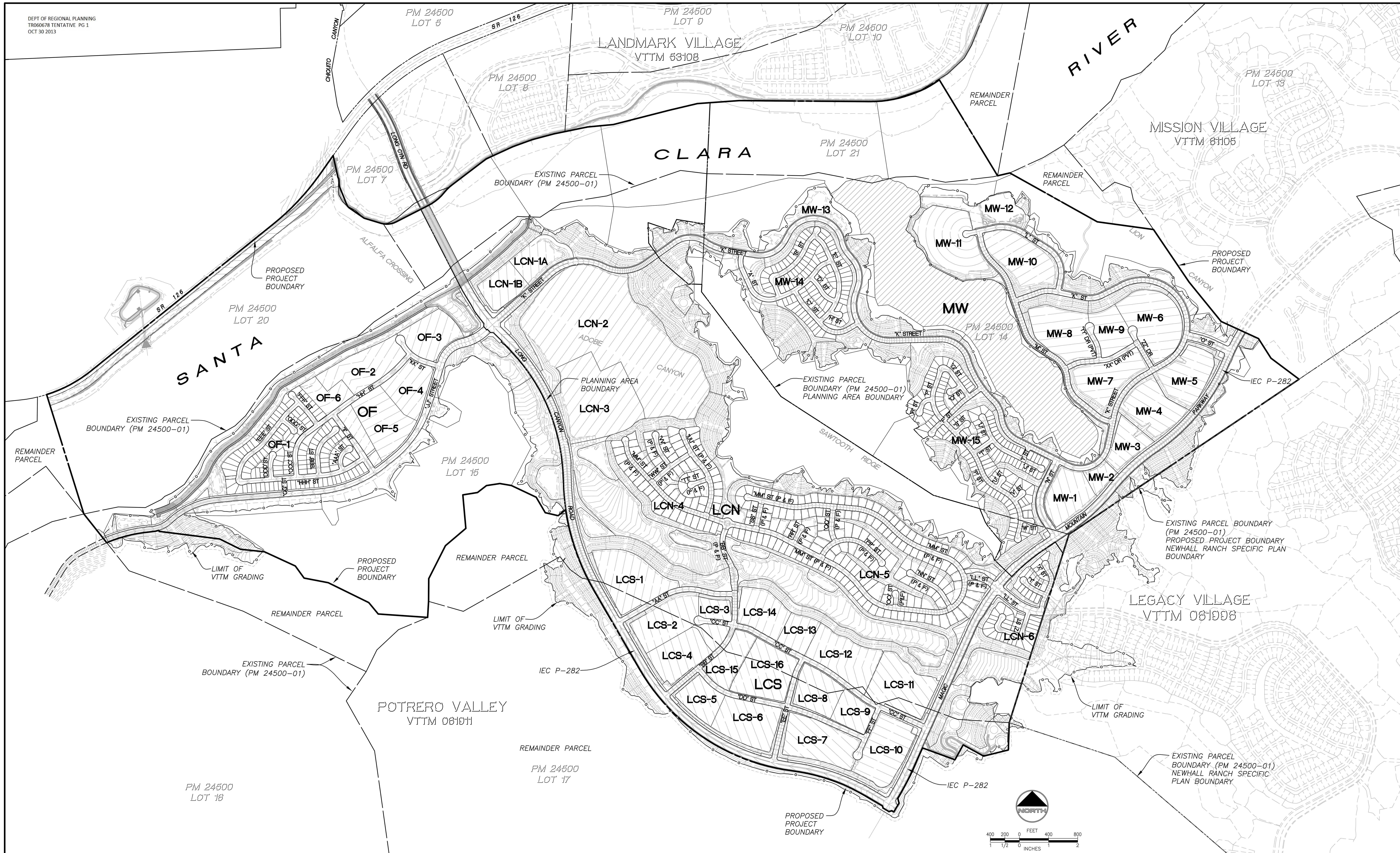
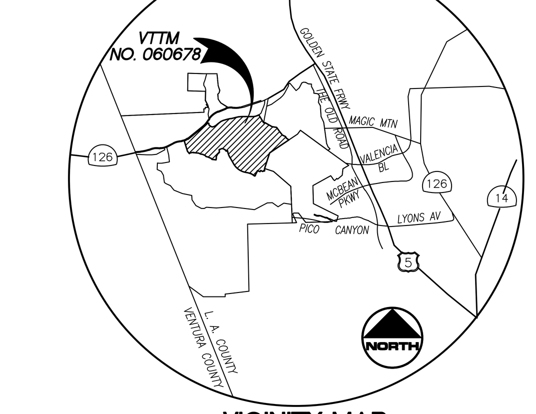
DEPT OF REGIONAL PLANNING
TR060678 TENTATIVE PG 1
OCT 30 2013



LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
OF-1				
1–8, 12–141	138	SFD (5,500 SF)	138	22.6
OF-2				
143	1	MULTI FAMILY (CONDOMINIUM)	110	8.7
OF-3				
144	1	MULTI FAMILY (CONDOMINIUM)	99	6.6
OF-4				
145	1	MULTI FAMILY (CONDOMINIUM)	112	6.5
OF-5				
142	1	MULTI FAMILY (CONDOMINIUM)	87	8.8
OF-6				
9	1	RECREATION–PRIVATE		3.6
OF-7				
10	1	RECREATION–PRIVATE		2.5
OF-8				
11	1	RECREATION–PRIVATE		0.4
146–159, 161–162	16	OPEN SPACE		7.9
160	1	OPEN SPACE – MULTI-TRAIL		2.0
163–168	6	OPEN SPACE – TRAIL LDZ		2.6
169–170	2	OPEN SPACE – LDZ		0.5
171–172	2	OPEN SPACE – NATURAL		296.5
922	1	OPEN SPACE – LIGHT RAIL RESERVATION		4.0
923	1	OPEN SPACE – UTILITY CORRIDOR		9.0
924	1	OPEN SPACE – FUTURE SR126 ROW		1.1
173–175; 177–178	5	PUBLIC FACILITY – DRAINAGE		38.5
179–183	5	PUBLIC FACILITY – WATER QUALITY		14.3
176	1	PUBLIC FACILITY – DEBRIS BASIN		2.3
184	1	PUBLIC FACILITY – SEWER LIFT STATION		0.2
185	1	DRIVEWAY		0.1
		PUBLIC STREET – ARTERIAL		22.3
LCN-1A				
497	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	154	5.9
LCN-1B				
498	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	139	4.9
LCN-2				
500	1	SCHOOL – HIGH SCHOOL		54.6
LCN-3				
499	1	SCHOOL – JR. HIGH SCHOOL		19.3
LCN-4				
186–260	75	SINGLE FAMILY DETACHED (7,500 SF)	75	20.7
LCN-5				
261–399, 402–437	175	SINGLE FAMILY DETACHED (7,500 SF)	175	48.4
LCN-6				
438–482	45	SINGLE FAMILY DETACHED (5,000 SF)	45	7.9
501–520, 532–538, 542, 569–570, 585	31	OPEN SPACE		80.6
544	1	OPEN SPACE – MULTI-TRAIL		0.5
545–549, 554–555	7	OPEN SPACE – TRAIL LDZ		4.5
566–568	3	OPEN SPACE – LDZ		1.2
576–581	6	OPEN SPACE – NATURAL		153.6
584; 586–587	3	PUBLIC FACILITY – DRAINAGE		47.5
589–592	4	PUBLIC FACILITY – WATER QUALITY		6.2
593	1	PUBLIC FACILITY – DEBRIS BASIN		1.2
594	1	PUBLIC FACILITY – WATER TANK		1.7
596–614	19	STREET (PRIVATE & FUTURE)		21.9
LCS-1				
496	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	168	10.9
LCS-2				
495	1	MULTI FAMILY (CONDOMINIUM)	112	8.6
LCS-3				
400	1	RECREATION – PRIVATE		2.3
LCS-4				
494	1	MULTI FAMILY (CONDOMINIUM)		7.2
493	1	MULTI FAMILY (CONDOMINIUM)	103	2.0
LCS-5				
492	1	MULTI FAMILY (CONDOMINIUM)	54	4.7
LCS-6				
488	1	MULTI FAMILY (CONDOMINIUM)	109	8.9
LCS-7				
491	1	MULTI FAMILY (CONDOMINIUM)	182	9.7
LCS-8				
487	1	MULTI FAMILY (CONDOMINIUM)	52	6.0
LCS-9				
486	1	MULTI FAMILY (CONDOMINIUM)	33	4.0
LCS-10				
490	1	MULTI FAMILY (CONDOMINIUM)	129	9.6
LCS-11				
489	1	MULTI FAMILY (CONDOMINIUM)	169	10.0
LCS-12				
485	1	MULTI FAMILY (CONDOMINIUM)	69	9.4
LCS-13				
484	1	MULTI FAMILY (CONDOMINIUM)	36	3.8
LCS-14				
483	1	MULTI FAMILY (CONDOMINIUM)	78	6.6
LCS-15				
401	1	RECREATION – PUBLIC PARK		5.3
LCS-16				
565	1	ELEMENTARY SCHOOL		9.4
521–531, 539–541, 543, 556, 558	17	OPEN SPACE		33.6
582–583	2	OPEN SPACE – MONUMENT		0.5
550–553, 557, 559–662	9	OPEN SPACE – TRAIL LDZ		2.8
563–564, 571–574	6	OPEN SPACE – LDZ		2.8
575	1	OPEN SPACE – NATURAL		4.3
588, 1008	2	PUBLIC FACILITY – WATER QUALITY		3.2
595	1	PUBLIC FACILITY – WATER TANK		7.0
		PUBLIC STREET – ARTERIAL		51.1
MW-1				
752	1	COMMERCIAL–RETAIL	66,400 SF	6.9
MW-2				
753	1	RECREATION – PRIVATE		2.2
MW-3				
891	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	75	4.7
MW-4				
890	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	121	8.6
MW-5				
889	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	168	8.2
MW-6				
888	1	MULTI FAMILY (CONDOMINIUM)	136	11.0
MW-7				
887	1	MULTI FAMILY (CONDOMINIUM)	89	10.1
MW-8				
885	1	MULTI FAMILY (CONDOMINIUM)	63	9.5
MW-9				
886	1	MULTI FAMILY (CONDOMINIUM)	43	5.0
MW-10				
884	1	MULTI FAMILY (CONDOMINIUM)	104	10.8
MW-11				
883	1	MULTI FAMILY (CONDOMINIUM)	124	13.2
MW-12				
754	1	RECREATION – PUBLIC PARK		6.8
MW-13				
755	1	OPEN SPACE – WATER QUALITY		6.9
MW-14				
615–720	106	SINGLE FAMILY DETACHED (5,000 SF)	106	15.3
MW-15				
721–751, 756–882, 944–945	160	SINGLE FAMILY DETACHED (4,050 SF)	160	24.1
977–979, 892–921, 925–943, 946–952, 992, 994–1000	67	OPEN SPACE		110.1
993	1	OPEN SPACE – SPINEFLOWER		67.4
975–976	2	OPEN SPACE – MONUMENT		0.2
953–971	19	OPEN SPACE – TRAIL LDZ		6.7
972–974	3	OPEN SPACE – LDZ		1.3
980–991	12	OPEN SPACE – NATURAL		193.0
1001	1	PUBLIC FACILITY – WATER QUALITY		0.3
1002	1	PUBLIC FACILITY – DEBRIS BASIN		1.1
1003	1	PUBLIC FACILITY – SEWER LIFT STATION		0.1
1004–1007	4	STREET (PRIVATE & FUTURE)		2.9
		PUBLIC STREET – ARTERIAL		54.0
Total	**1008**		**3,617**	**1745.7**

NOTE: EASEMENTS FOR INGRESS/EGRESS WILL BE BASED ON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

ABBREVIATIONS: S.F. = SQUARE FEET
LDZ = LANDSCAPE DEVELOPMENT ZONE

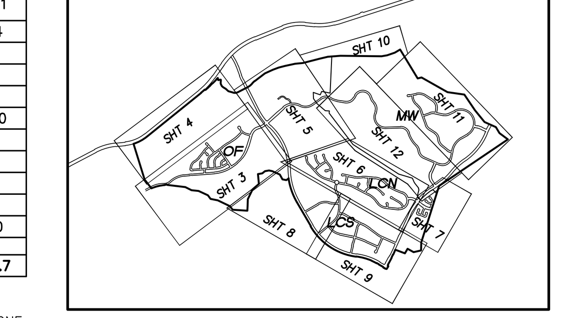


VICINITY MAP
NOT TO SCALE

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 O.S. — PAD ELEVATION OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 67' PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (#)
- FUTURE RIGHT OF WAY
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE/LIMIT OF GRADING
- STORM DRAIN CULVERT
- SD STORM DRAIN
- S SANITARY SEWER (SERVICE LOCAL)
- FM SEWER FORCE MAIN
- W WATER
- RW RECYCLED WATER
- W EXISTING WATER LINE
- E EXISTING POWER LINE
- SEA SIGNIFICANT ECOLOGICAL AREA
- FEMA FEMA 100 YEAR FLOOD PLAIN LOMR DATED 10/24/02
- QCAP PROPOSED Q-CAP FLOODPLAIN
- FP EXISTING FLOODPLAIN
- FW EXISTING FLOODWAY
- GEOLOGICAL / RUA SETBACKS
- FIRE DEPARTMENT ACCESS GATE
- LOW FLOW DIVERSION
- DEBRIS RISER
- RISER
- CATCH BASIN
- OIL WELL GPS POSITIONED
- OIL WELL DEPT. OF OIL AND GAS CALCULATED POSITION
- OIL WELL DIGITIZED POSITION
- OIL WELL DEPT. OF OIL AND GAS METAL DETECTOR POSITION
- IMPACTED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005–0057 HERITAGE SIZE LABELED WITH "H"
- ENCROACHED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005–0057 HERITAGE SIZE LABELED WITH "H"
- PRESERVED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005–0057 HERITAGE SIZE LABELED WITH "H"
- EXISTING POWER POLE
- PROPOSED DRIVEWAY
- TRAIL/HIKING & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY



KEY MAP
NOT TO SCALE

GENERAL NOTES:

1. GRADE ELEVATIONS SHOWN ON THE VTTM 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.
2. LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL, THE SUBDIVISION MAP ACT AND TO THE SATISFACTION OF DRP.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN 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 PARKS AND RECREATION DEPARTMENT.
4. 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 THE SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" TRACT MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) AS SPECIFIED IN THE COUNTY SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS-OF-WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT. HOWEVER, THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE FULFILLMENT OF INFRASTRUCTURE REQUIREMENTS–IF CONSISTENT WITH THE COUNTY SUBDIVISION ORDINANCE–NOR THE DEDICATION OF PARKLAND OR IN LIEU PARK FEES.
8. PERMISSION IS REQUESTED TO COMBINE LOTS.
9. PERMISSION IS REQUESTED FOR UNIT PHASING.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF THE DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, WATER TANKS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS REQUESTED.
14. 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.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. PROPERTY LINE RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT AT THE INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS (THOSE ON 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.
17. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
18. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
19. TOPO COMPILED 11/16/06 FROM DATA FLOWN 05/24/06.
20. ALL DRAINAGE TO BE MAINTAINED BY LACFCD, UNLESS OTHERWISE NOTED ON PLAN.
21. REQUEST STREET FRONTAGE WAIVER FOR LOTS FRONTING ON PRIVATE STREETS AND PRIVATE DRIVES PER CONDITIONS OF APPROVAL.
22. PERMISSION IS REQUESTED TO ALLOW FLAG LOTS PER CONDITIONS OF APPROVAL.
23. GRADING OF VTTM 60678 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 BE 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 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 DWP.

SURVEY NOTES:

VERTICAL DATUM:

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW 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 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 PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED MAY 24, 2006. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

SPECIAL NOTES:

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

UTILITY PROVIDERS

PHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
SEWER TREATMENT: LA COUNTY SANITATION DISTRICT
SCHOOLS: NEWHALL 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

PROJECT SUMMARY:

GROSS AREA – 1745.7 AC
TOTAL LOTS – 1008 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)

LEGAL DESCRIPTION:

PORTIONS OF PARCELS 14, 15, 16, 17, 20 AND 21 OF 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.

OFFSITE IMPROVEMENTS FOR STANDALONE CONDITION

- LONG CANYON ROAD BRIDGE AND CONNECTION TO SR-126; INCLUDING ROADWAY-RELATED GRADING, WATER QUALITY FACILITIES, AND UTILITIES.
- BANK STABILIZATION FOR THE SANTA CLARA RIVER ALONG ONION FIELDS WITHIN HOMESTEAD AS WELLS AS ALONG LANDMARK'S SOUTHERLY BOUNDARY (PREVIOUSLY ENTITLED WITH LANDMARK VILLAGE).
- DISPOSAL OF 5.8 MILLION CUBIC YARDS OF DIRT TO THE LANDMARK VILLAGE SITE (INCLUDED IN LANDMARK VTTM-53108 EIR)
- EXTENSION OF MAGIC MOUNTAIN PARKWAY FROM THE EASTERLY TRACT BOUNDARY OF HOMESTEAD VILLAGE TO THE ROAD'S CURRENT TERMINUS WEST OF THE OLD ROAD; INCLUDING ROADWAY--RELATED GRADING AND OAK TREE REMOVALS, WATER QUALITY FACILITIES, AND UTILITIES.
- CONSTRUCTION OF A UTILITY CORRIDOR FROM THE EXISTING LOS ANGELES COUNTY SANITATION DISTRICT 32 WASTEWATER TREATMENT PLANT (VALENCIA WRP) LOCATION ON THE OLD ROAD, WEST OF THE INTERSECTION WITH RYE CANYON ROAD, TO THE PROPOSED NEWHALL RANCH WASTEWATER TREATMENT PLANT. IMPROVEMENTS FOR THE UTILITY CORRIDOR WOULD INCLUDE: GRADING, OAK TREE REMOVAL, SEWER LIFT STATION WITHIN LANDMARK VILLAGE, A BRINE INJECTION FACILITY (TO BE LOCATED IN THE VALENCIA COMMERCE CENTER), A DEMINERALIZATION FACILITY (TO BE LOCATED ON THE OLD ROAD AT THE SR-126 FREEWAY RAMPS), FOUR DEBRIS BASINS/STORM DRAIN OUTLETS ALONG SR-126, DOMESTIC WATER, RECLAIMED WATER, AGRICULTURAL WATER, SEWER, NATURAL GAS, ELECTRICITY, CABLE TELEVISION, TELEPHONE/TELECOMMUNICATIONS, AS WELL AS BANK STABILIZATION TO PROTECT THE UTILITIES ALONG THE SANTA CLARA RIVER.
- SOUTHERN CALIFORNIA EDISON 66-KILOVOLT (KV) ELECTRICAL SUBSTATION

APPROXIMATE EARTHWORK QUANTITIES:

	CUT	FILL
HOMESTEAD SOUTH VTTM ONSITE: (WITHIN TRACT BOUNARY)	33,333,000 CY	29,323,000 CY
HOMESTEAD SOUTH VTTM OFFSITE: (OUTSIDE OF TRACT BOUNDARY)	2,367,000 CY	577,000 CY
LANDMARK (VTTM 53108 DISPOSAL):		5,800,000 CY
TOTALS:	35,700,000 CY	35,700,000 CY

*29,900,000 OF CUT TO BE FILLED AS A PART OF THE HOMESTEAD SOUTH VTTM.

STANDALONE OFFSITE AREAS:

	CUT	FILL
MAGIC MOUNTAIN PARKWAY:	4,000,000 CY	4,000,000 CY
SCE SUBSTATION:	160,000 CY	45,000 CY
SCE SUBSTATION DISPOSAL SITE:		115,000 CY
UTILITY CORRIDOR:	7,000 CY	285,000 CY

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EASEMENT DEDICATIONS

PROJECT RELATED ENTITLEMENTS

CUP 2005-00150
OTP 2005-0057

SUBSTANTIAL CONFORMANCE REVIEW

HILLSIDE GRADING
HOUSING AND BUILDING TYPES
SINGLE FAMILY LOT WIDTHS/FRONTAGES

ASSESSOR'S PARCEL NUMBERS (APN)

2826-002-022	2826-122-008
2826-002-023	2826-122-009
2826-002-024	2826-122-010
2826-122-005	2826-123-002

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	SECTIONS AND EASEMENT DESCRIPTIONS
3 and 4	ONION FIELDS (OF)
5, 6, and 7	ADOBE CYN, LONG CYN NORTH (LCN)
8 and 9	LONG CYN SOUTH (LCS)
10, 11, and 12	MESAS WEST (MW)
13	PHASING AND LARGE LOT PARCEL MAP
14	STANDALONE IMPROVEMENTS OVERALL
15	STANDALONE UTIL CORR, DISPOSAL SITE
16	STANDALONE MAGIC MTN PKWY

DESIGNED: JHF, AMW				
DRAFTED: AMW				
CHECKED: JHF	NO.	REVISIONS	DATE	BY

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

REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
No. 40695
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Ste 23 ▪ Valencia, CA 91355
PH: (661) 294-2211 ▪ FX: (661) 294-9890
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
TITLE SHEET

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025

G:\Newhall Ranch\Homestead South\Overall\Tentative\HNR368-01.dwg Plotted on Oct 29, 2013-10:51am by adamw

EASEMENTS

EASEMENTS BASED ON FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO. NHSC-1085726 DATED SEPTEMBER 17, 2012.

IN 6. EASEMENT FOR VEHICLES AND STOCK AND INCIDENTAL PURPOSES OF SIMI LAND AND WATER COMPANY, A CORPORATION AS DISCLOSED BY DEED RECORDED DECEMBER 14, 1889 IN BOOK 614 PAGE 285, OF DEEDS.
SAID EASEMENT IN INDETERMINATE IN NATURE

IN 6A. EASEMENT FOR WATER RISING OR FLOWING OVER SAID LAND AND INCIDENTAL PURPOSES OF SIMI LAND AND WATER COMPANY, A CORPORATION AS DISCLOSED BY DEED RECORDED MARCH 26, 1891 IN BOOK 645 PAGE 18, OF DEEDS.
SAID EASEMENT IN INDETERMINATE IN NATURE

IN 7. EASEMENT OF CALIFORNIA NON PROFIT CORPORATION, SUCCESSOR TO SIMI LAND AND WATER COMPANY FOR UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MARCH 26, 1891 IN BOOK 645 PAGE 18,OF DEEDS.
SAID EASEMENT IN INDETERMINATE IN NATURE

IN 8. EASEMENT OF PAC BELL, FORMERLY SUNSET TELEPHONE & TELEGRAPH COMPANY FOR POLE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED OCTOBER 10, 1896 AS INSTRUMENT NO. 17 IN BOOK 1129 PAGE 8 OF DEEDS.
SAID EASEMENT IN INDETERMINATE IN NATURE

IN 9. EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR TO PACIFIC LIGHT AND POWER CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MAY 22, 1914 AS INSTRUMENT NO. 131 IN BOOK 5810 PAGE 192 OF DEEDS.
SAID EASEMENT IN INDETERMINATE IN NATURE

IN 10. THE PERMISSIVE LICENSE TO EMPTY OR SPILL WATER FROM THE LOS ANGELES AQUEDUCT INTO THE STREAMS OR WATER CHANNELS RUNNING THROUGH CERTAIN PORTIONS OF THE PREMISES HEREINBEFORE DESCRIBED, UPON CERTAIN CONDITIONS, AS CONTAINED IN THE AGREEMENT BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE CITY OF LOS ANGELES, RECORDED DECEMBER 14, 1920 AS INSTRUMENT NO. 825 OF DEEDS.
SAID EASEMENT IN INDETERMINATE IN NATURE

IN 11. EASEMENT OF SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED APRIL 14, 1933 AS INSTRUMENT NO. 503 IN BOOK 12069 PAGE 322, OR.
SAID EASEMENT IN INDETERMINATE IN NATURE

L Q 12. OIL AND GAS LEASE EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AS LESSOR AND BARNSDALL OIL COMPANY, A CORPORATION, SUCCESSOR OR ASSIGNEE AS LESSEE, RECORDED JUNE 18, 1935 AS INSTRUMENT NO. 671 IN BOOK 13495 PAGE 125, OR.

IN 13. EASEMENT OF PACIFIC BELL, A CORPORATION, SUCCESSOR TO SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED JANUARY 3, 1940 AS INSTRUMENT NO. 948 IN BOOK 17145 PAGE 246, OR.
THE EFFECT OF A DOCUMENT ENTITLED PARTIAL QUITCLAIM RECORDED JULY 15, 1975 AS INSTRUMENT NO. 694, OR.
SAID EASEMENT IN INDETERMINATE IN NATURE

L Q 14. OIL AND GAS LEASE EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AS LESSOR AND THE BRITISH AMERICAN OIL PRODUCING COMPANY, A DELAWARE CORPORATION, SUCCESSOR OR ASSIGNEE AS LESSEE, RECORDED OCTOBER 21, 1940 AS INSTRUMENT NO. 446 IN BOOK 17868 PAGE 290, OR.

L Q 15. OIL AND GAS LEASE EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AS LESSOR AND R.E. HAVENSTRITE, SUCCESSOR OR ASSIGNEE AS LESSEE, RECORDED DECEMBER 26, 1940 AS INSTRUMENT NO. 873 IN BOOK 18078 PAGE 155, OR.

IN 16. EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED JANUARY 9, 1942 AS INSTRUMENT NO. 1149 IN BOOK 19008 PAGE 332, OR.
SAID EASEMENT IN INDETERMINATE IN NATURE

R Q 17. UNDISCLOSED WIDTH EASEMENT OF BARNSDALL OIL COMPANY FOR OIL PIPELINE PURPOSES AS DISCLOSED BY DEED RECORDED DECEMBER 4, 1944 AS INSTRUMENT NO. 1236 IN BOOK 21229 PAGE 281, OR., SHOWN HEREON AS (17)

IN 18. EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MARCH 23, 1950 AS INSTRUMENT NO. 2803 IN BOOK 32657 PAGE 108, OR.
SAID EASEMENT IN INDETERMINATE IN NATURE

IN 19. EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MAY 4, 1950 AS INSTRUMENT NO. 3006 IN BOOK 33038 PAGE 313, OR.
SAID EASEMENT IN INDETERMINATE IN NATURE

R Q 20. 16.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MAY 22, 1950 AS INSTRUMENT NO. 2548 IN BOOK 33197 PAGE 73, OR., SHOWN HEREON AS (20)

21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT EXECUTED BY AND BETWEEN SOUTHERN CALIFORNIA RAILROAD COMPANY AND HUMBLE OIL AND REFINING COMPANY RECORDED JULY 31, 1950 AS INSTRUMENT NO. 3438 IN BOOK 33841 PAGE 152, OR.

22. 2' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED APRIL 10, 1951 AS INSTRUMENT NO. 2548 IN BOOK 36011 PAGE 28, OR., SHOWN HEREON AS (22)

R Q 23. 5' WIDE EASEMENT OF UNOCAL CALIFORNIA PIPELINE COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR TO UNION OIL COMPANY OF CALIFORNIA DBA UNOCAL, A CALIFORNIA CORPORATION, FOR PIPE LINE AND AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED JUNE 19, 1951 AS INSTRUMENT NO. 2670 IN BOOK 36565 PAGE 89, OR., AN EXTENSION AGREEMENT RECORDED JUNE 12, 2000 AS INSTRUMENT NO. 00-1062166 AND JUNE 13, 1958 AS INSTRUMENT NO. 3434 IN BOOK D127 PAGE 71, OR., SHOWN HEREON AS (23)

R Q 23a. 5' WIDE EASEMENT OF UNION OIL COMPANY OF CALIFORNIA FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED APRIL 23, 1952 AS INSTRUMENT NO. 1928 IN BOOK 38775 PAGE 91, OR., SHOWN HEREON AS (23a)

NA 23b. 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED DECEMBER 21, 1953 AS INSTRUMENT NO. 1702 IN BOOK 43431 PAGE 69, OR., SHOWN HEREON AS (23b)

IN 24. EASEMENT OF UNION OIL COMPANY OF CALIFORNIA FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED AUGUST 29, 1961 AS INSTRUMENT NO. 3943, OR.
SAID EASEMENT IN INDETERMINATE IN NATURE

R Q 25. 10' WIDE EASEMENT OF UNION OIL COMPANY OF CALIFORNIA FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED FEBRUARY 7, 1962 AS INSTRUMENT NO. 3210 IN BOOK D1505 PAGE 463, OR., SHOWN HEREON AS (25)

26. BLANKET EASEMENT OF SUNRAY MID-CONTINENT OIL COMPANY, A DELAWARE CORPORATION FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED FEBRUARY 14, 1962 AS INSTRUMENT NO. 4946, OR., SHOWN HEREON AS (26)

R Q 26a. 12' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED APRIL 5, 1962 AS INSTRUMENT NO. 5028 IN BOOK D1570 PAGE 242, OR., SHOWN HEREON AS (26a)

R Q 27. 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED JANUARY 11, 1963 AS INSTRUMENT NO. 5603 IN BOOK D1883 PAGE 263, OR., SHOWN HEREON AS (27)

L Q 28. 30' WIDE EASEMENT OF EXXON CORPORATION, A NEW JERSEY CORPORATION, SUCCESSOR TO HUMBLE OIL AND REFINING COMPANY, A TEXAS CORPORATION FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MARCH 9, 1970 AS INSTRUMENT NO. 1741 IN BOOK M3439 PAGE 696 OR., SHOWN HEREON AS (28)

R Q 29. 16.5' WIDE EASEMENT OF EXXON CORPORATION, A NEW JERSEY CORPORATION FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED JUNE 21, 1979 AS INSTRUMENT NO. 79-675839, OR., SHOWN HEREON AS (29)

R Q 30. 5' WIDE EASEMENT OF PACIFIC BELL, A CORPORATION, FORMERLY PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MARCH 6, 1981 AS INSTRUMENT NO. 81-236544, OR., SHOWN HEREON AS (30)

L Q 31. OIL AND GAS LEASE EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AS LESSOR AND CORBIN J. ROBERTSON AS LESSEE, RECORDED MAY 6, 1982 AS INSTRUMENT NO. 82-468531, OR.

32. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTIFICATION OF FLOODWAY AND FLOOD HAZARD AREA" RECORDED JUNE 14, 1982 AS INSTRUMENT NO. 82-599334, OR.

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

IN 33. EASEMENT OF TEXACO CALIFORNIA PIPELINES INC. A DELAWARE CORPORATION FOR PIPE LINES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED SEPTEMBER 8, 1993 AS INSTRUMENT NO. 93-1746382, OR.
FALLS WITHIN OLD 100' WIDE SPRR R/W

34. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 8, 1999 AS INSTRUMENT NO. 99-370202 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(c), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED JUNE 20, 2001 AS INSTRUMENT NO. 01-1059892 OF OFFICIAL RECORDS.

A Q R 35. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED DECEMBER 23, 1999 AS INSTRUMENT NO. 99-2360380, OR., SHOWN HEREON AS A 20' WIDE EASEMENT FOR WATER PIPELINE, PUMP STATIONS, WELL SITES, APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES AS (35)

36. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HENRY MAYO DRIVE (HIGHWAY 126) HAVE BEEN DEDICATED OR RELINQUISHED ON PARCEL MAP NO. 24500-01 PMB 293-34-67, OF PARCEL MAPS.

37. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THAT PORTION OF SAID LAND DESIGNATED AND DELINEATED AS "FUTURE STREET" HAVE BEEN DEDICATED OR RELINQUISHED ON PARCEL MAP NO. 24500-01 PMB 293-34-67, OF PARCEL MAPS.

38. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: "WE DO HEREBY AND FOR OUR HEIRS, EXECUTORS, SEVERALLY AGREE THAT ALL FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET, OR A PRIVATE STREET, AND FURTHER AGREE THAT THE COUNTY OF LOS ANGELES IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGES ARISING FROM SAID DRAINAGE" AS SHOWN ON PARCEL MAP NO. 24500-01 PMB 293-34-67, OF PARCEL MAPS.

39. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: "AND ALSO GRANT TO ALL PERSONS HOLDING FEE TITLE TO LANDS WITHIN THE COUNTY OF LOS ANGELES AND TO THEIR HEIRS, SUCCESSORS AND ASSIGNS, OF SAID PERSONS AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES IN THE REAL PROPERTY HEREIN OFFERED AS "FUTURE STREET" TO THE COUNTY, SUBJECT, HOWEVER TO THE FOLLOWING:
1) THE ABOVE GRANT WILL NOT BE COMPLETE AS TO EACH INDIVIDUAL GRANTEE UNLESS AND UNTIL AN ACCEPTANCE BY SAID GRANTEE IS RECORDED.
2) UPON RECORDATION OF A RESOLUTION OF ACCEPTANCE BY THE COUNTY OF LOS ANGELES OF THE ABOVE OFFER TO DEDICATE THE GRANT OF NON-EXCLUSIVE EASEMENT HEREIN CONTAINED SHALL TERMINATE AND BE OF NO FURTHER FORCE OR EFFECT" AS DEDICATED ON PARCEL MAP NO. 24500-01 PMB 293-34-67, OF PARCEL MAPS.

40. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: "WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN PARCELS 8 THROUGH 22 INCLUSIVE" AS DEDICATED ON PARCEL MAP NO. 24500-01 PMB 293-34-67, OF PARCEL MAPS.

41. THE EFFECT OF SHOWING AND DELINEATION UPON THE MAP OF SAID PARCEL MAP NO. 24500-01, THE FOLLOWING: "20' WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 18 TO BE RESERVED IN DOCUMENTS".

42. THE EFFECT OF SHOWING UPON THE MAP OF SAID PARCEL MAP NO. 24500-01 THE FOLLOWING: "WHEN THE FUTURE STREET WITHIN SAID PARCELS ARE ACCEPTED AS PUBLIC STREETS, SAID PARCELS WILL INCLUDE PROPERTY ON BOTH SIDE OF SAID STREETS WHICH MUST BE CONVEYED AS ONE UNIT AND CANNOT BE SEPARATED WITHOUT FURTHER ACTION OF THE ADVISORY AGENCY".

43. THE EFFECT OF THE SHOWING UPON THE MAP OF PARCEL MAP NO. 24500-01 THE FOLLOWING NOTES:
1) FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW 5 ACRES WILL BE HEREBY DEDICATED TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN PARCELS 18 THROUGH 22 INCLUSIVE. REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL THE IMPROVEMENTS WILL INCLUDE BUT NOT BE LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS, AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.
2) THE AREA HAS A LIMITED GROUND WATER SUPPLY AND WATER MAY NOT BE AVAILABLE DURING PERIODS OF SEVERE DROUGHT.
3) FURTHER DIVISION AND/OR DEVELOPMENT OF THIS PROPERTY WILL REQUIRE TRAIL DEDICATIONS FOR POTRERO CANYON TRAIL IN PARCELS 15, 16 AND 17; FOR PICO CANYON TRAIL ON PARCEL 18 AND ALONG THE NORTHERN BANK OF THE SANTA CLARA RIVER IN PARCELS 19, 20, 21 AND 22 IN ACCORDANCE WITH THE NEWHALL RANCH SPECIFIC PLAN (CASE NO. 94-087-(5)). APPROXIMATE LOCATIONS AND WIDTHS ARE SHOWN ON SAID SPECIFIC PLAN.
4) FURTHER DIVISION AND/OR DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH SPECIFIC PLAN NO. 94-087-(5) WILL REQUIRE THAT ACCESS BE PROVIDED TO ALL "FIRE ROADS" AND OTHER ROADS THAT ARE USED BY THE FIRE DEPARTMENT TO SERVE THIS AREA AND ADJACENT AREAS.

44. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED FEBRUARY 4, 2010 AS INSTRUMENT NO. 20100164624, OR.

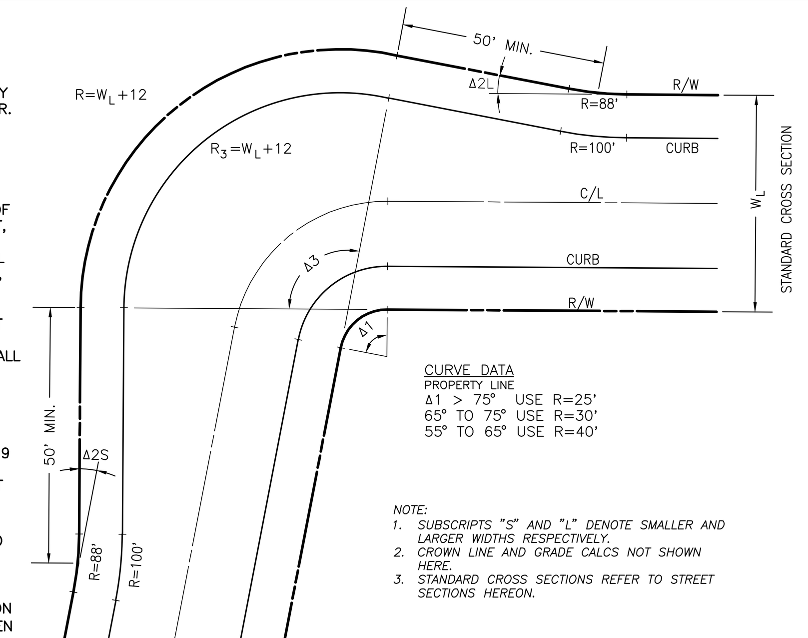
45. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE ROUTE 126/COMMERCE CENTER DRIVE INTERCHANGE, HENRY MAYO DRIVE 6-25NR HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 20, 2011 AS INSTRUMENT NO. 20111421150, OR.

46. A DOCUMENT ENTITLED "AFFIDAVIT OF ACCEPTANCE" RECORDED MARCH 15, 2012 AS INSTRUMENT NO. 20120401633, OR.

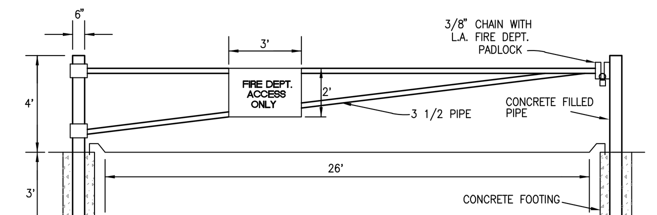
47. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR MITIGATION" RECORDED MAY 5, 2012 AS INSTRUMENT NO. 20120671835, OR.

48. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR MITIGATION" RECORDED JUNE 6, 2012 AS INSTRUMENT NO. 20120840061, OR.

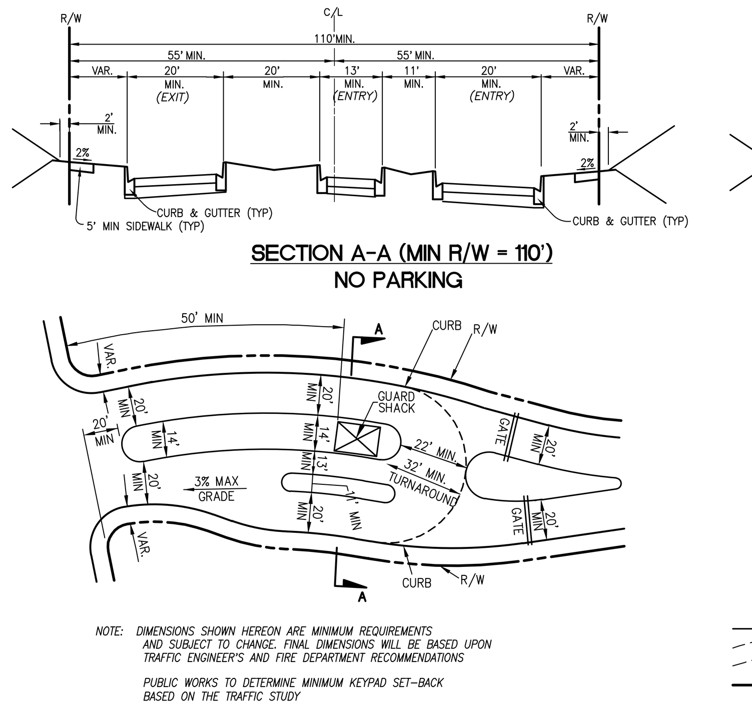
49. A DOCUMENT ENTITLED "AFFIDAVIT AND ACCEPTANCE" RECORDED JUNE 6, 2012 AS INSTRUMENT NO. 20120840062, OR.



STANDARD KNUCKLE
NOT TO SCALE

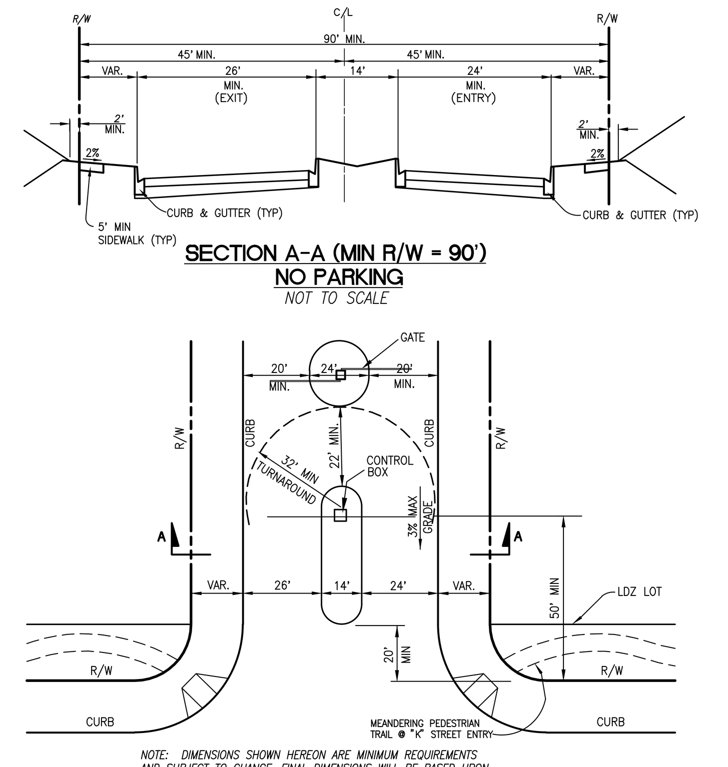


FIRE TRUCK ACCESS SECURITY GATE
NOT TO SCALE



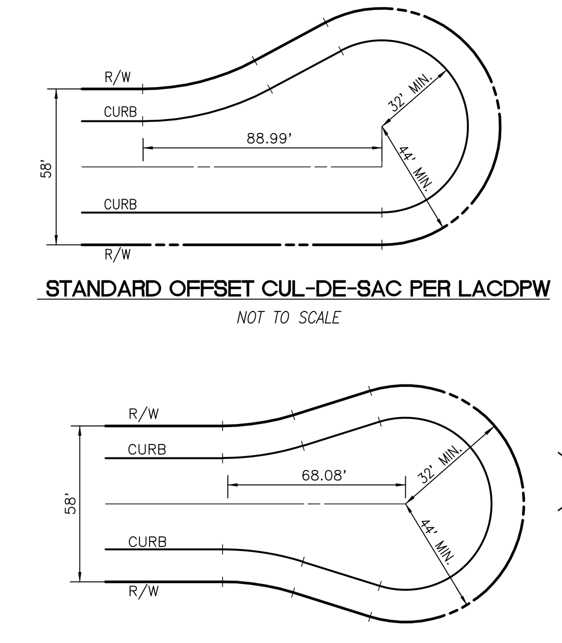
SECTION A-A (MIN R/W = 110')
NO PARKING

TYPICAL GATE DETAIL WITH GUARD SHACK
NOT TO SCALE



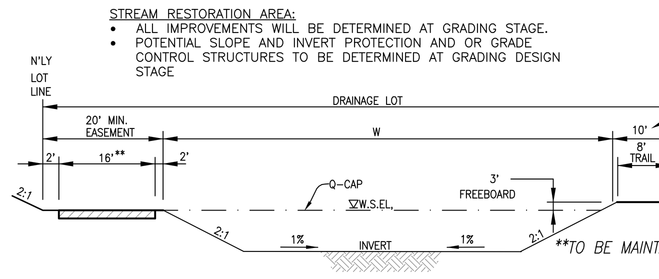
SECTION A-A (MIN R/W = 90')
NO PARKING
NOT TO SCALE

TYPICAL GATE DETAIL WITHOUT GUARD SHACK
NOT TO SCALE

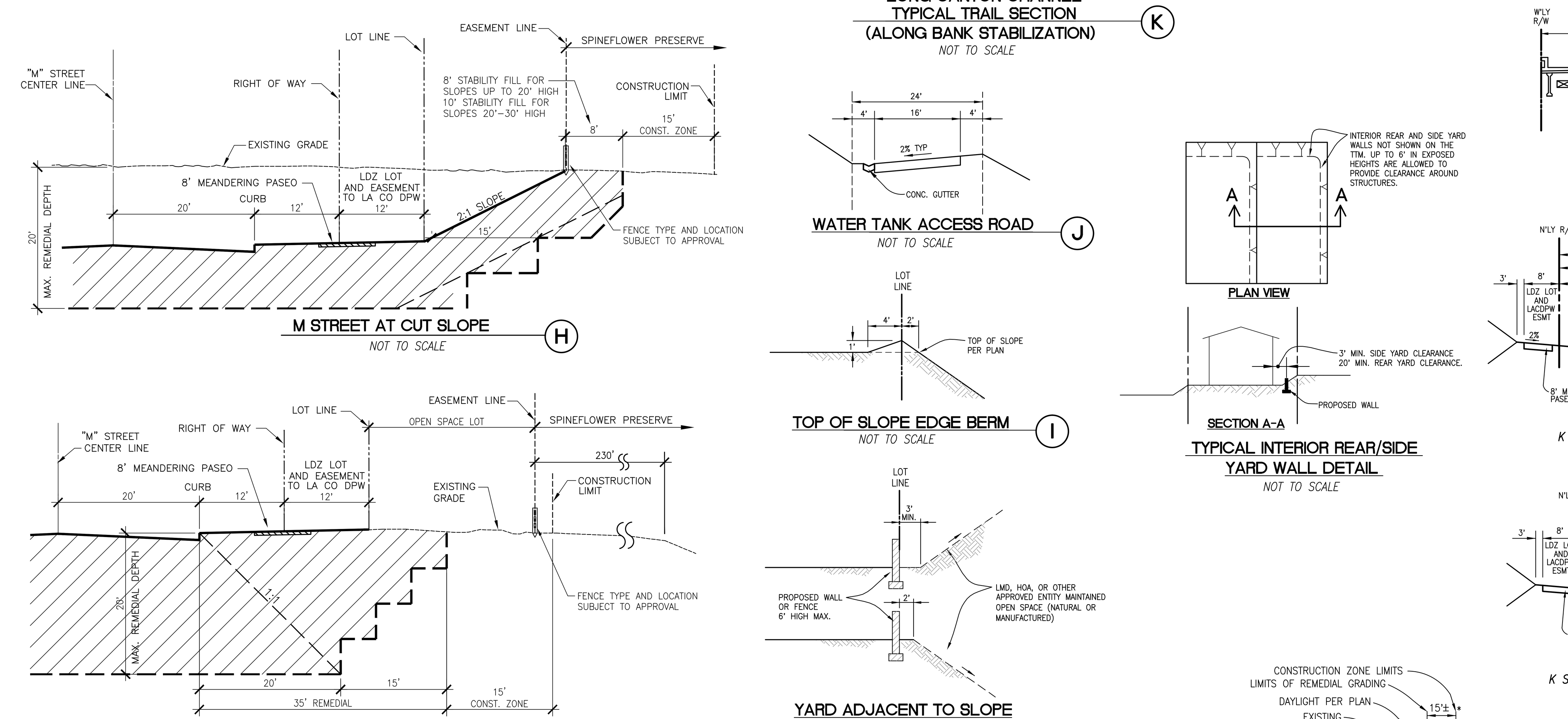


STANDARD OFFSET CUL-DE-SAC PER LACDPW
NOT TO SCALE

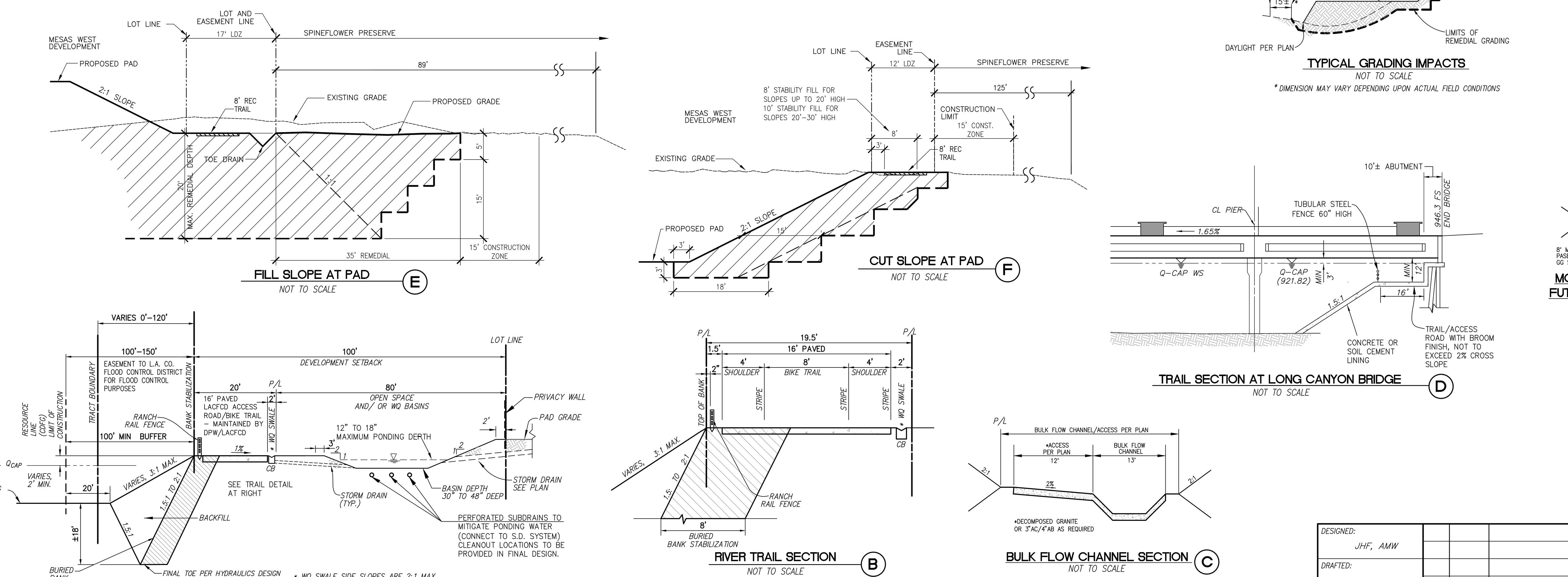
STANDARD CUL-DE-SAC PER LACDPW
NOT TO SCALE



LONG CANYON CHANNEL TYPICAL TRAIL SECTION (ALONG BANK STABILIZATION) (K)
NOT TO SCALE

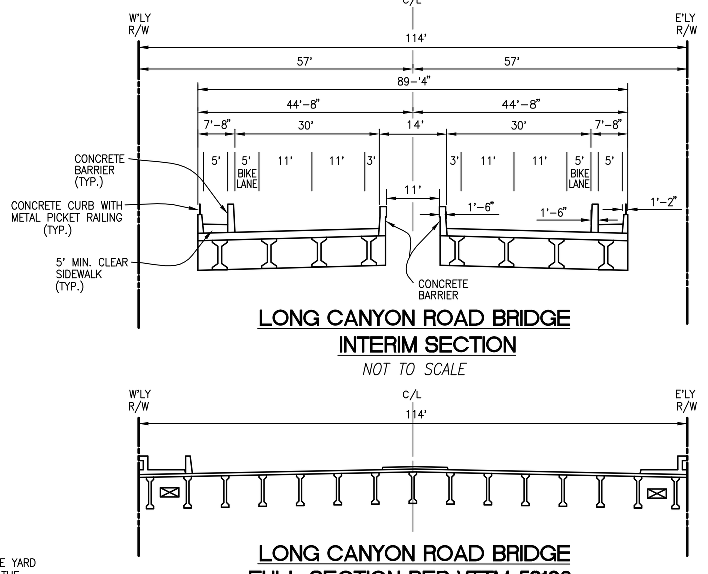


M STREET AT CUT SLOPE (H), M STREET AT GRADE (G), WATER TANK ACCESS ROAD (J), TOP OF SLOPE EDGE BERM (I), YARD ADJACENT TO SLOPE LOTS INTERNAL TO VTTM 060678, TYPICAL INTERIOR REAR/SIDE YARD WALL DETAIL, TYPICAL GRADING IMPACTS
NOT TO SCALE



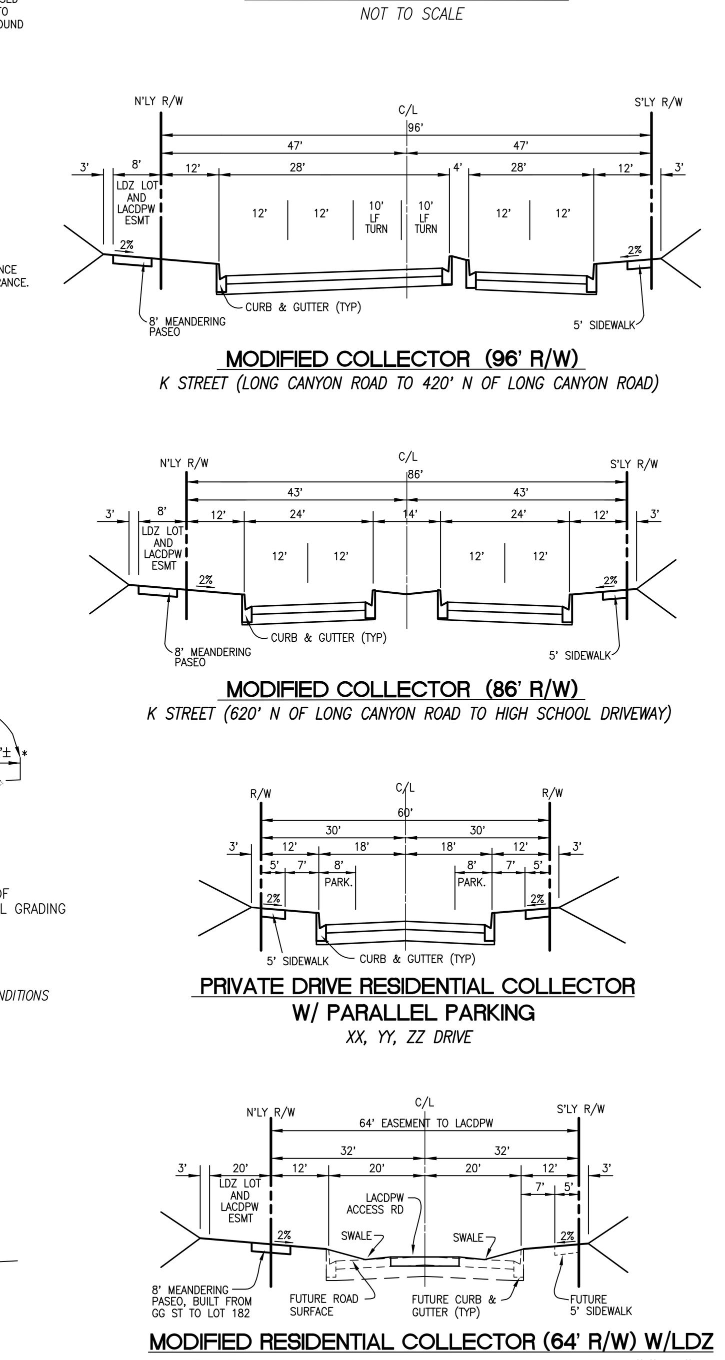
FILL SLOPE AT PAD (E), CUT SLOPE AT PAD (F), TRAIL SECTION AT LONG CANYON BRIDGE (D), TYPICAL WATER QUALITY SWALE CROSS-SECTION * (A), RIVER TRAIL SECTION (B), BULK FLOW CHANNEL SECTION (C)
NOT TO SCALE

TYPICAL GRADING DETAILS
NOT TO SCALE



LONG CANYON ROAD BRIDGE INTERIM SECTION
NOT TO SCALE

LONG CANYON ROAD BRIDGE FULL SECTION PER VTTM 53108
NOT TO SCALE

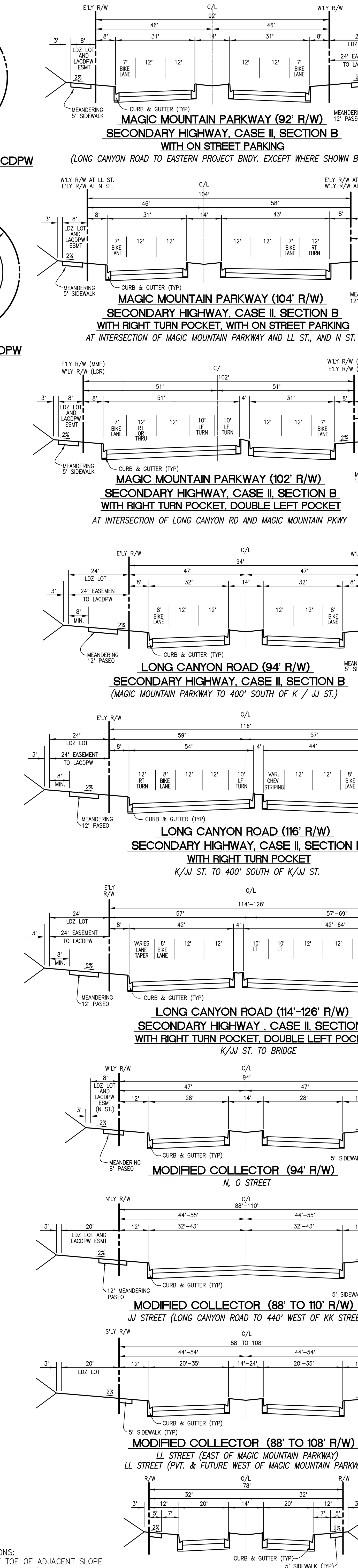


MODIFIED COLLECTOR (96' R/W) — K STREET (LONG CANYON ROAD TO 420' N OF LONG CANYON ROAD)

MODIFIED COLLECTOR (86' R/W) — K STREET (620' N OF LONG CANYON ROAD TO HIGH SCHOOL DRIVEWAY)

PRIVATE DRIVE RESIDENTIAL COLLECTOR W/ PARALLEL PARKING — XX, YY, ZZ DRIVE

MODIFIED RESIDENTIAL COLLECTOR (64' R/W) W/LDZ FUTURE ROAD DEDICATION, UTILITY AND ACCESS ESMT — JJ STREET (GG STREET TO PROJECT BOUNDARY)



MAGIC MOUNTAIN PARKWAY (92' R/W) SECONDARY HIGHWAY, CASE II, SECTION B WITH ON STREET PARKING — (LONG CANYON ROAD TO EASTERN PROJECT BNDY. EXCEPT WHERE SHOWN BELOW.)

MAGIC MOUNTAIN PARKWAY (104' R/W) SECONDARY HIGHWAY, CASE II, SECTION B WITH RIGHT TURN POCKET, WITH ON STREET PARKING — AT INTERSECTION OF MAGIC MOUNTAIN PARKWAY AND LL ST., AND N ST.

MAGIC MOUNTAIN PARKWAY (102' R/W) SECONDARY HIGHWAY, CASE II, SECTION B WITH RIGHT TURN POCKET, DOUBLE LEFT POCKET — AT INTERSECTION OF LONG CANYON RD AND MAGIC MOUNTAIN PKWY

LONG CANYON ROAD (94' R/W) SECONDARY HIGHWAY, CASE II, SECTION B — (MAGIC MOUNTAIN PARKWAY TO 400' SOUTH OF K / JJ ST.)

LONG CANYON ROAD (116' R/W) SECONDARY HIGHWAY, CASE II, SECTION B WITH RIGHT TURN POCKET — K/JJ ST. TO 400' SOUTH OF K/JJ ST.

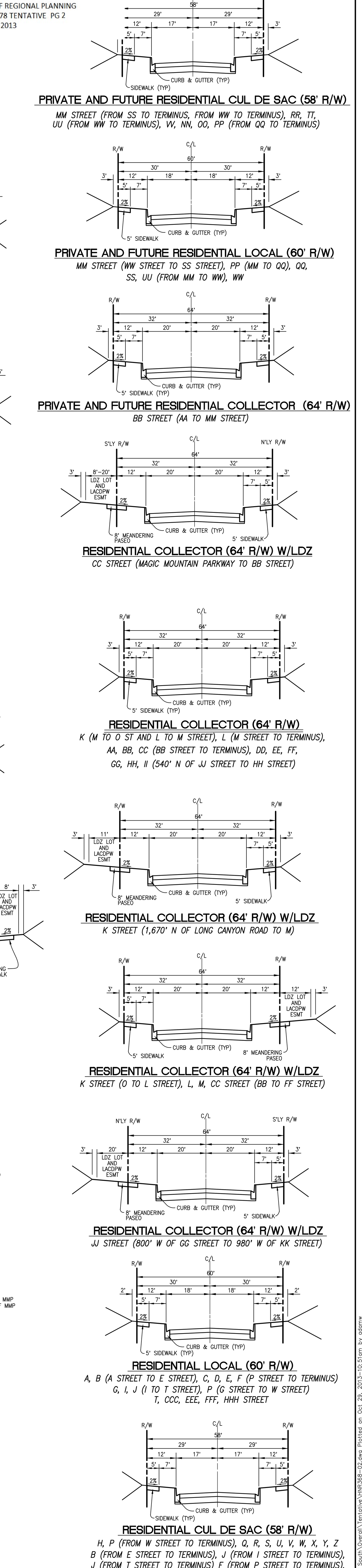
LONG CANYON ROAD (114'-126' R/W) SECONDARY HIGHWAY , CASE II, SECTION B WITH RIGHT TURN POCKET, DOUBLE LEFT POCKET — K/JJ ST. TO BRIDGE

MODIFIED COLLECTOR (94' R/W) — N, O STREET

MODIFIED COLLECTOR (88' TO 110' R/W) — JJ STREET (LONG CANYON ROAD TO 440' WEST OF KK STREET)

MODIFIED COLLECTOR (88' TO 108' R/W) — LL STREET (EAST OF MAGIC MOUNTAIN PARKWAY); LL STREET (PVT. & FUTURE WEST OF MAGIC MOUNTAIN PARKWAY)

MODIFIED COLLECTOR (78' R/W) — II STREET (JJ STREET TO HHH STREET)



PRIVATE AND FUTURE RESIDENTIAL CUL DE SAC (58' R/W) — MM STREET (FROM SS TO TERMINUS, FROM WW TO TERMINUS), RR, TT, UU (FROM WW TO TERMINUS), VV, NN, OO, PP (FROM QQ TO TERMINUS)

PRIVATE AND FUTURE RESIDENTIAL LOCAL (60' R/W) — MM STREET (WW STREET TO SS STREET), PP (MM TO QQ), QQ, SS, UU (FROM MM TO WW), WW

PRIVATE AND FUTURE RESIDENTIAL COLLECTOR (64' R/W) — BB STREET (AA TO MM STREET)

RESIDENTIAL COLLECTOR (64' R/W) W/LDZ — CC STREET (MAGIC MOUNTAIN PARKWAY TO BB STREET)

RESIDENTIAL COLLECTOR (64' R/W) — K (M TO O ST AND L TO M STREET), L (M STREET TO TERMINUS), AA, BB, CC (BB STREET TO TERMINUS), DD, EE, FF, GG, HH, II (540' N OF JJ STREET TO HH STREET)

RESIDENTIAL COLLECTOR (64' R/W) W/LDZ — K STREET (1,670' N OF LONG CANYON ROAD TO M)

RESIDENTIAL COLLECTOR (64' R/W) W/LDZ — K STREET (O TO L STREET), L, M, CC STREET (BB TO FF STREET)

RESIDENTIAL COLLECTOR (64' R/W) W/LDZ — JJ STREET (800' W OF GG STREET TO 980' W OF KK STREET)

RESIDENTIAL LOCAL (60' R/W) — A, B (A STREET TO E STREET), C, D, E, F (P STREET TO TERMINUS) G, I, J (I TO T STREET), P (G STREET TO W STREET) T, CCC, EEE, FFF, HHH STREET

RESIDENTIAL CUL DE SAC (58' R/W) — H, P (FROM W STREET TO TERMINUS), Q, R, S, U, V, W, X, Y, Z B (FROM E STREET TO TERMINUS), J (FROM I STREET TO TERMINUS), J (FROM T STREET TO TERMINUS) F (FROM P STREET TO TERMINUS), AAA, BBB, DDD, FFF (FROM EEE TO TERMINUS), GGG STREET

*NOTES FOR ALL STREET SECTIONS:
1. SLOUGH WALL REQUIRED AT TOE OF ADJACENT SLOPE IF TOE OF SLOPE IS CLOSER THAN 3' TO THE BACK OF WALK, AND SLOPE IS OVER 5' HIGH.
2. LACDPW EASEMENTS IN LDZ LOTS ARE FOR MAINTENANCE OF PASEOS/SIDEWALKS.

TYPICAL STREET SECTIONS
NOT TO SCALE

DEPT OF REGIONAL PLANNING
TR060678 TENTATIVE PG 2
OCT 30 2013

DESIGNED: JHF, AMW				
DRAFTED: AMW				
CHECKED: JHF	NO.	REVISIONS	DATE	BY

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

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
EASEMENT DESCRIPTION
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025
SHEET 2 OF 16 SHEETS

G:\Newhall Ranch\60678-MP Homestead South\Overall\Tentative\HNR368-02.dwg Plotted on Oct 29, 2013-10:51am by adamw

SEE SHEET 4

SANTA CLARA RIVER

SANTA CLARA RIVER

VTTM 060678 PROJECT BOUNDARY
EXISTING PARCEL LINE (PM 24500-01)

TO BE MAINTAINED BY LACFCD

BURIED BANK STABILIZATION PER LANDMARK VILLAGE VTTM 53108 OR BULK GRADING PLANS

BANK CONSTRUCTION LIMITS

LIMIT OF GRADING PER BANK STABILIZATION

PROPOSED TRAIL/HIKING/LACFCD ACCESS ROAD TO BE MAINTAINED BY LACDPW (AC PAVING)

BURIED BANK STABILIZATION PER LANDMARK VILLAGE VTTM 53108 OR BULK GRADING PLANS

BANK CONSTRUCTION LIMITS

LIMIT OF GRADING PER BANK STABILIZATION

NOT A PART

APNS: 3246-005-900 (PM 24500-01)
3246-005-901 (PM 24500-01)

EXISTING PARCEL LINE (PM 24500-01)

OFFSITE GRADING EASEMENT

POTRERO VALLEY
VTTM 061911

VTTM 060678 PROJECT BOUNDARY

OF-1 OF-2 OF-3 OF-4 OF-5 OF-6 OF-7

AQUEDUCT STREET
EEE STREET
FFF STREET
GGG STREET
HHH STREET
III STREET
JJJ STREET
KKK STREET
LLL STREET
MMM STREET
NNN STREET
OOO STREET
PPP STREET
QQQ STREET
RRR STREET
SSS STREET
TTT STREET
UUU STREET
VVV STREET
WWW STREET
XXX STREET
YYY STREET
ZZZ STREET
AAA STREET
BBB STREET
CCC STREET
DDD STREET

ARTICULATED CONCRETE MAT
DEBRIS CATCHMENT DRAINAGE
WATER QUALITY FACILITY
100' SETBACK
10' SD ESMT.
C/L 20' WIDE
C/L 10' WIDE
RETAIL DRAINAGE TO REMAIN

SEE SHEET 8

SEE SHEET 5

DEPT OF REGIONAL PLANNING
TR060678 TENTATIVE PG 3
OCT 30 2013

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

•SEE SHEET 2 FOR EASEMENT DEDICATIONS

LEGEND:

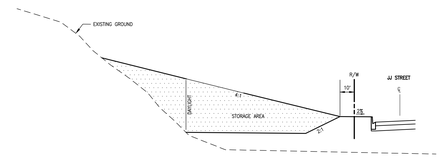
- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 — PAD ELEVATION OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (P)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
- FM — SEWER FORCE MAIN
- W — WATER
- RW — RECYCLED WATER
- W — EXISTING WATER LINE
- E — EXISTING POWER LINE
- SEA — SIGNIFICANT ECOLOGICAL AREA
- FEMA — FEMA 100 YEAR FLOOD PLAIN LOMR DATED 10/24/02
- QCAP — PROPOSED Q-CAP FLOODPLAIN
- FP — EXISTING FLOODPLAIN
- FW — EXISTING FLOODWAY
- GEOLOGICAL / RUA SETBACKS
- FIRE DEPARTMENT ACCESS GATE
- LOW FLOW DIVERSION
- DEBRIS RISER
- RISER
- CATCH BASIN
- OIL WELL GPS POSITIONED
- OIL WELL DEPT. OF OIL AND GAS CALCULATED POSITION
- OIL WELL DIGITIZED POSITION
- OIL WELL DEPT. OF OIL AND GAS METAL DETECTOR POSITION
- IMPACTED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005-0057 HERITAGE SIZE LABELED WITH "H"
- ENCROACHED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005-0057 HERITAGE SIZE LABELED WITH "H"
- PRESERVED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005-0057 HERITAGE SIZE LABELED WITH "H"
- EXISTING POWER POLE
- PROPOSED DRIVEWAY
- TRAIL/HIKING & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- PLANNING AREA
- OF-7 — SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

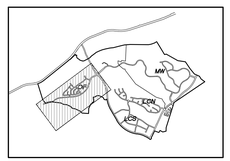
LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
OF-1				
1–6, 12–141	138	SFD (5,500 SF)	138	22.6
OF-2				
143	1	MULTI FAMILY (CONDOMINIUM)	110	8.7
OF-3				
144	1	MULTI FAMILY (CONDOMINIUM)	99	6.6
OF-4				
145	1	MULTI FAMILY (CONDOMINIUM)	112	6.5
OF-5				
142	1	MULTI FAMILY (CONDOMINIUM)	87	8.8
OF-6				
9	1	RECREATION–PRIVATE		3.6
OF-7				
10	1	RECREATION–PRIVATE		2.5
OF-8				
11	1	RECREATION–PRIVATE		0.4
146–159, 161–162	16	OPEN SPACE		7.9
160	1	OPEN SPACE – MULTI–TRAIL		2.0
163–168	6	OPEN SPACE – TRAIL LDZ		2.6
169–170	2	OPEN SPACE – LDZ		0.5
172	1	OPEN SPACE – NATURAL		97.4
173–175, 177–178	5	PUBLIC FACILITY – DRAINAGE		39.0
179–183	5	PUBLIC FACILITY – WATER QUALITY		14.3
176	1	PUBLIC FACILITY – DEBRIS BASIN		2.3
184	1	PUBLIC FACILITY – SEWER LIFT STATION		0.1
		PUBLIC STREET – ARTERIAL		22.3
185	1	OPEN SPACE – DRIVEWAY		0.2

ABBREVIATIONS:
S.F. = SQUARE FEET
LDZ = LANDSCAPE DEVELOPMENT ZONE

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED ON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.



DEBRIS CATCHMENT DRAINAGE (A)
NOT TO SCALE



KEY MAP
NOT TO SCALE

NORTH
100' 50' 0 100' 200'
1" = 1/2" 0 1" = 100'
FEET
INCHES

DESIGNED: JHF, AMW					
DRAFTED: AMW					
CHECKED: JHF	NO.	REVISIONS	DATE	BY	

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

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, CA • LOS ANGELES, CA
PLANNING • ENGINEERING • SURVEYING
3179 Airway Avenue, Suite A-2 • Costa Mesa, CA 92626
PH: (714) 751-7373 • FX: (714) 751-1748
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA OF 1-8

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025

SHEET 3 OF 16 SHEETS

I:\Land Projects\0015-023-025\Tentative\060678-02.dwg Plotted on Oct 31, 2013 10:54am by admin

DEPT OF REGIONAL PLANNING
TR060678 TENTATIVE PG 4
OCT 30 2013

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 — PAD ELEVATION
- G.S. — OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (#)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
- FM — SEWER FORCE MAIN
- W — WATER
- RW — RECYCLED WATER
- W — EXISTING WATER LINE
- E — EXISTING POWER LINE
- SEA — SIGNIFICANT ECOLOGICAL AREA
- FEMA — FEMA 100 YEAR FLOOD PLAIN LOMR DATED 10/24/02
- QCAP — PROPOSED Q-CAP FLOODPLAIN
- FP — EXISTING FLOODPLAIN
- FW — EXISTING FLOODWAY
- GEOLOGICAL / RUA SETBACKS
- FIRE DEPARTMENT ACCESS GATE
- LOW FLOW DIVERSION
- DEBRIS RISER
- RISER
- CATCH BASIN
- OIL WELL GPS POSITIONED
- OIL WELL DEPT. OF OIL AND GAS CALCULATED POSITION
- OIL WELL DIGITIZED POSITION
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- IMPACTED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005-0057 HERITAGE SIZE LABELED WITH "H"
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- TRAIL/HIKING & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- PLANNING AREA
- OF-7 — SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

SR-126

SANTA CLARA RIVER

POTRERO VALLEY VTTM 061911

LANDMARK VILLAGE VTTM 53108

TEMPORARY CONSTRUCTION LIMIT LINE

PROPOSED DEBRIS BASIN PER LANDMARK VILLAGE VTTM 53108 TO BE MAINTAINED BY LACDPW

PROPOSED BASIN/ACCESS EASEMENT PER LANDMARK VILLAGE VTTM 53108

EX. SR-126 R/W

EX. SR-126 C/L

UTILITY CORRIDOR ENTITLED PER VTM 53108 LANDMARK VILLAGE AND VTM 61105 MISSION VILLAGE

VTTM 060678 PROJECT BOUNDARY

OUTLET PER LANDMARK VILLAGE VTTM 53108

75' WIDE EASEMENT TO A PUBLIC/PRIVATE ENTITY FOR MAINTENANCE OF TURF REINFORCED MAT PER LANDMARK VILLAGE VTTM 53108

EXISTING AG WELL

RIVER TRAIL AND BANK PROTECTION PER VTM 53108 LANDMARK VILLAGE TO BE MAINTAINED BY LACFW

GRADING PER 53108 LANDMARK VILLAGE BULK GRADING

BURIED BANK PROTECTION PER LANDMARK VILLAGE VTTM 53108 OR BULK GRADING PLANS

EXISTING LOT LINE (PM 24500-01)

MULTI-USE/ACCESS ROAD FOR MAINT. PURPOSES (LACFCD)

C/L 5' WIDE (M565-89)

UNDISCLOSED WIDTH

VTTM 060678 PROJECT BOUNDARY

PROPOSED TRAIL/HIKING/LACFCD ACCESS ROAD TO BE MAINTAINED BY LADPW (AC PAVING)

RIVER TRAIL AND BANK PROTECTION PER VTM 53108 LANDMARK VILLAGE

EXISTING LOT LINE (PM 24500-01)

EXISTING AG WELL A O F R

EXISTING LOT LINE (PM 24500-01)

BURIED BANK STABILIZATION

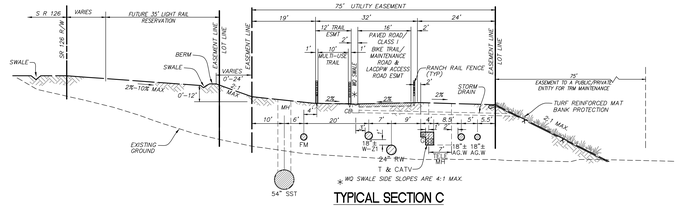
LIMIT OF GRADING PER "BANK STABILIZATION DOR APPROVED 12/2009

EXISTING AG WELLS A O F

C/L 20' WIDE

SEE SHEET 3

SEE SHEET 5



TYPICAL SECTION C
NOT TO SCALE

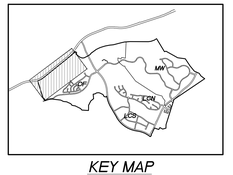
LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
171	1	OPEN SPACE – NATURAL		199.0
922	1	OPEN SPACE – LIGHT RAIL RESERVATION		4.0
923	1	OPEN SPACE – UTILITY CORRIDOR		9.0
924	1	OPEN SPACE – FUTURE SR126 ROW		1.1

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED ON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

ABBREVIATIONS:
S.F. = SQUARE FEET
LDZ = LANDSCAPE DEVELOPMENT ZONE

NORTH

100' 50' 0 100' 200'
FEET
1 1/2 0 1 2
INCHES



KEY MAP
NOT TO SCALE

DESIGNED: JHF, AMW
DRAFTED: AMW
CHECKED: JHF

NO.	REVISIONS	DATE	BY

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

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES I. O. S. A. N. G. E. L. I. S., I. N. C.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH (661) 294-2211 FX (661) 294-9890

JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA OF

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-026

SHEET 4 OF 16 SHEETS

C:\Users\Jason\Documents\Projects\0015-023-026\Engineering\Exhibits\0015-023-026 Key Plotted on: Oct 29, 2013 09:52am by Jason

DEPT OF REGIONAL PLANNING
TR060678 TENTATIVE PG 5
OCT 30 2013

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 — PAD ELEVATION OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 67' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (P)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
- FM — SEWER FORCE MAIN
- W — WATER
- RW — RECYCLED WATER
- W — EXISTING WATER LINE
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- SEA — SIGNIFICANT ECOLOGICAL AREA
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- QCAP — PROPOSED Q-CAP FLOODPLAIN
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- FIRE DEPARTMENT ACCESS GATE
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- DEBRIS RISER
- RISER
- CATCH BASIN
- OIL WELL GPS POSITIONED
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- IMPACTED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005-0057 HERITAGE SIZE LABELED WITH "H"
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- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- PLANNING AREA
- OF-7 — SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
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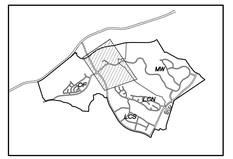
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
LCN-1A				
	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	154	5.9
LCN-1B				
	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	139	4.9
LCN-2				
500	1	SCHOOL – HIGH SCHOOL		54.6
LCN-3				
499	1	SCHOOL – JR. HIGH SCHOOL		19.4
501–505, 542	6	OPEN SPACE		40.1
544	1	OPEN SPACE – MULTI-TRAIL		0.5
163, 546, 547–549	5	OPEN SPACE – TRAL LDZ		3.5
577–578, 581	3	OPEN SPACE – NATURAL		58.3
593	1	PUBLIC FACILITY – DEBRIS BASIN		1.2
173–175	3	PUBLIC FACILITY – DRAINAGE		23.8
594	1	PUBLIC FACILITY – WATER TANK		1.7
179–181	3	PUBLIC FACILITY – WATER QUALITY		4.0
		PUBLIC STREET – ARTERIAL		22.3

ABBREVIATIONS:
S.F. = SQUARE FEET
LDZ = LANDSCAPE DEVELOPMENT ZONE

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED ON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.



KEY MAP
NOT TO SCALE

100' 50' 0 100' 200'
1 1/2 0 2
FEET
INCHES

DESIGNED:	NO.	REVISIONS	DATE	BY
JHF, AMW				
DRAFTED: AMW				
CHECKED: JHF				

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

REGISTERED CIVIL ENGINEER — No. 40935 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
26776 Avenue Hall, Ste D • Valencia, CA 91355
PH (661) 294-2211 • FX (661) 294-9480

JASON H. FUKUMITSU — DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA LCN 1-3
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-026
SHEET 5 OF 16 SHEETS

Plotted: Oct 29, 2013 @ 01:31pm By: admin
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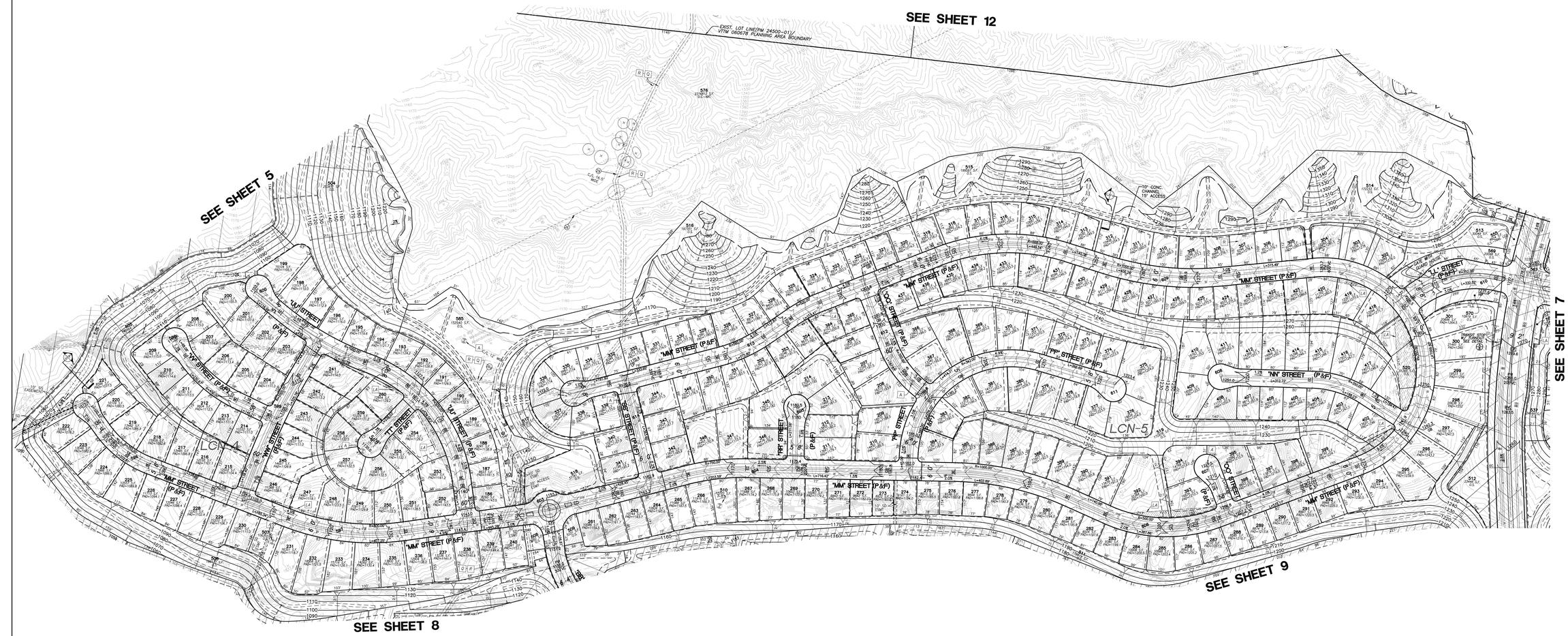

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 G.S — PAD ELEVATION OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (P)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
- FM — SEWER FORCE MAIN
- W — WATER
- RW — RECYCLED WATER
- W — EXISTING WATER LINE
- E — EXISTING POWER LINE
- SEA — SIGNIFICANT ECOLOGICAL AREA
- FEMA — FEMA 100 YEAR FLOOD PLAIN LOMR DATED 10/24/02
- QCAP — PROPOSED Q-CAP FLOODPLAIN
- FP — EXISTING FLOODPLAIN
- FW — EXISTING FLOODWAY
- GEOLOGICAL / RUA SETBACKS
- FIRE DEPARTMENT ACCESS GATE
- LOW FLOW DIVERSION
- DEBRIS RISER
- RISER
- CATCH BASIN
- OIL WELL GPS POSITIONED
- OIL WELL DEPT. OF OIL AND GAS CALCULATED POSITION
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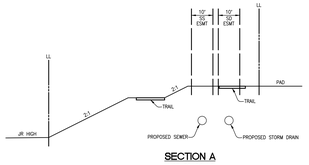
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- PLANNING AREA
- OF-7 — SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

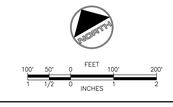


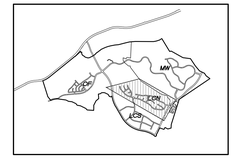
SECTION A
NOT TO SCALE

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
LCN-4				
186-260	75	SINGLE FAMILY DETACHED (7,500 SF)	75	20.7
LCN-5				
261-399, 402-437	175	SINGLE FAMILY DETACHED (7,500 SF)	175	48.4
504-505, 507-510, 512-520, 569-570, 585	18	OPEN SPACE		35.4
555	1	OPEN SPACE - TRAIL LDZ		0.1
576	1	OPEN SPACE - NATURAL		53.2
596-614	19	STREET (PRIVATE & FUTURE)		21.9

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED ON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

ABBREVIATIONS:
S.F. = SQUARE FEET
LDZ = LANDSCAPE DEVELOPMENT ZONE





KEY MAP
NOT TO SCALE

DESIGNED:	NO.	REVISIONS	DATE	BY
JHF, AMW				
DRAFTED: AMW				
CHECKED: JHF				

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

REGISTERED PROFESSIONAL ENGINEER — JASON R. FUKUMITSU — No. 40695 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
26776 Ave Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890

JASON H. FUKUMITSU — DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREAS LCN 4-6

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-026

SHEET 6 OF 16 SHEETS

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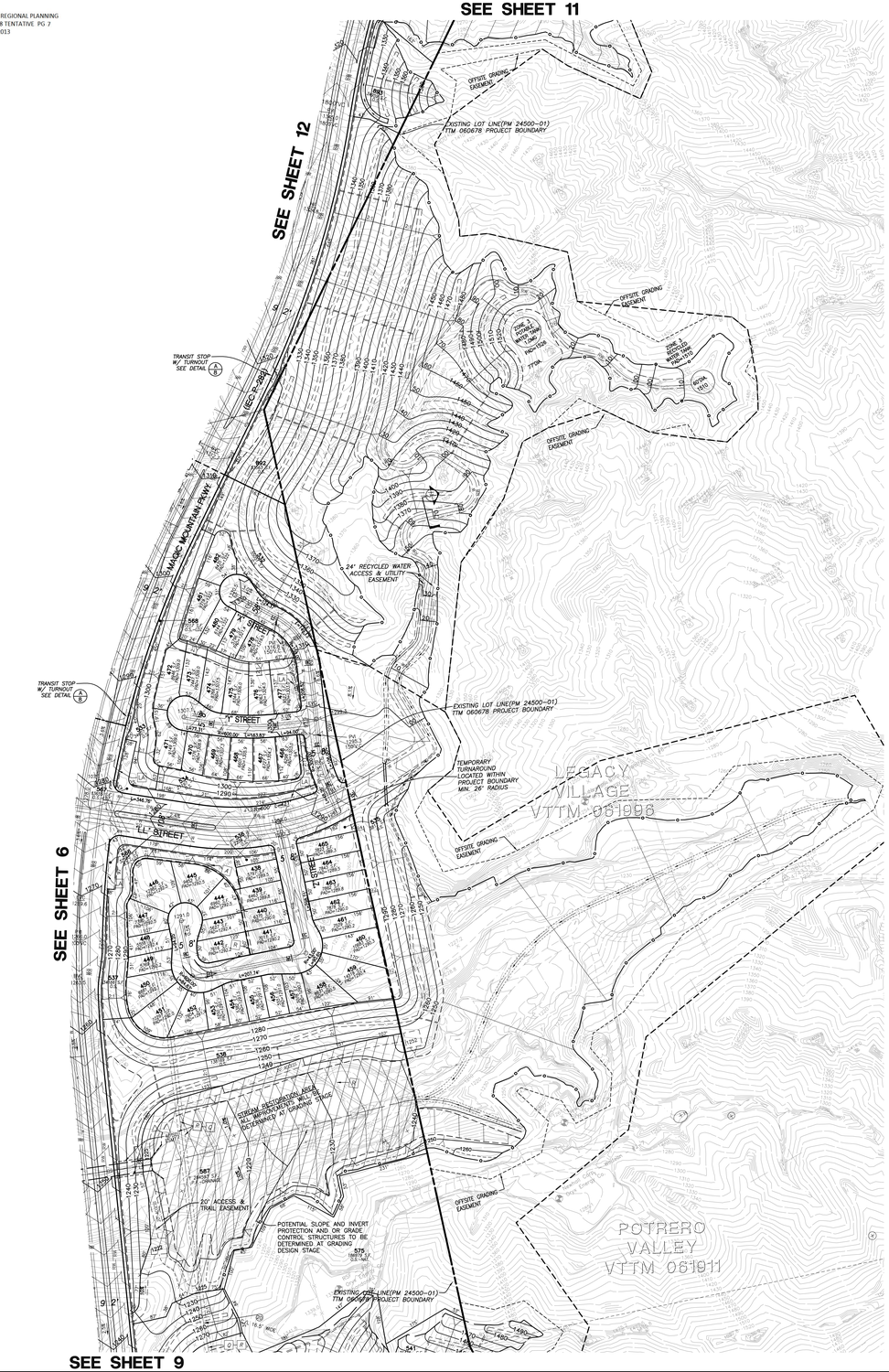
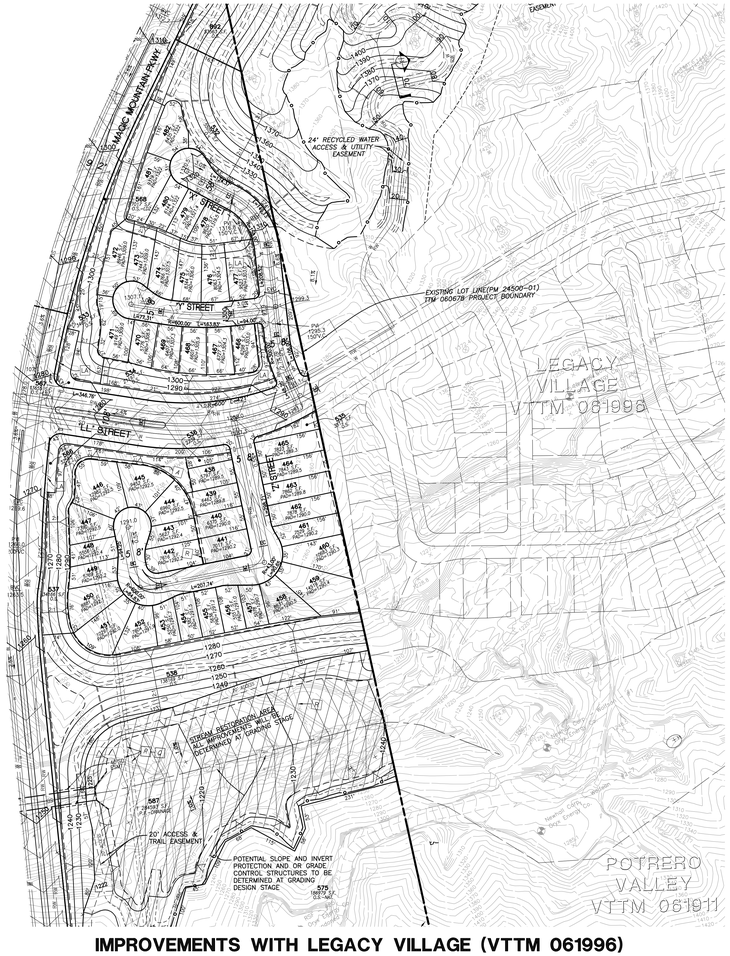
SEE SHEET 11

SEE SHEET 12

SEE SHEET 6

SEE SHEET 9





IMPROVEMENTS WITH LEGACY VILLAGE (VTTM 061996)

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 O.S — PAD ELEVATION OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (P)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
- FM — SEWER FORCE MAIN
- W — WATER
- RW — RECYCLED WATER
- W — EXISTING WATER LINE
- E — EXISTING POWER LINE
- SEA — SIGNIFICANT ECOLOGICAL AREA
- FEMA — FEMA 100 YEAR FLOOD PLAIN LOMR DATED 10/24/02
- OCAP — PROPOSED Q-CAP FLOODPLAIN
- FP — EXISTING FLOODPLAIN
- FW — EXISTING FLOODWAY
- GEOLOGICAL / RUA SETBACKS
- FIRE DEPARTMENT ACCESS GATE
- LOW FLOW DIVERSION
- DEBRIS RISER
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- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED OPEN SPACE DEDICATION
- PLANNING AREA
- OF-7 — SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
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L	LENGTH
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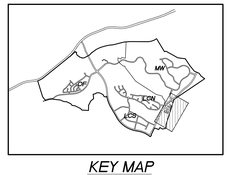
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
LCN-6				
438-482	45	SINGLE FAMILY DETACHED (5,000 SF)	45	7.9
532-538, 892-893	9	OPEN SPACE		8.7
566-568	3	OPEN SPACE – LDZ		1.2
575	1	OPEN SPACE – NATURAL		4.5
587	1	PUBLIC FACILITY – DRAINAGE		6.5

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED ON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

ABBREVIATIONS:
S.F. = SQUARE FEET
LDZ = LANDSCAPE DEVELOPMENT ZONE



KEY MAP
NOT TO SCALE

GRAPHIC SCALE
100' 50' 0 100' 200'
1 1/2 0 1 2
FEET
INCHES

DESIGNED:					
JHF, AMW					
DRAFTED:					
AMW					
CHECKED:					
JHF	NO.	REVISIONS	DATE	BY	

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
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JASON H. FUKUMITSU — DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA LCN 6

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025

SHEET 7 OF 16 SHEETS

Document: 2013-1030-TR060678-TENTATIVE-MAP.dwg Plotted on: Oct 30, 2013 - 3:24pm by ajustin

SEE SHEET 3

SEE SHEET 5

SEE SHEET 6

SEE SHEET 9

LONG CANYON ROAD (SECT.)

"AA" STREET (PVT)

"CC" STREET

"DD" STREET

"BB" STREET

LCS-1

LCS-2

LCS-3

LCS-4

POTENTIAL SLOPE AND INVERT PROTECTION AND/ OR GRADE CONTROL STRUCTURES TO BE DETERMINED AT GRADING DESIGN STAGE

STREAM / RESTORATION AREA ALL IMPROVEMENTS WILL BE DETERMINED AT GRADING STAGE

FUTURE INTERSECTION TO POTRERO VALLEY PER VITM 061911

OFFSITE GRADING EASEMENT

VITM 060678 PROJECT BOUNDARY

EXISTING HARDY LANE (PVT. 24'WIDE)

FUTURE INTERSECTION TO POTRERO VALLEY PER VITM 061911

TRANSIT STOP W/ TURNOUT SEE DETAIL

POTRERO VALLEY
VTTM 061911

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 O.S. — PAD ELEVATION OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 67' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (2)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
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- PLANNING AREA OF-7 SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
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MIN	MINIMUM
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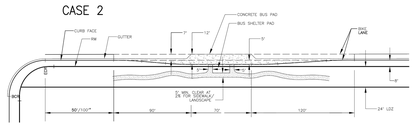
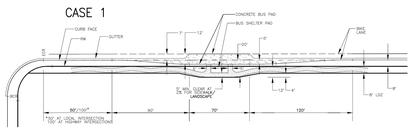
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

CASE 2



CASE 1



TRANSIT STOP w/ TURNOUT (A-8)
CASE 1 AND 2 – NOT TO SCALE

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
506, 524-526, 543, 556, 558, 583	8	OPEN SPACE		16.2
564	1	OPEN SPACE – LDZ		1.5
549-550, 557, 559	4	OPEN SPACE – TRAIL LDZ		2.8
173, 584	2	PUBLIC FACILITY – DRAINAGE		34.3
179, 590-592, 1008	5	PUBLIC FACILITY – WATER QUALITY		9.4
602	1	STREET (PRIVATE & FUTURE)		1.3
LCS-1				
495	1	MULTI FAMILY (CONDOMINIUM)/APARTMENTS	168	10.0
LCS-2				
495	1	MULTI FAMILY (CONDOMINIUM)	112	8.6
LCS-3				
400	1	RECREATION – PRIVATE		2.3
LCS-4				
493	1	MULTI FAMILY (CONDOMINIUM)	103	2.0
494	1	MULTI FAMILY (CONDOMINIUM)		7.2

NOTE:
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ABBREVIATIONS:
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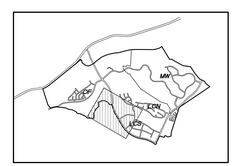

KEY MAP
NOT TO SCALE

SCALE: FEET
100' 50' 0 100' 200'
1 1/2 0 1 2
INCHES

DESIGNED:	NO.	REVISIONS	DATE	BY
JHF, AMW				
DRAFTED: AMW				
CHECKED: JHF				

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
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JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA LCS 1-4

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025

SHEET 8 OF 16 SHEETS

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SEE SHEET 7
SEE SHEET 6
SEE SHEET 8

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
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- PAD=1210.0 O.S. — PAD ELEVATION OR LOT TYPE
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- PLANNING AREA BOUNDARY
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- PROPOSED RIGHT OF WAY
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- EXISTING EASEMENTS IDENTIFIED BY (P)
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- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
- FM — SEWER FORCE MAIN
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- SEA — SIGNIFICANT ECOLOGICAL AREA
- FEMA — FEMA 100 YEAR FLOOD PLAIN LOMR DATED 10/24/02
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ESMT	EASEMENT
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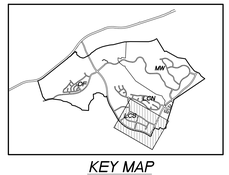
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
LCS-5				
492	1	MULTI FAMILY (CONDOMINIUM)	54	4.7
LCS-6				
488	1	MULTI FAMILY (CONDOMINIUM)	109	8.9
LCS-7				
491	1	MULTI FAMILY (CONDOMINIUM)	182	9.7
LCS-8				
487	1	MULTI FAMILY (CONDOMINIUM)	52	6.0
LCS-9				
486	1	MULTI FAMILY (CONDOMINIUM)	33	4.0
LCS-10				
490	1	MULTI FAMILY (CONDOMINIUM)	129	9.6
LCS-11				
489	1	MULTI FAMILY (CONDOMINIUM)	169	10.0
LCS-12				
485	1	MULTI FAMILY (CONDOMINIUM)	69	9.4
LCS-13				
484	1	MULTI FAMILY (CONDOMINIUM)	36	3.8
LCS-14				
483	1	MULTI FAMILY (CONDOMINIUM)	78	6.6
LCS-15				
401	1	RECREATION – PUBLIC PARK		5.3
LCS-16				
565	1	ELEMENTARY SCHOOL		9.4
511, 521–523, 527–531, 539–541, 583	13	OPEN SPACE		25.7
552–554, 559–561	6	OPEN SPACE – TRAIL LDZ		2.3
563–564, 566, 571–574	7	OPEN SPACE – LDZ		3.6
575	1	OPEN SPACE – NATURAL		4.3
586	1	PUBLIC FACILITY – DRAINAGE		20.2
588–589	2	PUBLIC FACILITY – WATER QUALITY		2.5
595	1	PUBLIC FACILITY – WATER TANK		7.0
		PUBLIC STREET – ARTERIAL		51.0

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED ON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

ABBREVIATIONS:
S.F. = SQUARE FEET
LDZ = LANDSCAPE DEVELOPMENT ZONE



KEY MAP
NOT TO SCALE

NORTH

100' 50' 0 100' 200'
1 1/2 0 2
FEET
INCHES

DESIGNED: JHF, AMW					
DRAFTED: AMW					
CHECKED: JHF	NO.	REVISIONS	DATE	BY	

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

JASON H. FUKUMITSU No. 40635 CIVIL STATE OF CALIFORNIA
JASON H. FUKUMITSU DATE

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26010 Avenue Hall, Ste 23 • Valencia, CA 91355
PH (661) 294-2211 FX (661) 294-9090

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA LCS

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025
SHEET 9 OF 16 SHEETS

Plotted: Oct 29, 2013 - 2:55pm by admin
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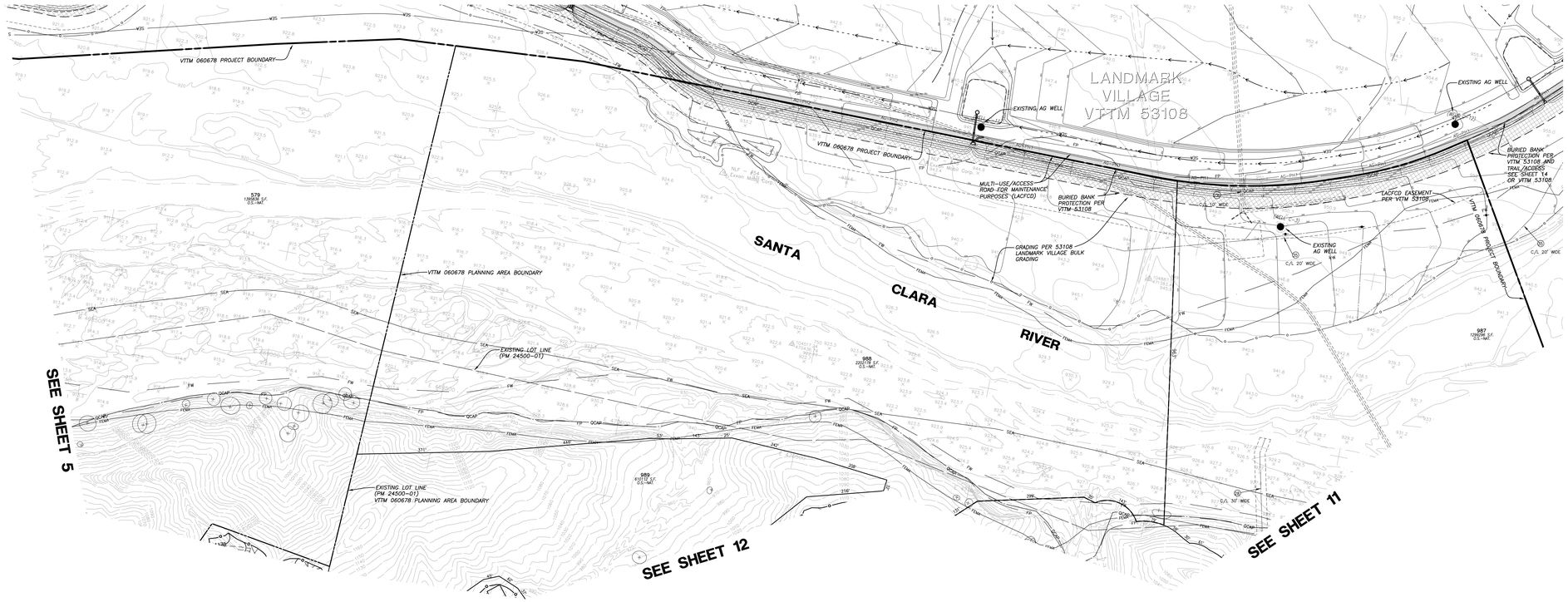

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 O.S. — PAD ELEVATION OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 67' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (P)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
- FM — SEWER FORCE MAIN
- W — WATER
- RW — RECYCLED WATER
- W — EXISTING WATER LINE
- E — EXISTING POWER LINE
- SEA — SIGNIFICANT ECOLOGICAL AREA
- FEMA — FEMA 100 YEAR FLOOD PLAIN LOMR DATED 10/24/02
- OCAP — PROPOSED Q-CAP FLOODPLAIN
- FP — EXISTING FLOODPLAIN
- FW — EXISTING FLOODWAY
- GEOLOGICAL / RUA SETBACKS
- FIRE DEPARTMENT ACCESS GATE
- LOW FLOW DIVERSION
- DEBRIS RISER
- RISER
- CATCH BASIN
- OIL WELL GPS POSITIONED
- OIL WELL DEPT. OF OIL AND GAS CALCULATED POSITION
- OIL WELL DIGITIZED POSITION
- OIL WELL DEPT. OF OIL AND GAS METAL DETECTOR POSITION
- IMPACTED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005-0057 HERITAGE SIZE LABELED WITH "H"
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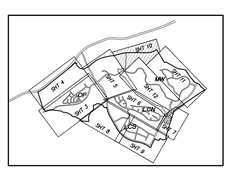
- WATER TANK & STORM DRAIN ACCESS ROAD
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- PLANNING AREA
- OF-7 — SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
579, 987-989	4	OPEN SPACE — NATURAL		126.4

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED ON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

ABBREVIATIONS:
S.F. = SQUARE FEET
LDZ = LANDSCAPE DEVELOPMENT ZONE



KEY MAP
NOT TO SCALE

PACIFICO

100' 50' 0 FEET 100' 200'
1 1/2 0 INCHES 1 2

DESIGNED: JHF, AMW					
DRAFTED: AMW					
CHECKED: JHF					
	NO.	REVISIONS	DATE	BY	

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

JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9090

JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA MW

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025
SHEET 10 OF 16 SHEETS

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NOT A PART

MISSION VILLAGE VTTM 61105

NOT A PART

EXISTING LOT LINE(PM 24500-01) VTTM 060678 PLANNING AREA BOUNDARY

NOT A PART

MISSION VILLAGE VTTM 61105

EXISTING LOT LINE(PM 24500-01) VTTM 060678 PLANNING AREA BOUNDARY

SEE SHEET 10

SANTA CLARA RIVER

MW-12

MW-10

MW-11

MW-8

MW-6

MW-9

MW-5

MW-7

MW-4

MW-3

"K" STREET

"L" STREET

"M" STREET

"O" STREET

"Y" PRIVATE DRIVE

"Z" PRIVATE DRIVE

"ZZ" PRIVATE DRIVE

PAVED ACCESS TRAIL

EXISTING SPINEFLOWER EASEMENT

AGRICULTURAL REMEDIATION AREA

TRANSIT STOP W/ TURNOUT SEE DETAIL

OFFSITE DRAINAGE EASEMENT

OFFSITE DEBRIS BASIN EASEMENT TO BE MAINTAINED BY LACFCD

VTM 060678 PROJECT BOUNDARY

LEGACY VILLAGE VTTM 061996

SEE SHEET 12

SEE SHEET 7

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
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- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (P)
- FUTURE RIGHT OF WAY
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- DAYLIGHT LINE
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- SD — STORM DRAIN
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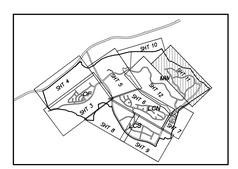
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
MW-3				
891	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	75	4.7
MW-4				
890	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	121	8.6
MW-5				
889	1	MULTI FAMILY (CONDOMINIUM/APARTMENTS)	168	8.2
MW-6				
888	1	MULT IFAMILY (CONDOMINIUM)	136	11.0
MW-7				
887	1	MULTI FAMILY (CONDOMINIUM)	89	10.1
MW-8				
885	1	MULTI FAMILY (CONDOMINIUM)	63	9.5
MW-9				
886	1	MULTIFAMILY (CONDOMINIUM)	43	5.0
MW-10				
884	1	MULTI FAMILY (CONDOMINIUM)	104	10.8
MW-11				
883	1	MULTI FAMILY (CONDOMINIUM)	124	13.2
MW-12				
754	1	RECREATION — PUBLIC PARK		6.8
892–908, 910–916	24	OPEN SPACE		36.3
976	1	OPEN SPACE — MONUMENT		0.1
977–979	3	OPEN SPACE — CORNER CUTOFF		0.1
953–958, 970–971	8	OPEN SPACE — TRAIL LDZ		2.8
972–973	2	OPEN SPACE — LDZ		1.0
980, 984–986	4	OPEN SPACE — NATURAL		42.2
1002	1	PUBLIC FACILITY — DEBRIS BASIN		1.1
1003	1	PUBLIC FACILITY — SEWER LIFT STATION		0.2
1004–1007	4	PRIVATE DRIVE		2.9
		PUBLIC STREET — ARTERIAL		25.4
993	1	OPEN SPACE — SPINEFLOWER PRESERVE		67.4

ABBREVIATIONS:
S.F. = SINGLE FAMILY
M.F. = MULTI FAMILY
LDZ = LANDSCAPE DEVELOPMENT ZONE

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED ON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

GRAPHIC SCALE
100' 50' 0 100' 200'
1 1/2 0 FEET 1 2 INCHES



KEY MAP
NOT TO SCALE

DESIGNED: JHF, AMW
DRAFTED: AMW
CHECKED: JHF

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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JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA MW

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

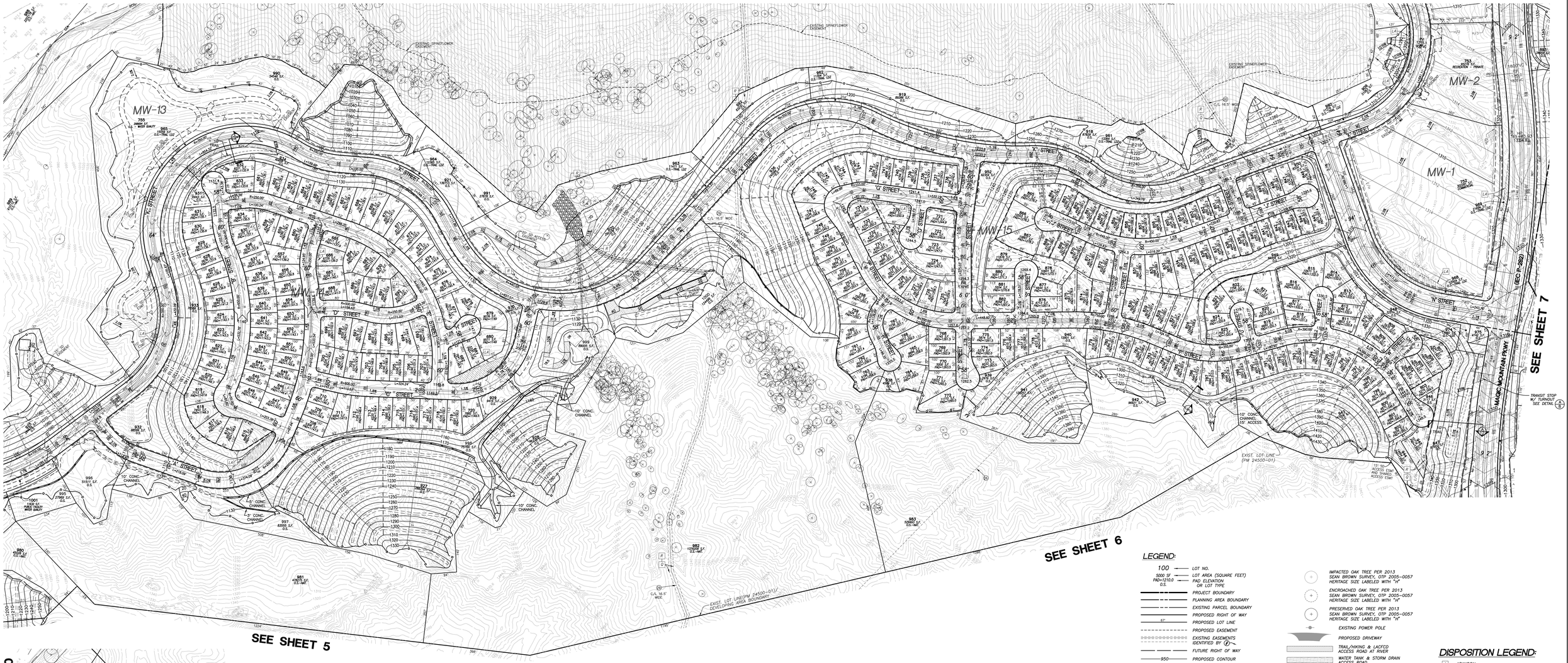
SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-025-05
SHEET 11 OF 16 SHEETS

S:\Land Dev\0015-025-05\Entitlement Staff\Current Plans\VTM060678 - Key Plans rev 10-29-13\VTM060678 - Key Plans rev 10-29-13.dwg

SEE SHEET 11

SEE SHEET 10

SEE BELOW



SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
MW-1				
752	1	COMMERCIAL - RETAIL	66,400 SF	6.9
MW-2				
753	1	RECREATION - PRIVATE		2.2
MW-13				
755	1	OPEN SPACE - WATER QUALITY		6.9
MW-14				
615-720	106	SINGLE FAMILY DETACHED (5,000 SF)	106	15.3
MW-15				
721-751, 756-882, 944-945	160	SINGLE FAMILY DETACHED (4,050 SF)	160	24.1
909, 917-921, 923-943, 946-952, 992, 994-1000	40	OPEN SPACE		73.7
975	1	OPEN SPACE - MONUMENT		0.1
959-969, 972-974	11	OPEN SPACE - TRAIL LDZ		3.9
973-974	2	OPEN SPACE - LDZ		0.6
981-983, 989-991	6	OPEN SPACE - NATURAL		70.6
1001	1	PUBLIC FACILITY - WATER QUALITY		0.3
		PUBLIC STREET - ARTERIAL		28.6
993		OPEN SPACE - SPINEFLOWER PRESERVE		67.4

ABBREVIATIONS:
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NOTE:
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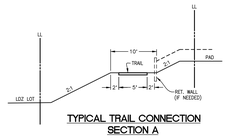

TYPICAL TRAIL CONNECTION
SECTION A
NOT TO SCALE

DEPT OF REGIONAL PLANNING
TR060678 TENTATIVE PG 12
OCT 30 2103

LEGEND:

- 100 — LOT NO.
- 5292 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 — PAD ELEVATION
- O.S. — OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 67' — PROPOSED LOT LINE
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- PLANNING AREA / SUB AREA (OF-7)

ESMT	EASEMENT
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DISPOSITION LEGEND:

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NA	NOT APPLICABLE TO PROJECT
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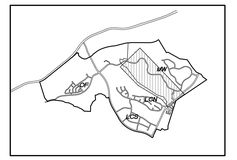


KEY MAP
NOT TO SCALE

1" = 100'
1/2 0 100' 200'
1 1/2 0 FEET
INCHES

DESIGNED:	NO.	REVISIONS	DATE	BY
JHF, AMW				
DRAFTED: AMW				
CHECKED: JHF				

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

REGISTERED CIVIL ENGINEER No. 40695 — JASON H. FUKUMITSU — DATE

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC. — PLANNING • ENGINEERING • SURVEYING
38674 Cherry Street, Suite 210 • Newark, CA 94560 • PH (510) 623-6300 • FX (510) 623-6301
HUNSAKER & ASSOCIATES LOS ANGELES, INC. — PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355 • PH (661) 294-2271 • FX (661) 294-9800

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA MW

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

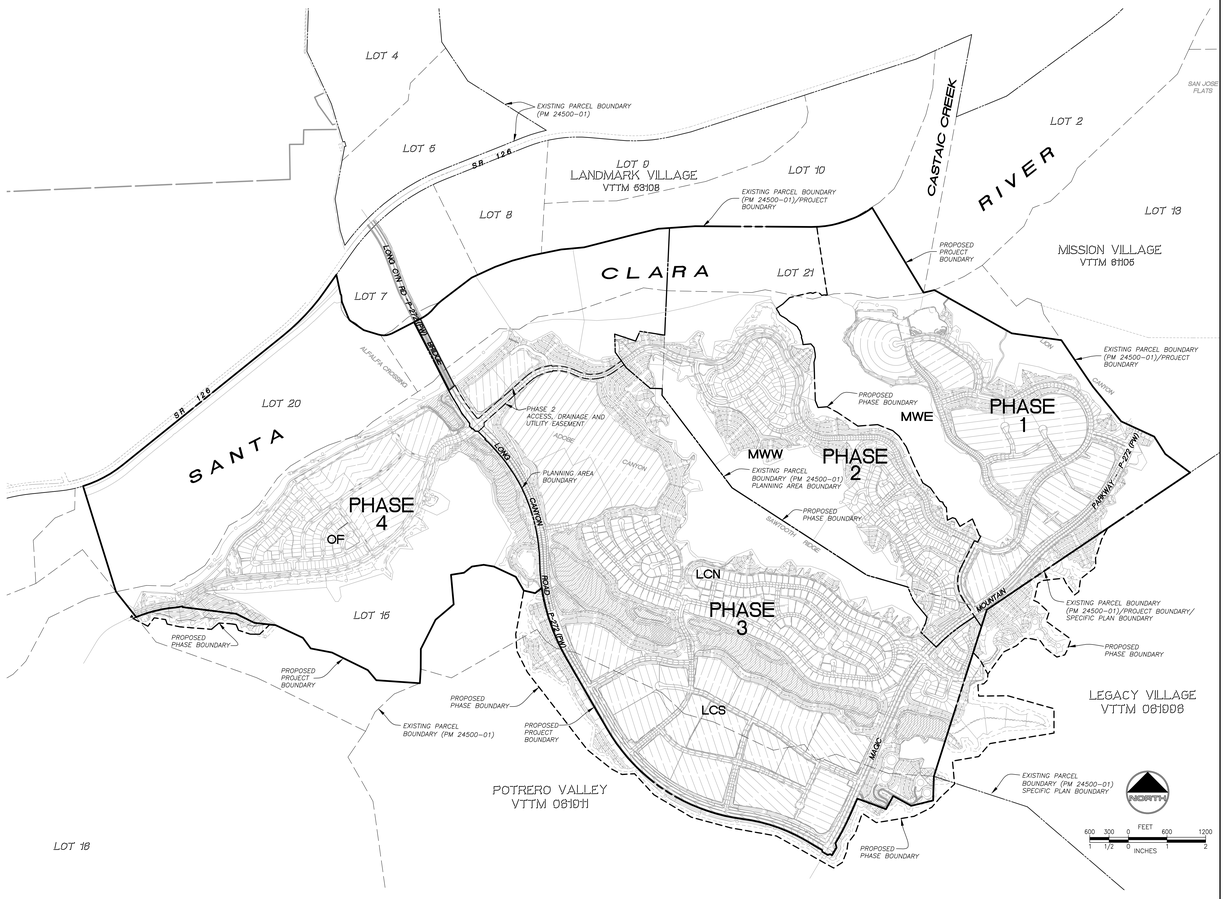
SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025
SHEET 12 OF 16 SHEETS

Document: Sub-Cover Sheet.dwg Plotted: 30 Oct, 2013 - 2:53pm

DEPT OF REGIONAL PLANNING
TR060678 TENTATIVE PG13
OCT 30 2103

LARGE LOT PARCEL MAP

NOTE: ALL LOTS SHALL BE SERVED BY RECIPROCAL ACCESS EASEMENTS.



UNIT PHASING MAP

PHASE 1 (MESAS WEST–EAST)	
TOTAL AC	311.3 AC [1]
TOTAL ONSITE AC	308.1 AC
TOTAL D.U.	917 DU
SFD	0 DU
CONDO	917 DU
TOTAL COMM. SF	66,400 SF
TOTAL OPEN SPACE	219.2 AC

[1]INCLUDES OFFSITE GRADING SHOWN ON SHEET 11

PHASE 2 (MESAS WEST–WEST)	
TOTAL AC	272.5 AC
TOTAL ONSITE AC	272.5 AC
TOTAL D.U.	266 DU
SFD	266 DU
CONDO	0 DU
TOTAL COMM. SF	0 SF
TOTAL OPEN SPACE	233.4 AC

PHASE 3 (LONG CANYON)	
TOTAL AC	756.2 AC [2]
TOTAL ONSITE AC	704.7 AC
TOTAL D.U.	1915 DU
SFD	295 DU
CONDO	1620 DU
TOTAL COMM. SF	0 SF
TOTAL OPEN SPACE	516.2 AC

[2]INCLUDES OFFSITE GRADING SHOWN ON SHEETS 7, 8 AND 9

PHASE 4 (ONION FIELDS)	
TOTAL AC	465.5 AC [3]
TOTAL ONSITE AC	460.4 AC
TOTAL D.U.	546 DU
SFD	138 DU
CONDO	408 DU
TOTAL COMM. SF	0 SF
TOTAL OPEN SPACE	407.4 AC

[3]INCLUDES OFFSITE GRADING SHOWN ON SHEET 3

DESIGNED: JHF, AMW
DRAFTED: AMW
CHECKED: JHF

NO.		REVISIONS	DATE	BY

OWNER/DEVELOPER:
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JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PHASING PLAN

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025

SHEET 13 OF 16 SHEETS

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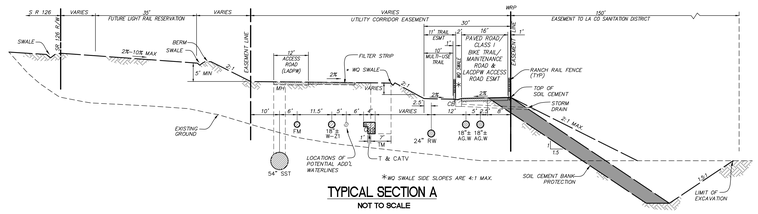
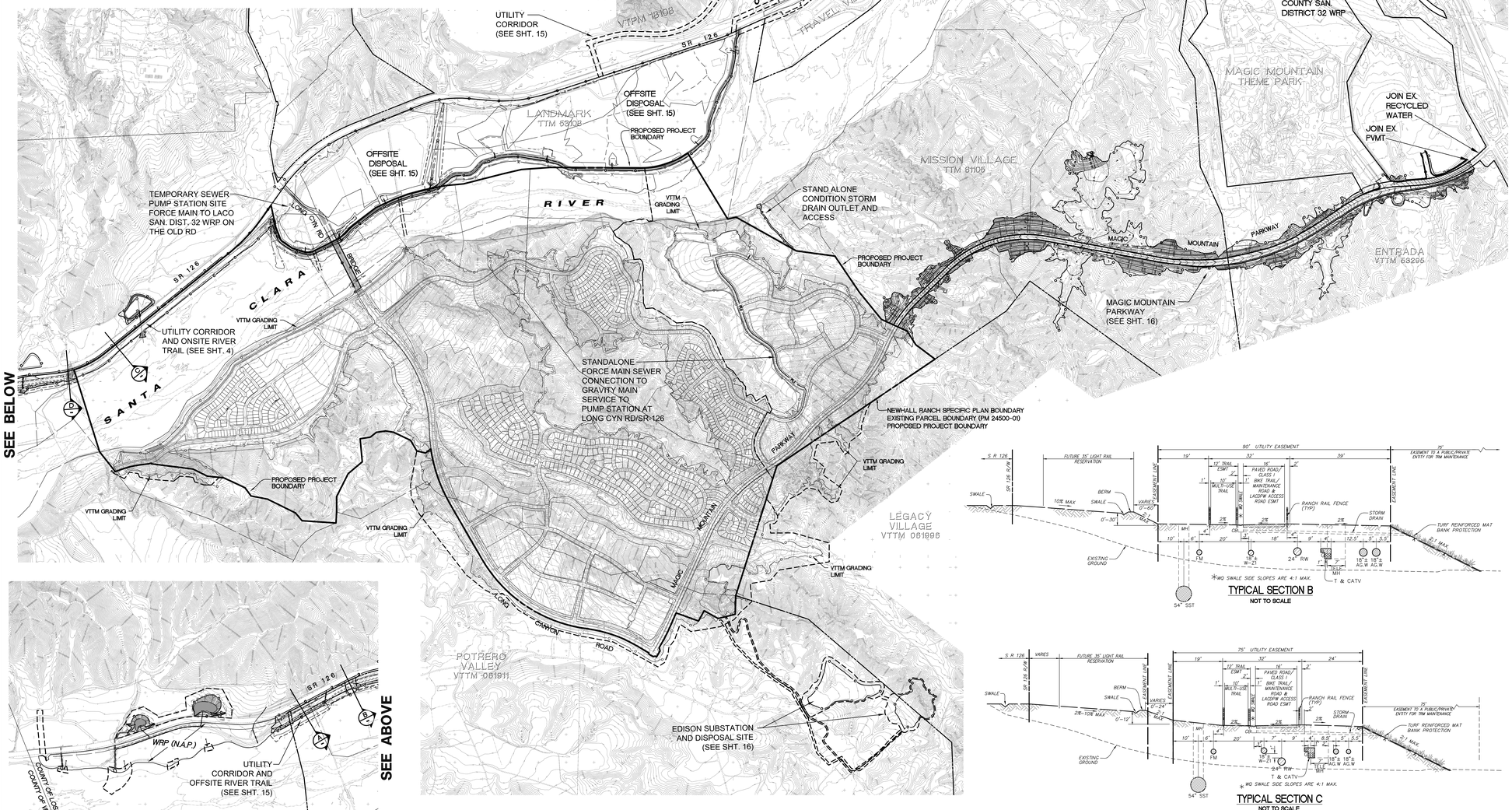
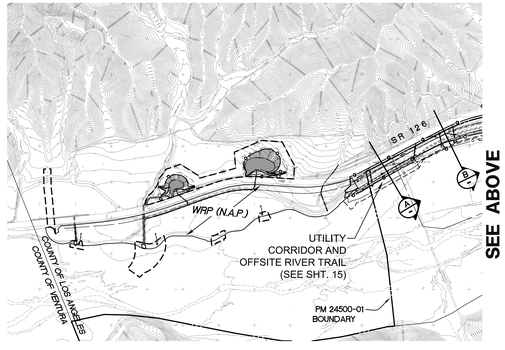


TYPICAL SECTION A
NOT TO SCALE





OFFSITE PARCELS IMPACTED BY HOMESTEAD STANDALONE IMPROVEMENTS

APN	TYPE OF IMPROVEMENT
2147483647	NEWHALL RANCH WASTEWATER RECLAMATION PLANT AND UTILITY CORRIDOR IMPROVEMENTS
2826001037	NEWHALL RANCH WASTEWATER RECLAMATION PLANT
2826001039	NEWHALL RANCH WASTEWATER RECLAMATION PLANT
2826002018	LANDMARK DISPOSAL SITE
2826002019	LANDMARK DISPOSAL SITE
2826002020	LANDMARK DISPOSAL SITE
2826002021	LANDMARK DISPOSAL SITE
2826002023	LANDMARK DISPOSAL SITE
2826002024	LANDMARK DISPOSAL SITE AND UNDERGROUND PIPELINES
2826002025	LANDMARK DISPOSAL SITE AND UNDERGROUND PIPELINES
2826003023	GRADING FOR MAGIC MOUNTAIN PARKWAY
2826003024	GRADING FOR MAGIC MOUNTAIN PARKWAY
2826003027	GRADING FOR MAGIC MOUNTAIN PARKWAY
2826003028	GRADING FOR MAGIC MOUNTAIN PARKWAY
2826003032	UTILITY CORRIDOR IMPROVEMENTS
2826003033	UTILITY CORRIDOR IMPROVEMENTS
2826004041	UTILITY CORRIDOR IMPROVEMENTS
2826004043	UTILITY CORRIDOR IMPROVEMENTS
2826004044	UTILITY CORRIDOR IMPROVEMENTS
2826005013	UTILITY CORRIDOR IMPROVEMENTS
2826005024	DEMINERALIZATION FACILITIES
2826005033	DEMINERALIZATION FACILITIES
2826005900	UTILITY CORRIDOR IMPROVEMENTS
2826005902	UTILITY CORRIDOR IMPROVEMENTS
2826006008	UTILITY CORRIDOR IMPROVEMENTS
2826006009	UTILITY CORRIDOR IMPROVEMENTS
2826006900	UTILITY CORRIDOR IMPROVEMENTS
2826006906	UTILITY CORRIDOR IMPROVEMENTS
2826007016	IMPROVEMENTS FOR MAGIC MOUNTAIN PARKWAY
2826008028	IMPROVEMENTS FOR MAGIC MOUNTAIN PARKWAY
2826008034	IMPROVEMENTS FOR MAGIC MOUNTAIN PARKWAY
2826008040	IMPROVEMENTS FOR MAGIC MOUNTAIN PARKWAY
2826009104	OFFSITE GRADING FOR MMP, WATER TANKS AND GRADING, AND EDISON SUBSTATION
2826122001	UTILITY CORRIDOR IMPROVEMENTS
2826122002	LANDMARK DISPOSAL SITE
2826122003	LANDMARK DISPOSAL SITE
2826122004	LANDMARK DISPOSAL SITE
2826122007	UTILITY CORRIDOR IMPROVEMENTS
2826122008	UTILITY CORRIDOR IMPROVEMENTS
2826122009	LANDMARK DISPOSAL SITE
2826122010	UNDERGROUND PIPELINES
2826123001	OFFSITE GRADING FOR ONION FIELDS
2826163013	GRADING FOR MAGIC MOUNTAIN PARKWAY
2826163031	GRADING FOR MAGIC MOUNTAIN PARKWAY
2866002061	BRINE INJECTION FACILITY AND UNDERGROUND PIPELINES
3271002038	OFFSITE WATER TANK AND WATER LINES
3271003043	GRADING AND IMPROVEMENTS FOR FUTURE INTERSECTION OF LONG CANYON RD/CHIQUITO CANYON RD AND SR-126.
3272038020	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRF
3272038022	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRF
3272038023	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRF
3272038024	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRF
3272038025	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRF
3272038026	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRF
3272038027	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRF
3272039007	DEBRIS BASINS AND GRADING FOR SR-126 AND UTILITY CORRIDOR
3272039018	DEBRIS BASINS AND GRADING FOR SR-126 AND UTILITY CORRIDOR
3272039023	DEBRIS BASINS AND GRADING FOR SR-126 AND UTILITY CORRIDOR
3272039026	DEBRIS BASINS AND GRADING FOR SR-126 AND UTILITY CORRIDOR
3272040017	DEBRIS BASINS AND GRADING FOR SR-126 AND UTILITY CORRIDOR
3272040018	DEBRIS BASINS AND GRADING FOR SR-126 AND UTILITY CORRIDOR
3272040019	DEBRIS BASINS AND GRADING FOR SR-126 AND UTILITY CORRIDOR

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 O.S. — PAD ELEVATION OR LOT TYPE
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 67' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (P)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
- FM — SEWER FORCE MAIN
- W — WATER
- RW — RECYCLED WATER
- W — EXISTING WATER LINE
- E — EXISTING POWER LINE
- SEA — SIGNIFICANT ECOLOGICAL AREA
- FEMA — FEMA 100 YEAR FLOOD PLAIN LOMR DATED 10/24/02
- QCAP — PROPOSED Q=CAP FLOODPLAIN
- FP — EXISTING FLOODPLAIN
- FW — EXISTING FLOODWAY
- GEOLOGICAL / RUA SETBACKS
- FIRE DEPARTMENT ACCESS GATE
- LOW FLOW DIVERSION
- DEBRIS RISER
- RISER
- CATCH BASIN
- OIL WELL GPS POSITIONED
- OIL WELL DEPT. OF OIL AND GAS CALCULATED POSITION
- OIL WELL DIGITIZED POSITION
- OIL WELL DEPT. OF OIL AND GAS METAL DETECTOR POSITION
- IMPACTED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005-0057 HERITAGE SIZE LABELED WITH "H"
- ENCROACHED OAK TREE PER 2013 SEAN BROWN SURVEY, OTP 2005-0057 HERITAGE SIZE LABELED WITH "H"
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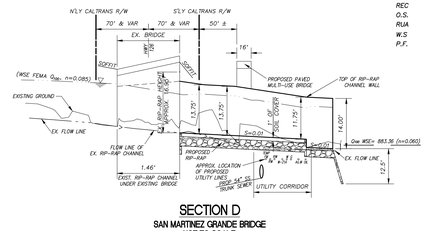
- EXISTING POWER POLE
- PROPOSED DRIVEWAY
- TRAIL/HIKING & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SCENIC FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

TYPICAL SECTION B
NOT TO SCALE

TYPICAL SECTION C
NOT TO SCALE



SECTION D
SAN MARTINEZ GRANDE BRIDGE
NOT TO SCALE

NORTH

600' 300' 0 600' 1200'
FEET
1 1/2 0 1 2
INCHES

DESIGNED:	NO.	REVISIONS	DATE	BY
JHF, AMW				
DRAFTED: AMW				
CHECKED: JHF				

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

REGISTERED CIVIL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH (661) 294-2211 • FX (661) 294-9890
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
STANDALONE INDEX MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-026
SHEET 14 OF 16 SHEETS

Plotted: Nov 01, 2013 - 08:38am Last Saved By: Jason
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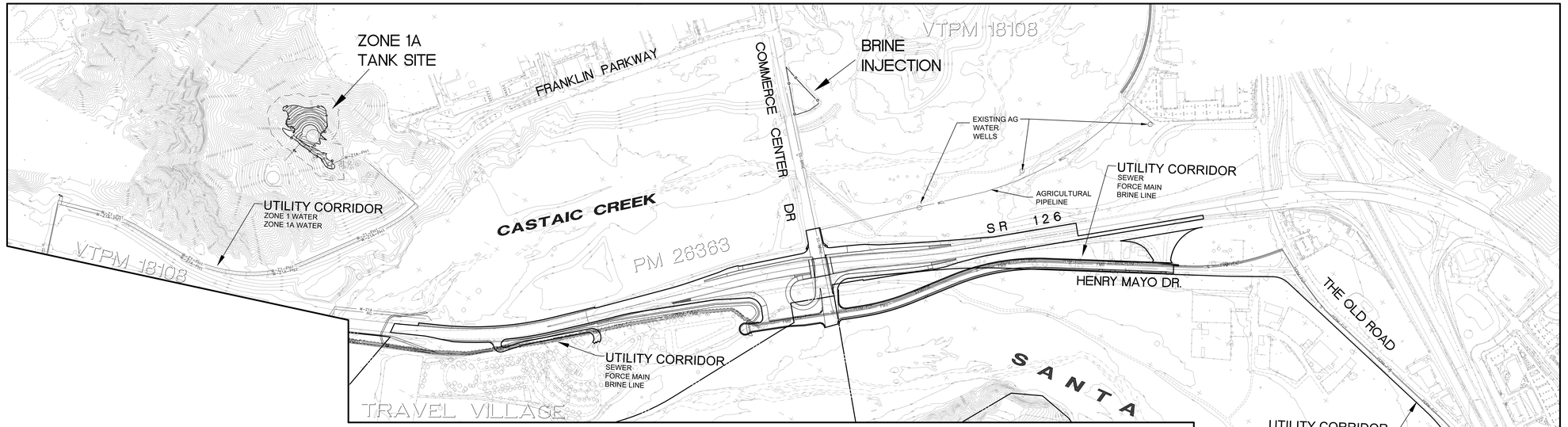
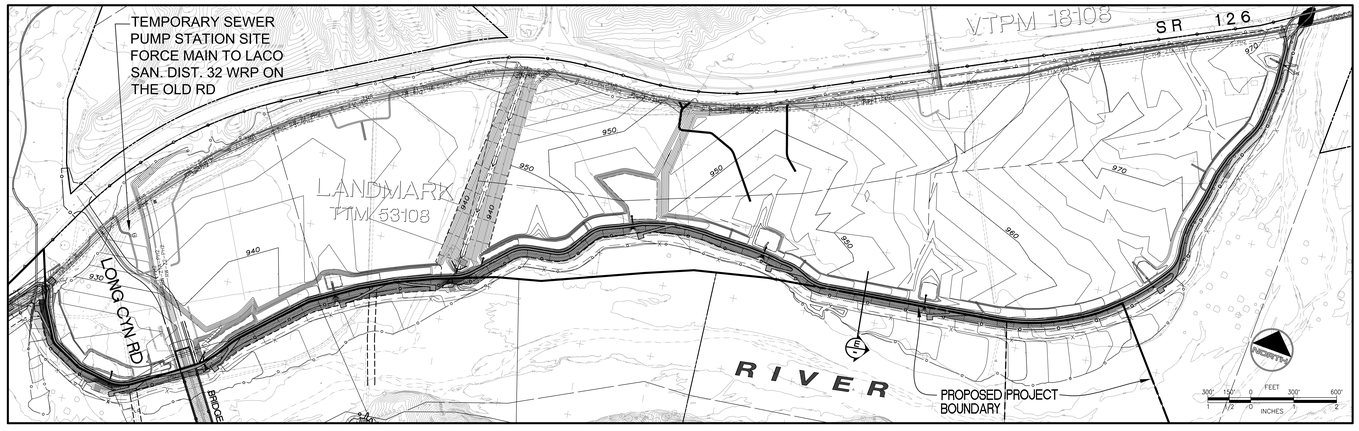
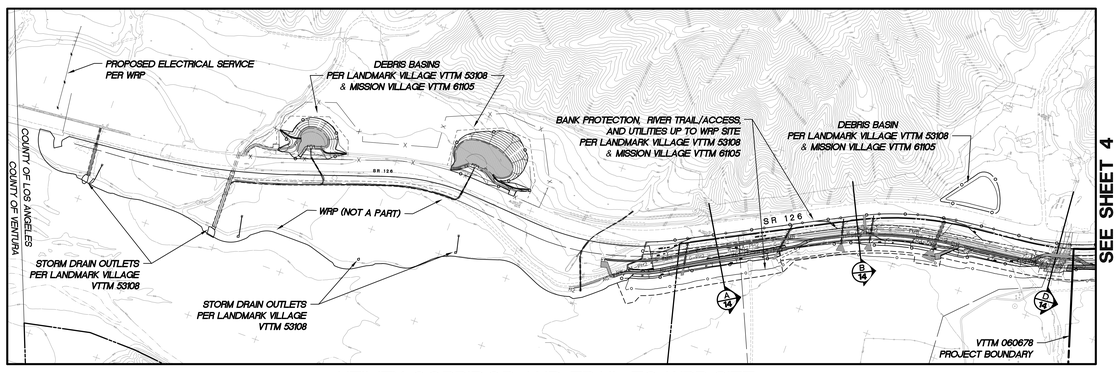
DEPT OF REGIONAL PLANNING
TR060678 TENTATIVE PG 15
OCT 30 2103



UTILITY CORRIDOR
PER MISSION VILLAGE VTTM 61105
& LANDMARK VILLAGE VTTM 53108

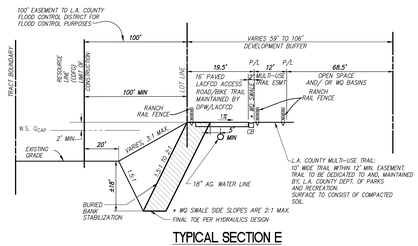


OFFSITE DISPOSAL AT LANDMARK
PER VTTM 53108 AND 53108 BULK GRADING



SEE SHEET 4

UTILITY CORRIDOR AND TRAIL TO WRP SITE
PER VTTM 53108 & VTTM 61105



TYPICAL SECTION E
NOT TO SCALE

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

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- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (P)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- STORM DRAIN CULVERT
- SD — STORM DRAIN
- S — SANITARY SEWER (SERVICE LOCAL)
- FM — SEWER FORCE MAIN
- W — WATER
- RW — RECYCLED WATER
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- SIGHT DISTANCE LINE
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- PLANNING AREA
- OF-7 — SUB AREA

ESMT	EASEMENT
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA
W.S	WATER SURFACE
P.F.	PUBLIC FACILITY

DESIGNED:	NO.	REVISIONS	DATE	BY
JHF, AMW				
DRAFTED: AMW				
CHECKED: JHF				

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

REGISTERED CIVIL ENGINEER No. 40695 JASON H. FUKUMITSU CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING 3665 Avenue H, Ste 53 • Palmdale, CA 93550 PH: (661) 274-2173 • FX: (661) 274-9090
ENGINEERING • SURVEYING Valencia, CA 91355 FX: (661) 254-8060
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
STANDALONE OFFSITE AREAS
DISPOSAL SITE AND UTILITY CORRIDOR
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-025
SHEET 15 OF 16 SHEETS

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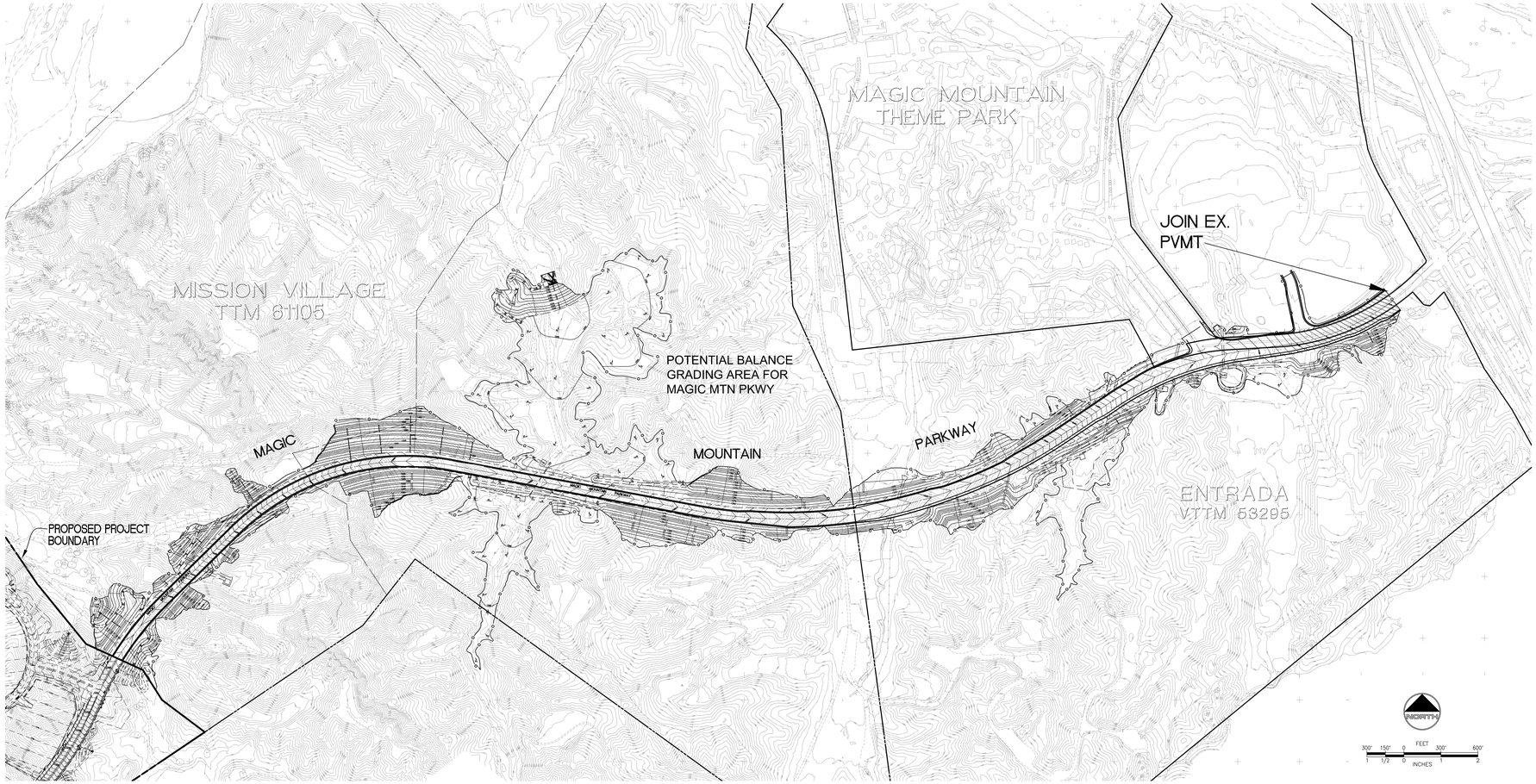
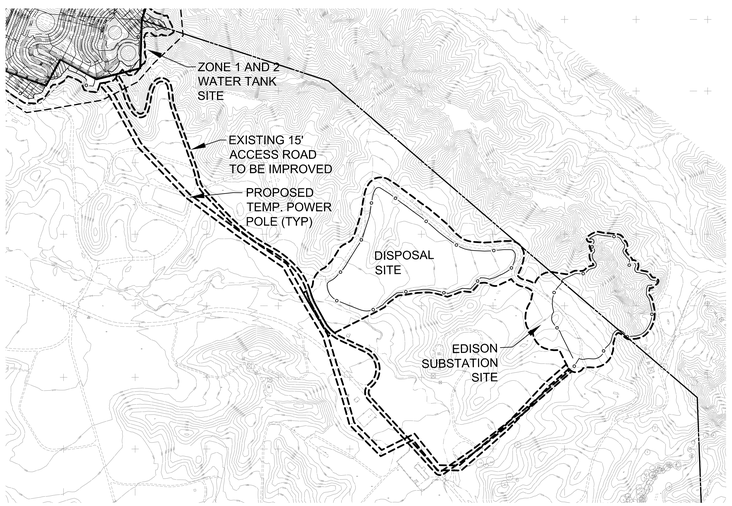
DEPT OF REGIONAL PLANNING
TR060678 TENTATIVE PG 16
OCT 30 2103



MAGIC MOUNTAIN PARKWAY

FROM EASTERN PROJECT BOUNDARY TO THE OLD ROAD



EDISON SUBSTATION

PER MISSION VILLAGE VTTM 61105

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
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- GEOLOGICAL / RUA SETBACKS
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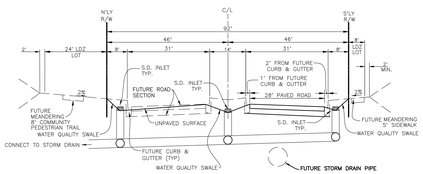

MAGIC MOUNTAIN PARKWAY (R/W = 92')

FROM EASTERLY PROJECT BOUNDARY TO THE OLD RD

N.T.S.

DESIGNED:	NO.	REVISIONS	DATE	BY
JHF, AMW				
DRAFTED: AMW				
CHECKED: JHF				

OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
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PLANNING • ENGINEERING • SURVEYING
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PH (661) 294-2211 FX (661) 294-0800

JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
STANDALONE OFFSITE AREAS
MAGIC MTN PKWY AND SCE SUBSTATION

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

SCALE: 1" = 100'
DATE: 10/29/13
JOB No. 0015-023-026
SHEET 16 OF 16 SHEETS

Autodesk Docs://0015-023-026 Standalone Offsite Areas/0015-023-026 Standalone Offsite Areas.rvt 10/31/2013 3:39:41 PM