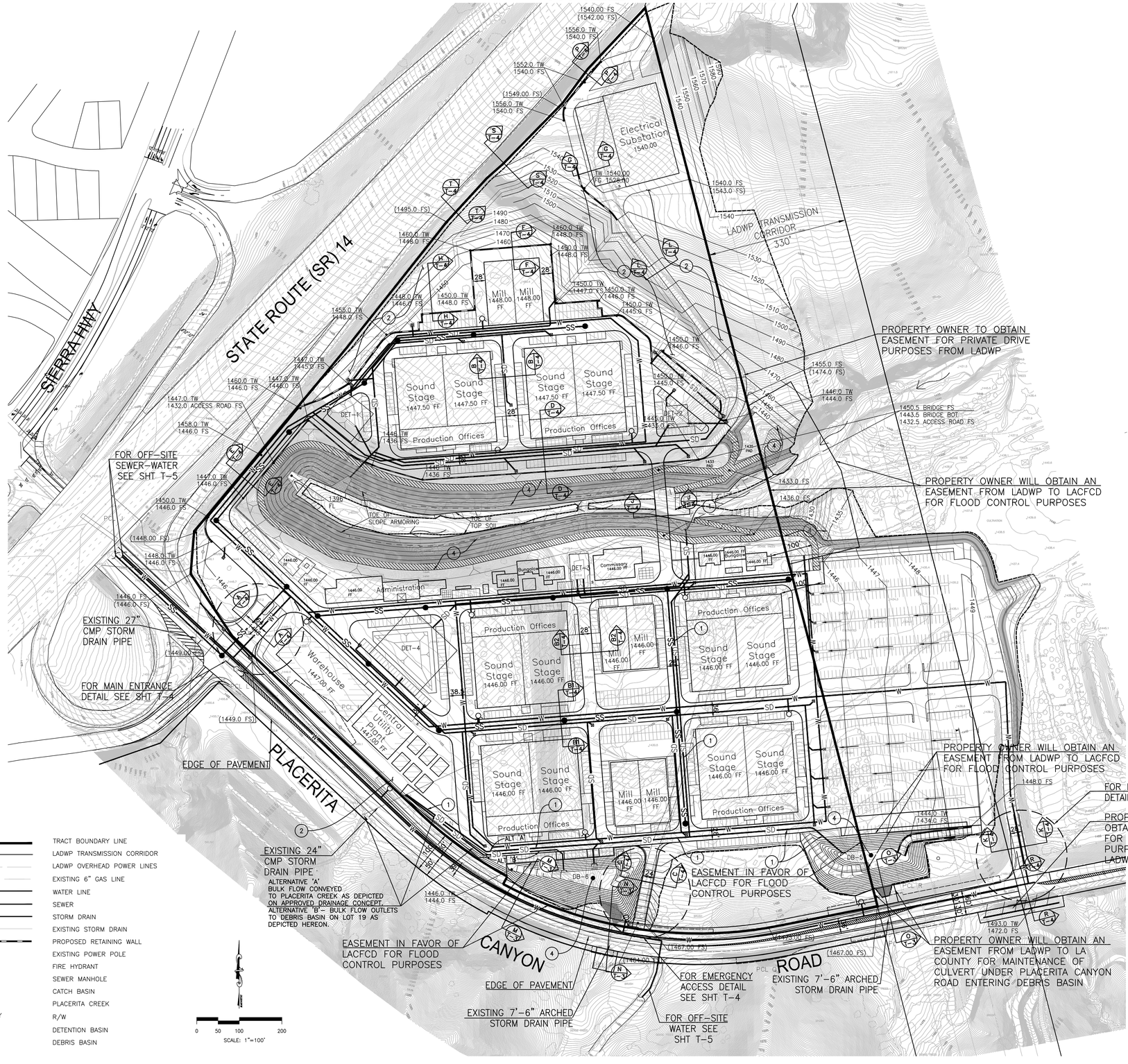
PROJECT NUMBER: MATE0000–0002

DRAWING FILE: ECTM005MATE00000002.dwg

SHEET NO.
T-2

DWG: P:\MATE00000002\0400CAD\EC\DWG\Sheet\ECTM005MATE00000002.dwg BY: bmli Mar 11, 2013 - 12:08:13pm

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 71216
ON-SITE UTILITIES MAP AND STREET AND WALL SECTIONS



LEGEND

	TRACT BOUNDARY LINE
	LADWP TRANSMISSION CORRIDOR
DHP	LADWP OVERHEAD POWER LINES
G	EXISTING 6" GAS LINE
W	WATER LINE
SS	SEWER
SD	STORM DRAIN
SD	EXISTING STORM DRAIN
	PROPOSED RETAINING WALL
	EXISTING POWER POLE
	FIRE HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	PLACERITA CREEK
RIGHT OF WAY	R/W
DET	DETENTION BASIN
DB	DEBRIS BASIN

0 50 100 200
SCALE: 1"=100'

BENCH MARK

NAME: 2928
ELEVATION: 1471.277 FEET NAVD 88
AGENCY: COUNTY OF LOS ANGELES
DESCRIPTION: A CS MON 150MM UP, 7.5M S/O C/L PLACERITA CYN RD & 644M E/O SIERRA HWY 1M S/O PP#1382950E & 40M W/O MILE MARK #2.57. STAMPED "BM 203-17 1966"

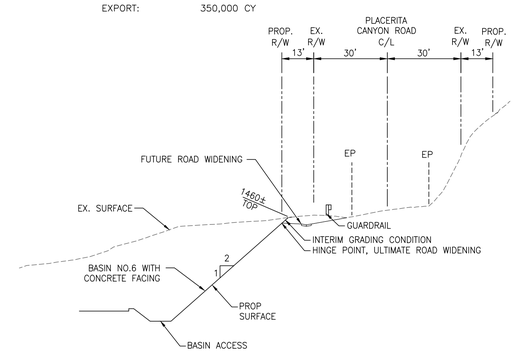
NOTES

1. MAINTENANCE OF STORM DRAIN LINES AND APPURTENANCES BY LOS ANGELES COUNTY FLOOD CONTROL DISTRICT (LACFCD) AS INDICATED ON PLAN. ALL OTHER DRAINAGE LINES AND APPURTENANCES TO BE MAINTAINED BY OWNER.
2. LANDSCAPED SLOPES AND OPEN SPACE AREAS TO BE MAINTAINED BY OWNER/APPLICANT.
3. ALL ON-SITE ACCESS ROADS AND BRIDGE TO BE MAINTAINED BY OWNER/APPLICANT.
4. DEBRIS BASINS, SLOPE ARMORING, AND CREEK ACCESS ROADS TO BE MAINTAINED BY LACFCD.

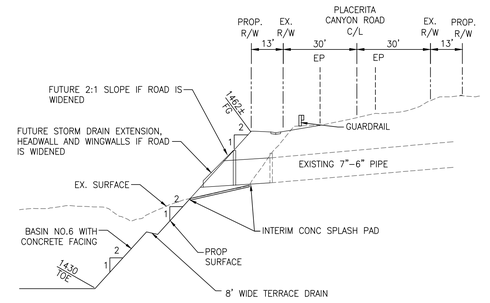
EARTHWORK / GRADING

RAW QUANTITIES

CUT:	645,000 CY
OVER EXCAVATION	55,000 CY
FILL:	350,000 CY
EXPORT:	350,000 CY



SECTION M-M (M/T-3)
N.T.S.



SECTION N-N (N/T-3)
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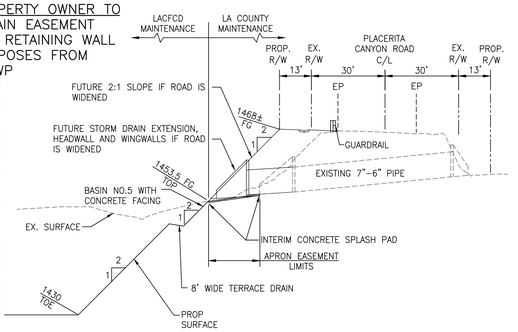


SECTION O-O (O/T-3)
N.T.S.

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 71216
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OWNER
GOLDEN OAK RANCH PROPERTIES
19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321

REGISTERED PROFESSIONAL ENGINEER
DALE ROBERT PATRICK
No. 48138
Exp. 6-30-14
CIVIL
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
ROBERT D. VASQUEZ
Exp. 12/31/14
No. 7500
STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
4200 Concours, Suite 200
Ontario California 91764
Phone: 909.481.5750

REVISIONS:	APPD.

DATE: PREPARED:
MARCH 13, 2013

SCALE: 1"=100'

PROJECT NUMBER:
MATE0000-0002

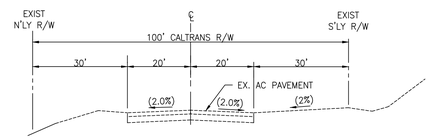
DRAWING FILE:
ECTM003MATE00000002.dwg

SHEET NO.
T-3

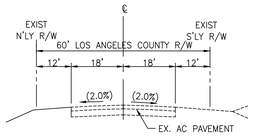
DWG: P:\NV\MATE\0000002\V1400\CAD\ECTM\DWG\Sheet1\ECTM003MATE00000002.dwg, BY: kelli Mar 11, 2013 - 12:03:39pm

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 71216
TYPICAL STREET AND WALL SECTIONS

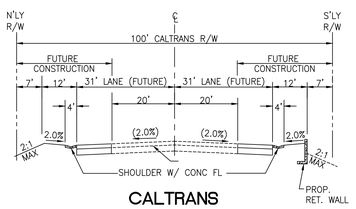
TYPICAL STREET SECTIONS



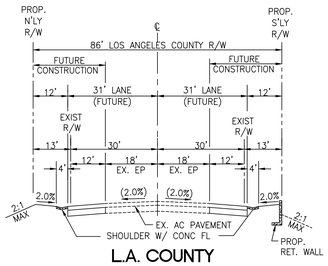
CALTRANS
TYPICAL STREET SECTION (100' R/W)
EXISTING
FROM SR-14 NB OFF-RAMP TO 860' EAST ALONG PLACERITA CYN RD.
PLACERITA CANYON ROAD
RURAL SECONDARY HWY



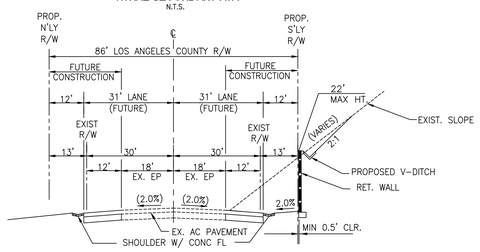
L.A. COUNTY
TYPICAL STREET SECTION (60' R/W)
EXISTING
FROM 860' EAST OF SR-14 NB OFF RAMP TO 1300' EAST ALONG PLACERITA CYN RD.
PLACERITA CANYON ROAD
RURAL SECONDARY HWY



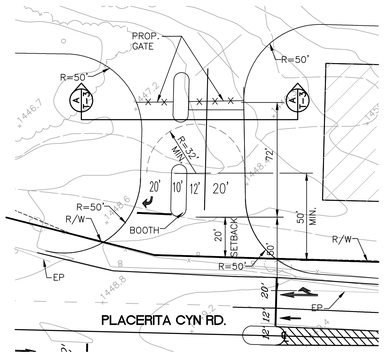
CALTRANS
TYPICAL STREET SECTION (100' R/W)
PROPOSED
FROM SR-14 NB OFF-RAMP TO 860' EAST ALONG PLACERITA CYN RD.
PLACERITA CANYON ROAD
RURAL SECONDARY HWY
N.T.S.

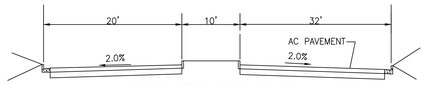


L.A. COUNTY
TYPICAL STREET SECTION (86' R/W)
PROPOSED
FROM 860' EAST OF SR-14 NB OFF RAMP TO 1300' EAST ALONG PLACERITA CYN RD.
PLACERITA CANYON ROAD
RURAL SECONDARY HWY
N.T.S.



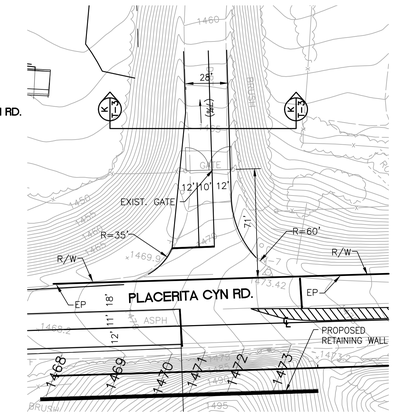
SECTION R T-1
T-2 AND T-3



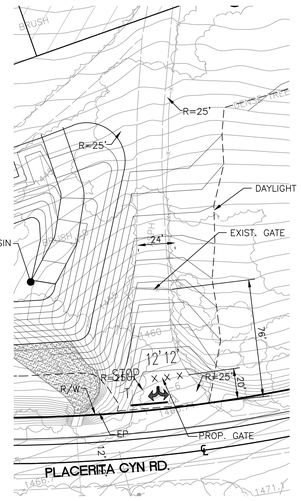


MAIN ENTRANCE ROAD
SECTION A-A
N.T.S.
A T-3

MAIN ENTRANCE DETAIL
N.T.S.

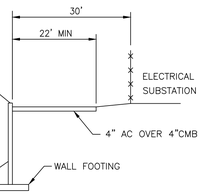


PARKING ENTRANCE DETAIL
N.T.S.

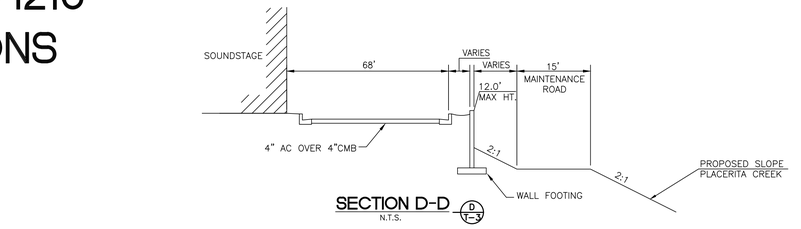


EMERGENCY ACCESS DETAIL
N.T.S.

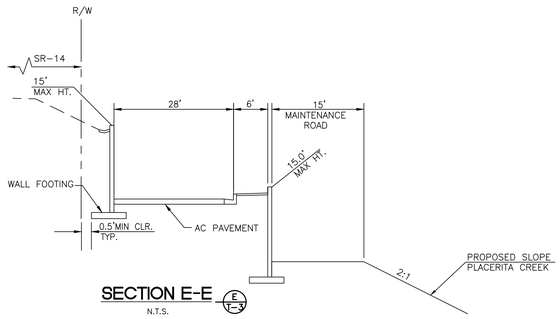
PARKING ENTRANCE
SECTION K-K
N.T.S.
K T-3



SECTION G-G
N.T.S.
G T-3



SECTION D-D
N.T.S.
D T-3



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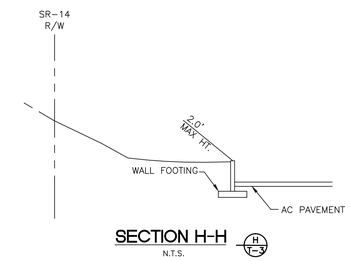
E T-3



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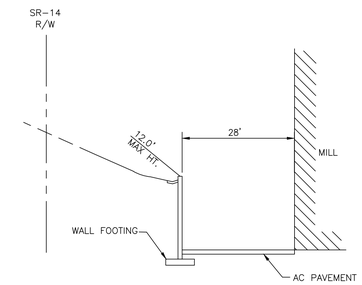
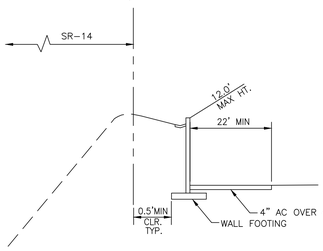
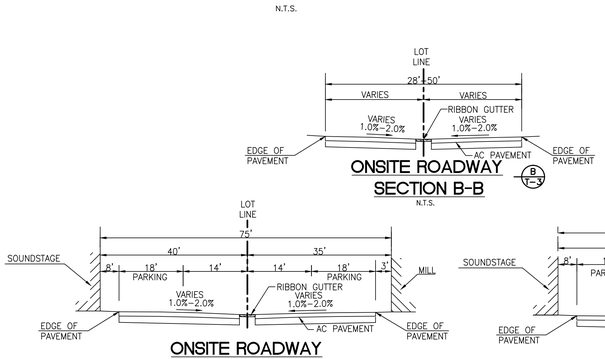
N.T.S.
H T-3



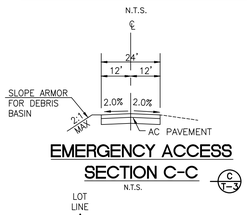
SECTION F-F
N.T.S.
F T-3



SECTION P-P
N.T.S.
P T-3

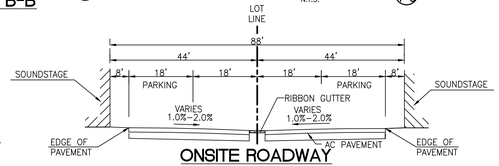


ONSITE ROADWAY
SECTION B-B
N.T.S.
B T-3

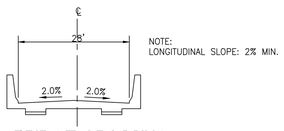


EMERGENCY ACCESS
SECTION C-C
N.T.S.
C T-3

ONSITE ROADWAY
SECTION B2-B2
N.T.S.
B2 T-3

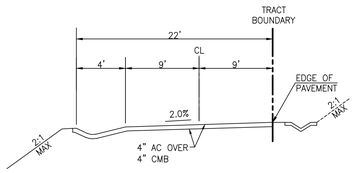


ONSITE ROADWAY
SECTION B1-B1
N.T.S.
B1 T-3

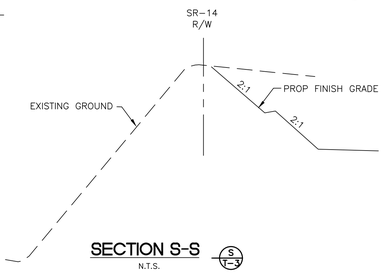


NOTE:
LONGITUDINAL SLOPE: 2% MIN.

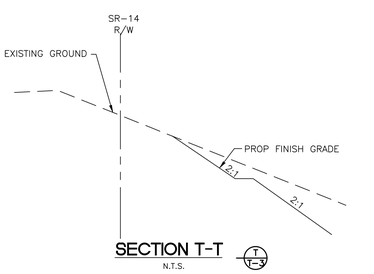
BRIDGE CROSSING
SECTION J-J
N.T.S.
J T-3



SUBSTATION ACCESS ROAD
SECTION L-L
N.T.S.
L T-3



SECTION S-S
N.T.S.
S T-3



SECTION T-T
N.T.S.
T T-3

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 71216
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OWNER
GOLDEN OAK RANCH PROPERTIES
19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321

REGISTERED PROFESSIONAL ENGINEER
DALE ROBERT BATKER
No. 48138
Exp. 06-30-14
CIVIL
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
ROGERS D. PATTERSON
Exp. 12/31/14
No. 7300
STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
4200 Concours, Suite 200
Ontario, California 91764
Phone: 909.481.5750

REVISIONS:	APPD.

DATE: PREPARED:
MARCH 13, 2013

SCALE: 1"=100'

PROJECT NUMBER:
MATE0000-0002

DRAWING FILE:
ECTM03MATE0002-sect.dwg

SHEET NO.
T-4

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 71216
OFF-SITE UTILITIES MAP

OFF-SITE SEWER AND WATER OPTIONS

SANITARY SEWER

OAK ORCHARD GRAVITY ALIGNMENT

ON-SITE SEWER WILL FLOW TO A PROPOSED OFF-SITE GRAVITY SEWER MAIN THAT WOULD RUN WESTERLY ALONG PLACERITA CANYON ROAD TO THE WEST SIDE OF AES PACIFIC INC. PROPERTY, NORTH ALONG A PROPOSED EASEMENT TO PLACERITOS BLVD., WEST ON PLACERITOS BLVD. TO GOLDEN OAK LANE, NORTH ON GOLDEN OAK LANE TO OAK ORCHARD ROAD, WEST ON OAK ORCHARD ROAD TO QUIGLEY CANYON ROAD, SOUTH ON QUIGLEY CANYON ROAD TO REJOIN PLACERITOS BLVD. AND THEN WEST ON PLACERITOS BLVD. TO JOIN EXISTING LOCAL SEWER SYSTEM AT MEADVIEW AVE.

WATER

NEWHALL COUNTY WATER DISTRICT – OPTION A

A PROPOSED WATER MAIN WOULD BE CONSTRUCTED FROM THE EXISTING WATER MAIN AT OAKHURST DR. AND DOCKWEILER DR. THE WATER MAIN WOULD GO EASTERLY ALONG DOCKWEILER DR. TO SIERRA HWY., THEN NORTHERLY ALONG SIERRA HWY. TO PLACERITA CYN. RD., AND THEN EASTERLY ALONG PLACERITA CYN. RD. TO A PROPOSED WATER TANK RESERVOIR TO BE CONSTRUCTED ON GOLDEN OAK RANCH ON THE HILLTOP SOUTH OF THE TRACT MAP THAT WOULD SUPPLY THE PROPOSED PROJECT. A PROPOSED BOOSTER PUMP TO BE CONSTRUCTED ON NCWD PROPERTY NEAR EXISTING WATER TANKS NORTH OF DEPUTY JAKE DR. WOULD SUPPLY THE PROPOSED WATER TANK RESERVOIR.

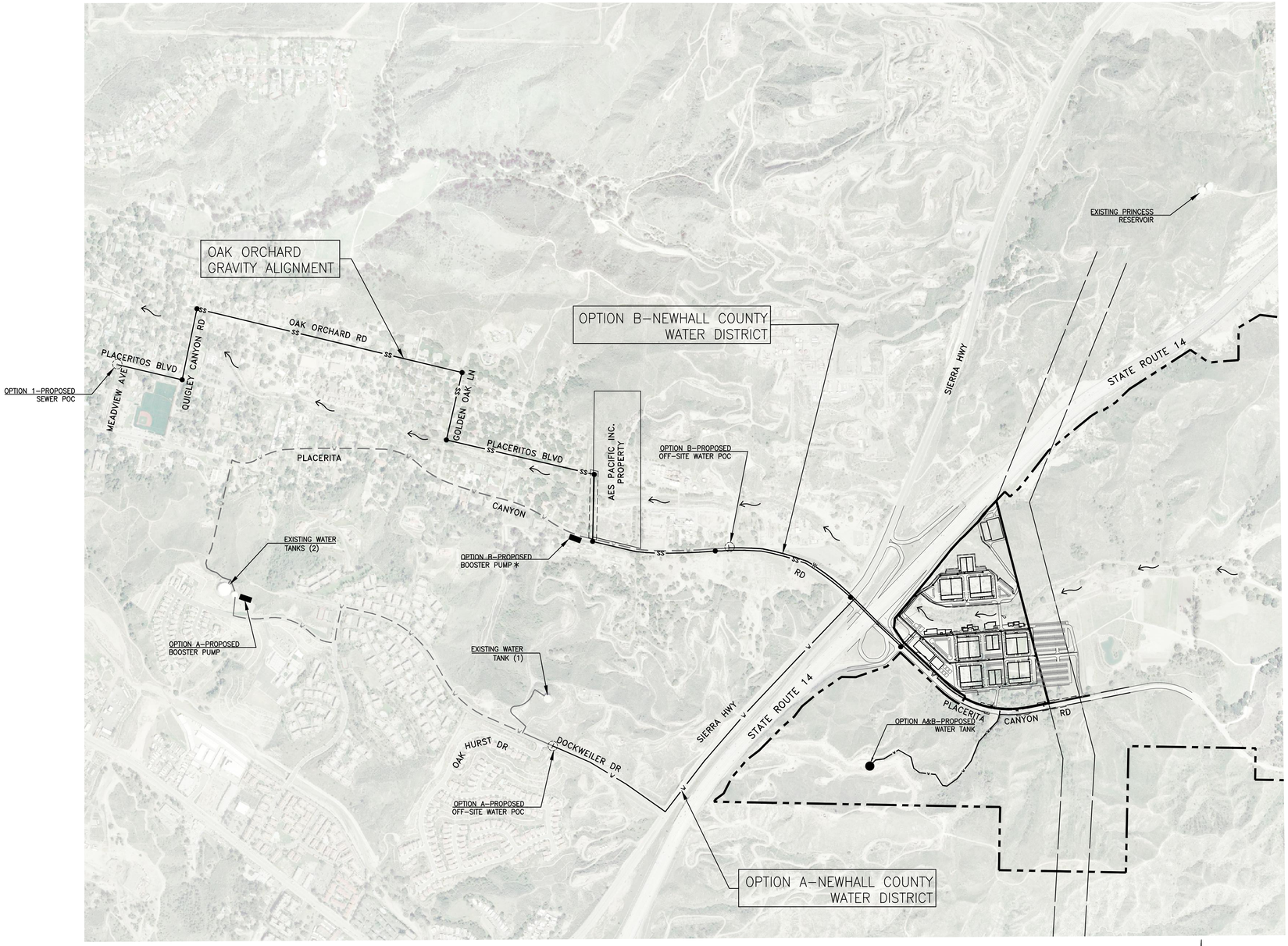
NEWHALL COUNTY WATER DISTRICT – OPTION B

A PROPOSED WATER MAIN WOULD EXTEND THE EXISTING WATER MAIN AT PLACERITA CANYON ROAD WEST OF SIERRA HIGHWAY AND GO TO A PROPOSED BOOSTER PUMP STATION ON A PROPOSED EASEMENT NEAR THE POC. THE WATER MAIN WOULD THEN GO EASTERLY ALONG PLACERITA CYN. RD. TO A PROPOSED WATER TANK RESERVOIR TO BE CONSTRUCTED ON GOLDEN OAK RANCH ON THE HILLTOP SOUTH OF THE TRACT MAP THAT WOULD SUPPLY THE PROPOSED PROJECT.

* EXACT LOCATION OF BOOSTER PUMP STATION ALONG PLACERITA CANYON ROAD TO BE DETERMINED.

LEGEND

- GOLDEN OAK RANCH PROPERTY LINE
- VTTM 71216 BOUNDARY LINE
- LADWP TRANSMISSION CORRIDOR
- PROPOSED RETAINING WALL
- W — PROPOSED WATER LINE
- FM — PROPOSED SEWER FORCE MAIN
- SS — PROPOSED SEWER
- PROPOSED MANHOLE
- PROPOSED CONNECTIONS
- PLACERITA CREEK
- PUMP STATION
- PROPOSED WATER TANK
- POC — POINT OF CONNECTION



MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 71216
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OWNER
GOLDEN OAK RANCH PROPERTIES
19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321

REGISTERED PROFESSIONAL ENGINEER
DALE ROBERT BATNEE
No. 48138
Ex. 12-31-14
CIVIL
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
ROBERT D. VASQUEZ
Exp.12/31/14
No. 7300
STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
4200 Concours, Suite 200
Ontario California 91764
Phone: 909.481.5750

REVISIONS: APPD.

DATE: PREPARED:
MARCH 13, 2013

SCALE: 1" = 500'

PROJECT NUMBER:
MATE0000-0002

DRAWING FILE:
ECTM004MATE00000002.dwg

SHEET NO.
T-5

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO 71216
PHASING MAP

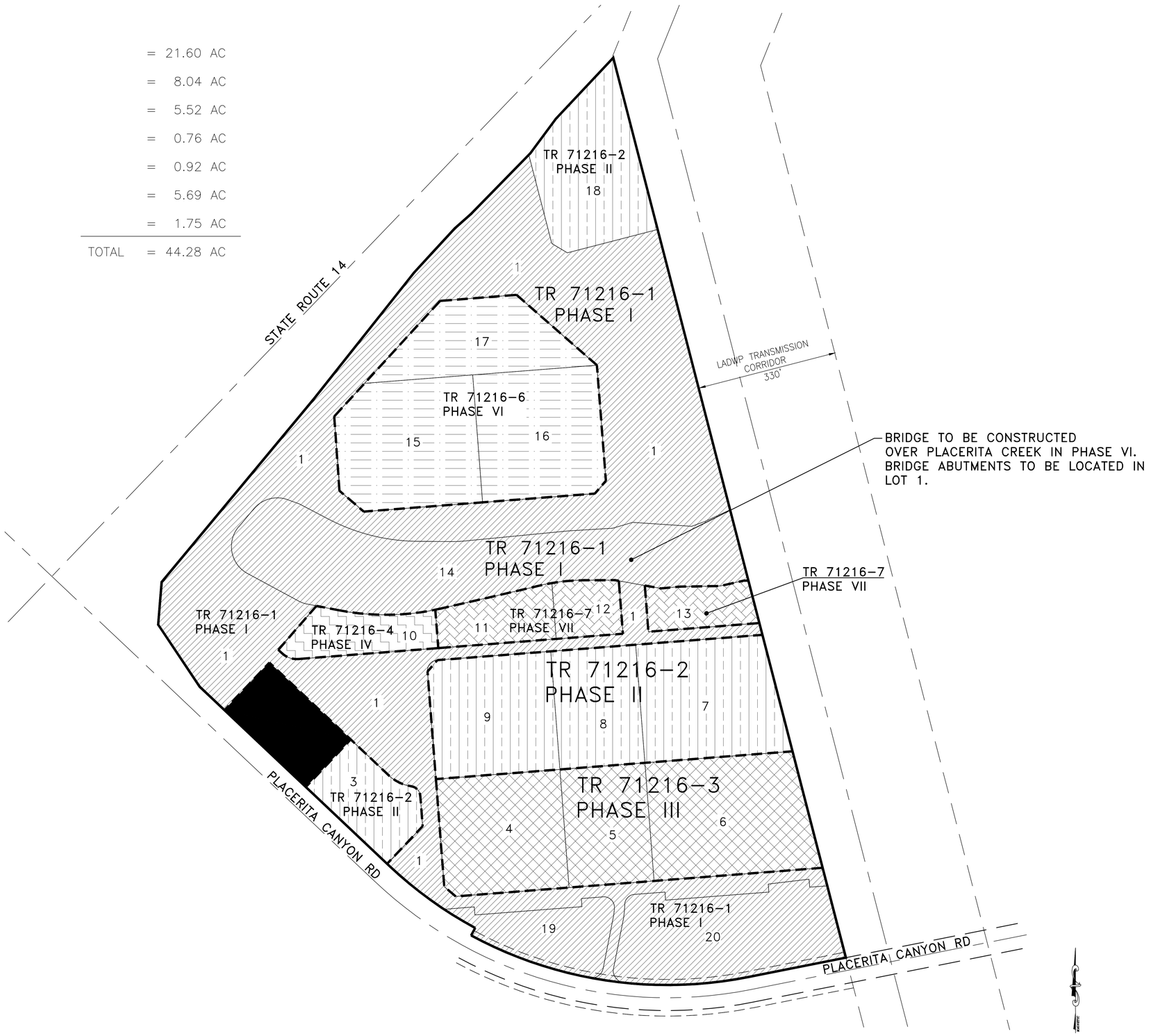
LEGEND

TR 71216-1 PHASE I	– LOTS 1, 14, 19, 20	=	21.60 AC
TR 71216-2 PHASE II	– LOTS 3, 7, 8, 9, 18	=	8.04 AC
TR 71216-3 PHASE III	– LOTS 4, 5, 6	=	5.52 AC
TR 71216-4 PHASE IV	– LOT 10	=	0.76 AC
TR 71216-5 PHASE V	– LOT 2	=	0.92 AC
TR 71216-6 PHASE VI	– LOTS 15, 16, 17	=	5.69 AC
TR 71216-7 PHASE VII	– LOTS 11, 12, 13	=	1.75 AC
	TOTAL	=	44.28 AC

VTTM 71216 BOUNDARY LINE

PHASING LIMIT LINE

PROPOSED LOT LINE



MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 71216
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OWNER
GOLDEN OAK RANCH PROPERTIES
19802 PLACERITA CANYON ROAD
NEWHALL, CALIFORNIA 91321

REGISTERED PROFESSIONAL ENGINEER
DALE ROBERT BATHKE
No. 48138
Exp. 06-30-14
CIVIL
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
ROBERT D. VASQUEZ
Exp.12/31/14
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DAVID EVANS AND ASSOCIATES INC.
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Ontario California 91764
Phone: 909.481.5750

REVISIONS: APPD.

DATE: PREPARED: MARCH 13, 2013

SCALE: 1"=100'

PROJECT NUMBER: MATE0000-0002

DRAWING FILE: ECTM006MATE00000002.dwg

SHEET NO.
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