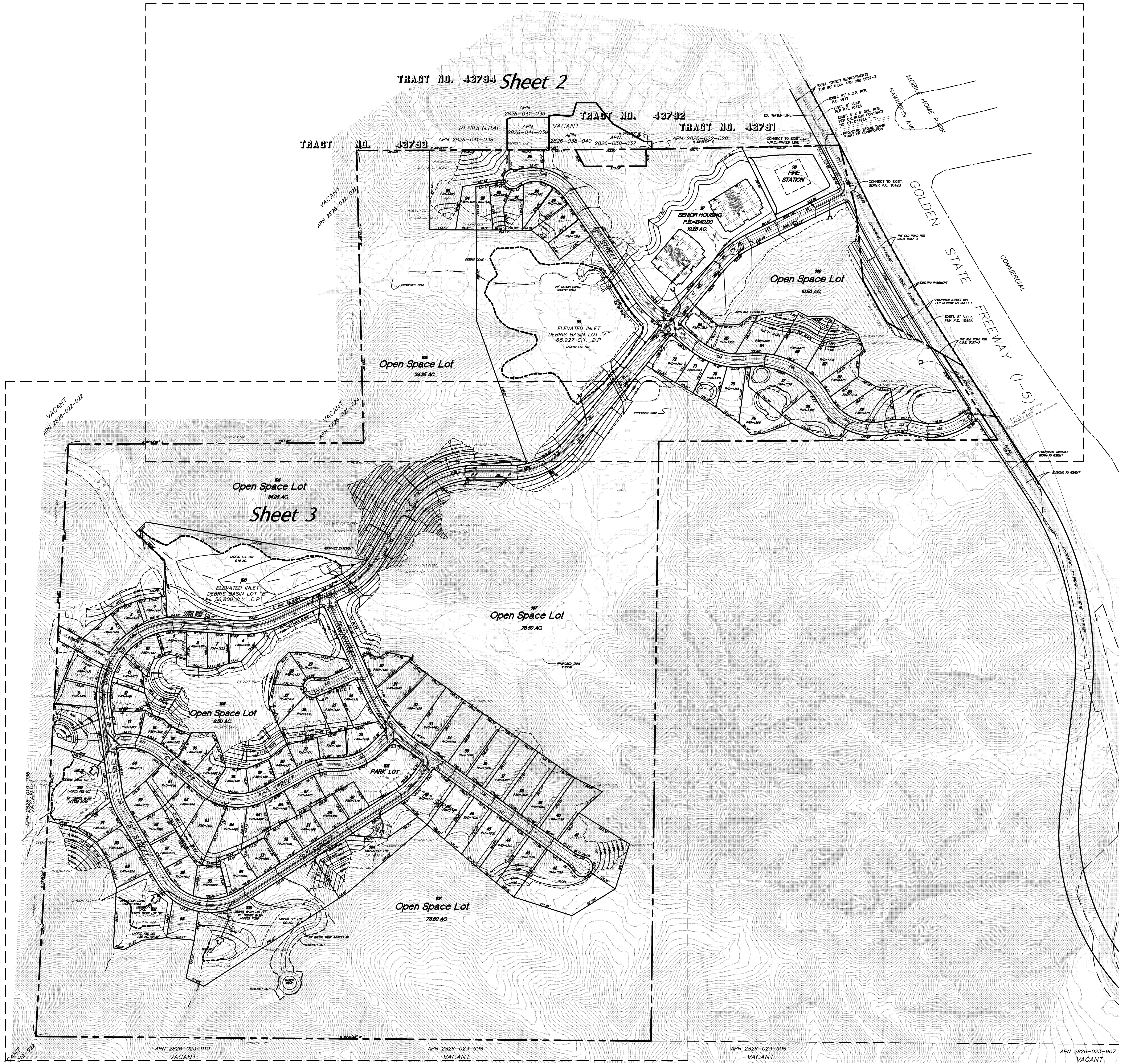
# OVERSIZED MAPS:

# (1) COLOR U.S.G.S. OAT MOUNTAIN QUAD SHEET; AND (2) LYONS CANYON RANCH SITE PLANS

# MAJOR LAND DIVISION

# VESTING TENTATIVE TRACT NUMBER 53653
# LOCATED IN THE UNINCORPORATED TERRITORY OF
# THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



## INDEX MAP

### Lot Schedule (Single Family Dwelling)

| Lot No. | Lot Area (S.F.) | Pad Area (S.F.) | Lot No. | Lot Area (S.F.) | Pad Area (S.F.) |
|---|---|---|---|---|---|
| 1 | 11,773 | 7,315 | 58 | 15,810 | 14,508 |
| 2 | 12,447 | 10,851 | 59 | 16,707 | 15,646 |
| 3 | 16,504 | 13,588 | 60 | 27,097 | 22,510 |
| 4 | 17,783 | 12,386 | 61 | 17,515 | 11,381 |
| 5 | 16,978 | 15,127 | 62 | 22,947 | 14,644 |
| 6 | 13,897 | 12,999 | 63 | 31,068 | 19,826 |
| 7 | 13,932 | 12,453 | 64 | 29,832 | 20,824 |
| 8 | 14,909 | 12,886 | 65 | 17,338 | 12,612 |
| 9 | 13,506 | 9,775 | 66 | 14,207 | 9,243 |
| 10 | 16,619 | 13,185 | 67 | 18,583 | 15,202 |
| 11 | 13,900 | 9,979 | 68 | 17,621 | 11,495 |
| 12 | 17,611 | 10,896 | 69 | 17,889 | 13,794 |
| 13 | 13,356 | 11,679 | 70 | 15,708 | 11,106 |
| 14 | 11,847 | 11,624 | 71 | 17,538 | 13,451 |
| 15 | 9,354 | 8,894 | 72 | 23,686 | 17,960 |
| 16 | 17,806 | 14,466 | 73 | 12,394 | 12,083 |
| 17 | 14,985 | 7,745 | 74 | 16,958 | 10,204 |
| 18 | 13,888 | 12,028 | 75 | 21,343 | 19,613 |
| 19 | 12,130 | 9,887 | 76 | 29,665 | 21,245 |
| 20 | 11,046 | 9,255 | 77 | 33,544 | 21,077 |
| 21 | 12,368 | 11,545 | 78 | 29,004 | 16,960 |
| 22 | 13,428 | 11,425 | 79 | 25,132 | 21,432 |
| 23 | 16,018 | 14,396 | 80 | 13,817 | 13,097 |
| 24 | 20,652 | 11,451 | 81 | 14,178 | 10,978 |
| 25 | 18,506 | 13,044 | 82 | 36,444 | 19,009 |
| 26 | 30,954 | 16,690 | 83 | 35,547 | 15,923 |
| 27 | 18,139 | 14,414 | 84 | 31,536 | 17,407 |
| 28 | 14,299 | 11,009 | 85 | 19,393 | 17,055 |
| 29 | 20,372 | 15,831 | 86 | 14,822 | 8,101 |
| 30 | 18,230 | 14,410 | 87 | 15,605 | 8,155 |
| 31 | 24,051 | 20,678 | 88 | 16,612 | 7,099 |
| 32 | 30,497 | 26,505 | 89 | 13,760 | 6,239 |
| 33 | 26,684 | 23,137 | 90 | 15,099 | 11,297 |
| 34 | 26,827 | 23,429 | 91 | 14,248 | 5,998 |
| 35 | 26,931 | 23,357 | 92 | 13,058 | 7,758 |
| 36 | 27,002 | 20,794 | 93 | 13,962 | 8,291 |
| 37 | 27,072 | 21,307 | 94 | 16,090 | 8,687 |
| 38 | 27,142 | 19,807 | 95 | 77,884 | 11,592 |
| 39 | 27,213 | 20,070 | 96 | 12,822 | 11,602 |
| 40 | 31,072 | 25,515 | 97 | 403,401 | |
| 41 | 51,516 | 18,583 | 98 | 89,497 | |
| 42 | 65,691 | 17,194 | 99 | 524,084 | |
| 43 | 25,545 | 11,026 | 100 | 264,397 | |
| 44 | 24,911 | 16,830 | 101 | 75,555 | |
| 45 | 24,166 | 17,381 | 102 | 65,326 | |
| 46 | 23,310 | 12,958 | 103 | 158,917 | |
| 47 | 22,455 | 16,026 | 104 | 66,694 | |
| 48 | 27,774 | 18,605 | 105 | 60,533 | 42,530 |
| 49 | 14,505 | 12,365 | 106 | 1,509,270 | |
| 50 | 16,234 | 14,328 | 107 | 3,407,310 | |
| 51 | 16,489 | 14,037 | 108 | 267,709 | |
| 52 | 17,462 | 15,076 | | | |
| 53 | 16,926 | 14,395 | | | |
| 54 | 18,729 | 13,898 | | | |
| 55 | 18,846 | 15,185 | | | |
| 56 | 15,338 | 15,338 | | | |
| 57 | 15,551 | 15,045 | | | |

### RIGHT-OF-WAY & CENTER LINE CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 89°50'59" | 13.00' | 20.39' | 12.97' |
| C2 | 89°58'27" | 13.00' | 20.41' | 12.99' |
| C3 | 17°23'25" | 88.00' | 26.71' | 13.46' |
| C4 | 90°00'00" | 13.00' | 20.42' | 13.00' |
| C5 | 90°02'48" | 13.00' | 20.43' | 13.01' |
| C6 | 89°57'12" | 13.00' | 20.41' | 12.99' |
| C7 | 89°12'27" | 13.00' | 20.24' | 12.82' |
| C8 | 81°45'31" | 13.00' | 18.55' | 11.25' |
| C9 | 213°04'32" | 44.00' | 163.63' | --- |
| C10 | 09°50'44" | 88.00' | 15.12' | 7.59' |
| C11 | 34°48'17" | 88.00' | 53.46' | 27.58' |
| C12 | 208°18'01" | 44.00' | 159.96' | --- |
| C13 | 28°18'01" | 88.00' | 43.47' | 22.19' |
| C14 | 214°46'50" | 44.00' | 164.94' | --- |
| C15 | 24°19'33" | 400.00' | 169.83' | 86.21' |
| C16 | 50°27'11" | 350.00' | 308.20' | 164.90' |
| C17 | 58°49'43" | 350.00' | 359.36' | 197.33' |
| C18 | 34°40'31" | 350.00' | 211.82' | 109.27' |
| C19 | 28°01'44" | 350.00' | 171.22' | 87.36' |
| C20 | 101°38'42" | 325.00' | 576.56' | 398.81' |
| C21 | 22°55'03" | 250.00' | 100.00' | 50.68' |
| C22 | 91°58'49" | 250.00' | 401.34' | 258.79' |
| C23 | 21°50'29" | 300.00' | 114.36' | 57.88' |
| C24 | 48°19'13" | 250.00' | 210.84' | 112.15' |
| C25 | 69°29'10" | 250.00' | 303.19' | 173.39' |
| C26 | 31°05'49" | 250.00' | 135.69' | 69.56' |
| C27 | 45°52'46" | 250.00' | 200.19' | 105.81' |
| C28 | 49°35'00" | 250.00' | 216.35' | 115.47' |
| C29 | 45°53'22" | 250.00' | 200.23' | 105.83' |
| C30 | 03°41'38" | 250.00' | 16.12' | 8.06' |
| C31 | 19°13'41" | 500.00' | 167.80' | 84.69' |
| C32 | 49°08'02" | 250.00' | 214.39' | 114.28' |
| C33 | 29°42'52" | 250.00' | 129.65' | 66.32' |
| C34 | 74°19'22" | 250.00' | 324.29' | 189.49' |
| C35 | 67°54'29" | 350.00' | 414.83' | 235.67' |
| C36 | 46°30'56" | 300.00' | 243.56' | 128.94' |
| C37 | 15°58'43" | 400.00' | 111.55' | 56.14' |
| C38 | 81°35'30" | 200.00' | 284.81' | 172.61' |
| C39 | 65°29'00" | 325.00' | 371.44' | 208.98' |
| C40 | 36°09'42" | 325.00' | 205.12' | 106.11' |
| C41 | 83°17'23" | 13.00' | 18.90' | 11.56' |
| C42 | 85°50'30" | 13.00' | 19.48' | 12.09' |
| C43 | 30°21'19" | 550.00' | 291.39' | 149.20' |
| C44 | 19°33'53" | 550.00' | 187.81' | 94.83' |
| C45 | 10°47'26" | 550.00' | 103.58' | 51.95' |
| C46 | 02°00'00" | 2996.00' | 104.58' | 52.30' |

### RIGHT-OF-WAY & CENTER LINE-LINE DATA

| LINE | | |
|---|---|---|
| L1 | N 63°52'21" E | 505.56' |
| L2 | N 39°32'49" E | 346.55' |
| L3 | N 39°32'49" E | 688.15' |
| L4 | N 90°00'00" E | 165.07' |
| L5 | N 31°10'17" E | 254.01' |
| L6 | N 65°50'48" E | 326.18' |
| L7 | N 65°50'48" E | 67.75' |
| L8 | N 65°50'48" E | 258.43' |
| L9 | N 86°07'28" W | 246.67' |
| L10 | N 07°46'11" W | 377.99' |
| L11 | N 07°46'11" W | 159.80' |
| L12 | N 07°46'11" W | 218.19' |
| L13 | N 30°41'14" W | 341.39' |
| L14 | N 57°19'57" E | 844.46' |
| L15 | N 35°29'28" E | 95.21' |
| L16 | N 49°26'58" W | 226.02' |
| L17 | N 61°03'52" E | 202.43' |
| L18 | N 35°29'28" E | 62.15' |
| L19 | N 81°22'50" E | 221.89' |
| L20 | N 54°30'32" W | 929.94' |
| L21 | N 54°30'32" W | 824.99' |
| L22 | N 54°30'32" W | 104.94' |
| L23 | N 54°30'32" W | 43.00' |
| L24 | N 25°58'38" W | 123.45' |
| L25 | N 50°27'11" W | 143.11' |
| L26 | N 50°27'11" W | 81.30' |
| L27 | N 34°28'28" W | 541.88' |
| L28 | N 88°53'48" E | 30.03' |
| L29 | N 59°14'38" E | 30.45' |
| L30 | N 71°53'57" W | 30.00' |
| L31 | N 37°07'07" W | 30.00' |
| L32 | N 70°19'09" W | 30.00' |
| L33 | N 46°16'55" E | 120.82' |
| L34 | N 24°09'12" W | 478.35' |
| L35 | N 24°09'12" W | 355.52' |
| L36 | N 24°09'12" W | 122.83' |
| L37 | N 65°50'48" E | 221.89' |
| L38 | N 25°58'38" W | 26.05' |
| L39 | N 57°11'49" E | 101.17' |

## General Notes:

1. AREA ........................................ 232 AC. GROSS
2. EXISTING COUNTY OF LOS ANGELES ZONING ........................ A-2-2,A-2-1
3. PROPOSED COUNTY OF LOS ANGELES ZONING ........................ A-2-2, A-2-1
4. EXISTING SITE USE ........................VACANT, WARNER RANCH STUDIO
5. DEVELOPMENT TYPE ........................ SINGLE FAMILY RESIDENTIAL / TOWNHOMES/FIRE STATION/PARK
6. TOTAL NUMBER OF LOTS ........................108
7. TOTAL NUMBER OF UNITS ........................ 186
8. MINIMUM RESIDENTIAL LOT SIZE ........................8000 S.F.
9. DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
10. STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5%, MAX. 10%.
11. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
12. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456 OF THE STATE MAP ACT.
13. ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION. (INDICATE PRIVATE STREETS FOR NOW
14. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
15. RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR ALL TOWNHOUSE LOTS.
    EXISTING LOS ANGELES COUNTY GENERAL PLAN ........................NON-URBAN HILLSIDE/SEA
16. EXISTING LA COUNTY SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN ........................N2, HM, HM/S
17. THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
18. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
19. NUMBER AND TYPE OF LOTS PROPOSED:

| | |
|---|---|
| 96 | SINGLE FAMILY LOTS |
| 1 | SENIOR HOUSING LOT |
| 1 | FIRE STATION LOT |
| 1 | PARK SITE LOT |
| 4 | OPEN SPACE LOTS |
| 5 | BASIN LOTS |
| 108 | TOTAL |

20. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
21. A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
22. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PERSUANT TO SECTION 66599.20 " OF THE STATE GOVERNMENT CODE (IF ANY).
23. TOTAL CUT: 1,900,000 C.Y., TOTAL FILL: 1,900,000 C.Y.

## Legal Description

PARCEL 1:

THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:

LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LAND DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 860012, A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK D3304 PAGE 451 OFFICIALRECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1, AS CONVEYED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 22, 1951 AS INSTRUMENT NO. 3206, IN BOOK 35868 PAGE 28 OFFICIAL RECORDS.

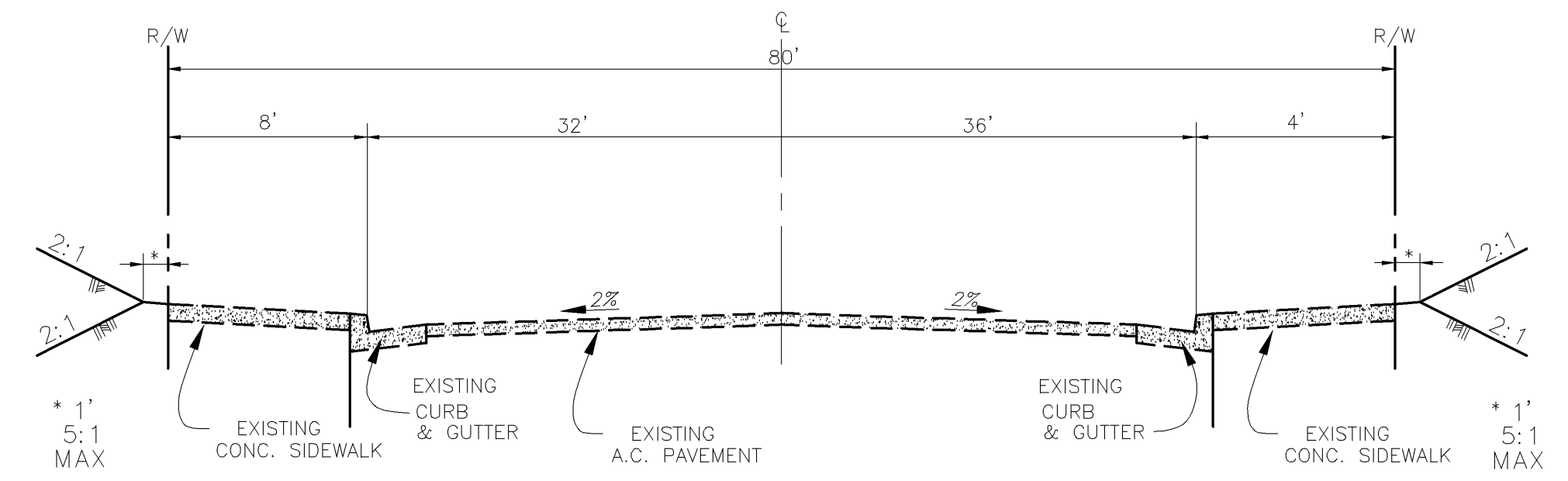
PARCEL 3:

THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEROF.

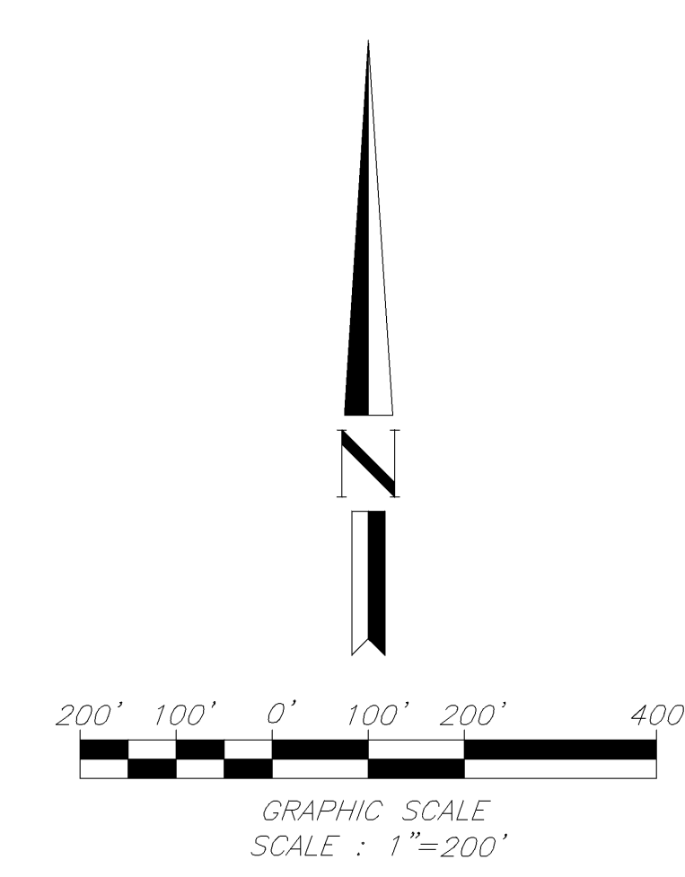
EXCEPT THEREFROM THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

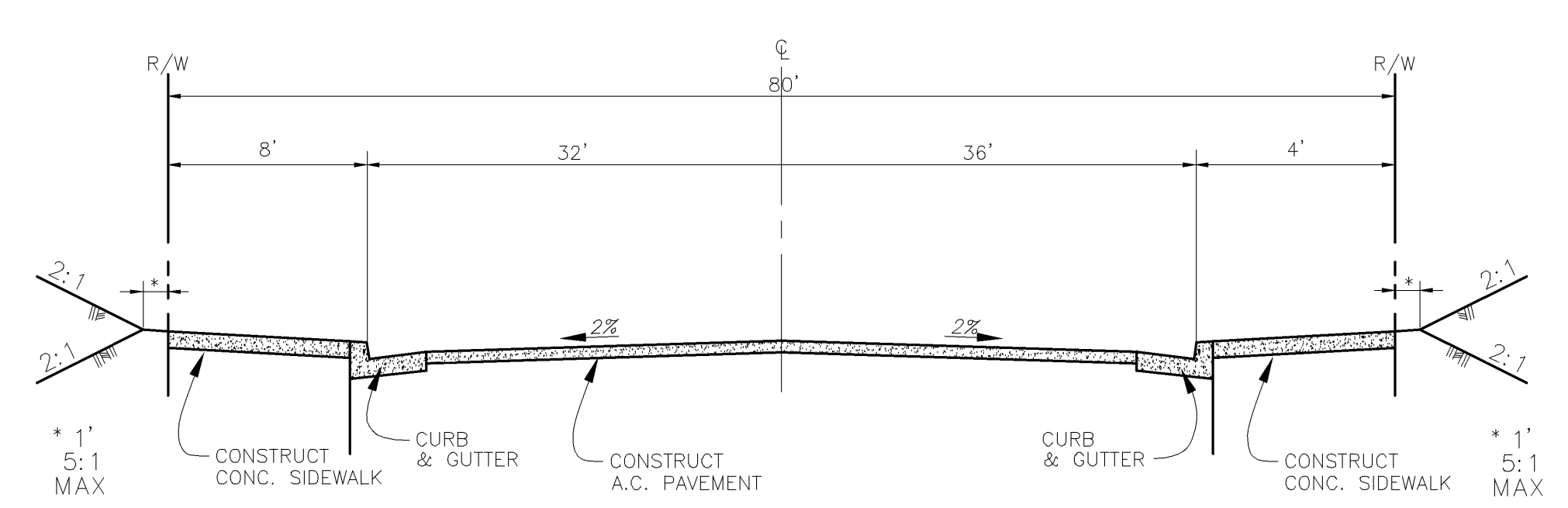
PARCEL 4:

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 THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

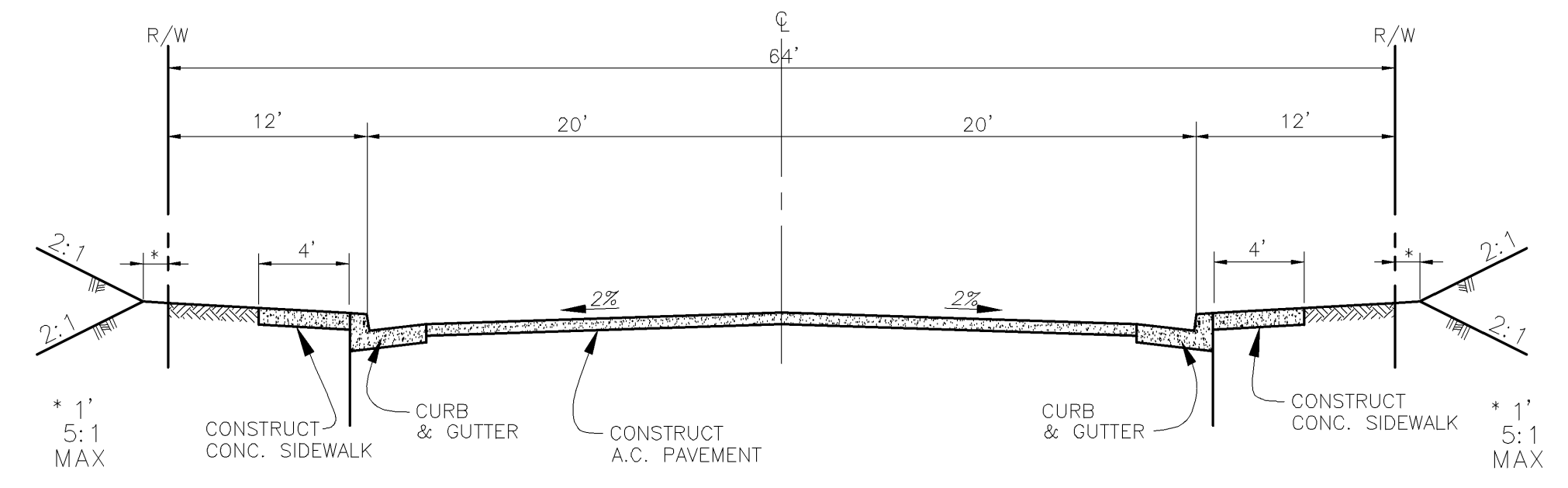


## EXSITING 80' R.O.W. N/O TRACT BOUNDARY
(THE OLD ROAD)
NOT TO SCALE

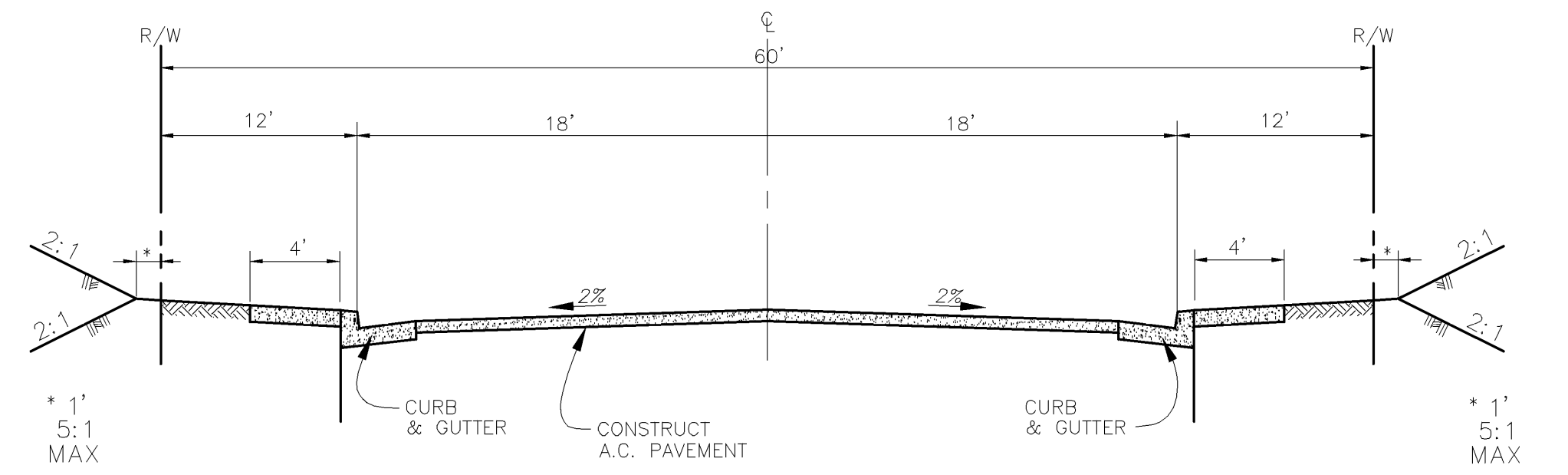




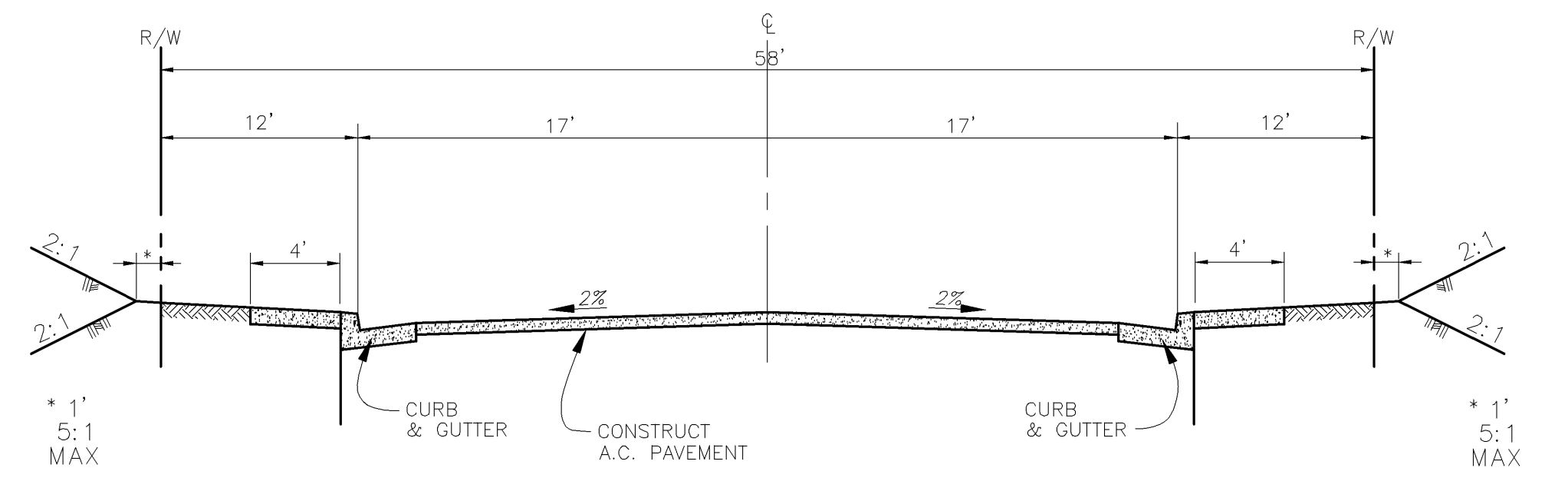
## ALTERNATIVE SECONDARY HIGHWAY-80, ROW
CASE 1-NO PARLINK/ NO BIKE LANE
(THE OLD ROAD)
NOT TO SCALE



## TYPICAL SECTION 64' R/W
("A" STREET)
NOT TO SCALE



## TYPICAL SECTION 60' R/W
("A", "B", "C", "D", "E", "F" STREET)
NOT TO SCALE



## TYPICAL SECTION 58' R/W
("D", "G" STREET)
NOT TO SCALE

## Utilities and Services

LOS ANGELES SANITATION DISTRICT
WATER ........................ VALENCIA WATER COMPANY / NEWHALL WATER
SOUTHERN CALIFORNIA GAS COMPANY
SEWER ........................
GAS ........................
PACIFIC BELL
ELECTRIC ........................ SOUTHERN CALIFORNIA EDISON COMPANY
TV STEVENSON RANCH CABLEVISION
TELEPHONE ........................
NEWHALL SCHOOL DISTRICT
CABLE ........................
SCHOOL ........................
& WILLLIAM S. HART UNION HIGH SCHOOL DISTRICT

## BASIS OF BEARINGS

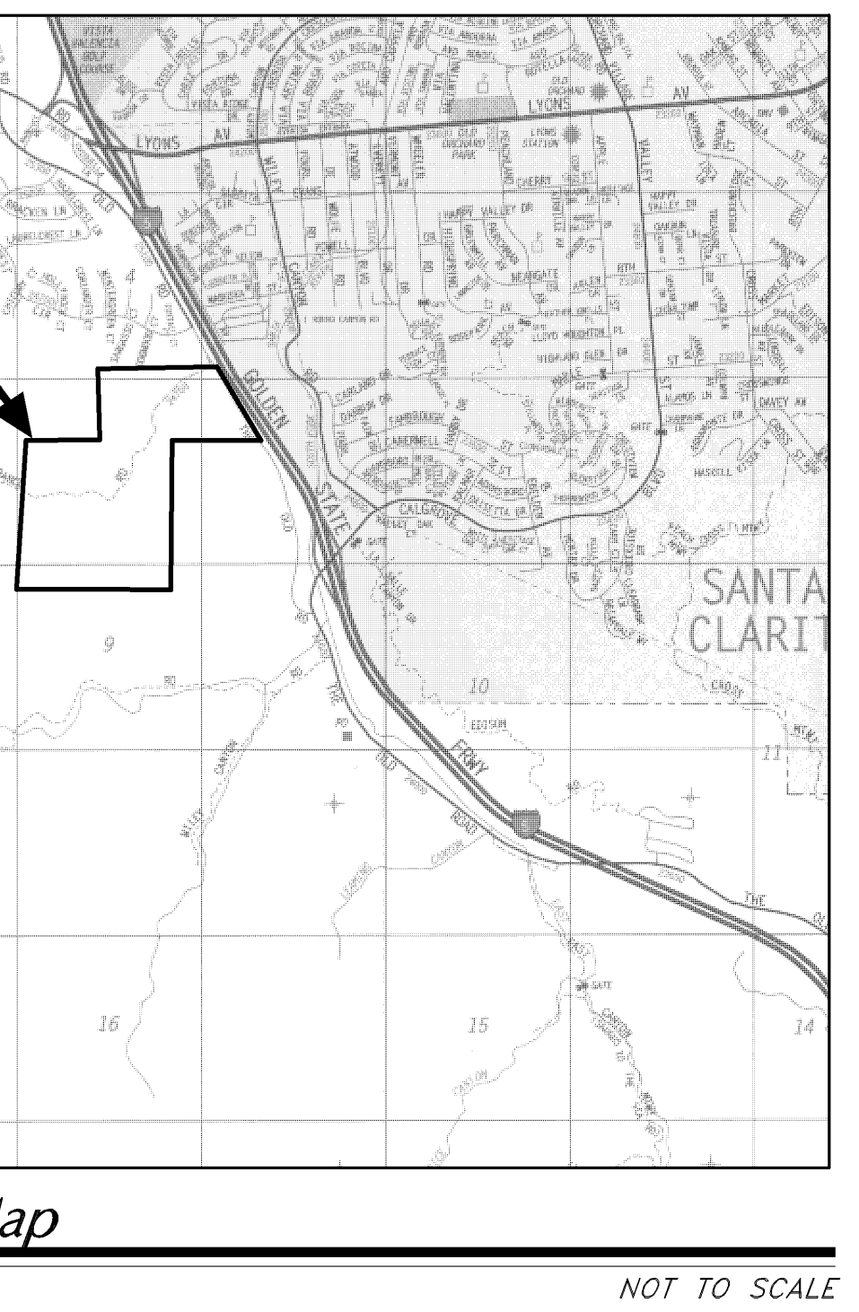
THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. B-5390.

## BENCH MARK

NEWHALL (1995)

LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (5) FRWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)

ELEV. =1338.889 (FEET)    B.M. NO. L 5370



## Vicinity Map

NOT TO SCALE
Source: TB Guide P. 4640
TENTATIVE TRACT No. 53653

**DIAMOND WEST**
engineering a better tomorrow
Diamond West Engineering Inc.
26800 Agoura Road, Suite 100
Calabasas, California 91301
Tel(818)222-3453 Fax(818)223-9215
E-mail: dwei@diamondwest.net

PLAN REVISION DESCRIPTIONS

**Western Pacific Housing**
LOS ANGELES / VENTURA COUNTY DIVISION
A D.R. HORTON COMPANY
6701 CENTER DRIVE WEST, SUITE 900
LOS ANGELES, CALIFORNIA 90045
TEL 310-665-3700
FAX 310-665-3799

PREPARED BY OR UNDER THE DIRECTION OF:

IMAD ABOUJAWDAH
No. 51299
Exp. 6-30-06

IMAD ABOUJAWDAH P.E. 51299

DATE:

# TENTATIVE TRACT MAP
# 53653
for
# Lyons Canyon Ranch
Western Pacific Housing

| DESCRIPTION: | BY |
|---|---|
| DESIGNED: | D.W.E.I. |
| DRAWN: | D.W.E.I. |
| CHECKED: | I.S.A. |
| SUPERVISED: | I.S.A. |
| PROJ. ENGINEER: | D.A.L. |
| DRAWING SCALE: | 1"=100' |
| DWEI JOB NUMBER: | 6000-149 |

SHEET NO.

1

OF 3 SHEETS

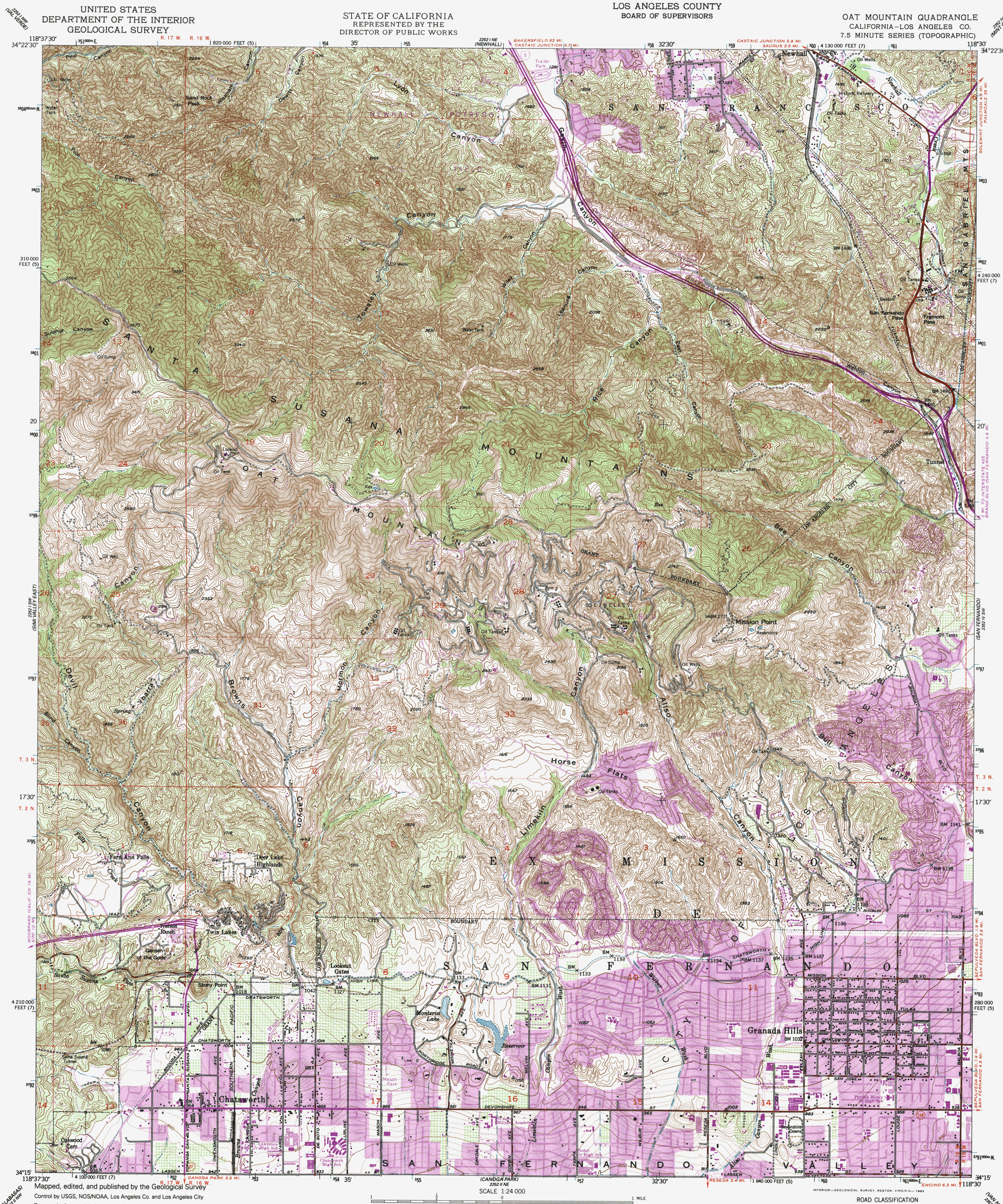
DWG Name: Lyons Canyon Tentative Map_Sheet No 1.dwg
Path: H:\Lyons Canyon\Tentative Map\
Time: 8:00 am
Date: 04/22/04
Name: DWEI

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF CALIFORNIA
REPRESENTED BY THE
DIRECTOR OF PUBLIC WORKS

LOS ANGELES COUNTY
BOARD OF SUPERVISORS

OAT MOUNTAIN QUADRANGLE
CALIFORNIA–LOS ANGELES CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



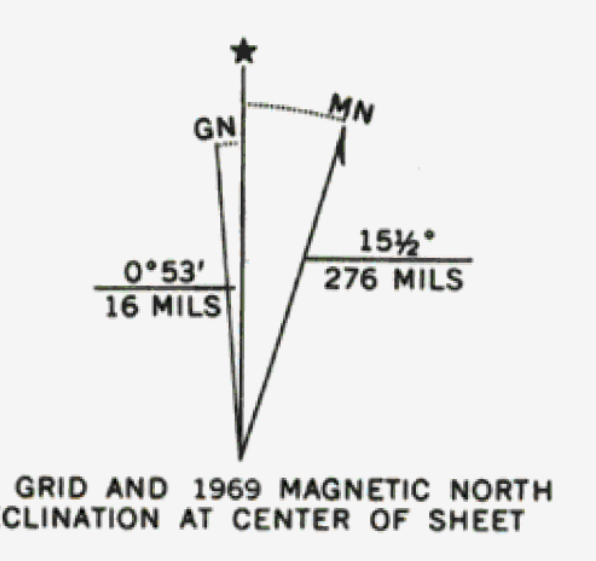
Mapped, edited, and published by the Geological Survey

Control by USGS, NOS/NOAA, Los Angeles Co. and Los Angeles City

Topography from aerial photographs by multiplex methods and
by plane-table surveys 1924- 1936. Aerial photographs taken 1947
Field checked 1952

Polyconic projection. 1927 North American Datum
10,000-foot grid based on California coordinate system,
zones 5 and 7
1000-meter Universal Transverse Mercator grid ticks, zone 11,
shown in blue
The difference between 1927 North American Datum and North
American Datum of 1983 (NAD 83) for 7.5 minute intersections is
given in USGS Bulletin 1875. The NAD 83 is shown by dashed
corner ticks

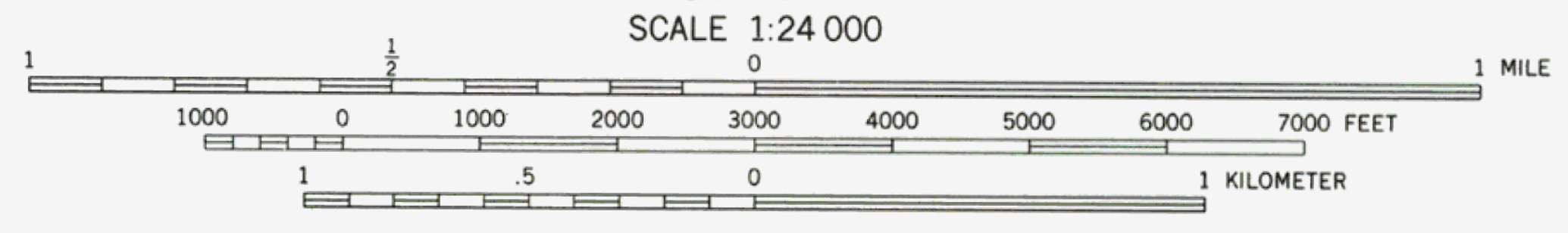
Where omitted, land lines have not been established



UTM GRID AND 1969 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

Purple tint indicates extension of urban areas

SCALE 1:24 000



CONTOUR INTERVAL 25 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

Revisions shown in purple compiled in cooperation
with California Department of Water Resources from
aerial photographs taken 1969. This information
not field checked

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1992

ROAD CLASSIFICATION

| | |
|---|---|
| Heavy-duty | Light-duty |
| Medium-duty | Unimproved dirt |
| Interstate Route | U. S. Route |
| State Route | |

OAT MOUNTAIN, CALIF.
34118-C5-TF-024

1952
PHOTOREVISED 1969
DMA 2252 I SE—SERIES V895

ISBN 0-607-09364-1