MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 51153

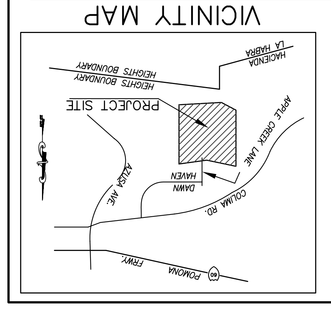
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A PROPOSED SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 4380 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGES 46 AND 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY.

APN: 8294-030-001
C.U.P. NO. 92-027

REVISED DATE: DECEMBER 6, 2007

VICINITY MAP



BENCH MARK

BENCH MARK NO. G 3832 ELEV. 589.697
ROBIN TAG IN E END C B 12.8M S/O C/L COLIMA RD.
COLIMA RD & 1.52M W/O C/L COUNTRY CYN RD
40.2M E/O PUNTA DEL ESTE DR.
OTTEBEIN QUAD (1995)

LOT TABLE:

LOT NUMBER	NET LOT AREA (SQ. FT.)	DESCRIPTION
1	12,033	RESIDENTIAL
2	7,023	RESIDENTIAL
3	7,149	RESIDENTIAL
4	6,308	RESIDENTIAL
5	9,935	RESIDENTIAL
6	5,178	RESIDENTIAL
7	9,991	RESIDENTIAL
8	5,625	RESIDENTIAL
9	5,399	RESIDENTIAL
10	5,002	RESIDENTIAL
11	5,574	RESIDENTIAL
12	5,623	RESIDENTIAL
13	5,482	RESIDENTIAL
14	5,662	RESIDENTIAL
15	5,640	RESIDENTIAL
16	5,715	RESIDENTIAL
17	11,897	RESIDENTIAL
18	14,109	RESIDENTIAL
19	14,266	RESIDENTIAL
20	12,870	RESIDENTIAL
21	10,443	RESIDENTIAL
22	7,199	RESIDENTIAL
23	7,017	RESIDENTIAL
24	6,534	RESIDENTIAL
25	6,922	RESIDENTIAL
26	6,629	RESIDENTIAL
27	5,642	RESIDENTIAL
28	5,586	RESIDENTIAL
29	7,515	RESIDENTIAL
30	8,298	RESIDENTIAL
31	8,832	RESIDENTIAL
32	10,647	RESIDENTIAL
33	20,980	RESIDENTIAL
34	11,003	RESIDENTIAL
35	10,139	RESIDENTIAL
36	10,461	RESIDENTIAL
37	10,204	RESIDENTIAL
38	6,633	RESIDENTIAL
39	5,743	RESIDENTIAL
40	5,015	RESIDENTIAL
41	6,046	RESIDENTIAL
42	6,536	RESIDENTIAL
43	6,643	RESIDENTIAL
44	7,118	RESIDENTIAL
45	6,924	RESIDENTIAL
46	7,151	RESIDENTIAL
47	8,780	RESIDENTIAL
TOTAL(47 LOTS)	388,621 S.F. = 8.9 AC ±	TOTAL RESIDENTIAL
48	17,425 S.F. = 0.4 AC ±	PRIVATE & FUTURE STREET
49	120,826 S.F. = 2.8 AC ±	PRIVATE DRIVEWAY AND FIRELANE — OPEN SPACE
50	26,702 S.F. = 0.6 AC ±	PUBLIC FACILITY — GRADED
51	280,700 S.F. = 6.4 AC ±	OPEN SPACE (GRADED AREA)
52	72,857 S.F. = 1.7 AC ±	DEBRIS/DETENTION BASIN — UNDISTURBED
53	131,655 S.F. = 3.0 AC ±	OPEN SPACE (GRADED AREA)
54	77,846 S.F. = 1.5 AC ±	OPEN SPACE (GRADED AREA)
55	216,107 S.F. = 5.0 AC ±	OPEN SPACE (GRADED AREA)
56	202,995 S.F. = 4.7 AC ±	OPEN SPACE (GRADED AREA)
57	3,008,465 S.F. = 69.0 AC ±	OPEN SPACE (UNDISTURBED/PHLA)
58	435,600 S.F. = 10.0 AC ±	OPEN SPACE (PHLA)
TOTAL	4,979,799 S.F. = 114.3 AC ±	TOTAL
		PERCENTAGE (%)
	2.1 AC	20.2 ±
	0.7 AC	6.8 ±
	9.1 AC	88.9 ±
	69.0 AC	

NOTES:

1. LOT 70 TO BE GRANTED TO WATER DISTRICT BY SEPARATE INSTRUMENT.
2. LOT 52 TO BE GRANTED TO THE COUNTY OF LOS ANGELES FOR DRAINAGE PURPOSES.
3. NATURAL OPEN SPACE LOTS 57 AND 58 TO BE GRANTED TO THE PUENTE HILLS LANDFILL NATIVE HABITAT PRESERVATION AUTHORITY.
4. EXISTING FIRE ACCESS ROAD EASEMENT TO BE ABANDONED.
5. EXISTING STORM DRAIN EASEMENT TO BE ABANDONED.
6. EXISTING SOUTHERN CALIFORNIA EDISON CO. EASEMENT PER DEED RECORDED JULY 12, 1960 AS DOCUMENT NO 694 OF OFFICIAL RECORDS IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

GENERAL NOTES:

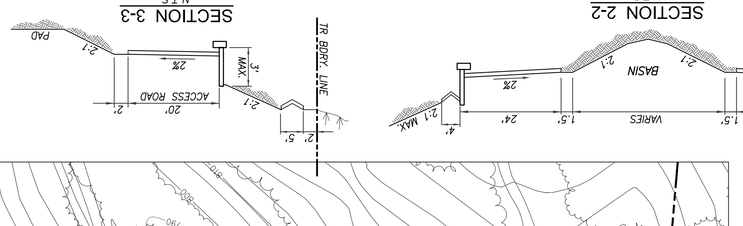
1. PRESENT USE: VACANT
2. PROPOSED USE: RESIDENTIAL
3. UTILITY INFORMATION:
   A. SEWER SERVICE: COUNTY OF LOS ANGELES
   B. WATER SERVICE: ROWLAND WATER DISTRICT
   C. ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON
   D. TELEPHONE SERVICE: PACIFIC BELL
   E. GAS SERVICE: SOUTHERN CALIFORNIA GAS CO.
   F. CABLE TV SERVICE: UNITED CABLEVISION
   G. GARBAGE SERVICE: WESTERN WASTE MANAGEMENT CO.
4. MAJOR SLOPES ARE TO BE MAINTAINED BY A MAINTENANCE ASSOCIATION AND INTERIOR SLOPES BETWEEN LOTS ARE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
5. UTILITY SIZES AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
6. FOR DESCRIPTION OF DIS-2, DSP & COL SEE GEOLOGY REPORT.
7. EARTHWORK QUANTITIES: CUT: 506,700 C.Y. FILL: 516,700 C.Y. IMPORT: 10,000 C.Y. QTS SHRINKAGE (ASSUMED)
   IT IS ANTICIPATED THAT A BALANCE WILL BE OBTAINED ON-SITE THROUGH CONSTRUCTION ACTIVITIES.
8. ALTERNATE STREET SECTION IS PROPOSED FOR PRIVATE AND FUTURE STREET, AND PRIVATE DRIVEWAY AND FIRELANE. SEE DETAIL ON SHEET NO. 2.
9. THE DEVELOPER IS TO REQUEST STREET GRADING OF 15M ON PORTION OF PRIVATE AND FUTURE STREET & PRIVATE AND FIRELANE.
10. NO RESIDENTIAL CONSTRUCTION RIGHTS OVER THE OPEN SPACE LOTS.
11. OFF-SITE IMPROVEMENTS ARE REQUIRED AND CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT.
12. (✱) PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT TO OPEN SPACE (LOT 52)
13. THE TENTATIVE TRACT 51153 PROJECT SITE IS ENTIRELY WITHIN SIGNIFICANT ECOLOGICAL AREA #77 (S.E.A.)
14. REQUESTING C.U.P. (92-027) TO ALLOW DESIRT CONTROLLED DEVELOPMENT WITHIN HM AND S.E.A. AREAS, ON-SITE GRADING AND IMPORTING REQUESTING APPROVAL FOR CONSTRUCTION OF 15' HIGH RETAINING WALL, REQUESTING OAK TREE PERMIT.

LEGEND & ABBREVIATIONS:

P	PAD ELEVATION	
RW	RETAINING WALL	
FL	FLOW LINE	
FS	FINISHED SURFACE	
BVC	BEGINNING OF VERTICAL CURVE	
EVC	END OF VERTICAL CURVE	
MVC	MIDDLE OF VERTICAL CURVE	
GB	GRADE BREAK	
F.H.	FIRE HYDRANT	
P.H.L.A.	PUENTE HILLS NATIVE HABITAT LANDFILL AUTHORITY	
	BOUNDARY LINE	
	LOT LINE	
	DAY-LIGHT LINE	
	FLOW-LINE	
	EASEMENT LINE	
	TOE/TOP OF SLOPE	
	RETAINING WALL	
	FIRE HYDRANT	
	EXISTING TREE TO BE PROTECTED	
	OAK TREE ENCROACHMENT	
	EXISTING TREE TO BE REMOVED	
	SUBDRAIN FLOW DIRECTION	

SOIL INFORMATION:

Fill ---- UNCERTIFIED FILL
Dcol ---- COLLUVIUM
Qsf ---- SURFICIAL FAILURE DEBRIS
Qls ---- LANDSLIDE DEBRIS
Tpc ---- LANDSLIDE DEBRIS



(✱) 15' HIGH RET. WALL DUE TO THE EXISTING STORM DRAIN INLET.

APPLICANT:
PALMDALE SUMMIT, CALIF. LTD. PARTNERSHIP
1000 DOVE STREET, SUITE 100
NEWPORT BEACH, CA. 92660
(949)660-8988

OWNER/DEVELOPER:
PACIFIC COMMUNITIES BUILDER, INC.
1000 DOVE STREET, SUITE 100
NEWPORT BEACH, CA. 92660
(949)660-8988

PREPARED BY:
civil engineering inc
2664 W. WOODLAND DRIVE
ANAHEIM CA 92801
PH: (714) 527-2662
FAX: (714) 527-2662
DAMIR CONG HO
R.C.E. No. 33100 EXP. 6/30/08
DATE

REGISTERED PROFESSIONAL ENGINEER DAMIR CONG HO No. 33100 Exp. 06/30/08 CIVIL STATE OF CALIFORNIA

PREPARED FOR:	PACIFIC COMMUNITIES BUILDER, INC. 1000 DOVE STREET, SUITE 100 NEWPORT BEACH, CA. 92660 TEL NO. (949) 660-8988
DESIGNED BY: J.W.D./F.H.	
DRAWN BY: F.G.M.	
CHECKED BY: D.C.H.	
IN CHARGE: D.C.H.	
DATE: 12-06-2007	
JOB NO. 2655	
DRAWING NO. REV.	
SCALE: 1"=60'	
SHEET 1 OF 3 SHEETS	