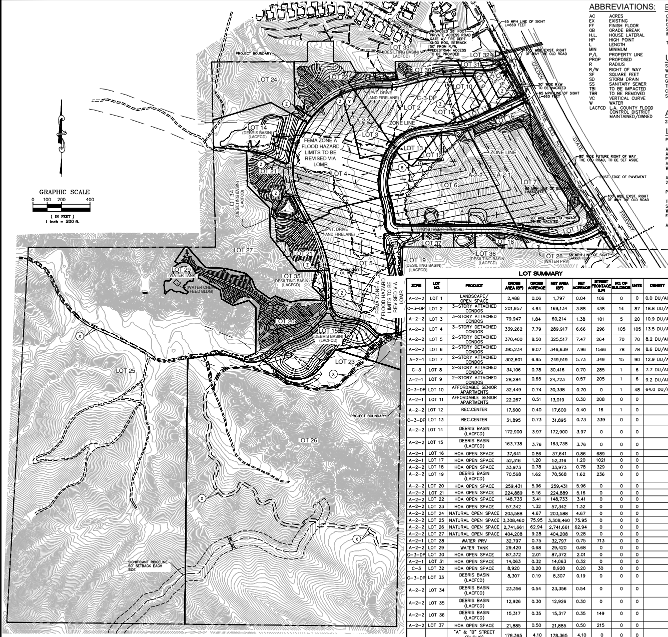

PROJECT BOUNDARY
LOT 24
LOT 22
LOT 33 (DESILTING BASIN) (LACFCD)
PROPOSED 28' FOOT PRIVATE ACCESS ROAD GATE W/ FIRE DEPT. KNOX BOX, SETBACK 50' FROM R/W, PEDESTRIAN ACCESS TO BE PROVIDED
65 MPH LINE OF SIGHT L=660 FEET
LOT 32
LOT 31
100' WIDE EXIST. RIGHT OF WAY THE OLD ROAD
LOT 30
LOT 10
PVT. DRIVE AND FIRELANE
C-3-DP
LOT 2
LOT 1
LOT 11
LOT 16
GOLDEN STATE FREEWAY
THE OLD ROAD
20' WIDE R/W TO BE VACATED
LOT 14 (DEBRIS BASIN) (LACFCD)
A-2-2
ZONE LINE
LOT 3
FEMA ZONE A FLOOD HAZARD LIMITS TO BE REVISED VIA LOMR
LOT 13
LOT 12
LOT 21
LOT 4
LOT 6
A-2-2
A-2-1
LOT 7
LOT 34 (DESILTING BASIN) (LACFCD)
80' WIDE FUTURE RIGHT OF WAY THE OLD ROAD, TO BE SET ASIDE
EXIST. EDGE OF PAVEMENT
100' WIDE EXIST. RIGHT OF WAY THE OLD ROAD
20' WIDE RIGHT OF WAY TO BE VACATED
PVT. DRIVE AND FIRELANE
"B" STREET (PUBLIC)
LOT 17
LOT 37
LOT 18
LOT 27
LOT 21
LOT 5
LOT 19 (DESILTING BASIN) (LACFCD)
LOT 36 (DESILTING BASIN) (LACFCD)
LOT 28 (WATER PRV)
65 MPH LINE OF SIGHT L=660 FEET
LOT 29 (WATER TANK)
(WATER CHECK FEED BLDG)
ABANDONED OIL WELL
LOT 35 (DESILTING BASIN) (LACFCD)
FEMA ZONE A FLOOD HAZARD LIMITS TO BE REVISED VIA LOMR
LOT 20
LOT 15 (DEBRIS BASIN) (LACFCD)
LOT 25
LOT 23
PROJECT BOUNDARY
LOT 26
SIGNIFICANT RIDGELINE 50' SETBACK EACH SIDE
GRAPHIC SCALE
0 100 200 400
(IN FEET)
1 inch = 200 ft.

LOT SUMMARY

ZONE	LOT NO.	PRODUCT	GROSS AREA (SF)	GROSS ACREAGE	NET AREA (SF)	NET ACREAGE	STREET FRONTAGE (LF)	NO. OF BUILDINGS	UNITS	DENSITY
A-2-2	LOT 1	LANDSCAPE/ OPEN SPACE	2,488	0.06	1,797	0.04	106	0	0	0.0 DU/AC
C-3-DP	LOT 2	3-STORY ATTACHED CONDOS	201,957	4.64	169,134	3.88	438	14	87	18.8 DU/AC
A-2-2	LOT 3	3-STORY ATTACHED CONDOS	79,947	1.84	60,214	1.38	101	5	20	10.9 DU/AC
A-2-2	LOT 4	3-STORY DETACHED CONDOS	339,262	7.79	289,917	6.66	296	105	105	13.5 DU/AC
A-2-2	LOT 5	2-STORY DETACHED CONDOS	370,400	8.50	325,517	7.47	264	70	70	8.2 DU/AC
A-2-2	LOT 6	2-STORY DETACHED CONDOS	395,234	9.07	346,639	7.96	1566	78	78	8.6 DU/AC
A-2-1	LOT 7	2-STORY ATTACHED CONDOS	302,601	6.95	249,519	5.73	349	15	90	12.9 DU/AC
C-3	LOT 8	2-STORY ATTACHED CONDOS	34,106	0.78	30,416	0.70	285	1	6	7.7 DU/AC
A-2-1	LOT 9	2-STORY ATTACHED CONDOS	28,284	0.65	24,723	0.57	205	1	6	9.2 DU/AC
C-3-DP	LOT 10	AFFORDABLE SENIOR APARTMENTS	32,449	0.74	30,338	0.70	0	1	48	64.0 DU/AC
A-2-1	LOT 11	AFFORDABLE SENIOR APARTMENTS	22,267	0.51	13,019	0.30	208	0	0	
A-2-2	LOT 12	REC.CENTER	17,600	0.40	17,600	0.40	16	1	0	
C-3-DP	LOT 13	REC.CENTER	31,895	0.73	31,895	0.73	339	0	0	
A-2-2	LOT 14	DEBRIS BASIN (LACFCD)	172,900	3.97	172,900	3.97	0	0	0	
A-2-2	LOT 15	DEBRIS BASIN (LACFCD)	163,738	3.76	163,738	3.76	0	0	0	
A-2-1	LOT 16	HOA OPEN SPACE	37,641	0.86	37,641	0.86	689	0	0	
A-2-1	LOT 17	HOA OPEN SPACE	52,316	1.20	52,316	1.20	1021	0	0	
A-2-2	LOT 18	HOA OPEN SPACE	33,973	0.78	33,973	0.78	329	0	0	
A-2-2	LOT 19	DEBRIS BASIN (LACFCD)	70,568	1.62	70,568	1.62	236	0	0	
A-2-2	LOT 20	HOA OPEN SPACE	259,431	5.96	259,431	5.96	0	0	0	
A-2-2	LOT 21	HOA OPEN SPACE	224,889	5.16	224,889	5.16	0	0	0	
A-2-2	LOT 22	HOA OPEN SPACE	148,733	3.41	148,733	3.41	0	0	0	
A-2-2	LOT 23	HOA OPEN SPACE	57,342	1.32	57,342	1.32	0	0	0	
A-2-2	LOT 24	NATURAL OPEN SPACE	203,588	4.67	203,588	4.67	0	0	0	
A-2-2	LOT 25	NATURAL OPEN SPACE	3,308,460	75.95	3,308,460	75.95	0	0	0	
A-2-2	LOT 26	NATURAL OPEN SPACE	2,741,661	62.94	2,741,661	62.94	0	0	0	
A-2-2	LOT 27	NATURAL OPEN SPACE	404,208	9.28	404,208	9.28	0	0	0	
A-2-1	LOT 28	WATER PRV	32,797	0.75	32,797	0.75	713	0	0	
A-2-2	LOT 29	WATER TANK	29,420	0.68	29,420	0.68	0	0	0	
C-3-DP	LOT 30	HOA OPEN SPACE	87,372	2.01	87,372	2.01	0	0	0	
A-2-1	LOT 31	HOA OPEN SPACE	14,063	0.32	14,063	0.32	0	0	0	
C-3	LOT 32	HOA OPEN SPACE	8,920	0.20	8,920	0.20	30	0	0	
C-3-DP	LOT 33	DEBRIS BASIN (LACFCD)	8,307	0.19	8,307	0.19	0	0	0	
A-2-2	LOT 34	DEBRIS BASIN (LACFCD)	23,356	0.54	23,356	0.54	0	0	0	
A-2-2	LOT 35	DEBRIS BASIN (LACFCD)	12,926	0.30	12,926	0.30	0	0	0	
A-2-2	LOT 36	DEBRIS BASIN (LACFCD)	15,317	0.35	15,317	0.35	149	0	0	
A-2-2	LOT 37	HOA OPEN SPACE	21,885	0.50	21,885	0.50	215	0	0	
		"A" & "B" STREET (PUBLIC)	178,365	4.10	178,365	4.10	0	0	0	
TOTAL	37		10,170,666	233.49	9,902,904	227.34	7,555	291	510	2.18 DU/AC

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
TBR	TO BE REMOVED
VC	VERTICAL CURVE
W	WATER
LACFCD	L.A. COUNTY FLOOD CONTROL DISTRICT MAINTAINED/OWNED

EARTHWORK SUMMARY:

CUT: 1,500,000 CY
FILL: 1,300,000 CY
OVEREXCAVATION 1,345,000 CY
SHRINKAGE ON OVEREX (15%)=200,000 CY
IMPORT/EXPORT: (1,500,000 CY – 1,300,000 – 200,000 CY) = 0 CY

TOTAL EARTHWORK (1,500,000 CY+1,345,000 CY) = 2,845,000 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:

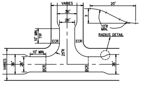
A PORTION OF LOT 31, TRACT NO. 43793, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1072, PAGES 1 THROUGH 7, INCLUSIVE, OF MAPS, AND PORTIONS OF LOT 7 AND PORTIONS OF SECTIONS 4 AND 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, S.B.M., IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

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

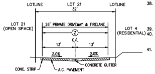
PARCEL 2:

THE SOUTHEAST ONE-FOURTH OF THE SOUTHEAST 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.

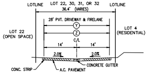
APN: 2826-022-026


VARIES
36'
26'
20'
X
10'R MIN.
RADIUS DETAIL
10' MIN. TYP
ECR
ECR
10' MIN.
25'R
VARIES
36'
26'
BCR
BCR
36'

TYPICAL PUBLIC STREET LOCAL INTERSECTION
3-WAY TRAFFIC CALMING DETAIL
N.T.S.


LOTLINE
LOT 21
LOTLINE
32'
LOT 21 (OPEN SPACE)
26' PRIVATE DRIVEWAY & FIRELANE
LOT 4 (RESIDENTIAL)
C/L
13'
13'
2.0%
2.0%
CONC. STRIP
A.C. PAVEMENT
CONCRETE GUTTER

SECTION 14-14
N.T.S


LOTLINE
LOT 22, 30, 31, OR 32
LOTLINE
36.4' (VARIES)
LOT 22 (OPEN SPACE)
28' PVT. DRIVEWAY & FIRELANE
LOT 4 (RESIDENTIAL)
C/L
14'
14'
2.0%
2.0%
CONC. STRIP
A.C. PAVEMENT
CONCRETE GUTTER

SECTION 13-13
N.T.S

GENERAL NOTES

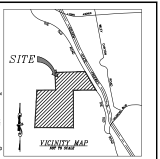
1. GROSS AREA: 233.49 ACRES NET AREA: 227.78 ACRES
2. EXISTING ZONING: A-2-1/A-2-2/C-3/C-3-DP
3. EXISTING SITE USE: VACANT
4. DEVELOPMENT TYPE: SINGLE AND MULTI-FAMILY RESIDENTIAL
5. TOTAL NUMBER OF RESIDENTIAL LOTS: 10
6. SMALLEST RESIDENTIAL LOT SIZE: 0.5 ACRES.
7. DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
8. PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5%, MAX. 12.5%
9. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 5 FEET.
10. THE OLD ROAD HAS A VARIABLE WIDTH RIGHT-OF-WAY OFFERED FOR DEDICATION.
11. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH THE COUNTY APPROVED PLANTS AND GROUND COVER.
12. EXISTING LOS ANGELES COUNTY GENERAL PLAN: H2/SEA
13. EXISTING LA COUNTY SANTA CLARITA VALLEY AREA WIDE LOCAL PLAN: H2
14. THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY
15. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
16. TOP & TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
17. AN H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE, SLOPES, AND ALL COMMON LANDSCAPE AREAS.
18. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBIT MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
19. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP.
20. ALIGNMENT AND GEOMETRICS OF THE PRIVATE DRIVEWAYS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
21. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
    A. A CHANGE IN PROPOSED LAND USE.
    B. A CHANGE OF MORE THAN 10 FEET IN BUILDING HEIGHT.
22. PERMISSION IS REQUESTED FOR UNIT PHASING. SEE UNIT PHASING EXHIBIT HEREON.
23. PERMISSION IS REQUESTED TO COMBINE LOTS.
24. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
25. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
26. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, TRAILS, TRANSIT SHELTERS, WATER QUALITY DEVICES OR BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
27. ALL PRIVATE DRIVEWAY AND FIRELANES WILL HAVE A RECIPROCAL ACCESS EASEMENTS TO PROVIDE ACCESS TO ALL RESIDENTIAL LOTS, AND OPEN SPACES.
28. PERMISSION IS REQUESTED TO MASS GRADE.
29. PERMISSION IS REQUESTED TO WAIVE STREET FRONTAGE REQUIREMENTS FOR LOT NOS. 10, 14, 15, 20-27, 29-31, AND 33-35.
30. PROPOSED PRIVATE DRIVEWAY GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
31. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
32. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
36. RELATED ENTITLEMENTS:
    - -TENTATIVE MAP NO. 083301 (RPPL2021003061)
    - -CONDITIONAL USE PERMIT NO. RPPL2021003113
    - -OAK TREE PERMIT NO. RPPL2021003070
    - -ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021003105
    - -ENVIRONMENTAL ASSESSMENT NO. RPPL2021003071
    - -SEA CONDITIONAL USE PERMIT NO. RPPL2021003113
    - -ZONING CONFORMANCE NO. RPPL2021003126
37. ALL SANITARY SEWER MAINLINES SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT WHEN LOCATED WITHIN PRIVATE DRIVE AND PROPERTIES. EACH RESIDENTIAL UNIT WILL BE SERVED BY A SEPARATE 4" SEWER LATERAL THAT IS CONNECTED TO THE SEWER MAIN WITHIN THE PRIVATE DRIVE AND FIRELANES.
38. THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.
39. FEMA APPROVED CLOMER WILL BE REQUIRED BEFORE STORM DRAIN PLAN APPROVAL.
40. All WATER DISTRIBUTION MAINLINES SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE WATER EASEMENT WHEN LOCATED WITHIN PRIVATE DRIVE AND PROPERTIES.
41. EASEMENTS SHALL BE PROVIDED ON LOTS 14, 22, AND 24 FOR THE BENEFIT OF THE ADJACENT PROPERTY FOR SECONDARY ACCESS (INGRESS AND EGRESS) AND NECESSARY SLOPES. THE ENTITLEMENT, DESIGN AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY. EASEMENTS MAY BE EITHER BLANKET OR PRECISE IN NATURE.

BENCHMARK

NEWHALL (2018) L 5370

DESCRIPTION: LACO BM TAG IN SE CB RET 10' N/O BCR 40' S/O C/L ONRAMP 5FRWY SO & 39' E/O C/L CALGROVE BL

ELEVATION 1,339.015'


LYONS AVENUE
WILEY CANYON ROAD
THE OLD ROAD
GOLDEN STATE FREEWAY
SITE
THE OLD ROAD
CALGROVE BL

VICINITY MAP
NOT TO SCALE

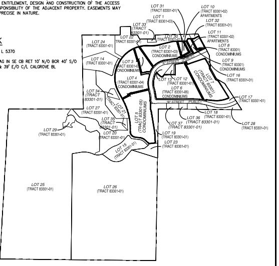
LEGEND:

▬ ▬ ▬	BOUNDARY LINE
1490	EXISTING CONTOURS
—S—	EXISTING SEWER
—W—	EXISTING WATER
→	DRAINAGE FLOW DIRECTION
—	PROPOSED LOT LINES
— · —	ZONE BOUNDARY LINE
90	PROPOSED GRADING CONTOUR
50	PROPOSED STREET GRADES
▬	PROPOSED RETAINING WALL
Y	PROPOSED MANUFACTURED SLOPE
㉛	EXISTING EASEMENTS
Ⓐ	PROPOSED EASEMENTS
— —	LIMIT OF GRADING LINE
—SD—	PROPOSED STORM DRAIN
—S—	PROPOSED SANITARY SEWER
—W—	PROPOSED WATER
LOT X	LOT NUMBER
MWS	MODULAR WETLAND STORM WATER TREATMENT DEVICE
▨	PRIVATE DRIVEWAY AND FIRE LANE, RECIPROCAL ACCESS EASEMENT TO PROVIDE INTERNAL ACCESS/CIRCULATION TO ALL RESIDENTIAL LOTS, AND OPEN SPACES.

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. NHSC-6837868(RA), DATED MAY 4, 2022

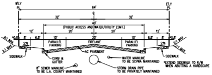
EXISTING EASEMENTS					
TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	TENTATIVE MAP SHEET NO.
④	SO. CAL. EDISON	ELECTRICAL LINES & INCINDENTAL PURPOSES	JULY 25, 1945 BOOK 30616, PAGE 283	TO BE REALIGNED WITH FINAL SCE DESIGN	N/A CANNOT BE PLOTTED
⑤	AYERS EASEMENT	INGRESS/EGRESS	JULY 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 AND "B" STREET	1, 2

PROPOSED EASEMENTS			
Ⓧ	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 LA COUNTY PARKS AND REC. DEPARTMENT	1, 2, 5
Ⓨ	MINIMUM TWENTY EIGHT FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES TO BE GRANTED TO ADJACENT PRIVATE PROPERTY OWNERS	PRIVATE ACCESS EASEMENT (TO BE MAINTAINED BY HOA)	1, 2, 4
Ⓩ	STORM DRAIN EASEMENT FOR ACCESS AND MAINTENANCE OF LOS ANGELES COUNTY OWNED BASIN, PIPS, AND STRUCTURES	TO LA COUNTY FLOOD CONTROL	1, 2, 4, 5
▨	PRIVATE DRIVEWAY AND FIRE LANE, RECIPROCAL ACCESS EASEMENT TO PROVIDE INTERNAL ACCESS/CIRCULATION TO ALL RESIDENTIAL LOTS, AND OPEN SPACES	TO LA COUNTY	4, 5
	TEN FOOT WIDE SANITARY SEWER EASEMENT, CENTERLINE BEING AT ALL SHOWN PROPOSED SEWER MAIN WHERE SEWER MAIN IS OUTSIDE OF PUBLIC RIGHT OF WAY	TO LA COUNTY PUBLIC WORKS	
	EASEMENTS ON LOTS 14, 22, AND 24 FOR THE BENEFIT OF THE ADJACENT PROPERTY FOR SECONDARY ACCESS (INGRESS AND EGRESS) AND NECESSARY SLOPES. THE ENTITLEMENT, DESIGN AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY. EASEMENTS MAY BE EITHER BLANKET OR PRECISE IN NATURE.	PRIVATE ACCESS EASEMENT (TO BE MAINTAINED BY HOA)	

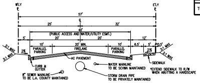

LOT 31 (TRACT 83301-01)
LOT 10 (TRACT 83301-02) APARTMENTS
LOT 1 (TRACT 83301-03)
LOT 32 (TRACT 83301-01)
LOT 33 (TRACT 83301-01)
LOT 11 (TRACT 83301-02) APARTMENTS
LOT 24 (TRACT 83301-01)
LOT 22 (TRACT 83301-01)
LOT 30 (TRACT 83301-01)
LOT 2 (TRACT 83301-03) CONDOMINIUMS
LOT 8 (TRACT 83301) CONDOMINIUMS
LOT 14 (TRACT 83301-01)
LOT 3 (TRACT 83301-03) CONDOMINIUMS
LOT 9 (TRACT 83301) CONDOMINIUMS
LOT 4 (TRACT 83301-04) CONDOMINIUMS
LOT 13
LOT 12 (TRACT 83301-01)
LOT 16 (TRACT 83301-01)
LOT 6 (TRACT 83301-06) CONDOMINIUMS
LOT 7 (TRACT 83301) CONDOMINIUMS
LOT 34 (TRACT 83301-01)
LOT 21 (TRACT 83301-01)
LOT 5 (TRACT 83301-05) CONDOMINIUMS
LOT 17 (TRACT 83301-01)
LOT 27 (TRACT 83301-01)
LOT 18 (TRACT 83301-01)
LOT 35 (TRACT 83301-01)
LOT 36 (TRACT 83301-01)
LOT 37 (TRACT 83301-01)
LOT 28 (TRACT 83301-01)
LOT 29 (TRACT 83301-01)
LOT 20 (TRACT 83301-01)
LOT 19 (TRACT 83301-01)
LOT 15 (TRACT 83301-01)
LOT 23 (TRACT 83301-01)
LOT 25 (TRACT 83301-01)
LOT 26 (TRACT 83301-01)

TRACT NO.	RES. UNITS	OPEN SPACE
TR 83301-01	–	177.14 Ac.
TR 83301-02	48 AFFORDABLE	–
TR 83301-03	107 CONDOMINIUMS	–
TR 83301-04	105 CONDOMINIUMS	–
TR 83301-05	70 CONDOMINIUMS	–
TR 83301-06	78 CONDOMINIUMS	–
TR 83301	102 CONDOMINIUMS	–
TOTAL	510 UNITS	177.14 Ac.

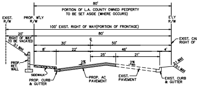
UNIT MAP PHASING EXHIBIT
N.T.S.


W'LY PL
E'LY PL
64'
32'
32'
(PUBLIC ACCESS AND WATER/UTILITY ESMT.)
40'
20'
20'
FIRELANE
PARALLEL PARKING
PARALLEL PARKING
AC PAVEMENT
SIDEWALK
CURB & GUTTER
WATER MAINLINE TO BE SCVWA MAINTAINED
8" SEWER MAINLINE TO BE L.A. COUNTY MAINTAINED
STORM DRAIN PIPE TO BE PRIVATELY MAINTAINED
*EXTEND SIDEWALK TO R/W WHEN ABUTTING A HARDSCAPE

64' PUBLIC STREET
"A" STREET AND "B" STREET
N.T.S


W'LY PL
E'LY PL
57'
(PUBLIC ACCESS AND WATER/UTILITY ESMT.)
20' MIN.
FIRELANE
PARALLEL PARKING
PARALLEL PARKING
AC PAVEMENT
SIDEWALK
CURB & GUTTER
WATER MAINLINE TO BE SCVWA MAINTAINED
8" SEWER MAINLINE TO BE L.A. COUNTY MAINTAINED
STORM DRAIN PIPE TO BE PRIVATELY MAINTAINED
*EXTEND SIDEWALK TO R/W WHEN ABUTTING A HARDSCAPE

57' PUBLIC STREET
"A" STREET AND "B" STREET
N.T.S


80'
PORTION OF L.A. COUNTY OWNED PEOPERTY TO BE SET ASIDE (WHERE OCCURS)
EXIST. R/W
PROP. W'LY R/W
E'LY R/W
100' EXIST. RIGHT OF WAY(PORTION OF FRONTAGE)
20'
RIGHT OF WAY TO BE VACATED
80'
EXIST. CALTRANS RIGHT OF WAY
30'
50'
8'
22'
46'
25'
21'
2%
2%
PROP. RET. WALL
SIDEWALK
PROP. CURB & GUTTER
PROP. AC PAVEMENT
EXIST. PAVEMENT
EXIST. CURB & GUTTER

PUBLIC STREET - (R/W = 80')
THE OLD ROAD

UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

Ng Siew Huat 9/23/2024
SIEW HUAT NG R.C.E. 46026 DATE

SIEW HUAT NG
NO.46026
EXP.12-31-24

OWNER/APPLICANT:

NUWI LYONS CANYON, LLC
2001 WILSHIRE BOULEVARD, SUITE 401
SANTA MONICA, CA 90403
TEL: (310) 864-2427

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
9/23/24
TENTATIVE MAP TR83301

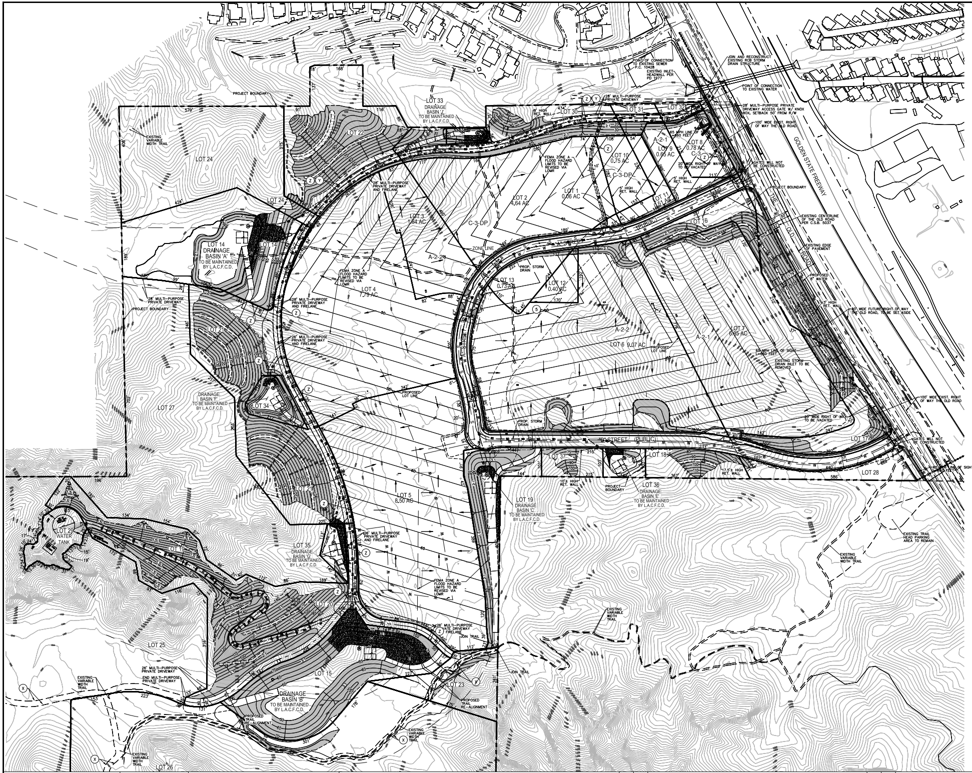
NO.	DATE	REVISIONS	BY	APPR

THE TRAILS AT LYONS CANYON
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 83301
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE:
SEPTEMBER 23, 2024

SHEET 1
OF 5

Q:\Santa Clarita\Lyons Canyon Ranch\UCI\VTTM\2038_TENTATIVE-MAP_Sheets.dwg


PROJECT BOUNDARY
579'
408'
EXISTING VARIABLE WIDTH TRAIL
LOT 24
424'
189'
LOT 24
LOT 14 DRAINAGE BASIN 'A' TO BE MAINTAINED BY L.A.C.F.C.D.
LOT 14
99'
28' MULTI-PURPOSE PRIVATE DRIVEWAY
PROJECT BOUNDARY
246'
18'
168'
137'
144'
91'
116'
315'
LOT 22
LOT 33 DRAINAGE BASIN 'J' TO BE MAINTAINED BY L.A.C.F.C.D.
28' MULTI-PURPOSE PRIVATE DRIVEWAY AND FIRELANE
LOT 3 1.84 AC
LOT 2 4.64 AC
C-3-DP
ZONE LINE
A-2-2
FEMA ZONE A FLOOD HAZARD LIMITS TO BE REVISED VIA LOMR
LOT 4 7.79 AC
28' MULTI-PURPOSE PRIVATE DRIVEWAY AND FIRELANE
26' MULTI-PURPOSE PRIVATE DRIVEWAY AND FIRELANE
LOT 13 0.73 AC
PROP. STORM DRAIN
POINT OF CONNECTION TO EXISTING SEWER P.C. 10428
EXISTING INLET HEADWALL PER PD 1977
JOIN AND RECONSTRUCT EXISTING RCB STORM DRAIN STRUCTURE
POINT OF CONNECTION TO EXISTING WATER
28' MULTI-PURPOSE PRIVATE DRIVEWAY
8' HIGH RET. WALL
LOT 30
LOT 31
LOT 32
28' MULTI-PURPOSE PRIVATE DRIVEWAY ACCESS GATE W/ KNOX BOX, SETBACK 50' FROM R/W
100' WIDE EXIST. RIGHT OF WAY THE OLD ROAD
65 MPH LINE OF SIGHT L=660 FEET
A-2-1
LOT 8 0.78 AC
C-3
LOT 9 0.65 AC
LOT 10 0.75 AC
C-3-DP
20' WIDE RIGHT OF WAY TO BE VACATED
GATES WILL NOT BE CONSTRUCTED
5' HIGH RET. WALL
5' HIGH RET. WALL
LOT 1 0.06 AC
LOT 11 0.51 AC
PROJECT BOUNDARY
GOLDEN STATE FREEWAY
THE OLD ROAD
EXISTING CENTERLINE OF THE OLD ROAD PER C.S.B. 5037
EXISTING EDGE OF PAVEMENT
LOT 16
"A" STREET
(PUBLIC)
LOT 12 0.40 AC
PROPOSED 8" WATER
3' HIGH RET. WALL
80' WIDE FUTURE RIGHT OF WAY THE OLD ROAD, TO BE SET ASIDE
A-2-2
LOT 6 9.07 AC
PROPOSED LOT LINE
A-2-1
LOT 7 6.95 AC
65 MPH LINE OF SIGHT L=660 FEET
EXISTING STORM DRIAN INLET TO BE REMOVED
LOT 21
DRAINAGE BASIN 'F' TO BE MAINTAINED BY L.A.C.F.C.D.
LOT 27
702'
LOT 34
342'
PROPOSED LOT LINE
LOT 5 8.50 AC
PROP. STORM DRAIN
100' WIDE EXIST. RIGHT OF WAY THE OLD ROAD
20' WIDE RIGHT OF WAY TO BE VACATED
"B" STREET (PUBLIC)
LOT 17
GATES WILL NOT BE CONSTRUCTED
LOT 37
10'± HIGH RET. WALL
PROJECT BOUNDARY
LOT 18
LOT 36 DRAINAGE BASIN 'E' TO BE MAINTAINED BY L.A.C.F.C.D.
17.5'± HIGH RET. WALL
LOT 28
586'
65 MPH LINE OF SIGHT L=660 FEET
LOT 19 DRAINAGE BASIN 'C' TO BE MAINTAINED BY L.A.C.F.C.D.
LOT 21
196'
LOT 29 WATER TANK
134'
154'
LOT 19
LOT 35 DRAINAGE BASIN 'G' TO BE MAINTAINED BY L.A.C.F.C.D.
26' MULTI-PURPOSE PRIVATE DRIVEWAY AND FIRELANE
FEMA ZONE A FLOOD HAZARD LIMITS TO BE REVISED VIA LOMR
EXISTING TRAIL HEAD PARKING AREA TO REMAIN
EXISTING VARIABLE WIDTH TRAIL
LOT 20
26' MULTI-PURPOSE PRIVATE DRIVEWAY FIRELANE
JOIN TRAIL
LOT 25
316'
EXISTING VARIABLE WIDTH TRAIL
26' MULTI-PURPOSE PRIVATE DRIVEWAY
END MULTI-PURPOSE PRIVATE DRIVEWAY
223'
LOT 15
DRAINAGE BASIN 'B' TO BE MAINTAINED BY L.A.C.F.C.D.
PROPOSED TRAIL RE-ALIGNMENT
301'
178'
LOT 23
PROPOSED TRAIL RE-ALIGNMENT
JOIN TRAIL
EXISTING VARIABLE WIDTH TRAIL
EXISTING VARIABLE WIDTH TRAIL
LOT 26
EXISTING VARIABLE WIDTH TRAIL
JOIN TRAIL
X
Y
Z
4
5

LEGEND:

	BOUNDARY LINE
1490	EXISTING CONTOURS
S S	EXISTING SEWER
W W	EXISTING WATER
	DRAINAGE FLOW DIRECTION
	PROPOSED LOT LINES
	ZONE BOUNDARY LINE
90	PROPOSED GRADING CONTOUR
50	PROPOSED STREET GRADES
	PROPOSED RETAINING WALL
	PROPOSED MANUFACTURED SLOPE
㉛	EXISTING EASEMENTS
Ⓐ	PROPOSED EASEMENTS
	LIMIT OF GRADING LINE
SD SD	PROPOSED STORM DRAIN
S S	PROPOSED SANITARY SEWER
W W	PROPOSED WATER
LOT X	LOT NUMBER
#XX TBR	EXISTING OAK TREE (SEE PROTECTED TREE REPORT AND SHEET 2 & 3)
	EXISTING NON-OAK PROTECTED TREE (SEE PROTECTED TREE REPORT AND SHEET 2 & 3)
MWS	MODULAR WETLAND STORM WATER TREATMENT DEVICE

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. NHSC-6837868(RA), DATED MAY 4, 2022

TITLE REPORT ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	TENTATIVE MAP SHEET NO.
EXISTING EASEMENTS					
④	SO. CAL. EDISON	ELECTRICAL LINES & INCINDENTAL PURPOSES	JULY 25, 1945 BOOK 30616, PAGE 283	TO BE REALIGNED WITH FINAL SCE DESIGN	N/A CANNOT BE PLOTTED
⑤	AYERS EASEMENT	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 AND "B" STREET	1, 2
PROPOSED EASEMENTS					
Ⓧ	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 LA COUNTY PARKS AND REC. DEPARTMENT	1, 2, 5
Ⓨ	MINIMUM TWENTY EIGHT FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES TO BE GRANTED TO ADJACENT PRIVATE PROPERTY OWNERS			PRIVATE ACCESS EASEMENT (TO BE MAINTAINED BY HOA)	1, 2, 4
Ⓩ	STORM DRAIN EASEMENT FOR ACCESS AND MAINTENANCE OF LOS ANGELES COUNTY OWNED BASIN, PIPS, AND STRUCTURES			TO LA COUNTY FLOOD CONTROL	1, 2, 4, 5
	TEN FOOT WIDE SANITARY SEWER EASEMENT, CENTERLINE BEING AT ALL SHOWN PROPOSED SEWER MAIN WHERE SEWER MAIN IS OUTSIDE OF PUBLIC RIGHT OF WAY			TO LA COUNTY PUBLIC WORKS	
	EASEMENTS ON LOTS 14, 22, AND 24 FOR THE BENEFIT OF THE ADJACENT PROPERTY FOR SECONDARY ACCESS (INGRESS AND EGRESS) AND NECESSARY SLOPES. THE ENTITLEMENT, DESIGN AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY. EASEMENTS MAY BE EITHER BLANKET OR PRECISE IN NATURE.			PRIVATE ACCESS EASEMENT (TO BE MAINTAINED BY HOA)	

SCALE: 1"=100'
GRAPHIC SCALE
0
50
100
200
(IN FEET)
1 inch = 100 ft.

UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

Ng Siew Huat
SIEW HUAT NG R.C.E. 46026 9/23/2024 DATE

SIEW HUAT NG
NO.46026
EXP.12-31-24

OWNER/APPLICANT:

NUWI LYONS CANYON, LLC
2001 WILSHIRE BOULEVARD, SUITE 401
SANTA MONICA, CA 90403
TEL: (310) 864-2427

NO.	DATE	REVISIONS	BY	APPR

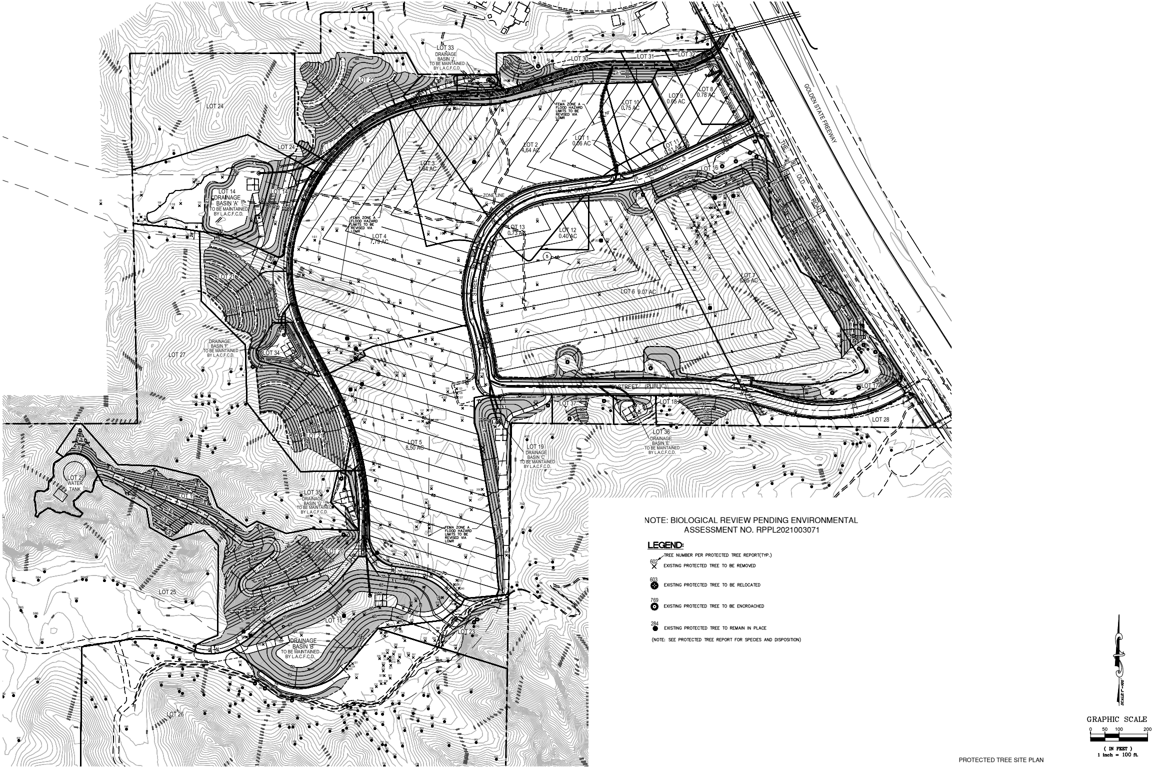
THE TRAILS AT LYONS CANYON
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 83301
(FOR CONDOMINIUM PURPOSES)

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

DATE: SEPTEMBER 23, 2024

SHEET 2
OF 5

Q:\Santa Clarita\Lyons Canyon Ranch\UCI\VTTM\2038_TENTATIVE-MAP_Sheets.dwg


LOT 33
DRAINAGE BASIN 'J' TO BE MAINTAINED BY L.A.C.F.C.D.
LOT 30
LOT 31
LOT 32
LOT 22
LOT 24
LOT 24
LOT 14
LOT 14 DRAINAGE BASIN 'A' TO BE MAINTAINED BY L.A.C.F.C.D.
LOT 3 1.64 AC
LOT 2 4.64 AC
LOT 1 0.06 AC
LOT 10 0.75 AC
LOT 9 0.65 AC
LOT 8 0.78 AC
LOT 11 0.51 AC
FEMA ZONE A FLOOD HAZARD LIMITS TO BE REVISED VIA LOMR
ZONE LINE
"A" STREET
(PUBLIC)
LOT 16
GOLDEN STATE FREEWAY
THE OLD ROAD
LOT 4 7.79 AC
FEMA ZONE A FLOOD HAZARD LIMITS TO BE REVISED VIA LOMR
LOT 13 0.73 AC
LOT 12 0.40 AC
LOT 6 9.07 AC
LOT 7 6.95 AC
LOT 21
DRAINAGE BASIN 'F' TO BE MAINTAINED BY L.A.C.F.C.D.
LOT 27
LOT 34
LOT 21
LOT 5 8.50 AC
"B" STREET (PUBLIC)
LOT 17
LOT 37
LOT 18
LOT 28
LOT 36
DRAINAGE BASIN 'E' TO BE MAINTAINED BY L.A.C.F.C.D.
LOT 19
DRAINAGE BASIN 'C' TO BE MAINTAINED BY L.A.C.F.C.D.
LOT 29 WATER TANK
LOT 19
LOT 35
DRAINAGE BASIN 'G' TO BE MAINTAINED BY L.A.C.F.C.D.
FEMA ZONE A FLOOD HAZARD LIMITS TO BE REVISED VIA LOMR
LOT 20
LOT 25
LOT 15
DRAINAGE BASIN 'B' TO BE MAINTAINED BY L.A.C.F.C.D.
LOT 23
LOT 26
GRAPHIC SCALE
0
50
100
200
(IN FEET)
1 inch = 100 ft.

NOTE: BIOLOGICAL REVIEW PENDING ENVIRONMENTAL ASSESSMENT NO. RPPL2021003071

LEGEND:

602 — TREE NUMBER PER PROTECTED TREE REPORT(TYP.)

602 ×	EXISTING PROTECTED TREE TO BE REMOVED
603 ⊛	EXISTING PROTECTED TREE TO BE RELOCATED
769 ◉	EXISTING PROTECTED TREE TO BE ENCROACHED
284 ●	EXISTING PROTECTED TREE TO REMAIN IN PLACE

(NOTE: SEE PROTECTED TREE REPORT FOR SPECIES AND DISPOSITION)

PROTECTED TREE SITE PLAN

UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

Ng Siew Huat
9/23/2024
SIEW HUAT NG R.C.E. 46026 DATE

SIEW HUAT NG
NO.46026
EXP.12-31-24

OWNER/APPLICANT:

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2001 WILSHIRE BOULEVARD, SUITE 401
SANTA MONICA, CA 90403
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NO.	DATE	REVISIONS	BY	APPR

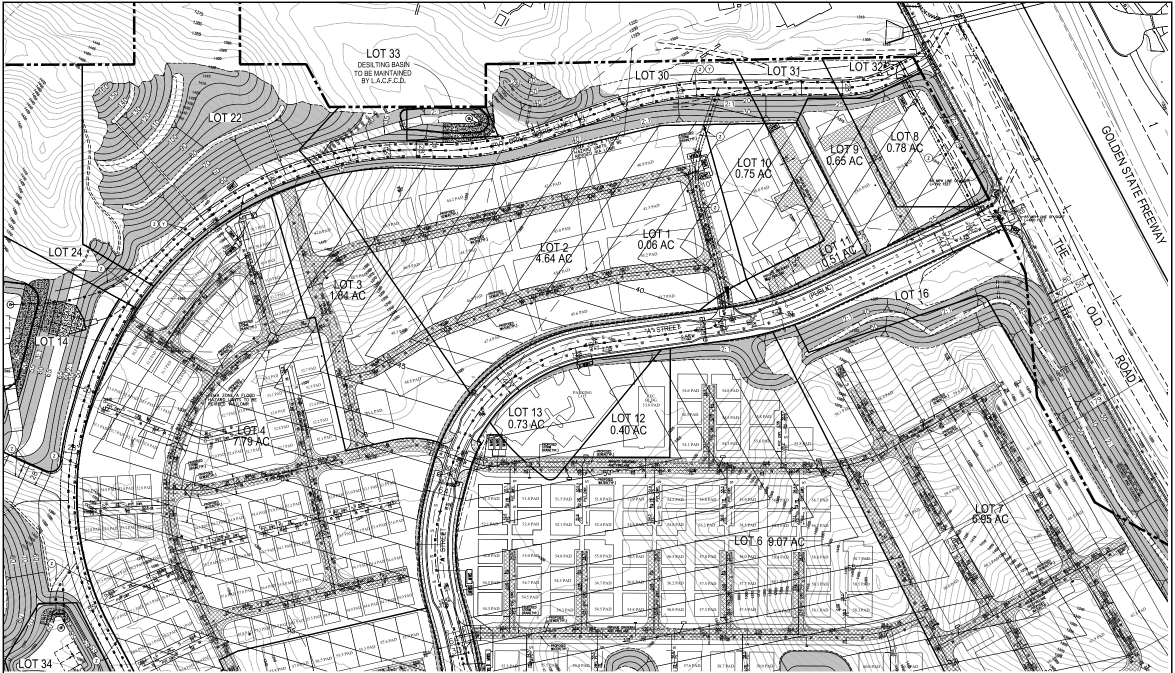
THE TRAILS AT LYONS CANYON
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 83301
(FOR CONDOMINIUM PURPOSES)

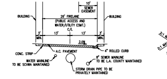
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE:
SEPTEMBER 23, 2024

SHEET 3
OF 5

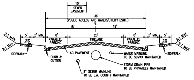
Q:\Santa Clarita\Lyons Canyon Ranch\UCI\VTTM\2038_TENTATIVE-MAP_Sheets.dwg


LOT 33
DESILTING BASIN
TO BE MAINTAINED
BY L.A.C.F.C.D.
LOT 30
LOT 31
LOT 32
LOT 22
LOT 24
LOT 14
LOT 34
LOT 10
0.75 AC
LOT 9
0.65 AC
LOT 8
0.78 AC
LOT 1
0.06 AC
LOT 2
4.64 AC
LOT 3
1.84 AC
LOT 11
0.51 AC
LOT 16
LOT 4
7.79 AC
LOT 13
0.73 AC
LOT 12
0.40 AC
LOT 6 9.07 AC
LOT 7
6.95 AC
PVT. DRIVE
"A" STREET
(PUBLIC)
GOLDEN STATE FREEWAY
THE OLD ROAD
FEMA ZONE A FLOOD HAZARD LIMITS TO BE REVISED VIA LOMR
PARKING LOT
REC. BLDG. 53.0 PAD
PROPOSED STORM DRAIN(TYP.)
PROPOSED SEWER(TYP.)
PROPOSED WATER(TYP.)
PRIVATE DRIVEWAY AND FIRELANE
65 MPH LINE OF SIGHT L=600 FEET
2:1


BUILDING
26' FIRELANE
(PUBLIC ACCESS AND WATER/UTILITY ESMT.)
10'
SEWER EASEMENT
C/L
3' MIN.
13'
13'
3' MIN.
2.0%
CONC. STRIP
A.C. PAVEMENT
4" ROLLED CURB
WATER MAINLINE TO BE SCVWA MAINTAINED
STORM DRAIN PIPE TO BE PRIVATELY MAINTAINED
8" SEWER MAINLINE TO BE L.A. COUNTY MAINTAINED

TYPICAL 26' PRIVATE DRIVEWAY AND FIRELANE

N.T.S


10'
SEWER EASEMENT
36'
(PUBLIC ACCESS AND WATER/UTILITY ESMT.)
18'
18'
2:1 MAX
5'
5' MIN.
8'
PARALLEL PARKING
20'
FIRELANE
2%
SIDEWALK
CURB & GUTTER
AC PAVEMENT
WATER MAINLINE TO BE SCVWA MAINTAINED
STORM DRAIN PIPE TO BE PRIVATELY MAINTAINED
8" SEWER MAINLINE TO BE L.A. COUNTY MAINTAINED

TYPICAL 36' PRIVATE DRIVEWAY AND FIRELANE

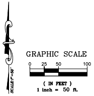
N.T.S

LEGEND:

- BOUNDARY LINE
- 1490 EXISTING CONTOURS
- S EXISTING SEWER
- W EXISTING WATER
- DRAINAGE FLOW DIRECTION
- PROPOSED LOT LINES
- ZONE BOUNDARY LINE
- 90 PROPOSED GRADING CONTOUR
- 50 PROPOSED STREET GRADES
- PROPOSED RETAINING WALL
- PROPOSED MANUFACTURED SLOPE
- ㉛ EXISTING EASEMENTS
- Ⓐ PROPOSED EASEMENTS
- LIMIT OF GRADING LINE
- SD PROPOSED STORM DRAIN
- S PROPOSED SANITARY SEWER
- W PROPOSED WATER
- LOT X LOT NUMBER
- MWS MODULAR WETLAND STORM WATER TREATMENT DEVICE

PROPOSED EASEMENTS			
Ⓧ	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 LA COUNTY PARKS AND REC. DEPARTMENT	1, 2, 5
Ⓨ	MINIMUM TWENTY EIGHT FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES TO BE GRANTED TO ADJACENT PRIVATE PROPERTY OWNERS	PRIVATE ACCESS EASEMENT (TO BE MAINTAINED BY HOA)	1, 2, 4
Ⓩ	STORM DRAIN EASEMENT FOR ACCESS AND MAINTENANCE OF LOS ANGELES COUNTY OWNED BASIN, PIPS, AND STRUCTURES	TO LA COUNTY FLOOD CONTROL	1, 2, 4, 5
▨	PRIVATE DRIVEWAY AND FIRE LANE, RECIPROCAL ACCESS EASEMENT TO PROVIDE INTERNAL ACCESS/CIRCULATION TO ALL RESIDENTIAL LOTS, AND OPEN SPACES	TO LA COUNTY	4, 5

PROPOSED EASEMENTS (CONT.)			
	TEN FOOT WIDE SANITARY SEWER EASEMENT, CENTERLINE BEING AT ALL SHOWN PROPOSED SEWER MAIN WHERE SEWER MAIN IS OUTSIDE OF PUBLIC RIGHT OF WAY	TO LA COUNTY PUBLIC WORKS	
	EASEMENTS ON LOTS 14, 22, AND 24 FOR THE BENEFIT OF THE ADJACENT PROPERTY FOR SECONDARY ACCESS (INGRESS AND EGRESS) AND NECESSARY SLOPES. THE ENTITLEMENT, DESIGN AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY. EASEMENTS MAY BE EITHER BLANKET OR PRECISE IN NATURE.	PRIVATE ACCESS EASEMENT (TO BE MAINTAINED BY HOA)	


SCALE: 1"=50'
GRAPHIC SCALE
0
25
50
100
(IN FEET)
1 inch = 50 ft.

UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

NgSiewHuat
SIEW HUAT NG R.C.E. 46026 9/23/2024 DATE

REGISTERED PROFESSIONAL ENGINEER
SIEW HUAT NG
NO.46026
EXP.12-31-24
CIVIL
STATE OF CALIFORNIA

OWNER/APPLICANT:

NUWI LYONS CANYON, LLC
2001 WILSHIRE BOULEVARD, SUITE 401
SANTA MONICA, CA 90403
TEL: (310) 864-2427

NO.	DATE	REVISIONS	BY	APPR

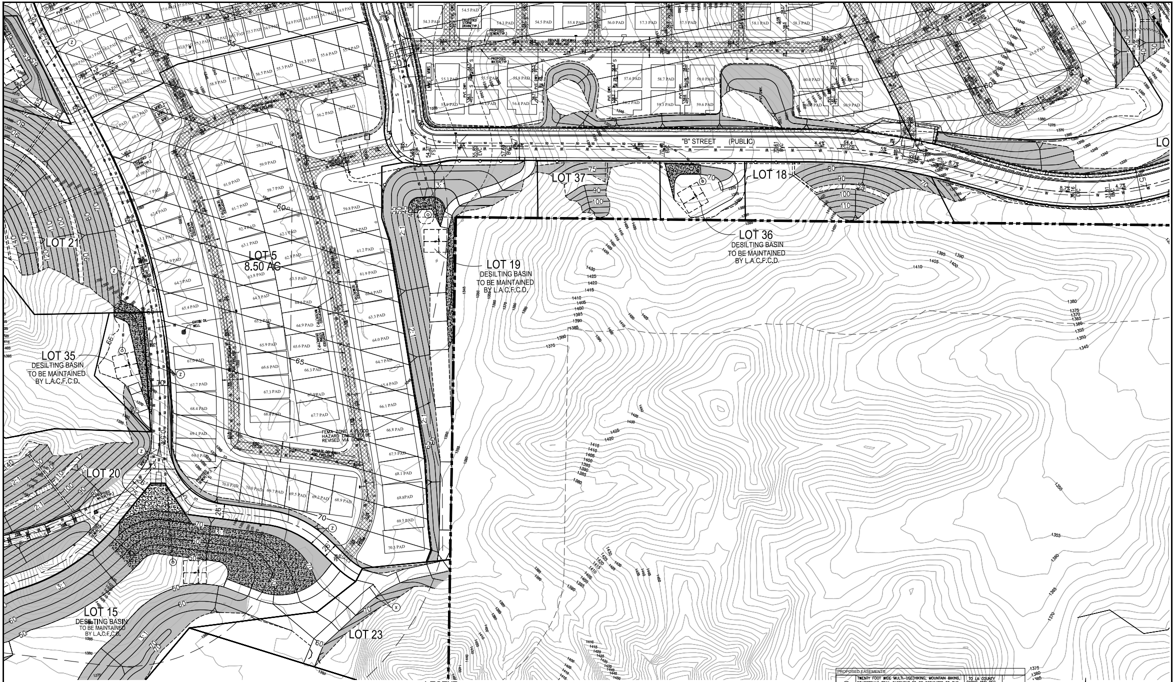
THE TRAILS AT LYONS CANYON
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 83301
(FOR CONDOMINIUM PURPOSES)

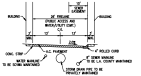
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE:
SEPTEMBER 23, 2024

SHEET 4

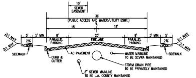
OF 5


"B" STREET (PUBLIC)
LOT 5
8.50 AC
LOT 18
LOT 19
DESILTING BASIN
TO BE MAINTAINED
BY L.A.C.F.C.D.
LOT 20
LOT 21
LOT 23
LOT 35
DESILTING BASIN
TO BE MAINTAINED
BY L.A.C.F.C.D.
LOT 36
DESILTING BASIN
TO BE MAINTAINED
BY L.A.C.F.C.D.
LOT 37
LOT 15
DESILTING BASIN
TO BE MAINTAINED
BY L.A.C.F.C.D.
FEMA ZONE A FLOOD HAZARD LIMITS TO BE REVISED VIA LOMR
EXIST. OIL WELL
PRIVATE DRIVEWAY AND FIRELANE
PROPOSED SEWER (TYP.)
PROPOSED WATER (TYP.)
PROPOSED STORM DRAIN (TYP.)
2:1
3:1


10'
SEWER EASEMENT
BUILDING
26' FIRELANE
(PUBLIC ACCESS AND WATER/UTILITY ESMT.)
C/L
3' MIN.
13'
13'
3' MIN.
2.0%
BUILDING
CONC. STRIP
A.C. PAVEMENT
4" ROLLED CURB
WATER MAINLINE TO BE SCVWA MAINTAINED
8" SEWER MAINLINE TO BE L.A. COUNTY MAINTAINED
STORM DRAIN PIPE TO BE PRIVATELY MAINTAINED

TYPICAL 26' PRIVATE DRIVEWAY AND FIRELANE

N.T.S


10'
SEWER EASEMENT
36'
(PUBLIC ACCESS AND WATER/UTILITY ESMT.)
18'
18'
2:1 MAX
2:1 MAX
5'
5' MIN
8'
20'
8'
5' MIN
5'
2%
PARALLEL PARKING
FIRELANE
PARALLEL PARKING
2%
2:1 MAX
2:1 MAX
SIDEWALK
CURB & GUTTER
AC PAVEMENT
WATER MAINLINE TO BE SCVWA MAINTAINED
SIDEWALK
STORM DRAIN PIPE TO BE PRIVATELY MAINTAINED
8" SEWER MAINLINE TO BE L.A. COUNTY MAINTAINED

TYPICAL 36' PRIVATE DRIVEWAY AND FIRELANE

N.T.S

LEGEND:

▬ ▬ ▬	BOUNDARY LINE
1490	EXISTING CONTOURS
S S	EXISTING SEWER
W W	EXISTING WATER
→ → →	DRAINAGE FLOW DIRECTION
―	PROPOSED LOT LINES
— · — · —	ZONE BOUNDARY LINE
90	PROPOSED GRADING CONTOUR
50	PROPOSED STREET GRADES
▬▬▬	PROPOSED RETAINING WALL
— Y — Y —	PROPOSED MANUFACTURED SLOPE
— (31) —	EXISTING EASEMENTS
— (A) —	PROPOSED EASEMENTS
— — —	LIMIT OF GRADING LINE
SD SD	PROPOSED STORM DRAIN
S S	PROPOSED SANITARY SEWER
W W	PROPOSED WATER
LOT X	LOT NUMBER
MWS	MODULAR WETLAND STORM WATER TREATMENT DEVICE

PROPOSED EASEMENTS

Ⓧ	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 LA COUNTY PARKS AND REC. DEPARTMENT	1, 2, 5
Ⓨ	MINIMUM TWENTY EIGHT FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES TO BE GRANTED TO ADJACENT PRIVATE PROPERTY OWNERS	PRIVATE ACCESS EASEMENT (TO BE MAINTAINED BY HOA)	1, 2, 4
Ⓩ	STORM DRAIN EASEMENT FOR ACCESS AND MAINTENANCE OF LOS ANGELES COUNTY OWNED BASIN, PIPS, AND STRUCTURES	TO LA COUNTY FLOOD CONTROL	1, 2, 4, 5
▨	PRIVATE DRIVEWAY AND FIRE LANE, RECIPROCAL ACCESS EASEMENT TO PROVIDE INTERNAL ACCESS/CIRCULATION TO ALL RESIDENTIAL LOTS, AND OPEN SPACES	TO LA COUNTY	4, 5
	TEN FOOT WIDE SANITARY SEWER EASEMENT, CENTERLINE BEING AT ALL SHOWN PROPOSED SEWER MAIN WHERE SEWER MAIN IS OUTSIDE OF PUBLIC RIGHT OF WAY	TO LA COUNTY PUBLIC WORKS	

SCALE 1"=50'

GRAPHIC SCALE

0 25 50 100

(IN FEET)
1 inch = 50 ft.

UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

Ng Siew Huat 9/23/2024
SIEW HUAT NG R.C.E. 46026 DATE

REGISTERED PROFESSIONAL ENGINEER
SIEW HUAT NG
NO.46026
EXP.12-31-24
CIVIL
STATE OF CALIFORNIA

OWNER/APPLICANT:

NUWI LYONS CANYON, LLC
2001 WILSHIRE BOULEVARD, SUITE 401
SANTA MONICA, CA 90403
TEL: (310) 864-2427

NO.	DATE	REVISIONS	BY	APPR

THE TRAILS AT LYONS CANYON
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 83301
(FOR CONDOMINIUM PURPOSES)

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

DATE:
SEPTEMBER 23, 2024

SHEET 5
OF 5

G:\Santa Clarita\Lyons Canyon Ranch\UCI\VTTM\2038_TENTATIVE-MAP_Sheets.dwg