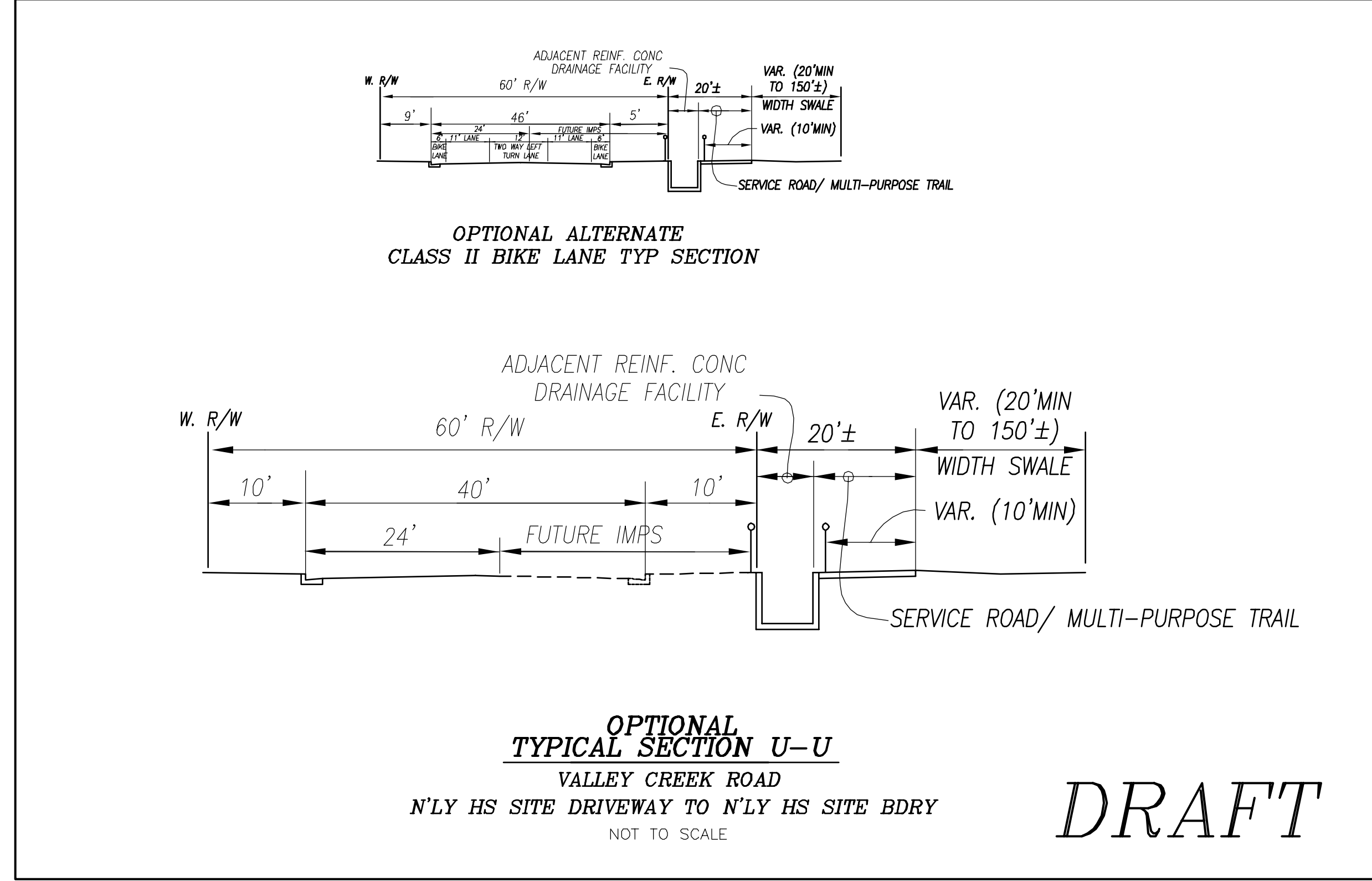


- NOTES:**
- CLASS III BIKE PATH (NO STRIPING BUT SIGNS REQUIRED) INCLUDED IN 14' PAVED LANE EACH SIDE OF ROADWAY ADJACENT TO THE CURB. NO PARKING UNLESS STREET IS WIDENED WITH FUTURE DEVELOPMENT.
 - STREET LIGHTS PER CSD STANDARDS ARE REQUIRED AT STREET AND MAJOR DRIVEWAY INTERSECTIONS. ADDITIONAL LIGHTING TO BE VERIFIED BY LA CO.
 - GRADED SHOULDER MAY BE REDUCED TO 2' FOR OAK TREE PROTECTION OR DRAINAGE REQUIREMENTS.
 - EXCESS R/W TO BE QUITCLAIMED OR NOT ACCEPTED FOR MAINTENANCE SUBJECT TO SLOPE AND/OR DRAINAGE REQUIREMENTS OR MULTI-PURPOSE TRAIL (MPT).
 - OPTIONAL 5' CONC. SIDEWALK.
 - MULTI-PURPOSE TRAIL (MPT) EASEMENT WITH MAINTENANCE BY LA CO. P&R
 - CBR TEST REQUIRED FOR ANY REDUCTION
 - GEOTECH REPORT REQUIRED TO VERIFY SLOPES STEEPER THAN 2:1
 - ELEM. SCHOOL LEFT TURN POCKET MAY REQUIRE ADD'L R/W
 - NEW DEVELOPMENT ON EITHER SIDE OF SLOAN/MANDOLIN MAY REQUIRE WIDENING AT INTERSECTIONS AND ADDITIONAL R/W ON EITHER SIDE.
 - MINOR REVISIONS TO ROADWAY DESIGN (ALIGNMENTS, PROFILE GRADIENT, TYPICAL CROSS SECTION COMPONENTS AND WIDTHS, EARTHWORK, DRAINAGE AND UTILITY LOCATIONS MAY OCCUR BASED ON AGENCY REQUIREMENTS, OWNERSHIP BOUNDARIES, MODIFIED R/W ALIGNMENTS OR FIELD CONDITIONS REQUIRING ADDITIONAL AND/OR REDUCTIONS OF EXISTING EASEMENTS.
 - TYPICAL CROSS SECTIONS FOR PORTIONS OF SLOAN CANYON ROAD AND MANDOLIN CANYON ROAD WESTERLY OF QUAIL VALLEY ROAD WITH MINOR MODIFICATIONS ARE PER APPROVED STREET PLANS FOR TR 46443
 - SIDEWALK WITH TREE WELLS FOR ELEMENTARY SCHOOL IS OPTIONAL.
 - ADDITIONAL ROAD/SLOPE R/W MAY BE REQUIRED OR EXISTING R/W MAY BE QUITCLAIMED DEPENDANT ON THE FINAL ALIGNMENT AND TYPICAL SECTION SELECTED BY THE H.S. AND APPROVED BY LA. CO.



DRAFT

PREPARED FOR:
PLANNING CENTER

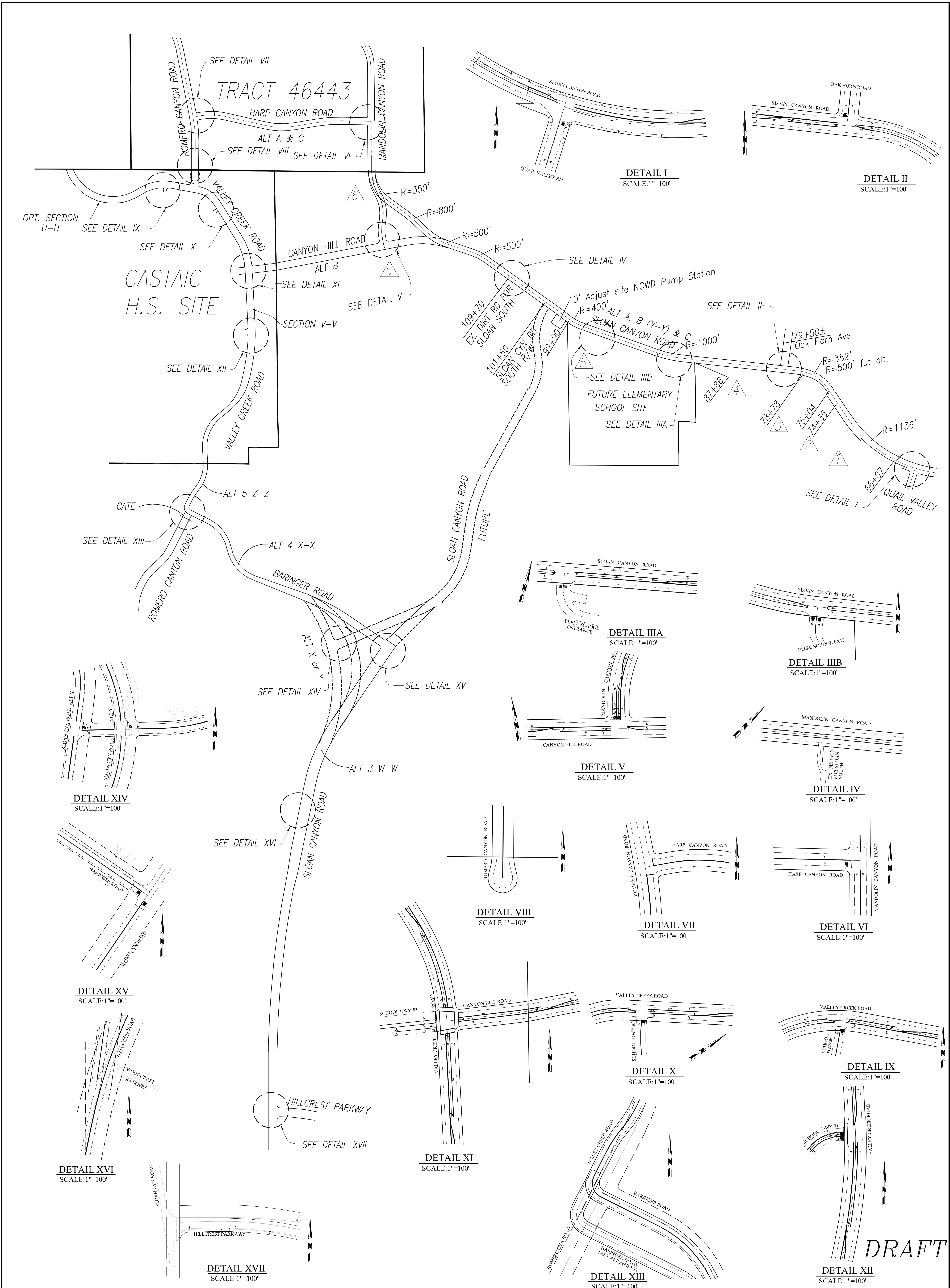
DATE	REVISION	BY	APP
9-27-12			

SCALE: 1"=300'
CHK'D BY: APPROVED BY: DATE: 9-27-12 NO. NO. 5088-071-08 SHEET 2 OF 2



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

PRELIMINARY STRIPING PLAN
FOR CASTAIC HIGH SCHOOL



DRAFT

PREPARED FOR:
PLANNING CENTER

DATE	REVISION	BY	APP

SCALE: 1"=300'

CHK'D BY: APPROVED BY: DATE: 9-27-12 #.O. NO. 5088-071-08 SHEET 1 OF 2

SIKAND
 Engineering | Planning | Surveying

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 Van Nuys, CA 91411
 Tel: (818) 787-8550
 Fax: (818) 901-7451
 info@sikand.com

PRELIMINARY STRIPING PLAN
 FOR CASTAIC HIGH SCHOOL

1. Viewed 03/26/13 10:42:00 AM by SIKAND (User: SIKAND) on 03/26/13 10:42:00 AM.

Suggested Format

9-19-12
5088-71-10
RND

ACOE JURISDICTIONAL LIMITS

LOCATION	I*	II	IIA	III	IV	IVA	TOTAL
ACREAGE		** 0.2		*** 0.3	** 0.3		0.5 ** 0.3 ***
			** 0.2	*** 0.3	** 0.3		0.5 ** 0.3 ***
	** 0.2			*** 0.3		** 0.6	0.8 **** 0.3 ***

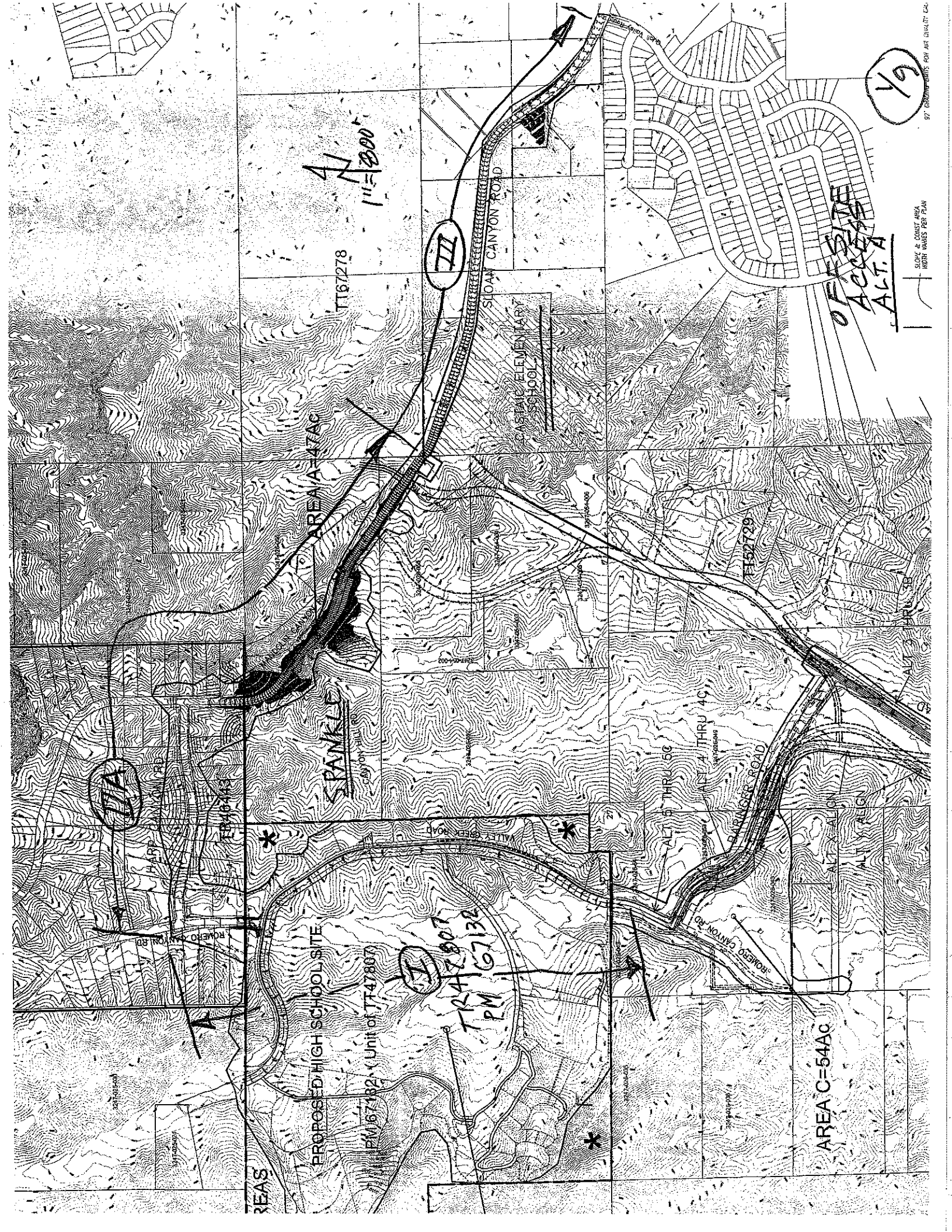
* 0.4 Ac Permitted & Mitigation Provided

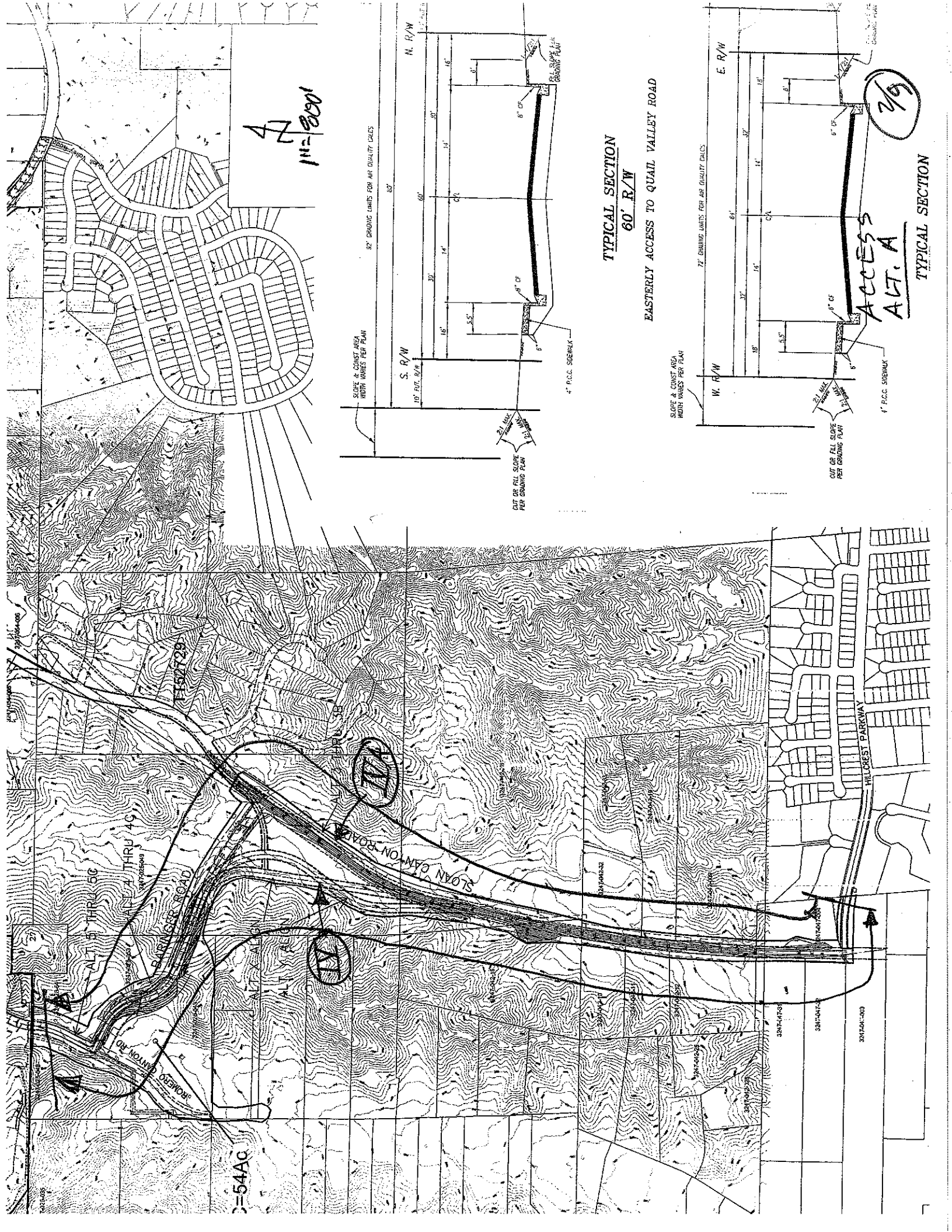
** HSD (Hart High School Dist)

*** ESD (Castaic Elementary School Dist)

**** HSD - Ind. Permit may be required unless southern access deferred until later (to be verified)

NOTE: Approx. acreages indicated are to be verified by E Corp. Also separate tables for CDFG & RWQCB to be provided.

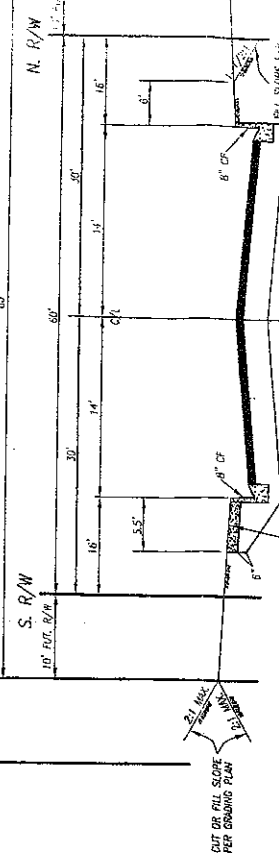




10000
1/16" = 100' 0"

6" GRADING LIMITS FOR AIR QUALITY CALC

SLOPE & CONST. AREA
NOTED VALUES PER PLAN

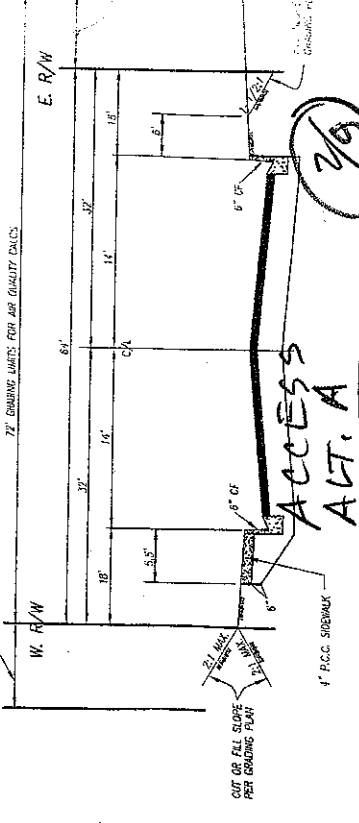


TYPICAL SECTION
60' R/W

EASTERLY ACCESS TO QUAIL VALLEY ROAD

7" GRADING LIMITS FOR AIR QUALITY CALC

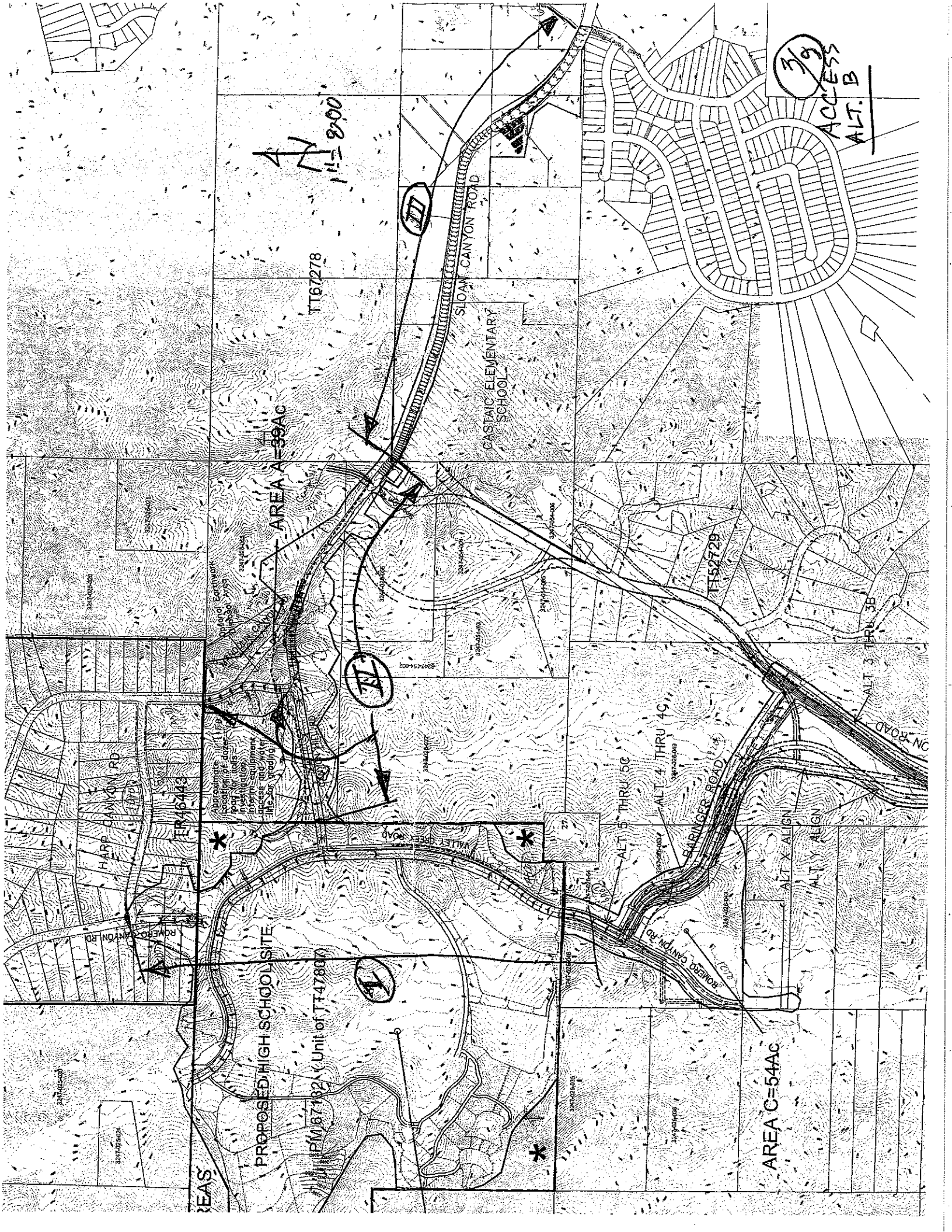
SLOPE & CONST. AREA
NOTED VALUES PER PLAN

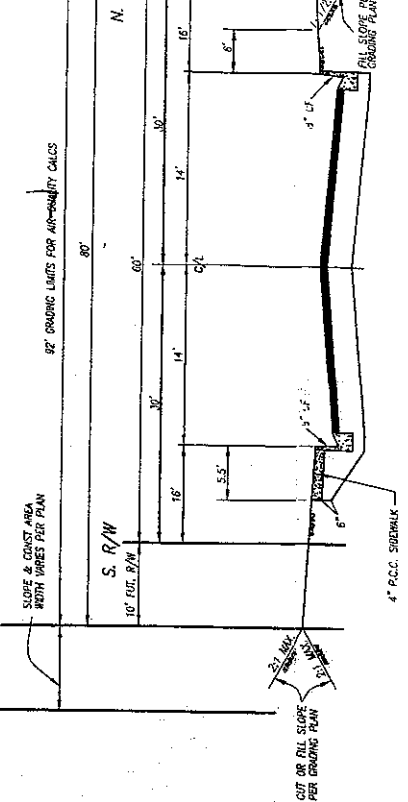


TYPICAL SECTION

Access
ACT. A

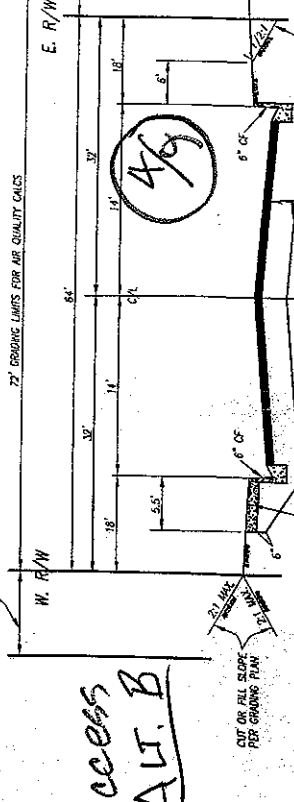
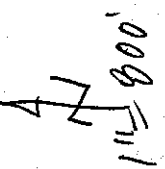
2/9





TYPICAL SECTION
60' R/W

EASTERLY ACCESS TO QUAIL VALLEY ROAD



Access
ALT. B

CUT OR RLL SLOPE
PER GRADING PLAN

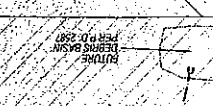
54AC

327-041-000
327-041-000
327-041-000

VICINITY MAP

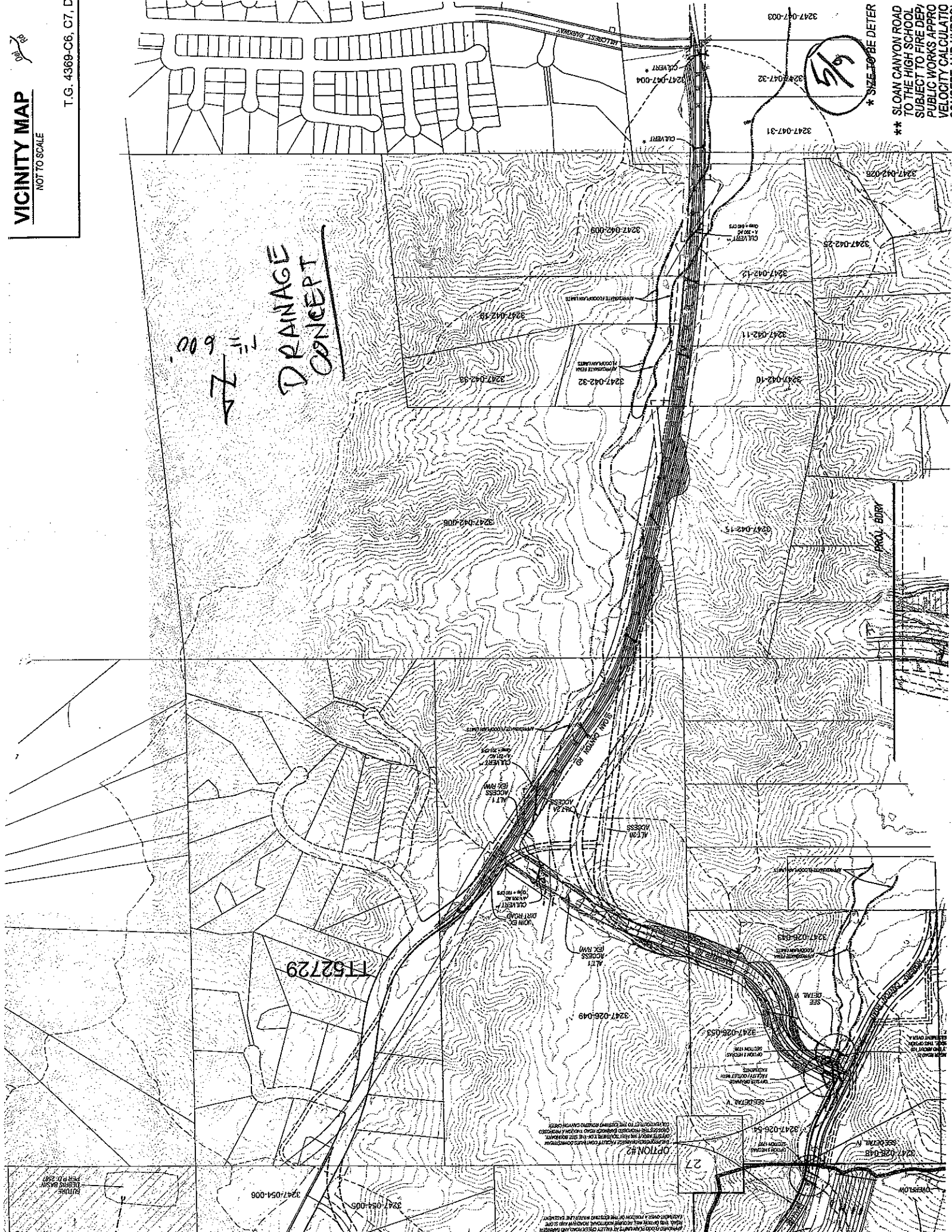
NOT TO SCALE

T.G. 4369-C6, C7, E



DRAINAGE CONCEPT

N
S
1" = 600'



* SIZE TO BE DETER
** SLOAN CANYON ROAD TO THE HIGH SCHOOL SUBJECT TO FIRE DEPT PUBLIC WORKS APPROX VELOCITY CALCULATED

1/5
* SIZE TO BE DETER

OPTION #2
27
OVERFLOW

MATCH LINE, SEE LEFT

6/9

1" 600'
DRAINAGE
CONCEPT

II67278

TT 64140

TR46443

D HIGH SCHOOL SITE
2 (Unit of TT47807)

56
A=147.66
Q10=68.57
Q50=85.05
Q90=80.77
CIVIL=6027

17
A=108.66
Q10=152.95
Q50=218.68
Q90=271.82
CIVIL=1802

3A
A=160.26
Q50=354

POST DEVELOPMENT
3247-026-048
Q10=144.48
Q50=218.68
Q90=271.82
CIVIL=1802

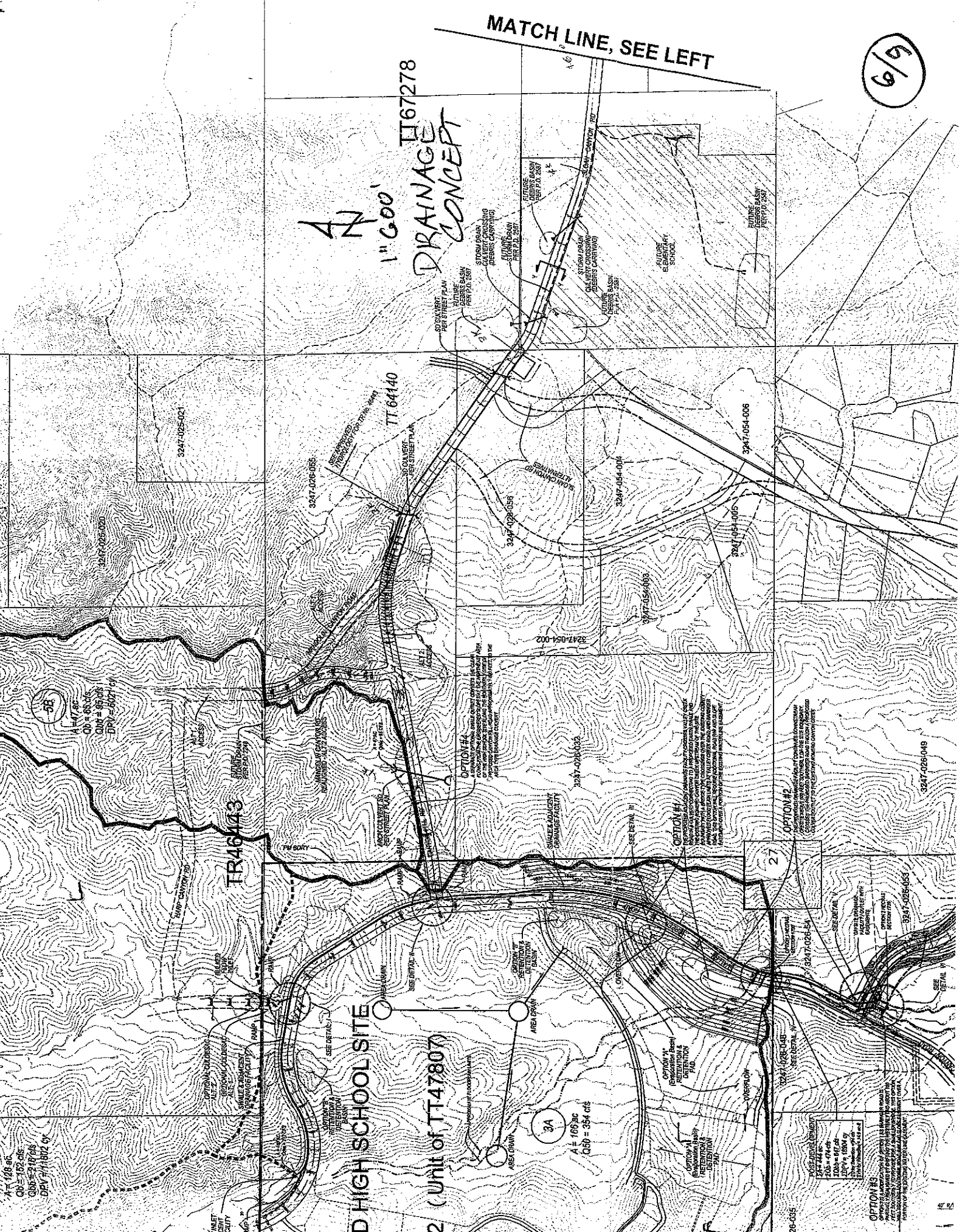
OPTION #3
OPTION #3 LAYOUT FOR THE D HIGH SCHOOL SITE IS SHOWN IN RED. THIS OPTION IS THE MOST ECONOMIC AND FEASIBLE. IT PROVIDES FOR THE BEST USE OF THE AVAILABLE LAND AND PROVIDES FOR THE BEST USE OF THE AVAILABLE INFRASTRUCTURE. THE LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

OPTION #1
OPTION #1 LAYOUT FOR THE D HIGH SCHOOL SITE IS SHOWN IN GREEN. THIS OPTION IS THE MOST ECONOMIC AND FEASIBLE. IT PROVIDES FOR THE BEST USE OF THE AVAILABLE LAND AND PROVIDES FOR THE BEST USE OF THE AVAILABLE INFRASTRUCTURE. THE LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

OPTION #2
OPTION #2 LAYOUT FOR THE D HIGH SCHOOL SITE IS SHOWN IN BLUE. THIS OPTION IS THE MOST ECONOMIC AND FEASIBLE. IT PROVIDES FOR THE BEST USE OF THE AVAILABLE LAND AND PROVIDES FOR THE BEST USE OF THE AVAILABLE INFRASTRUCTURE. THE LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

OPTION #4
OPTION #4 LAYOUT FOR THE D HIGH SCHOOL SITE IS SHOWN IN PURPLE. THIS OPTION IS THE MOST ECONOMIC AND FEASIBLE. IT PROVIDES FOR THE BEST USE OF THE AVAILABLE LAND AND PROVIDES FOR THE BEST USE OF THE AVAILABLE INFRASTRUCTURE. THE LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

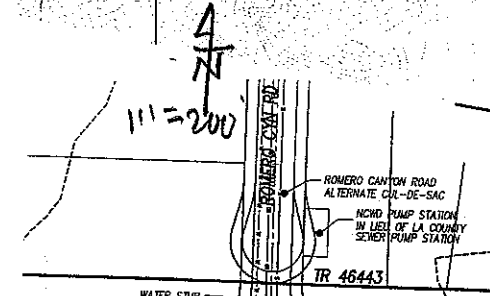
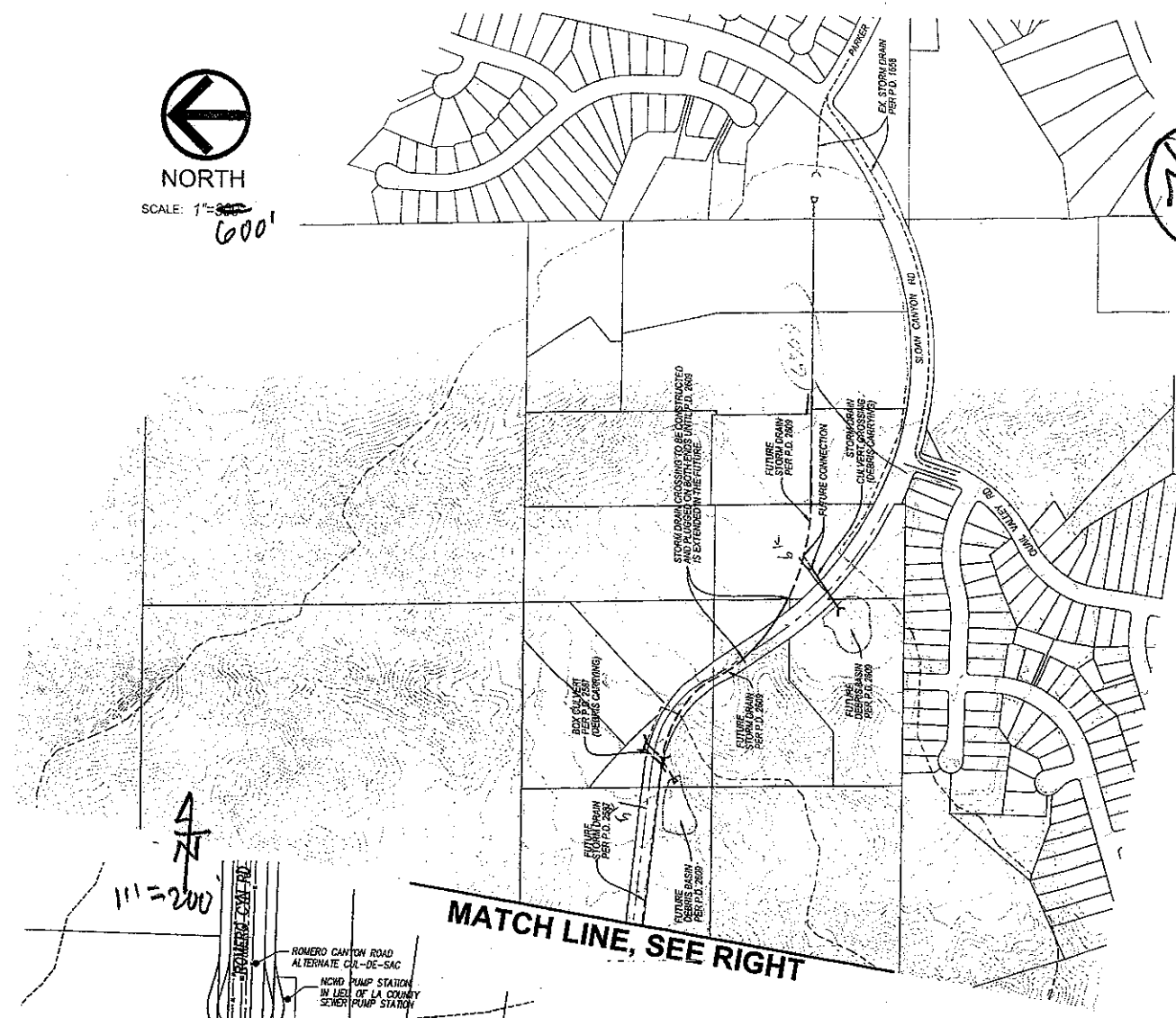
OPTION #5
OPTION #5 LAYOUT FOR THE D HIGH SCHOOL SITE IS SHOWN IN BROWN. THIS OPTION IS THE MOST ECONOMIC AND FEASIBLE. IT PROVIDES FOR THE BEST USE OF THE AVAILABLE LAND AND PROVIDES FOR THE BEST USE OF THE AVAILABLE INFRASTRUCTURE. THE LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.



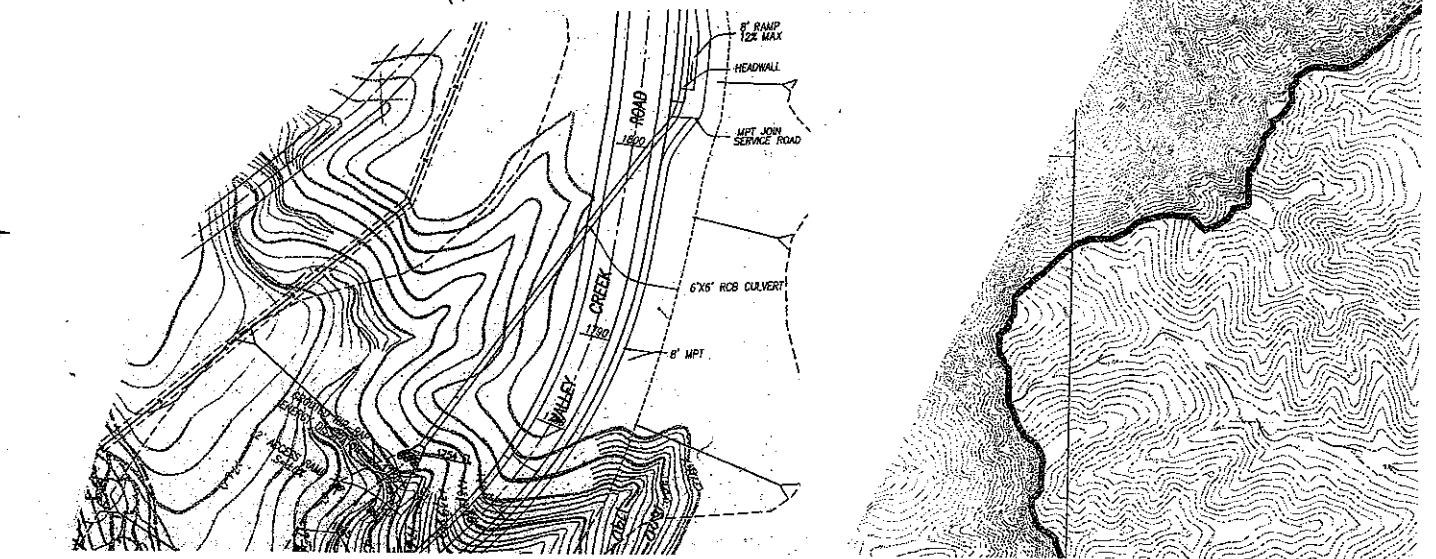
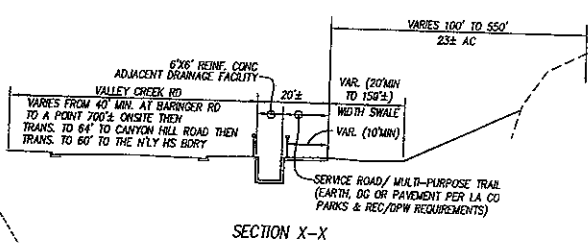
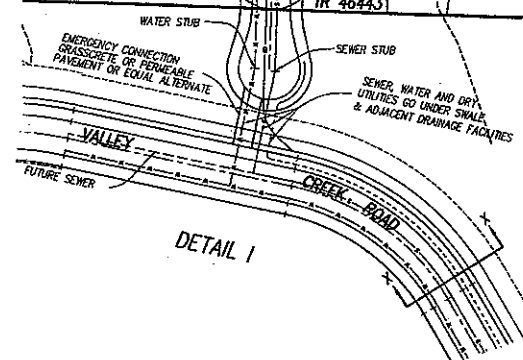


NORTH
SCALE: 1" = 300'
600'

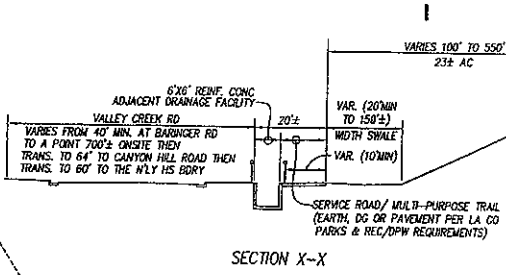
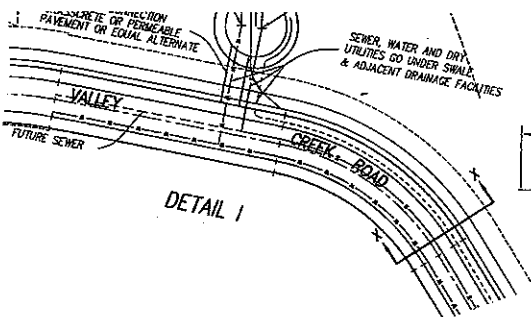
7/9



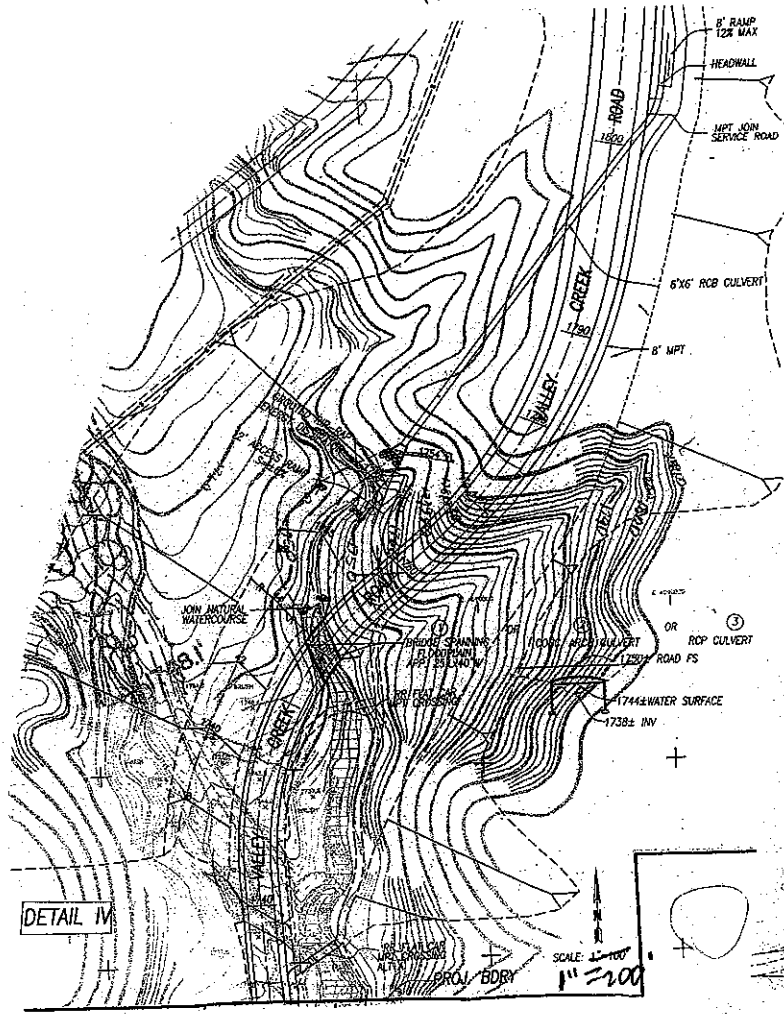
MATCH LINE, SEE RIGHT



20247-025019

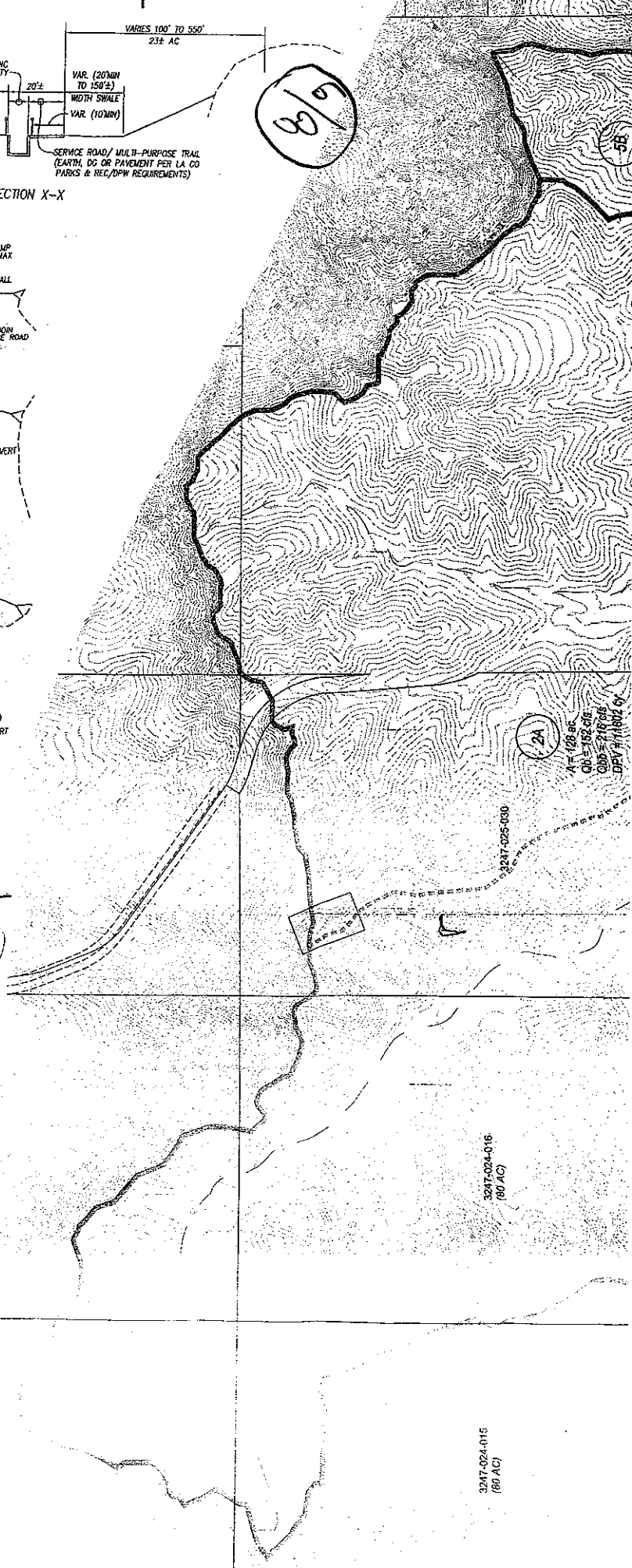


8/9



DETAIL IV

SCALE: 1" = 200'

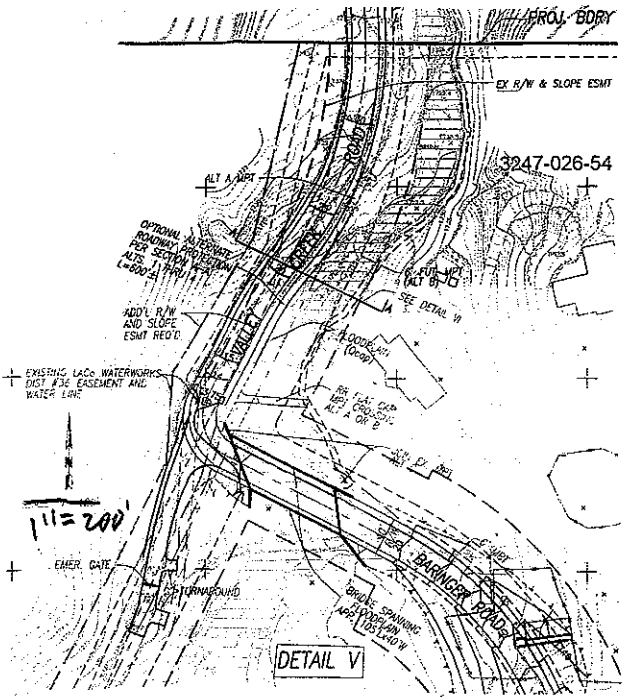


2A

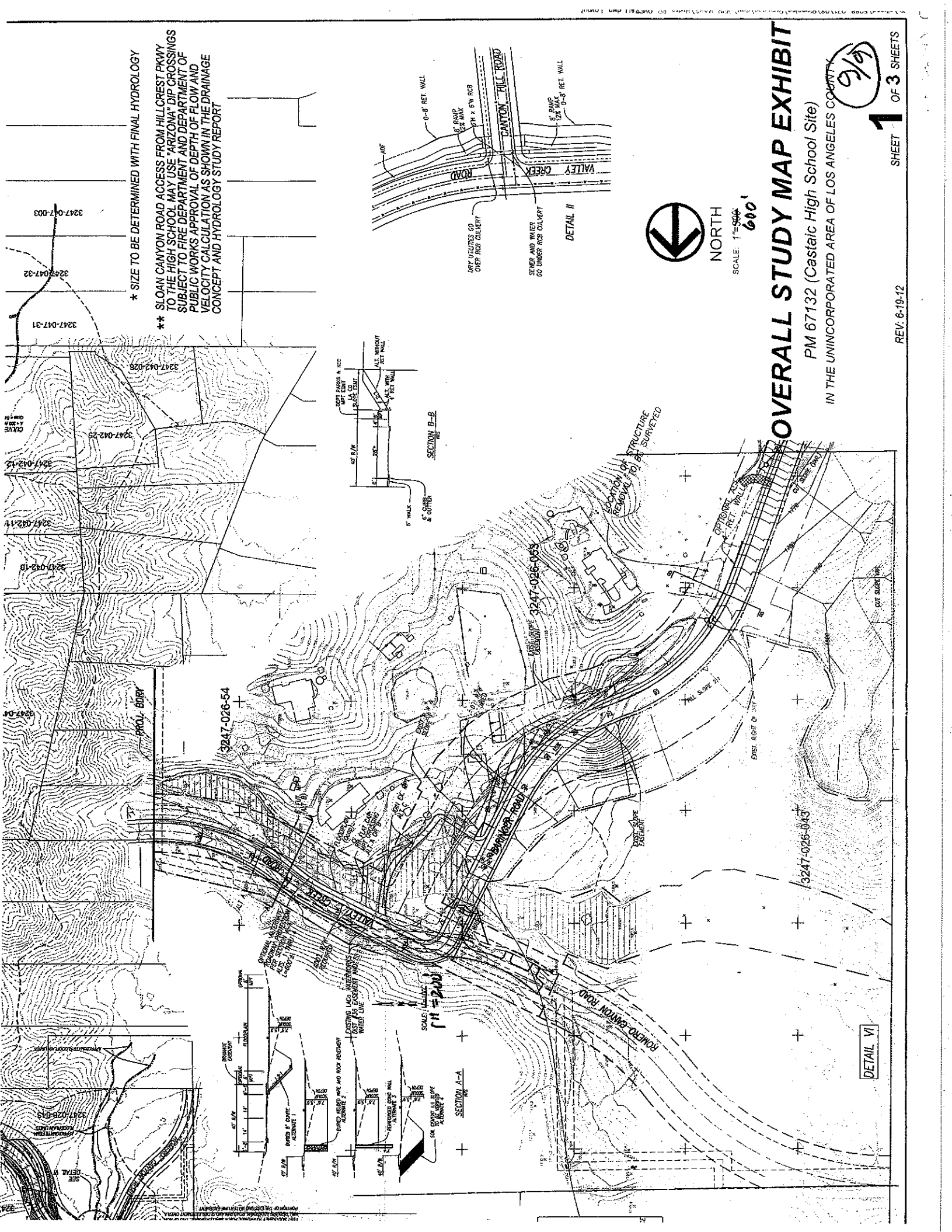
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 CNA 192 AC
 QBS 217 AC
 DPW 11804 BY

3247-024-016
 (80 AC)

3247-024-015
 (80 AC)

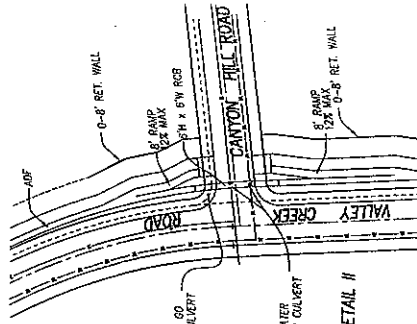
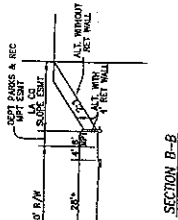


DETAIL V



* SIZE TO BE DETERMINED WITH FINAL HYDROLOGY

** SLOAN CANYON ROAD ACCESS FROM HILLCREST PKWY TO THE HIGH SCHOOL MAY USE "ARIZONA" DIP CROSSINGS SUBJECT TO FIRE DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF DEPTH OF FLOW AND VELOCITY CALCULATION AS SHOWN IN THE DRAINAGE CONCEPT AND HYDROLOGY STUDY REPORT



NORTH

SCALE: 1"=500'

600'

OVERALL STUDY MAP EXHIBIT

PM 67132 (Castaic High School Site)

IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY

9/15

REV: 6-19-12

SHEET 1 OF 3 SHEETS

DETAIL VI

VICINITY MAP

NOT TO SCALE

T.G. 4369-C6, C7, E



DRAINAGE CONCEPT
1" = 600'
ZZ

1/4" = 100' TO BE DETER

** SLOAN CANYON ROAD TO THE HIGH SCHOOL SUBJECT TO FIRE DEPT PUBLIC WORKS APPROX VELOCITY CALCULATIONS

1152729

OPTION #2
27

OVERFLOW

MATCH LINE, SEE LEFT

6/9

1" 600'
DRAINAGE
CONCEPT

II67278

TT 64140

TR46443

D HIGH SCHOOL SITE
2 (Unit of TT47807)

A= 108 ac
Q10 = 152 cfs
Q50 = 218 cfs
DEV = 1802 cy

A= 47 ac
Q10 = 65 cfs
Q50 = 95 cfs
DEV = 607 cy

3A
A= 160 ac
Q50 = 354 cfs

POST DEVELOPMENT
3B
A= 144 ac
Q10 = 144 cfs
Q50 = 204 cfs
DEV = 1536 cy

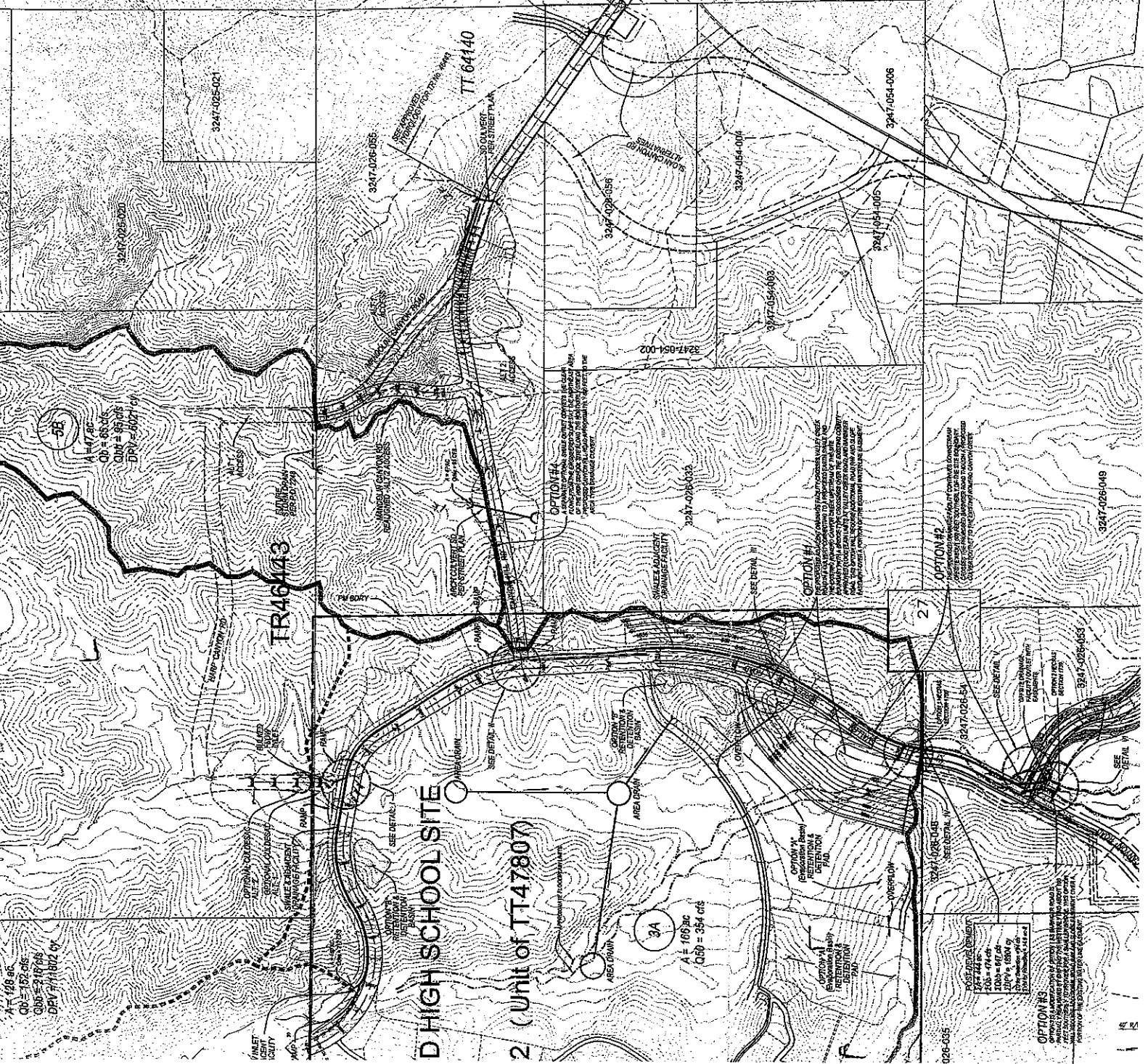
OPTION #5
OPTION #5 LAYOUT FOR 1.5 ACRE ROAD
PERMITTED BY THE COUNTY OF SAN DIEGO
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY

OPTION #2
OPTION #2 LAYOUT FOR 1.5 ACRE ROAD
PERMITTED BY THE COUNTY OF SAN DIEGO
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY

OPTION #1
OPTION #1 LAYOUT FOR 1.5 ACRE ROAD
PERMITTED BY THE COUNTY OF SAN DIEGO
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY

OPTION #A
OPTION #A LAYOUT FOR 1.5 ACRE ROAD
PERMITTED BY THE COUNTY OF SAN DIEGO
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY

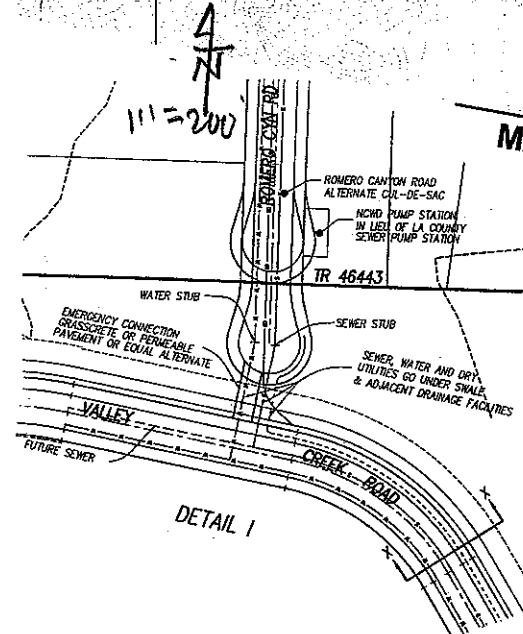
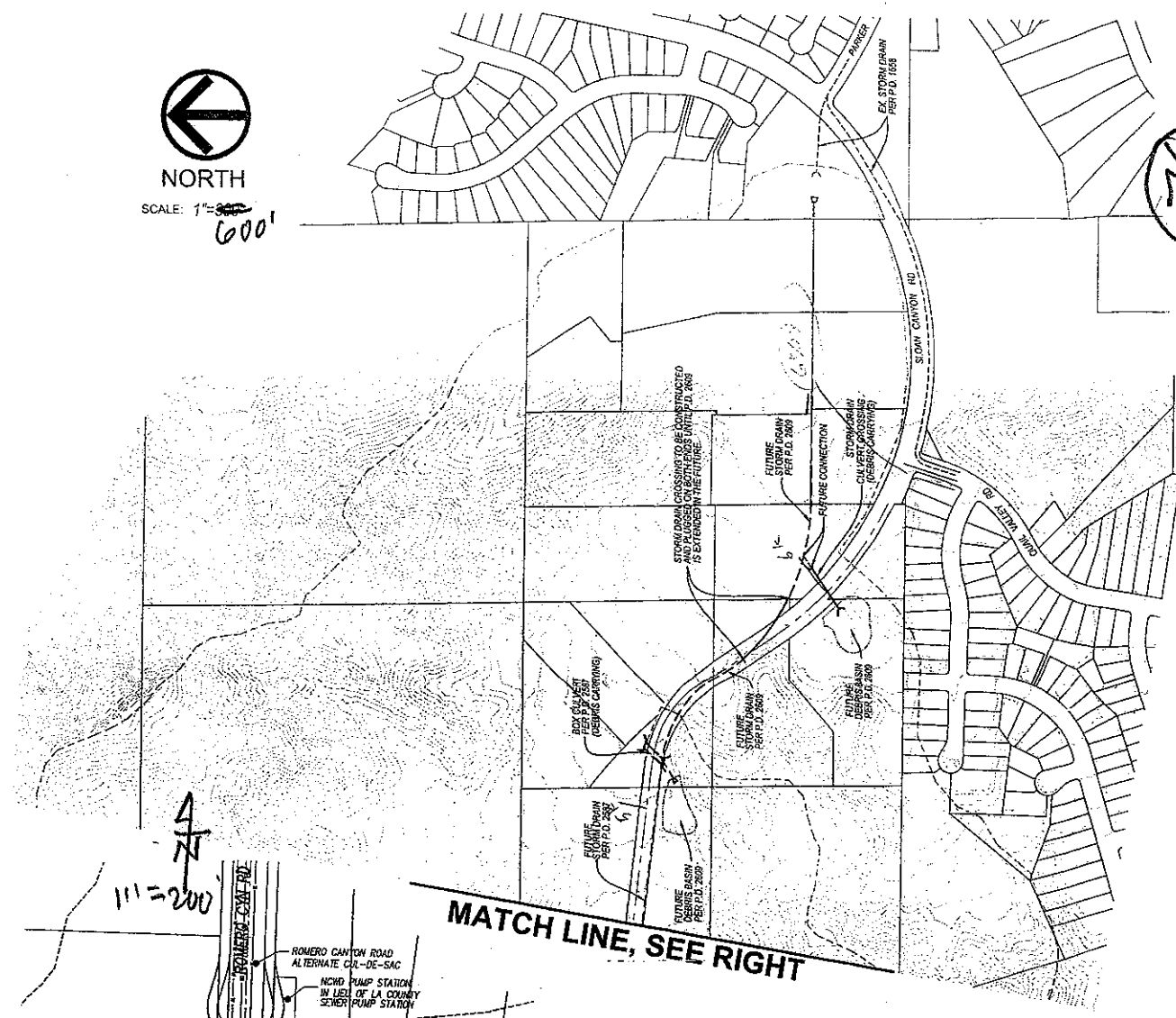
OPTION #1
OPTION #1 LAYOUT FOR 1.5 ACRE ROAD
PERMITTED BY THE COUNTY OF SAN DIEGO
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY
FOR THE DRAINAGE DISTRICT OF THE
SCHOOL DISTRICT OF SAN DIEGO COUNTY



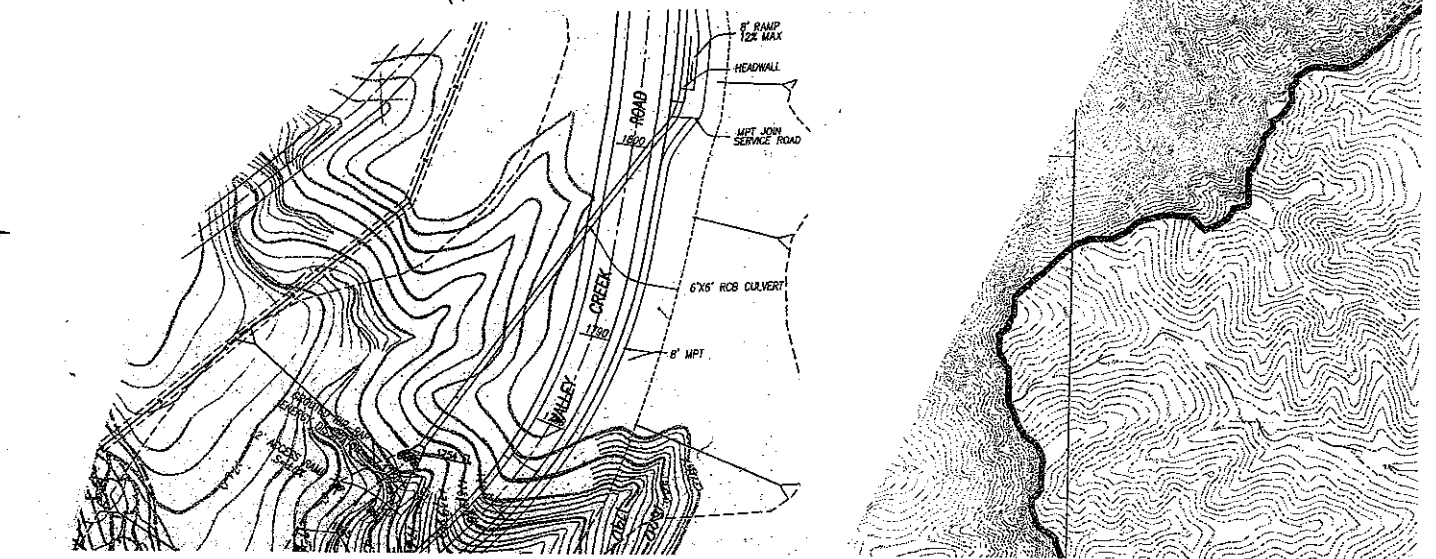
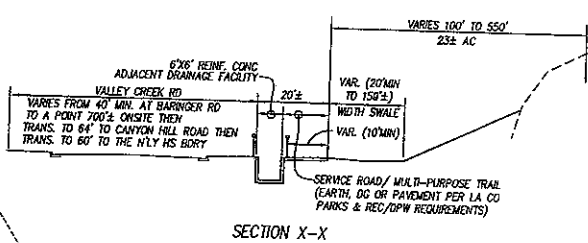


NORTH
SCALE: 1" = 300'
600'

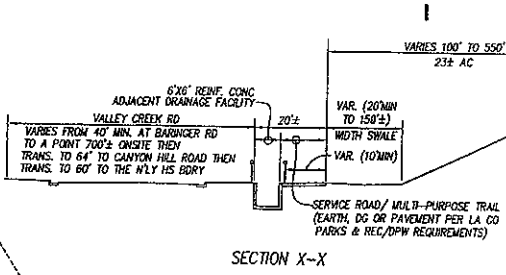
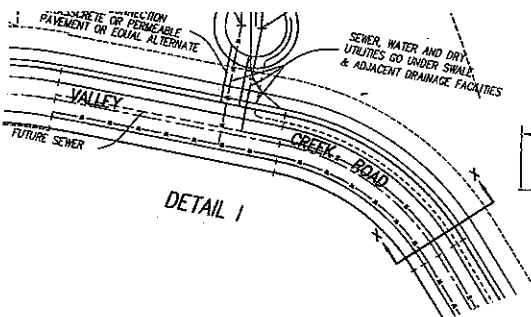
7/9



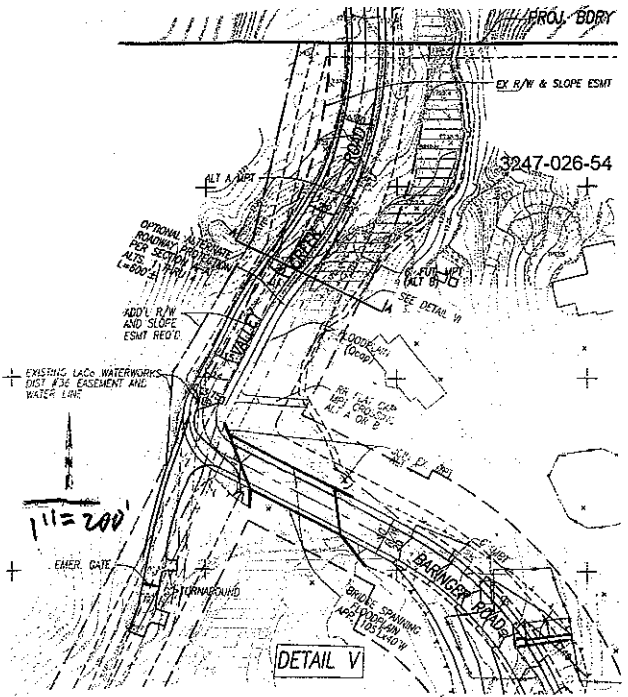
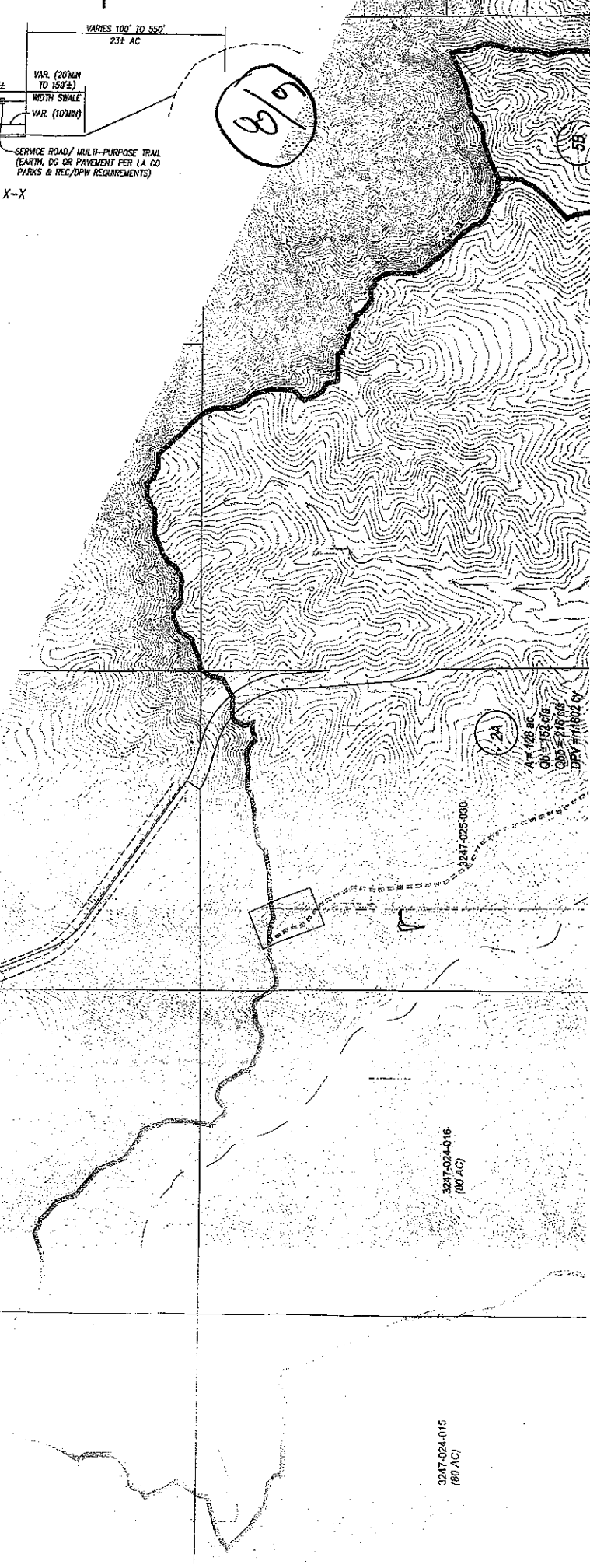
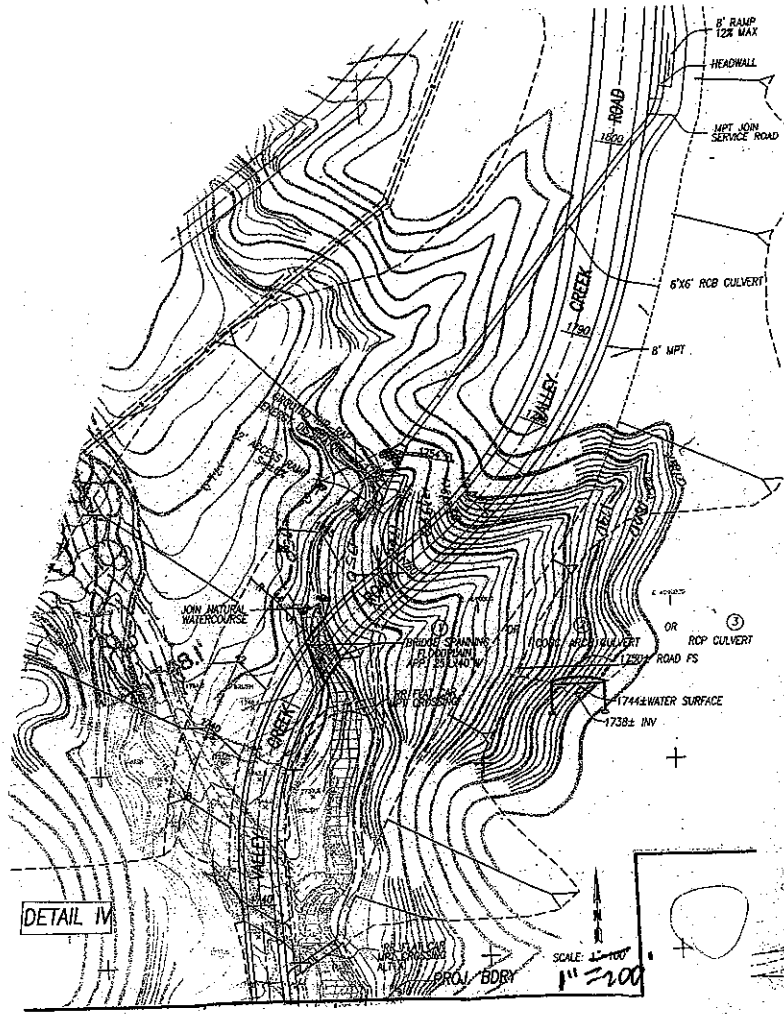
MATCH LINE, SEE RIGHT

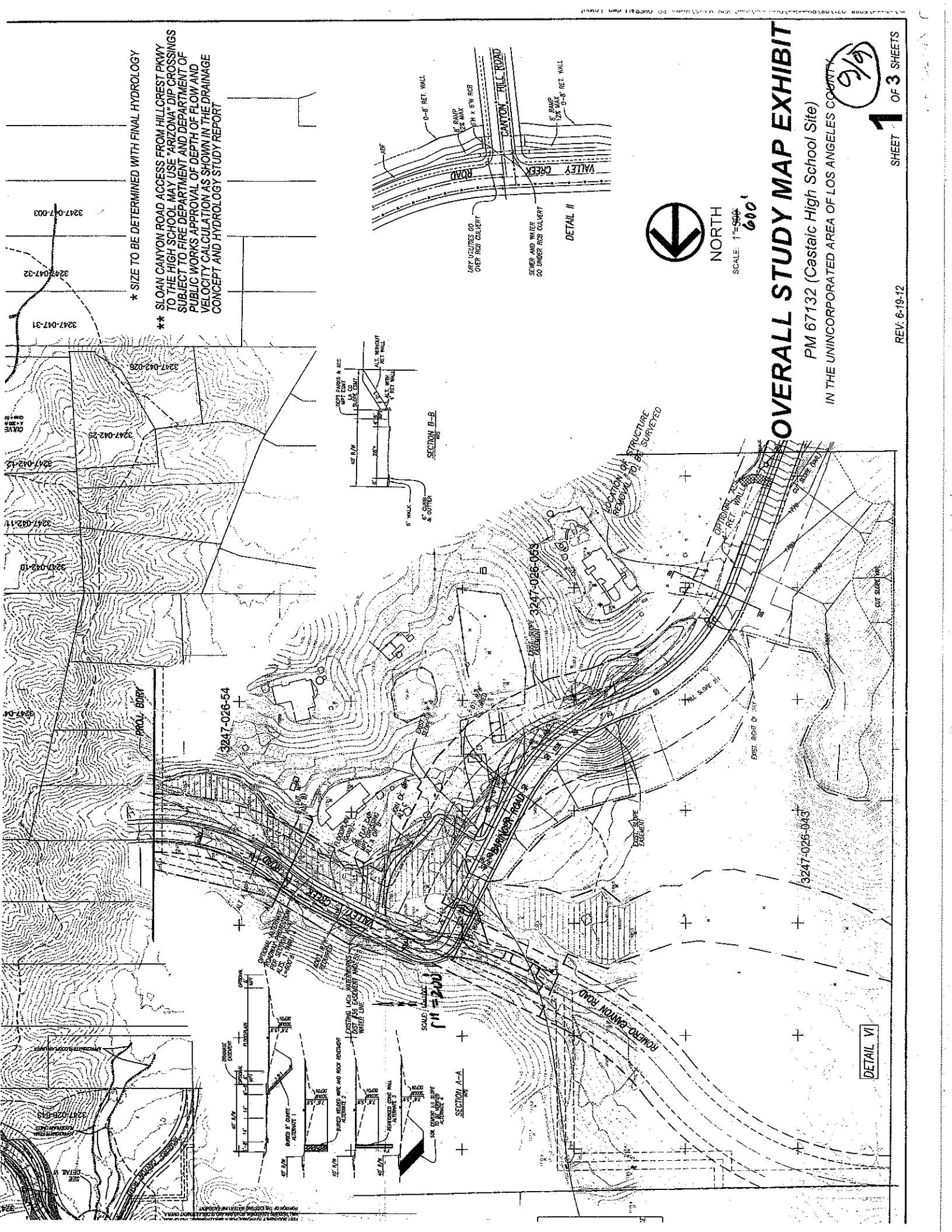


20247-025-019



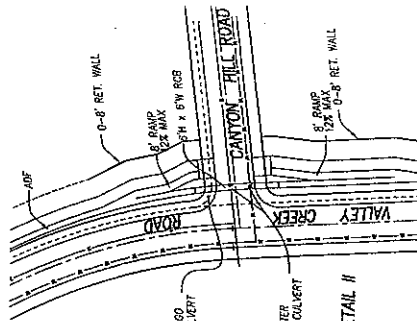
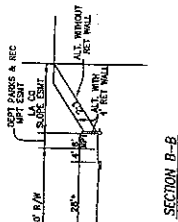
8/9





* SIZE TO BE DETERMINED WITH FINAL HYDROLOGY

** SLOAN CANYON ROAD ACCESS FROM HILLCREST PKWY TO THE HIGH SCHOOL MAY USE "ARIZONA" DIP CROSSINGS SUBJECT TO FIRE DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF DEPTH OF FLOW AND VELOCITY CALCULATION AS SHOWN IN THE DRAINAGE CONCEPT AND HYDROLOGY STUDY REPORT



NORTH

SCALE: 1"=500'

OVERALL STUDY MAP EXHIBIT

PM 67132 (Castaic High School Site)

IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY

9/15

SHEET 1 OF 3 SHEETS

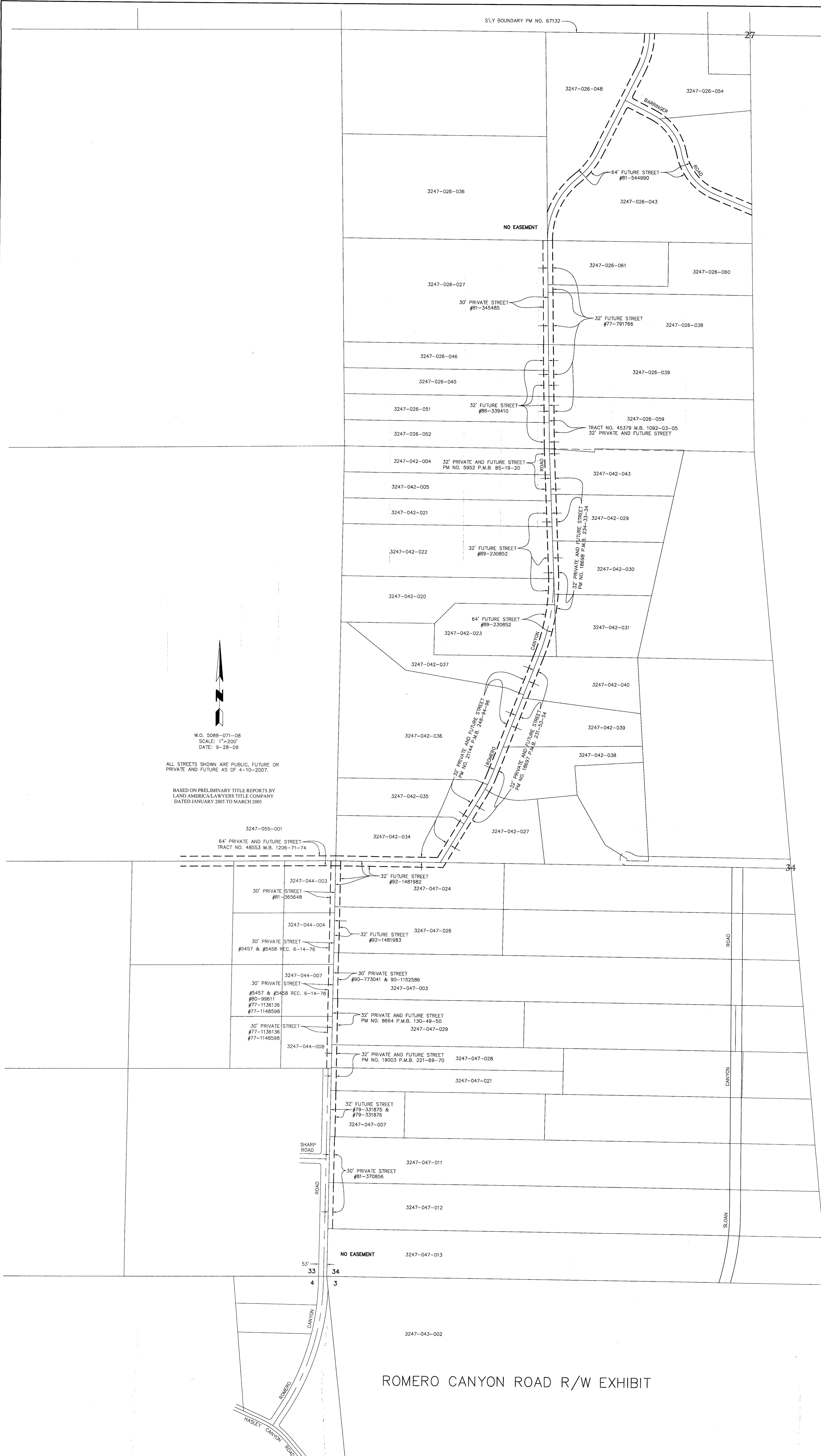
REV: 6-19-12

DETAIL VI

W.O. 5088-071-08
 SCALE: 1"=200'
 DATE: 9-28-09

ALL STREETS SHOWN ARE PUBLIC, FUTURE OR PRIVATE AND FUTURE AS OF 4-10-2007.

BASED ON PRELIMINARY TITLE REPORTS BY LAND AMERICA LAWYERS TITLE COMPANY DATED JANUARY 2005 TO MARCH 2005

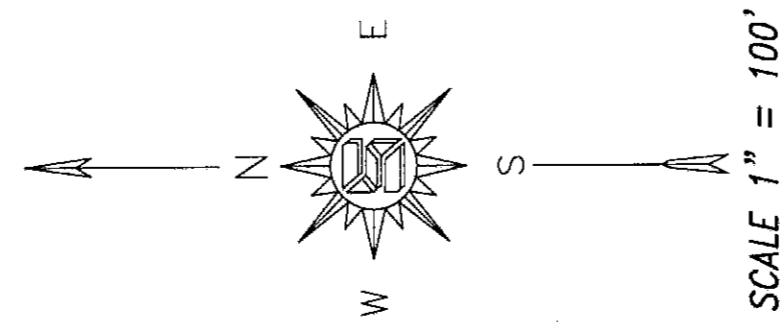


ROMERO CANYON ROAD R/W EXHIBIT

SIKAND
 Engineering | Planning | Surveying

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

SEE SHEET 2



006



DRAFT COPY

Item 02-12

PRELIMINARY ACOE / DFG
MINIMUM ROAD RW MAPS

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



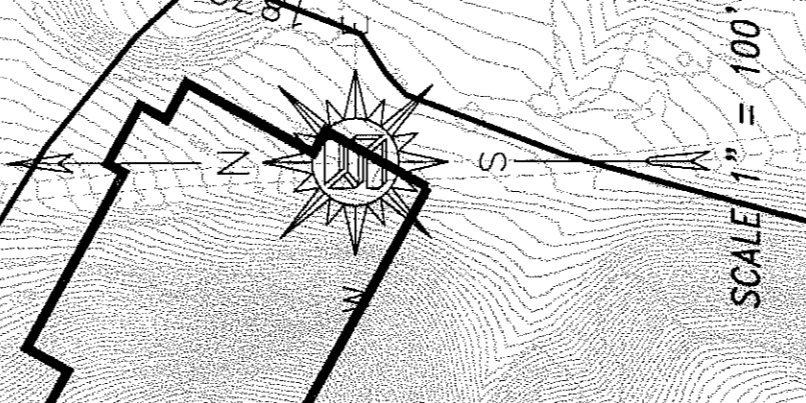
DATE	8-29-12	PROJECT	5085-071-10	SHEET	1	OF	4
SCALE	1" = 100'	DATE		PROJECT		SHEET	
CDWG BY		DATE		PROJECT		SHEET	
APPROVED BY		DATE		PROJECT		SHEET	

PREPARED FOR:



3247-026-055
GUBRUD HARDING & AGNES

3247-026-032
JESSER FAMILY
TRUST



23

SEE SHEET 1

SEE SHEET 3

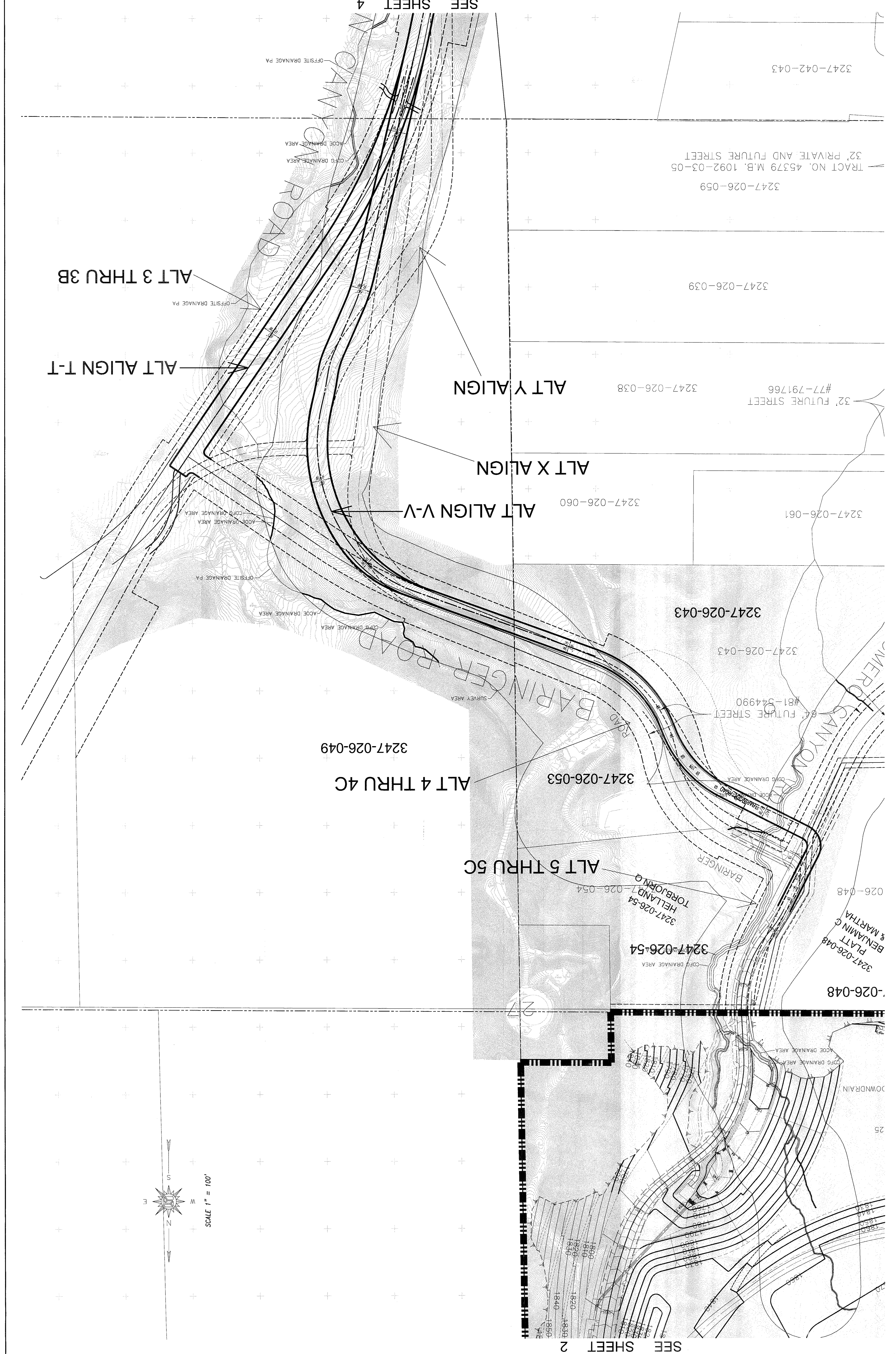
PREPARED FOR:

DATE	DATE	DATE	DATE
CDWG BY	CDWG BY	CDWG BY	CDWG BY
APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY
PROJECT	PROJECT	PROJECT	PROJECT
NO. NO.	NO. NO.	NO. NO.	NO. NO.
5085-071-10	5085-071-10	5085-071-10	5085-071-10
9-25-12	9-25-12	9-25-12	9-25-12
2	2	2	2
4	4	4	4



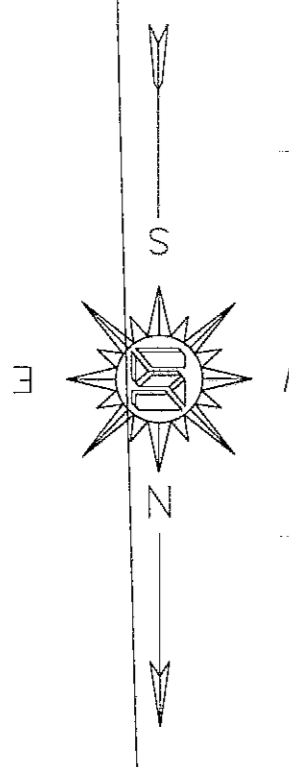
15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

PRELIMINARY ACOE / DFG
MINIMUM ROAD R/W MAPS



SEE SHEET 4

SEE SHEET 2



SCALE 1" = 100'

PRELIMINARY ACOE / DFG
MINIMUM ROAD RW MAPS

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Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com



NO.	DATE	BY	APP'D	DESCRIPTION	DATE	NO.	DATE	BY	APP'D	DESCRIPTION
1	9-25-12					1	9-25-12			

PLATT
BENJAMIN
& MARTHA
3247-026-048

DATE: 9-25-12
SCALE: 1" = 100'
SHEET 3 OF 4

PRELIMINARY ACOE / DFG
MINIMUM ROAD R/W MAPS

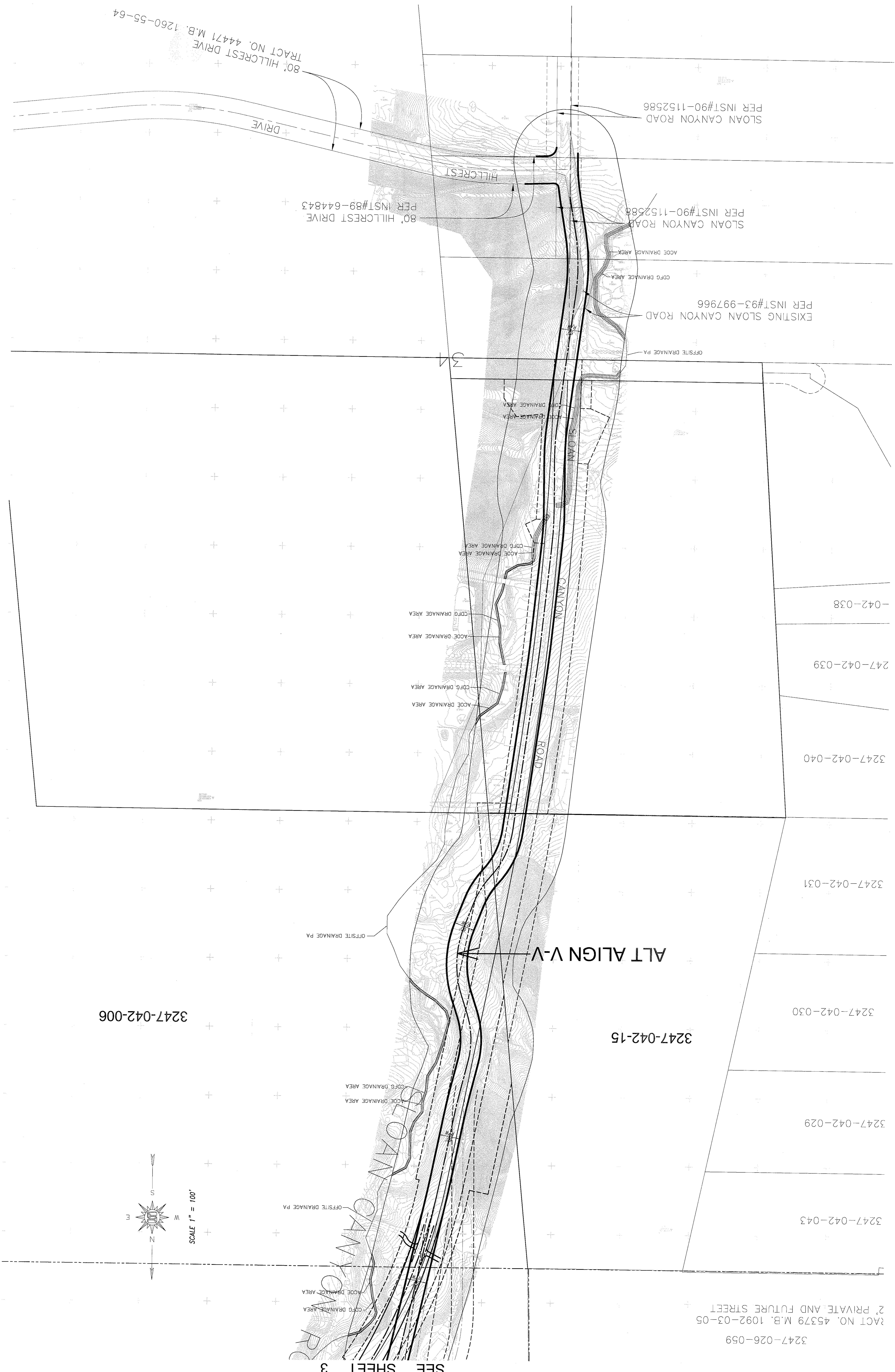
15230 Burbank Blvd.
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NO.	DATE	REVISION	DATE	BY	APP.
1	8-25-12	3088-071-10			
2					
3					
4					

PREPARED FOR:

TRACT NO. 45379 M.B. 1092-03-05
2' PRIVATE AND FUTURE STREET



3247-042-006

3247-042-15

3247-042-030

3247-042-029

3247-042-043

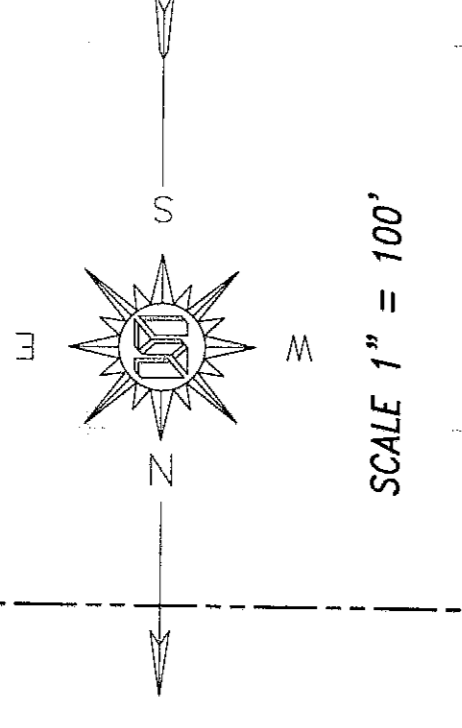
3247-042-031

3247-042-040

247-042-039

-042-038

SEE SHEET 3



80' HILLCREST DRIVE
PER INST#89-644843
TRACT NO. 44471 M.B. 1260-55-64

SLOAN CANYON ROAD
PER INST#90-1152586

SLOAN CANYON ROAD
PER INST#90-1152588

EXISTING SLOAN CANYON ROAD
PER INST#93-997966

ALT ALIGN V-V

TRACT NO. 45379 M.B. 1092-03-05
2' PRIVATE AND FUTURE STREET

3247-026-059

5088-071-10 Castaic High School Land Use Breakdown Acreage Summary

Location	Acres
A Pad	59.2 (includes 0.9 Ac. Retention Perc Basin which may be optional)
B Pad	1.9
C Pad	2.3
D Pad	6.6 (includes 1.3 Ac. Retention Perc Basin which may be underground in future)
Subtotal	70.0

E Pad	1.8
F Pad	0.6
G Pad	0.4
Subtotal	2.8

H Overflow Parking	1.7
I Overflow Parking	1.2
J Overflow Parking	0.7
K Overflow Parking	0.5
Subtotal	4.1

L Tank Site	1.1
M Helipad	1.2
Subtotal	2.3

Ungraded Potential/Mitigation Areas

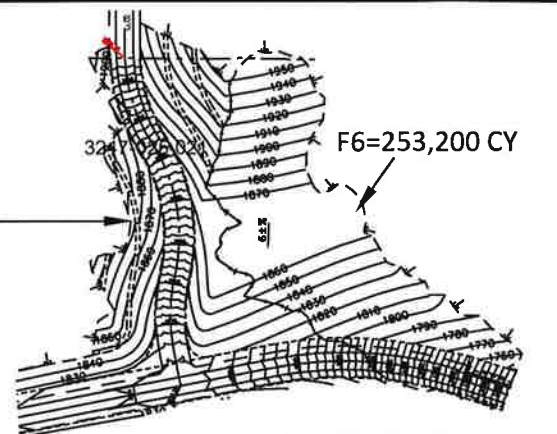
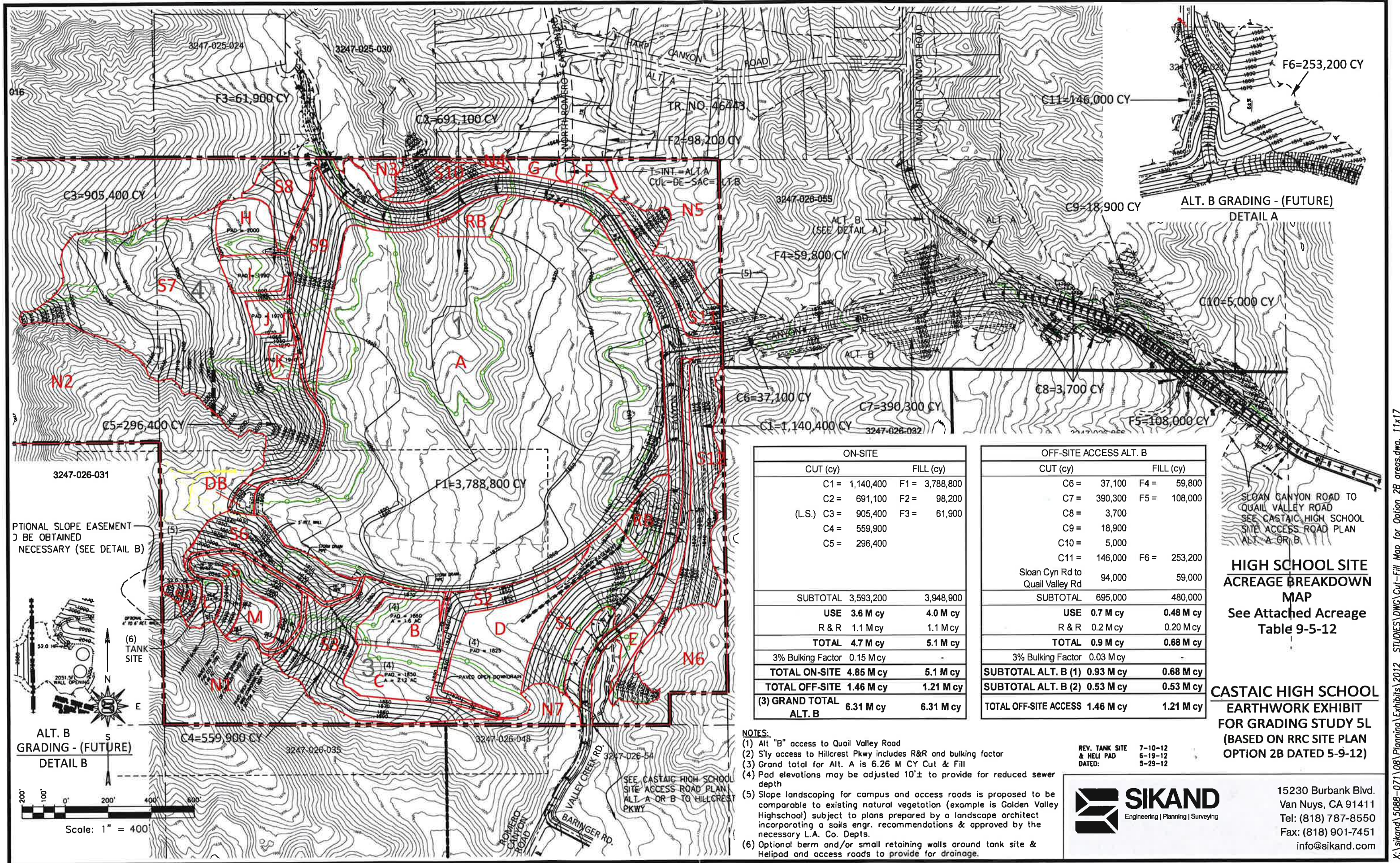
N1	6.6
N2	42.7
N3	0.6
N4	0.2
N5	4.3
N6	6.0
N7	1.2
Subtotal	61.6

Slopes	
S1	4.3 (includes 0.9Ac Drainage Swale)
S2	2.0
S3	5.2
S4	0.4
S5	2.3
S6	2.7
S7	17.7 (includes 0.3Ac D Basin and is a potential mitigation area)
S8	1.7
S9	3.9
S10	1.5
S11	2.4
S12	4.5
Subtotal	48.6
Valley Creek Rd & Canyon Hill Rd includes adjacent drainage facility, multi-purpose trail, swale & Romero Cyn Cul-de-sac	
	8.6
Total	198.0

Dated 9-5-2012

x:\sikand\5088-071\08\Planning\Exhibits\2012 studies\dwg\5088-071 Area Calcs.xls

02-13



ON-SITE	
CUT (cy)	FILL (cy)
C1 = 1,140,400	F1 = 3,788,800
C2 = 691,100	F2 = 98,200
(L.S.) C3 = 905,400	F3 = 61,900
C4 = 559,900	
C5 = 296,400	
SUBTOTAL	3,593,200
USE	3.6 M cy
R & R	1.1 M cy
TOTAL	4.7 M cy
3% Bulking Factor	0.15 M cy
TOTAL ON-SITE	4.85 M cy
TOTAL OFF-SITE	1.46 M cy
(3) GRAND TOTAL	6.31 M cy

OFF-SITE ACCESS ALT. B	
CUT (cy)	FILL (cy)
C6 = 37,100	F4 = 59,800
C7 = 390,300	F5 = 108,000
C8 = 3,700	
C9 = 18,900	
C10 = 5,000	
C11 = 146,000	F6 = 253,200
Sloan Cyn Rd to Quail Valley Rd	94,000
SUBTOTAL	695,000
USE	0.7 M cy
R & R	0.2 M cy
TOTAL	0.9 M cy
3% Bulking Factor	0.03 M cy
SUBTOTAL ALT. B (1)	0.93 M cy
SUBTOTAL ALT. B (2)	0.53 M cy
TOTAL OFF-SITE ACCESS	1.46 M cy

HIGH SCHOOL SITE ACREAGE BREAKDOWN MAP
See Attached Acreage Table 9-5-12

CASTAIC HIGH SCHOOL EARTHWORK EXHIBIT FOR GRADING STUDY 5L (BASED ON RRC SITE PLAN OPTION 2B DATED 5-9-12)

- NOTES:**
- (1) Alt "B" access to Quail Valley Road
 - (2) S'ly access to Hillcrest Pkwy includes R&R and bulking factor
 - (3) Grand total for Alt. A is 6.26 M CY Cut & Fill
 - (4) Pad elevations may be adjusted 10'± to provide for reduced sewer depth
 - (5) Slope landscaping for campus and access roads is proposed to be comparable to existing natural vegetation (example is Golden Valley Highschool) subject to plans prepared by a landscape architect incorporating a soils engr. recommendations & approved by the necessary L.A. Co. Depts.
 - (6) Optional berm and/or small retaining walls around tank site & Helipad and access roads to provide for drainage.

REV. TANK SITE & HELI PAD DATED: 7-10-12
6-19-12
5-29-12



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X:\sikand\5088-071\08\Planning\Exhibits\2012 STUDIES\DWG\Cut-Fill Map for Option 2B areas.dwg, 11x17 Plotted: 06/11/12 13:48:37 by Yat-Chiu

CONDITIONS:

1. Conform to the requirements of the Los Angeles County Code (Subdivision Ordinance) and the area requirement of the A-2-2 zone. Also, conform to the requirements of Conditional Use Permit No. 89-213 and Oak Tree Permit No. 89-213.
2. Forty three percent of the lots in this hillside tract (33 lots maximum) are permitted to record with less than the required area of 2 acres, but not less than 1.3 acres. The reduced lots shall have average widths of not less than 100 feet and the average area of all lots on the final map(s) shall not be less than the zoning designation.
3. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
4. Grant to all persons holding title to lands within the County of Los Angeles and the Heirs, Successors and Assigns of said persons, as their interest may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road and utility purposes over the private and future streets in this subdivision, to the satisfaction of the Department of Public Works and the Department of Regional Planning.
5. Provide for the maintenance of the private and future streets through a road maintenance agreement. Submit a copy of the agreement to be recorded to the Department of Regional Planning.
6. Provide at least 40 feet of street frontage on the cul-de-sac and 50 feet of street frontage on all other lots, except Lot 77 (flag lot).
7. Provide a minimum width of 20 feet for the flag strip serving Lot 77.
8. Construct or bond with the Department of Public Works for paving of 20 feet in width on the driveway serving Lot 77.
9. Label the driveway as "Private Driveway and Fire Lane" on the final map.
- 10. Construct or bond for off-site road paving, a minimum of 28 feet in width, from this subdivision to Parker Road via Sloane Canyon Road (as shown on Tentative Tract No. 42537) to the satisfaction of the Department of Public Works and the Department of Regional Planning. This is the approved primary means of access and shall be provided with the first final map.

CONDITIONS:

11. Construct or bond for off-site road paving, a minimum of 24 feet in width, from this subdivision to either Hasley Canyon Road or The Old Road (as shown on exhibits in the case file) to the satisfaction of the Department of Public Works and the Department of Regional Planning. This is the second means of access and shall be provided with the recordation of the 35th lot.
12. If the subdivider is unable to provide the off-site access described above, construct or bond for off-site road paving to the satisfaction of the Department of Public Works and the Department of Regional Planning with the first final map as follows:
 - a. a minimum of 28 feet in width from the subdivision to Hasley Canyon Road via Romero Canyon Road; and
 - b. a minimum of 24 feet in width from Romero Canyon Road to The Old Road via Sloane Canyon Road and Madloy Street.
13. Provide evidence to the satisfaction of the department that the subdivider has the legal right to construct the required off-site road improvements and that the future residents of the subdivision will have the legal right to use the off-site access prior to approval of the final map.
14. The rear daylight line of Lots 1-17, inclusive, shall be a minimum of 25 feet higher than the rear pad elevations of these lots. The grading of these lots shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning.
15. Permission is granted to record multiple final maps provided that the lots shown on each map average a minimum of two acres in size.
16. Dedicate to the County of Los Angeles the right to prohibit construction of additional residences and accessory structures over lots having twice the required area.
17. Provide slope planting and irrigation system in accordance with the Grading Ordinance. Show the required plantings and irrigation system on the approved Grading Plan. Include conditions in the tract covenants which would require continued maintenance of the plantings for lots having planted slopes. Submit a copy of the document to be recorded to the Department of Regional Planning.