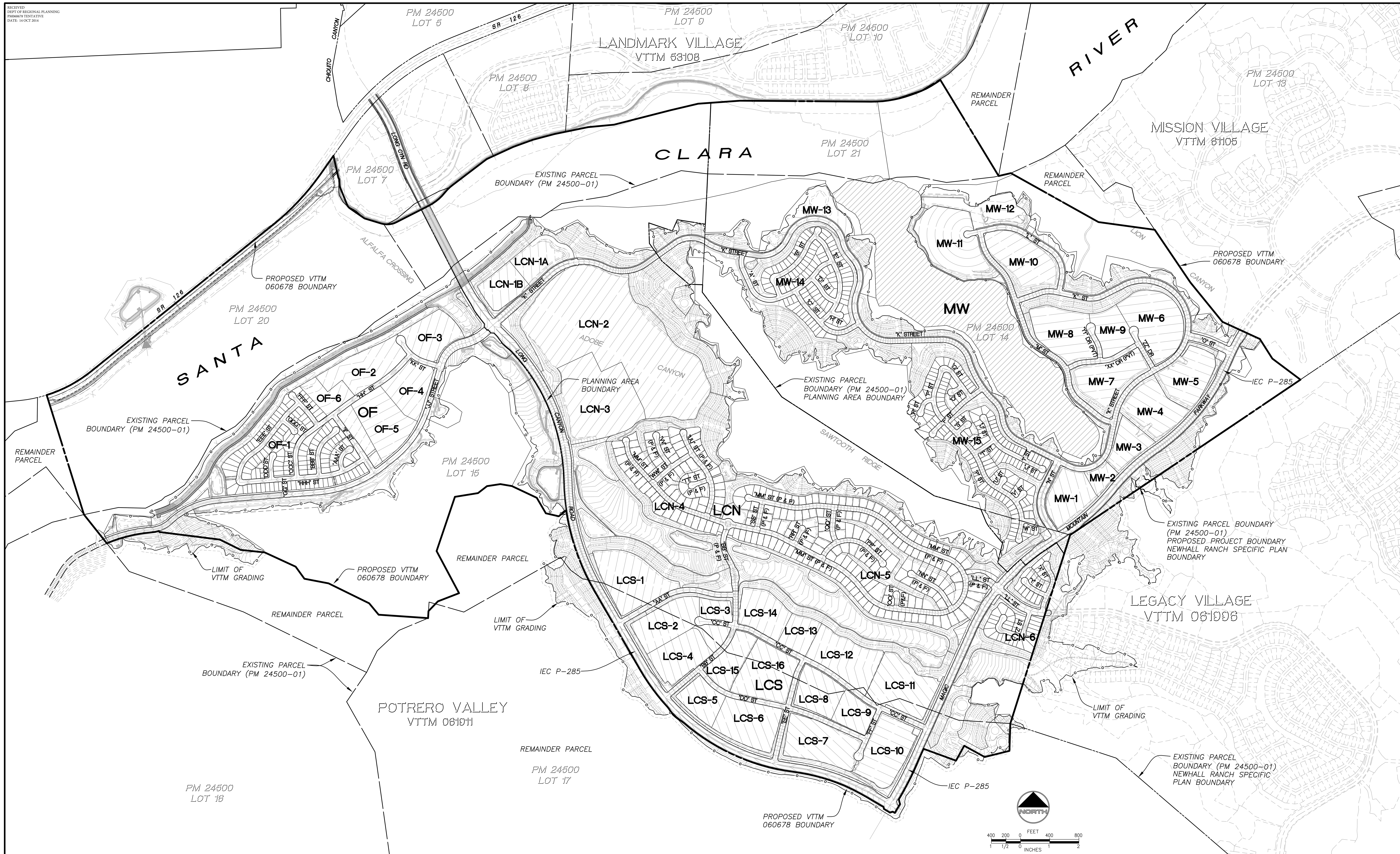
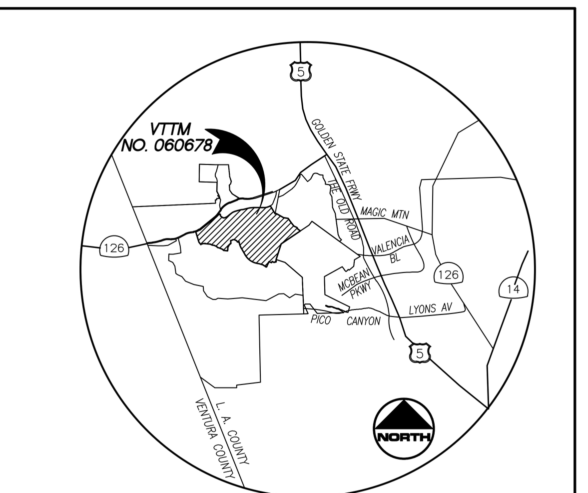
RECEIVED
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE
DATE: 14 OCT 2014



LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
OF-1				
1–138	138	SINGLE FAMILY DETACHED (5,500 SF)	138	22.6
OF-2				
139	1	MULTIFAMILY (CONDOMINIUM)	110	8.7
OF-3				
140	1	MULTIFAMILY (CONDOMINIUM)	99	6.6
OF-4				
141	1	MULTIFAMILY (CONDOMINIUM)	112	6.5
OF-5				
142	1	MULTIFAMILY (CONDOMINIUM)	87	8.8
OF-6				
143–145	3	RECREATION – PRIVATE		6.5
146–161	16	OPEN SPACE		7.8
162	1	OPEN SPACE – MULTI-TRAIL		2.0
163–167	5	OPEN SPACE – TRAIL LDZ		2.8
168–169	2	OPEN SPACE – LDZ		0.4
170	1	OPEN SPACE – UTIL CORR		9.0
171	1	OPEN SPACE – LIGHT RAIL RESERVATION		4.0
172	1	OPEN SPACE – FUTURE SR126 ROW		1.1
173–174	2	OPEN SPACE NATURAL		311.1
184	1	PUBLIC FACILITY – SEWER LIFT STATION		0.2
183	1	PUBLIC FACILITY – DEBRIS BASIN		2.4
175–177	3	PUBLIC FACILITY – DRAINAGE		23.8
178–182	5	PUBLIC FACILITY – WATER QUALITY		14.3
185	1	PRIVATE DRIVEWAY		0.1
LCN-1A				
186	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	154	5.9
LCN-1B				
187	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	139	4.8
LCN-2				
188	1	SCHOOL – HIGH SCHOOL		54.6
LCN-3				
189	1	SCHOOL – JR. HIGH SCHOOL		19.3
LCN-4				
281–335	75	SINGLE FAMILY DETACHED (7,500 SF)	75	21.0
LCN-5				
422–596	175	SINGLE FAMILY DETACHED (7,500 SF)	175	49.0
LCN-6				
356–400	45	SINGLE FAMILY DETACHED (5,000 SF)	45	8.1
LCS-1				
253	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	168	10.9
LCS-2				
254	1	MULTIFAMILY (CONDOMINIUM)	112	7.8
LCS-3				
402	1	RECREATION – PRIVATE		2.3
LCS-4				
255–256	2	MULTIFAMILY (CONDOMINIUM)	103	9.2
LCS-5				
257	1	MULTIFAMILY (CONDOMINIUM)	54	4.7
LCS-6				
258	1	MULTIFAMILY (CONDOMINIUM)	109	8.9
LCS-7				
259	1	MULTIFAMILY (CONDOMINIUM)	182	9.7
LCS-8				
260	1	MULTIFAMILY (CONDOMINIUM)	52	6.0
LCS-9				
261	1	MULTIFAMILY (CONDOMINIUM)	33	4.0
LCS-10				
262	1	MULTIFAMILY (CONDOMINIUM)	129	9.6
LCS-11				
263	1	MULTIFAMILY (CONDOMINIUM)	169	10.0
LCS-12				
264	1	MULTIFAMILY (CONDOMINIUM)	69	9.4
LCS-13				
265	1	MULTIFAMILY (CONDOMINIUM)	36	3.8
LCS-14				
266	1	MULTIFAMILY (CONDOMINIUM)	78	6.6
LCS-15				
401	1	RECREATION – PUBLIC PARK		5.3
LCS-16				
267	1	SCHOOL – ELEMENTARY		9.7
194	1	OPEN SPACE – MULTI-TRAIL		0.5
195–203	9	OPEN SPACE – TRAIL LDZ		7.0
204–209	6	OPEN SPACE – LDZ		2.4
213–216	4	OPEN SPACE – NATURAL		157.3
190–193, 226–250, 268–280	42	OPEN SPACE		115.3
211–212, 252	3	PUBLIC FACILITY – DEBRIS BASIN		2.9
223–225	3	PUBLIC FACILITY – DRAINAGE		47.5
217–222	6	PUBLIC FACILITY – WATER QUALITY		9.4
210, 251	2	PUBLIC FACILITY – WATER TANK		8.7
403–421	19	STREET (PRIVATE & FUTURE)		21.9
MW-1				
597	1	COMMERCIAL – RETAIL	66,400 S.F.	7.0
MW-2				
598	1	RECREATION – PRIVATE		2.2
MW-3				
599	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	75	4.7
MW-4				
600	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	121	8.6
MW-5				
601	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	168	8.2
MW-6				
602	1	MULTIFAMILY (CONDOMINIUM)	136	11.0
MW-7				
603	1	MULTIFAMILY (CONDOMINIUM)	89	10.1
MW-8				
604	1	MULTIFAMILY (CONDOMINIUM)	63	9.5
MW-9				
605	1	MULTIFAMILY (CONDOMINIUM)	43	5.0
MW-10				
606	1	MULTIFAMILY (CONDOMINIUM)	104	10.8
MW-11				
607	1	MULTIFAMILY (CONDOMINIUM)	124	13.2
MW-12				
754	1	RECREATION – PUBLIC PARK		6.8
MW-13				
608	1	OPEN SPACE – WATER QUALITY		7.2
MW-14				
609–714	106	SINGLE FAMILY DETACHED (5,000 SF)	106	15.3
MW-15				
755–914	160	SINGLE FAMILY DETACHED (4,050 SF)	160	24.1
715–724	10	OPEN SPACE – TRAIL LDZ		6.3
725–727	3	OPEN SPACE – LDZ		1.0
939	1	OPEN SPACE – SPINEFLOWER		67.4
940–948	9	OPEN SPACE – NATURAL		192.4
728–753, 915–932	44	OPEN SPACE		110.8
936	1	PUBLIC FACILITY – SEWER LIFT STATION		0.1
938	1	PUBLIC FACILITY – DEBRIS BASIN		1.1
937	1	PUBLIC FACILITY – WATER QUALITY		0.3
933–935	3	STREET (PRIVATE)		2.9
		PUBLIC STREET		127.1
Total	**948**		**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
VTTM 060678 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
ABANDONED OIL WELL
ACTIVE OIL WELL
(23) EXISTING EASEMENT (SEE SHEET 2)
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 & LACFCD ACCESS ROAD AT RIVER
WATER TANK & STORM DRAIN ACCESS ROAD
TRAIL, CONC OR DG PER PLAN
BURIED BANK STABILIZATION
LINE OF SIGHT EASEMENT
SIGHT DISTANCE LINE
PROPOSED SPINE FLOWER DEDICATION
OF-7 — PLANNING AREA / SUB AREA

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

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 MAP 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 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.
7. PERMISSION IS REQUESTED TO COMBINE LOTS TO THE SATISFACTION OF DRP AND PUBLIC WORKS.
8. PERMISSION IS REQUESTED FOR UNIT PHASING TO THE SATISFACTION OF DRP AND PUBLIC WORKS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS TO THE SATISFACTION OF DRP AND PUBLIC WORKS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF THE DRP.
11. 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.
12. PERMISSION TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS REQUESTED.
13. 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.
14. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
15. 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.
16. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
17. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
18. TOPO COMPILED 11/16/06 FROM DATA FLOWN 05/24/06.
19. ALL DRAINAGE TO BE MAINTAINED BY LACFCD, UNLESS OTHERWISE NOTED ON PLAN.
20. REQUEST STREET FRONTAGE WAIVER FOR LOTS FRONTING ON PRIVATE STREETS AND PRIVATE DRIVES PER CONDITIONS OF APPROVAL.
21. PERMISSION IS REQUESTED TO ALLOW FLAG LOTS PER CONDITIONS OF APPROVAL.
22. 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 – 948 TOTAL D.U. – 3,617
EXISTING ZONING – SP (NEWHALL RANCH SPECIFIC PLAN)
PROPOSED ZONING – SP (NEWHALL RANCH SPECIFIC PLAN)
GENERAL PLAN LAND USE – SP (NEWHALL RANCH SPECIFIC PLAN)

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 BOUNDARY)	33,333,000 CY	29,323,000 CY
HOMESTEAD SOUTH VTTM OFFSITE: (OUTSIDE OF TRACT BOUNDARY AND REQUIRED FOR TRACT IMPROVEMENTS)	2,367,000 CY	577,000 CY
LANDMARK VTTM 53108 DISPOSAL SITE: (PER SEPARATE PERMIT)		5,800,000 CY
TOTALS:	35,700,000 CY	35,700,000 CY

*29,900,000 CY OF CUT TO BE USED AS PART OF FILL FOR VTTM 060678.

STANDALONE OFFSITE AREAS: (REQUIRED ONLY IF VTTM 53108 AND 61105 ARE NOT CONSTRUCTED)

	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 (LCN-4 AND LCN-5 INCLUDE 250 SECOND UNITS)
OTP 2005-0057

SUBSTANTIAL CONFORMANCE REVIEW

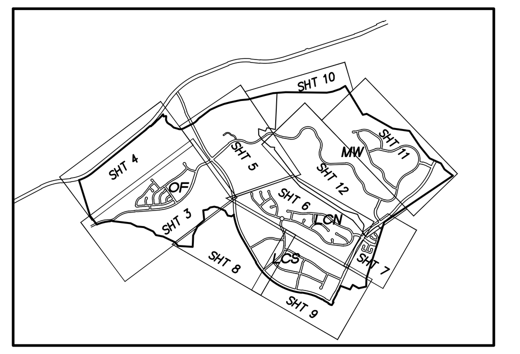
HILLSIDE GRADING
HOUSING AND BUILDING TYPES
SINGLE FAMILY LOT WIDTHS/FRONTAGES

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



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
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:	10/10/2014
JOB No.	0015-023-027

G:\Newhall Ranch\60678-MP Homestead South\Overall\Tentative\HNR368-01.dwg Plotted on Oct 10, 2014-8:46am by adamw

EASEMENTS

RECEIVED
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE PG 2
DATE: 14 OCT 2014

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.

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.

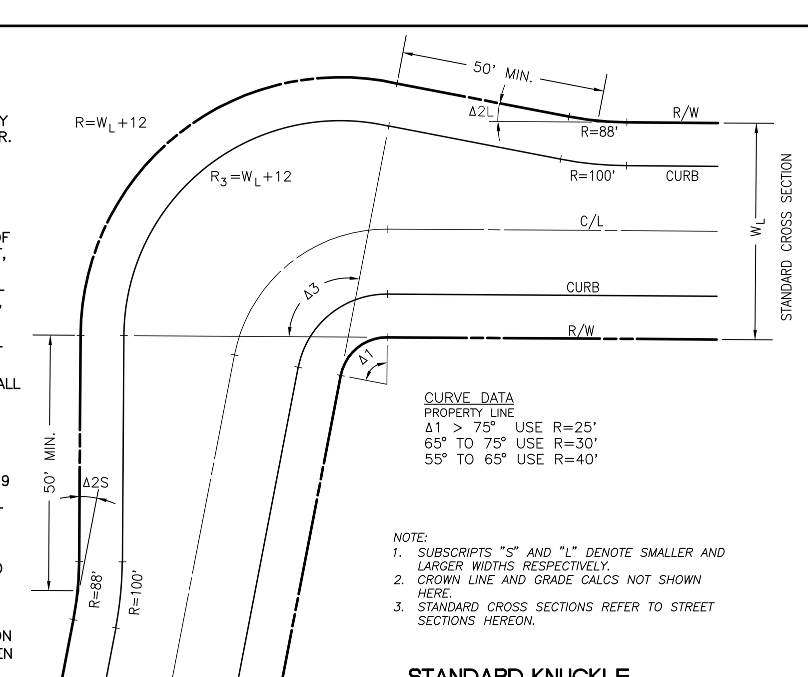
47. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR MITIGATION" RECORDED MAY 5, 2012 AS INSTRUMENT NO. 20120671835, OR.

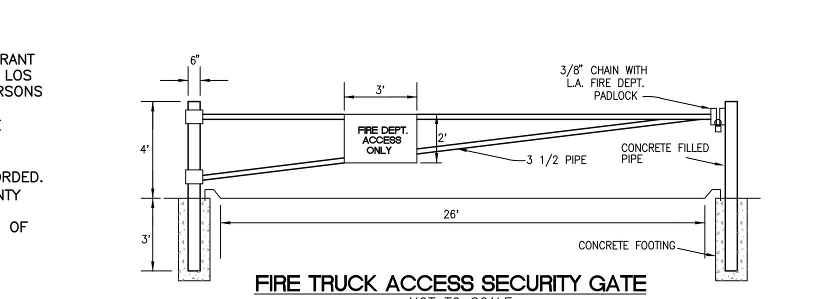
48. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR MITIGATION" RECORDED JUNE 6, 2012 AS INSTRUMENT NO. 20120840061, OR.

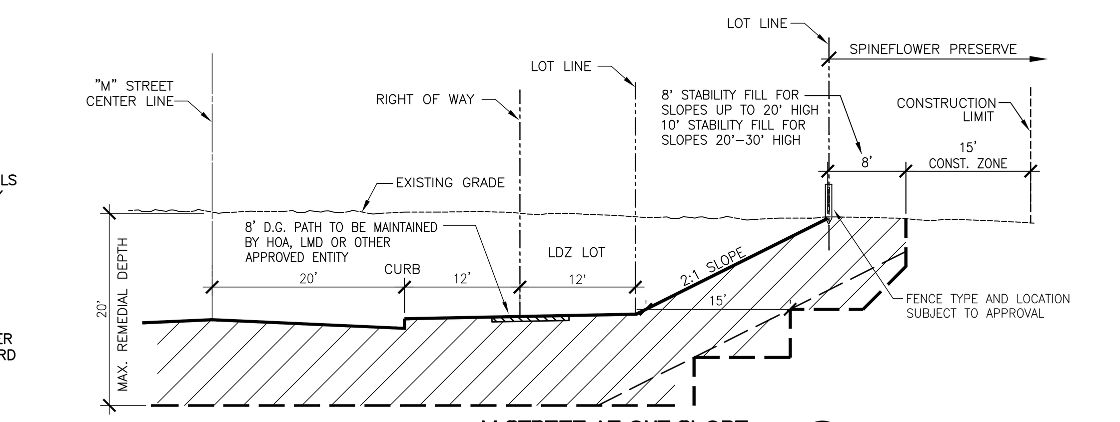
49. A DOCUMENT ENTITLED "AFFIDAVIT AND ACCEPTANCE" RECORDED JUNE 6, 2012 AS INSTRUMENT NO. 20120840062, OR.

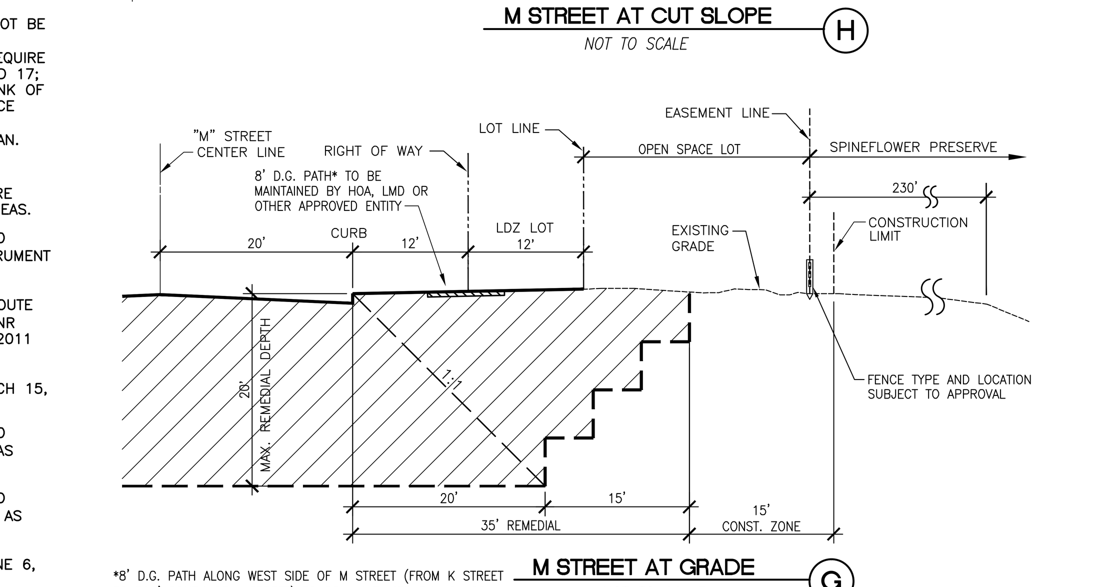
DISPOSITION LEGEND:

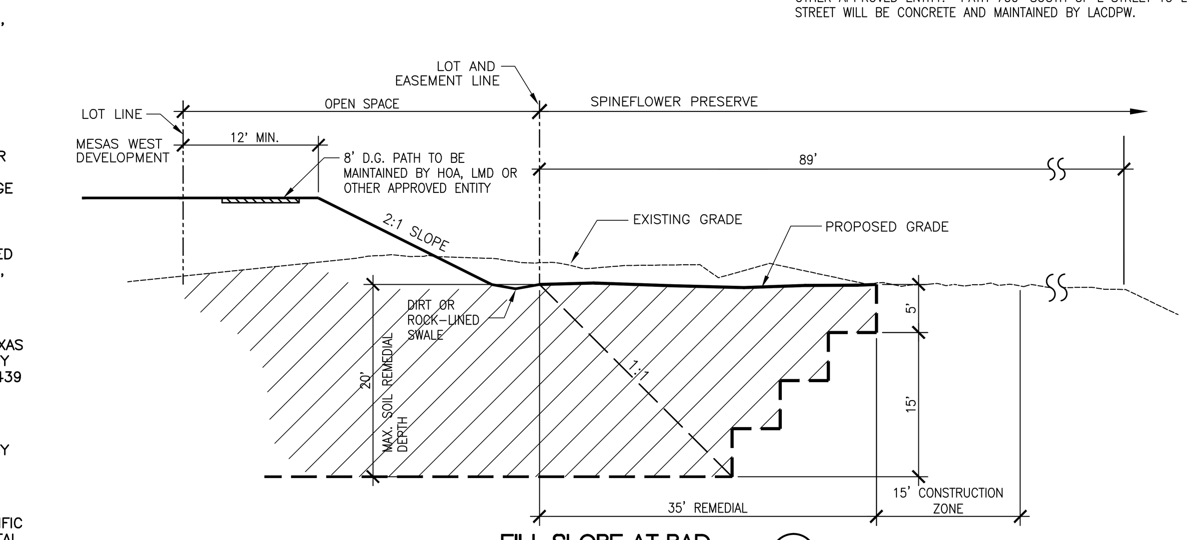
A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

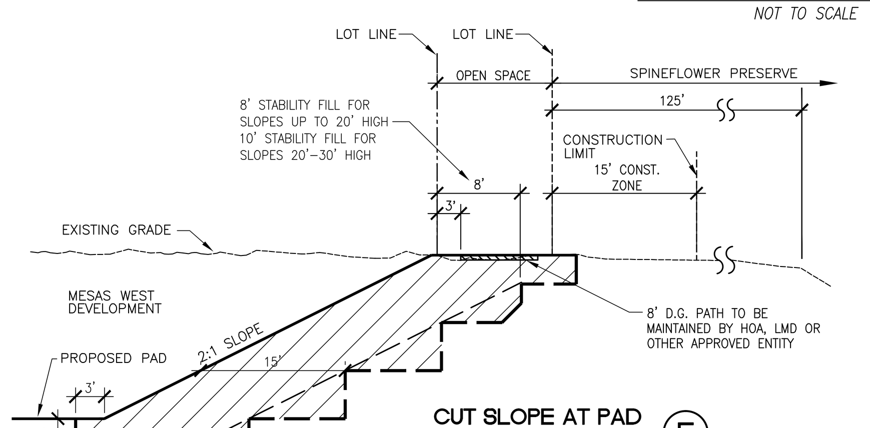

STANDARD KNUCKLE
NOT TO SCALE

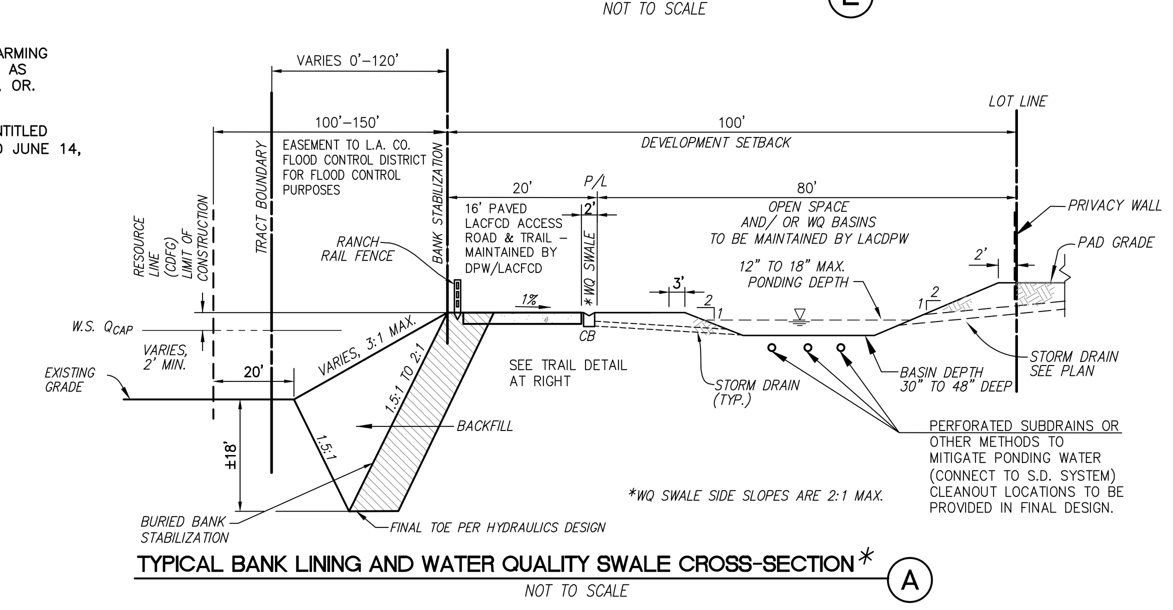

FIRE TRUCK ACCESS SECURITY GATE
NOT TO SCALE

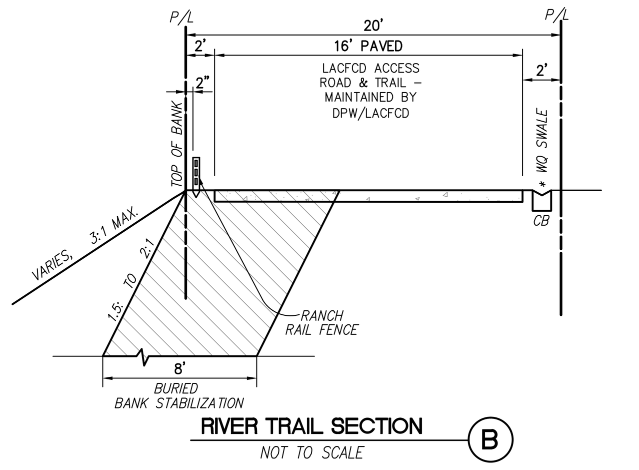

M STREET AT CUT SLOPE (H)
NOT TO SCALE

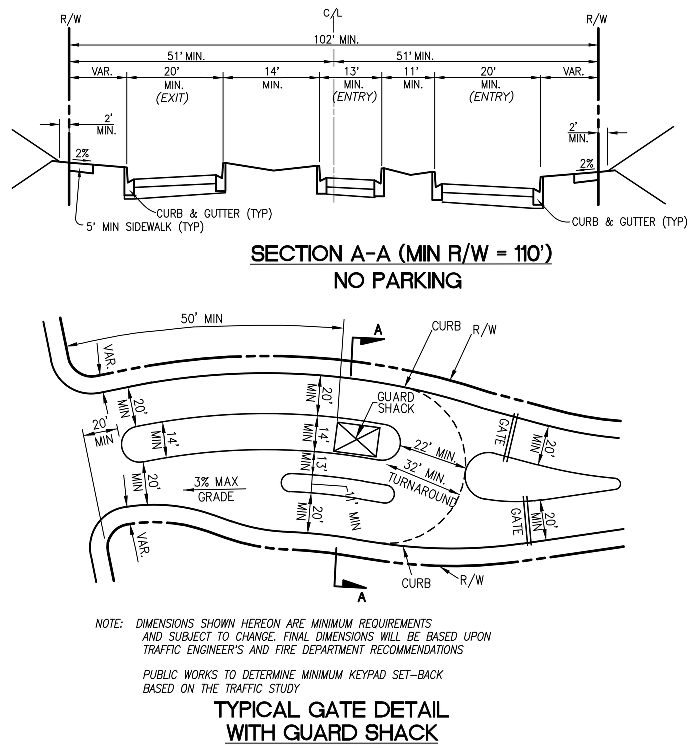

M STREET AT GRADE (G)
NOT TO SCALE

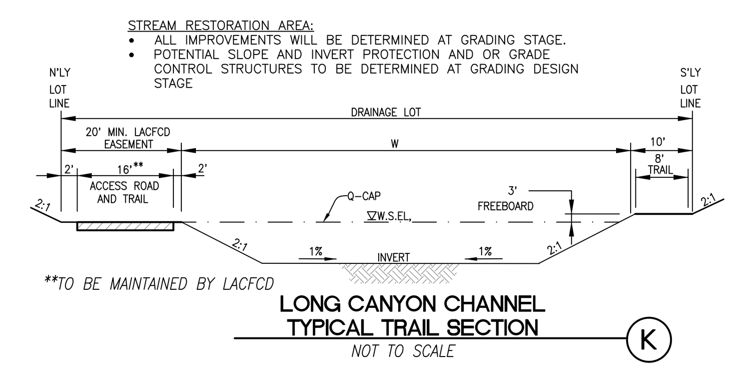

FILL SLOPE AT PAD (E)
NOT TO SCALE

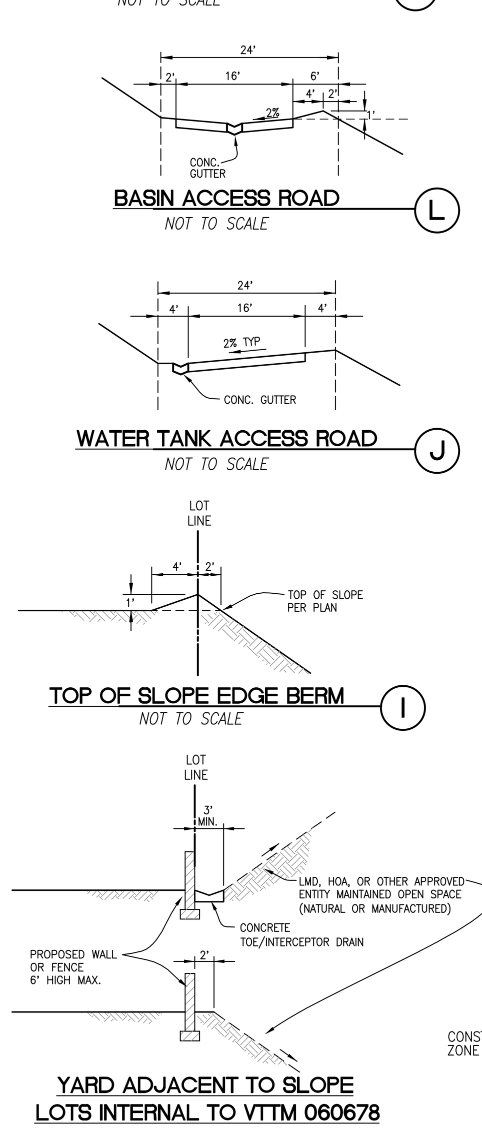

CUT SLOPE AT PAD (F)
NOT TO SCALE

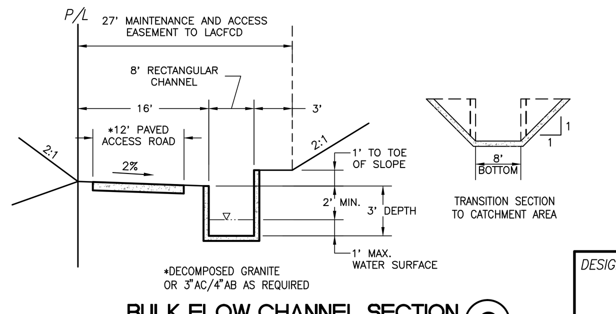

TYPICAL BANK LINING AND WATER QUALITY SWALE CROSS-SECTION* (A)
NOT TO SCALE


RIVER TRAIL SECTION (B)
NOT TO SCALE

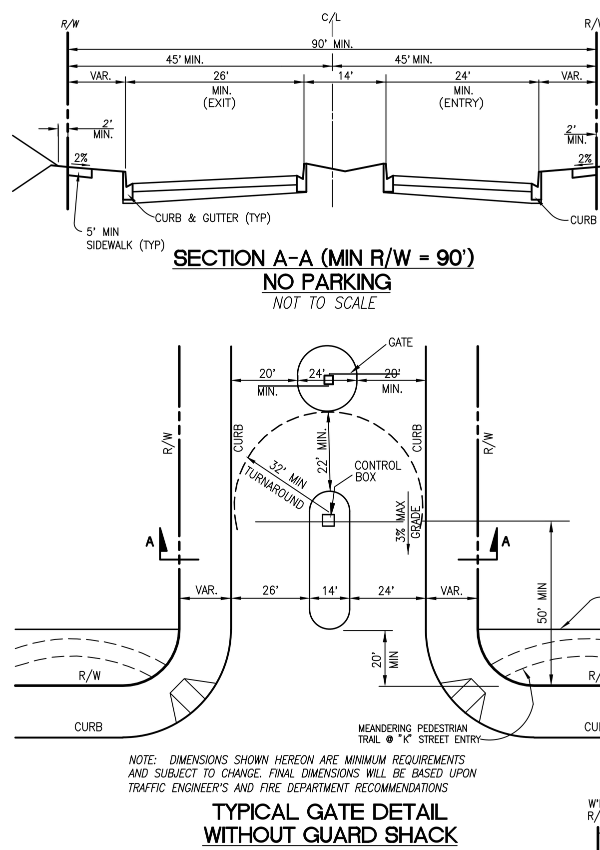

SECTION A-A (MIN R/W = 110') NO PARKING
TYPICAL GATE DETAIL WITH GUARD SHACK
NOT TO SCALE

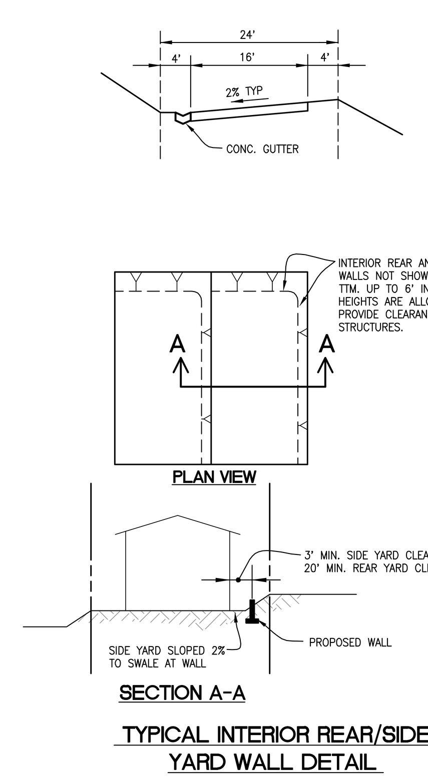

LONG CANYON CHANNEL TYPICAL TRAIL SECTION (K)
NOT TO SCALE

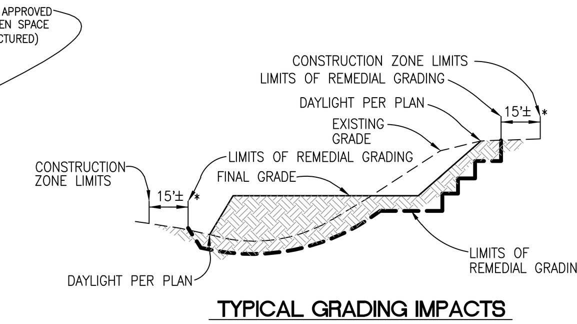

BASIN ACCESS ROAD (L) — NOT TO SCALE
WATER TANK ACCESS ROAD (J) — NOT TO SCALE
TOP OF SLOPE EDGE BERM (I) — NOT TO SCALE
YARD ADJACENT TO SLOPE LOTS INTERNAL TO VTTM 060678 — NOT TO SCALE

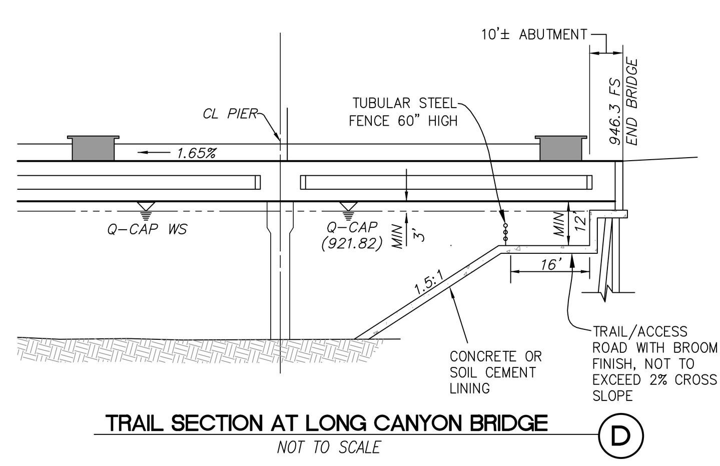

BULK FLOW CHANNEL SECTION (C)
NOT TO SCALE

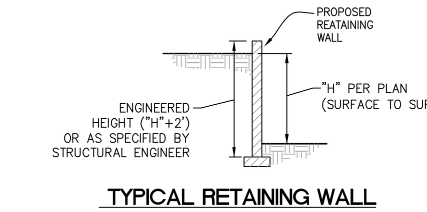
TYPICAL GRADING DETAILS
NOT TO SCALE

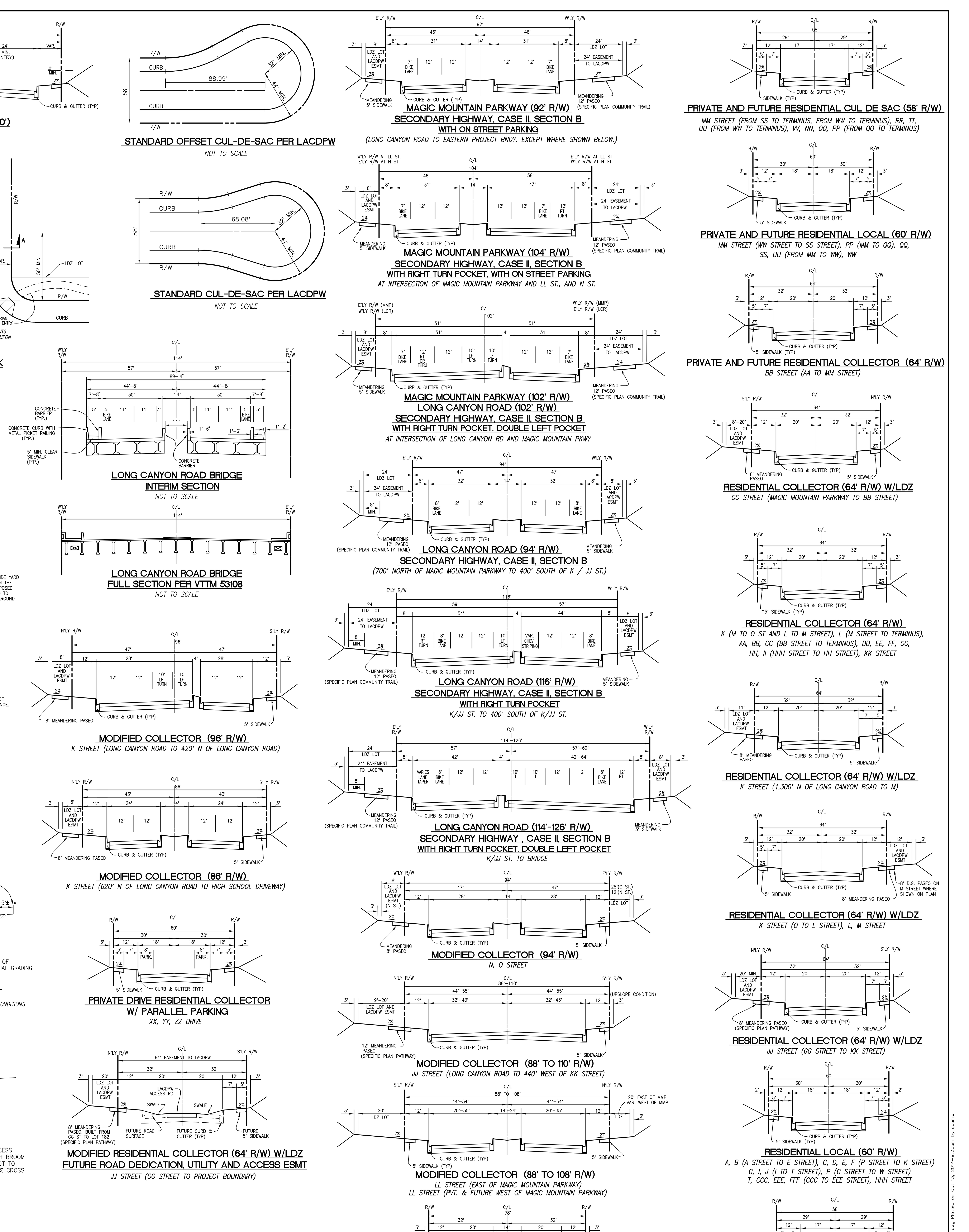

SECTION A-A (MIN R/W = 90') NO PARKING
NOT TO SCALE
TYPICAL GATE DETAIL WITHOUT GUARD SHACK
NOT TO SCALE


TYPICAL INTERIOR REAR/SIDE YARD WALL DETAIL
NOT TO SCALE


TYPICAL GRADING IMPACTS
NOT TO SCALE
* DIMENSION MAY VARY DEPENDING UPON ACTUAL FIELD CONDITIONS


TRAIL SECTION AT LONG CANYON BRIDGE (D)
NOT TO SCALE


TYPICAL RETAINING WALL
NOT TO SCALE


STANDARD OFFSET CUL-DE-SAC PER LACDPW — NOT TO SCALE
STANDARD CUL-DE-SAC PER LACDPW — 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) LONG CANYON ROAD (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 — (700' NORTH OF 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 (HHH STREET TO HH STREET), KK STREET
RESIDENTIAL COLLECTOR (64' R/W) W/LDZ — K STREET (1,300' N OF LONG CANYON ROAD TO M)
RESIDENTIAL COLLECTOR (64' R/W) W/LDZ — K STREET (O TO L STREET), L, M STREET
RESIDENTIAL COLLECTOR (64' R/W) W/LDZ — JJ STREET (GG STREET TO KK STREET)
RESIDENTIAL LOCAL (60' R/W) — A, B (A STREET TO E STREET), C, D, E, F (P STREET TO K STREET) G, I, J (I TO T STREET), P (G STREET TO W STREET) T, CCC, EEE, FFF (CCC TO EEE STREET), 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. SECTIONS SUBJECT TO CHANGE PENDING APPROVED STRIPING CONCEPT AND TRAFFIC STUDY.
2. 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.
3. LACDPW EASEMENTS IN LDZ LOTS ARE FOR MAINTENANCE OF PASEOS/SIDEWALKS.
4. LACDPW TO MAINTAIN ALL PASEOS WITHIN PUBLIC RIGHT OF WAY, EXCEPT AS NOTED ABOVE.

TYPICAL STREET SECTIONS
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 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: 10/10/2014
JOB No. 0015-023-027

G:\Newhall Ranch\60678-MP Homestead South\Overall\Tentative\HNR368-02.dwg Plotted on Oct 13, 2014-9:30am by adamw

SEE SHEET 4

RECEIVED
DEPT OF REGIONAL PLANNING
Planned-N TENTATIVE PG 3
DATE: 14 OCT 2014

SANTA CLARA RIVER

SANTA CLARA RIVER

NOT A PART

FUTURE GRADING PER POTRERO VALLEY VTM 061911

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

POTRERO VALLEY
VTTM 061911

VTTM 060678 PROJECT BOUNDARY

EXISTING PARCEL LINE (PM 24500-01)

EXISTING GRADING

RIDGE LINE

FUTURE ROAD DEDICATION UTILITY AND ACCESS ESMT

OFFSITE ESMT FOR LACFCD MAINTENANCE

BANK CONSTRUCTION LIMITS

LIMIT OF GRADING PER BANK STABILIZATION

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

PROPOSED TRAIL/PARKING/LACFCD ACCESS ROAD TO BE MAINTAINED BY LACSPW (AC PAVING)

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

BANK CONSTRUCTION LIMITS

LIMIT OF GRADING PER BANK STABILIZATION

DEBRIS CATCHMENT DRAINAGE TO BE MAINTAINED BY LACFCD

FUTURE ROAD DEDICATION UTILITY AND ACCESS ESMT

LACFCD ACCESS AND MAINTENANCE EASEMENT

END JJ STREET IMPROVEMENTS BEGIN ACCESS ESMT

ACCESS TO EXISTING RANCH ROADS IS SUBJECT TO ENCROACHMENT PERMIT

DEBRIS CATCHMENT DRAINAGE TO BE MAINTAINED BY LACFCD

LACFCD ACCESS AND MAINTENANCE EASEMENT

LACFCD ACCESS AND MAINTENANCE EASEMENT

DRAINAGE CHANNEL TO BE MAINTAINED BY LACFCD

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

AA STREET BB STREET CC STREET DD STREET EE STREET FF STREET GG STREET HH STREET JJ STREET KK STREET

SEE SHEET 8

SEE SHEET 5

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 EXISTING EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 — PAD ELEVATION OR LOT TYPE
- VTTM 060678 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
- EW — 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- (E) — EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- OF-# — PLANNING AREA / SUB AREA

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

EXISTING GROUND
LANDSLIDE/DEBRIS CATCHMENT AREA
4:1 SLOPE STORAGE AREA
ARTICULATED CONCRETE MAT
5'LY R/W
10'
JJ STREET
DAYLIGHT
STORAGE AREA 14'
0.5' DEPTH DEBRIS CONE
CONCRETE SWALE
TO BE MAINTAINED BY LACFCD

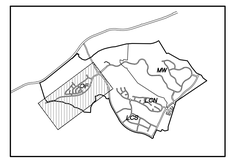
DEBRIS CATCHMENT DRAINAGE
NOT TO SCALE
(A)

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
OF-1				
1-138	138	SINGLE FAMILY DETACHED (5,500 SF)	138	22.6
OF-2				
139	1	MULTIFAMILY (CONDOMINIUM)	110	8.7
OF-3				
140	1	MULTIFAMILY (CONDOMINIUM)	99	6.6
OF-4				
141	1	MULTIFAMILY (CONDOMINIUM)	112	6.5
OF-5				
142	1	MULTIFAMILY (CONDOMINIUM)	87	8.8
OF-6				
143-145	3	RECREATION - PRIVATE		6.5
146-161	16	OPEN SPACE		7.8
162	1	OPEN SPACE - MULTI-TRAIL		2.0
163-166	4	OPEN SPACE - TRAIL LDZ		2.6
174	1	OPEN SPACE - EX. OIL & GAS FACILITIES		112.1
184	1	PUBLIC FACILITY - SEWER LIFT STATION		0.2
183	1	PUBLIC FACILITY - DEBRIS BASIN		2.4
181-182	2	PUBLIC FACILITY - WATER QUALITY		10.3
185	1	PRIVATE DRIVEWAY		0.1

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.

JJ STREET FUTURE ROAD DEDICATION UTILITY AND ACCESS EASEMENT



KEY MAP
NOT TO SCALE

GRAPHIC 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
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) 294-9050

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: 10/10/2014
JOB No. 0015-023-027
SHEET 3 OF 16 SHEETS

G:\Landdev Projects\0015-23 Newhall Ranch\Cover\VTM060678 COV Plotted on: Oct 10, 2014 by Admin

RECEIVED
DEPT OF REGIONAL PLANNING
P/060678 TENTATIVE PG 4
DATE: 16 OCT 2014

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

SR-126

VTTM 060678 PROJECT BOUNDARY

UTILITY CORRIDOR, RIVER TRAIL AND BANK PROTECTION ENTITLED PER VTTM 53108 LANDMARK VILLAGE AND VTTM 61105 MISSION VILLAGE

CONNECTION TO VTTM 53108 PORTION OF THE RIVER TRAIL AND ACCESS ROAD TOWARD WEST (CONSTRUCTION BEYOND VTTM 60678 LIMITS NOT A PART)

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

BANK CONSTRUCTION LIMITS

APPROX. 4,570 LF SANTA CLARA RIVER TRAIL TO BE DEDICATED TO LACDPR

TURF REINFORCED MAT PER LANDMARK VILLAGE VTTM 53108

EXISTING AG WELL

EX. TRIPLE 14' CULVERT OUTLET

PROP. RIPRAP CHANNEL

PROP. TRAIL BRIDGE

CONNECTION TO FUTURE VTTM 72830 (HOMESTEAD NORTH) TRAIL

CONNECTION TO FUTURE VTTM 53108 PORTION OF THE RIVER TRAIL

CONNECTION TO FUTURE VTTM 72830 (HOMESTEAD NORTH) TRAIL

LANDMARK VILLAGE VTTM 53108

EXISTING AG WELL TO REMAIN

ACCESS ROAD FOR MAINT. PURPOSES (LACFCD) (PART OF VTTM 53108)

GRADING PER VTTM 53108 LANDMARK VILLAGE BULK GRADING PLANS

VTTM 060678 PROJECT BOUNDARY

BURIED BANK PROTECTION PER 53108 LANDMARK VILLAGE PD 2612 SET. ELEVATIONS SHOWN ON X-SECTIONS

EXISTING LOT LINE (PM 24500-01)

POTRERO VALLEY VTTM 061911

SANTA CLARA RIVER

VTTM 060678 PROJECT BOUNDARY

EXISTING LOT LINE (PM 24500-01)

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

RIVER TRAIL AND BANK PROTECTION PER VTTM 53108 LANDMARK VILLAGE

EXISTING AG WELL

EXISTING LOT LINE (PM 24500-01)

EXISTING AG WELLS

BURIED BANK STABILIZATION

LIMIT OF GRADING PER BANK STABILIZATION DCR APPROVED 12/2009

SEE SHEET 3

SEE SHEET 5

DISPOSITION LEGEND:

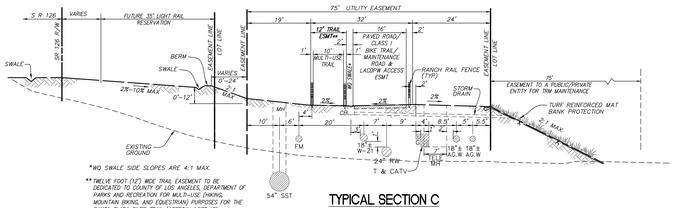
A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EXISTING EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 — PAD ELEVATION
- O.S. — OR LOT TYPE
- VTTM 060678 BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 57' — 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)
- F M — 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- (23) — EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

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



*NO SWALE SIDE SLOPES ARE 4:1 MAX.

**TWELVE FOOT (12') WIDE TRAIL EASEMENT TO BE DEDICATED TO COUNTY OF LOS ANGELES, DEPARTMENT OF PARKS AND RECREATION FOR MULTI-USE (HIKING, MOUNTAIN BIKING, AND EQUESTRIAN) PURPOSES FOR THE SANTA CLARA RIVER TRAIL (APPROX. 4,570 LF.)

ALL UTILITIES SHOWN ARE PART OF THE UTILITY CORRIDOR AND NOT A PART OF VTTM 60678

TYPICAL SECTION C
NOT TO SCALE

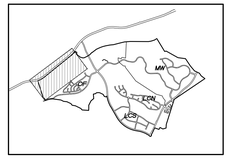
LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
170	1	OPEN SPACE – UTIL CORR		9.0
171	1	OPEN SPACE – LIGHT RAIL RESERVATION		4.0
172	1	OPEN SPACE – FUTURE SR126 ROW		1.1
173	1	OPEN SPACE NATURAL		199.0

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

NORTH

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



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 No. 40695 JASON H. FUKUMITSU 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) 294-9090

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: 10/10/2014
JOB No. 0015-023-027

SHEET 4 OF 16 SHEETS

Users/d.tyson/Documents/Projects/0015-023-027/Exhibits/Tentative/0015-023-027 TTM Planning Area Exhibit.dwg, Plotted on: Oct 13, 2014 - 4:42pm by d.tyson

RECEIVED
DEPT OF REGIONAL PLANNING
PVMAN/CN TENTATIVE PLT
DATE: 14 OCT 2014

SEE SHEET 10

SEE SHEET 12

SEE SHEET 12

SEE SHEET 6

SEE SHEET 8

SEE SHEET 4

SEE SHEET 3

LANDMARK VILLAGE VTTM 53108

SANTA CLARA RIVER

VTTM 060678 PROJECT BOUNDARY

BURIED BANK PROTECTION PER 53108 LANDMARK VILLAGE PD 2612 SET ELEVATIONS SHOWN ON X-SECTIONS

GRADING PER 53108 LANDMARK VILLAGE BULK GRADING

LACFCD ESMT PER VTTM 53108

BURIED BANK PROTECTION PER 53108 LANDMARK VILLAGE PD 2612 SET ELEVATIONS SHOWN ON X-SECTIONS

EXISTING LOT LINE (PM 24500-01)

BURIED BANK STABILIZATION

LIMIT OF GRADING PER BANK STABILIZATION DOR APPROVED 12/2009

BANK CONSTRUCTION LIMITS

LONG CANYON ROAD BRIDGE ULTIMATE 114' R/W PER LANDMARK VILLAGE (VTTM 53108) REDUCED INTERIM BRIDGE IMPROVEMENTS TO BE CONSTRUCTED AS REQUIRED PER TRAFFIC ANALYSIS

CONNECTION TO SEWER ON BRIDGE (PER VTTM 53108) AND NEWHALL RANCH SAN DIST PUMP STATION LOCATED IN TR 53108.

RET. WALL H=24'

RET. WALL H=10'

RET. WALL H=24'

RET. WALL H=1'

MO BASIN TO BE MAINTAINED BY LA COUNTY

BEGIN RET. WALL H=1'

VTTM 060678 PROJECT BOUNDARY

LCN-1A

LCN-1B

LCN-2

LCN-3

HIGH SCHOOL DRIVEWAY

SEE 48' DRIVEWAY DETAIL HEREON

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

EXISTING PIPELINE

TRANSIT STOP W/ TURNOUT SEE DETAIL

55:1 ROAD TRANSITION

LONG CANYON ROAD

LONG CANYON ROAD (IEC P-285)

"J" STREET

"K" STREET

HIGH SCHOOL DRIVEWAY SEE 32' DRIVEWAY DETAIL HEREON

JR. HIGH SCHOOL DRIVEWAY SEE 45' DRIVEWAY DETAIL HEREON

LACFCD ACCESS

TRAIL CONNECTION

TRAIL CONNECTION

TRAIL CONNECTION

TRAIL CONNECTION

STREAM RESTORATION AREA LIMITS AND TYPE OF RESTORED STREAM BANK AND RIVER PROTECTION TO BE DETERMINED DURING FINAL ENGINEERING

TEMPORARY DISTURBANCE / REMEDIAL GRADING IN THIS AREA

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

24' WATER AND STORM DRAIN ACCESS EASEMENT

24' SD/ACCESS ESMT TO LACFCD

24' WATER EASEMENT

ZONE 1A INTERMEDIATE WATER 13 MG

PAD=1170

BERM=1176.7

BOTTOM=1125

210 1.7 AC PUBLIC FACILITY – WATER TANK

211 0.9 AC PUBLIC FACILITY – DEBRIS BASIN TO BE MAINTAINED BY LACFCD

212 1.9 AC PUBLIC FACILITY – DEBRIS BASIN TO BE MAINTAINED BY LACFCD

215 27,741 SF R-L-MAT

213 36,000 SF R-L-MAT

214 62,634 SF R-L-MAT

193 69,600 SF R-L

194 2.0 AC PUBLIC FACILITY – DRAINAGE

195 17,700 SF R-L-TRAIL OSZ

196 23,000 SF R-L-TRAIL OSZ

186 230,000 SF CONDO/APARTMENT

187 CONDO/APARTMENT

188 237,600 SF SCHOOL

189 441,000 SF SCHOOL

192 138,600 SF R-L-TRAIL OSZ

207 4.0 AC PUBLIC FACILITY – DRAINAGE

168 10,000 SF R-L-TRAIL OSZ

167 CONDO/APARTMENT

169 CONDO/APARTMENT

180 1.3 AC PUBLIC FACILITY – WATER QUALITY

175 30,180 SF R-L-TRAIL OSZ

176 1.3 AC PUBLIC FACILITY – DRAINAGE

179 1.3 AC PUBLIC FACILITY – WATER QUALITY

177 1.3 AC PUBLIC FACILITY – DRAINAGE

178 1.3 AC PUBLIC FACILITY – DRAINAGE

151 CONDO/APARTMENT

152 CONDO/APARTMENT

153 CONDO/APARTMENT

154 CONDO/APARTMENT

155 CONDO/APARTMENT

156 CONDO/APARTMENT

157 CONDO/APARTMENT

158 CONDO/APARTMENT

159 CONDO/APARTMENT

160 CONDO/APARTMENT

161 CONDO/APARTMENT

162 CONDO/APARTMENT

163 CONDO/APARTMENT

164 CONDO/APARTMENT

165 CONDO/APARTMENT

166 CONDO/APARTMENT

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 EXISTING EASEMENT DEDICATIONS

LEGEND:

100	LOT NO.
5000 SF	LOT AREA (SQUARE FEET)
PAD=1210.0 O.S.	PAD ELEVATION OR LOT TYPE
	VTTM 060678 BOUNDARY
	PLANNING AREA BOUNDARY
	EXISTING PARCEL BOUNDARY
	PROPOSED RIGHT OF WAY
67'	PROPOSED LOT LINE
	PROPOSED EASEMENT
(P)	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
	ABANDONED OIL WELL
	ACTIVE OIL WELL
(23)	EXISTING EASEMENT (SEE SHEET 2)
	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 & LACFCD ACCESS ROAD AT RIVER
	WATER TANK & STORM DRAIN ACCESS ROAD
	TRAIL, CONC OR DG PER PLAN
	BURIED BANK STABILIZATION
	LINE OF SIGHT EASEMENT
	SIGHT DISTANCE LINE
	PROPOSED SPINE FLOWER DEDICATION
OF-7	PLANNING AREA / SUB AREA

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

48' LCN-1A DRIVEWAY
NOT TO SCALE

45' JR HIGH DRIVEWAY
NOT TO SCALE

32' DRIVEWAY
NOT TO SCALE

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
LCN-1A				
186	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	154	5.9
LCN-1B				
187	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	139	4.8
LCN-2				
188	1	SCHOOL – HIGH SCHOOL		54.6
LCN-3				
189	1	SCHOOL – JR. HIGH SCHOOL		19.3
194	1	OPEN SPACE – MULTI-TRAIL		0.5
190–193, 226	5	OPEN SPACE		39.9
167, 195–197	4	OPEN SPACE – TRAIL LDZ		3.2
168–169, 207	3	OPEN SPACE – LDZ		1.1
213–215	3	OPEN SPACE – NATURAL		153.0
175–177	3	PUBLIC FACILITY – DRAINAGE		23.8
179–180	2	PUBLIC FACILITY – WATER QUALITY		1.3
211–212	2	PUBLIC FACILITY – DEBRIS BASIN		1.9
210	1	PUBLIC FACILITY – WATER TANK		1.7

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

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

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

JASON H. FUKUMITSU No. 40935 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH (661) 294-2275 • FX (661) 294-9990

JASON H. FUKUMITSU DATE

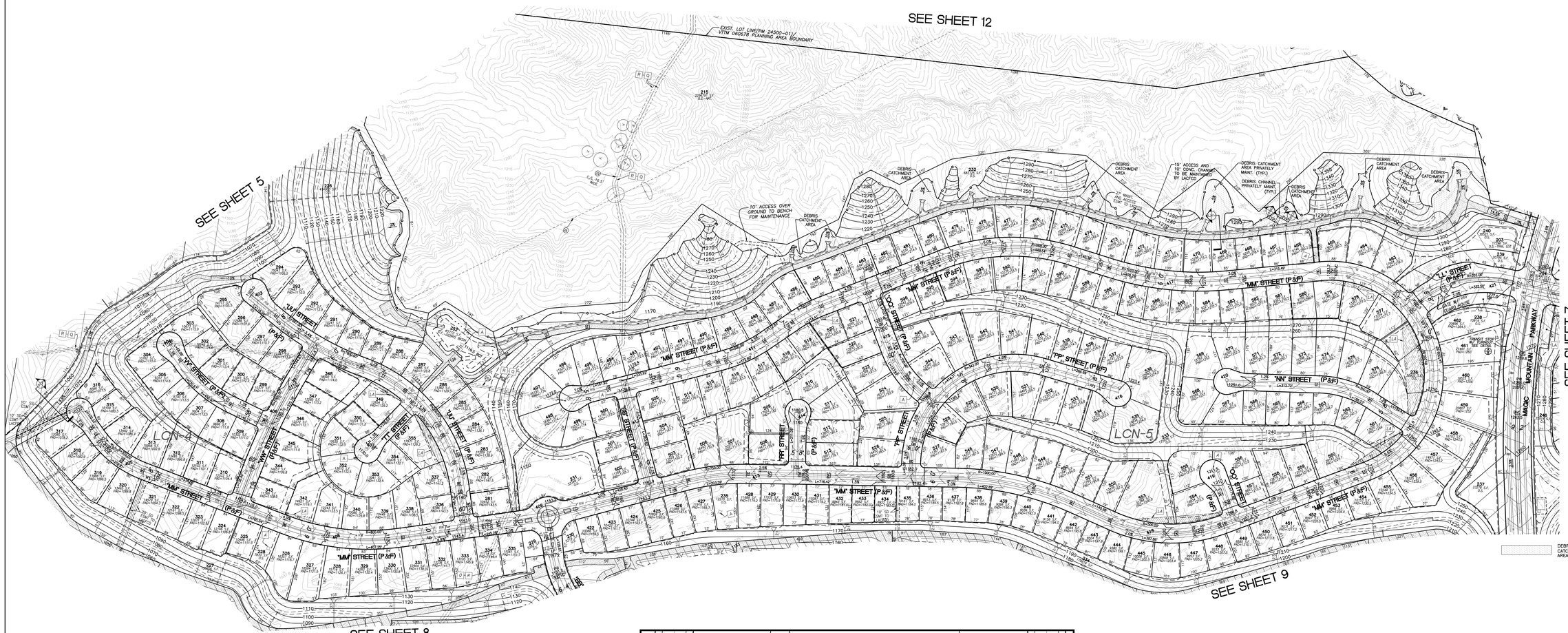
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA LCN 1-3

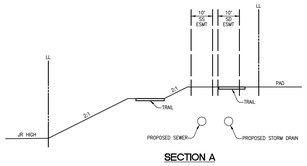
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 10/10/2014
JOB No. 0015-023-027
SHEET 5 OF 16 SHEETS

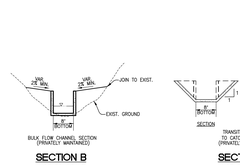
Plotted: 14 Oct 2014 @ 10:15:23am By: sabina
G:\Projects\0015-023-027\Engineering\Exhibits\Tentative Maps\TTM 060678 Sheet 5.dwg

RECEIVED
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE PG 6
DATE: 14 OCT 2014



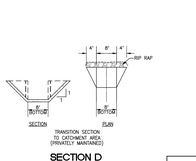


SECTION A
NOT TO SCALE



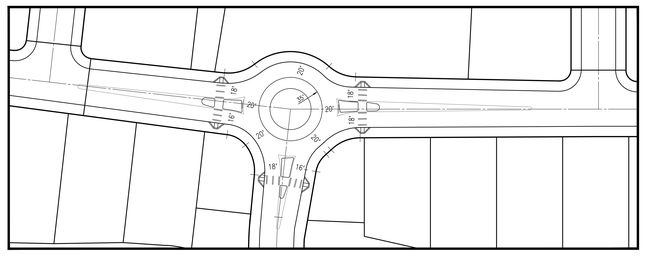
BULK FLOW CHANNEL SECTION (PRIVATELY MAINTAINED)

SECTION B
NOT TO SCALE



TRANSITION SECTION TO CATCHMENT AREA (PRIVATELY MAINTAINED)

SECTION D
NOT TO SCALE



ROUNDABOUT DETAIL
SCALE: 1"=50'

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
LCN-4				
281–335	75	SINGLE FAMILY DETACHED (7,500 SF)	75	21.0
LCN-5				
422–596	175	SINGLE FAMILY DETACHED (7,500 SF)	175	49.0
202–203	2	OPEN SPACE – TRAIL LDZ		1.4
215	1	OPEN SPACE – NATURAL		52.7
226–240	15	OPEN SPACE		41.7
252	1	PUBLIC FACILITY – DEBRIS BASIN		1.1
403–421	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

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

DISPOSITION LEGEND:

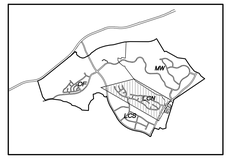
A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EXISTING EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 / O.S — PAD ELEVATION OR LOT TYPE
- VTTM 060678 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- 23 — EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- DEBRIS CATCHMENT AREA
- PROPOSED SPINE FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

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



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

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) 294-9990

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: 10/10/2014
JOB No. 0015-023-027

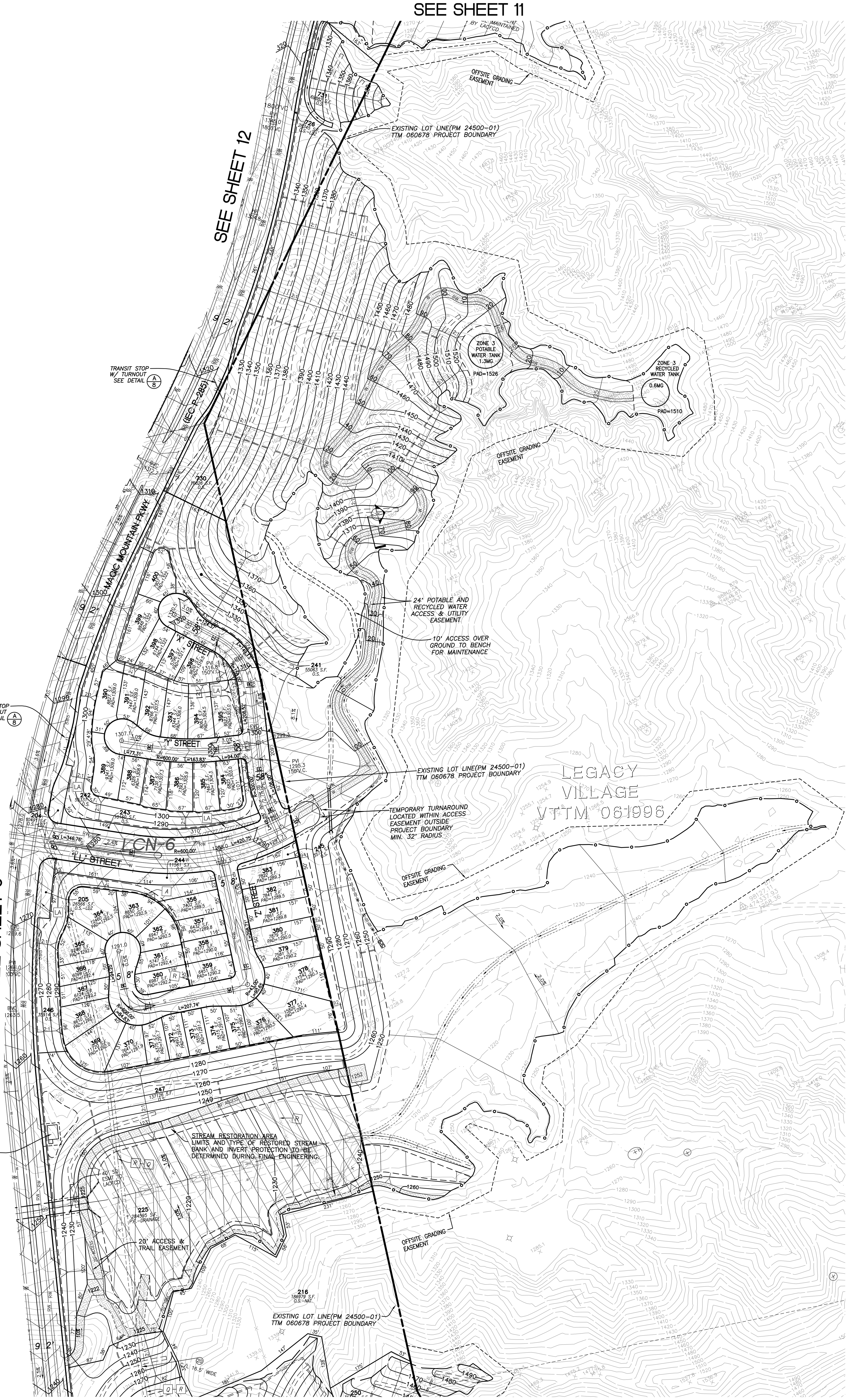
SHEET 6 OF 16 SHEETS

RECEIVED
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE PG 7
DATE: 14 OCT 2014

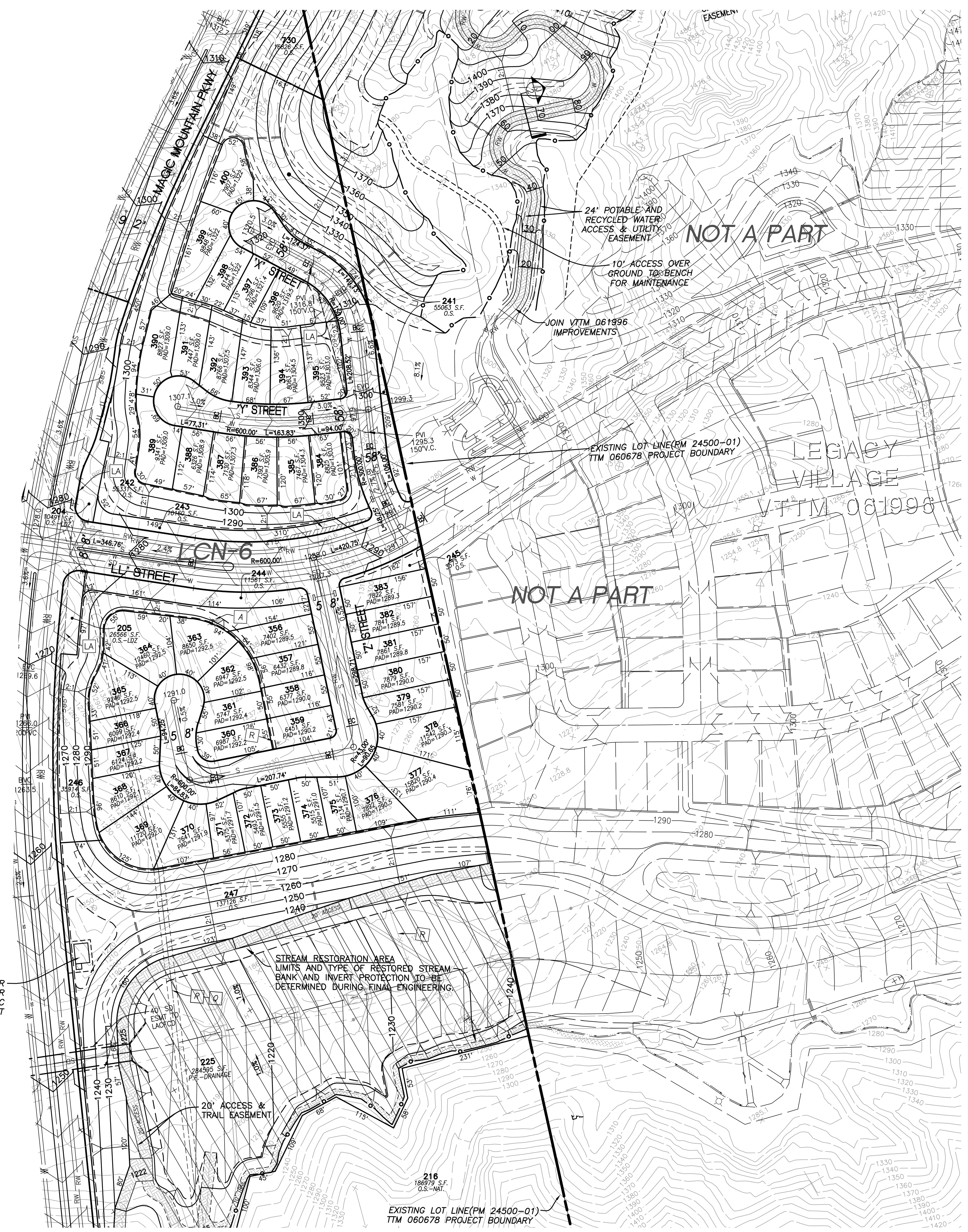
SEE SHEET 11

SEE SHEET 12

SEE SHEET 6



SEE SHEET 9



IMPROVEMENTS WITH LEGACY VILLAGE (VTTM 061996)

NORTH

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

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 EXISTING EASEMENT DEDICATIONS

LEGEND:

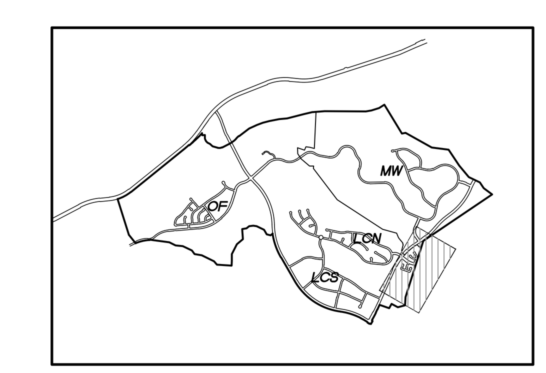
- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 O.S. — PAD ELEVATION OR LOT TYPE
- VTTM 060678 BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 67' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (#)
- FUTURE RIGHT OF WAY
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- (23) EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

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

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
LCN-6				
356-400	45	SINGLE FAMILY DETACHED (5,000 SF)	45	8.1
204-205, 726	3	OPEN SPACE - LDZ		1.5
216	1	OPEN SPACE - NATURAL		4.3
241-247, 730-731	9	OPEN SPACE		9.1
225	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

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
PLANNING AREA LCN 6

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

SCALE: 1" = 100'
DATE: 10/10/2014
JOB No. 0015-023-027

SHEET 7 OF 16 SHEETS

G:\Newhall Ranch\60678-MP Homestead South\Overall\Tentative\HNR368-07.dwg Plotted on Oct 10, 2014-12:13pm by adamw

RECEIVED
DEPT OF REGIONAL PLANNING
PARMOUNT TENTATIVE PLUS
DATE: 16 OCT 2014

SEE SHEET 3

SEE SHEET 5

SEE SHEET 6

SEE SHEET 9

VTTM 060678 PROJECT BOUNDARY

EXISTING PARCEL LINE (PM 24500-01)

POTRERO VALLEY
VTTM 061911

LONG CANYON ROAD (REQ'D ROAD)

"AA" STREET

"BB" STREET

"CC" STREET

"DD" STREET

"EE" STREET (PVT)

LCS-1

LCS-2

LCS-3

LCS-4

STREAM RESTORATION AREA
LIMITS AND TYPE OF RESTORED STREAM BANK AND INVERT PROTECTION TO BE DETERMINED DURING FINAL ENGINEERING.

LONG CANYON CHANNEL
EASEMENTS TO BE MAINTAINED BY LACFCD

TO BE MAINTAINED BY LA COUNTY

OFFSITE GRADING EASEMENT

FUTURE INTERSECTION TO POTRERO VALLEY PER VTTM 061911

TRANSIT STOP W/ TURNOUT SEE DETAIL A/6

GATE W/10' DUAL ROUND

CASE 1

CASE 2

R.O.W.
CURB FACE
GUTTER
FL
12' CONC. BUS PAD
CONC. BUS PAD IS MONOLITHIC WITH GUTTER
BUS SHELTER PAD (SEE DETAIL HEREON)
CURB TAPERS PER SPPWC STD 140-3 (TYP)
7' BIKE LANE
8' PARKWAY
8' LDZ
24' LDZ
5' MIN. CLEAR FOR SIDEWALK/LANDSCAPE
OFFSET LDZ LOT FROM R.O.W. IF BUS STOP IS WIDER THAN LDZ LOT
MEANDERING SIDEWALK (NOT TYPICAL LAYOUT OR WIDTH)
BCR
50'+/100'
CURB TAPER PER SPPWC STD 140-3 (TYP)
90'
70'
120'
+50' AT LOCAL/HIGHWAY INTERSECTION
100' AT HIGHWAY/HIGHWAY INTERSECTION

TRANSIT STOP w/ TURNOUT
CASE 1 AND 2 – NOT TO SCALE
A/6 B/6

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

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 EXISTING EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 G.S. — PAD ELEVATION OR LOT TYPE
- VTTM 060678 BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' 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)
- FM SEWER FORCE MAIN
- W WATER
- RW RECYCLED WATER
- EW 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- (2) EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- PLANNING AREA
- SUB AREA

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

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
LCS-1				
253	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	168	10.9
LCS-2				
254	1	MULTIFAMILY (CONDOMINIUM)	112	7.8
LCS-3				
402	1	RECREATION – PRIVATE		2.3
LCS-4				
255–256	2	MULTIFAMILY (CONDOMINIUM)	103	9.2
197–198	2	OPEN SPACE – TRAIL LDZ		2.7
207–208	2	OPEN SPACE – LDZ		0.9
227, 268–271	5	OPEN SPACE		16.7
174	2	OPEN SPACE – OIL FACILITIES		112.1
177, 223–224	3	PUBLIC FACILITY – DRAINAGE		54.5
178, 217–219, 220	5	PUBLIC FACILITY – WATER QUALITY		9.5
410	1	STREET (PRIVATE & FUTURE)		1.3

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: 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) 294-2275 • FX: (661) 294-9990

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: 10/10/2014
JOB No. 0015-023-027
SHEET 8 OF 16 SHEETS

S:\Projects\15-0023-027 Combined South Ownership\Exhibits\Map Prints\Sht 08 - 10-10-2014.dwg, 10/10/2014 8:39:41 AM, Adobe PDF

RECEIVED
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE PG 9
DATE: 14 OCT 2014

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 EXISTING EASEMENT DEDICATIONS

LEGEND:

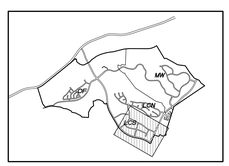
- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 O.S — PAD ELEVATION OR LOT TYPE
- VTTM 060678 BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (P)
- FUTURE RIGHT OF WAY
- 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- (23) — EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

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

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
LCS-5				
257	1	MULTIFAMILY (CONDOMINIUM)	54	4.7
LCS-6				
258	1	MULTIFAMILY (CONDOMINIUM)	109	8.9
LCS-7				
259	1	MULTIFAMILY (CONDOMINIUM)	182	9.7
LCS-8				
260	1	MULTIFAMILY (CONDOMINIUM)	52	6.0
LCS-9				
261	1	MULTIFAMILY (CONDOMINIUM)	33	4.0
LCS-10				
262	1	MULTIFAMILY (CONDOMINIUM)	129	9.6
LCS-11				
263	1	MULTIFAMILY (CONDOMINIUM)	169	10.0
LCS-12				
264	1	MULTIFAMILY (CONDOMINIUM)	69	9.4
LCS-13				
265	1	MULTIFAMILY (CONDOMINIUM)	36	3.8
LCS-14				
266	1	MULTIFAMILY (CONDOMINIUM)	78	6.6
LCS-15				
401	1	RECREATION – PUBLIC PARK		5.3
LCS-16				
267	1	SCHOOL – ELEMENTARY		9.7
199–202	4	OPEN SPACE – TRAIL LDZ		3.1
205–206, 209	3	OPEN SPACE – LDZ		1.2
234, 248–250, 272–280	13	OPEN SPACE		27.1
216	1	OPEN SPACE – NATURAL		4.3
224	1	PUBLIC FACILITY – DRAINAGE		20.2
220–221	2	PUBLIC FACILITY – WATER QUALITY		2.6
251	1	PUBLIC FACILITY – WATER TANK		7.0

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

100' 50' 0 100' 200'
1 1/2 0 1 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 PROFESSIONAL ENGINEER — JASON H. FUKUMITSU — No. 40695 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
26376 Avenue Hall, Ste 23 • Valencia, CA 91355
PH (661) 294-2211 FX (661) 294-9890

JASON H. FUKUMITSU — DATE

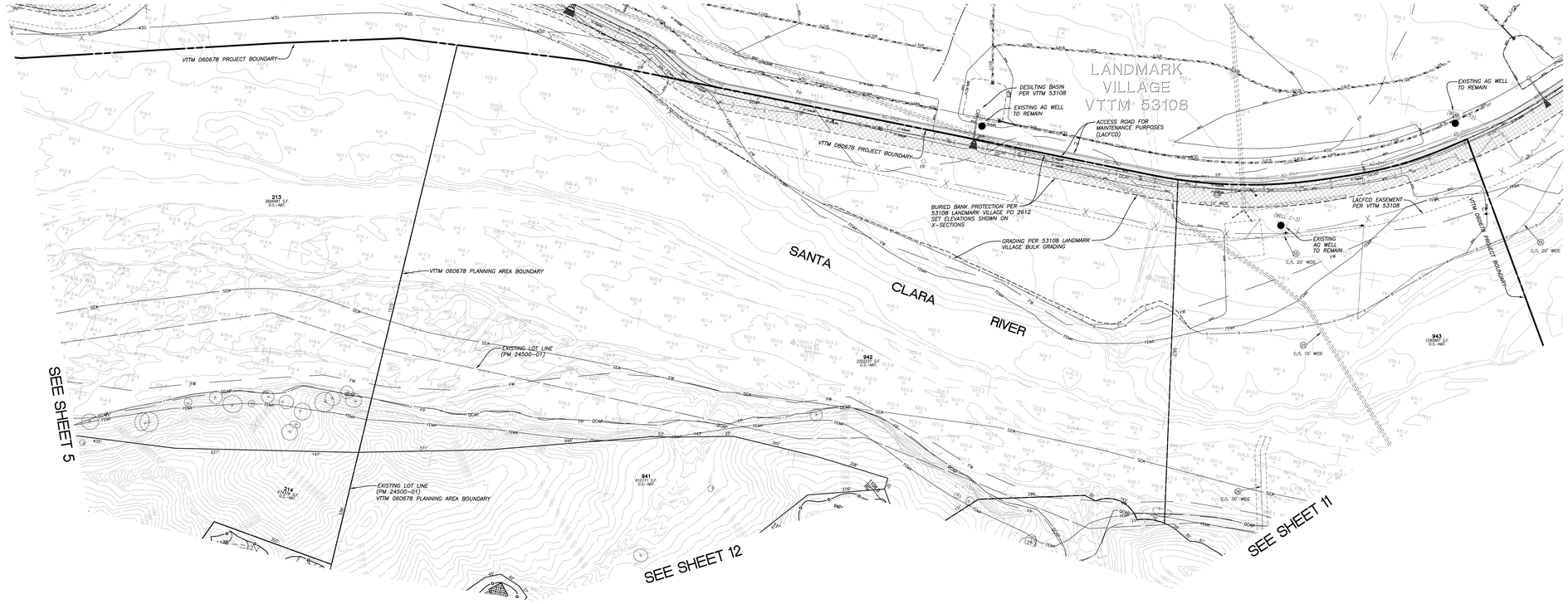
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA LCS

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

SCALE: 1" = 100'
DATE: 10/10/2014
JOB No. 0015-023-027
SHEET 9 OF 16 SHEETS

© Hunsaker & Associates Irvine, Inc. 2014 C:\Users\jfukumitsu\Documents\3rd Draft\Exhibits\PM 060678 Sheet 9.dwg 10/10/2014 10:36:46 AM jfukumitsu

RECEIVED
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE PG 10
DATE: 14 OCT 2014



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 EXISTING EASEMENT DEDICATIONS

LEGEND:

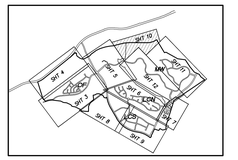
- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 O.S. — PAD ELEVATION OR LOT TYPE
- VTTM 060678 BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (#)
- FUTURE RIGHT OF WAY
- 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
- 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- (#) — EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- PLANNING AREA
- SUB AREA

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

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
213-214, 941-943	5	OPEN SPACE - NATURAL		194.5

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

PRIORITY

100' 50' 0 100' 200' FEET
1 1/2 0 2 4 INCHES

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

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) 294-9900

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: 10/10/2014
JOB No. 0015-023-027

SHEET 10 OF 16 SHEETS

Plotted: August 20, 2014 - 8:12am by adamm
G:\Drawings\Projects\0015\023\027\Exhibits\Tentative Maps\Tentative Map Planning Area MW.dwg

RECEIVED
DEPT OF REGIONAL PLANNING
Fileback TENTATIVE PLUS
DATE: 14 OCT 2014

NOT A PART

MISSION VILLAGE
VTTM 61105

NOT A PART

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

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

NOT A PART

MISSION VILLAGE
VTTM 61105

NOT A PART

VTTM 060678 PROJECT BOUNDARY

CONNECTION TO SEWER IN TR 61105

PAVED ACCESS/TRAIL

SANTA CLARA RIVER

WATER QUALITY MAINTENANCE BY LACDPW

MW-12

MW-10

MW-11

MW-6

MW-9

MW-8

MW-5

MW-4

MW-7

MW-3

"K" STREET

"L" STREET

"M" STREET

"O" STREET

"P" STREET

"22" PRIVATE DRIVE

"YY" PRIVATE DRIVE

"XX" PRIVATE DRIVE

TRANSIT STOP W/ TURNOUT SEE DETAIL 4/8

TRANSIT STOP W/ TURNOUT SEE DETAIL 5/8

LACFCD FLOOD CONTROL EASEMENT

WATER INFRASTRUCTURE EASEMENT

OFFSITE GRADING EASEMENT

OFFSITE DEBRIS BASIN EASEMENT TO BE MAINTAINED BY LACDPW

DG PATH ENTERS LDZ / LOT HERE AND CONTINUES SOUTH TOWARD K STREET. SEE SECTION G, SHEET 2.

END OF DG PATH SEE SECTION H, SHEET 2

PRIVATELY MAINTAINED DG PATH

AGRICULTURAL REMEDIATION AREA +/- 5' PER CDFW

EXISTING SPINEFLOWER HABITAT

LEGACY VILLAGE VTTM 061996

VTTM 060678 PROJECT BOUNDARY

SEE SHEET 10

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)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EXISTING EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 G.S. — PAD ELEVATION OR LOT TYPE
- VTTM 060678 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- 23 — EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

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

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
MW-3				
599	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	75	4.7
MW-4				
600	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	121	8.6
MW-5				
601	1	MULTIFAMILY (CONDOMINIUM/APARTMENTS)	168	8.2
MW-6				
602	1	MULTIFAMILY (CONDOMINIUM)	136	11.0
MW-7				
603	1	MULTIFAMILY (CONDOMINIUM)	89	10.1
MW-8				
604	1	MULTIFAMILY (CONDOMINIUM)	63	9.5
MW-9				
605	1	MULTIFAMILY (CONDOMINIUM)	43	5.0
MW-10				
606	1	MULTIFAMILY (CONDOMINIUM)	104	10.8
MW-11				
607	1	MULTIFAMILY (CONDOMINIUM)	124	13.2
MW-12				
754	1	RECREATION – PUBLIC PARK		6.8
717–723	7	OPEN SPACE – TRAIL LDZ		4.2
726–727	2	OPEN SPACE – LDZ		0.8
939	1	OPEN SPACE – SPINEFLOWER		67.4
943–946	4	OPEN SPACE – NATURAL		70.83
728, 732–750	20	OPEN SPACE		35.7
936	1	PUBLIC FACILITY – SEWER LIFT STATION		0.1
938	1	PUBLIC FACILITY – DEBRIS BASIN		1.1
933–935	3	STREET (PRIVATE)		2.9

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 1 2
FEET
INCHES

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

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

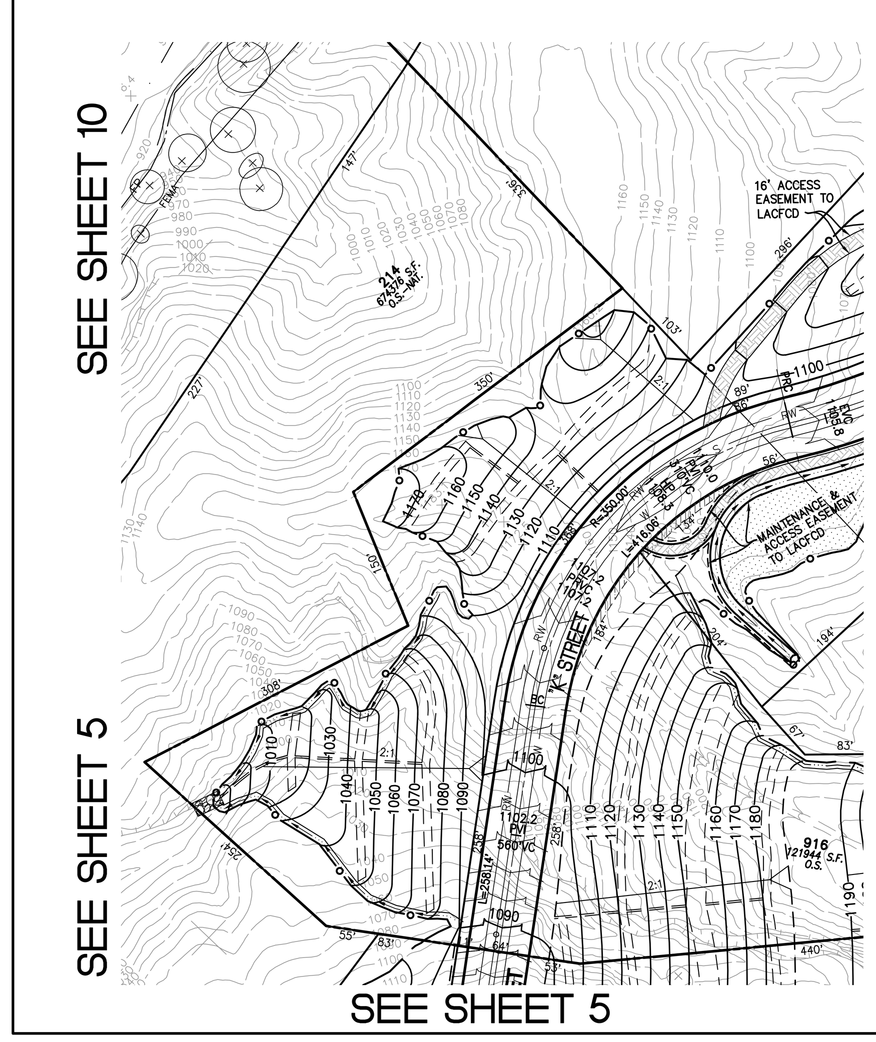
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PLANNING AREA MW

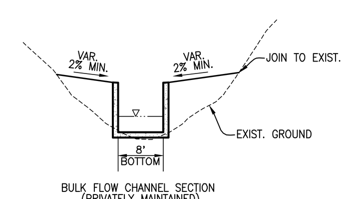
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 10/10/2014
JOB No. 0015-023-027
SHEET 11 OF 16 SHEETS

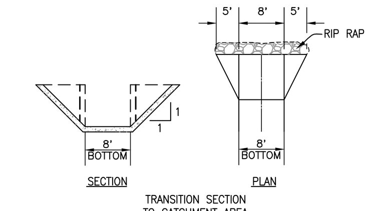
© Copyright 2014 Hunsaker & Associates Irvine, Inc.

RECEIVED
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE PG 12
DATE: 14 OCT 2014

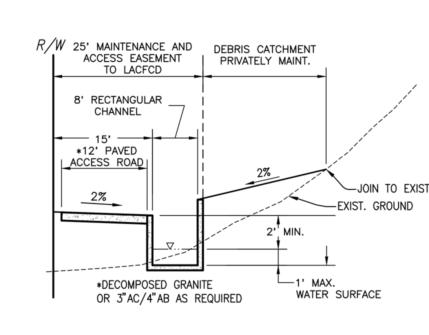




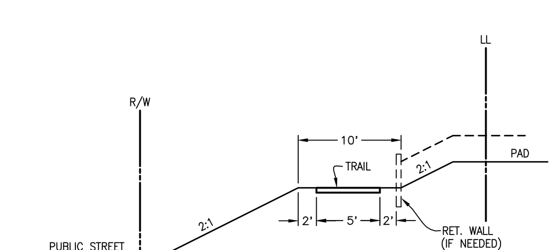
SECTION E
NOT TO SCALE



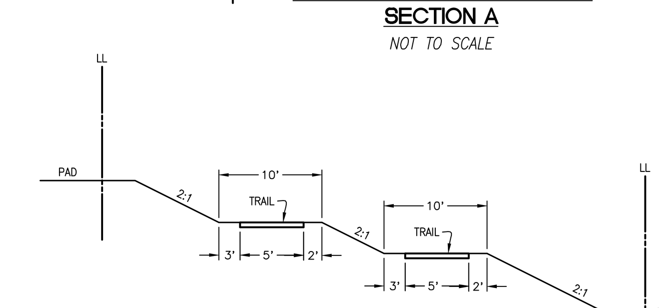
SECTION F
NOT TO SCALE



SECTION G
NOT TO SCALE



TYPICAL TRAIL CONNECTION
SECTION A
NOT TO SCALE



TYPICAL TRAIL CONNECTION
SECTION B
NOT TO SCALE

LOT NUMBERS	NO. OF LOTS	TYPE (USE)	DWELLING UNITS OR NON-RES. S.F.	TOTAL ACRES
MW-1				
597	1	COMMERCIAL – RETAIL	66,400 S.F.	7.0
MW-2				
598	1	RECREATION – PRIVATE		2.2
MW-13				
608	1	OPEN SPACE – WATER QUALITY		7.2
MW-14				
609–714	106	SINGLE FAMILY DETACHED (5,000 SF)	106	15.3
MW-15				
755–914	160	SINGLE FAMILY DETACHED (4,050 SF)	160	24.1
203, 715–717, 723–724	6	OPEN SPACE – TRAIL LDZ		4.3
725–726	2	OPEN SPACE – LDZ		0.8
939	1	OPEN SPACE – SPINEFLOWER		67.4
214, 940–942, 947–948	6	OPEN SPACE – NATURAL		137.0
729, 742, 751–753, 915–932	23	OPEN SPACE		76.2
937	1	PUBLIC FACILITY – WATER QUALITY		0.3

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.

NORTH

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

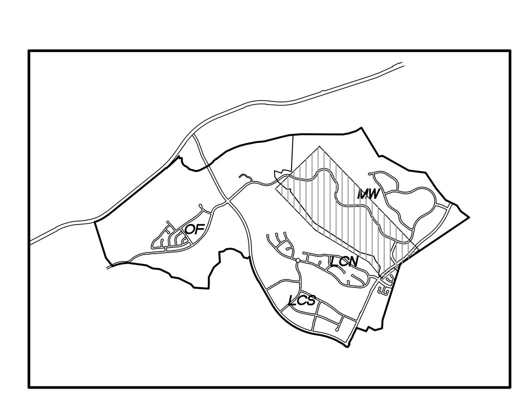
LEGEND:

- 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
- 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- (23) EXISTING EASEMENT (SEE SHEET 2)
- 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
- TRAIL
- DEBRIS CATCHMENT AREA
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

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

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



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 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
PLANNING AREA MW

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

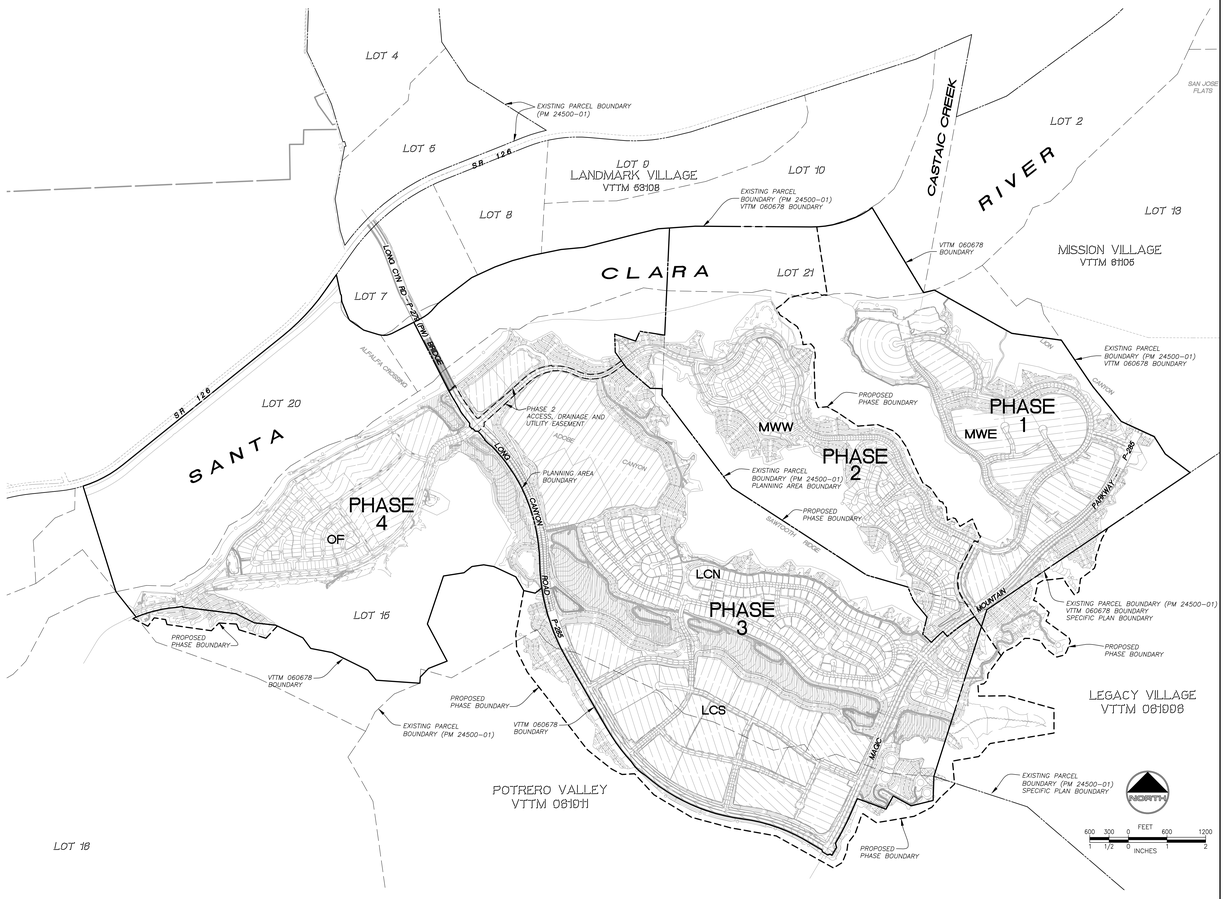
SCALE: 1" = 100'
DATE: 10/10/2014
JOB No. 0015-023-027

G:\Newhall Ranch\60678-MP Homestead South\Overall\Tentative\HNR368-12.dwg Plotted on Oct 13, 2014-1:05pm by adamw

RECEIVED
DEPT OF REGIONAL PLANNING
Fbbiotech TENTATIVE PG 11
DATE: 16 OCT 2014

LARGE LOT PARCEL MAP

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



UNIT PHASING MAP

PHASE 1 (MESAS WEST–EAST)	
[1]TOTAL AC	330.8 AC
TOTAL ONSITE AC	308.0 AC
TOTAL D.U.	917 DU
SFD	0 DU
CONDO	917 DU
TOTAL COMM. SF	66,400 SF
TOTAL OPEN SPACE	203.8 AC

[1]INCLUDES OFFSITE GRADING SHOWN ON SHEET 11

PHASE 2 (MESAS WEST–WEST)	
TOTAL AC	271.9 AC
TOTAL ONSITE AC	271.9 AC
TOTAL D.U.	266 DU
SFD	266 DU
CONDO	0 DU
TOTAL COMM. SF	0 SF
TOTAL OPEN SPACE	181.2 AC

PHASE 3 (LONG CANYON)	
[2]TOTAL AC	783.0 AC
TOTAL ONSITE AC	705.3 AC
TOTAL D.U.	1915 DU
SFD	295 DU
CONDO	1620 DU
TOTAL COMM. SF	0 SF
TOTAL OPEN SPACE	282.8 AC

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

PHASE 4 (ONION FIELDS)	
[3]TOTAL AC	469.1 AC
TOTAL ONSITE AC	460.5 AC
TOTAL D.U.	546 DU
SFD	138 DU
CONDO	408 DU
TOTAL COMM. SF	0 SF
TOTAL OPEN SPACE	338.1 AC

[3]INCLUDES OFFSITE GRADING SHOWN ON SHEET 3

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 LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9990

JASON H. FUKUMITSU DATE

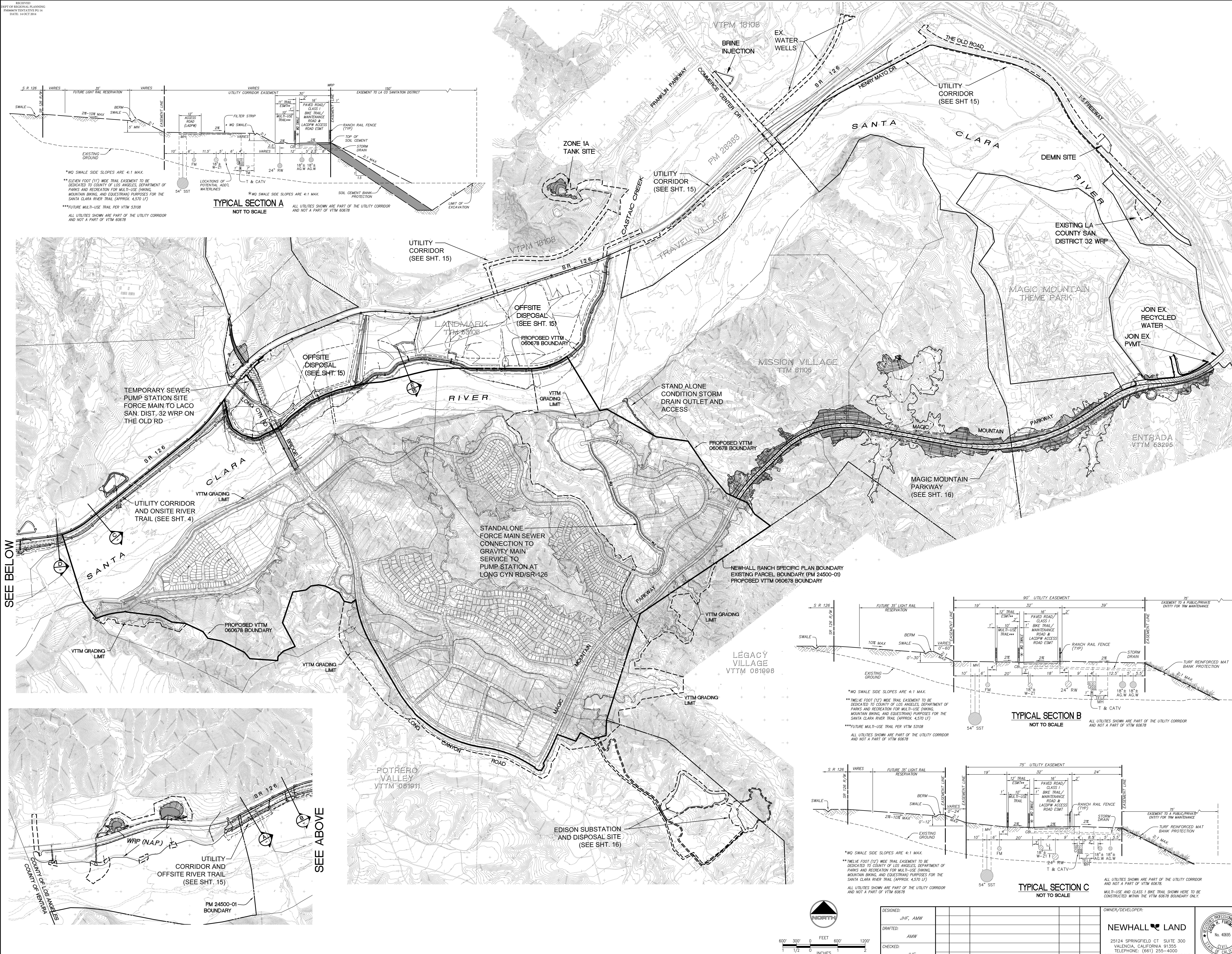
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
PHASING PLAN

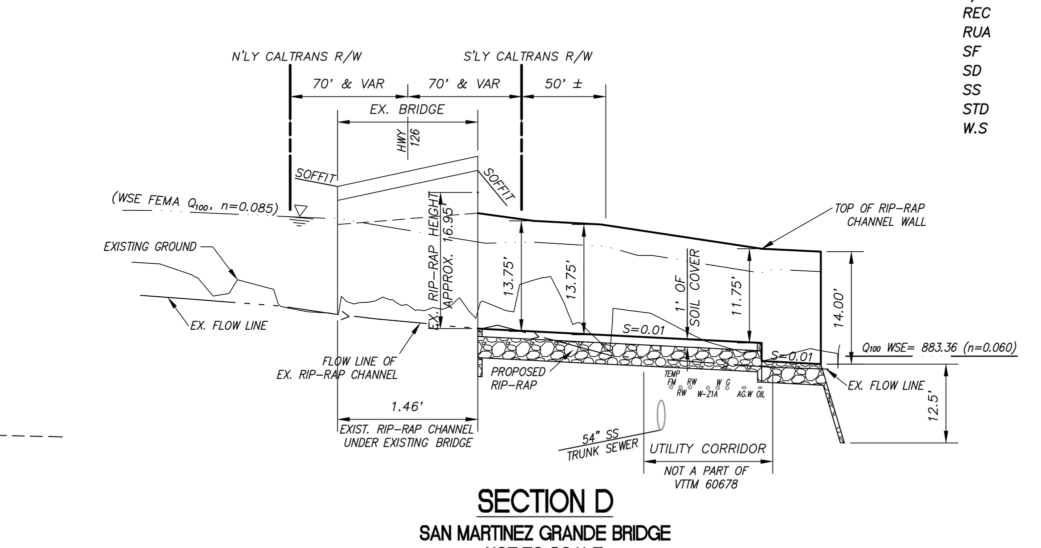
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 10/10/2014
JOB No. 0015-023-027
SHEET 13 OF 16 SHEETS

Plotted: 16-OCT-2014 @ 11:24am By: Fukumitsu, Jason H. Xrefs: Attached: Scott Ranch Tentative Map.dwg Model or Layout: Model

RECEIVED
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE PG 14
DATE: 14 OCT 2014





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.
3271030084	WATER LINES
3271030085	WATER LINES
3271030086	WATER LINES
3271030087	UNDERGROUND PIPELINES
3271030091	UNDERGROUND PIPELINES
3272023008	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 NRWRP
3272038022	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRP
3272038023	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRP
3272038024	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRP
3272038025	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRP
3272038026	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRP
3272038027	DEBRIS BASINS AND ROAD DRAINS FOR SR-126 AND NRWRP
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 EXISTING EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 O.S. — PAD ELEVATION OR LOT TYPE
- VTTM 060678 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
- 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- (23) EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

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

DESIGNED: JHF, AMW	NO.	REVISIONS	DATE	BY
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 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

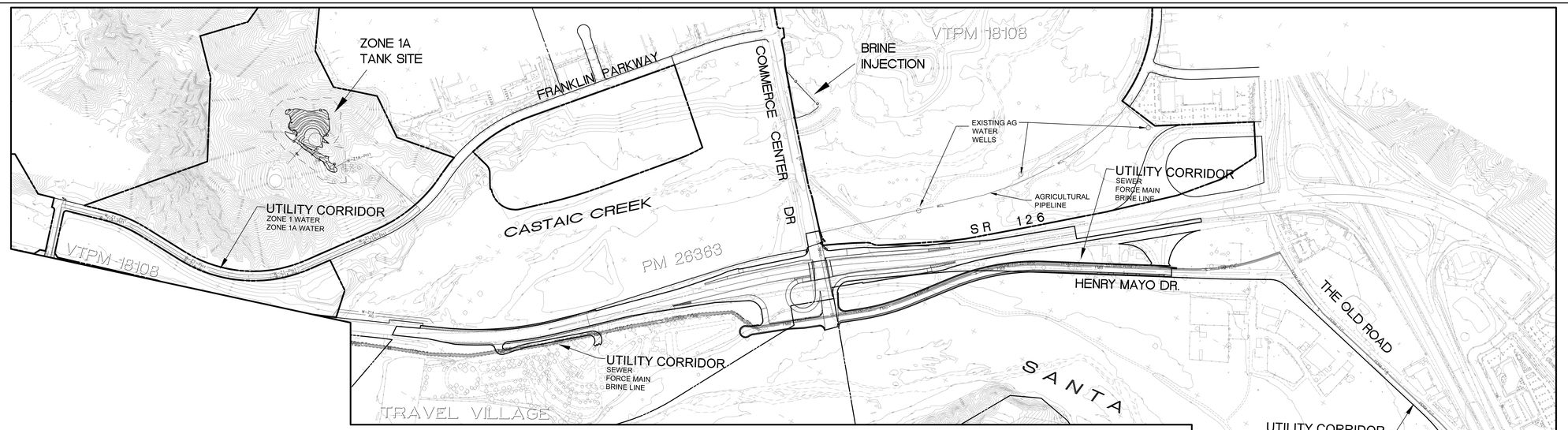
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
STANDALONE INDEX MAP

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

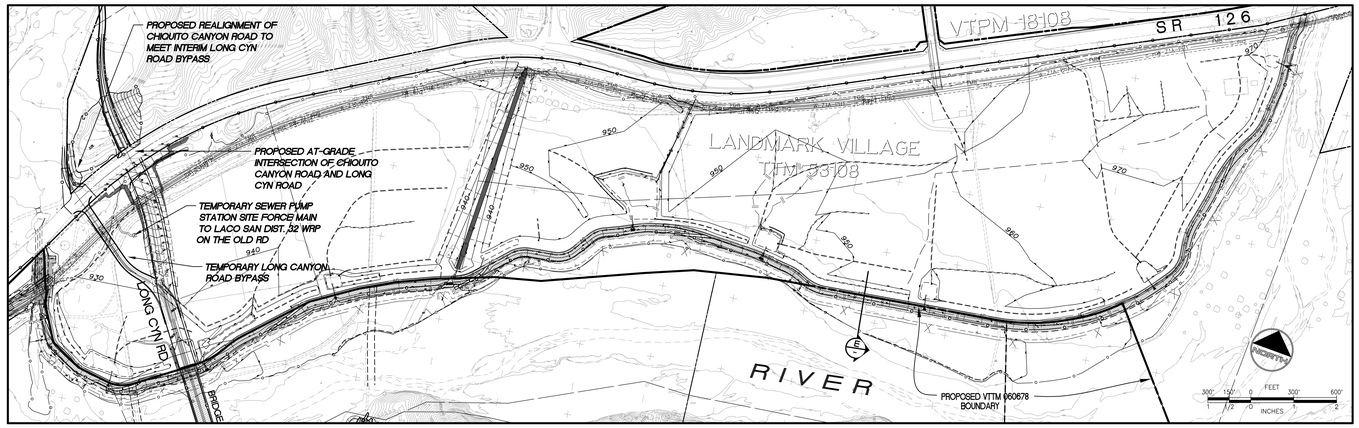
SCALE: 1" = 100'
DATE: 10/10/2014
JOB No. 0015-023-027

G:\Newhall Ranch\60678-MP Homestead South\Overall\Tentative\HNR368-14.dwg Plotted on Oct 13, 2014-10:34am by adamw

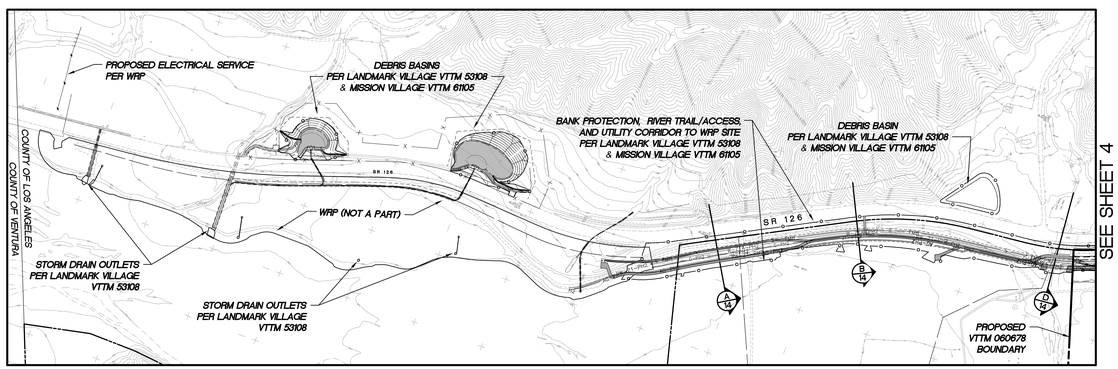
RV/2/7/13D
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE PG 15
DATE: 14 OCT 2014



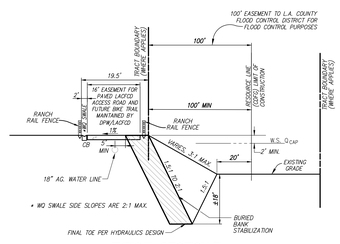
UTILITY CORRIDOR
PER MISSION VILLAGE VTTM 61105
& LANDMARK VILLAGE VTTM 53108



OFFSITE DISPOSAL AT LANDMARK
PER VTTM 53108 AND 53108 BULK GRADING



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



TYPICAL SECTION E
PER VTTM 53108 AND 53108 BULK GRADING
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

*SEE SHEET 2 FOR EXISTING EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 — PAD ELEVATION
- G.S. — OR LOT TYPE
- VTTM 060678 BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 67' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENTS IDENTIFIED BY (Z)
- 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- 23 — EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- OF-7 — PLANNING AREA / SUB AREA

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

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 H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
34074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH (661) 294-2211 FX (661) 294-9890

JASON H. FUKUMITSU — DATE

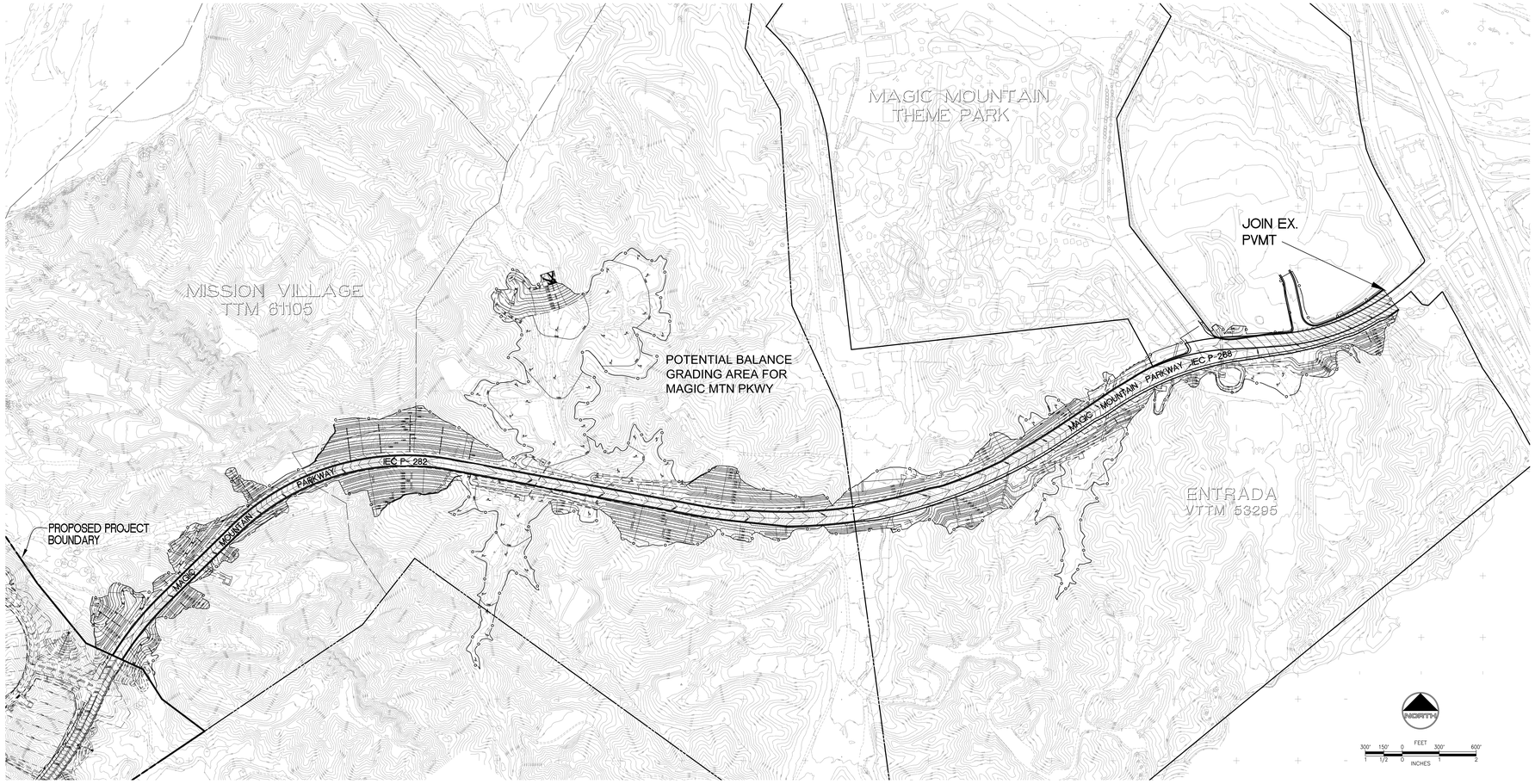
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 060678
STANDALONE OFFSITE AREAS
DISPOSAL SITE AND UTILITY CORRIDOR

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

SCALE: 1" = 100'
DATE: 10/10/2014
JOB No. 0015-023-027
SHEET 15 OF 16 SHEETS

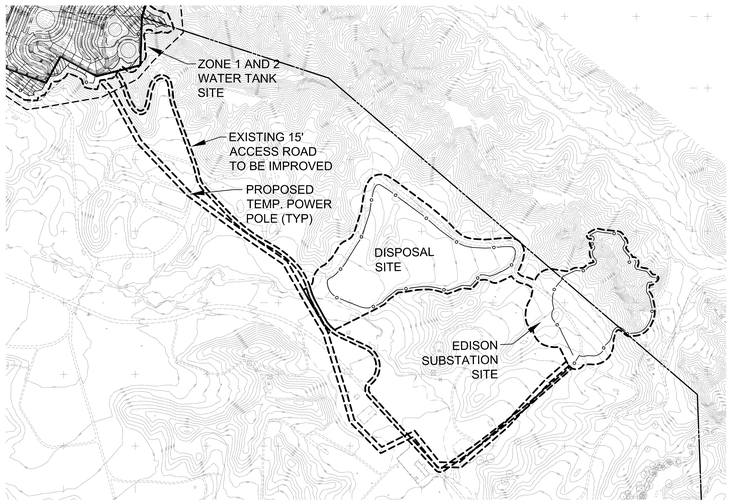
© Copyright Hunsaker & Associates Irvine, Inc. 2013

RECEIVED
DEPT OF REGIONAL PLANNING
PM060678 TENTATIVE PG 16
DATE: 14 OCT 2014



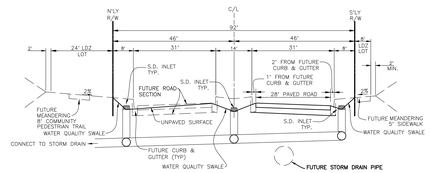
MAGIC MOUNTAIN PARKWAY

FROM EASTERN VTTM 060678 BOUNDARY TO THE OLD ROAD



EDISON SUBSTATION

PER MISSION VILLAGE VTTM 61105



MAGIC MOUNTAIN PARKWAY (R/W = 92')

FROM EASTERLY PROJECT BOUNDARY TO THE OLD RD

N.T.S.

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 EXISTING EASEMENT DEDICATIONS

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 G.S. — PAD ELEVATION OR LOT TYPE
- VTTM 060678 BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- 87' — 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)
- 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
- ABANDONED OIL WELL
- ACTIVE OIL WELL
- (23) — EXISTING EASEMENT (SEE SHEET 2)
- 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 & LACFCD ACCESS ROAD AT RIVER
- WATER TANK & STORM DRAIN ACCESS ROAD
- TRAIL, CONC OR DG PER PLAN
- BURIED BANK STABILIZATION
- LINE OF SIGHT EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED SPINE FLOWER DEDICATION
- PLANNING AREA
- OF-7 — SUB AREA

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

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 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) 294-9090

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: 10/10/2014
JOB No. 0015-023-027
SHEET 16 OF 16 SHEETS

S:\Projects\0015-023-027 Newhall Ranch\Tentative\pm060678 Key Plotted on Oct 15, 2014 at 7:29pm by sabina