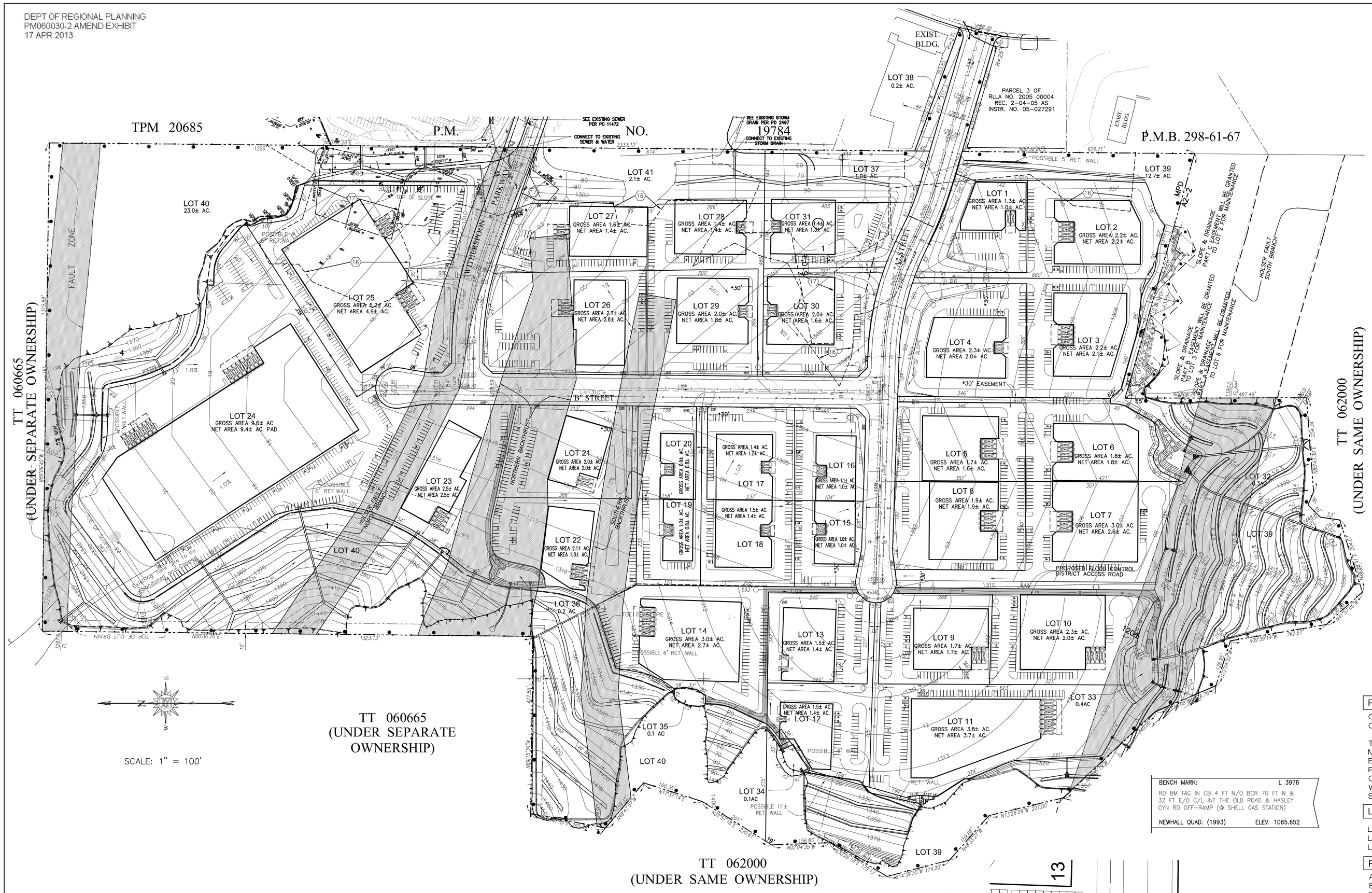
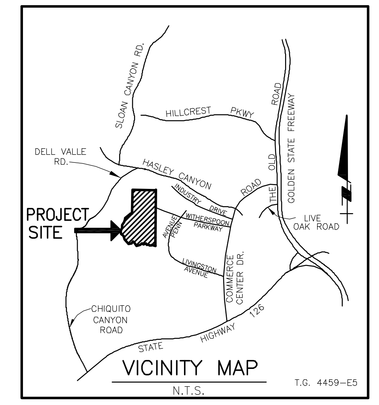
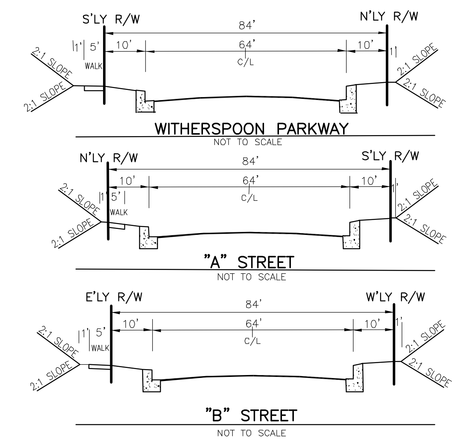
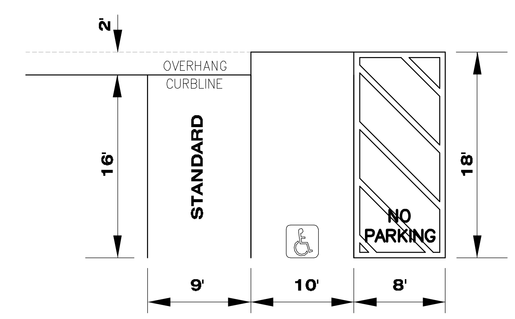
DEPT OF REGIONAL PLANNING
PM060030-2 AMEND EXHIBIT
17 APR 2013

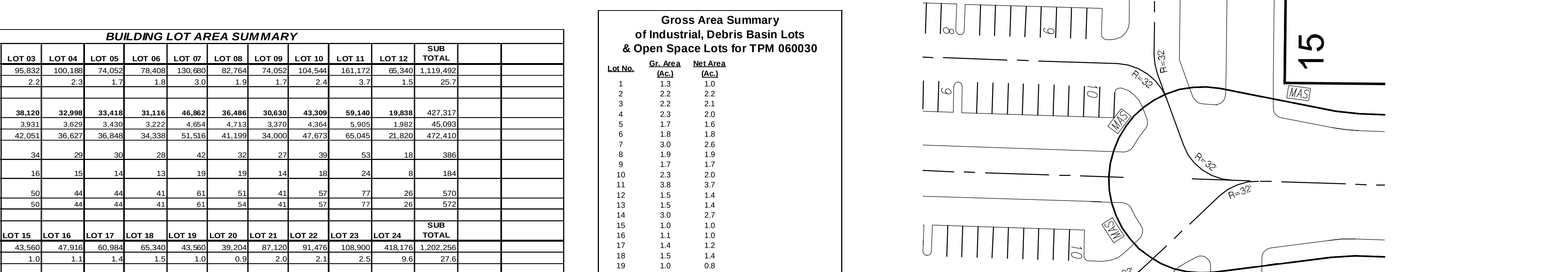






TYPICAL PARKING





BENCH MARK:	L 3976
RD BM TAG IN CB 4 FT N/O BCR 70 FT N & 32 FT E/O C/L INT THE OLD ROAD & HASLEY CYN RD OFF-RAMP (@ SHELL GAS STATION)	
NEWHALL QUAD. (1993)	ELEV. 1065.652

PROJECT SUMMARY

GROSS LOT AREA:	116.6± acres
GROSS LOT AREA:	69.6± acres
TOTAL INDUSTRIAL LOTS:	31
MAX. BUILDING SF PROPOSED:	1.3 MILLION SF.
EXISTING ZONING AND LAND USE:	MPD & M1 1/2 DP, I
PROPOSED ZONING AND LAND USE:	MPD & M1 1/2 DP, IO (OVOV)
GRADING:	2,400,000 CY (BALANCED ON SITE)
WATER PURVEYOR:	VALENCIA WATER CO.
SANITATION:	SANITATION DISTRICT #32

LOT SUMMARY

LOT NUMBER: 1 - 31	Industrial
LOT NUMBER: 32 - 36	Debris Basin
LOT NUMBER: 37 - 41	Open Space

PARKING SUMMARY

ALL PARKING SHALL BE PROVIDED AND CONTINUOUSLY MAINTAINED ON THE SUBJECT PROPERTY, DEVELOPED TO THE SPECIFICATIONS LISTED IN SECTION 22.52.1060 OF THE COUNTY CODE.

EARTHWORK

CUT/FILL: . . . . . 2.4 M.C.Y. (BALANCED)

EASEMENT

(1) SLOPE AND DRAINAGE EASEMENTS OF NEWHALL LAND AND FARMING COMPANY TO BE QUITCLAIMED PRIOR TO PARCEL MAP RECORDATION. (NOT SHOWN ON THIS MAP)

NOTES

1. PROPOSED GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING THE FINAL LAYOUT AND PLANS TO THE SATISFACTION OF PUBLIC WORKS AND REGIONAL PLANNING.
2. ASSESSOR PARCEL MAP. NOS. 3271-005-33 & 3271-028-106.
3. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENT.
4. ALL PARKING IS STANDARD SIZED.
5. ALL FIRE LANES ARE MINIMUM OF 28' WIDTH AND HAVE A MINIMUM 32' ℄ TURNING RADIUS.
6. IF THE CONFIGURATION CHANGES DUE TO PROPOSED BUILDING LAYOUT CHANGES PRIOR TO RECORDATION, A MINOR AMENDMENT WILL BE FILED ALONG WITH AN UPDATED EXHIBIT "A" TO THE SATISFACTION OF PUBLIC WORK AND REGIONAL PLANNING.
7. BUILDING SETBACKS TO BE IN COMPLIANCE WIDTH & A MPD ZONE.
8. PAD ELEVATIONS ARE APPROXIMATE TO THE NEAREST ±3 FEET MAX.
9. ALL DRIVEWAYS ARE RECIPROCAL INGRESS & EGRESS INCLUDING FOR UTILITIES.
10. ALL FLAGS LOTS AND ON-SITE PRIVATE DRIVEWAYS AND FIRE LANES WILL PROVIDE A MINIMUM PAVED WITH OF 28' FOR FIRE DEPARTMENT ACCESS.
11. ALL TURNS WITHIN THE PRIVATE DRIVEWAY AND FIRE LANES SHALL PROVIDED A MINIMUM TURNING RADII OF 32' ON THE CENTERLINE.
12. ALL OAK TREES (4) WERE REMOVED PREVIOUSLY PER THE APPROVAL OF OTP 2007-00006.

* SEC. 22.08.230W
WAREHOUSE IS DEFINED AS ANY BUILDING THAT IS UTILIZED AT LEAST 80 PERCENT FOR WAREHOUSING. THE BUILDING CAN BE MORE WAREHOUSING OR OFFICE SPACE.

LEGEND:

- PROPERTY LINE
- LOT LINE
- RET WALL
- FIRE LANE
- 1 — REPRESENTS NUMBER OF STANDARD PARKING STALLS
- MAS — MONUMENTED ADDRESSING SIGNS
- 40×12 — LOADING AREA
- ALQUIST - PRIOLO SETBACK ZONE
- HANDICAP PARKING
- PLUGGED & ABANDONED OIL WELL -1,3,&4
- PLUGGED & ABANDONED DRY HOLE -2

BUILDING LOT AREA SUMMARY

TABULATION	LOT 01	LOT 02	LOT 03	LOT 04	LOT 05	LOT 06	LOT 07	LOT 08	LOT 09	LOT 10	LOT 11	LOT 12	SUB TOTAL
Site area (in sq. ft.)	56,628	95,832	95,832	100,188	74,052	78,408	130,680	82,764	74,052	104,544	161,172	65,340	1,119,492
Site area (in acres)	1.3	2.2	2.2	2.3	1.7	1.8	3.0	1.9	1.7	2.4	3.7	1.5	25.7
BUILDING AREA													
Building area footprint	19,253	36,147	38,120	32,898	33,418	31,116	46,862	36,486	30,630	43,399	59,140	19,838	427,317
Mezzanine	1,917	3,976	3,931	3,628	3,428	3,223	4,664	4,713	3,370	4,364	5,905	1,862	45,093
Total building area	21,170	40,123	42,051	36,627	36,846	34,338	51,516	41,199	34,000	47,673	65,045	21,820	472,410
Parking required 1/1000 sf.	21	32	34	29	30	28	42	32	27	39	53	18	386
Parking required 2/1000 sf.	8	16	16	15	14	13	19	19	14	18	24	8	184
Total Parking required	29	48	50	44	44	41	61	51	41	57	77	26	570
Parking provided	29	48	50	44	44	41	61	54	41	57	77	26	572

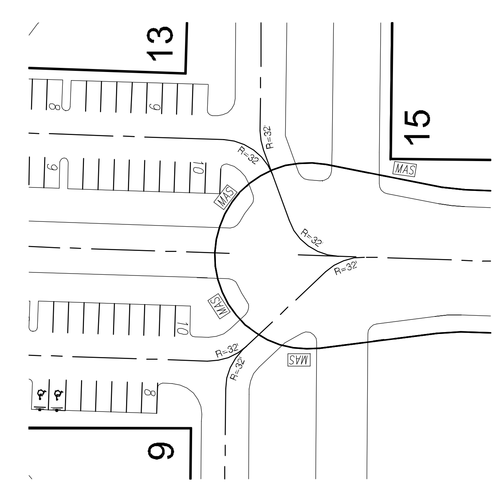
TABULATION	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	SUB TOTAL
Site area (in sq. ft.)	60,984	135,036	43,560	47,916	60,984	65,340	43,560	39,204	87,120	91,476	108,900	418,176	1,202,256
Site area (in acres)	1.4	3.1	1.0	1.1	1.4	1.5	1.0	0.9	2.0	2.1	2.5	9.6	27.6
BUILDING AREA													
Building area footprint	27,196	54,172	17,710	18,082	25,911	26,712	17,560	14,790	21,040	23,078	28,230	194,173	468,678
Mezzanine	3,191	5,456	1,948	1,989	2,690	2,679	1,935	1,425	5,912	6,788	4,223	17,000	55,190
Total building area	30,387	59,630	19,658	20,071	28,561	29,391	19,527	16,205	26,952	29,866	32,453	211,173	523,868
Parking required 1/1000 sf.	24	49	16	16	29	24	16	13	15	16	24	177	413
Parking required 2/1000 sf.	13	22	8	8	11	11	8	6	24	28	17	68	224
Total Parking required	37	71	24	24	34	35	24	19	39	44	41	245	637
Parking provided	40	71	24	24	34	35	24	19	39	44	41	269	664

TABULATION	LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	SUB TOTAL	GRAND TOTAL
Site area (in sq. ft.)	226,512	117,612	65,340	65,340	87,120	87,120	60,984	710,028	3,031,776
Site area (in acres)	5.2	2.7	1.5	1.5	2.0	2.0	1.4	16.3	69.6
BUILDING AREA									
Building area footprint	91,656	31,305	28,350	27,448	33,240	32,382	24,656	269,037	1,165,032
Mezzanine	14,659	6,300	3,118	2,619	3,356	3,162	2,312	35,526	135,809
Total building area	106,315	37,605	31,468	30,067	36,596	35,544	26,968	304,563	1,300,841
Parking required 1/1000 sf.	77	25	25	25	30	29	22	234	1032
Parking required 2/1000 sf.	59	26	13	11	14	13	10	146	554
Total Parking required	136	51	38	36	44	42	32	380	1,587
Parking provided	136	51	38	36	44	42	32	379	1,615

Gross Area Summary of Industrial, Debris Basin Lots & Open Space Lots for TPM 060030

Lot No.	Gr. Area (Ac.)	Net Area (Ac.)
1	1.3	1.0
2	2.2	2.2
3	2.2	2.1
4	2.3	2.0
5	1.7	1.6
6	1.8	1.8
7	3.0	2.6
8	1.9	1.9
9	1.7	1.7
10	2.3	2.0
11	3.8	3.7
12	1.5	1.4
13	1.5	1.4
14	3.0	2.7
15	1.0	1.0
16	1.1	1.0
17	1.4	1.2
18	1.5	1.4
19	1.0	0.8
20	0.9	0.8
21	2.0	2.0
22	2.1	1.8
23	2.5	2.5
24	9.6	9.4
25	5.2	4.9
26	2.7	2.6
27	1.6	1.4
28	1.4	1.4
29	2.0	1.8
30	2.0	1.6
31	1.4	1.3
32	0.3	
33	0.4	
34	0.1	
35	0.1	
36	0.2	
37	1.0	
38	0.2	
39	12.7	
40	23.0	
41	2.1	

69.6 Ac. Gross Lot Total
(65.0 Ac. Net Lot Total)
1.1 Ac. Basin Total
39.0 Ac. OS Total
109.7 Ac. Sub-Total
6.9 Ac. Street
116.6 Ac. GROSS AREA



CENTER LINE TURNING RADIUS DETAIL

1,587 ARE REQUIRED AND 1,615 TOTAL SPACES ARE PROVIDED (INCLUDES 73 HANDICAP PARKING – 54 ARE REQUIRED)

	DATE	REVISION	BY	APP
7	04-11-13	DELETE CONDO LOTS REFERENCES & REVISE PARKING		
6	10-17-12	ADD LOT TABLE, CLARIFY LOT LINES, DELETE NOTE 12		
5	09-06-12	ADDED 5 OPEN SPACE LOTS, NOTE 12 & UPDATED APN'S		
4	10-02-07	MODIFY PER SUBDIVISION COMMITTEE COMMENTS		
3	5-01-07	CORRECT PER GRADING		
2	02-01-07	REV. PER COUNTY PLANNING AND FIRE DEPARTMENT COMMENTS.		
1	07-21-06	REV. PER COUNTY PLANNING AND FIRE DEPARTMENT COMMENTS.	BY	APP

SCALE: 1"=100' | CHK'D BY: | APPROVED BY: | DATE: 05-09-06 | DWG. NO. 5100-056-02 | SHEET 1 OF 1

REGISTERED PROFESSIONAL ENGINEER RONALD R. HORN No.16913 Exp. 06-30-13 CIVIL STATE OF CALIFORNIA
PROJECT ENGINEER | DATE

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

EXHIBIT "A" TO CUP 03-238
TENTATIVE PARCEL MAP NO. 060030

ARCHITECT:
HPA Architecture
18831 Bardeen Ave. - Stee. #100
Irvine, CA 92612
(949) 863-1770

PREPARED FOR:
STERLING GATEWAY
P.O. BOX 681007
PARK CITY, UTAH 84068
ATTN. HUNT WILLIAMS (435) 655 0890

LEGAL DESCRIPTION:
PORTION OF LOT A, TRACT NO. 8599 RECORDED IN BOOK 101 PAGES 87–88, AND PORTIONS OF PARCELS 10 AND 11 OF PARCEL MAP NO. 19784 P.M.B. 298–61–67

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