

LOT SUMMARY

PLANNING AREA 'A'
(LOTS 1-151/MIN. LOT SIZE: 5,250 SF)

LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)	LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)	LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)
1	50	6,835	52	50	9,409	103	50	5,250
2	50	5,500	53	50	5,782	104	50	5,250
3	50	5,500	54	50	5,751	105	50	5,250
4	50	5,500	55	50	5,750	106	50	5,250
5	50	5,500	56	50	5,750	107	50	5,250
6	50	5,500	57	50	5,750	108	50	5,250
7	50	5,500	58	50	5,750	109	63	7,948
8	50	5,500	59	50	5,750	110	63	7,948
9	50	5,500	60	50	5,750	111	50	5,250
10	50	5,500	61	50	7,150	112	50	5,250
11	50	5,500	62	55	7,065	113	50	5,250
12	49	5,486	63	50	5,250	114	50	5,250
13	51	5,257	64	50	5,250	115	50	5,250
14	45	10,249	65	50	5,250	116	50	5,250
15	45	13,250	66	50	5,250	117	50	5,250
16	50	7,105	67	50	5,250	118	50	5,250
17	50	5,899	68	50	5,250	119	50	5,250
18	50	5,850	69	50	5,250	120	50	5,250
19	50	5,850	70	50	5,250	121	50	5,250
20	50	5,850	71	50	5,250	122	50	5,250
21	50	5,850	72	50	5,250	123	50	5,250
22	50	5,850	73	50	5,250	124	50	5,250
23	50	5,850	74	50	5,250	125	63	7,948
24	50	5,850	75	50	5,250	126	47	6,530
25	50	5,850	76	50	5,250	127	50	5,250
26	50	5,850	77	55	7,065	128	50	5,250
27	50	5,850	78	64	7,948	129	50	5,250
28	50	5,850	79	50	5,250	130	50	5,250
29	50	5,850	80	50	5,250	131	50	5,250
30	50	5,882	81	50	5,250	132	50	5,250
31	50	10,314	82	50	5,250	133	50	5,250
32	45	14,100	83	50	5,250	134	50	5,250
33	50	11,852	84	50	5,250	135	50	5,250
34	51	7,342	85	50	5,250	136	50	5,250
35	50	7,585	86	50	5,250	137	50	5,250
36	50	7,580	87	50	5,250	138	58	7,371
37	50	7,574	88	50	5,250	139	49	7,098
38	50	7,568	89	50	5,250	140	50	5,250
39	50	7,561	90	50	5,250	141	50	5,250
40	50	7,555	91	50	5,250	142	50	5,250
41	50	7,549	92	50	5,250	143	50	5,250
42	50	7,542	93	63	7,948	144	50	5,250
43	50	7,536	94	63	7,948	145	50	5,250
44	50	7,530	95	50	5,250	146	50	5,250
45	50	7,524	96	50	5,250	147	50	5,250
46	50	7,517	97	50	5,250	148	50	5,250
47	50	7,511	98	50	5,250	149	50	5,250
48	50	7,492	99	50	5,250	150	50	5,250
49	50	7,163	100	50	5,250	151	50	6,530
50	45	11,761	101	50	5,250			
51	45	17,276	102	50	5,250			

PLANNING AREA 'B'
(LOTS 152-304/MIN. LOT SIZE: 5,500 SF)

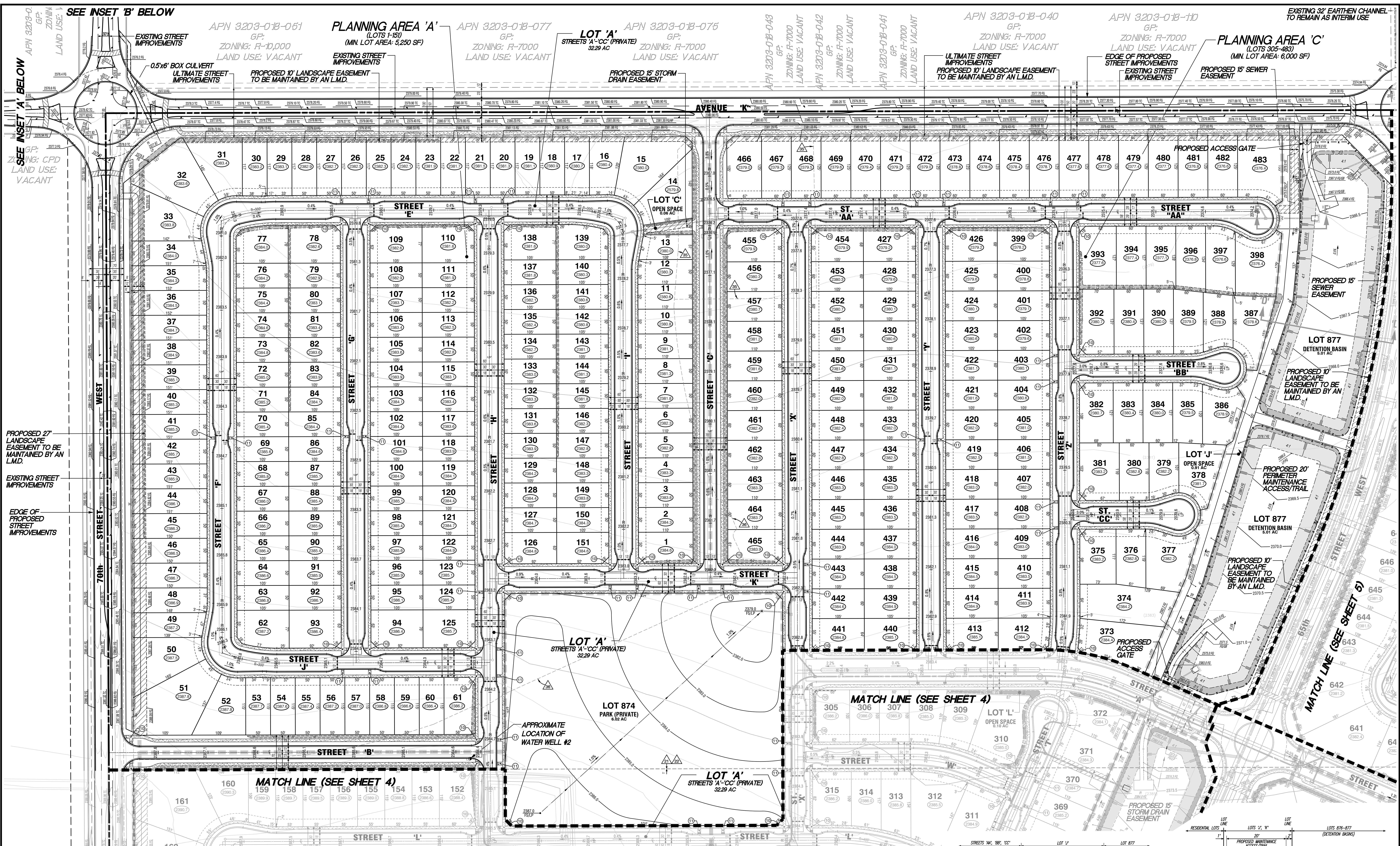
LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)	LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)	LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)
152	60	8,300	203	55	6,050	254	55	5,940
153	55	6,325	204	55	6,050	255	55	5,940
154	55	6,325	205	55	6,050	256	55	5,940
155	55	6,325	206	55	6,050	257	55	5,940
156	55	6,325	207	65	8,485	258	55	5,940
157	55	6,325	208	70	8,631	259	55	5,940
158	55	6,325	209	55	5,775	260	55	5,940
159	56	6,102	210	55	5,775	261	67	8,555
160	55	6,804	211	55	5,775	262	67	8,075
161	55	19,060	212	55	5,775	263	55	5,610
162	55	11,154	213	55	5,775	264	55	5,610
163	56	8,014	214	55	5,775	265	55	5,610
164	55	8,168	215	55	5,775	266	55	5,610
165	55	8,180	216	55	6,145	267	55	5,610
166	55	8,153	217	60	10,313	268	55	5,610
167	55	8,145	218	66	7,842	269	55	5,610
168	55	8,137	219	55	5,557	270	55	5,610
169	55	8,130	220	55	5,775	271	55	5,610
170	55	8,122	221	55	5,775	272	67	8,078
171	55	8,115	222	55	5,775	273	67	6,990
172	55	8,107	223	55	5,775	274	55	5,500
173	55	8,099	224	55	5,775	275	55	5,500
174	55	8,092	225	55	5,775	276	55	5,500
175	55	8,084	226	55	5,775	277	55	5,500
176	55	8,076	227	55	5,775	278	55	5,500
177	55	8,065	228	55	7,055	279	55	5,500
178	56	7,727	229	65	8,105	280	55	5,500
179	55	14,183	230	55	5,775	281	55	5,500
180	55	15,607	231	55	5,775	282	55	5,500
181	55	8,459	232	55	5,775	283	55	5,500
182	55	7,438	233	55	5,775	284	55	5,500
183	55	7,515	234	55	5,775	285	55	5,500
184	55	7,508	235	55	5,775	286	55	5,500
185	55	7,500	236	55	5,775	287	55	5,500
186	55	7,492	237	55	5,775	288	67	7,916
187	55	7,673	238	55	6,059	289	67	8,316
188	55	7,790	239	62	8,185	290	55	5,775
189	55	7,810	240	67	8,380	291	55	5,775
190	55	7,834	241	55	5,775	292	55	5,775
191	55	7,861	242	55	5,775	293	55	5,775
192	55	7,536	243	55	5,775	294	55	5,775
193	55	7,425	244	55	5,775	295	55	5,775
194	55	7,268	245	55	5,775	296	55	5,775
195	55	7,110	246	55	5,775	297	55	5,775
196	55	6,963	247	55	5,775	298	55	5,775
197	77	9,784	248	55	5,775	299	55	5,775
198	70	9,122	249	55	5,775	300	55	5,775
199	62	6,629	250	67	8,316	301	55	5,775
200	55	6,135	251	67	8,555	302	55	5,775
201	55	6,059	252	55	5,940	303	55	5,775
202	55	6,050	253	55	5,940	304	67	7,340

PLANNING AREA 'C'
(LOTS 605-483/MIN. LOT SIZE: 6,000 SF)


LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)	LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)	LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)
305	62	7,759	350	60	8,168	395	60	7,621
306	60	6,300	351	61	7,612	396	60	7,852
307	60	6,300	352	55	15,951	397	62	8,088
308	60	7,276	353	60	9,863	398	94	10,512
309	60	7,743	354	60	6,889	399	55	7,056
310	92	13,540	355	60	7,078	400	60	6,300
311	65	11,302	356	60	7,024	401	60	6,300
312	120	12,835	357	61	6,981	402	60	6,300
313	60	7,494	358	64	7,217	403	60	6,300
314	60	6,737	359	64	7,240	404	60	6,300
315	65	8,264	360	64	7,251	405	60	6,300
316	65	7,537	361	64	7,251	406	60	6,300
317	60	6,860	362	63	7,197	407	60	6,300
318	60	6,860	363	63	7,195	408	60	6,300
319	70	7,212	364	63	7,160	409	60	6,300
320	81	7,687	365	63	7,115	410	60	6,300
321	70	7,215	366	60	6,923	411	60	6,300
322	65	8,312	367	60	6,900	412	56	5,567
323	73	9,349	368	60	6,900	413	55	6,888
324	61	7,935	369	60	6,900	414	60	6,300
325	63	8,277	370	60	6,900	415	60	6,600
326	60	7,440	371	75	8,625	416	60	6,300
327	62	7,133	372	55	8,540	417	60	6,300
328	62	8,969	373	60	12,514	418	60	6,300
329	68	10,024	374	69	13,776	419	60	6,300
330	62	7,314	375	60	8,018	420	60	6,300
331	60	7,500	376	60	6,900	421	60	6,300
332	81	8,823	377	104	10,459	422	60	6,300
333	88	11,280	378	60	9,119	423	60	6,300
334	68	9,376	379	62	6,494	424	60	6,300
335	60	7,250	380	60	6,959	425	60	6,300
336	60	6,823	381	67	9,195	426	55	7,056
337	60	6,600	382	55	8,143	427	55	7,056
338	70	8,019	383	60	7,280	428	60	6,300
339	60	6,831	384	60	7,280	429	60	6,300
340	60	6,774	385	60	7,296	430	60	6,300
341	67	7,556	386	69	8,391	431	60	6,300
342	60	6,938	387	55	9,167	432	60	6,300
343	60	7,384	388	61	6,584	433	60	6,300
344	65	9,637	389	60	7,628	434	60	6,300
345	65	7,670	390	60	7,860	435	60	6,300
346	67	7,521	391	60	7,860	436	60	6,300
347	60	9,446	392	57	9,085	437	60	6,300
348	62	12,028	393	62	9,441	438	60	6,300
349	60	8,314	394	60	7,620	439	60	6,300

PLANNING AREA 'D'
(LOTS 484-671/MIN. LOT SIZE: 5,000 SF AND 6,000 SF)

LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)	LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)	LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)	LOT NO.	LOT WIDTH @ ROW (LF)	LOT AREA (SF)
484	50	10,418	531	50	5,900	578	52	5,569	625	94	8,043
485	51	6,970	532	50	5,900	579	51	5,522	626	67	6,973
486	50	6,462	533	50	5,900	580	47	6,477	627	60	6,000
487	50	6,500	534	50	5,900	581	83	9,773	628	60	6,600
488	50	6,500	535	50	5,900	582	60	6,600	629	60	6,600
489	50	6,500	536	48	7,347	583	60	6,600	630	60	6,600
490	50	6,500	537	71	7,848	584	60	6,600	631	60	6,600
491	50	6,500	538	50	5,500	585	60	6,600	632	60	7,794
492	50	6,500	539	50	5,500	586	60	6,600	633	70	11,823
493	50	6,500	540	50	5,500	587	60	6,600	634	60	8,856
494	50	6,500	541	50	5,500	588	60	6,600	635	60	7,530
495	50	6,500	542	50	5,500	589	60	6,600	636	60	7,530
496	50	6,500	543	50	5,500	590	60	6,600	637	60	7,530
497	50	6,500	544	50	5,500	591	60	7,946	638	60	7,530
498	50	6,500	545	50	5,500	592	52	7,586	639	60	7,524
499	50	6,498	546	50	5,500	593	60	7,080	640	61	7,117
500	50	6,422	547	50	5,500	594	60	7,080	641	55	13,330
501	50	6,396	548	51	6,956	595	60	7,080	642	58	15,754
502	50	6,130	549	67	9,255	596	60	7,080	643	60	7,978
503	50	6,087	550	50	5,900	597	60	7,080	644	59	7,872
504	50	6,200	551	50	5,900	598	60	7,080	645	60	7,897
505	52	8,107	552	50	5,900	599	60	7,080	646	64	8,044
506	66	8,541	553	50	5,900	600	60	7,080	647	64	7,934
507	50	5,738	554	50	5,900	601	60	7,080	648	64	7,827
508	50	5,753	555	50	5,900	602	60	7,081	649	67	7,326
509	50	5,771	556	50	5,900	603	47	8,762	650	75	9,241
510	50	5,788	557	50	5,900	604	101	10,770	651	75	9,242
511	50	5,806	558	50	5,900	605	60	6,600	652	60	7,259
512	50	5,824	559	50	5,900	606	60	6,600	653	63	7,562
513	50	5,842	560	66	10,725	607	60	6,600	654	67	7,816
514	50	5,859	561	54	6,775	608	60	6,600	655	61	7,336
515	50	5,877	562	57	7,070	609	60	6,600	656	73	12,818
516	50	5,895	563	54	6,676	610	60	6,600	657	70	11,597
517	50	5,912	564	50	5,500	611	60	6,600	658	70	8,189
518	50	5,930	565	50	5,500	612	60	6,600	659	60	7,888
519	50	5,948	566	50	5,500	613	60	6,600	660	60	7,386
520	50	5,965	567	50	5,500	614	60	6,600	661	60	7,346
521	50	5,983	568	50	5,500	615	65	8,496	662	60	7,346
522	50	6,001	569	50	5,512	616	70	9,710	663	60	7,486
523	50	6,019	570	52	5,569	617	60	7,080	664	60	7,520
524	68	9,647	571	52	5,599	618	60	7,080	665	60	7,556
525	48	6,947	572	52	5,569	619	60	7,080	666	60	7,589
526	50	5,900	573	52	5,569	620	60	7,080	667	60	7,621
527	50	5,900	574	52	5,569	621	60	7,080	668	60	7,651
528	50	5,900	575	52	5,569	622	60	7,080	669	60	7,678
529	50	5,900	576	52	5,569	623	68	10,737	670	60	7,698
530	50	5,900	577	52	5,569	624	65	8,122	671	82	11,710



PREPARED FOR:



CV Communities

PREPARED BY:

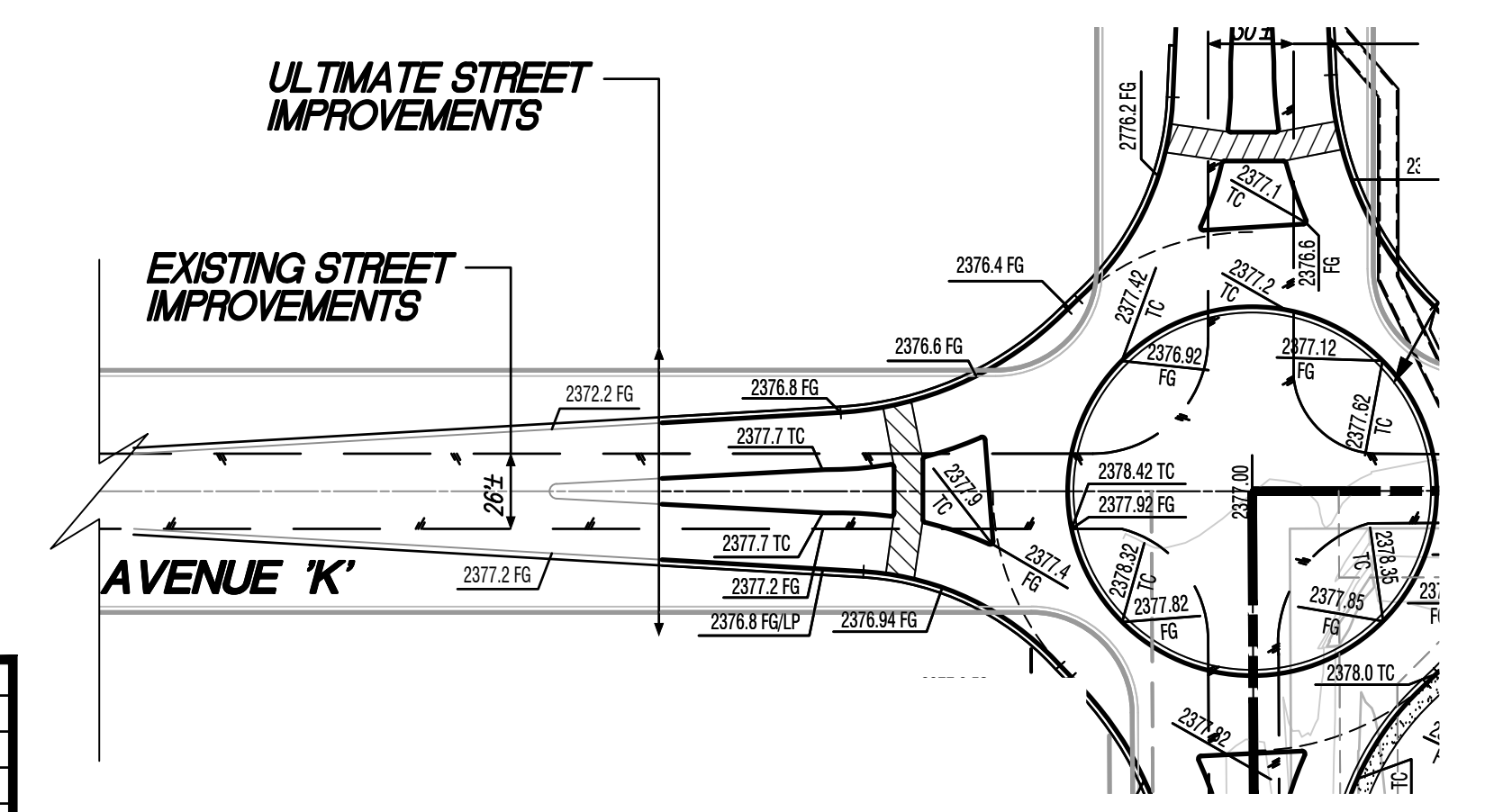
MDS
CONSULTING

MORSE
SULLIVAN
SCHULTZ

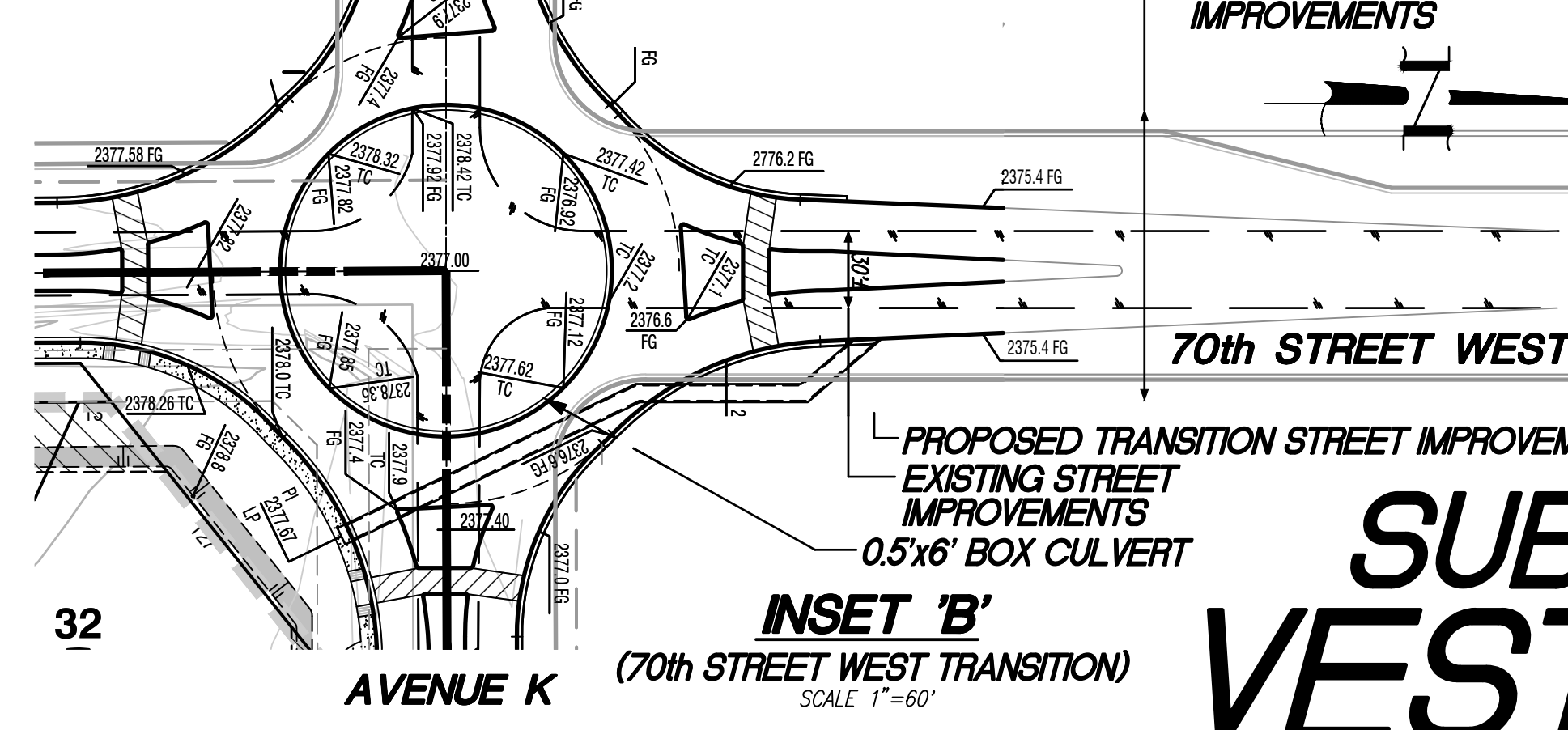
17320 Redhill Avenue
Suite 150
Irvine, CA 92614
Voice: 949-251-8821

DATE	NO.	REVISIONS

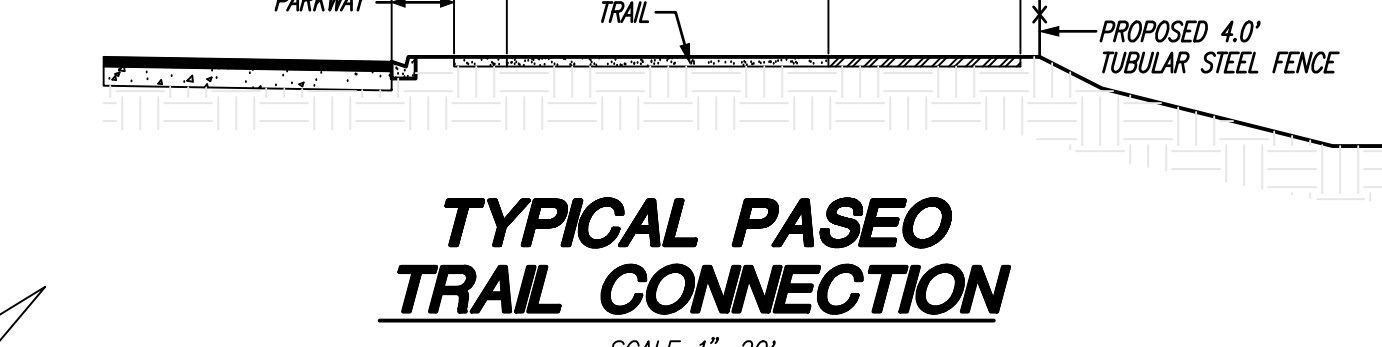
INSET 'A'
(AVENUE 'K' TRANSITION)
SCALE 1"=60'



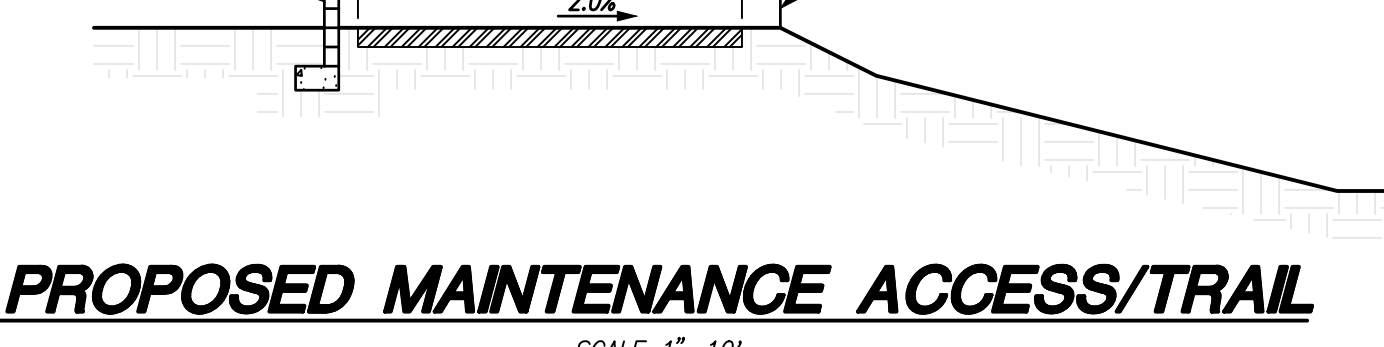
INSET 'B'
(70th STREET WEST TRANSITION)
SCALE 1"=60'



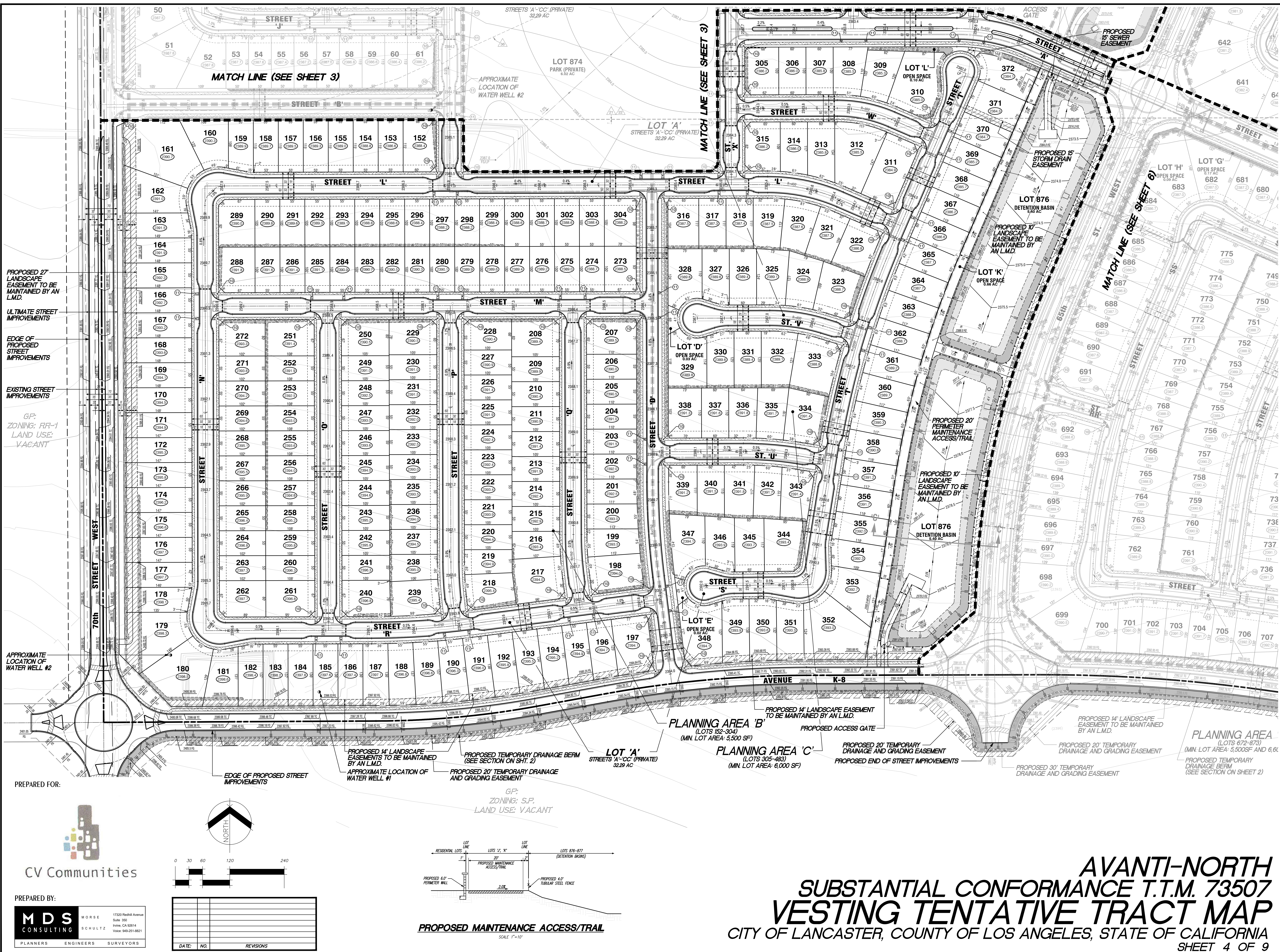
TYPICAL PASEO TRAIL CONNECTION
SCALE 1"=20'



PROPOSED MAINTENANCE ACCESS/TRAIL
SCALE 1"=10'




AVANTI-NORTH
VESTING TENTATIVE TRACT MAP
CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SHEET 3 OF 9





PREPARED FOR:



CV Communities

PREPARED BY:

MDS
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DATE	NO.	REVISIONS

AVANTI-NORTH

SUBSTANTIAL CONFORMANCE T.T.M. 73507

VESTING TENTATIVE TRACT MAP

CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 5 OF 9

11/23/22



PROPOSED 15' STORM DRAIN EASEMENT

PROPOSED 15' LANDSCAPE EASEMENT TO BE MAINTAINED BY AN L.M.D.

PROPOSED 20' PERIMETER MAINTENANCE ACCESS/TRAIL

PROPOSED 10' LANDSCAPE EASEMENT TO BE MAINTAINED BY AN L.M.D.

LOT 876 DETENTION BASIN 6.45 AC

PROPOSED 20' TEMPORARY DRAINAGE AND GRADING EASEMENT

PROPOSED 30' TEMPORARY DRAINAGE AND GRADING EASEMENT

PROPOSED 14' LANDSCAPE EASEMENT TO BE MAINTAINED BY AN L.M.D.

PROPOSED 20' TEMPORARY DRAINAGE AND GRADING EASEMENT

PLANNING AREA 'E' (LOTS 672-873) (MIN. LOT AREA: 5,500SF AND 6,600 SF)

PROPOSED TEMPORARY DRAINAGE BERM (SEE SECTION ON SHEET 2)

APPROXIMATE LOCATION OF OIL WELL #296 PER DOGGR MAP

LOT 'B' STREETS 'DD'-ZZ' (PRIVATE) 24.41 AC

EDGE OF PROPOSED STREET IMPROVEMENTS

PROPOSED 20' TEMPORARY DRAINAGE AND GRADING EASEMENT

PROPOSED 14' LANDSCAPE EASEMENT TO BE MAINTAINED BY AN L.M.D.

PROPOSED 15' STORM DRAIN EASEMENT

PROPOSED 20' LANDSCAPE EASEMENT TO BE MAINTAINED BY AN L.M.D.

PROPOSED TEMPORARY DRAINAGE BERM (SEE SECTION ON SHEET 2)

PROPOSED 20' PAVEMENT TAPER


PROPOSED 12" WATER LINE TO CONNECT TO EXISTING 12" WATER LINE

PROPOSED STREET IMPROVEMENTS TO JOIN EXISTING STREET IMPROVEMENTS PER TRACT 60450

TRACT 60450-3 GP ZONING: R-7000 LAND USE: EXISTING S.F.R.

TRACT 60450-7 GP ZONING: R-7000 LAND USE: EXISTING S.F.R.

PREPARED FOR:



CV Communities

PREPARED BY:

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		Phone: 949-251-8821
PLANNERS	ENGINEERS	SURVEYORS

DATE: NO. REVISIONS

AVANTI-NORTH

SUBSTANTIAL CONFORMANCE T.T.M. 73507

VESTING TENTATIVE TRACT MAP

CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 6 OF 9



PREPARED FOR:

CV Communities

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DATE	NO.	REVISIONS

AVANTI-NORTH
SUBSTANTIAL CONFORMANCE T.T.M. 73507
VESTING TENTATIVE TRACT MAP
COMPOSITE TENTATIVE TRACT MAP
CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SHEET 8 OF 9

PHASE 1
TR. 73507-1

PHASE 2
TR. 73507-2

PHASE 4
TR. 73507-4

PHASE 3
TR. 73507-3

PHASE 5
TR. 73507-5

PHASING SUMMARY

PHASE	LOTS
1	1-151
2	152-304
3	305-483
4	484-671
5	672-873

**AVANTI-NORTH
SUBSTANTIAL CONFORMANCE T.T.M. 73507
VESTING TENTATIVE TRACT MAP
PHASING PLAN**

CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SHEET 9 OF 9

PREPARED FOR:



CV Communities

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DATE	NO.	REVISIONS

