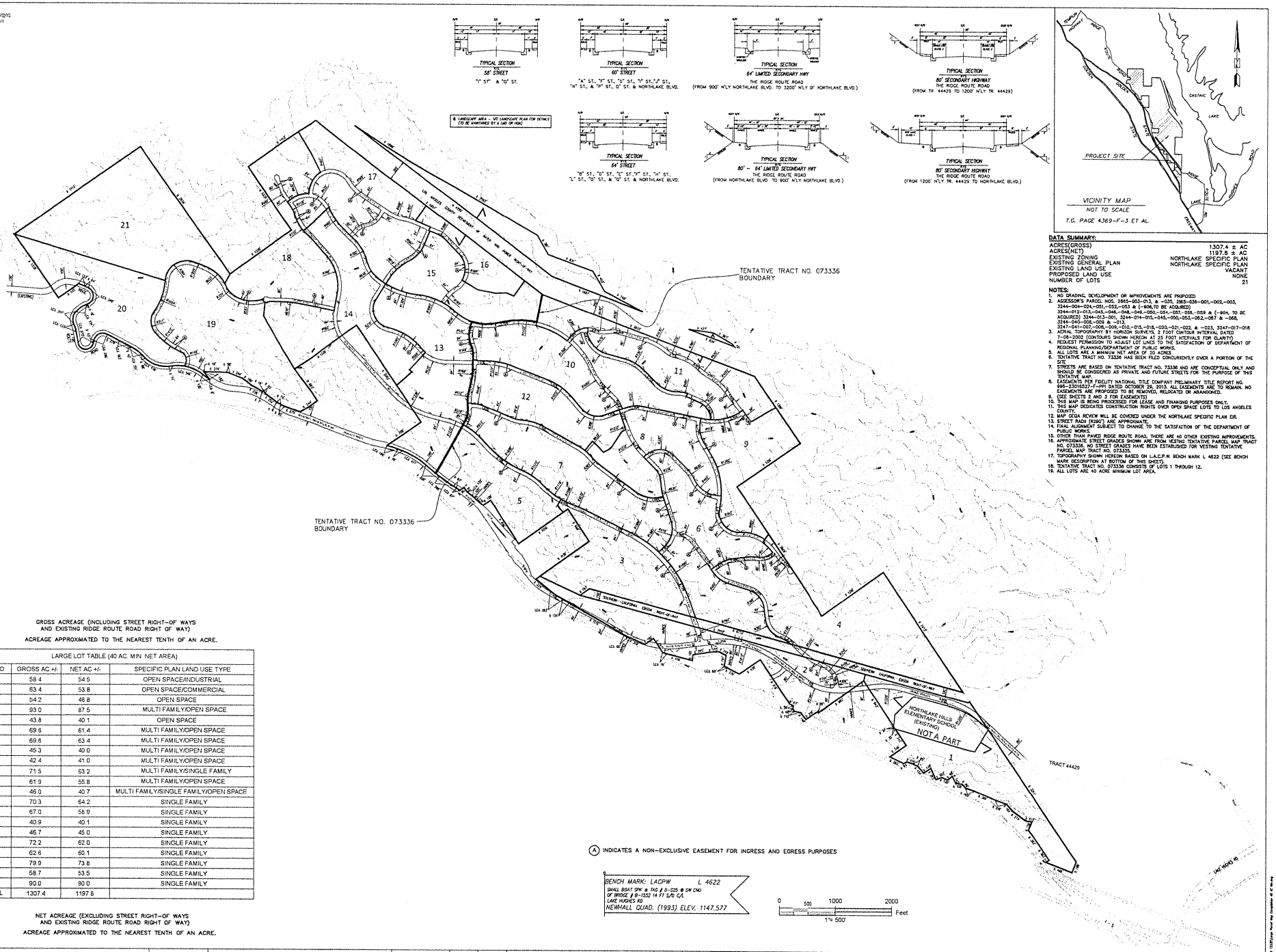
RECEIVED
DEPT OF REGIONAL PLANNING
PARCEL MAP/TENTATIVE NO. 1/1
12 SEPTEMBER 2017



DATA SUMMARY:

ACRES(GROSS)	1307.4 ± AC
ACRES(NET)	1197.8 ± AC
EXISTING ZONING	NORTHLAKE SPECIFIC PLAN
EXISTING GENERAL PLAN	NORTHLAKE SPECIFIC PLAN
EXISTING LAND USE	VACANT
PROPOSED LAND USE	NONE
NUMBER OF LOTS	21

NOTES:

1. NO GRADING, DEVELOPMENT OR IMPROVEMENTS ARE PROPOSED
2. ASSESSOR'S PARCEL NOS. 2865-003-013, & -035, 2865-036-001,-002,-003, 3244-004-024,-051,-052,-053 & (-904,TO BE ACQUIRED) 3244-012-013,-045,-048,-049,-050,-054,-057,-058,-059 & (-904, TO BE ACQUIRED) 3244-013-001, 3244-014-015,-045,-050,-053,-062,-067 & -068, 3244-040-008,-009 & -013, 3247-041-002,-006,-009,-010,-015,-018,-020,-021,-022, & -023, 3247-017-018
3. AERIAL TOPOGRAPHY BY HORIZON SURVEYS, 2 FOOT CONTOUR INTERVAL DATED 7-08-2002 (CONTOURS SHOWN HEREON AT 25 FOOT INTERVALS FOR CLARITY)
4. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DEPARTMENT OF REGIONAL PLANNING/DEPARTMENT OF PUBLIC WORKS.
5. ALL LOTS ARE A MINIMUM NET AREA OF 20 ACRES.
6. TENTATIVE TRACT NO. 73336 HAS BEEN FILED CONCURRENTLY OVER A PORTION OF THE SITE.
7. STREETS ARE BASED ON TENTATIVE TRACT NO. 73336 AND ARE CONCEPTUAL ONLY AND SHOULD BE CONSIDERED AS PRIVATE AND FUTURE STREETS FOR THE PURPOSE OF THIS TENTATIVE MAP.
8. EASEMENTS PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 995-2301552-F-FPI DATED OCTOBER 29, 2013. ALL EASEMENTS ARE TO REMAIN. NO EASEMENTS ARE PROPOSED TO BE REMOVED, RELOCATED OR ABANDONED.
9. (SEE SHEETS 2 AND 3 FOR EASEMENTS)
10. THIS MAP IS BEING PROCESSED FOR LEASE AND FINANCING PURPOSES ONLY.
11. THIS MAP DEDICATES CONSTRUCTION RIGHTS OVER OPEN SPACE LOTS TO LOS ANGELES COUNTY.
12. MAP CEQA REVIEW WILL BE COVERED UNDER THE NORTHLAKE SPECIFIC PLAN EIR.
13. STREET RADII (R,R30') ARE APPROXIMATE.
14. FINAL ALIGNMENT SUBJECT TO CHANGE TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
15. OTHER THAN PAVED RIDGE ROUTE ROAD, THERE ARE NO OTHER EXISTING IMPROVEMENTS.
16. APPROXIMATE STREET GRADES SHOWN ARE FROM VESTING TENTATIVE PARCEL MAP TRACT NO. 073336. NO STREET GRADES HAVE BEEN ESTABLISHED FOR VESTING TENTATIVE PARCEL MAP TRACT NO. 073335.
17. TOPOGRAPHY SHOWN HEREON BASED ON L.A.C.P.W. BENCH MARK L 4622 (SEE BENCH MARK DESCRIPTION AT BOTTOM OF THIS SHEET).
18. TENTATIVE TRACT NO. 073336 CONSISTS OF LOTS 1 THROUGH 12.
19. ALL LOTS ARE 40 ACRE MINIMUM LOT AREA.

GROSS ACREAGE (INCLUDING STREET RIGHT-OF WAYS AND EXISTING RIDGE ROUTE ROAD RIGHT OF WAY)

ACREAGE APPROXIMATED TO THE NEAREST TENTH OF AN ACRE.

LARGE LOT TABLE (40 AC. MIN. NET AREA)

LOT NO	GROSS AC +/-	NET AC +/-	SPECIFIC PLAN LAND USE TYPE
1	58.4	54.5	OPEN SPACE/INDUSTRIAL
2	63.4	53.8	OPEN SPACE/COMMERCIAL
3	54.2	46.8	OPEN SPACE
4	93.0	87.5	MULTI FAMILY/OPEN SPACE
5	43.8	40.1	OPEN SPACE
6	69.6	61.4	MULTI FAMILY/OPEN SPACE
7	69.6	63.4	MULTI FAMILY/OPEN SPACE
8	45.3	40.0	MULTI FAMILY/OPEN SPACE
9	42.4	41.0	MULTI FAMILY/OPEN SPACE
10	71.5	63.2	MULTI FAMILY/SINGLE FAMILY
11	61.9	55.8	MULTI FAMILY/OPEN SPACE
12	46.0	40.7	MULTI FAMILY/SINGLE FAMILY/OPEN SPACE
13	70.3	64.2	SINGLE FAMILY
14	67.0	58.9	SINGLE FAMILY
15	40.9	40.1	SINGLE FAMILY
16	46.7	45.0	SINGLE FAMILY
17	72.2	62.0	SINGLE FAMILY
18	62.6	60.1	SINGLE FAMILY
19	79.9	73.8	SINGLE FAMILY
20	58.7	53.5	SINGLE FAMILY
21	90.0	90.0	SINGLE FAMILY
TOTAL	1307.4	1197.8	

NET ACREAGE (EXCLUDING STREET RIGHT-OF WAYS AND EXISTING RIDGE ROUTE ROAD RIGHT OF WAY)

ACREAGE APPROXIMATED TO THE NEAREST TENTH OF AN ACRE.

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER No. 35453 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 2, 3, 10, 11, 14, AND 23
T 5 N, R 17 W, S.B.M.

DATE	REVISION	BY	APP
6-01-2017	REVISED TO SHOW 40 ACRE MINIMUM LOT AREAS	W.R.B.	
8-31-2016	REVISIONS PER SUB COMMITTEE COMMENTS	W.R.B.	
7-26-2016	REVISIONS PER SUB COMMITTEE COMMENTS	W.R.B.	
6-09-2016	REVISIONS PER SUB COMMITTEE COMMENTS	W.R.B.	

SCALE: 1" = 500' | DWN BY: | APPROVED BY: | DATE: 10/21/2015 | W.O. NO.: 5010-033-35 | SHEET 1 OF 3

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 073335
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TMC/TVM TENTATIVE MS 2/3
12 SEPTEMBER 2017

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-2301627-F-PPI DATED OCTOBER 29, 2013

ITEM NO.	OWNER	PURPOSE	REFERENCE
6 *(2)	PACIFIC LIGHT AND POWER CORPORATION	TRANSMISSION LINE	SERIAL REGISTER NO. L.A. 020100
9	THE EDISON ELECTRIC COMPANY	POLE LINES	JANUARY 29, 1908 BOOK 2580 PAGE 13 Dds.
10 *(7)	EDISON ELECTRIC COMPANY	ROAD	FEBRUARY 2, 1906 BOOK 2554 PAGE 237 Dds.
11	C. W. WALLER	PIPE AND POLE LINES	2/7/12 BOOK 4855-311 Dds. 10/10/23 BOOK 2965-371 O.R.
12	GENERAL PIPE LINE COMPANY OF CALIFORNIA	PIPE AND POLE LINES	6/20/12 BOOK 5010-253 Dds. 6/20/12 BOOK 5087-36 Dds.
13	PACIFIC LIGHT AND POWER CORPORATION	STEEL TOWERS	DECEMBER 19, 1912 BOOK 5320 PAGE 84 Dds.
14	PACIFIC LIGHT & POWER CORPORATION	POLE LINES	NOVEMBER 4, 1913 BOOK 3840 PAGE 81 Dds.
15 *(9)	STATE OF CALIFORNIA	STATE HIGHWAY	10/10/14 BK 5893 PG 250 Dds.
16 **(4)	STATE OF CALIFORNIA	SLOPE	OCTOBER 31, 1914 BOOK 5893 PAGE 250 Dds.
18 *(7)	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND ANCHORS	DECEMBER 9, 1914 BOOK 5951 PAGE 73 Dds.
19	PACIFIC LIGHT & POWER CORPORATION	POLES	JUNE 16, 1915 BOOK 6025 PAGE 337 Dds.
20 *(9)	STATE OF CALIFORNIA	STATE HIGHWAY	05/26/16 INST.#107 BOOK 6255 PAGE 297 Dds.
21 *(2)	STATE OF CALIFORNIA	DRAINAGE AND SLOPES	BOOK 6255 PAGE 297 Dds. BOOK 7494 PAGE 334 O.R.
23	SOUTHERN CALIFORNIA EDISON COMPANY	TOWERS, POLES AND CONDUITS	10/25/18 INST. NO. 842 BOOK 6736 PAGE 88 Dds.
24 *(2)	STATE OF CALIFORNIA	STATE HIGHWAY	MAY 3, 1929 BOOK 8140 PAGE 116 O.R.
25 *(1)	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	OCTOBER 2, 1929 BOOK 9300 PAGE 280 O.R.
27 *(2)	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	OCTOBER 2, 1929 BOOK 9314 PAGE 322 O.R.
28	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	OCTOBER 2, 1929 BOOK 9325 PAGE 364, 365 O.R.
29 **(1)	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLES, PIPES, AND CONDUITS	OCTOBER 2, 1929 BOOK 9350 PAGE 305 O.R.
30 *(4)	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLES	OCTOBER 2, 1929 BOOK 9428 PAGE 117 O.R.
31	SOUTHERN CALIFORNIA EDISON COMPANY	PUBLIC UTILITIES	FEBRUARY 1, 1930 BOOK 9697 PAGE 710 O.R.
32 **(4)	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	WIRES, POLES	02/19/30 INST.#122 BOOK 9787 PAGE 105 O.R.
33 *(2)	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES	FEBRUARY 19, 1930 BOOK 9771 PAGE 117 O.R.
34	STATE OF CALIFORNIA	STATE HIGHWAY	OCTOBER 8, 1930 BOOK 10273 PAGE 360 O.R.
35 *(1)	STATE OF CALIFORNIA	SLOPES	OCTOBER 8, 1930 BOOK 10273 PAGE 360 O.R.
37	UNITED STATES OF AMERICA	POLES AND WIRES	01/05/31 INST.#139 BOOK 10612 PAGE 311 O.R.
38	SOUTHERN FUEL COMPANY	PIPE LINES	7/08/31 BK 10883-388 O.R. 10/11/31 BK 10940-144 O.R.
39	GENERAL PIPE LINE COMPANY OF CALIFORNIA	PIPE LINES	JUNE 17, 1935 BOOK 13447 PAGE 257 O.R.
40	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINES	MAY 16, 1937 BOOK 14943 PAGE 296 O.R.
41	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINES	NOVEMBER 26, 1937 BOOK 15491 PAGE 16 O.R.
42 *(4)	SOUTHERN CALIFORNIA EDISON COMPANY, LTD.	POLE LINES	AUGUST 26, 1942 BOOK 19516 PAGE 195 O.R.
43	SOUTHERN CALIFORNIA EDISON COMPANY, LTD.	POLES	NOVEMBER 1, 1945 BOOK 22469 PAGE 217 O.R.
45 *(2)	RICHFIELD OIL CORPORATION	PIPE LINES	MAY 16, 1950, #3204 BOOK 33119 PAGE 376 O.R.
46 *(2)	RICHFIELD OIL CORPORATION	PIPE LINES	MAY 18, 1950, #3189 BOOK 33167 PAGE 352 O.R.
47 *(2)	RICHFIELD OIL CORPORATION	PIPE LINES	JUNE 2, 1950, #3363 BOOK 33268 PAGE 385 O.R.
48 **(4)	RICHFIELD OIL CORPORATION	PIPE LINES	JUNE 12, 1950, #3031 BOOK 33284 PAGE 308 O.R.
49	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, CABLES GROUND WIRES	07/25/58 INST.#4187 BOOK 51833 PAGE 316 O.R.
50	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRICAL TRANSMISSION	OCTOBER 11, 1957 BOOK 55831 PAGE 430 O.R.
51	PACIFIC LIGHTING GAS SUPPLY COMPANY	PIPE LINES	11/25/57 INST.#941 BOOK 56127 PAGE 303 O.R.
52	PACIFIC LIGHTING GAS SUPPLY COMPANY	PIPE LINES	11/25/57 INST.#942 BOOK 56127 PAGE 309 O.R.
53	SOUTHERN CALIFORNIA EDISON COMPANY	PUBLIC UTILITIES	JANUARY 22, 1958, #280 BOOK 56452 PAGE 93 O.R.
54	PACIFIC LIGHTING GAS SUPPLY CO.	PIPE LINES	2/26/58 INST.#384 BK 0-3 PG 479 O.R. 2/26/58 INST.#385 BK 0-3 PG 479 O.R.
55	SOUTHERN CALIFORNIA EDISON COMPANY	POLE LINES	FEBRUARY 18, 1958 BOOK 0-13 PAGE 339 O.R.
56	PACIFIC LIGHTING GAS SUPPLY CO.	PIPE LINES	10/08/58 INST.#1114 BOOK 0-238 PAGE 799 O.R.
57	PACIFIC LIGHTING GAS SUPPLY CO.	PIPE LINES	02/20/59 INST.#327 BOOK 0-372 PAGE 114 O.R.
58	PACIFIC LIGHTING GAS SUPPLY CO.	ROAD	02/20/59 INST.#328 BOOK 0-372 PAGE 120 O.R.
59	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRICAL TRANSMISSION	MARCH 31, 1959, #3995 BOOK 0-416 PAGE 594 O.R.
60	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRICAL TRANSMISSION	06/12/59 INST.#2440 BOOK 0-500 PAGE 761 O.R.

* SEE NOTES HEREON

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-2301627-F-PPI DATED OCTOBER 29, 2013

ITEM NO.	OWNER	PURPOSE	REFERENCE
61	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	12/03/65 INST.#4431 BOOK 0-3135 PAGE 588 O.R.
62	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CABLES, AND APPURTENANCES	12/03/65 INST.#4432 BOOK 0-3135 PAGE 589 O.R.
63	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	PUBLIC UTILITIES	12/27/65 INST.#1834 BOOK 0-3157 PAGE 454 O.R.
64	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CONDUITS	12/27/65 INST.#1857 BOOK 0-3157 PAGE 457 O.R.
65	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	UNDERGROUND CONDUITS	BOOK 0.3174 PAGE 371 O.R. BOOK 0.3195 PAGE 730 O.R.
66 *(1)	STATE OF CALIFORNIA	PIPE LINES	JUNE 23, 1966 BK 0.3344-729 INSTRUMENT NO. 561 O.R.
67	NEWHALL COUNTY WATER DISTRICT	WATER LINE	08/24/66 INST.#1924 BOOK 0-3407 PAGE 943 O.R.
68 *(1)	STATE OF CALIFORNIA	PIPE LINES	8/31/66 BK 0-3414 PG 381 INSTRUMENT NO. 566 O.R.
69 *(1)	STATE OF CALIFORNIA	PIPE, TELEPHONE OR TELEGRAPH	12/20/66 BK 0-3511-146 INST.#90 O.R. 3/16/71 BK 0.4148 PG. 701 O.R.
70	NEWHALL COUNTY WATER DISTRICT	UTILITY AND PIPE LINES	2/28/67 BK 0-3573-144 INSTRUMENT NO. 2567 O.R.
71	STATE OF CALIFORNIA	SLOPE	06/21/67 INST.#422 BOOK 0-3678 PAGE 472 O.R.
73	STATE OF CALIFORNIA	SLOPE	10/06/67 INST.#914 BOOK 0-3770 PAGE 908 O.R.
76	NEWHALL COUNTY WATER DISTRICT	ROAD, PIPE LINE, DRAINAGE	11/06/67 BK 3822-117 INSTRUMENT NO. 3575 O.R.
77	NEWHALL COUNTY WATER DISTRICT	ROAD, WATER & PIPE LINES	12/20/67 INST.#3096 BOOK 0-3884 PAGE 411 O.R.
78	PACIFIC LIGHTING SERVICE AND SUPPLY COMPANY	PIPE LINES	12/27/67 INST.#983 BOOK 0-3867 PAGE 971 O.R.
80	STATE OF CALIFORNIA	SLOPE	12/27/67 INST.#984 BOOK 0-3867 PAGE 977 O.R.
81 *(1)	STATE OF CALIFORNIA	PIPE LINE	03/28/68 INST.#404 BOOK 0-3952 PAGE 972 O.R.
82 *(1)	STATE OF CALIFORNIA	PIPE LINE	9/11/68, INST. #810 BOOK 0-4127 PAGE 640 O.R.
83	MOBIL OIL CORPORATION	PIPE AND POLE LINE	OCTOBER 18, 1968 INSTRUMENT NO. 907 O.R.
84	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINES	10/18/68 BK 0-4167 PG. 816 INSTRUMENT NO. 908 O.R.
85	SOUTHERN CALIFORNIA EDISON COMPANY	POLE LINES AND TOWERS	10/18/68 BK 0-4167 PG. 847 INSTRUMENT NO. 909 O.R.
86 *(1)	STATE OF CALIFORNIA	PIPELINE	01/23/69 INST.#320 BOOK 0-4258 PAGE 977 O.R.
87 *(4)	STATE OF CALIFORNIA	AQUEDUCT AND PIPELINE	01/27/69 INST.#358 BOOK 0-4261 PAGE 520 O.R.
88	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	1/21/69 BK 0-4315 PG. 347 INSTRUMENT NO. 3135 O.R.
89	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	1/21/69 BK 0-4315 PG. 352 INSTRUMENT NO. 3136 O.R.
90	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CABLES, WIRES AND CONDUITS	03/25/69 INST.#2523 BOOK 0-4317 PAGE 902 O.R.
91 *(1)	STATE OF CALIFORNIA	PIPELINES CONDUITS	3/27/69 BK 0-4319 PG. 805 INSTRUMENT NO. 303 O.R.
92 **(4)	STATE OF CALIFORNIA	PIPE LINE	3/27/69 BK 0-4319 PG. 812 INSTRUMENT NO. 310 O.R.
93	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CABLES, WIRES AND CONDUITS	05/01/69 INST.#3060 BOOK 0-4383 PAGE 996 O.R.
94	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CABLES, WIRES AND CONDUITS	06/09/69 INST.#3041 BOOK 0-4705 PAGE 823 O.R.
95	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	PUBLIC UTILITIES	07/14/69 INST.#2929 BOOK 0-4434 PAGE 23 O.R.
96	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	7/14/69 BK 0-4434 PG. 39 INSTRUMENT NO. 2930 O.R.
97	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	5/16/70 BK M-3465 PG. 765 INSTRUMENT NO. 1734 O.R.
98	CITY OF LOS ANGELES	ROADWAY	01/11/72 INST.#292 BOOK 0-5316 PAGE 295 O.R.
99	CITY OF LOS ANGELES	ROADWAY	01/11/72 INST.#293 BOOK 0-5316 PAGE 301 O.R.
100	CITY OF LOS ANGELES	ROADWAY	01/11/72 INST.#294 BOOK 0-5316 PAGE 314 O.R.
101	CITY OF LOS ANGELES	ROADWAY	01/11/72 INST.#295 BOOK 0-5316 PAGE 308 O.R.
102	CITY OF LOS ANGELES	ROADWAY	2/09/72 BK 0-5348 PG. 40 INSTRUMENT NO. 2359 O.R.
103	THE CITY OF LOS ANGELES	ROAD FOR INGRESS, EGRESS	6/01/72 BK 0.5480 PG. 183 INSTRUMENT NO. 4488 O.R.
104	STATE OF CALIFORNIA	POLE LINES	12/24/73 BK 0.6119 PG. 946 INSTRUMENT NO. 273 O.R.
106	STATE OF CALIFORNIA	DRAINAGE	2/5/74 INST.#2091 BK. 0-6179 PG. 742 O.R.
108	STATE OF CALIFORNIA	SLOPE	05/29/74 INST.#384 BOOK 0-6287 PAGE 495 O.R.
109	STATE OF CALIFORNIA	HIGHWAY SLOPE	07/05/74 INST.#434 BOOK 0.6332 PAGE 930 O.R.
110	PACIFIC LIGHTING SERVICE COMPANY	GAS PIPE LINES	07/05/74 INST.#435 BOOK 0.6332 PAGE 933 O.R.
112	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	2/11/81 INST. #83-272545 O.R. 4/23/83 INST. #83-442645 O.R.
113 *(1)	GEORGIA GEORGE	INGRESS AND EGRESS	APRIL 11, 1983 INST. NO.83-394248 O.R.
117	PACIFIC LIGHTING GAS SUPPLY CO.	PIPE LINES	02/07/08 INST.#2064 BOOK 0-6 PAGE 787 O.R.

* SEE NOTES HEREON

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-2301627-F-PPI DATED 10-29-13

ITEM NO.	OWNER	PURPOSE	REFERENCE
118	SOUTHERN CALIFORNIA EDISON COMPANY	UTILITY	07/23/79 INST.#4563 BOOK 0347 PAGE 50 O.R.
119	SOUTHERN CALIFORNIA EDISON COMPANY	UTILITIES	10/31/87 INST.#594 O.R.
120 **(4)	SUTTER INVESTMENT CORPORATION	SLOPE PURPOSES INGRESS, EGRESS	01/08/74 INST.#1270 O.R.
121	PACIFIC LIGHTING SERVICE COMPANY	PIPE LINES	07/30/75 INST.#508 O.R.
122	STATE OF CALIFORNIA	HIGHWAY SLOPES	07/30/75 INST.#509 O.R.
124 *(2)	STATE OF CALIFORNIA	SLOPE	08/21/75 INST.#2444 O.R.
125	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES	BOOK 9344 PAGE 4, O.R. 6/03/74 INST. #3880 O.R.
127	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	BURIED COMMUNICATION LINE EASEMENT	06/08/72 INST.#3758 O.R. 06/03/74 INST.#3880 O.R.
128 *(2)	RICHFIELD OIL CORPORATION	PIPE LINE	06/03/50 INST. #2764 BK. 33323 PG. 34 DEEDS.
129	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES, ANCHORS, CONDUITS, PIPES	10/02/29 BK. 9314 PG. 321 O.R.
130 **(2)	RICHFIELD OIL CORPORATION	PIPE LINES	06/29/50 BK. 33543 PG. 228 O.R.
131 *(1)	STATE OF CALIFORNIA	PIPE LINE	11/09/66 BK. D-3476 PG. 206 O.R.
132	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	01/17/69 INST.#3276 O.R.
133	CASTAIC UNIFIED SCHOOL DISTRICT	PUBLIC PURPOSES, EMERG. STORM DRAINS, DRAINS SLOPES, UTILITY	03/18/03 INST.#03-753979 OFFICIAL RECORDS.

* SEE NOTES HEREON

THE FOLLOWING ITEMS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-2301627-F-PPI DATED 10-29-13, AFFECT THE SUBJECT PROPERTY: (NOT PLOTTED)

ITEM NO.	OWNER	PURPOSE	REFERENCE
17	STATE OF CALIFORNIA	WAIVER OF CLAIMS	OCTOBER 30, 1914 BOOK 5893 PAGE 250 Dds.
22	STATE OF CALIFORNIA	WAIVER OF CLAIMS	5/16/16 BK 6255-297 Dds. 6/04/29 BK 7494-334 O.R.
25	STATE OF CALIFORNIA	WAIVER OF CLAIMS	MAY 3, 1929 BOOK 8140 PAGE 118 O.R.
36	STATE OF CALIFORNIA	WAIVER OF CLAIMS	OCTOBER 8, 1930 BOOK 10273 PAGE 360 O.R.
44	STATE OF CALIFORNIA	WAIVER OF CLAIMS	OCTOBER 21, 1947 BOOK 25630 PAGE 259 O.R.
72 *(1)	STATE OF CALIFORNIA	RELINQUISHED FREEWAY ACCESS	9/21/67 INST.#2 BK 3878 PG. 413 O.R. 9/26/74 INST.#34 BK 6287 PG. 485 O.R.
74	STATE OF CALIFORNIA	RELINQUISHED FREEWAY ACCESS	10/06/67 INST.#994 BOOK 0-3790 PAGE 908 O.R.
75	STATE OF CALIFORNIA	WAIVER OF CLAIMS	10/06/67 INST.#994 BOOK 0-3790 PAGE 908 O.R.
79	STATE OF CALIFORNIA	RELINQUISHED FREEWAY ACCESS	12/27/67 INST.#984 BOOK 0-3867 PAGE 977 O.R.
105 *(2)	STATE OF CALIFORNIA	RELINQUISHED FREEWAY ACCESS	12/24/73 BK 0.6119 PG. 946 INSTRUMENT NO. 273 O.R.
107 **(4)	STATE OF CALIFORNIA	NO RIGHT OF ACCESS	2/13/74 INST. #3091 BK. D-6171 PG. 742 O.R.
111	COUNTY OF LOS ANGELES DEPT. OF REGIONAL PLANNING	CERTIFICATE OF COMPLIANCE	JULY 28, 1982 INST. NO.82-757295 O.R.
114	COUNTY OF LOS ANGELES DEPT. OF REGIONAL PLANNING	BRIDGE AND THOROUGHFARE	APRIL 1, 1992 INST. NO.92-560916 O.R.
115	COOK RANCH ASSOCIATES & CASTAIC UNION SCHOOL DISTRICT	MEMORANDUM OF AGREEMENT	9/14/92 INST. #92-1701872 O.R.
116	COUNTY OF LOS ANGELES & COOK RANCH ASSOCIATES	DEVELOPMENT AGREEMENT	5/28/93 INST. #93-1022682 O.R.
123	STATE OF CALIFORNIA	SCHEDULED HIGHWAY ACCESS	08/21/75 INST.#2444 O.R.
126 *(1)	SOUTHERN CALIFORNIA TELEPHONE COMPANY	BRUSH REMOVAL	BOOK 10931 PAGE 2, O.R. 06/03/74 INST.#3880 O.R.
134	NORTHRIDGE U.S. CASTAIC CLAY MANUFACTURING CO. & WHE BALDW	PROJECT RESIDUAL CONSTRUCTION NOISE LEV. 250	4/24/03 INST. #03-1160727 O.R.

* SEE NOTES HEREON

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY ORDER NO. 996-2301627-F-PPI DATED 10-29-13 (SAID EASEMENT AFFECTS PARCEL 54)

ITEM NO.	OWNER	PURPOSE	REFERENCE
153	NADINE & JOST ADELE TRUST	INGRESS, EGRESS & INCIDENTAL	8/21/85 INST. NO. 5414 O.R.

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY ORDER NO. 996-2301627-F-PPI DATED 10-29-13 (SAID EASEMENTS PER REPORT AFFECT PARCELS 7, 18-A, 60, 61 & 66.)

ITEM NO.	OWNER	PURPOSE	REFERENCE
156	MILTON B. EPSTEIN LILLIAN EPSTEIN	INGRESS, EGRESS & INCIDENTAL	3/25/66 INST. NO. 2321 O.R.
158	WILLIAM P. SCHWARTZ & NANCY SCHWARTZ	INGRESS, EGRESS & INCIDENTAL	3/3/67 INST. NO. 1293 O.R.
159	PACIFIC TELEPHONE & TELEGRAPH COMPANY	PUBLIC UTILITIES & INCIDENTAL	6/26/73 INST. NO. 1738 O.R.
163	MARK C. CRAWENS	INGRESS, EGRESS & INCIDENTAL	1/27/84 INST. NO. 1898 O.R.
164	PACIFIC TELEPHONE & TELEGRAPH COMPANY	PUBLIC UTILITIES & INCIDENTAL	4/23/69 INST. NO. 2941 O.R.

THE FOLLOWING ITEM BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-2301627-F-PPI DATED 10-29-13 AFFECTS PARCELS 60, 61 AND 66 (NOT PLOTTABLE)

ITEM NO.	OWNER	PURPOSE	REFERENCE
161	PACIFIC LIGHT AND POWER	TELEPHONE LINES	8/13/34 BK. 12982 PG. 174 O.R.

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY ORDER NO. 996-2301627-F-PPI DATED 10-29-13 (SAID EASEMENTS PER REPORT AFFECT PARCELS 16, 35, 49 AND 66.)

ITEM NO.	OWNER	PURPOSE	REFERENCE
165	SOUTHERN CALIFORNIA EDISON	INGRESS, EGRESS & INCIDENTAL	10/05/78 INST. NO. 842 O.R.
174	JOHN & TERRY SONNEDER	INGRESS, EGRESS & INCIDENTAL	4/11/83 INST. NO. 83-394249 O.R.

THE FOLLOWING EASEMENT ITEM BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-2301627-F-PPI DATED 10-29-13 AFFECTS PARCEL 68 (NOT PLOTTABLE) (INDETERMINATE IN NATURE)

ITEM NO.	OWNER	PURPOSE	REFERENCE
171	PACIFIC LIGHTING SERVICE COMPANY	PIPE LINES	1/21/75 INST. NO. 2685 O.R.

* SEE NOTES HEREON

THE FOLLOWING ITEMS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-2301627-F-PPI DATED 10-29-13 AFFECTS PARCEL 68 (NOT PLOTTED)

ITEM NO.	OWNER	PURPOSE	REFERENCE
171	PACIFIC LIGHTING SERVICE COMPANY	NO ABUTTERS RIGHTS	1/21/75 INST. NO. 2685 O.R.
172	GEORGIA GEORGE	CERTIFICATE OF COMPLIANCE	1/28/82 INST. NO. 82-75729 O.R.

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY ORDER NO. 996-2301627-F-PPI DATED 10-29-13 (SAID EASEMENTS PER REPORT AFFECT PARCEL 69.)

ITEM NO.	OWNER	PURPOSE	REFERENCE
182	NEWHALL COUNTY WATER DISTRICT	PIPE LINE & INCIDENTAL	BK. 7444 PG. 247 Dds.
186 *(1)	INDUSTRIAL FUEL SUPPLY & CORPORATION	PIPE LINE & INCIDENTAL	BK. 11010 PG. 138 O.R. BK. 16970 PG. 39 O.R.
187 **(1)	GENERAL PIPELINE COMPANY OF CALIFORNIA	PIPE LINE & INCIDENTAL	BK. 13454 PG. 235 O.R.
188 *(1)	GENERAL PIPELINE COMPANY OF CALIFORNIA	PRIVATE ROAD	BK. 13492 PG. 142 O.R.
190 **(1)	GENERAL PETROLEUM CORPORATION OF CALIFORNIA	TELEPHONE, TELEGRAPH POLES & INCIDENTAL	5/28/41 BK. 16368 PG. 346 O.R.

* SEE NOTES HEREON

THE FOLLOWING ITEM BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-2301627-F-PPI DATED 10-29-13 AFFECTS PARCEL 69 (NOT PLOTTABLE)

ITEM NO.	OWNER	PURPOSE	REFERENCE
191	CARLOS MARTINEZ	DISCHARGE OF CLAIMS	6/28/43 BK. 20055 PG. 333 O.R.

THE FOLLOWING ITEM BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY ORDER NO. 996-2301627-F-PPI DATED 10-29-13, AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED FOR THE REASON LISTED BELOW THE ITEM:

ITEM 3.) INTERIM RIGHTS, EXCEPTIONS AND PROVISIONS INCLUDING THE RIGHT OF THE UNITED STATES OF AMERICA, THEIR GRANTEES OR LICENSEES, TO ENTER UPON, OCCUPY AND USE ALL SUCH LANDS AS MAY BE NECESSARY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WORKS, INCLUDING A STRIP OF LAND 200 FEET IN WIDTH BEING THE PROPOSED LINE RIGHT OF WAY OF THE PACIFIC LIGHT AND POWER CORPORATION FOR THE PURPOSES PROVIDED IN THE ACT OF JUNE 10, 1920 (41 STAT. 1063) AND SUBJECT TO THE CONDITIONS AND LIMITATIONS OF SECTION 24 OF SAID ACT, AS SET FORTH IN A DECLARATION OF TAKING RECORDED JUNE 29, 1923, TO FRANK POWELL, AND IN OTHER PATENTS OR DOCUMENTS OF RECORDS OF THE BUREAU OF LAND MANAGEMENT IN SACRAMENTO, CALIFORNIA.

SAID PATENTS ALSO RECITE THE FOLLOWING:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE GRANTEE HEREIN OR THE GRANTEES HEREIN GRANTED, A RIGHT OF WAY HEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

SAID LAND WAS WITHDRAWN FOR POWER SITE PURPOSES AND WAS FOR THE PURPOSES PROVIDED IN THE FEDERAL POWER ACT OF JUNE 10, 1920 (41 STAT. 1063) AS AMENDED, SUBJECT TO THE CONDITIONS AND LIMITATIONS OF SECTION 24 OF SAID ACT, AS AMENDED, AS DISCLOSED BY THE RECORDS OF THE BUREAU OF LAND MANAGEMENT IN SACRAMENTO, CALIFORNIA.

AFFECTS PARCELS 1, 14, 26, 31, 33, 38, 40, 43 AND 54

(LOCATION OF SAID 200 FOOT WIDE STRIP IS INDETERMINATE)

THE FOLLOWING ITEMS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY ORDER NO. 996-2301627-F-PPI DATED 10-29-13, AFFECT THE SUBJECT PROPERTY (NOT PLOTTABLE) (SAID ITEMS AFFECT ALL PARCELS.)

ITEM 3) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

ITEM 19A) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

ITEM 19B) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

EASEMENT PARCELS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-2301627-F-PPI DATED 10-29-13

PARCEL 16-A:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, TO BE USED IN COMMON WITH OWNERS, OVER THE WESTERLY 30 FEET OF THE EAST HALF OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF LOT 1 OF SECTION 2, T. 5 N., R. 17 W., S.B.B.&M., IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 56:

NONEXCLUSIVE EASEMENTS, FOR THE BENEFIT OF THE AND APPURTENANT TO PARCELS 1, 2, 17, 18, 35, 37 AND 38 DESCRIBED ABOVE, TO ENTER AND RECEIVE WATER FROM WELL NO. 1 AND WELL NO. 2 ON PARCEL 37 DESCRIBED ABOVE, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE PARTIAL DECREE FROM THE DIVORCE OF CONCERNING, LOS ANGELES SUPERIOR COURT CASE NO. 978 373, RECORDED JANUARY 11, 1973 AS INSTRUMENT NO. 3793 IN BOOK D 5219 PAGE 849, JANUARY 11, 1973 (E INSTRUMENT NO. 2793 IN BOOK D 5219 PAGE 861, JANUARY 11, 1973 (F INSTRUMENT NO. 2793 IN BOOK D 5219 PAGE 873, JANUARY 11, 1973 (G INSTRUMENT NO. 2793 IN BOOK D 5219 PAGE 885, JANUARY 11, 1973 (H INSTRUMENT NO. 2793 IN BOOK D 5219 PAGE 897, AND JANUARY 11, 1973 (I INSTRUMENT NO. 2793 IN BOOK D 5219 PAGE 909, ALL OF OFFICIAL RECORDS.

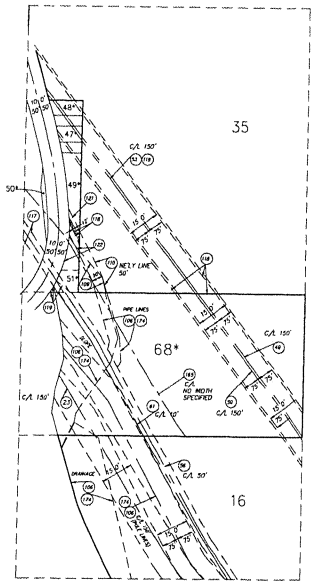
PARCEL 62:

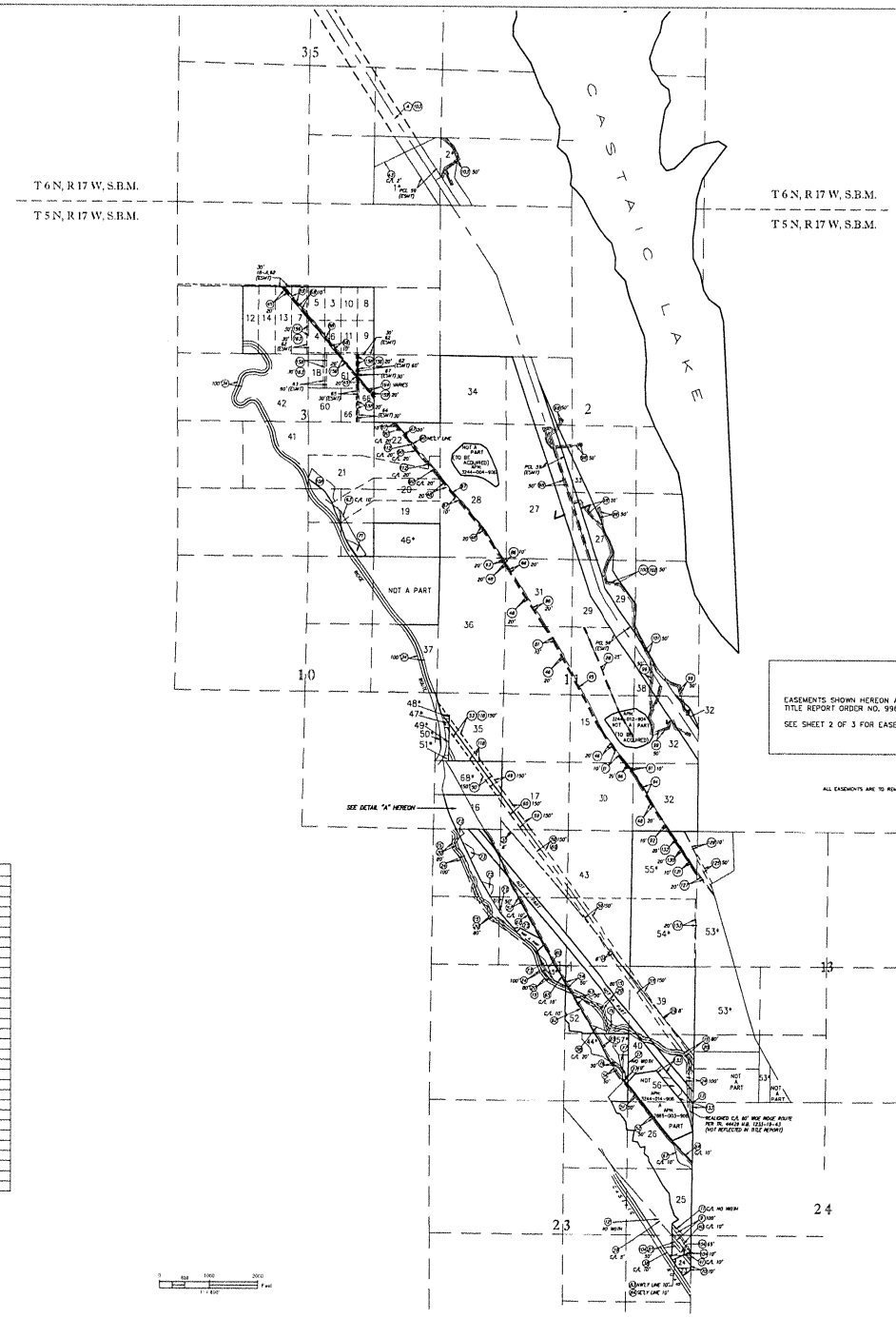
AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, TO BE USED IN COMMON WITH OWNERS, OVER THE WESTERLY 30 FEET OF THE EAST HALF OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF AND OVER EXCEPTING 30 FEET OF THE WEST HALF OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF LOT 1 AND THE EXCEPTING 30 FEET OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF LOT 2 AND THE EXCEPTING 30 FEET OF LOT 3 AND THE EXCEPTING 30 FEET OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF LOT 5, OVER EXCEPTING OF THE EXISTING LINE OF PIPE ROAD, AS SHOWN ON F.A. 1983-1 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, ALL IN SECTION 2, TOWNSHIP 5 NORTH, RANGE 17 WEST OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON SEPTEMBER 9, 1880.

PARCEL 64:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, TO BE USED IN COMMON WITH OWNERS, OVER THE EASTERLY 30 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF LOT 1 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN TH

RECEIVED
DEPT OF REGIONAL PLANNING
PM07119 TENTATIVE FG 3/3
12 SEPTEMBER 2017





EASEMENTS SHOWN HEREON ARE BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT ORDER NO. 996-23016527-F-PPI DATED OCTOBER 29, 2013.

SEE SHEET 2 OF 3 FOR EASEMENT TABLES

NOTE

ALL EASEMENTS ARE TO REMAIN, NO EASEMENTS ARE PROPOSED TO BE REMOVED, RELOCATED OR ABANDONED.

(A) 250' WIDE LOS ANGELES CITY DEPARTMENT OF WATER AND POWER RIGHT-OF-WAY PER DEED RECORDED JUNE 1, 1912 AS INSTRUMENT NO.4488 O.R. AND SHOWN ON R.S. 87-72-74

PARCEL NUMBERS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT ORDER NO. 996-23016527-F-PPI DATED OCTOBER 29, 2013.

P.T.R. PARCEL NO	A.P.N.	P.T.R. PARCEL NO.	A.P.N.
1*	3247-010-049 & 3247-010-050	32 (SEE NOTE)	3244-012-058
2*	3244-003-018	33	3244-004-052
3	3247-040-008 (PORTION)	34	3244-004-024
4	3247-040-008 (PORTION)	35	3244-013-001
5	3247-040-008 (PORTION)	36	3244-012-045
6	3247-040-008 (PORTION)	37	3247-017-018
7	3247-040-013 (PORTION)	38	3244-012-050
8	3247-040-009 (PORTION)	39	3244-014-015
9	3247-040-009 (PORTION)	40	3244-014-067 & 3244-014-068
10	3247-040-009 (PORTION)	41	3247-041-018
11	3247-040-009 (PORTION)	42	3247-041-015
12	3247-040-013 (PORTION)	43	3244-014-053
13	3247-040-013 (PORTION)	44*	3244-014-044
14	3247-040-013 (PORTION)	45*	3244-014-038
15	3244-012-054 & 3244-012-059	46*	3247-041-012
16	3244-012-057	47	3244-013-004
17	3244-012-013	48	3244-013-002
18	3247-041-008	49	3244-013-005
19	3247-041-020	50	3244-013-003
20	3247-041-021	51	3244-013-010
21	3247-041-023	52	3244-014-050
22	3247-041-022	53*	3244-015-018
23	2865-036-003	54*	3244-014-022
24	2865-036-002	55*	3244-014-021
25	2865-036-001 & 2865-003-013	56	3244-014-062
26	2865-003-035	57*	3244-014-063
27	3244-004-051	60	3247-041-007
28	3244-004-053	61	3247-041-009
29	3244-012-049	68	3247-041-010
30	3244-012-048	68*	3244-012-056
31	3244-012-046	69	3244-014-045

*ASTERISK INDICATES PARCEL IS NOT A PART OF THIS SUBDIVISION BUT UNDER SAME OWNERSHIP (NOT A PART OF NORTHLAKE SPECIFIC PLAN)

EASEMENT MAP

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER No.35434 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 2, 3, 10, 11, 14, AND 23 T 5 N, R 17 W, S.B.M.

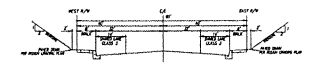
N

DATE	REVISION	BY	APP
6-09-2016	REVISIONS PER SUB COMMITTEE COMMENTS	W.R.B.	

SCALE: 1"=800' | CHK'D BY: | APPROVED BY: | DATE: 10/21/2015 | W.O. NO. 5090-033-35 | SHEET 3 OF 3

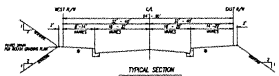
SIKAND Engineering | Planning | Surveying
16230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE PARCEL MAP
TRACT NO. 073335
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



TYPICAL SECTION
SCALE 1"=50'
80' SECONDARY HIGHWAY
THE RIDGE ROUTE ROAD
(FROM TR. 44429 TO 1200' N'LY TR. 44429)

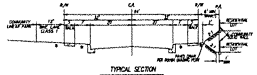
TYPICAL SECTION
SCALE 1"=50'
80' – 80' SECONDARY HIGHWAY
THE RIDGE ROUTE ROAD
(FROM 1200' N'LY TR. 44429 TO NORTHLAKE BLVD.)



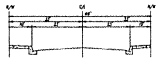
TYPICAL SECTION
SCALE 1"=50'
64' – 80' LIMITED SECONDARY HWY
THE RIDGE ROUTE ROAD
(FROM NORTHLAKE BLVD. TO 900' N'LY NORTHLAKE BLVD.)

TYPICAL SECTION
SCALE 1"=50'
64' LIMITED SECONDARY HWY
THE RIDGE ROUTE ROAD
(FROM 900' N'LY NORTHLAKE BLVD. TO 3200' N'LY OF NORTHLAKE BLVD.)

TYPICAL SECTION
SCALE 1"=50'
80' STREET (MOD. INDUSTRIAL COLLECTOR)
NORTHLAKE BLVD.
(FROM "A" ST. TO 600' N'ELY "A" ST.)



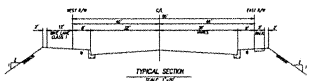
TYPICAL SECTION
SCALE 1"=50'
64' STREET (LOCAL COLLECTOR)
NORTHLAKE BLVD.
(FROM 600 N'ELY "A" ST. TO "E" ST.)



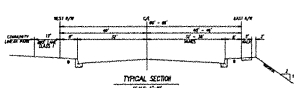
TYPICAL SECTION
SCALE 1"=50'
60' STREET
"F" ST.

NOTES FOR STREET SECTIONS:

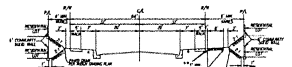
1. SLOUGH WALL REQUIRED AT TOE OF ADJACENT SLOPE IF TOE OF SLOPE IS CLOSER THAN 3' TO THE BACK OF WALK, AND SLOPE IS OVER 3' HIGH.
2. PUBLICLY MAINTAINED SIDEWALKS SHALL BE PLACED 8' FROM RIGHT OF WAY UNLESS SIDEWALK ABUTS A PROPOSED WALL IN WHICH CASE IT SHOULD BE PLACED AGAINST THE WALL.
3. LANDSCAPE SLOPING AWAY FROM R/W TO BE 2:1 MAX
4. NO RAISED MEDIAN PROPOSED.



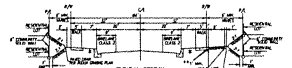
TYPICAL SECTION
SCALE 1"=50'
86' STREET (MOD. INDUSTRIAL COLLECTOR)
NORTHLAKE BLVD.
(FROM RIDGE ROUTE ROAD TO 1000' S'LY "A" ST)



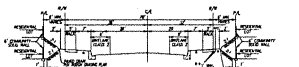
TYPICAL SECTION
SCALE 1"=50'
80' – 86' STREET (MOD. INDUSTRIAL COLLECTOR)
NORTHLAKE BLVD.
(FROM 1000' S'LY "A" ST TO "A" ST)



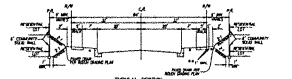
TYPICAL SECTION
SCALE 1"=50'
64' STREET (LOCAL COLLECTOR)
"D" ST. & "F" ST. (FROM "G" ST. TO "I" ST.)



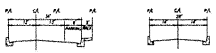
TYPICAL SECTION
SCALE 1"=50'
64' STREET (LOCAL COLLECTOR)
3' sft. & 9' SF



TYPICAL SECTION
SCALE 1"=50'
70' STREET (LOCAL COLLECTOR)
"A" ST. (FROM NORTHLAKE BLVD TO "B" ST.)

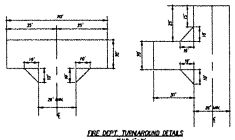


TYPICAL SECTION
SCALE 1"=50'
64' STREET (LOCAL COLLECTOR)
"D" ST., "E" ST., "F" ST. (FROM "A" ST. TO "I" ST.) & "N" ST.

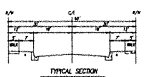


TYPICAL SECTION
SCALE 1"=50'
PRIVATE DRIVEWAY & FIRE LANE W/ PARKING ONE SIDE FOR MULTI-FAMILY PLANNING AREA

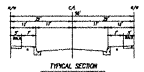
TYPICAL SECTION
SCALE 1"=50'
PRIVATE DRIVEWAY & FIRE LANE, NO PARKING FOR MULTI-FAMILY PLANNING AREA



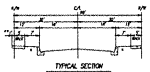
FIRE DEPT. TURNAROUND DETAILS
SCALE 1"=30'



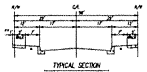
TYPICAL SECTION
SCALE 1"=50'
60' STREET
"C" ST., "AA" ST., "DD" ST.,"EE" ST., "GG" ST., "HH" ST., & "PP" ST., & "QQ" ST.



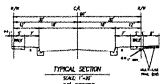
TYPICAL SECTION
SCALE 1"=50'
50' STREET
"BB" ST., "CC" ST., "FF" ST., "J" ST., "JJ" ST., "KK" ST., "LL" ST., "MM" ST., "NN" ST., "OO" ST. & "RR" ST., "SS" ST., "TT" ST., "UU" ST., "RR" ST., & "SS" ST.



TYPICAL SECTION
SCALE 1"=50'
60' STREET
"D" ST., "J" ST & "R" ST



TYPICAL SECTION
SCALE 1"=50'
56' STREET
"G" ST.
(FROM "R" ST. TO CUL-DE-SAC)



TYPICAL SECTION
SCALE 1"=50'
60' STREET
"I" ST.

* LANDSCAPE AREA – SEE LANDSCAPE PLAN FOR DETAILS (TO BE MAINTAINED BY A L&D OF HOA)

** HANDICAPE DEVIATION FOR TRAIL PURPOSES WHERE AVAILABLE.

SHEET INDEX

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	P-1 AND P-2
3	P-9 , P-10 AND P-12
4	P-11 AND P-13
5	P-4, P-15 AND P-16 / MIDDLE SCHOOL ALT
6	P-3, P-4, P-5 AND P-6
7	P-7 AND P-8
8	P-24 AND P-25
9	P-28
10	P-26 AND P-27
11	SPORT PARK LOT
12	COMMERICAL AND INDUSTRIAL LOTS

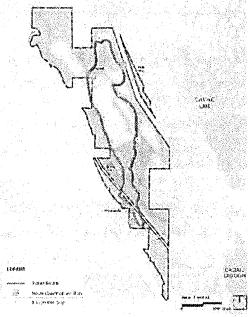
PARKING SPACE SUMMARY TABLE

P.A	Product	Gross Ac.	DU	Res. Parking Req.	Res. Parking Provided	Guest Parking Req.	Guest Parking Provided	Handicap Req.	Handicap Provided
1	Valmont	7.2	183	366	366	48	48	2	3
2	Santa Rosa	5.0	91	156	156	23	24	1	1
	Magnolia	5.1	46	80	80	12	12	1	1
3	Santa Rosa	7.3	49	98	98	13	14	1	1
4	Caserta	3.1	48	96	96	12	13	2	2
5	Brookland	3.0	34	75	75	10	11	1	1
6	Brookland	2.2	21	42	42	6	8	1	1
7	Caserta	6.8	88	176	176	22	26	2	2
8	Meriweather	10.0	111	222	222	29	33	2	3
9	Santa Rosa	6.3	133	193	193	25	31	2	2
10	Caserta	7.4	100	200	200	25	25	1	2
11	Meriweather	6.9	81	162	162	21	29	2	2
12	Brookland	8.6	117	234	234	30	22	2	2
13	Knolls	8.9	71	142	142	19	29	1	2
14	Magnolia	3.3	36	72	72	9	12	1	1
	Knolls	5.1	44	88	84	11	17	1	1
15	Magnolia	4.2	31	62	62	8	10	1	1
	Knolls	4.2	32	64	64	8	13	1	1
16	Knolls	5.1	42	84	84	11	18	1	1
24	Bungalows	17.2	158	379	379	35	44	2	3
25	Caserta	11.4	81	172	172	15	18	2	2
26	Caserta	10.7	61	122	116	16	19	1	1
27	Bungalows	1.3	10	20	20	1	1	1	1
28	Bungalows	9.3	75	150	150	19	27	1	1
	Total	138.8	1974	3230	3214	425	516	35	42

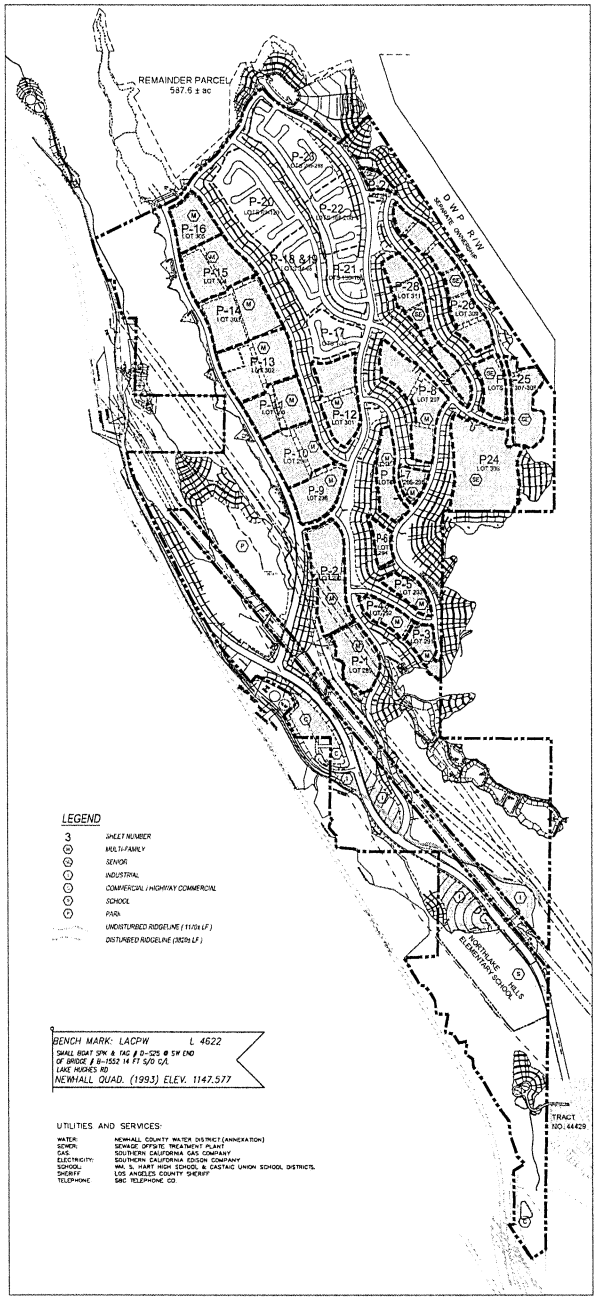
MANUFACTURED OS.	
Lot	Area (Ac.)
330	3.4
331	8.4
332	2.8
333	1.7
335	3.6
336	14.3
337	9.4
338	6.8
339	4.4
340	9.3
341	14.3
342	0.7
343	18.9
344	10.3
345	7.6
346	5.5
347	4.8
348	1.7
349	3.7
350	3.1
351	0.7
352	12.3
353	10.5
354	1.8
355	5.1
356	9.5
357	0.7
357	1.6
358	3.1
MISC.*	11.4
	192.7

NATURAL OS.	
Lot	Area (Ac.)
334	7.5
358	39.6
359	33.0
360	12.4
361	9.3
362	4.8
363	10.2
364	10.9
365	34.6
366	6.6
	163.9

*Manufactured slope within multi-family lot.



COMMUNITY TRANSIT SYSTEM
NOT TO SCALE



LEGEND

3	SHEET NUMBER
M	MULTI-FAMILY
SC	SENIOR
I	INDUSTRIAL
C	COMMERCIAL / HIGHWAY COMMERCIAL
S	SCHOOL
P	PARK
	UNDISTURBED RIDGELINE (11/16 LF)
	DISTURBED RIDGELINE (3639 LF)

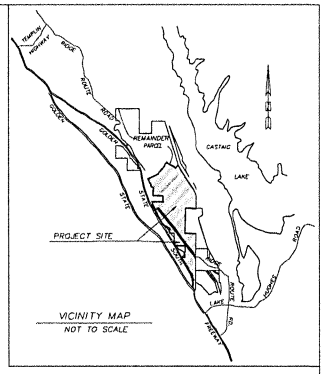
BENCH MARK: LACPW L 4622
SMALL BOAT SPK & TAG @ 0-525 @ SW END OF BRIDGE @ B-1552 14 FT S/O C/L LAKE HUGHES RD
NEWHALL QUAD. (1993) ELEV. 1147.577

UTILITIES AND SERVICES:

WATER:	NEWHALL COUNTY WATER DISTRICT (ANNEXATION)
SEWER:	SEWAGE OFFSITE TREATMENT PLANT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY
SCHOOL:	WM. S. HART HIGH SCHOOL & CASTAIC UNION SCHOOL DISTRICTS.
SHERIFF	LOS ANGELES COUNTY SHERIFF
TELEPHONE	SBC TELEPHONE CO.

0 500 1000 2000 Feet
1"=500'

INDEX MAP



VICINITY MAP
NOT TO SCALE

DATA SUMMARY:

ACRES(GROSS)	719.8 ± AC
ACRES(NET)	635.3 ± AC
EXISTING & PROPOSED ZONING	NORTHLAKE S.P
EXISTING & PROPOSED GENERAL PLAN (2012 SCVAP)	NORTHLAKE S.P
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE & MULTIFAMILY RESIDENTIAL, INDUSTRIAL AND COMMERCIAL, OPEN SPACE

LOT SUMMARY:

SINGLE FAMILY LOTS	(40.6 Ac.) – 268 DU'S	1 TO 268	(268)
MULTI-FAMILY LOTS	(107.3 Ac.) – 1341 DU'S	269 TO 305	(17)
SENIOR M.F. LOTS	(48.1 Ac.) – 345 DU'S	306 TO 311	(6)
COMMERCIAL	(5.7 Ac.)	312 TO 313	(2)
HIGHWAY COMMERCIAL	(2.5 Ac.)	314	(1)
INDUSTRIAL	(13.5 Ac.)	315 TO 318	(4)
PUBLIC PARK LOT	(18.3 Ac.)	319	(1)
PRIVATE PARK LOTS	(6.0 Ac.)	320 TO 329	(10)
OPEN SPACE (MFD)	(192.7 Ac.)	330 TO 368	(39)
OPEN SPACE (NATURAL)	(163.9 Ac.)		
TANK SITE	(5.5 Ac.)	369 TO 370	(2)
DEBRIS BASIN LOTS	(11.5 Ac.)	371 TO 383	(13)
WATER QUALITY BASIN	(15.0 Ac.)	384	(1)
PUMP STATION	(0.2 Ac.)	385	(1)
FIRE STATION	(1.4 Ac.)	386	(1)
PUBLIC R/W	(84.3 Ac.)		
TOTAL LOTS	(719.8 Ac.) – TOTAL 1974 DU'S	386	

NOTES

1. TOTAL EARTHWORK APPROXIMATELY CUT 11,160,000 C.Y. & FILL 10,840,000 C.Y. & EARTHWORK WILL BE BALANCED ON-SITE DUE TO SHRINKAGE.
2. ASSESSOR PARCEL MAP NO. 2863–003–013, –035, 2863–036–001 THRU 003, 3244–004–024, –050, –053, 3244–012–013, –045, –046, –048, –049, –054, –057, –058, –059, –904(TO BE ACQUIRED), 3244–013–001, 3244–014–015, –021, –022, –043, –031, –063, –067, –068, –902(OFFSITE WATER TANK), 3247–017–019, –906(OFFSITE GRADING), AND 3247–041–012(OFFSITE GRADING).
3. TOPOGRAPHIC MAPPING BY HORIZON SURVEYS, 2 FT CONTOUR INTERVAL. (JULY 8, 2002)
4. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP.
5. REQUEST PERMISSION TO RECORD UNIT TRACT MAPS TO THE SATISFACTION OF DRP.
6. REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS
7. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
8. THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST STREET AND BUILDING PAD ELEVATIONS UP TO 10 FEET ON THE FINAL GRADING PLAN TO THE SATISFACTION OF DRP AND DPW.
9. TOPS AND TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING TO SATISFACTION OF DRP AND DPW.
10. MAXIMUM SLOPE GRADE IS 2:1 FOR ALL SLOPES.
11. A LANDSCAPE MAINTENANCE DISTRICT OR HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL COMMON SLOPE AREAS.
12. ALL SLOPES WITHIN HOMEOWNER'S ASSOCIATION COMMON AREAS OR LANDSCAPE MAINTENANCE DISTRICTS ARE TO BE PLANTED AND IRRIGATED WITH COUNTY APPROVED MATERIAL.
13. PORTIONS OF THE OLD RIDGE ROUTE ROAD TO BE ABANDONED AND REPLACED WITH A ROAD PER CURRENT COUNTY STANDARDS.
14. MULTI-FAMILY LOTS ARE FOR CONDO PURPOSES
15. REQUEST PERMISSION TO CREATE A LARGE LOT PARCEL MAP FOR SALES PURPOSES AND WHERE EACH LOT IS GREATER THAN 40 ACRES.
16. SITE CONTAINS NO OAK TREES.
17. ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE NOTED.
18. ALL GRADING ELEVATIONS ARE ± 10 FEET.
19. ALL ITEMS REQUESTED WITH RCUP 72015000019 (i.e. GRADING, WATER TANKS, SP SITE PLAN/SDR REVIEW, AND WALLS EXCEEDING 8 FEET IN HEIGHTS), AS WELL AS THAT IN PHASE 2 WILL REQUIRE A NEW CUP.
20. PRIVATE DRIVES SHALL BE DESIGNED ACCORDING TO THE WESTSIDE COMMUNITIES PRIVATE DRIVE AND TRAFFIC CALMING DESIGN GUIDELINES CONSISTENT WITH HEALTHY DESIGN REQUIREMENTS.
21. ALL STREET CURB RETURNS ARE 25' RADI UNLESS SPECIFICD ON THE PLAN.
22. LANDSCAPING IN THE COMMON AREAS AND DRIVES INCLUDING COMMON AREAS FENCING AND WALL WILL BE DROUGHT TOLERANT IN NATURE. DETAILED LANDSCAPING WILL BE PROVIDED ONCE THE PLOT PLANS ARE FINALIZED AND SUBMITTED TO THE COUNTY FOR APPROVAL.
23. BICYCLE SHOWER AND CHANGING FACILITIES (BSF) WILL BE PROVIDED FOR ALL BUILDINGS > 75,000 S.F. AND WILL BE DEPICTED IN DETAIL ON FUTURE PLOT PLANS
24. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 6 22.52.1225.
25. PER THE APPROVED NORTHLAKE SPECIFIC PLAN THE MAXIMUM ALLOWED COMMERCIAL SQUARE FOOTAGE IS 67,000S AND THE MAXIMUM ALLOWED INDUSTRIAL SQUARE FOOTAGE IS 305,000S.
26. ALL SINGLE FAMILY LOTS WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL LOT. ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL BUILDINGS WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL BUILDING.
27. THE CLIENT PROPOSED A POSSIBLE TRANSIT SYSTEM WITHIN THE PROJECT BOUNDARY. FOR MORE DETAILS SEE THE PLANNING NOTEBOOK.
28. ALL PARKS ARE PRIVATE EXCEPT WHERE NOTED.
29. PRIOR TO THE ISSUANCE OF 1750th BUILDING PERMIT, FIRE STATION TO BE CONVEYED TO THE CONSOLIDATED PROTECTION DISTRICT OF LOS ANGELES COUNTY.
30. A NEW TENTATIVE MAP NUMBER & CUP WILL BE ISSUED IF AND WHEN A NEW MAP IS FILED OVER THE N'LY PORTION OF NORTHLAKE SPECIFIC PLAN BOUNDARY.

EXHIBIT "A"
2015-0408

PREPARED FOR
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER
No. 35453
Exp. 09-30-15
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

3	9-27-2017	PER SDR COMMENTS DATED 11-3-2016	R.	-
4	9-27-2016	PER SDR COMMENTS DATED 7-27-2016	R.	-
3	6-6-2016	PER SDR COMMENTS DATED 10-7-2015	R.	-
2	9-8-2015	PER SDR COMMENTS DATED 7-16-2015	R.	-
1	6-11-2015	PER SDR COMMENTS DATED 2-17-2015	R.	-
	DATE	REVISION	BY	APP

SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 01/15/2015 | W.O. NO. 5090-031-35 | SHEET 1 OF 12

SIKAND
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15230 Burbank Blvd.
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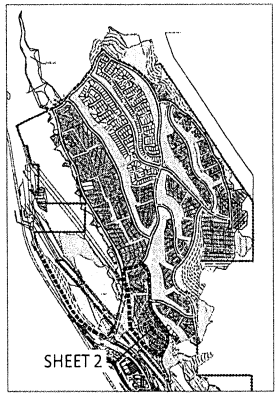
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

K:\Q\NORTHLAND 031\Tentative Map\NorthLake TM 73336 Exhibit A Sheet 1.dwg, 11



KEY MAP
SCALE 1"=1000'

PLANNING AREA 2A SUMMARY:

PRODUCT	MAGNOLIA	
GROSS AREA	NOT APPLICABLE	
NET AREA	5.3	ACRES
TOTAL UNITS	40	UNITS
DENSITY	7.5	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	80	SPACES
GUEST PARKING REQUIRED	10	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	90	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	80	SPACES
GUEST PARKING PROVIDED	12	SPACES
(INCLUDES PARKING INCLUDED HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	92	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1295.

PLANNING AREA 2B SUMMARY:

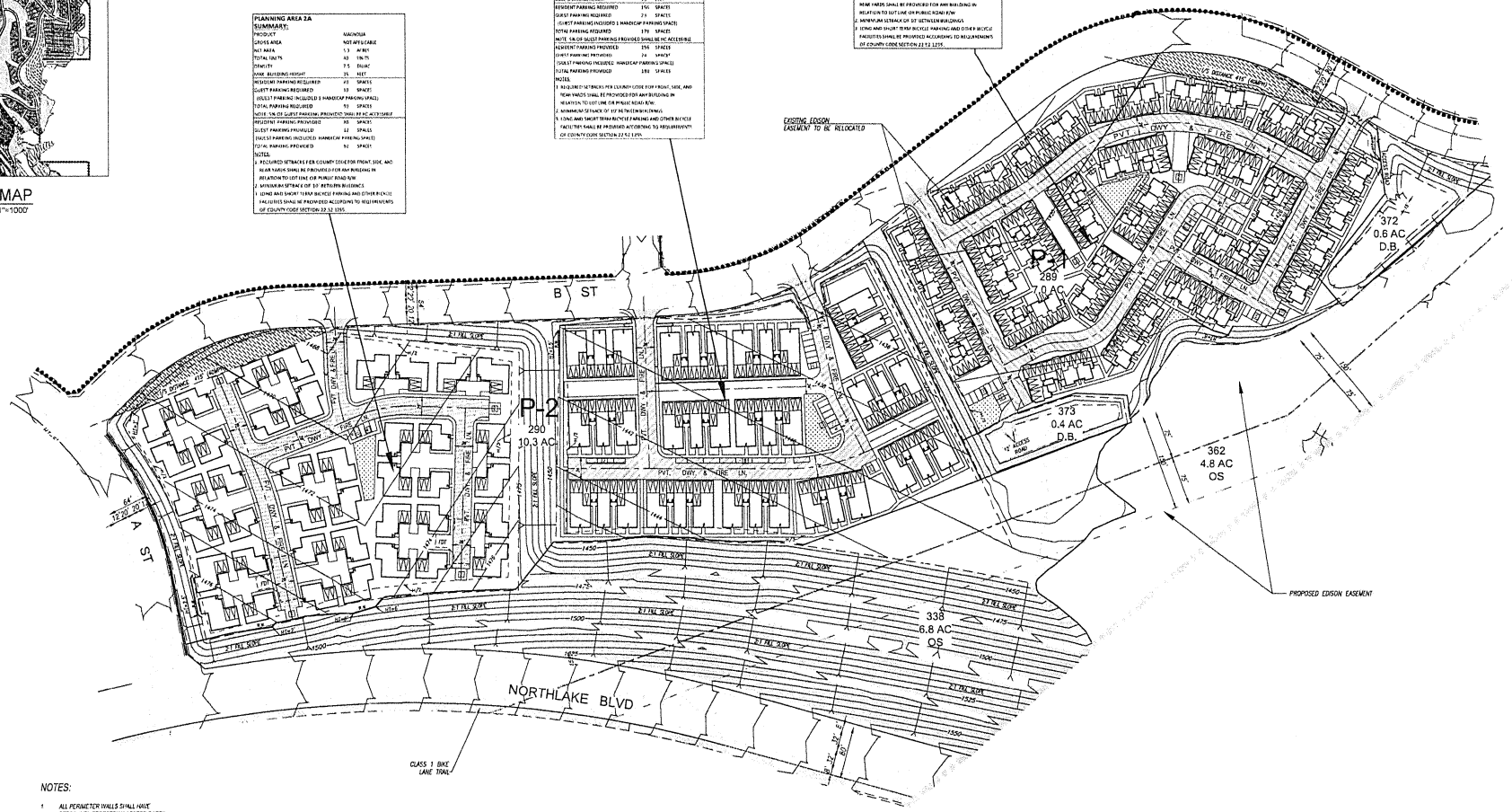
PRODUCT	SANTA ROSA	
GROSS AREA	11.0	ACRES
NET AREA	5.0	ACRES
TOTAL UNITS	91	UNITS
DENSITY	18.2	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	156	SPACES
GUEST PARKING REQUIRED	23	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	179	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	156	SPACES
GUEST PARKING PROVIDED	24	SPACES
(GUEST PARKING INCLUDES HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	180	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1295.

PLANNING AREA 1 SUMMARY:

PRODUCT	VALMONT	
GROSS AREA	7.3	ACRES
NET AREA	7.0	ACRES
TOTAL UNITS	164	UNITS
DENSITY	22.0	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	334	SPACES
GUEST PARKING REQUIRED	48	SPACES
(GUEST PARKING INCLUDES 3 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	382	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	351	SPACES
GUEST PARKING PROVIDED	48	SPACES
(GUEST PARKING INCLUDES 3 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	382	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1295.



LEGEND

- LOT NO
- PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H2 & H3 SETBACK LINE
- PROPOSED CONTOUR
- LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- GUEST PARKING
- RECREATION/COMMON AREA

NOTES:

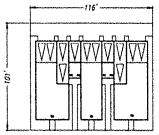
1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS)
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32' FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL PLANS.

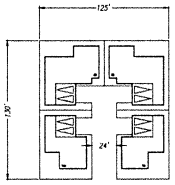
SCALE: 1" = 40'

TYPICAL PARALLEL PARKING
NOT TO SCALE

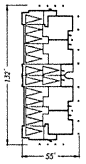
TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE



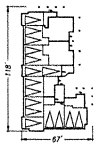
SANTA ROSA
SCALE 1" = 10'
7 PLEX



MAGNOLIA
SCALE 1" = 10'
4 MOTORCOURT



VALMONT I
SCALE 1" = 10'
8 PLEX



VALMONT L
SCALE 1" = 10'
9 PLEX

EXHIBIT "A"
2015-0408

PREPARED FOR
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — No. 35453 — Exp. 09-30-17 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

5	8-27-2017	PER SCM COMMENTS DATED 11-3-2016		R.	-	
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016		R.	-	
3	6-9-2016	PER SCM COMMENTS DATED 10-7-2015		R.	-	
2	6-8-2015	PER SCM COMMENTS DATED 7-16-2015		R.	-	
1	5-11-2015	PER SCM COMMENTS DATED 2-17-2015		R.	-	
DATE		REVISION		BY	APP	
SCALE: 1"=60'	CHKD BY	APPROVED BY	DATE: 01/25/2015	P.O. NO: 5090-033-35	SHEET 2 OF 12	

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
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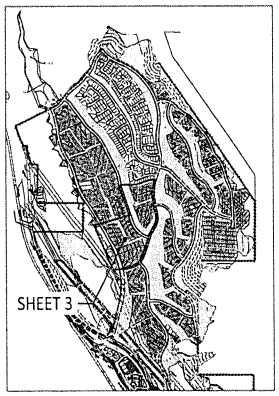
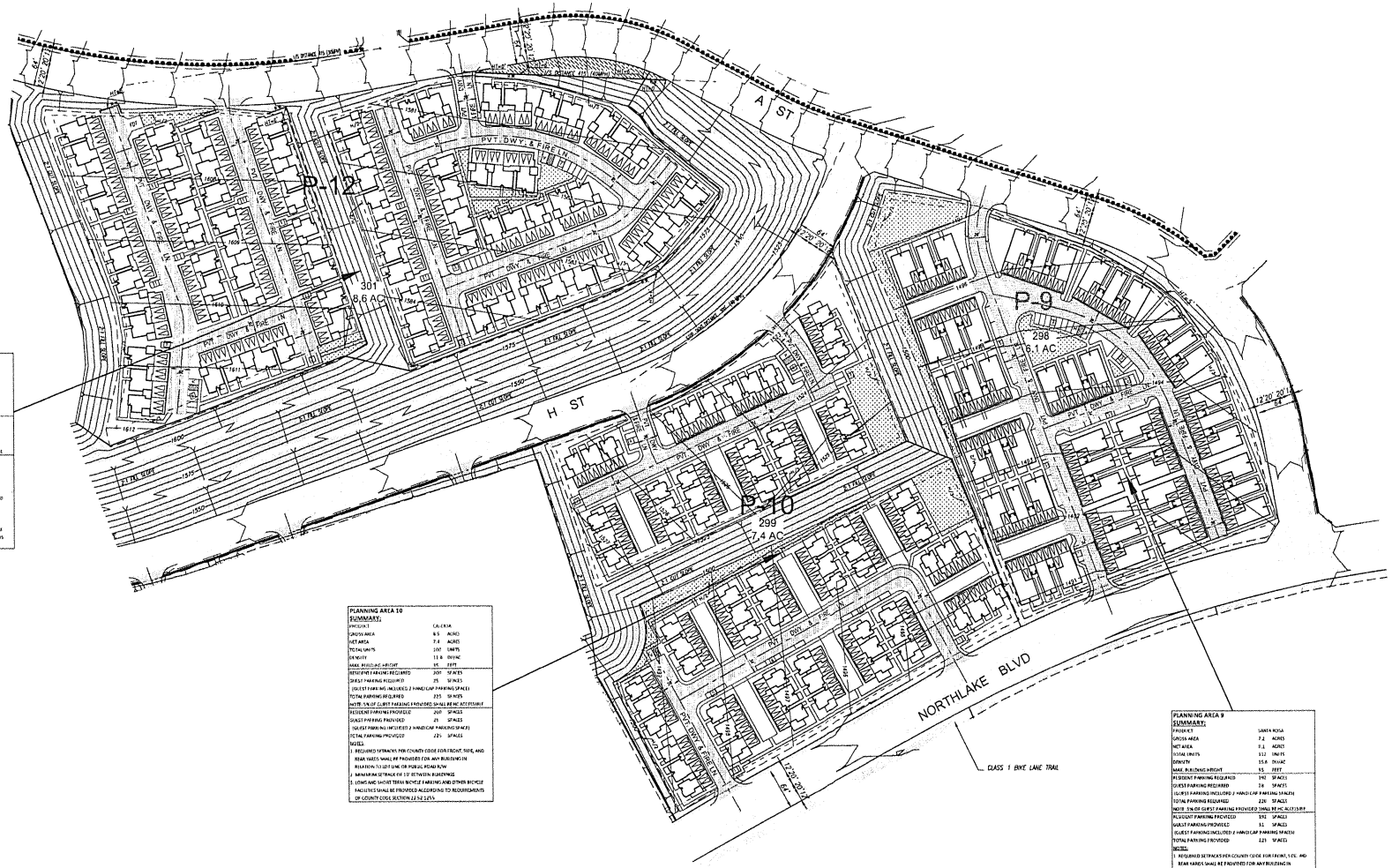
X:\Civil\5090-033\Tentative Maps\NorthLake TM 73336 Exhibit A Sheet 2-5.dwg, 11



KEY MAP
SCALE 1"=1000'



PLANNING AREA 12 SUMMARY:

PROJECT	BRIGHTLAND	
GROSS AREA	10.3	ACRES
NET AREA	9.6	ACRES
TOTAL UNITS	157	UNITS
DENSITY	15.4	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	314	SPACES
GUEST PARKING REQUIRED	10	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	324	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	314	SPACES
GUEST PARKING PROVIDED	12	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	326	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255

PLANNING AREA 10 SUMMARY:

PROJECT	CALEXICO	
GROSS AREA	8.5	ACRES
NET AREA	7.4	ACRES
TOTAL UNITS	100	UNITS
DENSITY	13.8	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	200	SPACES
GUEST PARKING REQUIRED	25	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	225	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	200	SPACES
GUEST PARKING PROVIDED	25	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	225	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255

PLANNING AREA 9 SUMMARY:

PROJECT	SANTA ROSA	
GROSS AREA	7.2	ACRES
NET AREA	7.1	ACRES
TOTAL UNITS	112	UNITS
DENSITY	15.8	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	192	SPACES
GUEST PARKING REQUIRED	30	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	222	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	192	SPACES
GUEST PARKING PROVIDED	31	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	223	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255

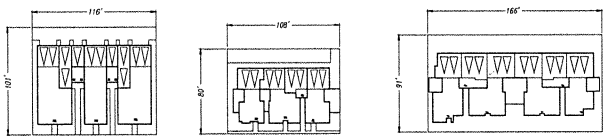
LEGEND

- LOT NO
- PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- MD & MS SETBACK LINE
- PROPOSED CONTOUR
- LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (8' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- GUEST PARKING
- RECREATION/COMMON AREA

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO 'I' FACT ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.



TYPICAL PARALLEL PARKING
NOT TO SCALE

TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

EXHIBIT "A"
2015-0408

PREPARED FOR
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — WALTER S. SIX — No. 51453 — Exp. 09-30-17 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

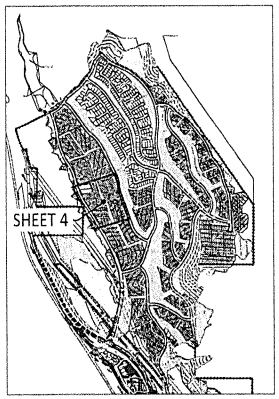
	DATE	REVISION	BY	APP
3	8-27-2017	PER SDP COMMENTS DATED 11-3-2016	YL	-
4	9-27-2016	PER SDP COMMENTS DATED 7-21-2016	YL	-
2	9-8-2016	PER SDP COMMENTS DATED 10-7-2015	YL	-
1	9-8-2015	PER SDP COMMENTS DATED 7-16-2015	YL	-
	8-11-2015	PER SDP COMMENTS DATED 2-17-2015	YL	-

SCALE: 1"=60' | DWN BY: | APPROVED BY: | DATE: 01/15/2015 | W.O. NO: 5090-033-35 | SHEET 3 OF 12

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

X:\Civil3D\5090-033\Tentative Map\Northlake TM 73336 Exhibit A Sheet 2-5.dwg, 13



KEY MAP
SCALE 1"=1000'

PLANNING AREA 13 SUMMARY:

PRODUCT	MERWISTHER	
GROSS AREA	8.9	ACRES
NET AREA	8.3	ACRES
TOTAL UNITS	71	UNITS
DENSITY	8.6	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	142	SPACES
GUEST PARKING REQUIRED	24	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	166	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	142	SPACES
GUEST PARKING PROVIDED	24	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	171	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 11 SUMMARY:

PRODUCT	MERWISTHER	
GROSS AREA	8.9	ACRES
NET AREA	8.3	ACRES
TOTAL UNITS	71	UNITS
DENSITY	8.6	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	142	SPACES
GUEST PARKING REQUIRED	24	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	166	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	142	SPACES
GUEST PARKING PROVIDED	29	SPACES
(GUEST PARKING INCLUDES 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	171	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LEGEND

- LOT NO / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H2 & H3 SETBACK LINE
- PROPOSED CONTOUR
- LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (16' TRAIL)
- EXPANDED SIDEWALK (8' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- GUEST PARKING
- RECREATION/COMMON AREA

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO LONGER ACCITOS)
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
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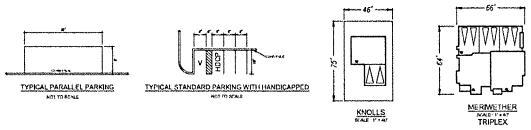

EXHIBIT "A"
2015-0408

PREPARED FOR
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — No. 39453 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016		YL	-
4	5-27-2016	PER SCM COMMENTS DATED 7-21-2016		YL	-
3	6-8-2015	PER SCM COMMENTS DATED 10-1-2015		YL	-
2	3-9-2015	PER SCM COMMENTS DATED 7-16-2015		YL	-
1	8-11-2015	PER SCM COMMENTS DATED 2-17-2015		YL	-
	DATE	REVISION		BY	APP
SCALE 1"=60'	DRAWN BY	APPROVED BY	DATE 01/15/2015	JOB NO. 5090-033-35	SHEET 4 OF 12

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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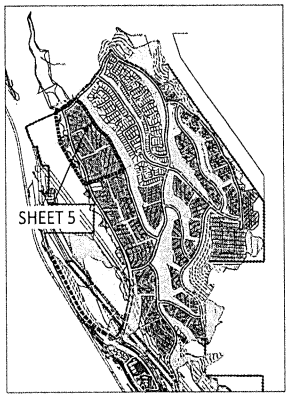
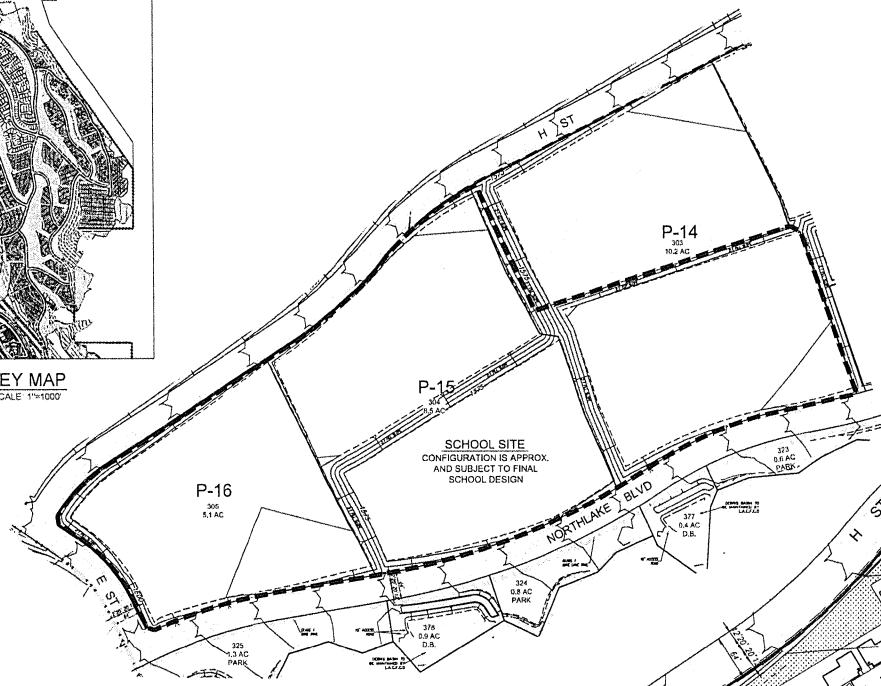
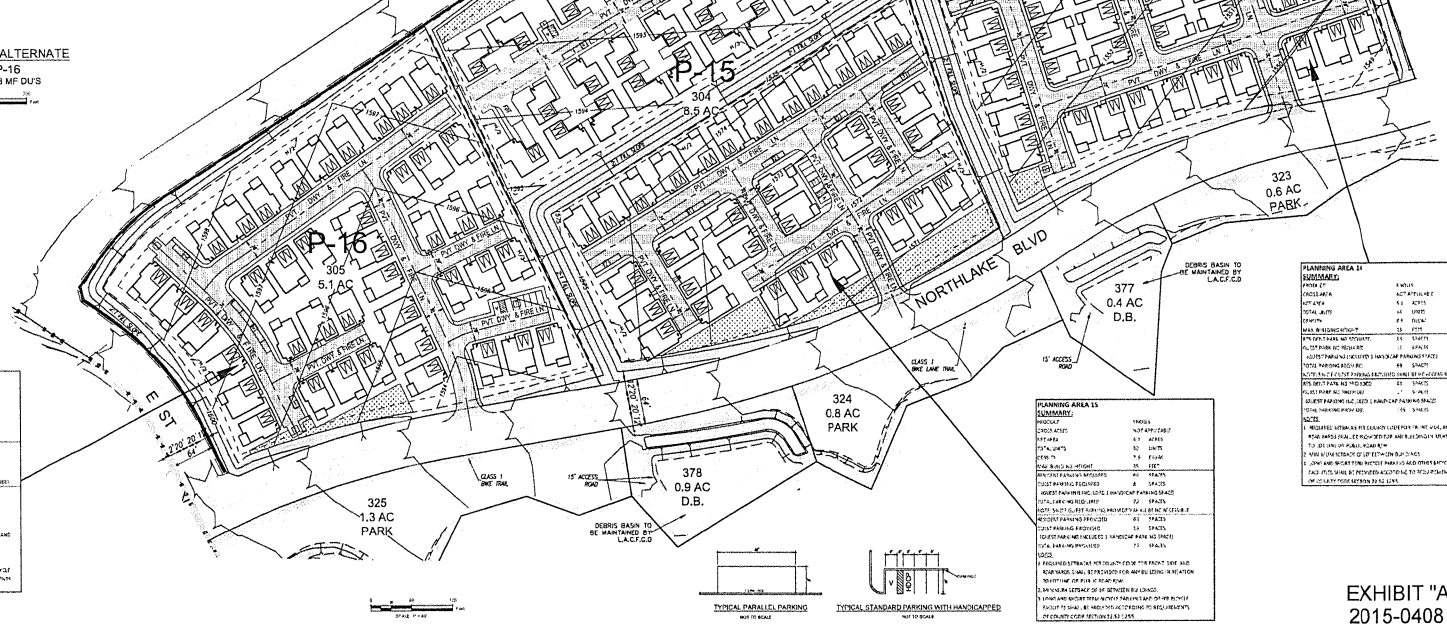
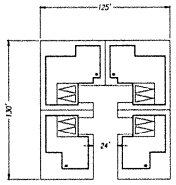


KEY MAP
SCALE 1"=1000'

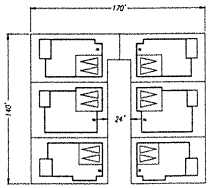


MIDDLE SCHOOL ALTERNATE
P-14 TO P-16
NET LOSS OF 138 MF DU'S





MAGNOLIA
SCALE 1"=1'-0"
4 MOTORCOURT



KNOLLS
SCALE 1"=1'-0"
6 MOTORCOURT

PLANNING AREA 15 SUMMARY:

PRODUCT	MAGNOLIA
GROSS AREA	9.8 ACRES
NET AREA	4.3 ACRES
TOTAL UNITS	55 UNITS
DENSITY	12.7 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	82 SPACES
GUEST PARKING REQUIRED	8 SPACES
RESIDENT PARKING PROVIDED	82 SPACES
GUEST PARKING PROVIDED	8 SPACES
GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE	
TOTAL PARKING REQUIRED	90 SPACES
TOTAL PARKING PROVIDED	90 SPACES

NOTES:
1. REQUIRED STALLS PER COUNTY CODE FOR FRONT SIDE AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO SETLINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 53.52.1255.

PLANNING AREA 14 SUMMARY:

PRODUCT	MAGNOLIA
GROSS AREA	11.7 ACRES
NET AREA	5.1 ACRES
TOTAL UNITS	55 UNITS
DENSITY	10.8 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	90 SPACES
GUEST PARKING REQUIRED	8 SPACES
GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE	
TOTAL PARKING REQUIRED	98 SPACES
RESIDENT PARKING PROVIDED	90 SPACES
GUEST PARKING PROVIDED	8 SPACES
GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE	
TOTAL PARKING PROVIDED	98 SPACES

NOTES:
1. REQUIRED STALLS PER COUNTY CODE FOR FRONT SIDE AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO SETLINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 53.52.1255.

PLANNING AREA 16 SUMMARY:

PRODUCT	SINGLE FAMILY
GROSS AREA	6.8 ACRES
NET AREA	5.3 ACRES
TOTAL UNITS	62 UNITS
DENSITY	9.2 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	124 SPACES
GUEST PARKING REQUIRED	15 SPACES
(GUEST PARKING INCLUDES 1 HANDICAP PARKING SPACE)	
TOTAL PARKING REQUIRED	139 SPACES
RESIDENT PARKING PROVIDED	124 SPACES
GUEST PARKING PROVIDED	15 SPACES
(GUEST PARKING INCLUDES 1 HANDICAP PARKING SPACE)	
TOTAL PARKING PROVIDED	139 SPACES

NOTES:
1. REQUIRED STALLS PER COUNTY CODE FOR FRONT SIDE AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO SETLINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 53.52.1255.

PLANNING AREA 14 SUMMARY:

PRODUCT	SINGLE FAMILY
GROSS AREA	6.7 ACRES
NET AREA	5.3 ACRES
TOTAL UNITS	54 UNITS
DENSITY	8.6 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	108 SPACES
GUEST PARKING REQUIRED	12 SPACES
(GUEST PARKING INCLUDES 1 HANDICAP PARKING SPACE)	
TOTAL PARKING REQUIRED	120 SPACES
RESIDENT PARKING PROVIDED	108 SPACES
GUEST PARKING PROVIDED	12 SPACES
(GUEST PARKING INCLUDES 1 HANDICAP PARKING SPACE)	
TOTAL PARKING PROVIDED	120 SPACES

NOTES:
1. REQUIRED STALLS PER COUNTY CODE FOR FRONT SIDE AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO SETLINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 53.52.1255.

PLANNING AREA 15 SUMMARY:

PRODUCT	SINGLE FAMILY
GROSS AREA	10.7 ACRES
NET AREA	6.7 ACRES
TOTAL UNITS	72 UNITS
DENSITY	7.5 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	144 SPACES
GUEST PARKING REQUIRED	8 SPACES
(GUEST PARKING INCLUDES 1 HANDICAP PARKING SPACE)	
TOTAL PARKING REQUIRED	152 SPACES
RESIDENT PARKING PROVIDED	144 SPACES
GUEST PARKING PROVIDED	8 SPACES
(GUEST PARKING INCLUDES 1 HANDICAP PARKING SPACE)	
TOTAL PARKING PROVIDED	152 SPACES

NOTES:
1. REQUIRED STALLS PER COUNTY CODE FOR FRONT SIDE AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO SETLINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 53.52.1255.

LEGEND

- LOT NO / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H 2 & H 3 SETBACK LINE
- PROPOSED CONTOUR
- LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (8' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- GUEST PARKING
- RECREATION COMMON AREA

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS)
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 28 FOOT CENTERLINE TURNING RADIUS
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL
4. FIRE ACCESS WALL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE AND FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

TYPICAL PARALLEL PARKING
NOT TO SCALE

TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

EXHIBIT "A"
2015-0408

PREPARED FOR
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER CIVIL & DRIVING No. 35453 Exp. 09-30-17

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

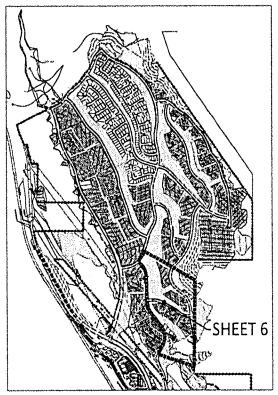
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	-
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016	YL	-
3	5-16-2016	PER SCM COMMENTS DATED 10-7-2015	YL	-
2	3-9-2016	PER SCM COMMENTS DATED 7-14-2015	YL	-
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	-
	DATE	REVISION	BY	APP

SCALE: 1"=60' | DWN BY: | CHK'D BY: | APPROVED BY: | DATE: 01/15/2015 | P.D. NO. 5090-033-35 | SHEET 5 OF 12

SIKAND Engineering | Planning | Surveying
16230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

X:\Civil\17X5090-033\Tentative Map\Northlake TM 73336\Exhibit A Sheet 2-5.dwg, L3



KEY MAP
SCALE 1"=1000'

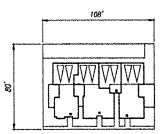
LEGEND

- (130) LOT NO.
- PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H2 & H3 SETBACK LINE
- 1000 PROPOSED CONTOUR
- 415' LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (10' TRAIL)
- 5' CONCRETE TRAIL
- FDT FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- $ GUEST PARKING
- RECREATION/COMMON AREA

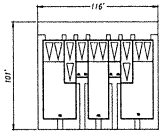
NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

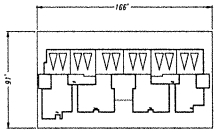
PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION. BUILDING ENTRIES CONSISTENT WITH THE COUNTY'S ALTON DESIGN ORDINANCE (ADO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A



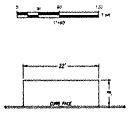
CASERTA
SCALE 1"=10'
4 PLEX



SANTA ROSA
SCALE 1"=10'
7 PLEX



BROOKLAND
SCALE 1"=10'
6 PLEX
SFA



TYPICAL PARALLEL PARKING
NOT IN SCALE

TYPICAL STANDARD PARKING WITH HANDICAP
NOT IN SCALE

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — No. 35453 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	TL	-
4	1-27-2016	PER SCM COMMENTS DATED 11-21-2014	TL	-
3	8-6-2015	PER SCM COMMENTS DATED 10-7-2015	TL	-
2	3-4-2015	PER SCM COMMENTS DATED 7-14-2015	TL	-
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	TL	-
	DATE	REVISION	BY	APP

SCALE:	DWN BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=60'			01/15/2015	5090-033-35	6	12

SIKAND
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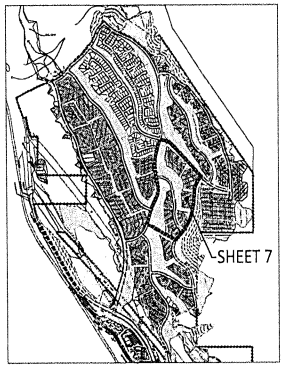
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

X:\Civil\DS\5090-033\Tentative Map\NorthLake TM 73336 Exhibit A Sheet 6-10.dwg, L1



KEY MAP
SCALE 1"=1000'

PLANNING AREA 8 SUMMARY:

PROJECT	[illegible]	
GROSS AREA	[illegible]	ACRES
NET AREA	[illegible]	ACRES
TOTAL UNITS	[illegible]	UNITS
DENSITY	[illegible]	DU/AC
MAX. BUILDING HEIGHT	35	FEET
REQUIRED PARKING REQUIRED	223	SPACES
GUEST PARKING REQUIRED	28	SPACES
LEGALLY PARKING INCLUDED 2 HANDICAP PARKING SPACES		
TOTAL PARKING REQUIRED	250	SPACES
NOTE: 3% OF GUEST PARKING PROVIDED SHALL BE HANDICAP		
RESIDENT PARKING PROVIDED	223	SPACES
GUEST PARKING PROVIDED	31	SPACES
LEGALLY PARKING INCLUDED 2 HANDICAP PARKING SPACES		
TOTAL PARKING PROVIDED	254	SPACES

NOTE:
1. NON-FRONT SETBACKS PER COUNTY CODE FOR HOME SITE, AND REAR YARDS SHALL BE PROVIDED FOR MAXIMUM BUILDING HEIGHT IN REFERENCE TO EXISTING OR PROJECTED GRADE.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LEGALLY PARKED TURN RADIUS PARKING AND OTHER BICYCLE PARKING SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1050.

PLANNING AREA 7 SUMMARY:

PROJECT	[illegible]	
GROSS AREA	[illegible]	ACRES
NET AREA	[illegible]	ACRES
TOTAL UNITS	[illegible]	UNITS
DENSITY	[illegible]	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	[illegible]	SPACES
GUEST PARKING REQUIRED	[illegible]	SPACES
LEGALLY PARKING INCLUDED 2 HANDICAP PARKING SPACES		
TOTAL PARKING REQUIRED	[illegible]	SPACES
NOTE: 3% OF GUEST PARKING PROVIDED SHALL BE HANDICAP		
RESIDENT PARKING PROVIDED	[illegible]	SPACES
GUEST PARKING PROVIDED	[illegible]	SPACES
LEGALLY PARKING INCLUDED 2 HANDICAP PARKING SPACES		
TOTAL PARKING PROVIDED	[illegible]	SPACES

NOTE:
1. NON-FRONT SETBACKS PER COUNTY CODE FOR HOME SITE, AND REAR YARDS SHALL BE PROVIDED FOR MAXIMUM BUILDING HEIGHT IN REFERENCE TO EXISTING OR PROJECTED GRADE.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LEGALLY PARKED TURN RADIUS PARKING AND OTHER BICYCLE PARKING SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1050.

P-8
297
3.9 AC
P-7
295
5.0 AC
296
1.8 AC
344
10.1 AC
OS
F ST
G ST
O ST
PVT. DWY.
PVT. DWY. & FIRE LN.
2:1 FILL SLOPE
2:1 CUT SLOPE
3:1 FILL SLOPE
3:1 CUT SLOPE
1675
1650
1625
1600
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1500
1475
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1400
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1275
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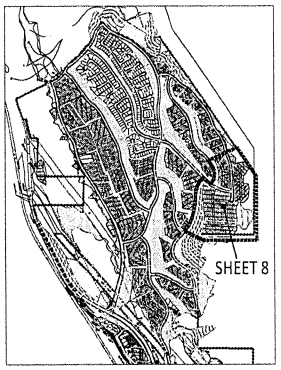
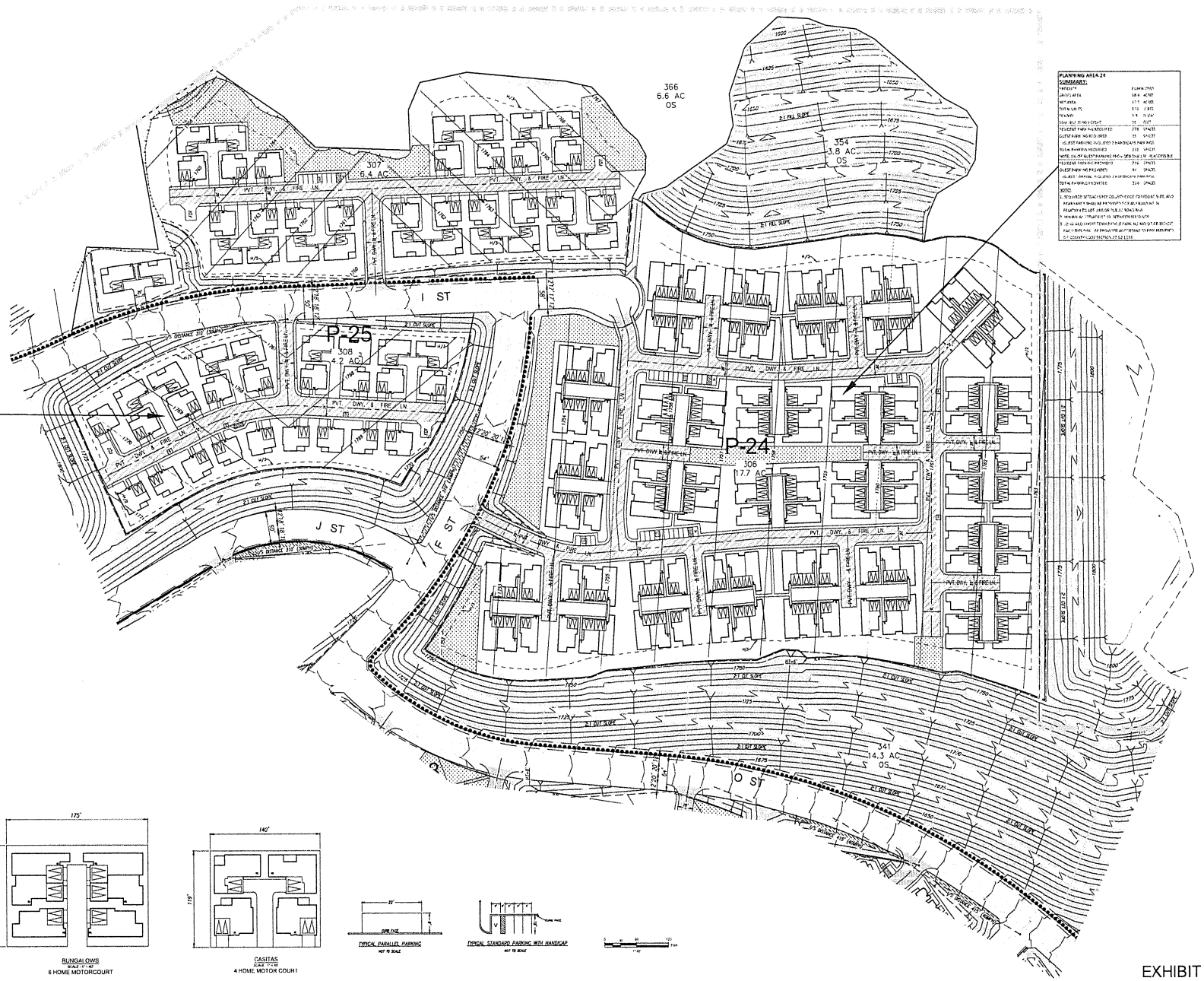


KEY MAP
SCALE 1"=1000'



PLANNING AREA 24 SUMMARY:

PROJECT	PLANNING AREA 24
GROSS AREA	18.4 ACRES
NET AREA	17.7 ACRES
TOTAL UNITS	306 UNITS
DENSITY	16.6 DU/AC
MAX. BUILDING HEIGHT	35 FEET
REQUIRED PARKING PROVIDED	378 SPACES
GUEST PARKING REQUIRED	31 SPACES
GUEST PARKING PROVIDED (INCLUDES 2 HANDICAP PARKING SPACES)	31 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE ACCESSIBLE	
TOTAL PARKING REQUIRED	378 SPACES
GUEST PARKING PROVIDED	40 SPACES
(INCLUDES 2 HANDICAP PARKING SPACES)	
TOTAL PARKING PROVIDED	318 SPACES

NOTES:

1. MINIMUM SETBACKS PER CONDITIONS OF APPROVAL FOR TRACT NO. 73336 AND MAINTAINED SHALL BE PROVIDED FOR ALL BUILDINGS IN RELATION TO LOT LINES OR PRIVATE STREETS.
2. MAXIMUM BUILDING HEIGHT IS 35 FEET.
3. 2-CLASS LONG TERM BICYCLE PARKING AND OFF-SITE BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO CITY AND COUNTY CODE SECTIONS 17.52.120.

PLANNING AREA 25 SUMMARY:

PROJECT	CASITAS
GROSS AREA	17.2 ACRES
NET AREA	17.4 ACRES
TOTAL UNITS	51 UNITS
DENSITY	2.9 DU/AC
MAX. BUILDING HEIGHT	35 FEET
REQUIRED PARKING PROVIDED	153 SPACES
GUEST PARKING REQUIRED	13 SPACES
GUEST PARKING PROVIDED (INCLUDES 2 HANDICAP PARKING SPACES)	13 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE ACCESSIBLE	
TOTAL PARKING REQUIRED	166 SPACES
GUEST PARKING PROVIDED	14 SPACES
(INCLUDES 2 HANDICAP PARKING SPACES)	
TOTAL PARKING PROVIDED	167 SPACES

NOTES:

1. MINIMUM SETBACKS PER CONDITIONS OF APPROVAL FOR TRACT NO. 73336 AND MAINTAINED SHALL BE PROVIDED FOR ALL BUILDINGS IN RELATION TO LOT LINES OR PRIVATE STREETS.
2. MAXIMUM BUILDING HEIGHT IS 35 FEET.
3. 2-CLASS LONG TERM BICYCLE PARKING AND OFF-SITE BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO CITY AND COUNTY CODE SECTIONS 17.52.120.

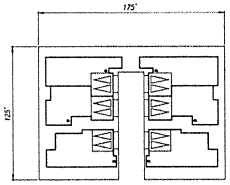
LEGEND

- (338) LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H2 & H3 SETBACK LINE
- 1000 PROPOSED CONTOUR
- 400 LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 GUEST PARKING
- RECREATION/COMMON AREA

NOTES:

1. ALL PERIMETER WALLS SHALL PROVIDE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 33 FOOT CENTER LINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRYS CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.



BUNGALOWS
SCALE: 1"=40'
6 HOME MOTORCOURT

CASITAS
SCALE: 1"=40'
4 HOME MOTOR COURT

TYPICAL PARALLEL PARKING
NOT TO SCALE

TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE

EXHIBIT "A"
2015-0408

PREPARED FOR:
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1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
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REGISTERED PROFESSIONAL ENGINEER — WALTER A. SIKAND — No. 35453 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:
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3	5-6-2016	PER SCM COMMENTS DATED 10-7-2015	-
2	9-3-2015	PER SCM COMMENTS DATED 7-16-2015	-
1	8-11-2015	PER SCM COMMENTS DATED 2-17-2015	-
	DATE	REVISION	BY / APP

SCALE	CHKD BY	APPROVED BY	DATE	W.O. NO	SHEET	OF
1"=60'			07/15/2015	5090-033-35	8	12

SIKAND
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info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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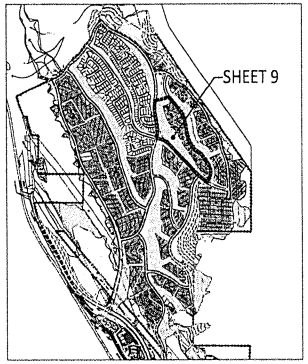
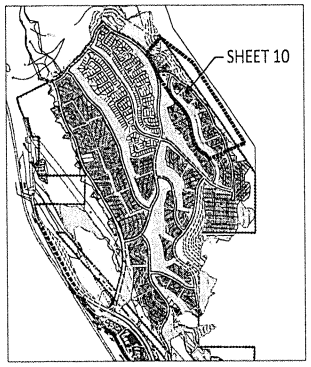


KEY MAP
SCALE 1"=1000'



KEY MAP
SCALE 1"=1000'

PLANNING AREA 26
SUMMARY

PROJECT	CASITAS	
GROSS AREA	6.7	ACRES
NET AREA	56.2	ACRES
TOTAL UNITS	6	UNITS
DENSITY	0.2	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	132	SPACES
GUEST PARKING REQUIRED	16	SPACES
GUEST PARKING REQUIRED 1 HANDICAP PARKING SPACE		
TOTAL PARKING REQUIRED	148	SPACES
NOTE: 4.5% OF GUEST PARKING PROVIDED IS HANDICAPPED & 8'		
RESIDENT PARKING PROVIDED	220	SPACES
GUEST PARKING PROVIDED	21	SPACES
GUEST PARKING INCLUDES 1 HANDICAP PARKING SPACE		
TOTAL PARKING PROVIDED	241	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOTS AND PUBLIC STREET R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LOAD AND SALE OF ON-SITE NOT PARKING, AND OFF-SITE SALES PROHIBITED.
4. FIRE ACCESS WILL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1295.

PLANNING AREA 27
SUMMARY

PROJECT	BUNGALOWS	
GROSS AREA	1.8	ACRES
NET AREA	0.9	ACRES
TOTAL UNITS	10	UNITS
DENSITY	11.1	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	22	SPACES
GUEST PARKING REQUIRED	3	SPACES
GUEST PARKING INCLUDES 1 HANDICAP PARKING SPACE		
TOTAL PARKING REQUIRED	25	SPACES
NOTE: 4% OF GUEST PARKING PROVIDED IS HANDICAPPED & 8'		
RESIDENT PARKING PROVIDED	25	SPACES
GUEST PARKING PROVIDED	5	SPACES
GUEST PARKING INCLUDES 1 HANDICAP PARKING SPACE		
TOTAL PARKING PROVIDED	30	SPACES

NOTES:
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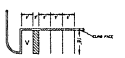
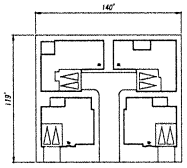
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LOAD AND SALE OF ON-SITE NOT PARKING, AND OFF-SITE SALES PROHIBITED.
4. FIRE ACCESS WILL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1295.

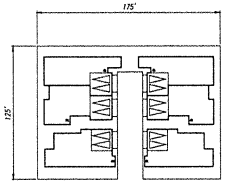
TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE



CASITAS
SCALE 1"=40'
4 HOME MOTOR COURT



BUNGALOWS
SCALE 1"=40'
6 HOME MOTORCOURT

LEGEND

- LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H2 & H3 SETBACK LINE
- PROPOSED CONTOUR
- LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
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- 3 — GUEST PARKING
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PREPARED FOR:
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SCALE 1"=60'	DWN BY	CHK'D BY	APPROVED BY	DATE 01/13/2015	JOB NO. 5010-033-35	SHEET 10 OF 12

	DATE	REVISION	BY	APP
5	8-27-2017	PER SCR COMMENTS DATED 11-3-2016		
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1	8-11-2015	PER SCR COMMENTS DATED 3-17-2015		

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H2 & H2 SETBACK LINE
- PROPOSED CONTOUR
- LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (8' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- GUEST PARKING

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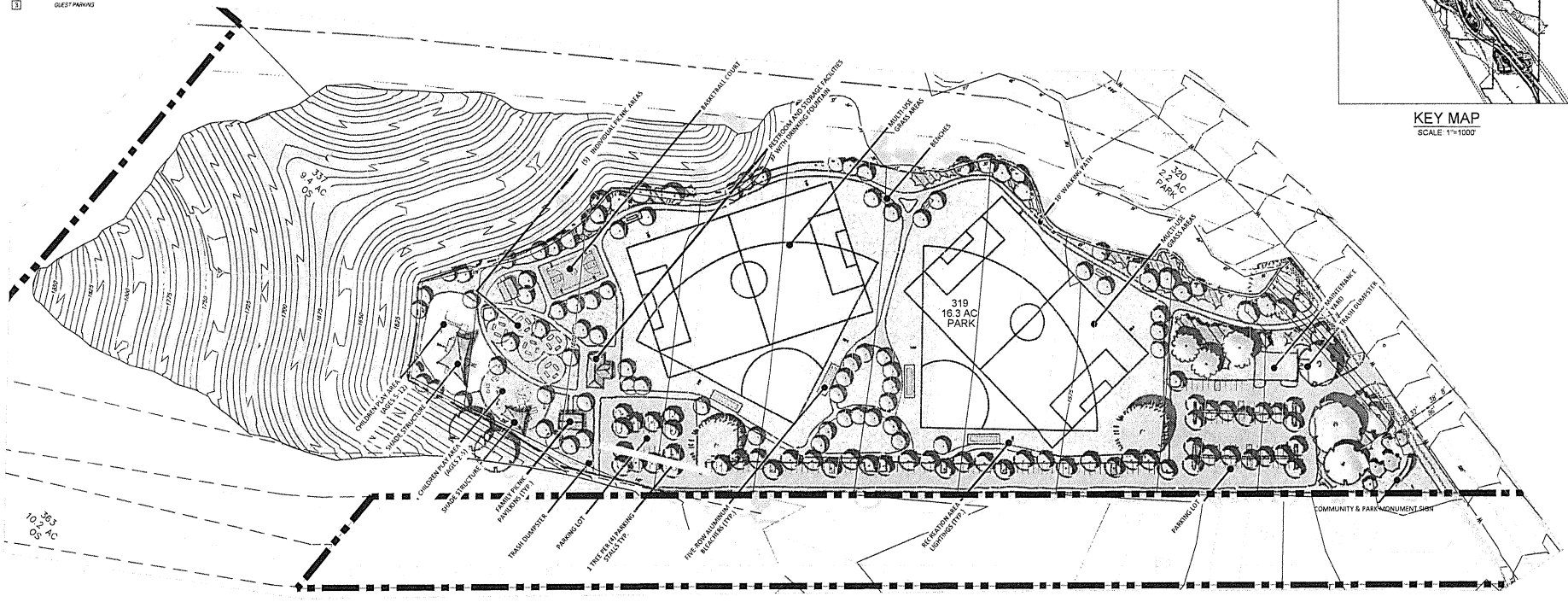

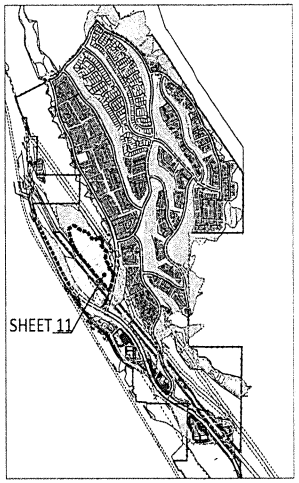

KEY MAP
SCALE 1"=1000'

Program Summary		
Item	Quantities	Size
Multi-Use Grass Areas	2	310,000 Sq.Ft.
Basketball Court	1	
Restroom and Storage	1	250 Sq.Ft. Storage
Individual Picnic Areas	5	
Family Picnic Pavilions	2	
Community / Park Monument	1	
Parking	160	40,000 Sq.Ft.
10' Walking Path		4,000 Ft.
Maintenance Yard	1	3,500 Sq.Ft.
Benches	4	

PARK SITE: SUBJECT TO MINOR MODIFICATION PRIOR TO FINAL DESIGN

TYPICAL PARALLEL PARKING

TYPICAL STANDARD PARKING WITH HANDICAPPED

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER No. 38453 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

5	8-29-2017	PER SCE COMMENTS DATED 11-3-2016	YL	-	
4	8-27-2016	PER SCE COMMENTS DATED 7-21-2016	YL	-	
3	6-8-2016	PER SCE COMMENTS DATED 10-7-2015	YL	-	
2	4-4-2016	PER SCE COMMENTS DATED 7-14-2015	YL	-	
1	6-1-2015	PER SCE COMMENTS DATED 2-17-2015	YL	-	
	DATE	REVISION	BY	APP	

SCALE	DWN BY	APPROVED BY	DATE	W.O. NO.	SHEET	OF
1"=60'			01/15/2015	5050-033-35	11	12

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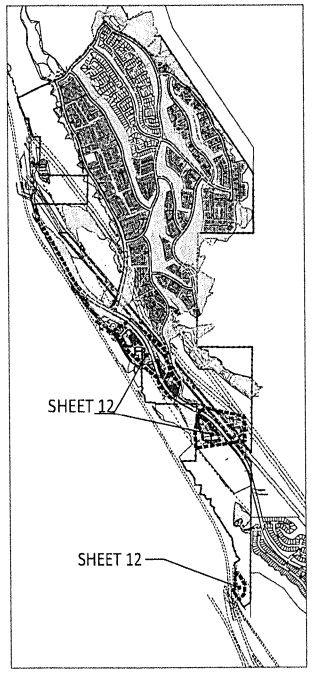
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

X:\Civil3D\5050-033\Tentative Maps\NorthLake TM 73336 Exhibit A Sheet 11-12.dwg, 1:1



KEY MAP
SCALE 1"=1000'

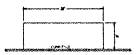
LEGEND

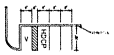
- (X.X) LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H2 & H3 SETBACK LINE
- 1060 PROPOSED CONTOUR
- 415' LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- (M) (M) (M) MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (8' TRAIL)
- 5' CONCRETE TRAIL
- FDT FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- (3) GUEST PARKING

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS)
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS





LOT 317 SUMMARY:

PRODUCT	INDUSTRIAL BUILDING	
BUILDING AREA	35,360	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	49	SPACES
HANDICAPPED REQUIRED	2	SPACES
TOTAL PARKING REQUIRED	51	SPACES
RESIDENT PARKING PROVIDED	289	SPACES
HANDICAPPED REQUIRED	5	SPACES
TOTAL PARKING PROVIDED	294	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LOT 312 & 313 SUMMARY:

PRODUCT	COMMERCIAL BUILDING	
BUILDING AREA	44,297	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	108	SPACES
HANDICAPPED REQUIRED	3	SPACES
TOTAL PARKING REQUIRED	111	SPACES
RESIDENT PARKING PROVIDED	169	SPACES
HANDICAPPED REQUIRED	5	SPACES
TOTAL PARKING PROVIDED	174	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LOT 316 SUMMARY:

PRODUCT	INDUSTRIAL BUILDING	
BUILDING AREA	45,668	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	85	SPACES
HANDICAPPED REQUIRED	3	SPACES
TOTAL PARKING REQUIRED	88	SPACES
RESIDENT PARKING PROVIDED	198	SPACES
HANDICAPPED REQUIRED	5	SPACES
TOTAL PARKING PROVIDED	203	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LOT 315 SUMMARY:

PRODUCT	INDUSTRIAL BUILDING	
BUILDING AREA	4,669	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	10	SPACES
HANDICAPPED REQUIRED	1	SPACES
TOTAL PARKING REQUIRED	11	SPACES
RESIDENT PARKING PROVIDED	11	SPACES
HANDICAPPED REQUIRED	1	SPACES
TOTAL PARKING PROVIDED	12	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LOT 318 SUMMARY:

PRODUCT	INDUSTRIAL BUILDING	
BUILDING AREA	27,332	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	55	SPACES
HANDICAPPED REQUIRED	2	SPACES
TOTAL PARKING REQUIRED	55	SPACES
RESIDENT PARKING PROVIDED	80	SPACES
HANDICAPPED REQUIRED	3	SPACES
TOTAL PARKING PROVIDED	83	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

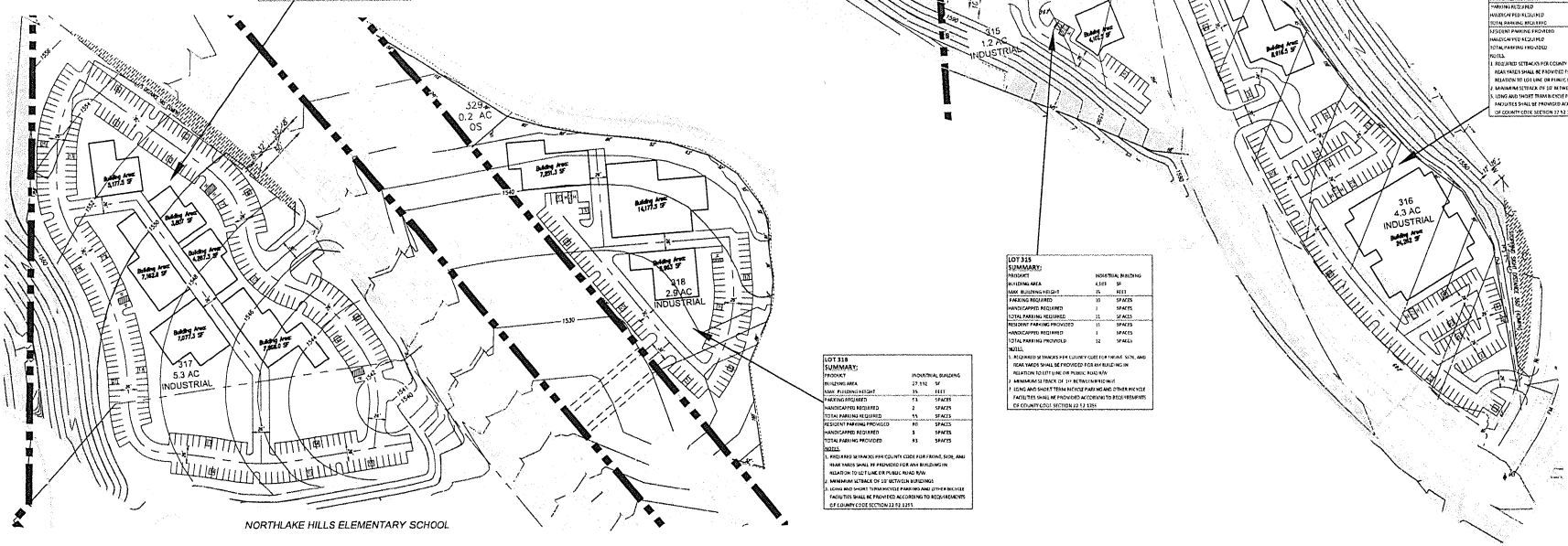


EXHIBIT "A"
2015-0408

PREPARED FOR:
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1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER No. 35453 Exp. 09-30-17 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

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5	8-27-2017	PER SCM COMMENTS DATED 11-2-2016	-
4	8-27-2016	PER SCM COMMENTS DATED 7-21-2014	-
3	8-8-2016	PER SCM COMMENTS DATED 10-7-2015	-
2	8-8-2015	PER SCM COMMENTS DATED 7-16-2015	-
1	8-11-2013	PER SCM COMMENTS DATED 2-17-2013	-
	DATE	REVISION	BY / APP

SCALE: 1"=60' | CHK'D BY: | APPROVED BY: | DATE: 01/15/2015 | K.O. NO. 5090-033-35 | SHEET 12 OF 12

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
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