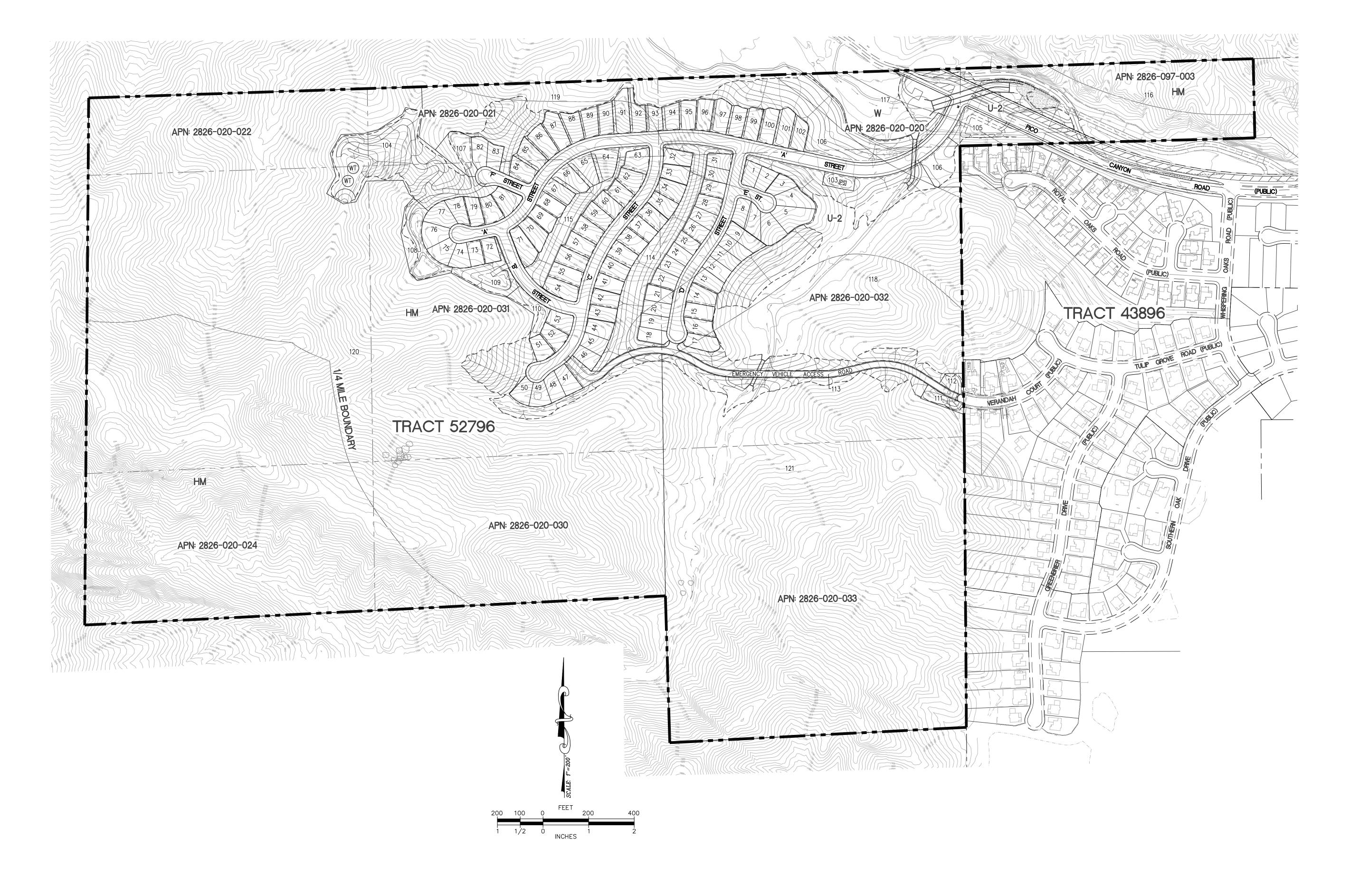
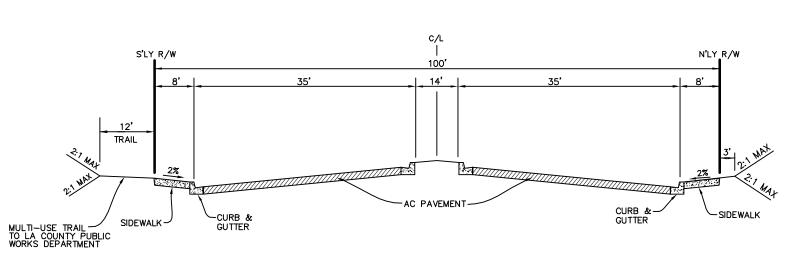
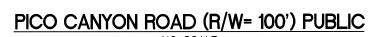
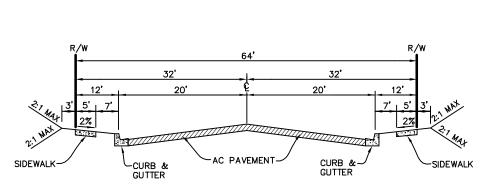
DEPT OF REGIONAL PLANNING TR52796 TENTATIVE PG 1 DATE: 28 OCT 2014

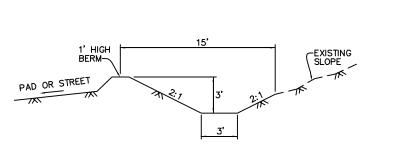






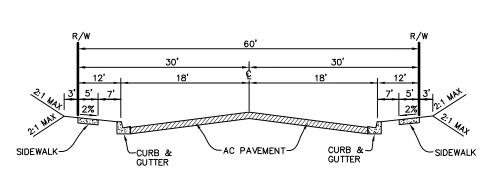


RESIDENTIAL COLLECTOR STREET (R/W= 64') PUBLIC



DEBRIS ZONE AT TOE OF EXISTING SLOPES DETAIL

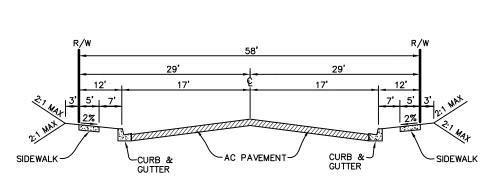
NOT TO SCALE



RESIDENTIAL CUL-DE-SAC STREET (R/W= 60') PUBLIC

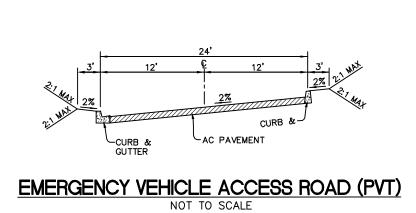
'B', 'C' & 'D' STREET

NOT TO SCALE



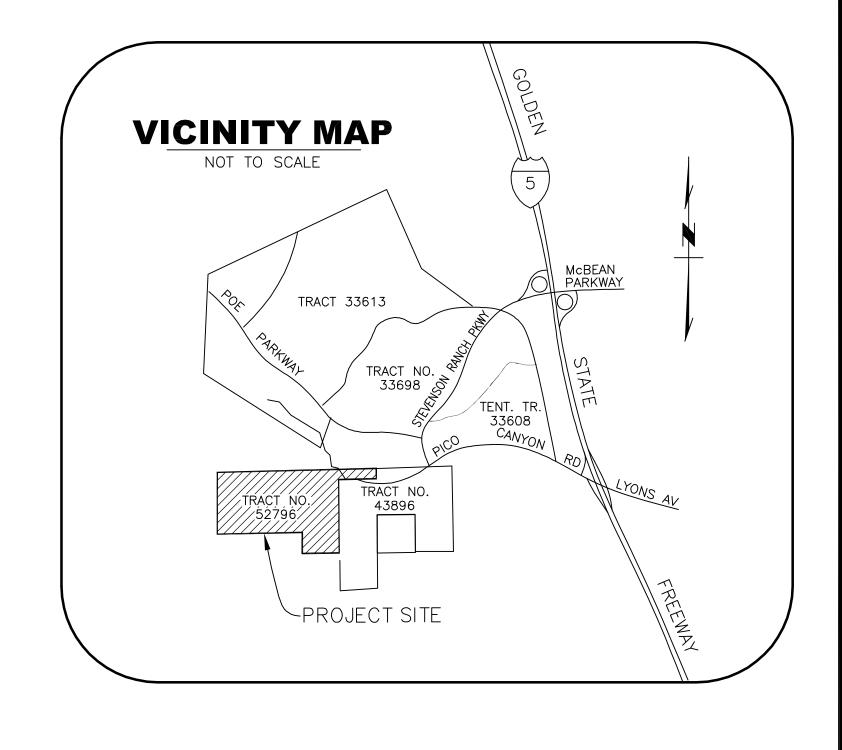
RESIDENTIAL CUL-DE-SAC STREET (R/W= 58') PUBLIC 'E' & 'F' STREET

NOT TO SCALE



EVA ACCESS ROAD PROFILE

NOT TO SCALE



GENERAL NOTES

GRADE ELEVATIONS SHOWN ON THIS VTTM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.

5. PERMISSION IS REQUESTED TO COMBINE LOTS. 6. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE

PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.

8. PERMISSION IS REQUESTED TO MASS GRADE. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.

10. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT. 11. ALL DIMENSIONS SHOWN ARE APPROXIMATE.

12. TOPO COMPILED FROM DATA FLOWN DECEMBER, 2013. 13. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS. 14. HOMEOWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN COMMON

AREA OPEN SPACE. 15. TOTAL STREET FRONTAGE (A-F STREETS) IS 11,100 LF.

UTILITIES & SERVICES:

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

RECORD OWNER

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

APPLICANT

LENNAR COMMUNITIES
980 MONTECITO DRIVE, SUITE 302
CORONA, CA 92879
(951)817-3542

ENGINEER: ALLIANCE LAND PLANNING & ENGINEERING

2248 FARADAY AVENUE CARLSBAD, CAD 92008 PHONE (760) 431-9896 FAX (760) 431-8802

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6, AND PORTIONS OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, NORTHWEST QUARTER AND SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SPECIAL NOTES

PROJECT SUMMARY:

230.5 Acres NET AREA= 228.8 Acres (GROSS AREA-PICO CANYON ROAD AREA) TOTAL LOTS: 121
TOTAL RESIDENTIAL D.U.: 102 DU TOTAL OFFICE/COMMERCIAL: NONE EXISTING LAND USE: U-2, HM, W PROPOSED LAND USE: U-2, HM, W

APN: 2826-020-020, 021, 022, 023, 024 2826-020-030, 031, 032, 033 2826-097-003 T.G. PAGE 4640, GRIDS A-1, A-2, B-1, B-2

ESTIMATED EARTHWORK: 1,300,000 CY CUT 1,300,000 CY FILL 300,000 CY OVEREXCAVATION:

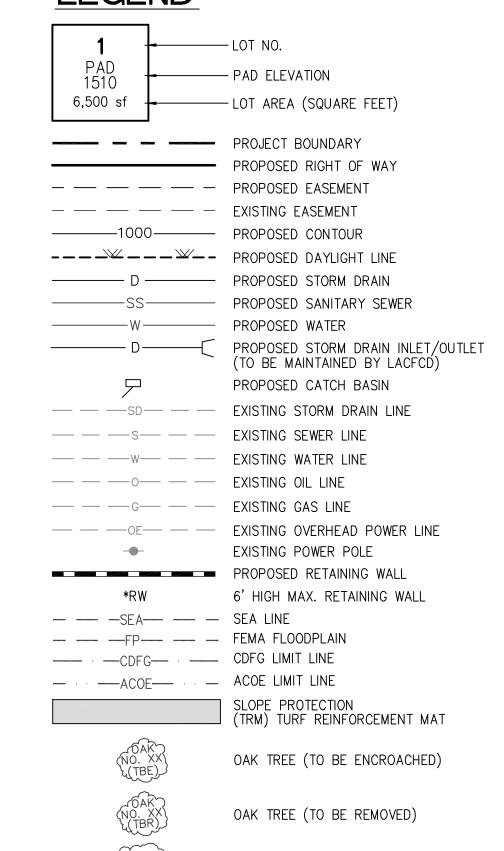
OAK TREES TO BE REMOVED: 1 TREE OAK TREES TO BE ENCROACHED: 0 TREE OAK TREES TO REMAIN: 14 TREES TOTAL OAK TREES: 15

RELATED ENTITLEMENTS

LOT SUMMARY

LOT NUMBERS	NO. OF LOTS	TYPE	TOTAL ACREAGE
1–102	102	SINGLE FAMILY	20.7 AC
103-104	2	WATER TANK/ PUMP STATION	3.9 AC
105-112	8	WQT BASINS	4.3 AC
113	1	FIRE ACCESS ROAD	1.4 AC
114-121	8	OPEN SPACE (LANDSCAPE & NATURAL)	190.6 AC
PUBLIC STREETS	N/A	N/A	9.6 AC
TOTAL	121		230.5 AC

LEGEND:



OAK TREE (TO REMAIN)



R.D.B.M. TAG IN S CB 8.2M W/O BCR @ SW CORN. LYONS AVE. & WILEY CANYON RD. 30.5M W/O & 12.2M S/O C/L INT (NR W END CB) ELEV.= 1265.296

NEWHALL 1995

COUNTY OF LOS ANGELES SHEETS MAJOR LAND DIVISION **VESTING TENTATIVE TRACT MAP**



I: \CAD\1352\TENTATIVE MAP\1352_TENTATIVE-MAP_SHEET-01.dwg

PREPARED FOR: (951)817-3542 REPRESENTATIVE: CHERRYL THOMPSON

LENNAR HOMES 980 MONTECITO DRIVE, SUITE 302 CORONA, CA 92879

ALLIANCE LAND PLANNING & ENGINEERING INC. 2248 FARADAY AVE. CARLSBAD, CA 92008 (760) 431⁻9896 PLANS PREPARED UNDER THE DIRECTION OF: 10/28/14 DATE

CRAIG M. WHITTEKER R.C.E. 51929



