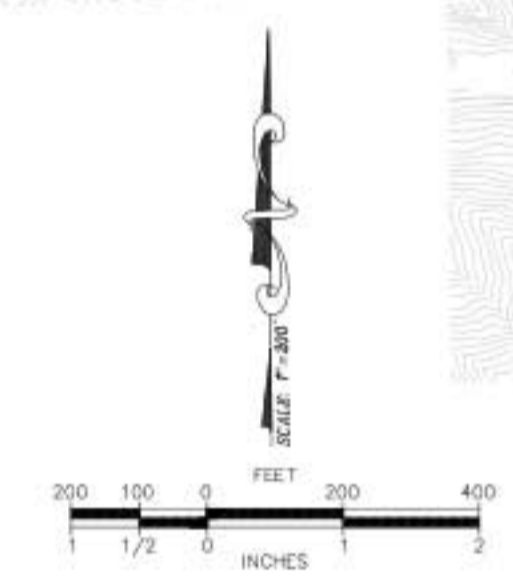
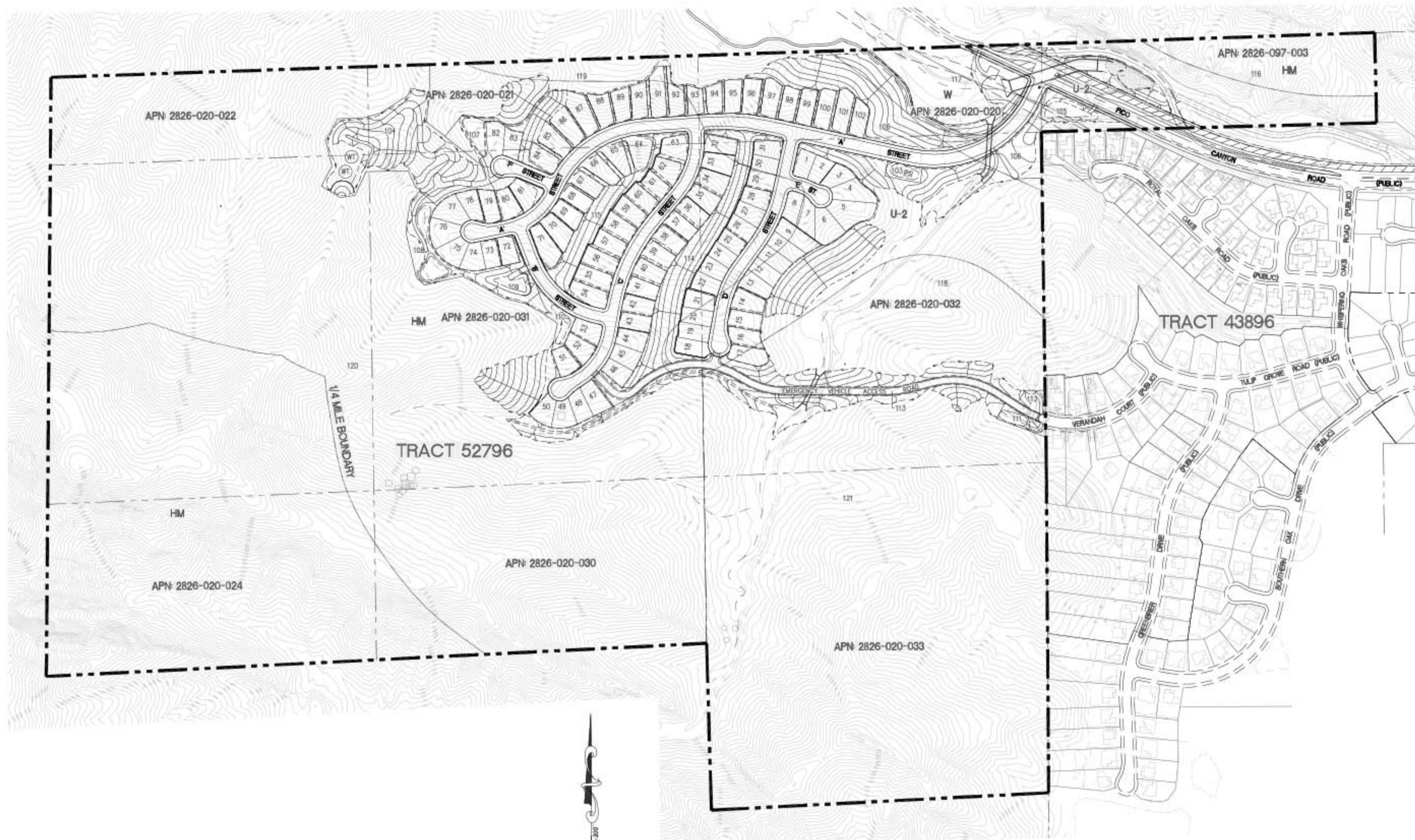
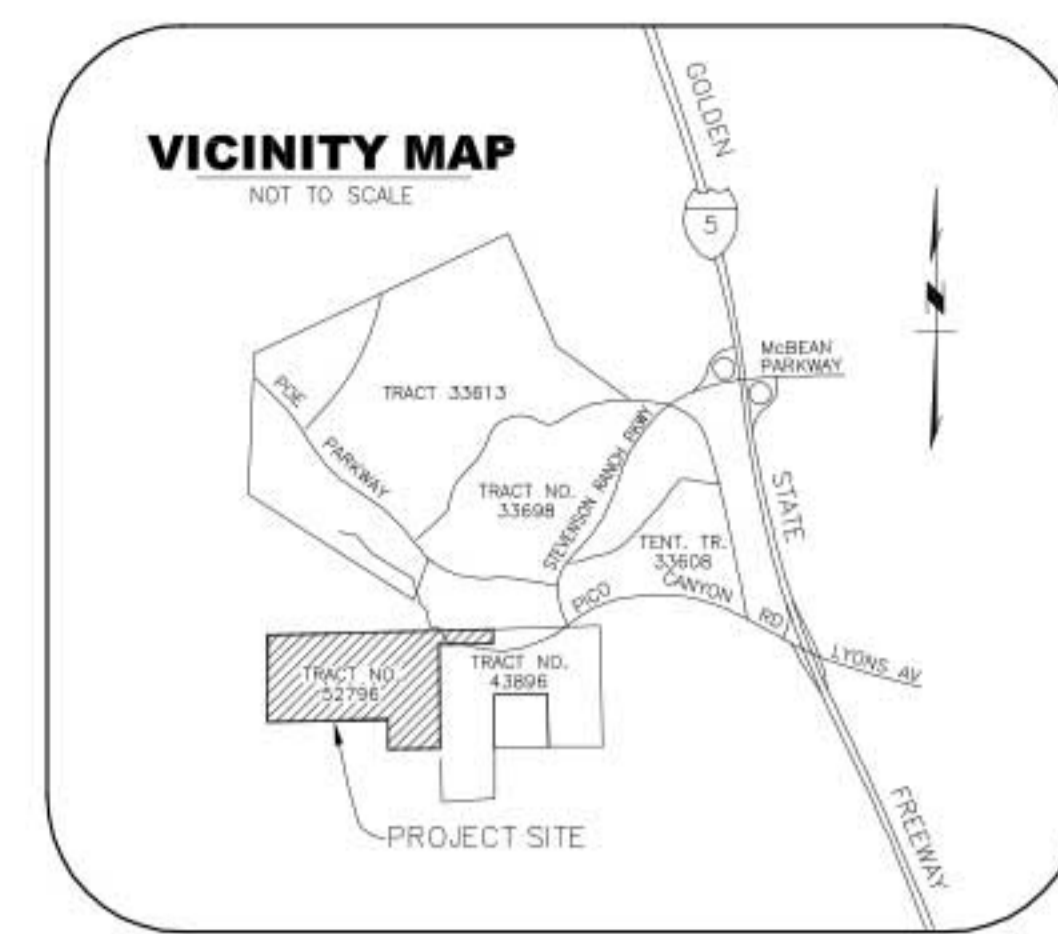


Agenda Item 11(b)

SMMC 1/11/16



GENERAL NOTES

- GRADE ELEVATIONS SHOWN ON THIS VTM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DWP AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DWP AND DRP.
- PERMISSION IS REQUESTED TO MASS GRADE.
- PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RATIO OF 1:1.5 AT ALL LOCAL STREET INTERSECTIONS AND 2:1 RATIO AT ALL PLANNED HIGHWAY INTERSECTIONS. ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TPO COMPILED FROM DATA FROM DECEMBER, 2013.
- ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
- HOMEOWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN COMMON AREA OPEN SPACE.
- TOTAL STREET FRONTAGE (A-F STREETS) IS 11,100 LF.

SPECIAL NOTES

1. WATER QUALITY BASINS WILL PROVIDE FOR TREATMENT OF STORM WATER RUNOFF PER THE APPROVED DRAINAGE CONCEPT.

PROJECT SUMMARY:

GROSS AREA:	230.5 Acres
NET AREA:	228.8 Acres
TOTAL LOTS:	121
TOTAL RESIDENTIAL D.U.:	102 DU
TOTAL OFFICE/COMMERCIAL:	NONE
EXISTING ZONING:	A-2-2
PROPOSED ZONING:	A-2-2
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
OVEREXCAVATION:	300,000 CY
OAK TREES TO BE REMOVED:	1 TREE
OAK TREES TO BE ENCRUCHED:	0 TREE
OAK TREES TO REMAIN:	14 TREES
TOTAL OAK TREES:	15

RELATED ENTITLEMENTS

CONDITIONAL USE PERMIT NO. 00-136
OAK TREE PERMIT NO. 00-136

LOT SUMMARY

LOT NUMBERS	NO. OF LOTS	TYPE	TOTAL ACREAGE
1-102	102	SINGLE FAMILY	21.2 AC
103-104	2	WATER TANK/ PUMP STATION	3.8 AC
105-112	8	WOT BASINS	4.3 AC
113	1	FIRE ACCESS ROAD	1.4 AC
114-121	8	OPEN SPACE (LANDSCAPE & NATURAL)	190.1 AC
PUBLIC STREETS	N/A	N/A	9.7 AC
TOTAL	121		230.5 AC

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
HART HIGH SCHOOL DISTRICT
- FIRE: L.A. COUNTY FIRE DEPARTMENT
- POLICE: L.A. COUNTY SHERIFF
- T.V.: STEVENSON RANCH CABLE

RECORD OWNER

ADLN GENERAL TRUST
TRACY WOODFORD, TRUSTEE
5143 SUNSET BLVD.
LOS ANGELES, CA 90027-5715
323-666-1910
JAS143@ACBELL.NET

APPLICANT

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

ENGINEER:

ALLIANCE LAND PLANNING & ENGINEERING
2248 FARADAY AVENUE
CARLSBAD, CA 92008
PHONE (760) 431-9896 FAX (760) 431-8802

LEGAL DESCRIPTION:

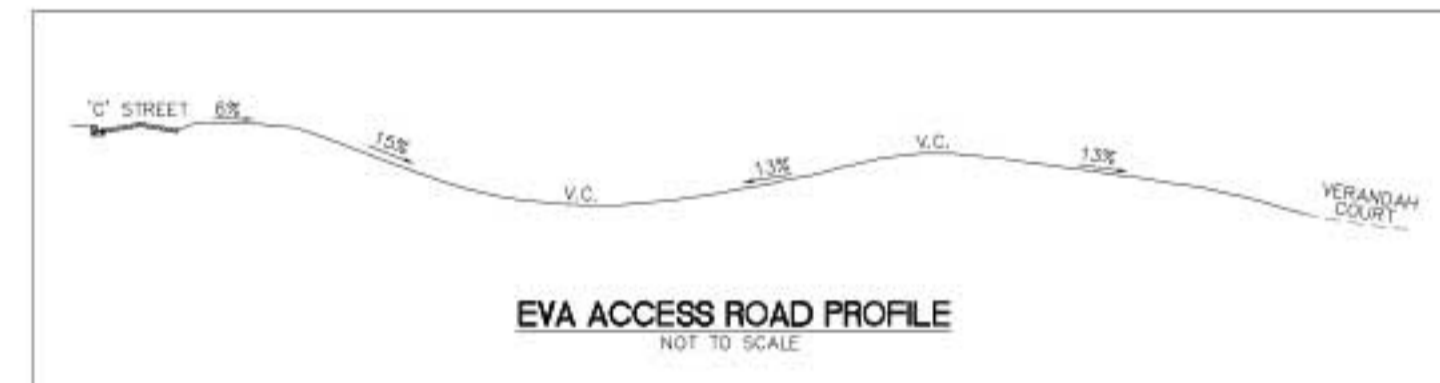
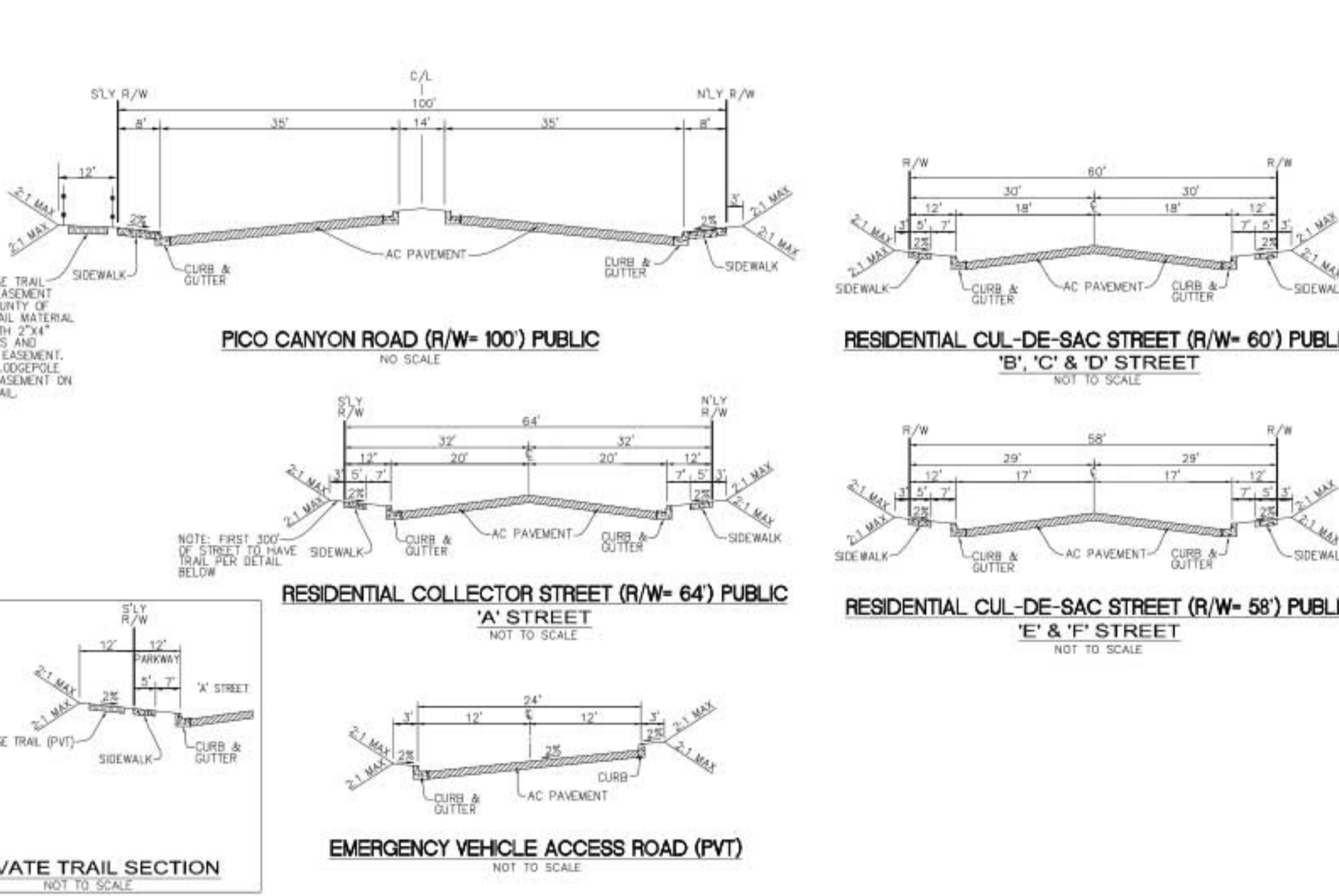
LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6, AND PORTIONS OF THE NORTHEAST QUARTER, SOUTHWEST QUARTER, NORTHWEST QUARTER AND SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LANDS, IN THE COUNTY OF LOS ANGELES, STATE OF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

LEGEND:

- 1 LOT NO.
- PAID ELEVATION
- LOT AREA (SQUARE FEET)
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN INLET/OUTLET (TO BE MAINTAINED BY LAFCO)
- PROPOSED CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING OIL LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED RETAINING WALL
- 6' HIGH MAX. RETAINING WALL
- SEA LINE
- FEMA FLOODPLAIN
- COFD LIMIT LINE
- ACCE LIMIT LINE
- SLOPE PROTECTION (FRM) TURF REINFORCEMENT MAT
- OAK TREE (TO BE ENCRUACHED)
- OAK TREE (TO BE REMOVED)
- OAK TREE (TO REMAIN)

BENCHMARK

COUNTY OF LA BM #3208
R.O.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/A INT INR W END CB)
NEWHALL 2009 ELEV. = 1265.354



NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ= 77°21'01"	425.00'	573.76'	340.00'
C2	Δ= 16°08'39"	800.00'	225.42'	113.00'
C3	Δ= 63°18'55"	400.00'	442.02'	247.00'
C4	Δ= 55°19'25"	250.00'	241.40'	131.00'
C5	Δ= 58°56'25"	345.00'	354.90'	195.00'
C6	Δ= 50°59'46"	250.00'	222.51'	119.00'
C7	Δ= 30°04'50"	700.00'	367.50'	188.00'
C8	Δ= 44°00'40"	300.00'	230.44'	121.00'
C9	Δ= 23°29'54"	500.00'	205.06'	104.00'
C10	Δ= 25°42'43"	350.00'	157.07'	80.00'
C11	Δ= 28°08'22"	200.00'	98.23'	50.00'

EASEMENTS:

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	COMMENTS
14,18,24	UNITED STATES GOVERNMENT	DITCH/RESERVOIRS	BOOK 12, PAGE 104 OF PATENTS	TO REMAIN	BLANKET EASEMENT
19	UNITED STATES GOVERNMENT	DITCH/RESERVOIRS	BOOK 13, PAGE 295 BOOK 13, PAGE 287 OF PATENTS	TO REMAIN	BLANKET EASEMENT
22	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL/ACCESS	TRACT MAP 43896 BOOK 1266, PAGES 29-34 JUNE 20, 2001	TO REMAIN	
25	GEORGE WOHAM	ROAD, ELEC. LINES	BOOK 17319, PAGE 381 DECEMBER 10, 1939	TO REMAIN	BLANKET EASEMENT OVER EAST HALF OF EXISTING PARCEL 5
32	LOS ANGELES COUNTY	ROADS	AP MAP 2826-97	TO BE VACATED WITH TRACT MAP	
33	STANDARD OIL COMPANY	PIPELINES	BOOK 666, PAGE 121 APRIL 12, 1918	TO BE VACATED	NOT PLOTTABLE
34	SOCAL GAS COMPANY	PIPELINES	BOOK 4489, PAGE 232 SEPTEMBER 1, 1925	TO REMAIN	
35	LOS ANGELES COUNTY	ROAD/HIGHWAY	BOOK 20073, PAGE 311 JUNE 28, 1943	TO BE VACATED WITH TRACT MAP	
36	PACIFIC LIGHTING CORP.	PIPELINES	BOOK 32616, PAGE 436 MARCH 25, 1950	TO REMAIN	
37	SOCAL EDISON COMPANY	PIPELINES	BOOK 53600, PAGE 420 FEBRUARY 5, 1957	TO REMAIN	
38	SOCAL EDISON COMPANY	PIPELINES	INSTR. NO. 4021 OCTOBER 26, 1965	TO REMAIN	INDETERMINATE LOCATION
42	SOCAL GAS COMPANY	PIPELINES	INSTR. NO. 01-2122764 NOVEMBER 5, 2001	TO REMAIN	
43	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL DRAINAGE ACCESS	TRACT MAP 43896-07 MB 1259, PAGES 60-67 MAY 30, 2001	TO REMAIN	PORTION TO BE VACATED WITH TRACT MAP
44	LOS ANGELES COUNTY	SLOPE MAINTENANCE	INSTR. NO. 04-1738668 JULY 8, 2004	TO REMAIN	
45	MULTIPLE	ACCESS, UTILITIES	INSTR. NO. 05-0793905 APRIL 6, 2005	TO REMAIN	NOT PLOTTABLE