

LOT NO.	PLANNING AREA	STREET FRONTAGE	NO. OF BUILDINGS	RESIDENTIAL						COMMERCIAL				
				NO. OF D.U.	PARKING REQ.	REQ. GUEST	TOTAL REQ.	PARKING PROVIDED	GUEST PROVIDED	TOTAL PROVIDED	RETAIL BLDG. S.F.	REC CENTER BLDG. S.F.	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
139	OF-2	KK ST.	55	110	222	29	251	222	29	251				
140	OF-3	KK ST.	29	99	199	26	225	199	26	225				
141	OF-4	KK ST.	13	112	224	29	253	224	29	253				
142	OF-5	KK ST.	87	87	175	23	198	175	23	198				
186	LCN-1A	K ST.	7	154	249	39	288	249	39	288				
187	LCN-1B	K ST.	6	139	225	35	260	225	35	260				
253	LCS-1	AA ST.	9	168	336	43	379	336	43	379				
254	LCS-2	CC ST.	27	112	224	29	253	224	29	253				
402	LCS-3	CC ST.									4100	29	29	
255-256	LCS-4	BB ST.	28	103	207	27	234	207	27	234				
257	LCS-5	DD ST.	15	54	110	15	125	110	15	125				
258	LCS-6	DD ST.	109	109	219	28	247	219	28	247				
259	LCS-7	DD ST.	22	182	364	47	411	364	47	411				
260	LCS-8	CC ST.	52	52	104	14	118	104	14	118				
261	LCS-9	CC ST.	33	33	67	9	76	67	9	76				
262	LCS-10	FF ST.	34	129	259	33	292	259	33	292				
263	LCS-11	CC ST.	21	169	339	44	383	339	44	383				
264	LCS-12	CC ST.	69	69	139	18	157	139	18	157				
265	LCS-13	CC ST.	36	36	72	9	81	72	9	81				
266	LCS-14	CC ST.	78	78	158	21	179	158	21	179				
597	MW-1	N ST.									66400		248	248
598	MW-2	K ST.										14490	39	39
599	MW-3	K ST.	7	75	151	19	170	151	19	170				
600	MW-4	K ST.	11	121	243	31	274	243	31	274				
601	MW-5	K ST.	11	168	336	42	378	336	42	378				
602	MW-6	ZZ PVT. DR.	68	136	272	34	306	272	34	306				
603	MW-7	XX PVT. DR.	24	89	179	23	202	179	23	202				
604	MW-8	YY PVT. DR.	63	63	127	17	144	127	17	144				
605	MW-9	YY PVT. DR.	13	43	87	12	99	87	12	99				
606	MW-10	M ST.	104	104	210	28	238	210	28	238				
607	MW-11	M ST.	124	124	250	32	282	250	32	282				

LEGEND

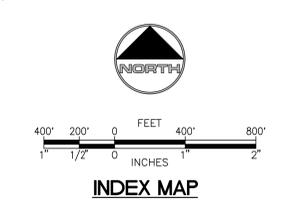
- LOT NO.
- MW-10** PLANNING AREA NUMBER
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	NOTES AND LOT SUMMARY
3	ONION FIELDS (OF)
4	LONG CYN NORTH (LCN)
5-8	LONG CYN SOUTH (LCS)
9-14	MESAS WEST (MW)
15	LONG CANYON NORTH (LCN)

PRODUCT KEY

- APARTMENT/CONDOMINIUM
- CONDOMINIUM
- RECREATION / OPEN SPACE
- PARK
- SCHOOL
- COMMERCIAL



LEGAL DESCRIPTION:
 PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESIGNED:					
DRAFTED:					
CHECKED:	JFukumitsu				
NO.		REVISIONS	DATE	BY	

OWNER/DEVELOPER:
NEWHALL LAND
 25124 SPRINGFIELD CT SUITE 300
 VALENCIA, CALIFORNIA 91355
 TELEPHONE: (661) 255-4000
 REPRESENTATIVE: MR. COREY HARPOLE



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
 LOS ANGELES, INC.
 PLANNING • ENGINEERING • SURVEYING
 30074 Avenida Hual, Ste 23 • Valencia, CA 91355
 P.O. Box 294-2211 • Valencia, CA 91355
 Tel: (661) 294-2211

DEPT OF REGIONAL PLANNING
 TR060678 EXHIBIT PG 1
 16 APR 2014

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"

SCALE: 1" = 60'
 DATE: 04/15/2014
 JOB No. 0015-023-025

SHEET 1 OF 15 SHEETS

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

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GENERAL NOTES:

- GRADE ELEVATIONS ON THE VTM ARE APPROXIMATE. CHANGES IN THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP WHICH WILL NOT SUBSTANTIALLY ALTER THE APPROVED GRADING PLAN OR RESULT IN PAD ELEVATION CHANGES OF MORE THAN 10 FEET ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN.
- PERMISSION IS REQUESTED FOR LOT LINES TO BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW PROVIDED NO ADDITIONAL DEVELOPABLE LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. PERMISSION IS REQUESTED FOR ADJUSTMENTS TO STREETS TO BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE DEPARTMENT OF PARKS AND RECREATION.
- BUILDING FOOTPRINTS SHOWN ON THE TENTATIVE MAP OR ACCOMPANYING SITE PLAN EXHIBIT MAPS ARE ONLY FOR ILLUSTRATIVE PURPOSES. RELOCATION OF BUILDINGS, OR ADJUSTMENTS IN BUILDING SQUARE FOOTAGE, NUMBER OF BUILDINGS, PARKING REQUIREMENTS AND OTHER FEATURES WHICH WILL NOT RESULT IN AN INCREASE IN TOTAL SQUARE FOOTAGE OR THE NUMBER OF DWELLING UNITS ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN.
- PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
- PERMISSION IS REQUESTED FOR UNIT MAP PHASING.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, SEWER LIFT STATIONS) MAY BE RELOCATED IF DETERMINED TO BE CONSISTENT WITH THE APPROVED TENTATIVE MAP BY DRP AND DPW.
- REQUEST PERMISSION TO PHASE MASS GRADE TO THE SATISFACTION OF DRP AND DPW AND THE PROVISIONS OF THE COUNTY CODE, APPROVED PROJECT CONDITIONS AND MITIGATION MEASURES.
- PROPOSED STREET GRADES ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS. ANY CHANGES SHALL BE TO THE SATISFACTION OF DPW.
- PROVIDE PROPERTY LINE RETURN RADII OF 13 FEET AT ALL LOCAL STREET AND PRIVATE DRIVE INTERSECTIONS, AND 27 FT AT THE INTERSECTION OF LOCAL STREETS OR PRIVATE DRIVES WITH PLANNED HIGHWAYS (THOSE ON THE COUNTY HIGHWAY PLAN) AND WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED ON 11/15/06 BY HUNSAKER FROM DATA FLOWN 5/24/06.
- REQUEST STREET FRONTAGE WAIVER FOR LOTS FRONTING ON PRIVATE STREETS AND PRIVATE DRIVES PER CONDITIONS OF APPROVAL.
- SHARED AND RECIPROCAL PARKING IS DEPICTED PER THE PROVISIONS OF THE NEWHALL RANCH SPECIFIC PLANS, SUBJECT TO SUBSTANTIAL CONFORMANCE REVIEW PER THE PROVISIONS FOUND IN SECTION 5.2 AND APPROVAL OF A PARKING PROGRAM AS REQUIRED BY SECTION 3.7.
- PERMISSION IS REQUESTED TO ALLOW FLAG LOTS PER CONDITIONS OF APPROVAL.
- MODIFICATION TO THE DEVELOPMENT STANDARDS FOUND IN SECTION 3.4 OF THE NEWHALL RANCH SPECIFIC PLAN TO ALLOW VARIABLE SETBACKS, INCLUDING ZERO FEET, HAS BEEN REQUESTED PER THE CONDITIONS OF APPROVAL THROUGH THE SUBSTANTIAL CONFORMANCE PROCEDURE FOUND IN SECTION 5.2 OF THE SPECIFIC PLAN.
- MODIFICATIONS IN SITE DESIGN TO THE TENTATIVE MAP/EXHIBIT MAP ARE PERMITTED AS DEFINED IN THE CONDITIONS OF APPROVAL.
- A SUBSTANTIAL CONFORMANCE DETERMINATION PERTAINING TO THE DEVELOPMENT STANDARDS FOUND IN SECTION 3.4 OF THE NEWHALL RANCH SPECIFIC PLAN HAS BEEN REQUESTED TO ALLOW MODIFICATION OF FRONT-YARD SETBACKS FOR CONDOMINIUM UNITS, WHERE A CONDOMINIUM UNIT IS DESIGNED SO THAT A GARAGE IS SIDE-ENTRY, RECESSED OR ACCESSED FROM A REAR ALLEY, THE FRONT-YARD SETBACK MAY BE 10' EXCEPT AS ALLOWED BY NOTE 20 ABOVE.
- GRADING OF VTM 06078 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED GRADING BALANCE. AN INTERIM HYDROLOGY REPORT WILL BE PREPARED FOR EACH PHASED GRADING AREA AND REQUIRED DRAINAGE DEVICES WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.

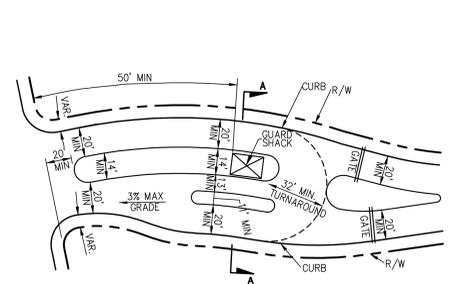
SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACIPM L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MARK #25 NEWHALL QUAD, 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951
THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:
THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED MAY 24, 2008. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE LEAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

SPECIAL NOTES:

- WATER QUALITY BASINS WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF.
- THE WATER QUALITY BASINS SHALL BE DEDICATED TO THE COUNTY WHEN COMPLETED AND ACCEPTED.
- PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC STREETS AND TRAILS.



TYPICAL GATE DETAIL WITH GUARD SHACK
NOT TO SCALE

LEGAL DESCRIPTION:

PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT SUMMARY:

GROSS AREA - 1745.7 AC
TOTAL LOTS - 948 TOTAL D.U. - 3,617
EXISTING ZONING - SP (NEWHALL RANCH SPECIFIC PLAN)
PROPOSED ZONING - SP (NEWHALL RANCH SPECIFIC PLAN)
GENERAL PLAN LAND USE - SP (NEWHALL RANCH SPECIFIC PLAN)

UTILITY PROVIDERS

PHONE: ATT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
SEWER TREATMENT: LA COUNTY SANITATION
SCHOOL DISTRICTS: NEWHALL UNION SCHOOL DISTRICT
CASTAIC UNION SCHOOL DISTRICT
WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
RECLAIMED WATER: VALENCIA WATER COMPANY
WATER: VALENCIA WATER COMPANY
POLICE PROTECTION: LA COUNTY SHERIFF
FIRE PROTECTION: LA COUNTY FIRE

RESIDENTIAL SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS ¹	MINIMUM LOT AREA (SQ. FT.)	REQUIRED SETBACKS ^{2,7}			MAXIMUM BUILDING HEIGHTS ³	
		FRONT YARD ² (MAIN STRUCTURE)	SIDE YARD ² (EACH SIDE)	REAR YARD ²		
ESTATE (E)	20,000	30' MIN ³	15' MIN	30' MIN	35'	
LOW RESIDENTIAL (L)	7,500	18' MIN ⁴	5' MIN ¹¹	20' MIN ^{4,7}	35'	
LOW-MEDIUM RESIDENTIAL (LM)	DETACHED	2,500	18' MIN ^{4,14}	5' MIN ^{5,11,15,16}	10' MIN ^{4,7}	35'
	ATTACHED	2,500	18' MIN ^{4,14}	5' MIN ^{5,11,15,16}	10' MIN ^{4,7}	35'
MEDIUM RESIDENTIAL (M)	DETACHED	2,500	18' MIN ^{4,14}	5' MIN ^{5,11,15,16}	10' MIN ^{4,7}	45'
	ATTACHED	N/A	10' MIN ¹⁴	5' MIN ^{5,11,15,16}	10' MIN ^{4,7}	45'
HIGH RESIDENTIAL (H) AND MIXED-USE (MU) RESIDENTIAL	N/A	10' MIN	5' MIN ¹¹	10' MIN ^{4,7}	55'	

NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS ¹	LOT REQUIREMENTS ¹²		
	MAXIMUM SITE COVERAGE ¹⁰	MINIMUM FRONT SETBACK	MAXIMUM BUILDING HEIGHTS ²
MIXED-USE (MU) COMMERCIAL	No Max	No Min ¹³	55'
COMMERCIAL (C)	50%	20'	45'
BUSINESS PARK (BP)	50%	20'	45'
VISITOR SERVING (VS)	50%	20'	35'

MAJOR OPEN AREAS SITE DEVELOPMENT STANDARDS

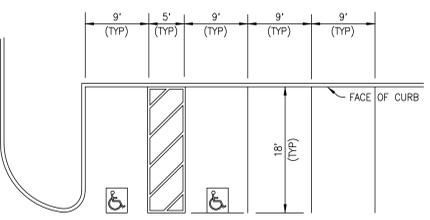
LAND USE DESIGNATIONS ¹	REQUIRED MINIMUM SETBACKS FROM PROPERTY LINE	MAXIMUM BUILDING HEIGHTS ²
OPEN AREA (OA)	50'	35'
RIVER CORRIDOR SPECIAL MANAGEMENT AREA (RC)	50'	25'
HIGH COUNTRY SPECIAL MANAGEMENT AREA (HC)	50'	25'

TABLE PER NEWHALL RANCH SPECIFIC PLAN ADOPTED MAY 27, 2003

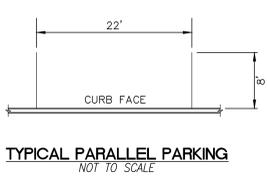
NOTE: HANDICAPPED PARKING STANDARD PER PROVISIONS OF BUILDING AND SAFETY CODE
RESIDENTIAL HANDICAP PARKING - 2% OF TOTAL UNITS
RESIDENTIAL HANDICAP VAN - 1 SPACE/8 HANDICAP P.S.
GUEST HANDICAP PARKING - 5% OF TOTAL
GUEST PARKING GUEST HANDICAP VAN - 1 SPACE/8 HANDICAP P.S.

RESIDENTIAL SITE NOTES

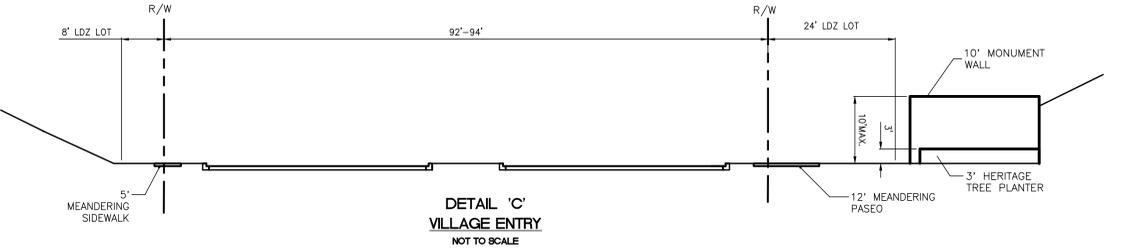
- OTHER USES INCLUDING LAND USE OVERLAYS SUCH AS SCHOOLS, CHURCHES, PARK FACILITIES, NON-RESIDENTIAL PUBLIC OR PRIVATE FACILITIES, AND RESIDENTIAL/COMMERCIAL CONVERSIONS ARE SUBJECT TO THE SITE DEVELOPMENT STANDARDS OF THE LAND USE DESIGNATION IN WHICH THEY ARE FOUND.
- A DEFINED TERM - SEE GLOSSARY DEFINITION AND/OR RELATED EXHIBIT FOR FULL DESCRIPTION OF REQUIREMENT
- FRONT ENTRY GARAGE: 30' MIN. SIDE ENTRY GARAGE: 15' MIN.
- FRONT ENTRY GARAGE: 18' MIN. SIDE ENTRY GARAGE: 10' MIN.
- ZERO SIDE YARD LOT CONFIGURATION IS PERMITTED.
- EXCEPT WHEN THERE IS A DETACHED SECOND UNIT, STRUCTURE, AND/OR GARAGE, WHERE 5' MIN. SETBACK IS ALLOWED FROM THIS STRUCTURE.
- NO GARAGE SETBACK REQUIREMENT FOR ALLEY ACCESS.
- 10' MIN. AGGREGATE FOR TWO ADJACENT LOTS (e.g., 5' AND 5' OR 3' AND 7' OR 0' AND 10').
- 9.10' MIN. BUILDING TO BUILDING SEPARATION.
10. A MIN. OF 10 PERCENT OF THE LOT AREA EXCLUDING REQUIRED PARKING SHALL BE LANDSCAPED.
11. 10' MIN. ADJACENT TO PUBLIC STREET.
12. 20' MIN. SIDE AND REAR YARD SETBACK IS REQUIRED WHEN BUILDING IS ADJACENT TO A DIFFERENT LAND USE DESIGNATION OR A PUBLIC ROAD.
13. 20' MIN. IS REQUIRED WHEN BUILDING FRONTS ON A PUBLIC ROAD.
14. 15' MIN. FOR CLUSTERED SINGLE-FAMILY DETACHED AND ATTACHED BUILDINGS.
15. 6' MIN. FOR CLUSTERED SINGLE-FAMILY DETACHED AND ATTACHED BUILDINGS WHEN ONE SIDE OF TWO ADJACENT BUILDINGS HAS NO WINDOWS.
16. 12' MIN. FOR CLUSTERED SINGLE-FAMILY DETACHED AND ATTACHED BUILDINGS WHEN KITCHEN/FAMILY AREA FACES TOWARD ZERO LOT LINE BUILDING WITH NO WINDOWS.
17. IF AT THE TIME THE BUILDING PERMITS ARE ISSUED, THE COUNTY'S SETBACK STANDARDS IN PLACE AT THE TIME ARE MORE STRINGENT THAN THOSE CONTAINED IN THE SITE DEVELOPMENT STANDARDS MATRIX, THE MORE STRINGENT STANDARDS SHALL APPLY.



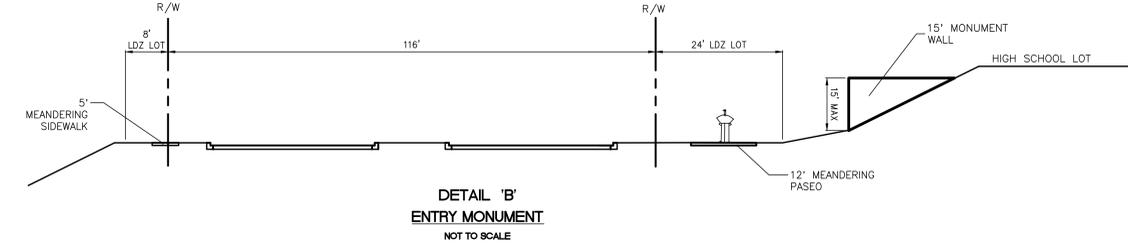
90° PARKING SPACE W/ HANDICAP
NOT TO SCALE



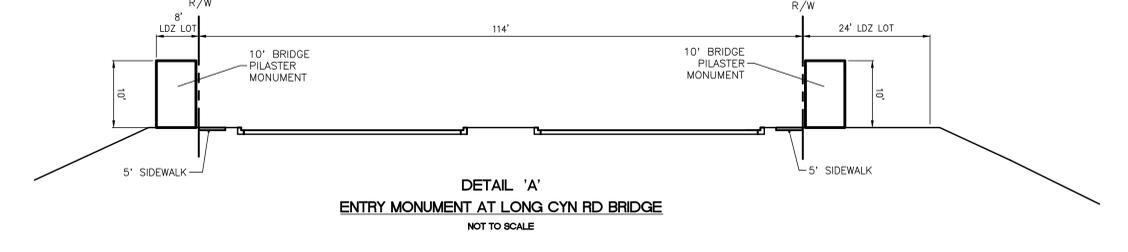
TYPICAL PARALLEL PARKING
NOT TO SCALE



DETAIL 'C' VILLAGE ENTRY
NOT TO SCALE



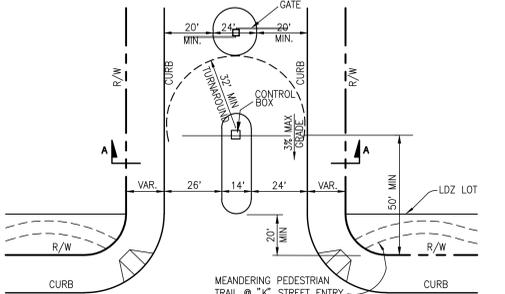
DETAIL 'B' ENTRY MONUMENT
NOT TO SCALE



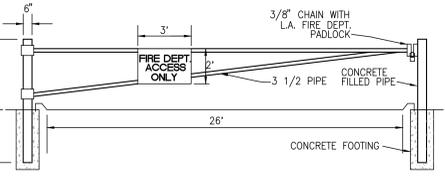
DETAIL 'A' ENTRY MONUMENT AT LONG CYN RD BRIDGE
NOT TO SCALE

MONUMENT NOTES:

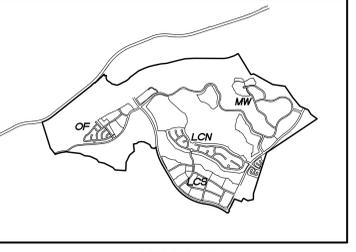
- MAXIMUM HEIGHT SHOWN IS FROM TOP OF CURB.
- 160 SQUARE FEET MAXIMUM FOR SIGNAGE PER SECTION 3.6 OF THE NEWHALL RANCH SPECIFIC PLAN. THIS REFERS TO SIGN SQUARE FOOTAGE ONLY, NOT TO INCLUDE THE WALL TO WHICH THE SIGN IS ATTACHED.
- DESIGNS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AS LONG AS MINIMUM SETBACKS, MAXIMUM HEIGHTS AND MAXIMUM SQUARE FOOTAGE OF SIGNAGE ARE RESPECTED.
- WALKWAYS MAY MEANDER IN AND OUT OF THE RIGHT-OF-WAY.



TYPICAL GATE DETAIL WITHOUT GUARD SHACK
NOT TO SCALE



FIRE TRUCK ACCESS SECURITY GATE
NOT TO SCALE



KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION: PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.				DESIGNED:		OWNER/DEVELOPER:	HUNSAKER & ASSOCIATES LOS ANGELES, IN C. PLANNING • ENGINEERING • SURVEYING 30075 Avenida Hdl, Ste 23 • Valencia, CA 91355 Ph (661) 294-2211 • Fx (661) 294-9890		
				DRAFTED:		NEWHALL LAND 25124 SPRINGFIELD CT SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. COREY HARPOLE		PLANS PREPARED BY:	
				CHECKED:				JASON H. FUKUMITSU	DATE:
								MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 060678 EXHIBIT "A"	
								SCALE: 1" = 60'	
								DATE: 04/15/2014	
								JOB No. 0015-023-025	
								SHEET 2 OF 15 SHEETS	
								IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	

Vertical: Ranch 06078-01P Homestead South (Overall) Version: 04/15/2014-10:28am By: odsm

PROJECT SUMMARY: OF-6 (LOT 143)

RECREATION - 1-STORY
Total Site Area: 3.6 Acres±
Land Use: LM
Total S.F.: 10,000 s.f.±
Number of Buildings: 4 Buildings
Max Height: 35'

PARKING SUMMARY:

Required:
Open 33 Spaces
Total 33 Spaces
Guest Handicap Parking 5% of total guest parking 2 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S. 1 Spaces

Provided:
Open 33 Spaces
Total 33 Spaces

PROJECT SUMMARY: OF-2 (LOT 139)

Total Site Area: 8.6 Acres
Land Use: LM
Total Units: 110 Homes
Number of Buildings: 55 Buildings
Max Height: 35'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	37	1.5 (56)	.5 (19)	.25 (10)	85 Spaces
3 Bedroom	73	1.5 (110)	.5 (37)	.25 (19)	166 Spaces
Total	110	166	56	29	251 Spaces

Provided:

Garage 220 Spaces
Carport 0 Spaces
Open 31 Spaces
Total 251 Spaces (2.28 Space/DU)

Res. Handicap Parking 2% of total units 3 Spaces
Res. Handicap Van 1 Space/8 Handicap P.S. 1 Space
Guest Handicap Parking 5% of total guest parking 2 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S. 1 Space

PROJECT SUMMARY: OF-5 (LOT 142)

Total Site Area: 8.8 Acres
Land Use: LM
Total Units: 87 Homes
Number of Buildings: 87 Buildings
Max Height: 35'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	29	1.5 (44)	.5 (15)	.25 (8)	67 Spaces
3 Bedroom	58	1.5 (87)	.5 (29)	.25 (15)	131 Spaces
Total	87	131	44	23	198 Spaces

Provided:

Garage 174 Spaces
Carport 0 Spaces
Open 24 Spaces
Total 198 Spaces (2.27 Space/DU)

Res. Handicap Parking 2% of total units 2 Spaces
Res. Handicap Van 1 Space/8 Handicap P.S. 1 Space
Guest Handicap Parking 5% of total guest parking 2 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S. 1 Space

LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

NOTES:

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

VILLAGE ENTRY MONUMENT
10' MAX. HEIGHT WALL
SEE DETAIL 'C' ON SHEET 2

LEGAL DESCRIPTION:

PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESIGNED:	DRAFTED:	CHECKED:	NO.	REVISIONS	DATE	BY
		jFukumitsu				

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. COREY HARPOLE



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
36075 Avenida Hill, Ste 23 • Valencia, CA 91355
P: (661) 294-2211 F: (661) 294-9890

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
OF 5-8
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 60'
DATE: 04/15/2014
JOB No. 0015-023-025
SHEET 3
OF 15 SHEETS



PROJECT SUMMARY: OF-3 (LOT 140)

Total Site Area: 6.5 Acres
Land Use: LM
Total Units: 99 Homes
Number of Buildings: 29 Buildings
Max Height: 35'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	58	1.5 (87)	.5 (29)	.25 (15)	131 Spaces
3 Bedroom	41	1.5 (62)	.5 (21)	.25 (11)	94 Spaces
Total	99	149	50	26	225 Spaces

Provided:

Garage 198 Spaces
Carport 0 Spaces
Open 27 Spaces
Total 225 Spaces (2.27 Space/DU)

Res. Handicap Parking 2% of total units 2 Spaces
Res. Handicap Van 1 Space/8 Handicap P.S. 1 Space
Guest Handicap Parking 5% of total guest parking 2 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S. 1 Space

PROJECT SUMMARY: OF-4 (LOT 141)

Total Site Area: 6.5 Acres
Land Use: LM
Total Units: 112 Homes
Number of Buildings: 13 Buildings
Max Height: 35'

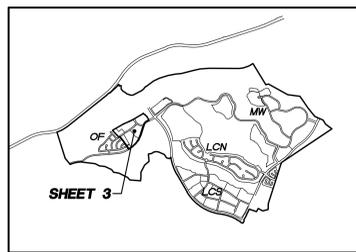
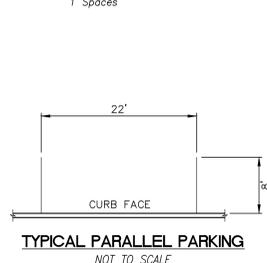
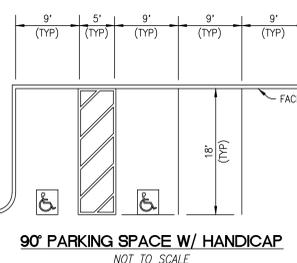
PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	8	1.5 (12)	.5 (4)	.25 (2)	18 Spaces
2 Bedroom	70	1.5 (105)	.5 (35)	.25 (18)	158 Spaces
3 Bedroom	34	1.5 (51)	.5 (17)	.25 (9)	77 Spaces
Total	112	168	56	29	253 Spaces

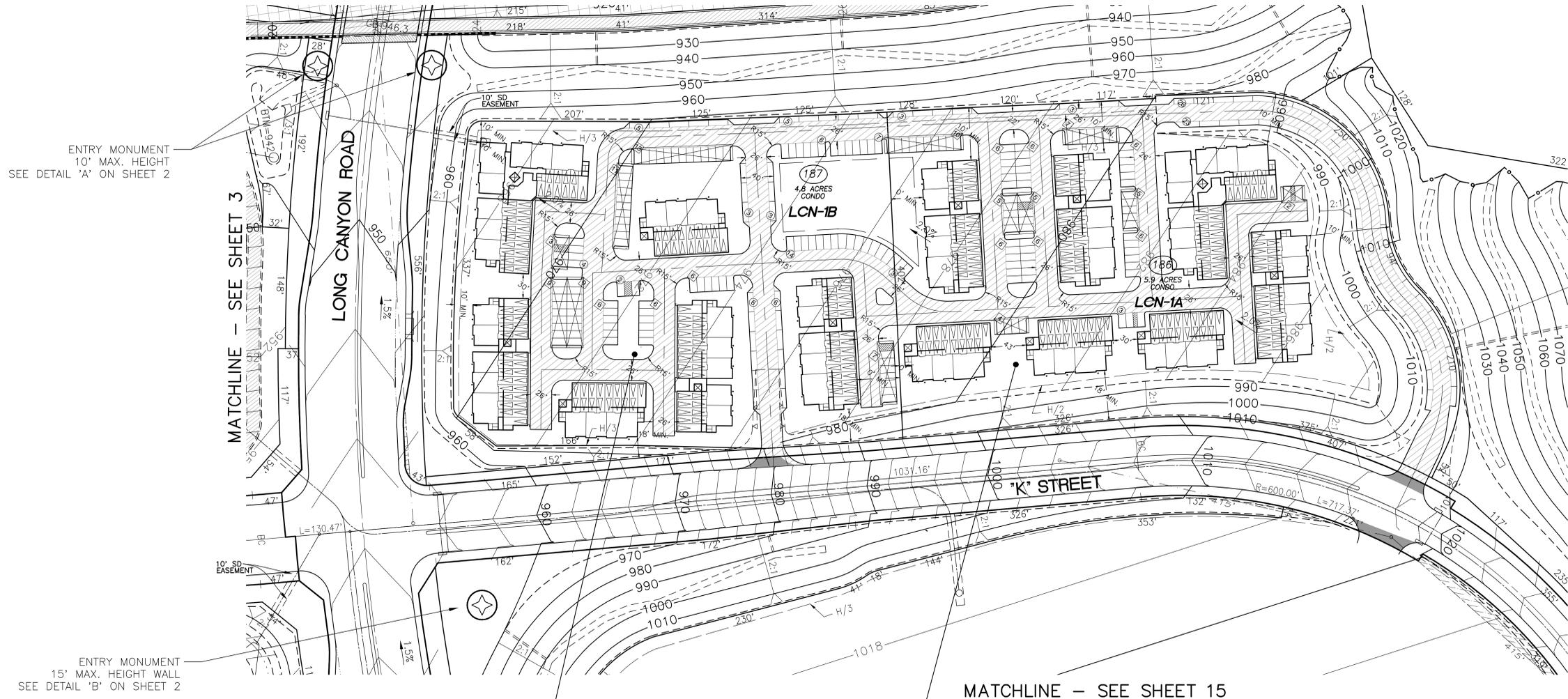
Provided:

Garage 216 Spaces
Carport 0 Spaces
Open 37 Spaces
Total 253 Spaces (2.26 Space/DU)

Res. Handicap Parking 2% of total units 3 Spaces
Res. Handicap Van 1 Space/8 Handicap P.S. 1 Space
Guest Handicap Parking 5% of total guest parking 2 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S. 1 Space



MATCHLINE - SEE SHEET 4



PROJECT SUMMARY: LCN-1B (LOT 187)

Total Site Area: 4.8 Acres ±
Land Use: M
Total Units: 139 Homes ±
Number of Buildings: 6 Buildings
Max. Height: 55'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	108	1.5 (162)		.25 (27)	189 Spaces
2 Bedroom	31	1.5 (47)		.25 (8)	71 Spaces
Total	139	209	16	35	260 Spaces

Provided:
Garage: 140 Spaces
Carport: 70 Spaces
Open: 61 Spaces
Guest: (35)

Total: 271 Spaces (1.85 Space/DU)

Res. Handicap Parking: 2% of total units
3 Spaces
1 Space/8 Handicap P.S.

Res. Handicap Van: 1 Spaces

Guest Handicap Parking: 5% of total guest parking
2 Spaces

Guest Handicap Van: 1 Space/8 Handicap P.S.
1 Spaces

PROJECT SUMMARY: LCN-1A (LOT 186)

Total Site Area: 5.9 Acres ±
Land Use: M
Total Units: 154 Homes ±
Number of Buildings: 7 Buildings
Max. Height: 55'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	118	1.5 (177)		.25 (30)	207 Spaces
2 Bedroom	36	1.5 (54)		.25 (9)	81 Spaces
Total	154	231	18	39	288 Spaces

Provided:
Garage: 157 Spaces
Carport: 74 Spaces
Open: 58 Spaces
Guest: (39)

Total: 289 Spaces (1.87 Space/DU)

Res. Handicap Parking: 2% of total units
4 Spaces
1 Space/8 Handicap P.S.

Res. Handicap Van: 1 Space

Guest Handicap Parking: 5% of total guest parking
2 Spaces

Guest Handicap Van: 1 Space/8 Handicap P.S.
1 Spaces

LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

NOTES:

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

LEGAL DESCRIPTION:

PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESIGNED:					
DRAFTED:					
CHECKED:	jFukumitsu	NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. COREY HARPOLE



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
24074 Avenue Hill, Ste 23 • Valencia, CA 91355
Pte (661) 294-2211 • Fax (661) 294-9890

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
LCN-1A, LCN-1B

SCALE: 1" = 60'
DATE: 04/15/2014
JOB No. 0015-023-025

SHEET 4
OF 15 SHEETS

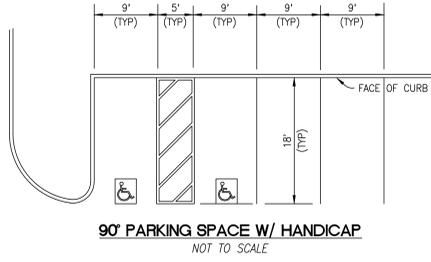
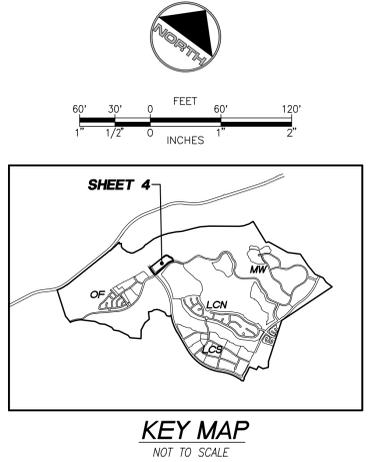
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 3

ENTRY MONUMENT
10" MAX. HEIGHT
SEE DETAIL 'A' ON SHEET 2

ENTRY MONUMENT
15" MAX. HEIGHT WALL
SEE DETAIL 'B' ON SHEET 2



PROJECT SUMMARY: LCS-15 (LOT 401)

PARK ACREAGE SUMMARY:
Gross Park Area: 5.3 Acres
Net Park Area: 5.0 Acres

PARKING SUMMARY:

Required:
1 Space (per 0.5 AC.) up to 15 AC.
1 Space for Handicap
1 Space for every 1 AC. over 15 AC.
TOTAL REQUIRED PARKING: 10 Spaces

Provided:

Handicap Parking: 1 Space
Standard Parking: 16 Spaces
TOTAL PROVIDED PARKING: 17 Spaces

PROJECT SUMMARY: LCS-5 (LOT 257)

Total Site Area: 4.7 Acres
Land Use: H
Total Units: 54 Homes
Number of Buildings: 15 Buildings
Max Height: 55'

PARKING SUMMARY:

Required:

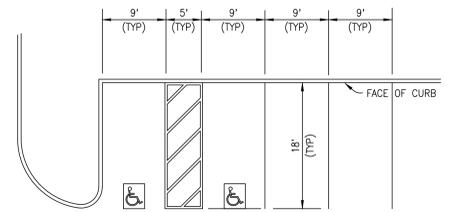
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	9	1.5 (14)	.5 (5)	.25 (3)	22 Spaces
3 Bedroom	39	1.5 (59)	.5 (20)	.25 (10)	89 Spaces
4 Bedroom	6	1.5 (9)	.5 (3)	.25 (2)	14 Spaces
Total	54	82	28	15	125 Spaces

Provided:

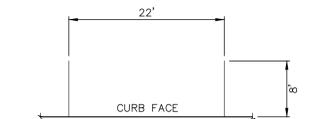
Garage	108 Spaces
Carport	0 Spaces
Open	17 Spaces
Guest	(15)
Total	125 Spaces (2.31 Space/DU)
Res. Handicap Parking	2% of total units 2 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 1 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces

PROJECT SUMMARY: LCS-SCHOOL (LOT 267)

Total Site Area: 9.7 ACRES
Land Use: LM



90° PARKING SPACE W/ HANDICAP
NOT TO SCALE



TYPICAL PARALLEL PARKING
NOT TO SCALE

PROJECT SUMMARY: LCS-6 (LOT 258)

Total Site Area: 8.9 Acres
Land Use: H
Total Units: 109 Homes
Number of Buildings: 109 Buildings
Max Height: 55'

PARKING SUMMARY:

Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	60	1.5 (90)	.5 (30)	.25 (15)	135 Spaces
3 Bedroom	38	1.5 (57)	.5 (19)	.25 (10)	86 Spaces
4 Bedroom	11	1.5 (17)	.5 (6)	.25 (3)	26 Spaces
Total	109	164	55	28	247 Spaces

Provided:

Garage	218 Spaces
Carport	0 Spaces
Open	29 Spaces
Guest	(28)
Total	247 Spaces (2.27 Space/DU)
Res. Handicap Parking	2% of total units 3 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 2 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces

LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

NOTES:

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

LEGAL DESCRIPTION:

PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESIGNED:	DRAFTED:	CHECKED:	NO.	REVISIONS	DATE	BY
		JFukumitsu				

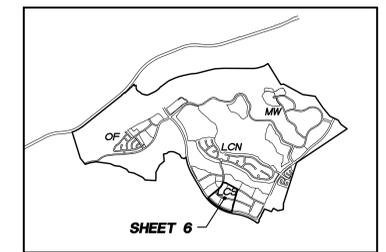
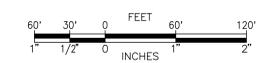
OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. COREY HARPOLE



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, IN C.
PLANNING • ENGINEERING • SURVEYING
36075 Avenida Hill, Ste 23 • Valencia, CA 91355
Ph: (661) 294-2211 Fax: (661) 294-9890

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
LCS 5-6
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 60'
DATE: 04/15/2014
JOB No. 0015-023-025
SHEET 6
OF 15 SHEETS



KEY MAP
NOT TO SCALE

PROJECT SUMMARY: LCS-15 (LOT 401)

PARK ACREAGE SUMMARY:
Gross Park Area: 5.3 Acres
Net Park Area: 5.0 Acres

PARKING SUMMARY:

Required:
1 Space (per 0.5 AC.) up to 15 AC.
1 Space for Handicap
1 Space for every 1 AC. over 15 AC.
TOTAL REQUIRED PARKING: 10 Spaces

Provided:

Handicap Parking: 1 Space
Standard Parking: 16 Spaces
TOTAL PROVIDED PARKING: 17 Spaces

PROJECT SUMMARY: LCS-5 (LOT 257)

Total Site Area: 4.7 Acres
Land Use: H
Total Units: 54 Homes
Number of Buildings: 15 Buildings
Max Height: 55'

PARKING SUMMARY:

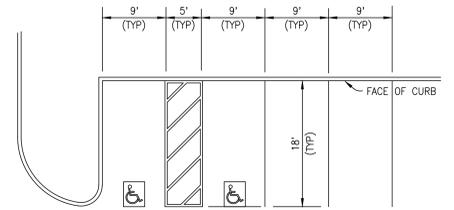
Required						
Bedroom Count	# Units	Covered	Uncovered	Guest	Total	
2 Bedroom	9	1.5 (14)	.5 (5)	.25 (3)	22 Spaces	
3 Bedroom	39	1.5 (59)	.5 (20)	.25 (10)	89 Spaces	
4 Bedroom	6	1.5 (9)	.5 (3)	.25 (2)	14 Spaces	
Total	54	82	28	15	125 Spaces	

Provided:

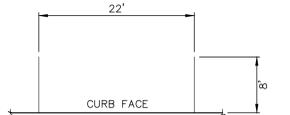
Garage	108 Spaces
Carport	0 Spaces
Open	17 Spaces
Guest Handicap Parking	1 Space
Guest Handicap Van	1 Space/8 Handicap P.S.
Guest Handicap Van	1 Space
Res. Handicap Parking	2% of total units 2 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 1 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Total	125 Spaces (2.31 Space/DU)

PROJECT SUMMARY: LCS-SCHOOL (LOT 267)

Total Site Area: 9.7 ACRES
Land Use: LM



90° PARKING SPACE W/ HANDICAP
NOT TO SCALE



TYPICAL PARALLEL PARKING
NOT TO SCALE

PROJECT SUMMARY: LCS-6 (LOT 258)

Total Site Area: 8.9 Acres
Land Use: H
Total Units: 109 Homes
Number of Buildings: 109 Buildings
Max Height: 55'

PARKING SUMMARY:

Required						
Bedroom Count	# Units	Covered	Uncovered	Guest	Total	
2 Bedroom	60	1.5 (90)	.5 (30)	.25 (15)	135 Spaces	
3 Bedroom	38	1.5 (57)	.5 (19)	.25 (10)	86 Spaces	
4 Bedroom	11	1.5 (17)	.5 (6)	.25 (3)	26 Spaces	
Total	109	164	55	28	247 Spaces	

Provided:

Garage	218 Spaces
Carport	0 Spaces
Open	29 Spaces
Guest Handicap Parking	1 Space
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Res. Handicap Parking	2% of total units 3 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 2 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Total	247 Spaces (2.27 Space/DU)

LEGEND

- (100) LOT NO.
- MW-10 PLANNING AREA NUMBER
- PROJECT BOUNDARY
- RIGHT OF WAY
- 225' PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 950' PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

NOTES:

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

LEGAL DESCRIPTION:

PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESIGNED:	DRAFTED:	CHECKED:	NO.	REVISIONS	DATE	BY
		JFukumitsu				

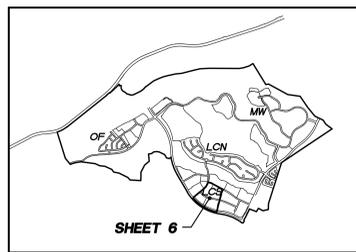
OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. COREY HARPOLE



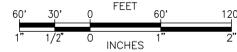
PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
LCS 5-6
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 60'
DATE: 04/15/2014
JOB No. 0015-023-025
SHEET 6
OF 15 SHEETS



KEY MAP
NOT TO SCALE



PROJECT SUMMARY: LCS-12 (LOT 264)

Total Site Area: 9.4 Acres
Land Use: LM
Total Units: 69 Homes
Number of Buildings: 69 Buildings
Max Height: 35'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	45	1.5 (68)	.5 (23)	.25 (12)	103 Spaces
4 Bedroom	24	1.5 (36)	.5 (12)	.25 (6)	54 Spaces
Total	69	104	35	18	157 Spaces

Provided:

Garage	138 Spaces
Carport	0 Spaces
Open	19 Spaces
Total	157 Spaces (2.28 Space/DU)

Res. Handicap Parking 2% of total units
2 Spaces
1 Space/8 Handicap P.S.

Guest Handicap Parking 5% of total guest parking
1 Spaces
1 Space/8 Handicap P.S.

MATCHLINE - SEE BELOW



MATCHLINE - SEE SHEET 7

"CC" STREET

MATCHLINE - SEE SHEET 7

PROJECT SUMMARY: LCS-11 (LOT 263)

Total Site Area: 10.0 Acres
Land Use: M
Total Units: 169 Homes
Number of Buildings: 21 Buildings
Max Height: 45'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	9	1.5 (14)	.5 (5)	.25 (3)	22 Spaces
2 Bedroom	118	1.5 (177)	.5 (59)	.25 (30)	266 Spaces
3 Bedroom	42	1.5 (63)	.5 (21)	.25 (11)	95 Spaces
Total	169	254	85	44	383 Spaces

Provided:

Garage	329 Spaces
Carport	0 Spaces
Open	54 Spaces
Total	383 Spaces (2.12 Space/DU)

Res. Handicap Parking 2% of total units
4 Spaces
1 Space/8 Handicap P.S.

Guest Handicap Parking 5% of total guest parking
3 Spaces
1 Space/8 Handicap P.S.



PROJECT SUMMARY: LCS-14 (LOT 266)

Total Site Area: 6.6 Acres
Land Use: LM
Total Units: 78 Homes
Number of Buildings: 78 Buildings
Max Height: 35'

PARKING SUMMARY:

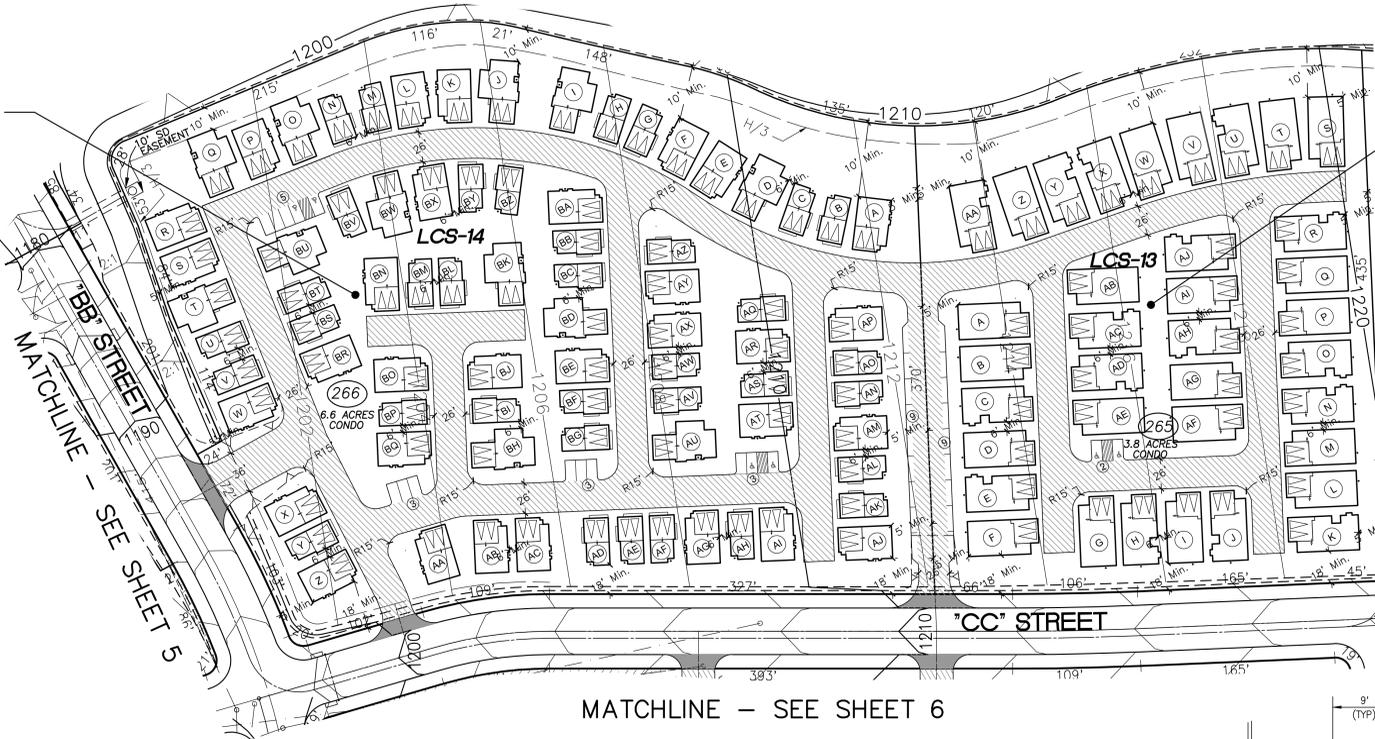
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	38	1.5 (57)	.5 (19)	.25 (10)	86 Spaces
3 Bedroom	29	1.5 (44)	.5 (15)	.25 (8)	67 Spaces
4 Bedroom	11	1.5 (17)	.5 (6)	.25 (3)	26 Spaces
Total	78	118	40	21	179 Spaces

Provided:

Garage	156 Spaces
Carport	0 Spaces
Open	23 Spaces
Total	179 Spaces (2.29 Space/DU)

Res. Handicap Parking 2% of total units
2 Spaces
1 Space/8 Handicap P.S.

Guest Handicap Parking 5% of total guest parking
2 Spaces
1 Space/8 Handicap P.S.



MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 6

"CC" STREET

MATCHLINE - SEE ABOVE

PROJECT SUMMARY: LCS-13 (LOT 265)

Total Site Area: 3.8 Acres
Land Use: LM
Total Units: 36 Homes
Number of Buildings: 36 Buildings
Max Height: 35'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	24	1.5 (36)	.5 (12)	.25 (6)	54 Spaces
4 Bedroom	12	1.5 (18)	.5 (6)	.25 (3)	27 Spaces
Total	36	54	18	9	81 Spaces

Provided:

Garage	72 Spaces
Carport	0 Spaces
Open	9 Spaces
Total	81 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units
1 Spaces
1 Space/8 Handicap P.S.

Guest Handicap Parking 5% of total guest parking
1 Spaces
1 Space/8 Handicap P.S.



LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

NOTES:

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

LEGAL DESCRIPTION:

PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

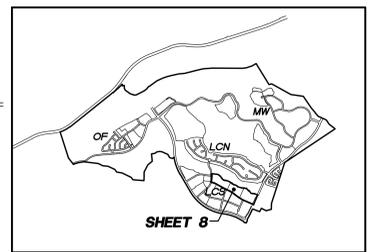
DESIGNED:	OWNER/DEVELOPER:
	NEWHALL LAND
	25124 SPRINGFIELD CT SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. COREY HARPOLE
DRAFTED:	
CHECKED:	
JFukumitsu	
NO.	REVISIONS
	DATE
	BY

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, IN C.
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24071 Avenida Hls, Ste 23 • Valencia, CA 91355
Ph: (661) 294-2211 • Fx: (661) 294-9890



MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
LCS 11-14

SCALE: 1" = 60'
DATE: 04/15/2014
JOB No. 0015-023-025
SHEET 8
OF 15 SHEETS



KEY MAP
NOT TO SCALE

PROJECT SUMMARY: MW-1 (LOT 597)

COMMERCIAL - UP TO 3 STORES
 Max. Height 45'
 Total Site Area: 7.0 Acres
 Land Use: C
 Commercial: 66,400 S.F.
 Number of Buildings: 7 Buildings

PARKING SUMMARY:

Required:
 Parking Required: 248 Spaces
 @ 1 Space/250 s.f. Bldg. Area

Provided:
 Parking Provided: 248 Spaces
 Handicap Parking: 5 Spaces
 @ 2% of Parking Provided

Handicap Van-Accessible: 1 Space
 @ 1/8 Handicap PS

PROJECT SUMMARY: MW-2 (LOT 598)

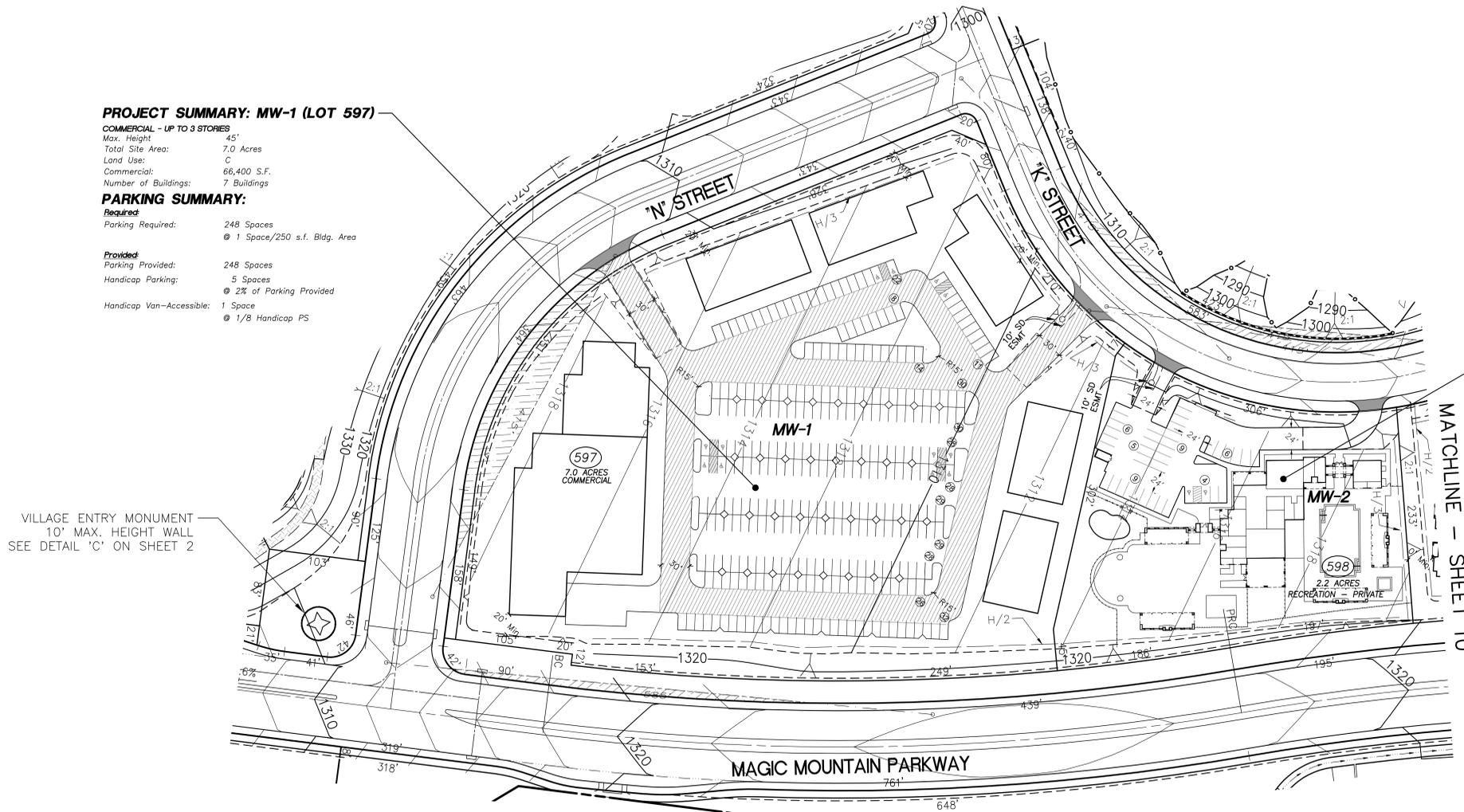
RECREATION - 1 STORY
 Total Site Area: 2.2 Acres±
 Land Use: C
 Total S.F.: 15,000 s.f.±
 Number of Buildings: 4 Buildings
 Max. Height 35'

PARKING SUMMARY:

Required:
 Open 39 Spaces
 Total 39 Spaces

Guest Handicap Parking 5% of total guest parking
 2 Spaces
 Guest Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces

Provided:
 Open 39 Spaces
 Total 39 Spaces



VILLAGE ENTRY MONUMENT
 10' MAX. HEIGHT WALL
 SEE DETAIL 'C' ON SHEET 2

MATCHLINE - SHEET 10

LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVE 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.

LEGAL DESCRIPTION:

PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESIGNED:					
DRAFTED:					
CHECKED:	JFukumitsu	NO.	REVISIONS	DATE	BY

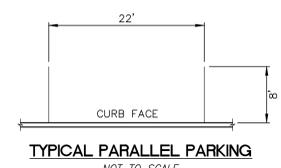
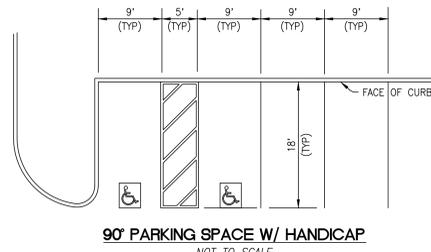
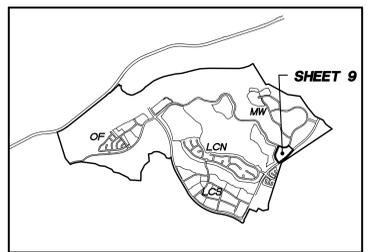
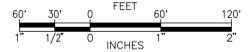
OWNER/DEVELOPER:
NEWHALL LAND
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 VALENCIA, CALIFORNIA 91355
 TELEPHONE: (661) 255-4000
 REPRESENTATIVE: MR. COREY HARPOLE



PLANS PREPARED BY:
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
MW 1, 2
 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 60'
 DATE: 04/15/2014
 JOB No. 0015-023-025
SHEET 9
 OF 15 SHEETS



PROJECT SUMMARY: MW-9 (LOT 605)

Total Site Area: 5.0 Acres
Land Use: LM
Total Units: 43 Homes
Number of Buildings: 13 Buildings
Max Height: 35'

PARKING SUMMARY:

Required					
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	4	1.5 (6)	.5 (2)	.25 (1)	9 Spaces
3 Bedroom	26	1.5 (39)	.5 (13)	.25 (7)	59 Spaces
4 Bedroom	13	1.5 (20)	.5 (7)	.25 (4)	31 Spaces
Total	43	65	22	12	99 Spaces

Provided					
Garage	Carport	Open	Guest		
87 Spaces	0 Spaces	12	Guest: (12)		
Total 99 Spaces (2.30 Space/DU)					

Res. Handicap Parking	2% of total units	1 Spaces			
Res. Handicap Van	1 Space/8 Handicap P.S.	1 Space			
Guest Handicap Parking	5% of total guest parking	1 Spaces			
Guest Handicap Van	1 Space/8 Handicap P.S.	1 Spaces			

PROJECT SUMMARY: MW-6 (LOT 602)

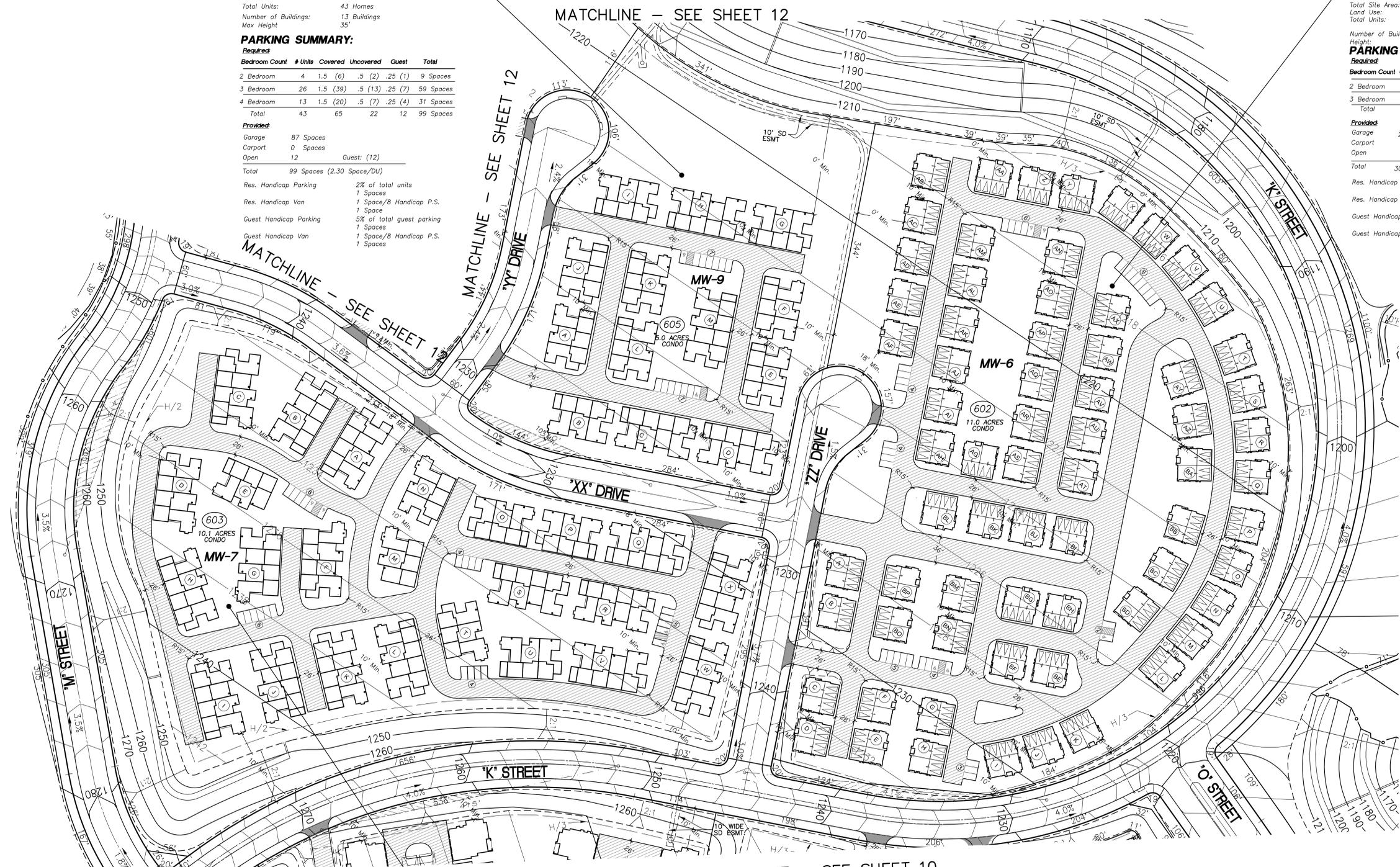
Total Site Area: 11.0 Acres
Land Use: LM
Total Units: 136 Homes
Number of Buildings: 68 Buildings
Height: 35'

PARKING SUMMARY:

Required					
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	68	1.5 (102)	.5 (34)	.25 (17)	153 Spaces
3 Bedroom	68	1.5 (102)	.5 (34)	.25 (17)	153 Spaces
Total	136	204	68	34	306 Spaces

Provided					
Garage	Carport	Open	Guest		
272 Spaces	0 Spaces	34 Spaces	Guest: (34)		
Total 306 Spaces (2.25 Space/DU)					

Res. Handicap Parking	2% of total units	3 Spaces			
Res. Handicap Van	1 Space/8 Handicap P.S.	1 Spaces			
Guest Handicap Parking	5% of total guest parking	2 Spaces			
Guest Handicap Van	1 Space/8 Handicap P.S.	1 Spaces			



LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

NOTES:

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

LEGAL DESCRIPTION:

PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT SUMMARY: MW-7 (LOT 603)

Total Site Area: 10.1 Acres
Land Use: LM
Total Units: 89 Homes
Number of Buildings: 24 Buildings
Max Height: 35'

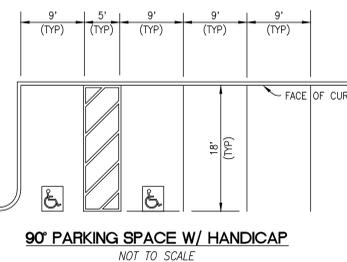
PARKING SUMMARY:

Required					
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	19	1.5 (29)	.5 (10)	.25 (5)	44 Spaces
3 Bedroom	48	1.5 (72)	.5 (24)	.25 (12)	108 Spaces
4 Bedroom	22	1.5 (33)	.5 (11)	.25 (6)	50 Spaces
Total	89	134	45	23	202 Spaces

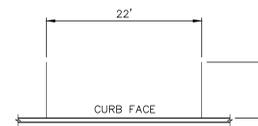
Provided					
Garage	Carport	Open	Guest		
178 Spaces	0 Spaces	24 Spaces	Guest: (23)		
Total 202 Spaces (2.27 Space/DU)					

Res. Handicap Parking	2% of total units	2 Spaces			
Res. Handicap Van	1 Space/8 Handicap P.S.	1 Spaces			
Guest Handicap Parking	5% of total guest parking	2 Spaces			
Guest Handicap Van	1 Space/8 Handicap P.S.	1 Spaces			

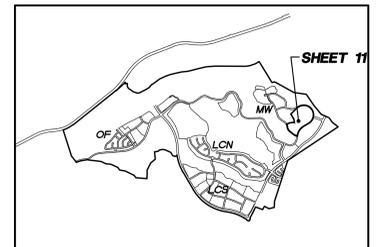
MATCHLINE - SEE SHEET 10



90° PARKING SPACE W/ HANDICAP
NOT TO SCALE



TYPICAL PARALLEL PARKING
NOT TO SCALE



KEY MAP
NOT TO SCALE

DESIGNED:	DRAFTED:	CHECKED:	NO.	REVISIONS	DATE	BY
		jFukumitsu				

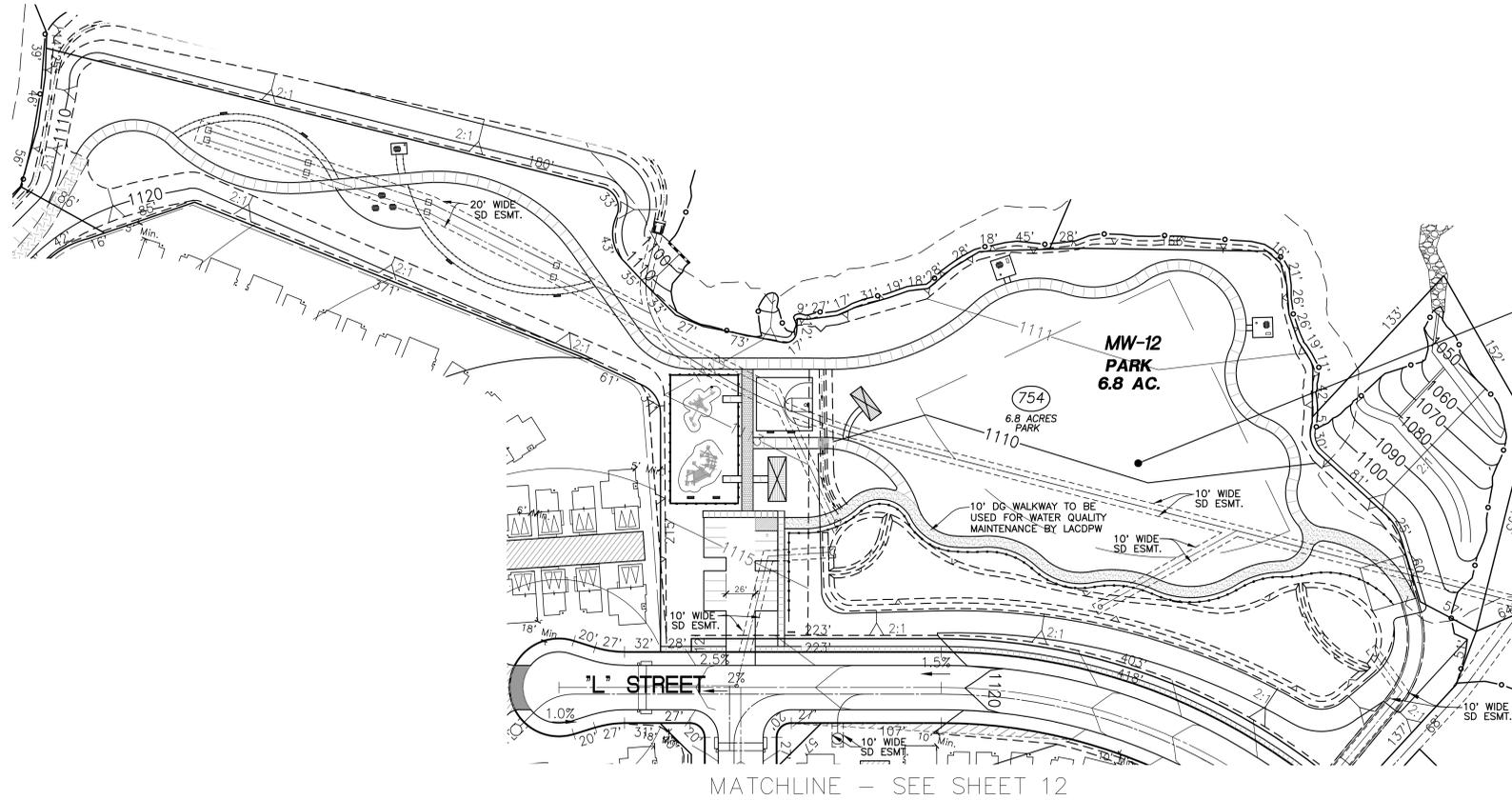
OWNER/DEVELOPER:
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VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. COREY HARPOLE



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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
MW 6, 7, 9
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 60'
DATE: 04/15/2014
JOB No. 0015-023-025
SHEET 11
OF 15 SHEETS



PROJECT SUMMARY: MW-12 (LOT 754)

PARK ACREAGE SUMMARY:
 Gross Park Area: 6.84 Acres
 Net Park Area: 5.66 Acres

PARKING SUMMARY:

Required:
 1 Space (per 0.5 AC.) up to 15 AC.
 1 Space for Handicap
 1 Space for every 1 AC. over 15 AC.
TOTAL REQUIRED PARKING: 14 Spaces

Provided:
 Handicap Parking: 1 Space
 Standard Parking: 14 Spaces
TOTAL PROVIDED PARKING: 15 Spaces

LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

- NOTES:**
- ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
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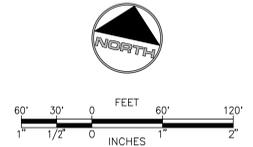
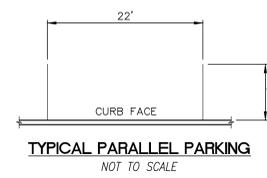
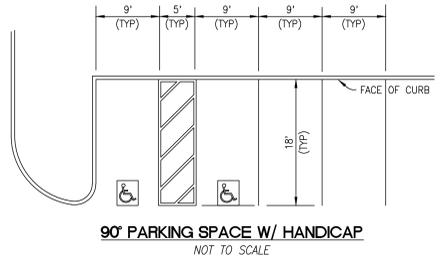
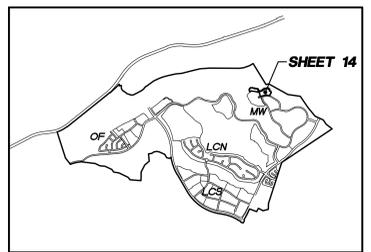
DESIGNED:					
DRAFTED:					
CHECKED:	jFukumitsu				
	NO.	REVISIONS	DATE	BY	

OWNER/DEVELOPER:
NEWHALL LAND
 25124 SPRINGFIELD CT SUITE 300
 VALENCIA, CALIFORNIA 91355
 TELEPHONE: (661) 255-4000
 REPRESENTATIVE: MR. COREY HARPOLE

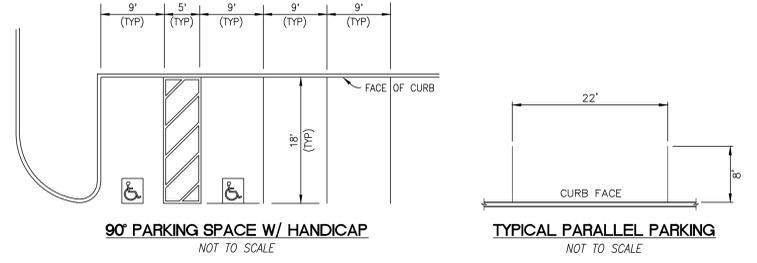
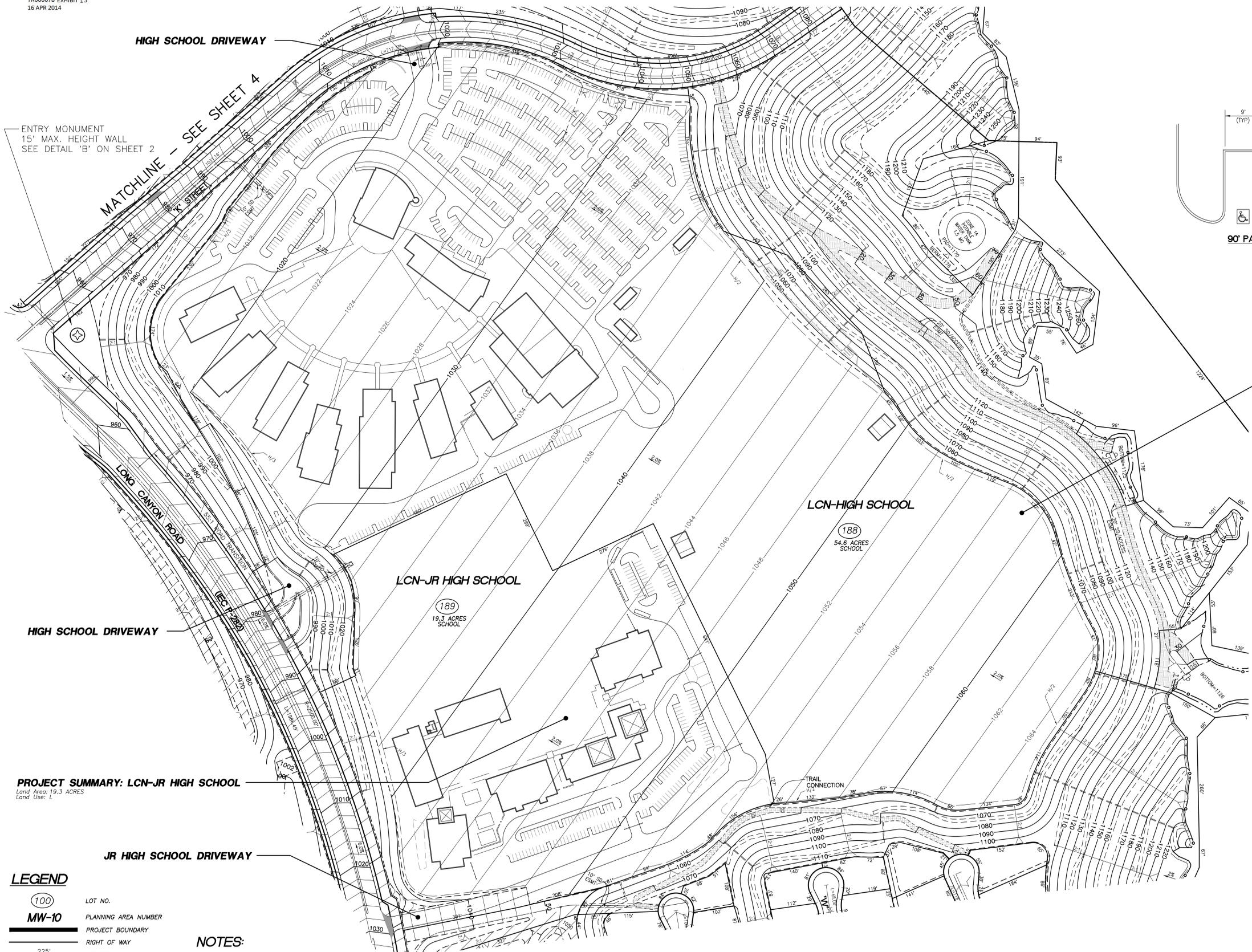


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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
MW-12
 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA



SCALE: 1" = 60'
 DATE: 04/15/2014
 JOB No. 0015-023-025
SHEET 14
 OF 15 SHEETS



PROJECT SUMMARY: LCN-HIGH SCHOOL
Land Area: 54.6 ACRES
Land Use: L

PROJECT SUMMARY: LCN-JR HIGH SCHOOL
Land Area: 19.3 ACRES
Land Use: L

- LEGEND**
- (100) LOT NO.
 - MW-10 PLANNING AREA NUMBER
 - PROJECT BOUNDARY
 - RIGHT OF WAY
 - 225' PROPOSED LOT LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - H/2 & H/3 SETBACK LINE
 - 950 PROPOSED CONTOUR
 - DAYLIGHT LINE
 - 310' LINE OF SIGHT
 - LINE OF SIGHT EASEMENT
 - PROPOSED DRIVEWAY
 - PRIVATE DRIVE AND FIRE LANE
 - ENTRY MONUMENT (TYPE PER PLAN)

- NOTES:**
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DESIGNED:					
DRAFTED:					
CHECKED:	jFukumitsu	NO.	REVISIONS	DATE	BY

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
LCN-JR HIGH - HIGH SCHOOL
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 60'
DATE: 04/15/2014
JOB No. 0015-023-025
SHEET 15
OF 15 SHEETS

