

ABBREVIATIONS:
 AC ACRES
 EX EXISTING
 FF FINISH FLOOR
 GB GRADE BREAK
 H.L. HOUSE LATERAL
 HP HIGH POINT
 L LENGTH
 MIN MINIMUM
 P/L PROPERTY LINE
 PROP PROPOSED
 R RADIUS
 R/W RIGHT OF WAY
 SF SQUARE FEET
 SD STORM DRAIN
 SS SANITARY SEWER
 TBI TO BE IMPACTED
 TBC TO BE REMOVED
 VC VERTICAL CURVE
 W WATER

EARTHWORK SUMMARY:
 CUT: 1,460,000 CY
 FILL: 1,260,000 CY
 OVEREXCAVATION 1,345,000 CY
 SHRINKAGE ON OVEREX (15%)=200,000 CY
 IMPORT/EXPORT: (1,460,000 CY - 1,260,000 - 200,000 CY) = 0 CY
 TOTAL EARTHWORK (1,460,000 CY+1,345,000 CY) = 2,805,000 CY

UTILITY PROVIDERS
 SEWER: LOS ANGELES SANITATION DISTRICT
 WATER: SANTA CLARITA VALLEY WATER AGENCY
 ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: AT&T
 CABLE TV: CHARTER
 SCHOOLS: NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

ASSESSOR'S PARCEL NUMBERS:
 2826-022-026, -027, -035; 2826-023-014; 2826-041-039;

LEGAL DESCRIPTION

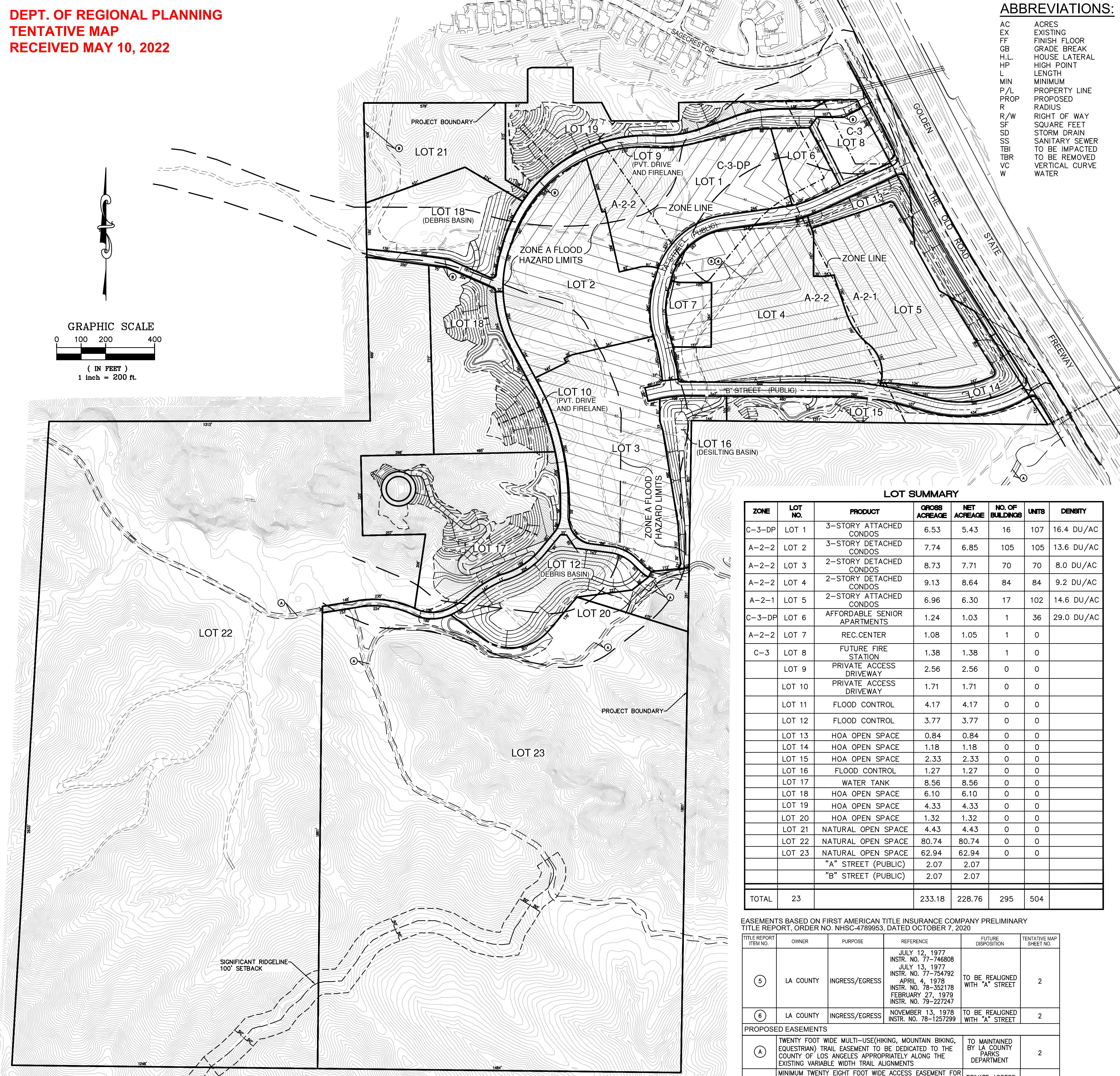
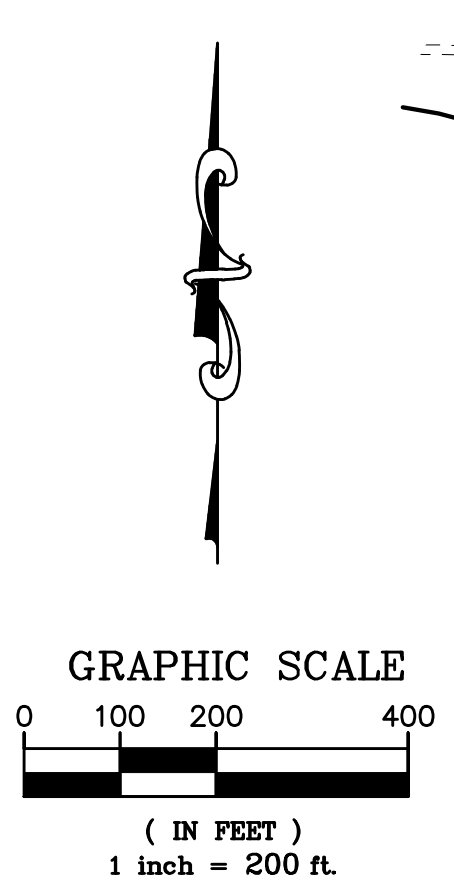
PARCEL 1:
 A PORTION OF LOT 31, TRACT NO. 43793, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1072, PAGES 1 THROUGH 7, INCLUSIVE, OF MAPS, AND PORTIONS OF LOT 7 AND PORTIONS OF SECTIONS 4 AND 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, S.B.M., IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

APN: 2826-022-027 AND 2826-022-035 AND 2826-023-014 AND 2826-041-039

PARCEL 2:

THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

APN: 2826-022-026



LOT SUMMARY

ZONE	LOT NO.	PRODUCT	GROSS ACREAGE	NET ACREAGE	NO. OF BUILDINGS	UNITS	DENSITY
C-3-DP	LOT 1	3-STORY ATTACHED CONDOS	6.53	5.43	16	107	16.4 DU/AC
A-2-2	LOT 2	3-STORY DETACHED CONDOS	7.74	6.85	105	105	13.6 DU/AC
A-2-2	LOT 3	2-STORY DETACHED CONDOS	8.73	7.71	70	70	8.0 DU/AC
A-2-2	LOT 4	2-STORY DETACHED CONDOS	9.13	8.64	84	84	9.2 DU/AC
A-2-1	LOT 5	2-STORY ATTACHED CONDOS	6.96	6.30	17	102	14.6 DU/AC
C-3-DP	LOT 6	AFFORDABLE SENIOR APARTMENTS	1.24	1.03	1	36	29.0 DU/AC
A-2-2	LOT 7	REC.CENTER	1.08	1.05	1	0	
C-3	LOT 8	FUTURE FIRE STATION	1.38	1.38	1	0	
	LOT 9	PRIVATE ACCESS DRIVEWAY	2.56	2.56	0	0	
	LOT 10	PRIVATE ACCESS DRIVEWAY	1.71	1.71	0	0	
	LOT 11	FLOOD CONTROL	4.17	4.17	0	0	
	LOT 12	FLOOD CONTROL	3.77	3.77	0	0	
	LOT 13	HOA OPEN SPACE	0.84	0.84	0	0	
	LOT 14	HOA OPEN SPACE	1.18	1.18	0	0	
	LOT 15	HOA OPEN SPACE	2.33	2.33	0	0	
	LOT 16	FLOOD CONTROL	1.27	1.27	0	0	
	LOT 17	WATER TANK	8.56	8.56	0	0	
	LOT 18	HOA OPEN SPACE	6.10	6.10	0	0	
	LOT 19	HOA OPEN SPACE	4.33	4.33	0	0	
	LOT 20	HOA OPEN SPACE	1.32	1.32	0	0	
	LOT 21	NATURAL OPEN SPACE	4.43	4.43	0	0	
	LOT 22	NATURAL OPEN SPACE	80.74	80.74	0	0	
	LOT 23	NATURAL OPEN SPACE	62.94	62.94	0	0	
		"A" STREET (PUBLIC)	2.07	2.07			
		"B" STREET (PUBLIC)	2.07	2.07			
	TOTAL	23	233.18	228.76	295	504	

BENCHMARK

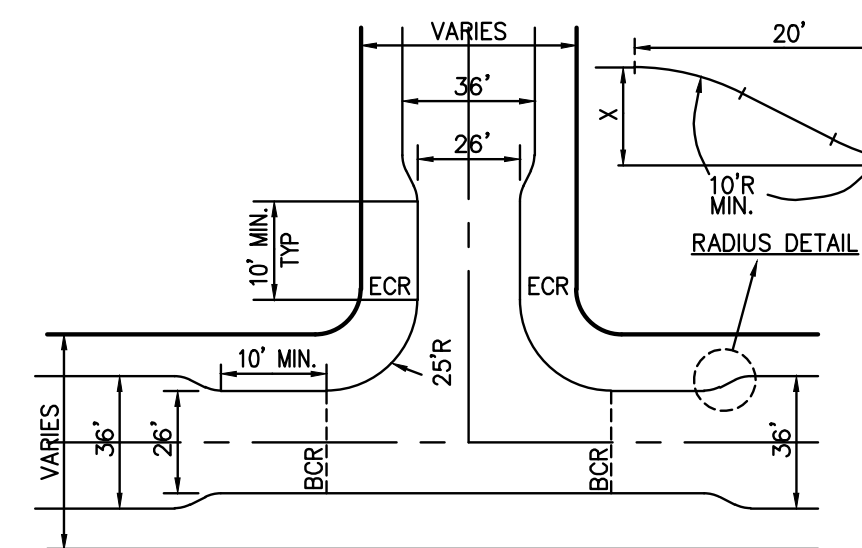
NEWHALL (2018) L 5370
 DESCRIPTION: LACO BM TAG IN SE CB RET 10' N/O BCR 40' S/O C/L ONRAMP SFRWY SO & 39' E/O C/L CALGROVE BL
 ELEVATION 1,339.015'

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. NHSC-4789953, DATED OCTOBER 7, 2020

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	TENTATIVE MAP SHEET NO.
5	LA COUNTY	INGRESS/EGRESS	JULY 12, 1977 INSTR. NO. 77-746808 JULY 13, 1977 INSTR. NO. 77-754792 APRIL 4, 1978 INSTR. NO. 78-352178 FEBRUARY 27, 1979 INSTR. NO. 79-227247	TO BE REALIGNED WITH "A" STREET	2
6	LA COUNTY	INGRESS/EGRESS	NOVEMBER 13, 1978 INSTR. NO. 78-1257299	TO BE REALIGNED WITH "A" STREET	2

PROPOSED EASEMENTS

A	TWENTY FOOT WIDE MULTI-USE(HIKING, MOUNTAIN BIKING, EQUESTRIAN) TRAIL EASEMENT TO BE DEDICATED TO THE COUNTY OF LOS ANGELES APPROPRIATELY ALONG THE EXISTING VARIABLE WIDTH TRAIL ALIGNMENTS	TO MAINTAINED BY LA COUNTY PARKS DEPARTMENT	2
B	MINIMUM TWENTY EIGHT FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES TO BE GRANTED ADJACENT PRIVATE PROPERTY OWNERS	PRIVATE ACCESS EASEMENT	2
	TEN FOOT WIDE SANITARY SEWER EASEMENT, CENTERLINE BEING PROPOSED SEWER MAIN WHERE SEWER MAIN IS OUTSIDE OF PUBLIC RIGHT OF WAY	TO MAINTAINED BY LA COUNTY PUBLIC WORKS	



**TYPICAL PRIVATE DRIVE LOCAL INTERSECTION
3-WAY TRAFFIC CALMING DETAIL
N.T.S.**

