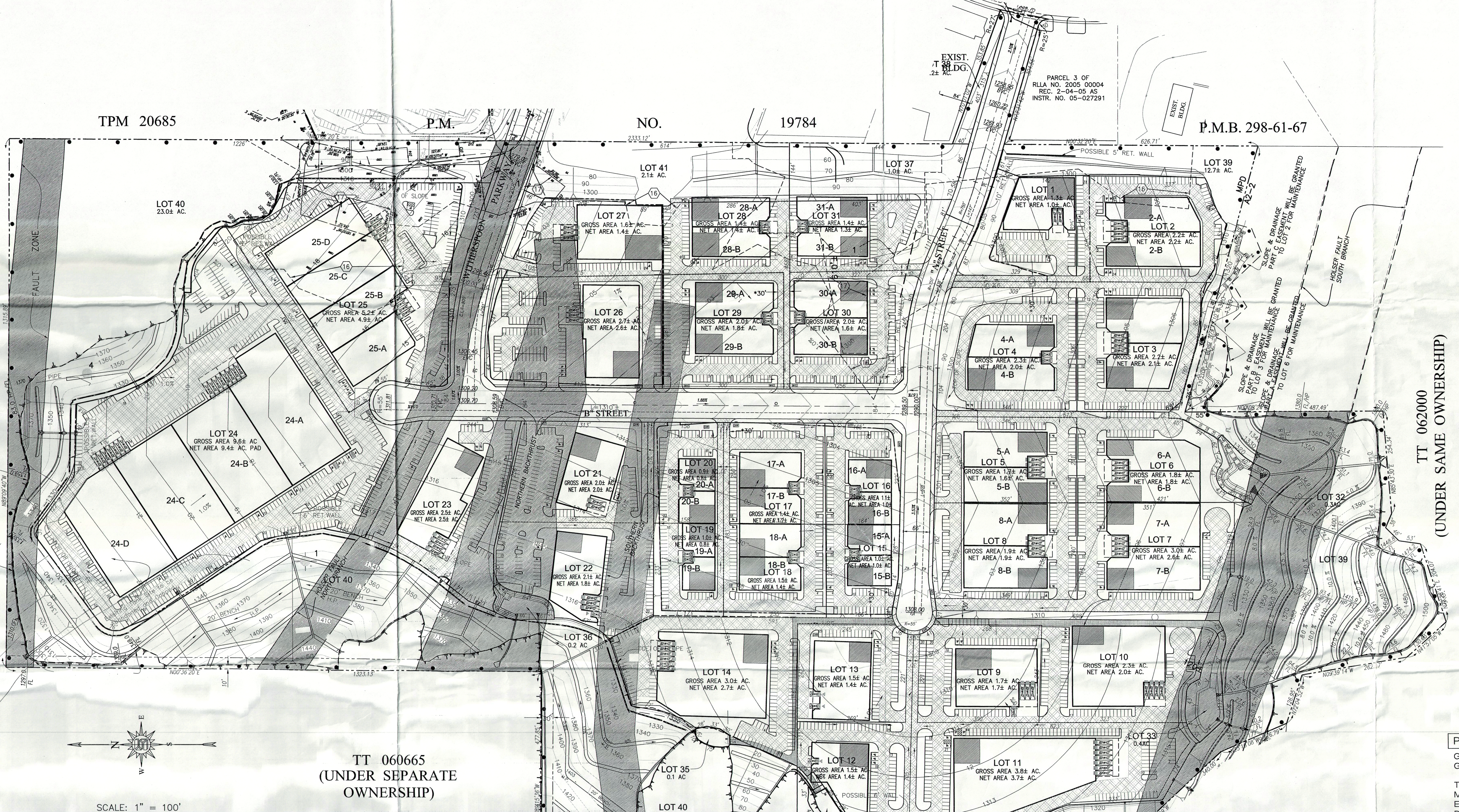
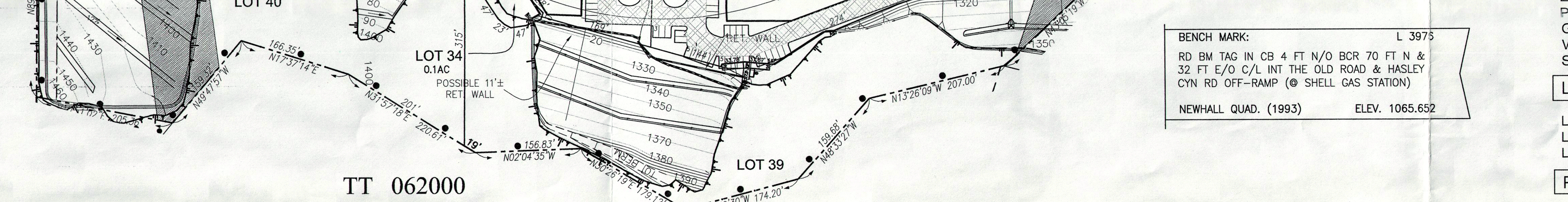
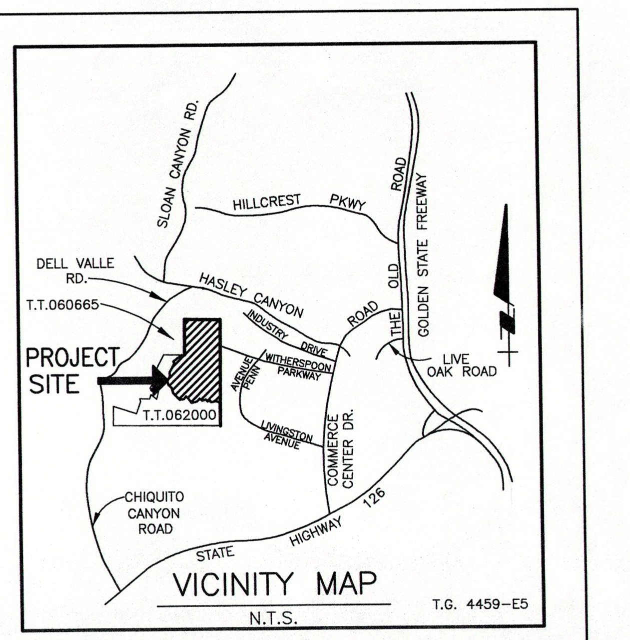
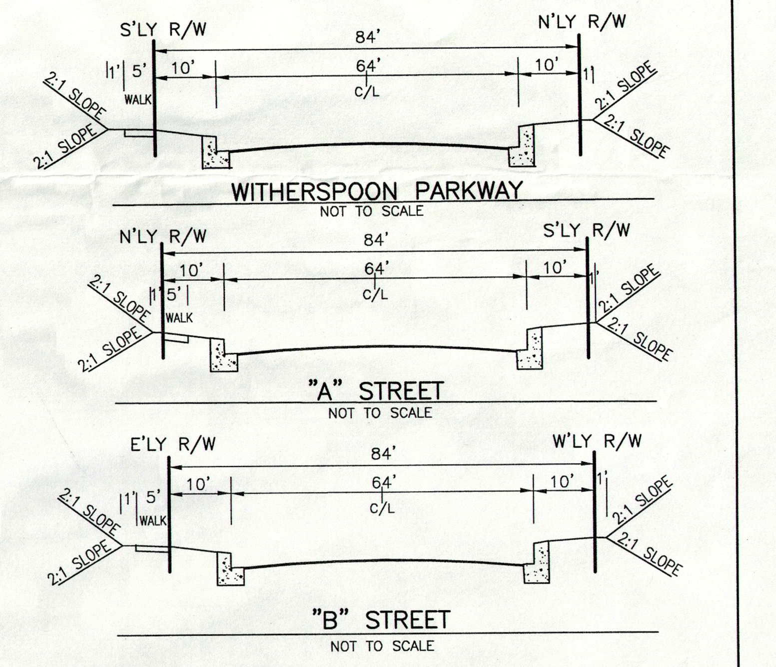
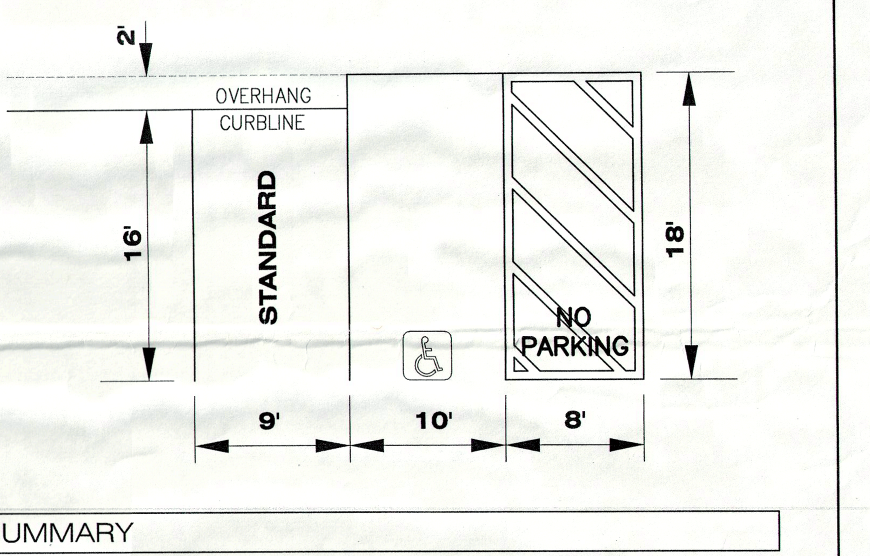








TYPICAL PARKING



SCALE: 1" = 100'

BUILDING 2A & B - 8A & B, 15A & B - 20A & B, 24A & D - 35A & D, 28A & B - 31A & B LOT AREA SUMMARY (INDUSTRIAL CONDO'S)

TABULATION	2A	2B*	3A	3B*	4A*	4B	5A*	5B*	6A*	6B*	7A*	7B	TOTAL
Loading area required	2 TYPE C	2 TYPE C	2 TYPE C	2 TYPE C	1 TYPE B	1 TYPE B	2 TYPE C	2 TYPE C	2 TYPE C	2 TYPE C	2 TYPE C	2 TYPE C	
Site area (in acres)													
BUILDING AREA	83%	84%	85%	83%	82%	83%	82%	82%	82%	82%	87%	87%	84%
First Floor	16,879	18,598	19,799	17,593	16,022	16,976	16,709	16,709	15,824	16,342	23,437	23,425	218,313
Second/Mezzanine	3,564	3,564	3,564	3,564	3,564	3,564	3,546	3,546	3,564	3,564	3,564	3,564	42,732
Total building area	20,443	22,162	23,363	21,157	19,586	20,540	20,255	20,255	19,388	19,906	27,001	26,989	261,045
Parking required 1/1000 sf.		18		17	16		16	16	16	16	22	22	157
Parking required 2/1000 sf.	41	9	47	8	8	41	8	8	8	8	11	11	207
Total Parking required	41	27	47	25	24	41	24	24	23	24	32	32	365
Parking provided	52	33	47	38	36	41	29	29	23	24	33	32	417
TABULATION	**8A***	**8B**	**15A***	**15B**	**16A**	**16B***	**17A**	**17B***	**18A***	**18B**	**19A***	**19B***	**TOTAL**
Loading area required	2 TYPE C	2 TYPE C	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B	
Site area (in acres)													
BUILDING AREA	85%	85%	73%	73%	74%	74%	82%	82%	75%	75%	64%	64%	77%
First Floor	20,346	20,343	7,866	7,876	8,177	8,177	12,905	13,006	11,996	12,124	6,296	6,296	135,408
Second/Mezzanine	3,546	3,546	2,865	2,865	2,865	2,865	2,865	2,865	3,987	3,987	3,546	3,546	39,348
Total building area	23,892	23,889	10,731	10,741	11,042	11,042	15,770	15,871	15,983	16,111	9,842	9,842	174,756
Parking required 1/1000 sf.	19		9			9		13	13		8	8	
Parking required 2/1000 sf.	10	48	4	21	22	4	32	6	6	32	4	4	194
Total Parking required	29	48	13	21	22	13	32	19	19	32	12	12	272
Parking provided	29	48	13	34	31	13	38	19	19	38	14	16	312
TABULATION	**20A**	**20B**	**24A**	**24B**	**24C**	**24D**	**25A**	**25B**	**25C**	**25D**	**28A**	**28B**	**GROSS TOTAL**
Loading area required	1 TYPE B	1 TYPE B	2 TYPE C	2 TYPE C	2 TYPE C	2 TYPE C	2 TYPE C	2 TYPE C	2 TYPE C	2 TYPE C	1 TYPE B	1 TYPE B	
Site area (in acres)													
BUILDING AREA	70%	70%	100%	100%	100%	100%	100%	100%	100%	100%	78%	78%	81%
First Floor	6,615	6,615	57,100	49,300	49,300	47,623	18,673	23,085	24,750	24,750	13,724	13,724	367,445
Second/Mezzanine	2,865	2,865									3,873	3,873	85,953
Total building area	9,480	9,480	57,100	49,300	49,300	47,623	18,673	23,085	24,750	24,750	17,597	17,597	453,398
Parking required 1/1000 sf.											14		
Parking required 2/1000 sf.	19	19	114	99	99	95	37	46	50	50	7	35	669
Total Parking required	19	19	114	99	99	95	37	46	50	50	21	35	683
Parking provided	21	21	114	102	108	108	56	56	57	57	29	35	764
TABULATION	**29A**	**29B**	**30A**	**30B**	**31A**	**31B**					**TOTAL**		**GROSS TOTAL**
Loading area required	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B	1 TYPE B							
Site area (in acres)													
BUILDING AREA	84%	84%	83%	83%	79%	79%					82%		80%
First Floor	16,620	16,620	16,191	16,191	12,328	12,328					90,278		593,131
Second/Mezzanine	3,247	3,247	3,247	3,247	3,247	3,247					19,482		144,783
Total building area	19,867	19,867	19,438	19,438	15,575	15,575					109,760		737,914
Parking required 1/1000 sf.											49%		
Parking required 2/1000 sf.	40	40	39	39	31	31					220		1,476
Total Parking required	40	40	39	39	31	31					220		
Parking provided	40	48	39	44	31	34					236		1,729

BUILDING LOT AREA SUMMARY

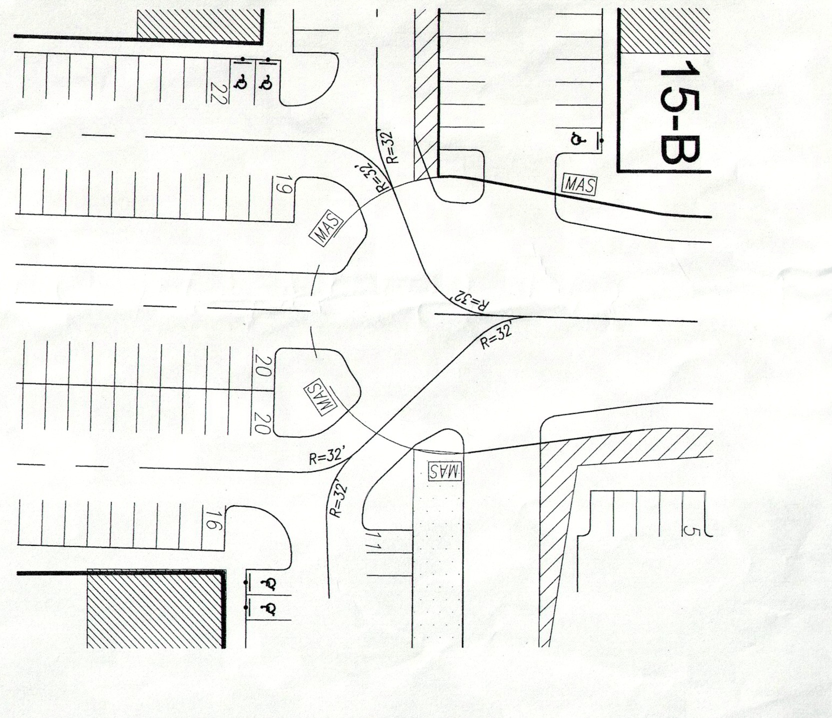
TABULATION	LOT 01	LOT 02	LOT 03	LOT 04	LOT 05	LOT 06	LOT 07	LOT 08	LOT 09	LOT 10	LOT 11	LOT 12	SUB TOTAL		
BUILDING NO.	1	2A-2B*	3A-3B*	4A*-4B	5A*-5B*	6A*-6B*	7A*-7B*	8A*-8B	9	10	11	12			
Site area (in sq. ft.)	56,628	95,832	95,832	100,188	74,052	78,408	130,680	82,764	74,052	104,544	161,172	65,340	1,119,492		
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	97%	84%	87%	76%	96%	82%	87%	93%	80%	92%	80%	85%			
Building area footprint	20,810	36,262	37,511	29,632	31,867	32,166	46,862	39,171	26,625	43,294	58,062	23,456	425,718		
Mezzanine	752	6,862	5,613	9,572	1,456	7,128	7,128	3,000	6,698	3,751	14,465	3,987	70,412		
Total building area	21,562	43,124	43,124	39,204	33,323	39,294	53,990	42,171	33,323	47,045	72,527	27,443	496,130		
Parking required 1/1000 sf.		34	34	31	27	31	43	19		38			189		
Parking required 2/1000 sf.	43	17	17	16	13	16	22	58	67	19	145	55	487		
Total Parking required	43	52	52	47	40	47	65	77	67	56	145	55	746		
Parking provided	65	83	86	77	58	47	81	77	92	65	152	56	939		
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**		
BUILDING NO.	13	14*	15A*-15B	16A-16B*	17A-17B*	18A*-18B	19A*-19B	20A*-20B*	21	22	23	24A-24D*			
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	87%	94%	85%	88%	91%	82%	86%	92%	54%	78%	91%	100%			
Building area footprint	27,832	57,120	16,720	17,280	24,224	22,400	13,446	14,400	21,040	30,555	28,231	203,323	476,571		
Mezzanine	4,000	3,646	2,882	2,322	2,322	5,043	2,236	1,282	18,164	8,649	2,797		53,343		
Total building area	31,832	60,766	19,602	19,602	26,546	27,443	15,682	15,682	39,204	39,204	31,028	203,323	529,914		
Parking required 1/1000 sf.		49	9	9	13	13	8					163	263		
Parking required 2/1000 sf.	64	24	25	26	38	38	24	31	78	78	62	81	571		
Total Parking required	64	73	34	35	51	51	32	31	78	78	62	244	834		
Parking provided	66	101	47	44	57	57	32	42	78	92	111	434	1,161		
TABULATION	**LOT 25**	**LOT 26**	**LOT 27**	**LOT 28**	**LOT 29**	**LOT 30**	**LOT 31**							**SUB TOTAL**	**GRAND TOTAL**
BUILDING NO.	25A-25D	26	27	28A*-28B*	29A*-29B	30A*-30B*	31A*-31B*								
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	100%	94%	96%	91%	94%	100%	94%								90%
Building area footprint	91,258	31,305	28,350	26,643	33,217	30,706	23,850							265,329	1,167,618
Mezzanine		1,960	1,053	2,760	2,062		1,633							9,468	133,223
Total building area	91,258	33,265	29,403	29,403	35,279	30,706	25,483	0	0	0	0	0	0	274,797	1,300,841
Parking required 1/1000 sf.			24	24	28	25	20		0	0	0	0	0	120	573
Parking required 2/1000 sf.	183	67	12	12	14	12	10	0	0	0	0	0	0	310	1,368
Total Parking required	183	67	36	35	42	37	31	0	0	0	0	0	0	430	2,010
Parking provided	226	122	54	64	88	83	65							702	2,802

* SEC. 22.08.230W
WAREHOUSE IS DEFINED AS ANY BUILDING
THAT IS UTILIZED AT LEAST 80 PERCENT FOR WAREHOUSING

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	69.6 Ac. Gross Lot Total
32	0.3		(65.0 Ac. Net Lot Total)
33	0.4		
34	0.1		
35	0.1		
36	0.2		1.1 Ac. Basin Total
37	1.0		
38	0.2		
39	12.7		
40	23.0		
41	2.1		39.0 Ac. OS Total
			109.7 Ac. Sub-Total
			6.9 Ac. Street
			116.6 Ac. GROSS AREA

BENCH MARK: L 3975
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



CENTER LINE TURNING RADIUS DETAIL

2,010 ARE REQUIRED AND 2,802 TOTAL SPACES ARE PROVIDED (INCLUDES 111 HANDICAP PARKING – 67 ARE REQUIRED)

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

SEE TABLE

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.

LEGEND:

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

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

	DATE	REVISION	BY	APP
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.		

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

DEPT OF REGIONAL PLANNING
OCT 18 2012 EXHIBIT
RECEIVED CS INDEX NO.
DRP
FILE COPY

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

EXHIBIT 'A' 10-18-12

X:\sikand\5100-056\02\Planning\Exhibits\dwg\SMALL BUILDING EXHIBIT Rev 6.dwg, 36x48 (2), 10/17/12 14:24:23