

LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- VTTM 060678 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)

PARKING SPACE SUMMARY TABLE

LOT NO.	PLANNING AREA	STREET FRONTAGE	NO. OF BUILDINGS	NO. OF D.U.	RESIDENTIAL					COMMERCIAL				
					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	HH 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	HH ST.	13	112	224	29	253	224	29	253				
142	OF-5	HH ST.	87	87	175	23	198	175	23	198				
143	OF-6	KK ST.									10000	33	33	
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.	11	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	334	44	378	334	44	378				
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				

BICYCLE PARKING AND ANCILLARY FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH ORDINANCE 2013-0001 (HEALTHY DESIGN ORDINANCE) AND SECTION 22.52.1225 OF THE LOS ANGELES COUNTY PLANNING AND ZONING CODE. ADDITIONALLY, THE PROJECT WOULD LIKE TO REQUEST, WHERE APPLICABLE, A REDUCTION IN THE AMOUNT OF VEHICLE PARKING IN ACCORDANCE WITH SECTION 22.52.1081 (REDUCTION IN REQUIRED VEHICLE PARKING SPACES WHEN BICYCLE PARKING PROVIDED).

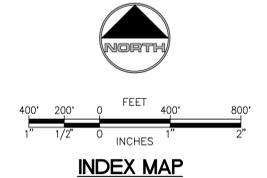
LEGAL DESCRIPTION:
PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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



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

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
30075 Avenida Hsi, Ste 23 • Valencia, CA 91355
Ph: (661) 294-2211 Fax: (661) 294-9890

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

SCALE: 1" = 60'
DATE: 10/10/2014
JOB No. 0015-023-025
SHEET 1 OF 15 SHEETS

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

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 PHASE OF GRADING APPLICABLE 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.

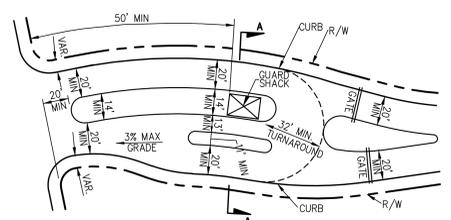
SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW LS402 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 MKR #6.25 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 PHOTOGAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED MAY 24, 2006. 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.
- ONSITE TREES SHALL BE PROVIDED PURSUANT TO THE HEALTHY DESIGN ORDINANCE (SECTION 21.32.195). THE TOTAL NUMBER OF TREES TO BE PROVIDED IS 3,085 (77,126 LF OF STREET/1 TREE PER 25 LF) SPACING AND LOCATION SUBJECT TO LANDSCAPE PLAN REVIEW. THE TOTAL NUMBERS OF TREES MAY BE MODIFIED SUBJECT TO SECTION 21.32.195 (E).



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

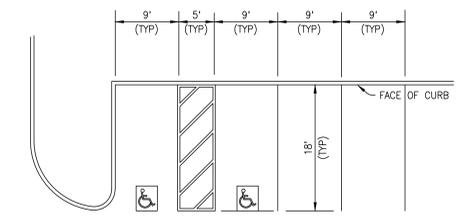
LAND USE DESIGNATIONS ¹	REQUIRED MINIMUM SETBACKS FROM PROPERTY LINE	MAXIMUM BUILDING HEIGHTS ²
OPEN AREA (OA)	50'	35'
RIVER CORRIDOR SPECIAL MANAGEMENT AREA (RC)	50'	25'
HIGH COUNTRY SPECIAL MANAGEMENT AREA (HC)	50'	25'

TABLE PER NEWHALL RANCH SPECIFIC PLAN ADOPTED MAY 27, 2003

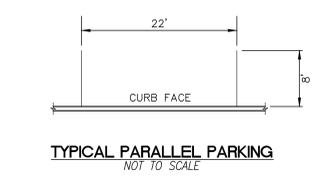
NOTE: HANDICAPPED PARKING STANDARD PER PROVISIONS OF BUILDING AND SAFETY CODE
RESIDENTIAL HANDICAPPED PARKING - 2% OF TOTAL UNITS
RESIDENTIAL HANDICAPPED VAN - 1 SPACE/8 HANDICAPPED P.S.
GUEST HANDICAPPED PARKING - 5% OF TOTAL
GUEST PARKING GUEST HANDICAPPED VAN - 1 SPACE/8 HANDICAPPED P.S.

RESIDENTIAL SITE NOTES

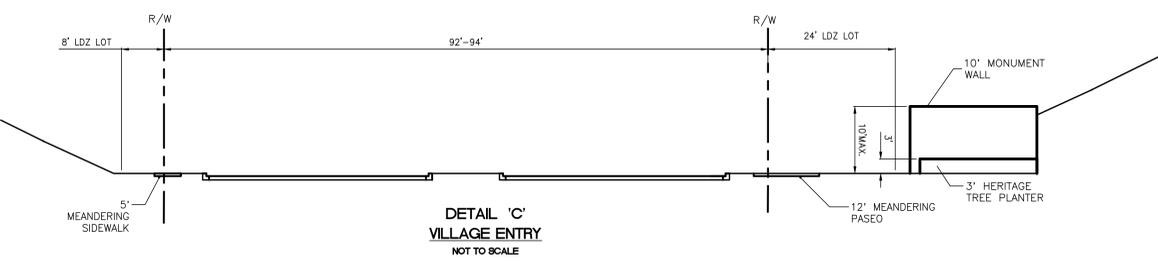
- OTHER USES INCLUDING LAND USE OVERLAYS SUCH AS SCHOOLS, CHURCHES, PARK FACILITIES, NON-RESIDENTIAL PUBLIC OR PRIVATE FACILITIES, AND RESIDENTIAL/COMMERCIAL CONVERSIONS ARE SUBJECT TO THE SITE DEVELOPMENT STANDARDS OF THE LAND USE DESIGNATION IN WHICH THEY ARE FOUND.
- A DEFINED TERM - SEE GLOSSARY 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.
- 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.
- 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 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.



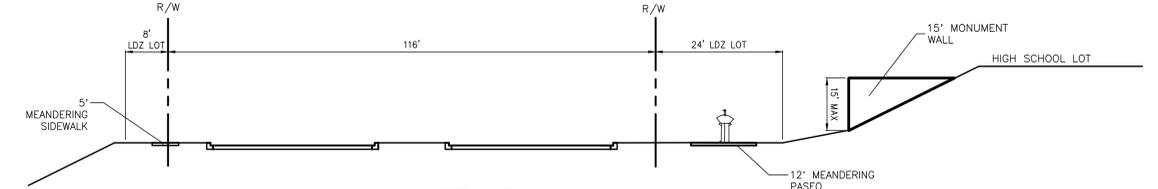
90° PARKING SPACE W/ HANDICAP
NOT TO SCALE



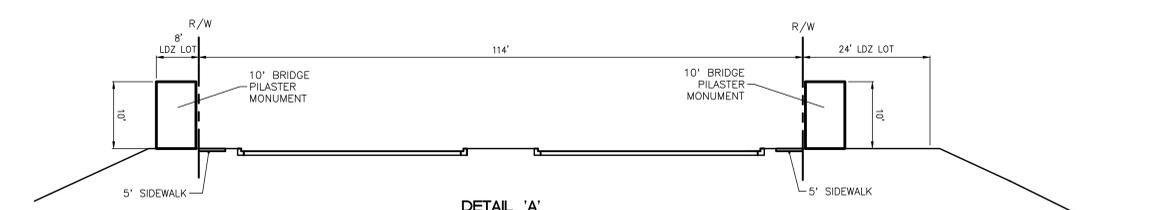
TYPICAL PARALLEL PARKING
NOT TO SCALE



DETAIL 'C' VILLAGE ENTRY
NOT TO SCALE



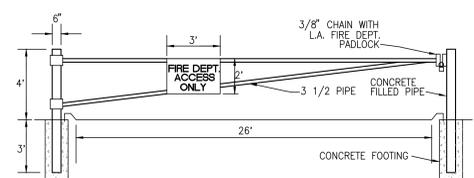
DETAIL 'B' ENTRY MONUMENT
NOT TO SCALE



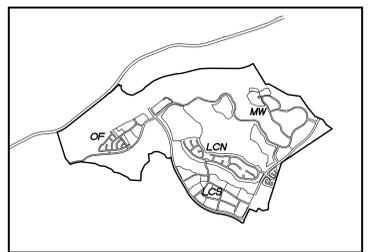
DETAIL 'A' ENTRY MONUMENT AT LONG CYN RD BRIDGE
NOT TO SCALE

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.



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:	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 Hst, Ste 23 • Valencia, CA 91355
Pc (661) 294-2211 Fx (661) 294-9890

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

SCALE: 1" = 60'
DATE: 10/10/2014
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 060678-01P_Homesite - South (Overall) (Vertical) (V) (H) (S) (7) - 02_Land - Notes.dwg Plotted on: Oct 10, 2014 4:48pm by adobe

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
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:
Required:

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 Guest: (29)
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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

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:
Required:

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 Guest: (23)
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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

LEGEND

- (100) LOT NO.
- MW-10 PLANNING AREA NUMBER
- VTM 060678 BOUNDARY
- RIGHT OF WAY
- 225' PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 950 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:	JFukumitsu
NO.	
REVISIONS	
DATE	
BY	

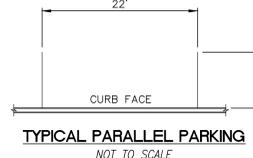
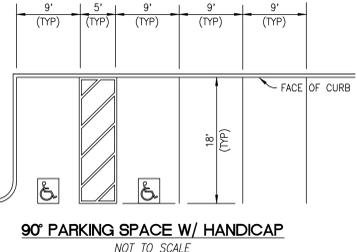
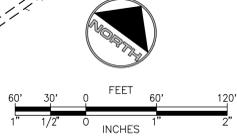
OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. COREY HARPOLE



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ENGINEERING SURVEYING
3047 AVENUE HALE, SUITE 23 VALENCIA, CA 91355
PH (661) 294-2211 FAX (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: 10/10/2014
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:
Required:

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 Guest: (26)
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 Spaces
Guest Handicap Parking 5% of total guest parking
2 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

PROJECT SUMMARY: OF-4 (LOT 141)

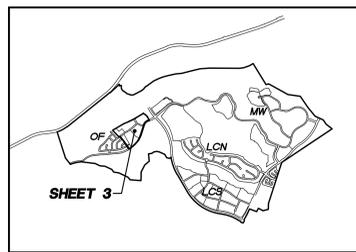
Total Site Area: 6.5 Acres
Land Use: LM
Total Units: 112 Homes
Number of Buildings: 13 Buildings
Max Height: 35'

PARKING SUMMARY:
Required:

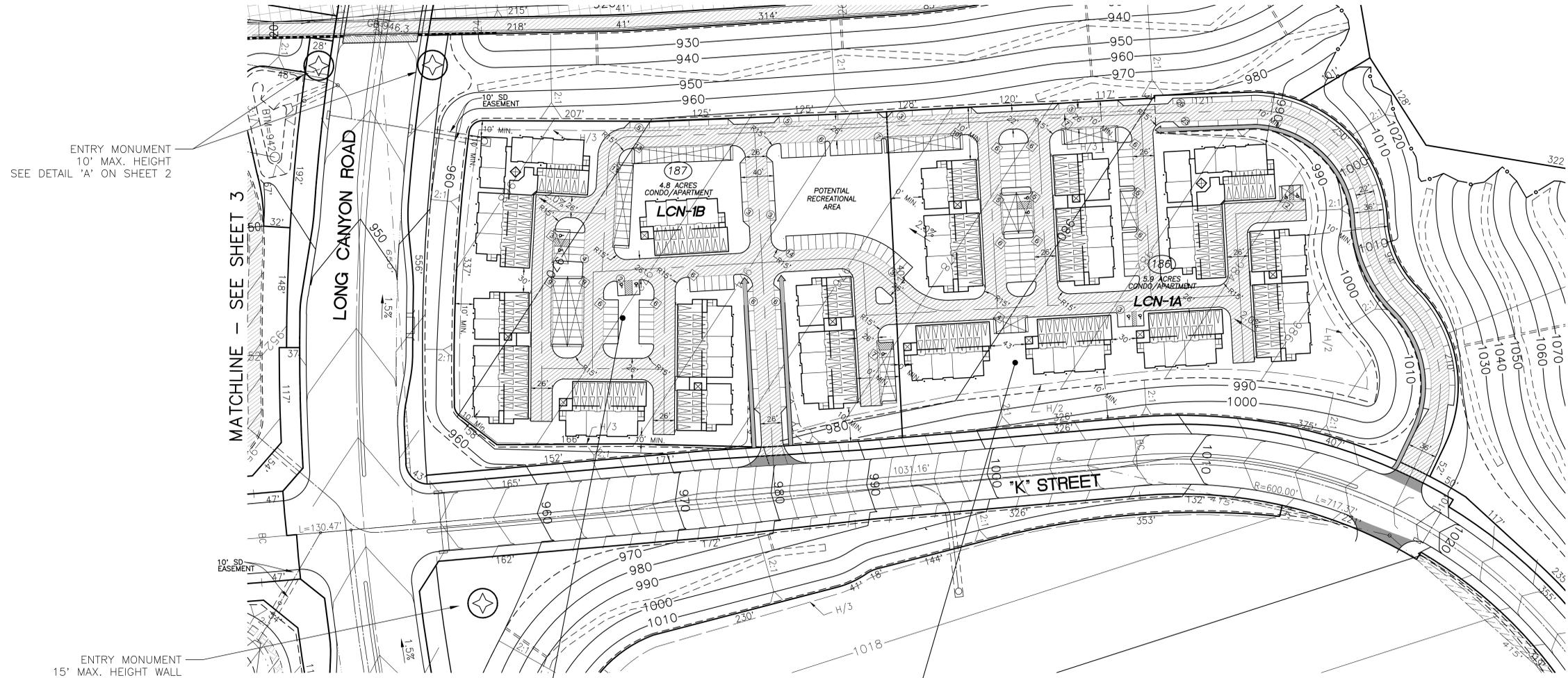
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	8	1.5 (12)	.5 (4)	.25 (2)	18 Spaces
2 Bedroom	70	1.5 (105)	.5 (35)	.25 (18)	158 Spaces
3 Bedroom	34	1.5 (51)	.5 (17)	.25 (9)	77 Spaces
Total	112	168	56	29	253 Spaces

Provided:
Garage 216 Spaces
Carport 0 Spaces
Open 37 Spaces Guest: (29)
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 Spaces
Guest Handicap Parking 5% of total guest parking
2 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).



MATCHLINE - SEE SHEET 4



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: LCN-1B (LOT 187)

Total Site Area: 4.8 Acres ±
Land Use: M
Total Units: 139 Homes ±
Number of Buildings: 6 Buildings
Max. Height: 45'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	108	1.5 (162)	.25 (27)	.25 (27)	189 Spaces
2 Bedroom	31	1.5 (47)	.5 (16)	.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
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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

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: 45'

PARKING SUMMARY:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	118	1.5 (177)	.25 (30)	.25 (30)	207 Spaces
2 Bedroom	36	1.5 (54)	.5 (18)	.25 (9)	81 Spaces
Total	154	231	18	39	288 Spaces

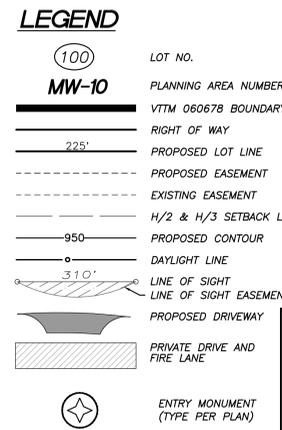
Provided:
Garage 157 Spaces
Carport 74 Spaces
Open 58 Spaces
Guest: (39)

Total 289 Spaces (1.87 Space/DU)
Res. Handicap Parking 2% of total units
4 Spaces
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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

MATCHLINE - SEE SHEET 15



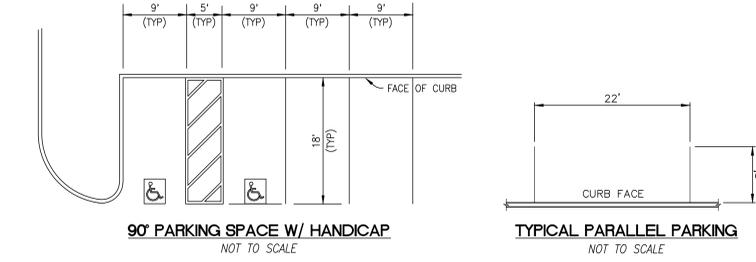
NOTES:

- 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.

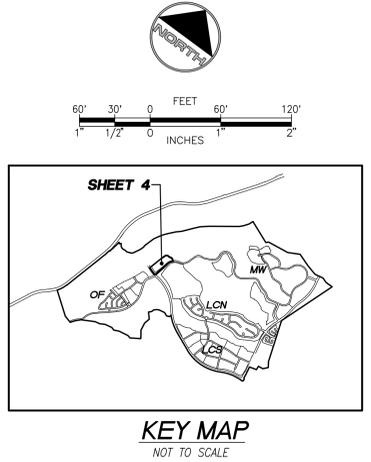
LEGAL DESCRIPTION:

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



PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
30075 Avenida Hual, Ste 23 • Valencia, CA 91355
Ph: (661) 294-2211 • Fax: (661) 294-9990

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

SCALE: 1" = 60'
DATE: 10/10/2014
JOB No. 0015-023-025

SHEET 4 OF 15 SHEETS

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

PROJECT SUMMARY: LCS-2 (LOT 254)
 Total Site Area: 7.8 Acres
 Land Use: LM
 Total Units: 112 Homes
 Number of Buildings: 27 Buildings
 Max Height: 35'

PARKING SUMMARY:
Required:
 Bedroom Count # Units Covered Uncovered Guest Total
 2 Bedroom 66 1.5 (99) .5 (33) .25 (17) 149 Spaces
 3 Bedroom 46 1.5 (69) .5 (23) .25 (12) 104 Spaces
 Total 112 168 56 29 253 Spaces
Provided:
 Garage 224 Spaces
 Carport 0 Spaces
 Open 29 Spaces Guest: (29)
 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 Spaces
 Guest Handicap Parking 5% of total guest parking
 2 Spaces
 Guest Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces

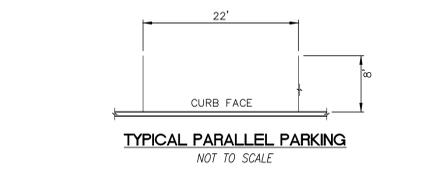
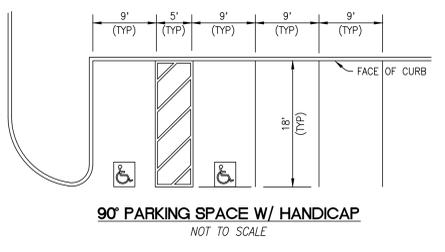
PROJECT SUMMARY: LCS-1 (LOT 253)
 Total Site Area: 10.9 Acres
 Land Use: LM
 Total Units: 168 Homes
 Number of Buildings: 11 Buildings
 Max Height: 35'

PARKING SUMMARY:
Required:
 Bedroom Count # Units Covered Uncovered Guest Total
 1 Bedroom 68 1.5 (102) .5 (34) .25 (17) 153 Spaces
 2 Bedroom 74 1.5 (111) .5 (37) .25 (19) 167 Spaces
 3 Bedroom 26 1.5 (39) .5 (13) .25 (7) 59 Spaces
 Total 168 252 84 43 379 Spaces
Provided:
 Garage 168 Spaces
 Carport 76 Spaces
 Open 135 Spaces Guest: (43)
 Total 379 Spaces (2.26 Space/DU)
 Res. Handicap Parking 2% of total units
 4 Spaces
 Res. Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces
 Guest Handicap Parking 5% of total guest parking
 3 Spaces
 Guest Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
 SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

PROJECT SUMMARY: LCS-3 (LOT 402)
 RECREATION - 2 STORY
 Total Site Area: 2.3 Acres
 Land Use: LM
 Total S.F.: 4,100 s.f.
 Number of Buildings: 3 Buildings
 Max Height: 27'

PARKING SUMMARY:
Required:
 Open 29 Spaces
 Total 29 Spaces
 Guest Handicap Parking 5% of total guest parking
 2 Spaces
 Guest Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces
Provided:
 Open 29 Spaces
 Total 29 Spaces

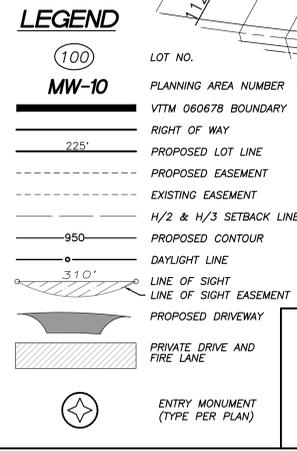
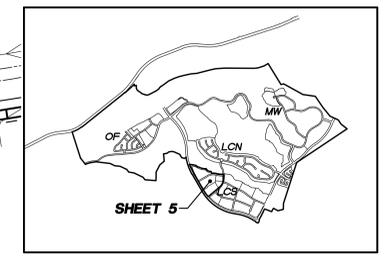
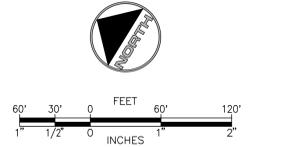


PROJECT SUMMARY: LCS-4 (LOT 255-256)
 Total Site Area: 9.2 Acres
 Land Use: LM
 Total Units: 103 Homes
 Number of Buildings: 28 Buildings
 Max Height: 35'

PARKING SUMMARY:
Required:
 Bedroom Count # Units Covered Uncovered Guest Total
 2 Bedroom 12 1.5 (18) .5 (6) .25 (3) 27 Spaces
 3 Bedroom 61 1.5 (92) .5 (31) .25 (16) 139 Spaces
 4 Bedroom 30 1.5 (45) .5 (15) .25 (8) 68 Spaces
 Total 103 155 52 27 234 Spaces
Provided:
 Garage 206 Spaces
 Carport 0 Spaces
 Open 28 Spaces Guest: (27)
 Total 234 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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
 SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

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



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.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

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
 5007 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"
LCS 1-4
 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 60'
 DATE: 10/10/2014
 JOB No. 0015-023-025
SHEET 5
 OF 15 SHEETS

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:

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
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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- VTTM 060678 BOUNDARY
- RIGHT OF WAY
- 225' PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 950' 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.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

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

DESIGNED: [Signature]
DRAFTED: [Signature]
CHECKED: [Signature]



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, IN C.
PLANNING • ENGINEERING • SURVEYING
3607 Avenue Hill, Ste 23 • Valencia, CA 91355
Pte (661) 294-2211 Fax (661) 294-9890

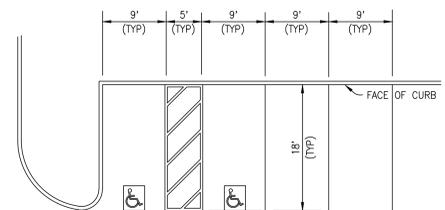
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
LCS 5-6

SCALE: 1" = 60'
DATE: 10/10/2014
JOB No. 0015-023-025
SHEET 6 OF 15 SHEETS

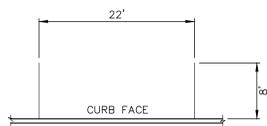
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

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:

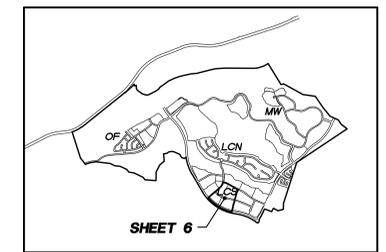
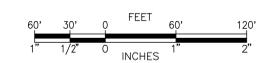
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	60	1.5 (90)	.5 (30)	.25 (15)	135 Spaces
3 Bedroom	38	1.5 (57)	.5 (19)	.25 (10)	86 Spaces
4 Bedroom	11	1.5 (17)	.5 (6)	.25 (3)	26 Spaces
Total	109	164	55	28	247 Spaces

Provided:

Garage	218 Spaces
Carport	0 Spaces
Open	29 Spaces
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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).



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:

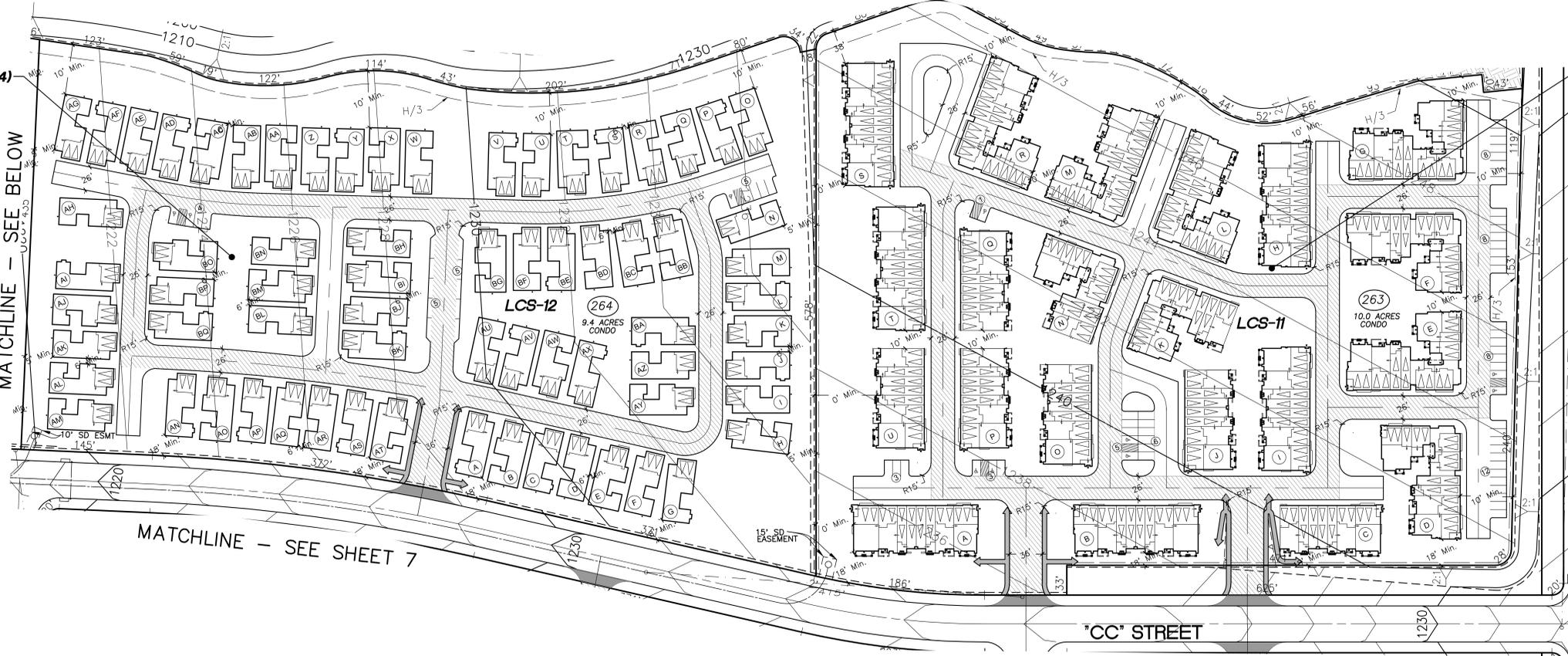
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	45	1.5 (68)	.5 (23)	.25 (12)	103 Spaces
4 Bedroom	24	1.5 (36)	.5 (12)	.25 (6)	54 Spaces
Total	69	104	35	18	157 Spaces

Provided:

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

Res. Handicap Parking: 2% of total units
Res. 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.

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).



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:

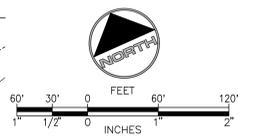
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	9	1.5 (14)	.5 (0)	.25 (3)	22 Spaces
2 Bedroom	118	1.5 (177)	.5 (59)	.25 (30)	266 Spaces
3 Bedroom	42	1.5 (63)	.5 (21)	.25 (11)	95 Spaces
Total	169	254	80	44	378 Spaces

Provided:

Garage	329 Spaces
Carport	0 Spaces
Open	49 Spaces
Total	378 Spaces (2.23 Space/DU)

Res. Handicap Parking: 2% of total units
Res. 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.

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 7

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:

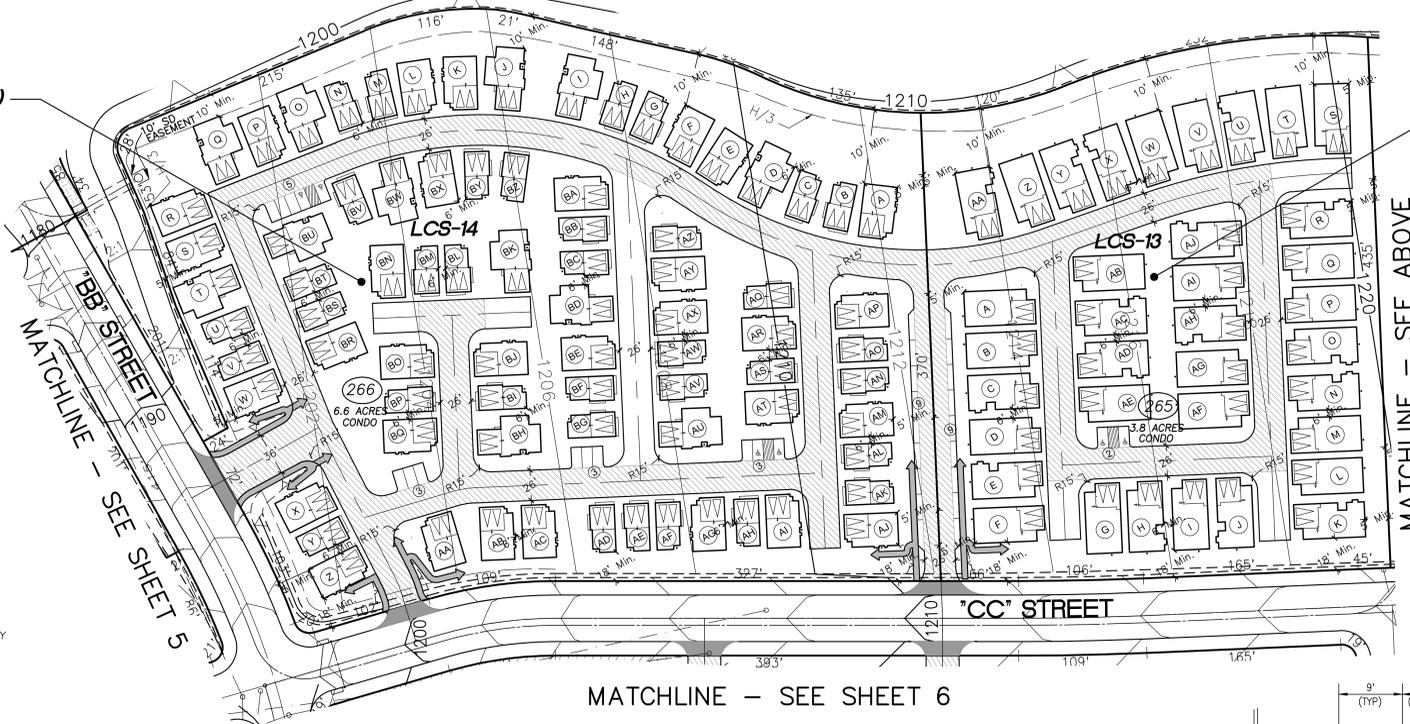
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	38	1.5 (57)	.5 (19)	.25 (10)	86 Spaces
3 Bedroom	29	1.5 (44)	.5 (15)	.25 (8)	67 Spaces
4 Bedroom	11	1.5 (17)	.5 (6)	.25 (3)	26 Spaces
Total	78	118	40	21	179 Spaces

Provided:

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

Res. Handicap Parking: 2% of total units
Res. 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.

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).



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:

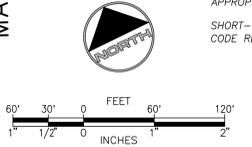
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	24	1.5 (36)	.5 (12)	.25 (6)	54 Spaces
4 Bedroom	12	1.5 (18)	.5 (6)	.25 (3)	27 Spaces
Total	36	54	18	9	81 Spaces

Provided:

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

Res. Handicap Parking: 2% of total units
Res. 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.

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.
SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).



LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- VTM 060678 BOUNDARY
- RIGHT OF WAY
- 225' 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.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

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				

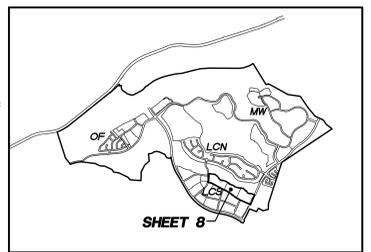
OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. COREY HARPOLE



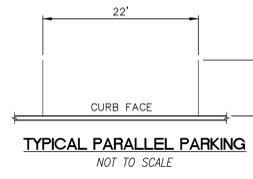
PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
20075 Avenida Huls, Ste 23 • Valencia, CA 91355
Pte (661) 294-2211 • Fax (661) 294-9890

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
LCS 11-14
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

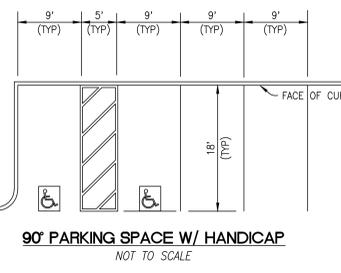
SCALE: 1" = 60'
DATE: 10/10/2014
JOB No. 0015-023-025
SHEET 8
OF 15 SHEETS



KEY MAP
NOT TO SCALE



TYPICAL PARALLEL PARKING
NOT TO SCALE



90° PARKING SPACE W/ HANDICAP
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 1 Space/250 s.f. Bldg. Area

Provided:
Parking Provided: 248 Spaces
Handicap Parking: 5 Spaces
② 2% of Parking Provided
Handicap Van-Accessible: 1 Space
③ 1/8 Handicap PS

BICYCLE PARKING SHALL COMPLY PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

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'

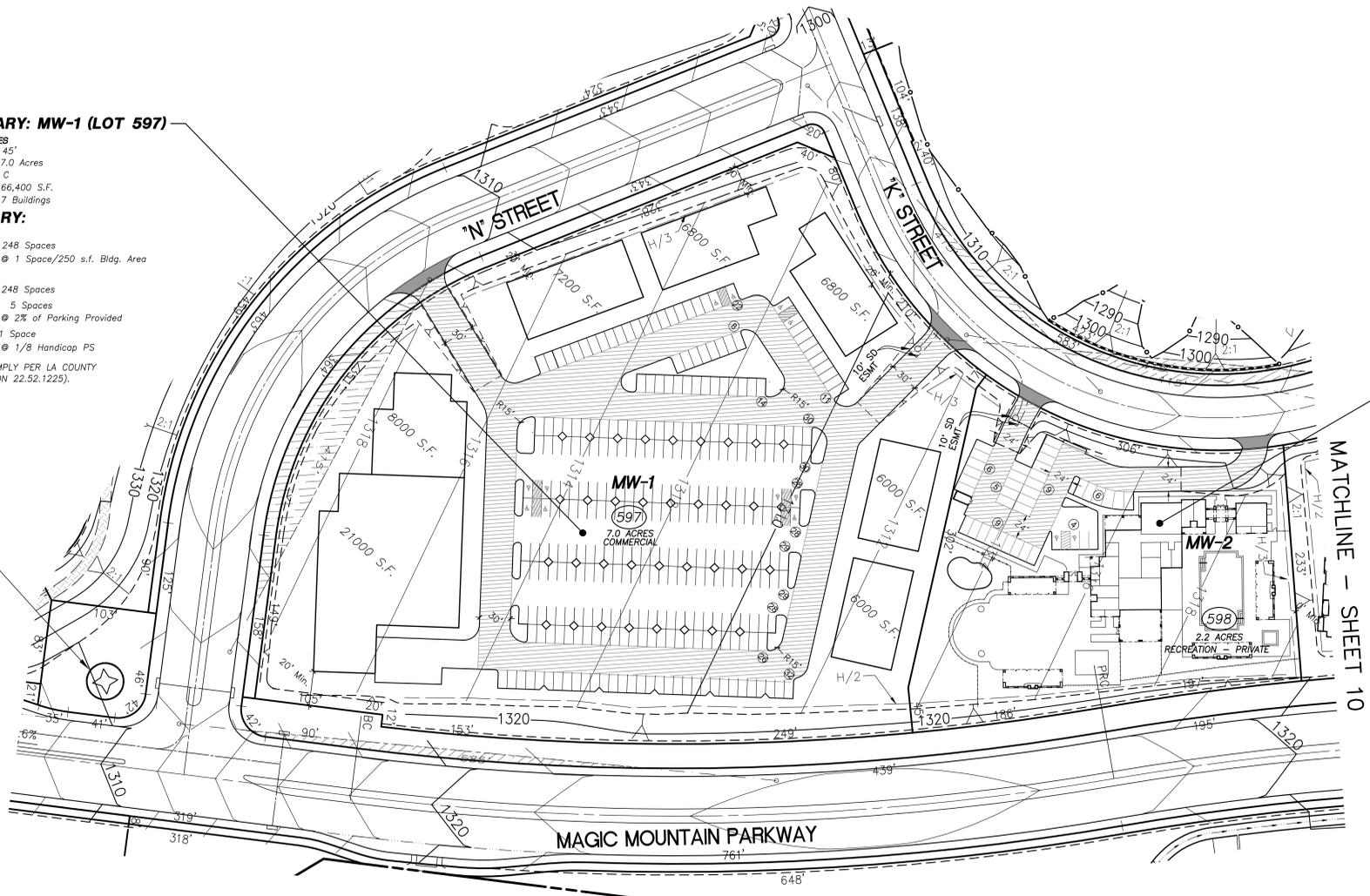
PARKING SUMMARY:

Required:
Open: 39 Spaces
Total: 39 Spaces

Guest Handicap Parking: 5% of total guest parking
Guest Handicap Van: 1 Space/8 Handicap P.S.
Total: 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
- VTM 060678 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	

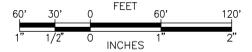
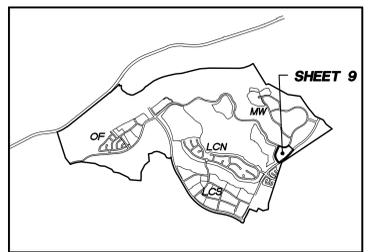
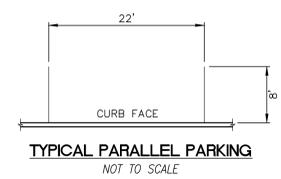
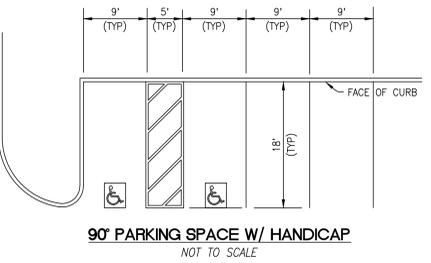
OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. COREY HARPOLE



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
34074 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"
MW 1, 2
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 60'
DATE: 10/10/2014
JOB No. 0015-023-025
SHEET 9
OF 15 SHEETS



PROJECT SUMMARY: MW-3 (LOT 599)

Total Site Area: 4.7 Acres
Land Use: H
Total Units: 75 Homes
Number of Buildings: 7 Buildings
Max. Height: 55'

PARKING SUMMARY:

Required	Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	68	1.5 (102)	.5 (34)	.25 (17)	.153	153 Spaces
3 Bedroom	7	1.5 (11)	.5 (4)	.25 (2)	.17	17 Spaces
Total	75	113	38	19	170	Spaces

Provided	Garage	Carport	Open	Total
88	39	43	170	Spaces (2.27 Space/DU)

Res. Handicap Parking: 2% of total units
Res. 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.

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

MATCHLINE - SEE SHEET 11

PROJECT SUMMARY: MW-5 (LOT 601)

Total Site Area: 8.2 Acres
Land Use: H
Total Units: 168 Homes
Number of Buildings: 11 Buildings
Max. Height: 55'

PARKING SUMMARY:

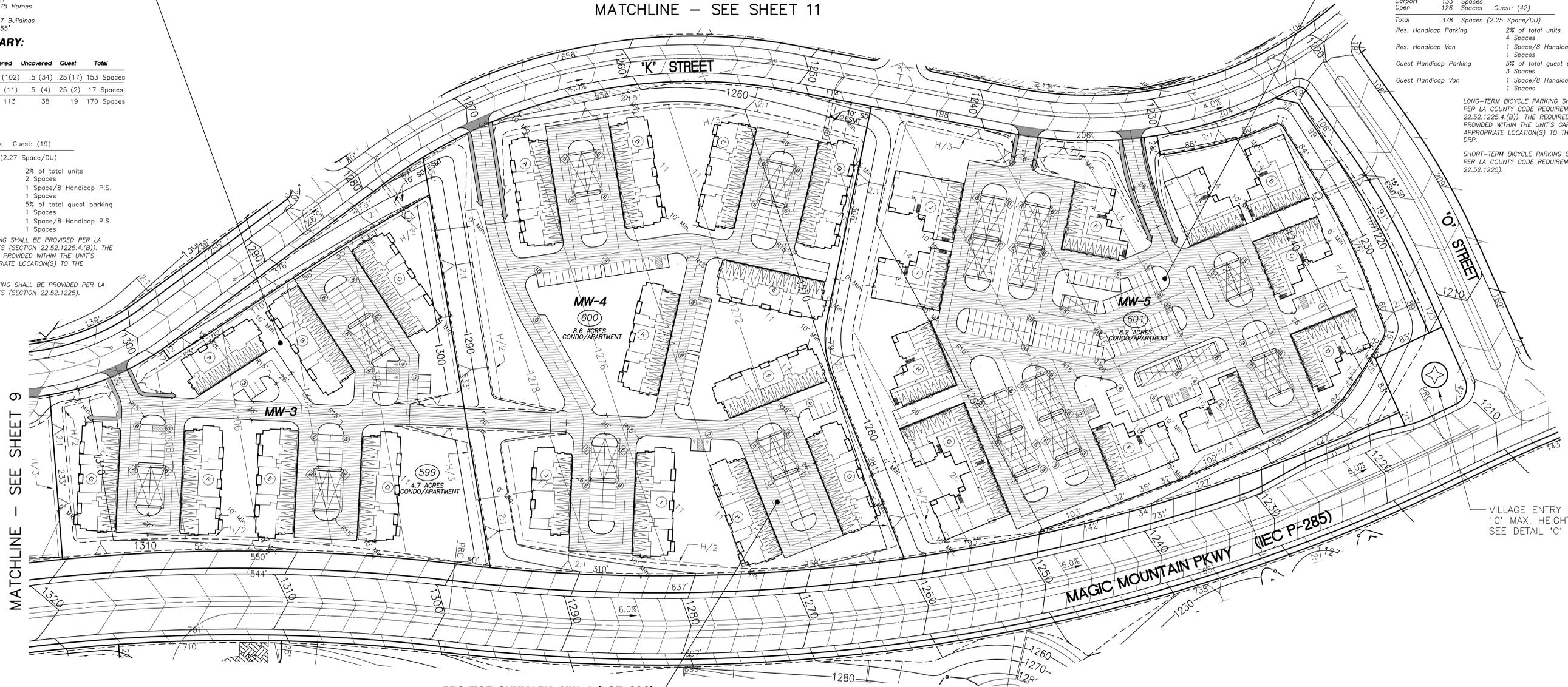
Required	Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	24	1.5 (36)	.5 (12)	.25 (6)	.54	54 Spaces
2 Bedroom	144	1.5 (216)	.5 (72)	.25 (36)	324	Spaces
Total	168	252	84	42	378	Spaces

Garage: 119 Spaces
Carport: 133 Spaces
Open: 126 Spaces
Total: 378 Spaces (2.25 Space/DU)

Res. Handicap Parking: 2% of total units
Res. 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.

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).



MATCHLINE - SEE SHEET 9

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

PROJECT SUMMARY: MW-4 (LOT 600)

Total Site Area: 8.6 Acres
Land Use: H
Total Units: 121 Homes
Number of Buildings: 11 Buildings
Max. Height: 55'

PARKING SUMMARY:

Required	Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	110	1.5 (165)	.5 (55)	.25 (28)	.248	248 Spaces
3 Bedroom	11	1.5 (17)	.5 (6)	.25 (3)	.26	26 Spaces
Total	121	182	61	31	274	Spaces

Garage: 139 Spaces
Carport: 46 Spaces
Open: 89 Spaces
Total: 274 Spaces (2.26 Space/DU)

Res. Handicap Parking: 2% of total units
Res. 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.

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

LEGEND

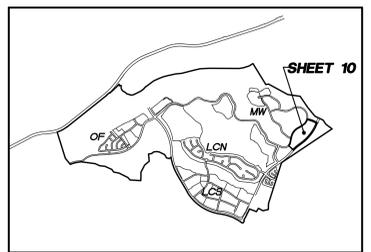
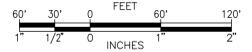
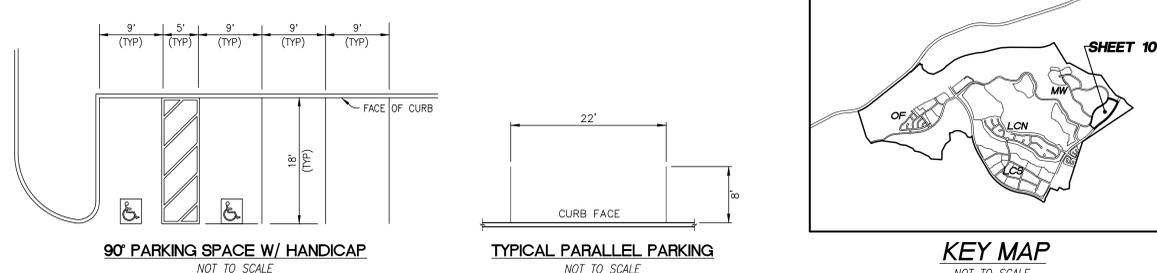
- (100) LOT NO.
- MW-10 PLANNING AREA NUMBER
- VTM 060678 BOUNDARY
- RIGHT OF WAY
- 225' PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 950' PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE 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:	OWNER/DEVELOPER:	PLANS PREPARED BY:	<p>MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 060678 EXHIBIT "A" MW 3, 4, 5</p>	SCALE: 1" = 60'
DRAFTED:	<p>NEWHALL LAND</p> <p>25124 SPRINGFIELD CT SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. COREY HARPOLE</p>	<p>HUNSAKER & ASSOCIATES LOS ANGELES, INC.</p> <p>PLANNING • ENGINEERING • SURVEYING 30075 Avenida Hill, Ste 23 • Valencia, CA 91355 Ph: (661) 294-2211 • Fax: (661) 294-9890</p>		DATE: 10/10/2014
CHECKED:	NO.	DATE	BY	JOB No. 0015-023-025
JFukumitsu				SHEET 10
				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:

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: 87 Spaces
Carport: 0 Spaces
Open: 12 Spaces
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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 12

SEE SHEET 12

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:

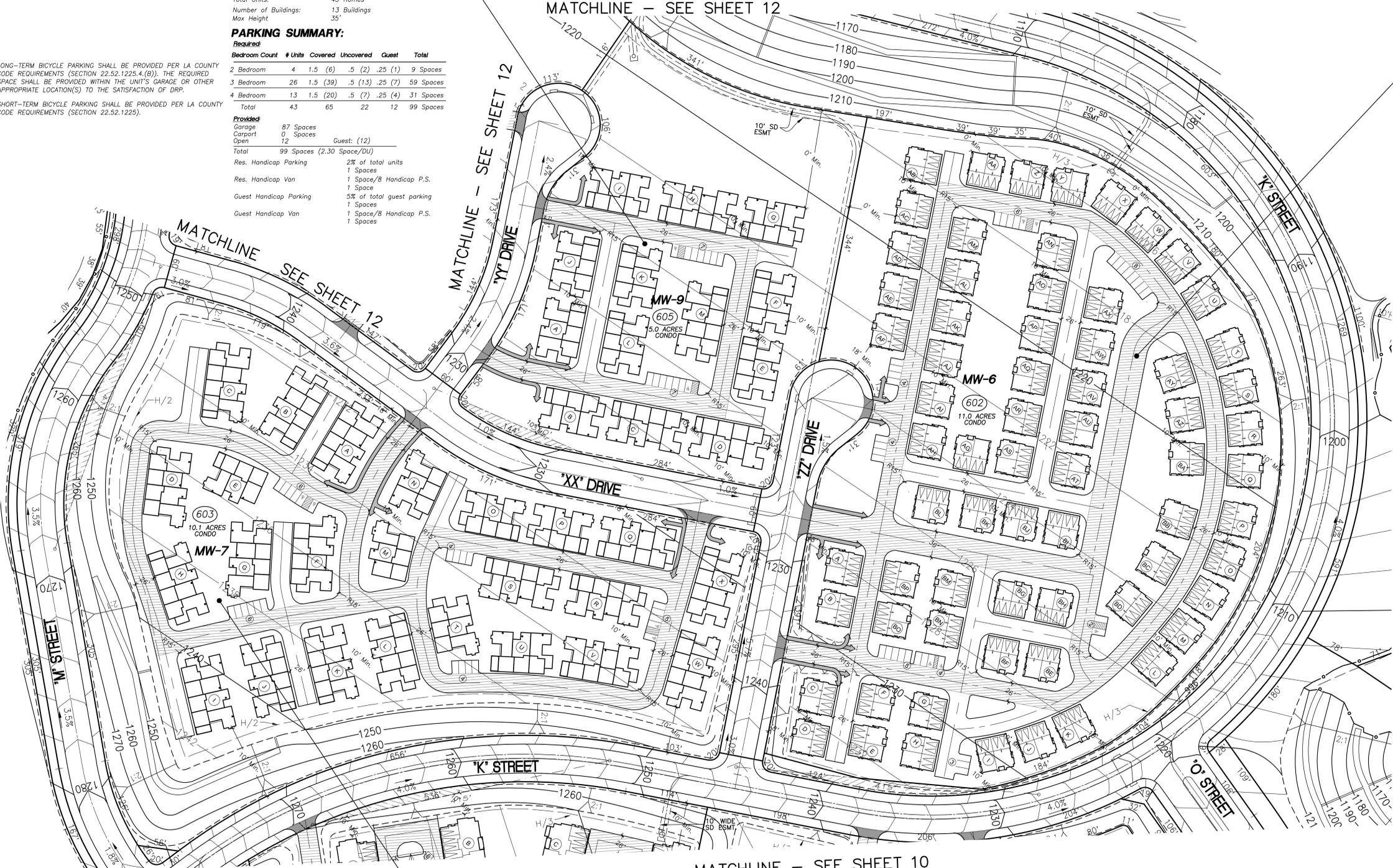
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	68	1.5 (102)	.5 (34)	.25 (17)	153 Spaces
3 Bedroom	68	1.5 (102)	.5 (34)	.25 (17)	153 Spaces
Total	136	204	68	34	306 Spaces

Provided:
Garage: 272 Spaces
Carport: 0 Spaces
Open: 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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).



MATCHLINE - SEE SHEET 10

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:

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: 178 Spaces
Carport: 0 Spaces
Open: 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

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

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:

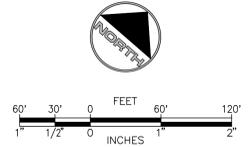
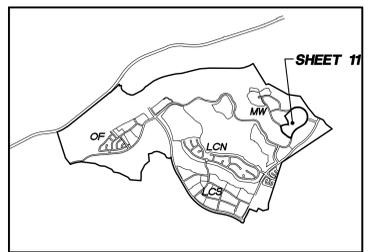
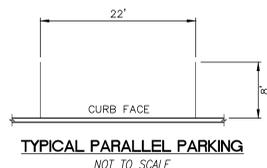
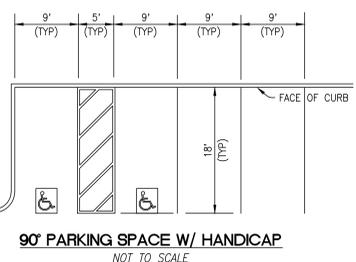
PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 ON PARCEL MAP NO. 24500-01, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 293, PAGES 34 TO 67 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4.(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

LEGEND

- 100 LOT NO.
- MW-10 PLANNING AREA NUMBER
- VTM 060678 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)



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
50075 Avenida Hual, Ste 23 • Valencia, CA 91355
Pte (661) 294-2211 • Fax (661) 294-9890

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: 10/10/2014
JOB No. 0015-023-025
SHEET 11
OF 15 SHEETS



PROJECT SUMMARY: MW-11 (LOT 607)

Total Site Area: 13.2 Acres
Land Use: M
Total Units: 124 Homes

Number of Buildings: 124 Buildings
Max Height: 45'

PARKING SUMMARY:

Required

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	79	1.5 (119)	.5 (40)	.25 (20)	179 Spaces
3 Bedroom	28	1.5 (42)	.5 (14)	.25 (7)	63 Spaces
4 Bedroom	17	1.5 (26)	.5 (9)	.25 (5)	40 Spaces
Total	124	187	63	32	282 Spaces

Provided

Garage	248	Spaces
Carport	0	Spaces
Open	34	Spaces
Total	282	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

LONG-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225.4(B)). THE REQUIRED SPACE SHALL BE PROVIDED WITHIN THE UNIT'S GARAGE OR OTHER APPROPRIATE LOCATION(S) TO THE SATISFACTION OF DRP.

SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED PER LA COUNTY CODE REQUIREMENTS (SECTION 22.52.1225).

MATCHLINE - SEE SHEET 12

LEGEND

- LOT NO.
- PLANNING AREA NUMBER
- VTTM 060678 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:

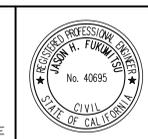
1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN 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:	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

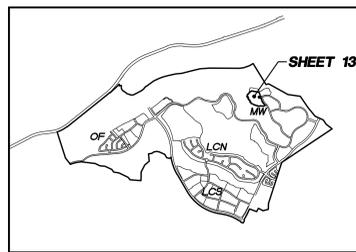
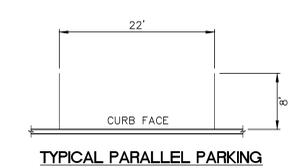
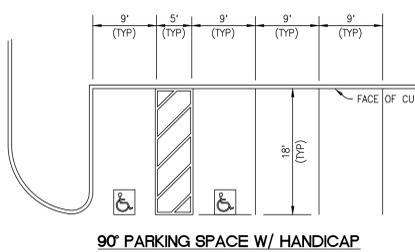


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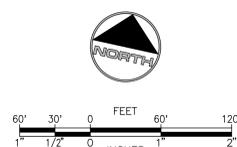
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EXHIBIT "A"
MW-11
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

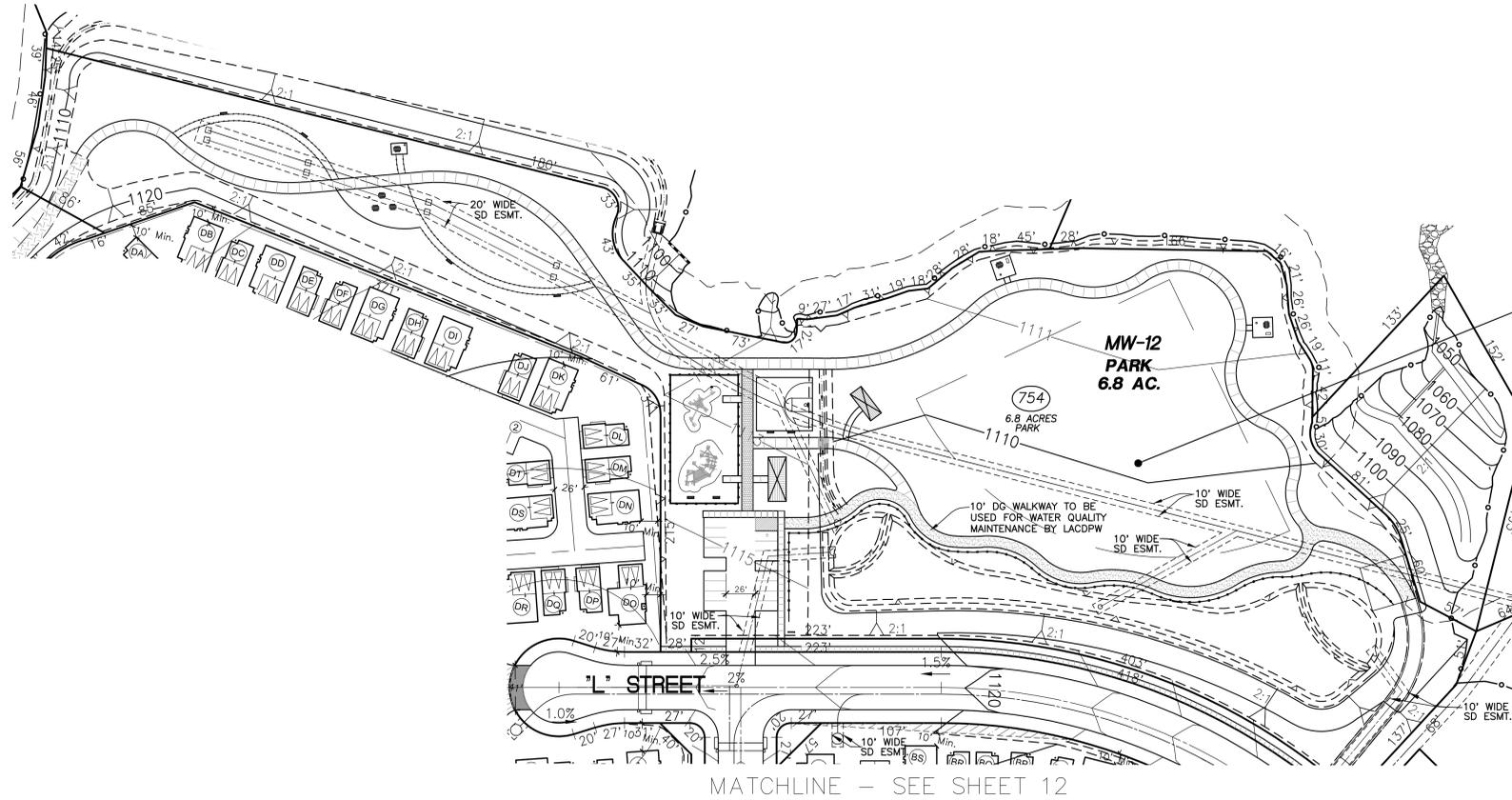
SCALE: 1" = 60'
DATE: 10/10/2014
JOB No. 0015-023-025
SHEET 13
OF 15 SHEETS

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.



KEY MAP
NOT TO SCALE





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

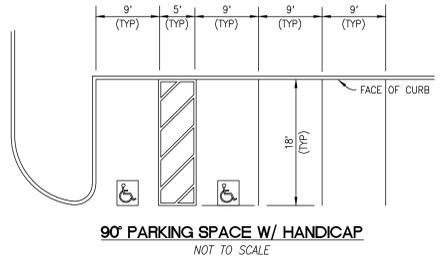
- LOT NO.
- PLANNING AREA NUMBER
- VTTM 060678 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- ENTRY MONUMENT (TYPE PER PLAN)

NOTES:

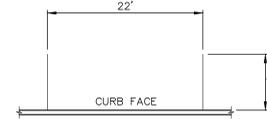
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2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

LEGAL DESCRIPTION:

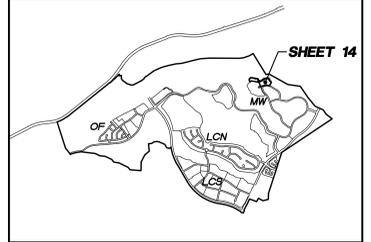
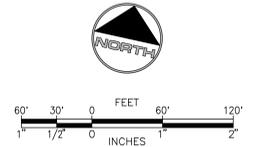
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90° PARKING SPACE W/ HANDICAP
NOT TO SCALE



TYPICAL PARALLEL PARKING
NOT TO SCALE



KEY MAP
NOT TO SCALE

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

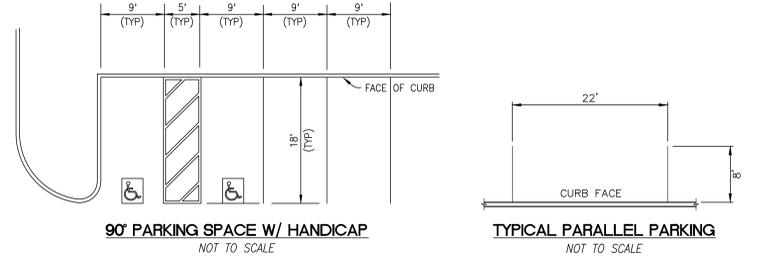
OWNER/DEVELOPER:
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TELEPHONE: (661) 255-4000
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54074 Avenida Hill, Ste 23 • Valencia, CA 91355
Pte (661) 294-2211 • Fax (661) 294-9890

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

SCALE: 1" = 60'
DATE: 10/10/2014
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
 - VTM 060678 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: 10/10/2014
JOB No. 0015-023-025
SHEET 15
OF 15 SHEETS

