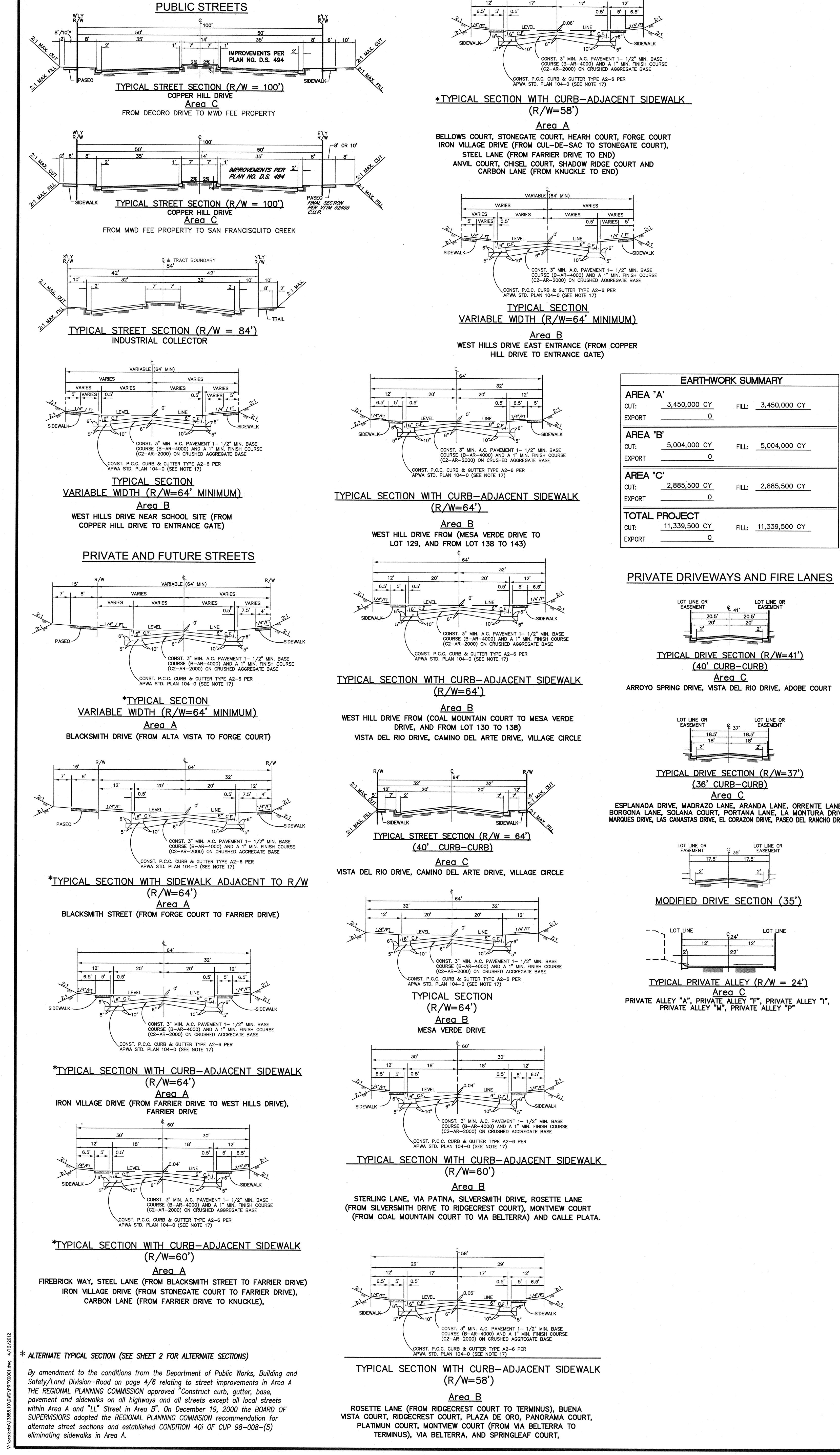
TYPICAL STREET SECTIONS

NOT TO SCALE



PLOTTED EASEMENTS

INSTRUMENT NO. 96-1668071, OFFICIAL RECORDS.

34

AN EIGHTY FOOT TO ONE HUNDRED FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES RECORDED OCTOBER 7, 1997 AS INSTRUMENT NO. 97-1555112, OFFICIAL RECORDS.

36

VARIABLE WIDTH EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES AND APPURTENANT STRUCTURES RECORDED OCTOBER 7, 1997 AS INSTRUMENT NO. 97-1555113, OFFICIAL RECORDS.

37

A VARIABLE WIDTH EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES AS SHOWN ON THE MAP OF TRACT NO. 44389-10 RECORDED IN BOOK 1222, PAGES 81 THROUGH 96, INCLUSIVE OF MAPS.

41

COMMENTS

BOUNDARY LINES . . . WERE DEVELOPED BASED ON INFORMATION SUPPLIED BY THE CLIENT.

EASEMENTS . . . . . . PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE MAP AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORTS . . . CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 7125239 DATED MAY 27, 1997 WITH SUPPLEMENTAL REPORT DATED OCTOBER 14, 1997. (WEST CREEK)

– INDICATES TITLE REPORT EXCEPTION NO.

CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 7125239 DATED SEPTEMBER 10, 1998. (WEST CREEK)

– INDICATES TITLE REPORT EXCEPTION NO.

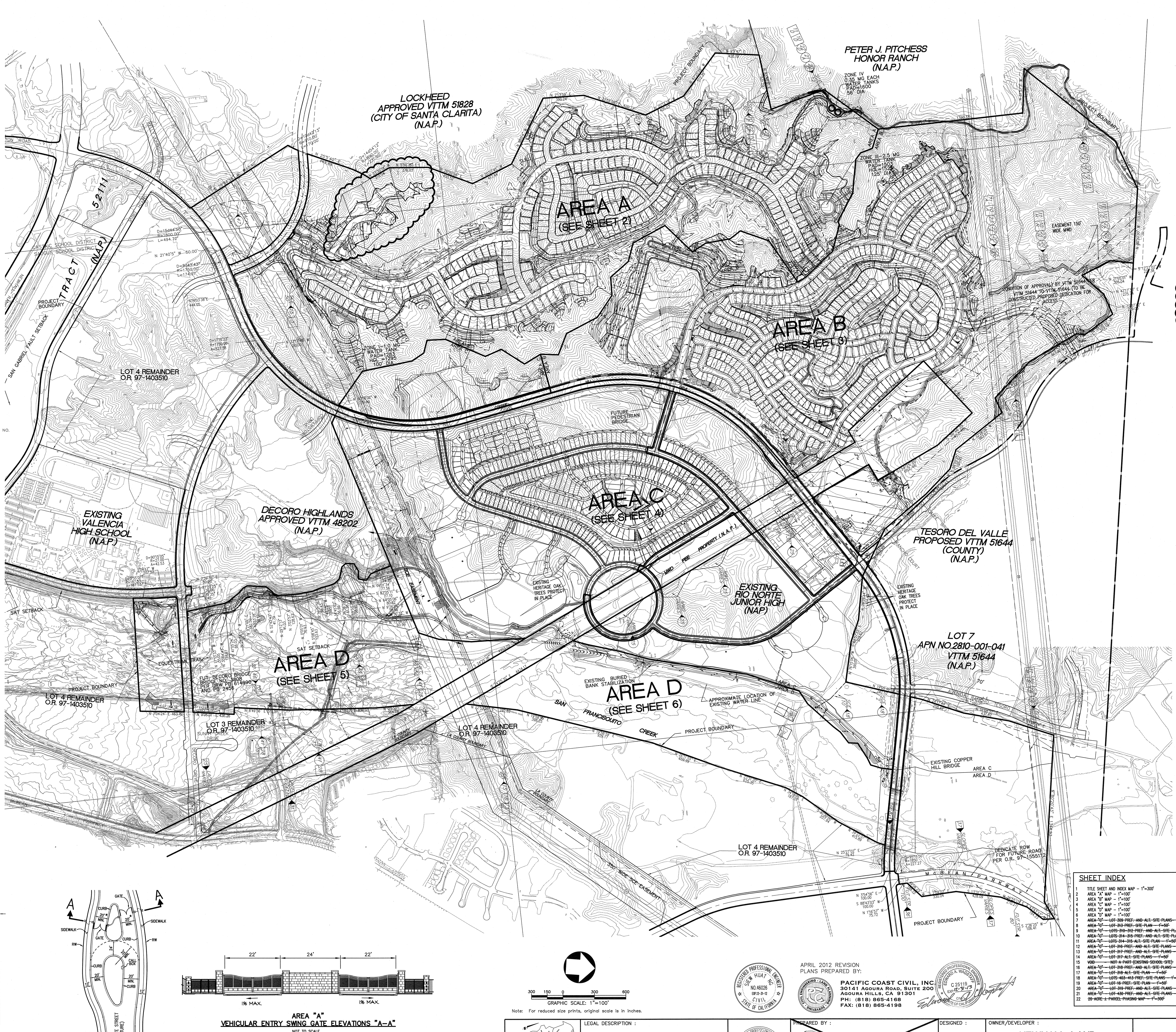
CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. T8333661 DATED JULY 20, 1998 WITH SUPPLEMENTAL REPORT DATED JULY 21, 1998. (TRACT NO. 44831)

– INDICATES TITLE REPORT EXCEPTION NO.

EFFECT OF . . . . . . A CERTIFICATE OF COMPLIANCE NO. CC-94-0150 EXECUTED BY NEWHALL LAND AND FARMING STATING THAT THE PROPERTY DESCRIBED THEREIN CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE COUNTY SUBDIVISION ORDINANCE RECORDED JULY 21, 1994 AS INSTRUMENT NO. 94-1356774.

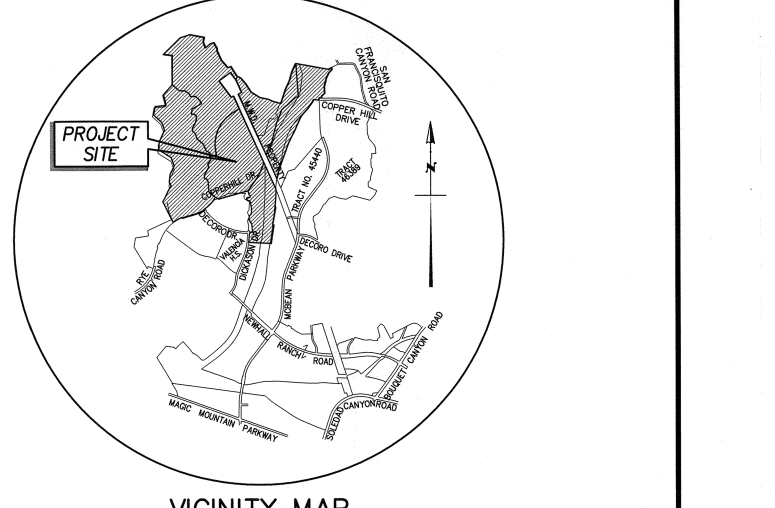
EARTHWORK SUMMARY

AREA "A"		
CUT	3,450,000 CY	FILL: 3,450,000 CY
EXPORT	0	
AREA "B"		
CUT	5,004,000 CY	FILL: 5,004,000 CY
EXPORT	0	
AREA "C"		
CUT	2,885,500 CY	FILL: 2,885,500 CY
EXPORT	0	
TOTAL PROJECT		
CUT	11,339,500 CY	FILL: 11,339,500 CY
EXPORT	0	



VICINITY MAP

NOT TO SCALE



PREFERRED PROJECT SUMMARY:

GROSS AREA	966.6 ac.
TOTAL LOTS	1254
TOTAL DU	2512
EXISTING ZONING	A2-5
PROPOSED ZONING	RPD 5000-2.0U, 10.0U, 12.0U, 19.0U, 25.0U, 27.0U; C-2 DP; OS; AND MAJOR ROADWAYS
GENERAL PLAN LAND USE	U1, U2, U3, U4, C, M, HM W/ SEA

LOT SUMMARY – AREA A:

LOTS 1-320	320 S.F.D. – 5000 SF FEE LOTS (50' X 100') 320 DU
LOTS 321-326	6 S.F.D. – 20,000 SF FEE LOTS (100' X 200') 6 DU
LOTS 330-342	13 PRIVATE & FUTURE STREETS
LOTS 370-372	3 PUBLIC FACILITIES (WATER TANKS)
LOTS 329, 365-369	6 PASEO / TRAIL LOTS
LOTS 327, 328, 343-364	24 OPEN SPACE / DRAINAGE / UTILITY LOTS
AREA A TOTAL:	**372 LOTS 326 DU 255.1 ac**

LOT SUMMARY – AREA B:

LOTS 1-143	143 S.F.D. – 4000 SF FEE LOTS (40' X 100') 143 DU
LOTS 162-245, 300-326 332-342, 397-399	125 S.F.D. – 5000 SF FEE LOTS (50' X 100') 125 DU
LOTS 144-161, 246-299 327-331, 343-396	131 S.F.D. – 3350 SF FEE LOTS (45' X 75') 131 DU
LOTS 400-416	17 PRIVATE & FUTURE STREETS
LOTS 417-424, 426-428	10 PASEO / TRAIL LOTS
LOT 429	1 SCHOOL SITE
LOT 430	1 MULTI FAMILY SITE 256 DU
LOTS 431-448, 425, 449	19 OPEN SPACE LOTS
LOTS 450	1 BRIDGE
LOT 451	RECREATION CENTER / OPEN SPACE
LOTS 452-453	OPEN SPACE / MWD LOTS
AREA B TOTAL:	**453 LOTS 655 DU 232.8 ac**

LOT SUMMARY – AREA C:

LOTS 3-53	51 S.F.D. – 3350 SF FEE LOTS (47' X 72') 51 DU
LOTS 1-2, 54-213	257 S.F.D. – 4000 SF FEE LOTS (50' X 100') 257 DU
LOTS 309-313	4 LOTS FOR DETACHED CONDOMINIUMS – 187 BUILDINGS AND 187 DU
LOTS 314-319	6 LOTS FOR ATTACHED CONDOMINIUMS – 168 BUILDINGS AND 920 DU
LOTS 403-413	11 LOTS FOR LEASE PROJECTS (COMMERCIAL) – 12 BUILDINGS AND 180,000 SF
LOTS 353-355	3 PRIVATE AND FUTURE STREETS
LOTS 321-325, 328, 330, 333, 335, 346-352, 356-357	18 PRIVATE DRIVES
LOTS 320, 326-327, 329, 331-332, 334, 336-345	17 PRIVATE ALLEYS
LOTS 366-367, 388	3 RECREATION LOTS
LOTS 395	1 BRIDGE LOT
LOTS 396-402	7 PASEO / TRAIL LOTS
LOTS 393-394	2 WATER QUALITY BASIN LOTS
LOTS 358-365, 368-387, 389-391	31 OPEN SPACE LOTS
AREA C TOTAL:	**413 LOTS 1415 DU 291.7 ac**

LOT SUMMARY – AREA D:

LOTS 1 – 7	7 WATER WELL LOTS
LOTS 8 – 15	8 OPEN SPACE / CREEK LOTS
LOT 16	1 LEASE PROJECT/8 BUILDINGS – 113 DU
AREA D TOTAL:	**16 LOTS 113 DU 205.5 ac**

GENERAL NOTES:

1. REQUEST PERMISSION TO FILE PARCEL MAP (MIN. 20 ACRE PARCELS).
2. UNIT PHASING IS REQUESTED
3. PERMISSION TO ADJUST LOT LINES IS REQUESTED, TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING (DRP) AND THE DEPARTMENT OF PUBLIC WORKS (DPW). (ACREAGES ARE APPROXIMATE)
4. PERMISSION TO RECORD ADDITIONAL OPEN SPACE LOTS IS REQUESTED
5. REQUEST PERMISSION TO COMBINE LOTS
6. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
7. GRADING ±3' TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING (DRP) AND THE DEPARTMENT OF PUBLIC WORKS (DPW).
8. REQUEST PERMISSION TO MASS GRADE
9. TOPO COMPILED FROM NORTH RIVER DIGITIZED TOPO (8-95) & LOCKHEED TOPO (6-95)
10. PRIVATE DRIVE WIDTHS ARE A MINIMUM OF 28 FEET. PRIVATE MOTOR COURT DRIVE WIDTHS ARE A MINIMUM OF 24 FEET.
11. ALTERNATE SECTION IS REQUESTED FOR LOCAL STREETS
12. PRIVATE DRIVES ARE DEDICATED AS LOTS OR EASEMENTS.
13. GATED ENTRY REQUESTED FOR STREETS B, LL, MM, PP, QQ, T.
14. REQUEST PERMISSION TO ADJUST UNIT TYPICALS WITH THE MINIMUM SETBACK REQUIREMENTS. SUBJECT TO EXHIBIT MAP PROCESS.
15. EACH EXCLUSIVE USE AREA WILL CONTAIN A RESIDENTIAL STRUCTURE AS DEPICTED BY A UNIT TYPICAL.
16. LOTS 866 TO 911 IN AREA B MAY BE CONVERTED TO AN ELEMENTARY SCHOOL (± 10 AC.) PER AGREEMENT WITH SAUGUS SCHOOL DISTRICT.
17. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
18. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
19. REQUEST PERMISSION FOR GUEST PARKING
    LOS ANGELES COUNTY STANDARD – 1/4 PER UNIT
    (PER C.U.P. DOCUMENTATION)

SPECIAL NOTES:

1. APPROXIMATE LOCATION & SIZE OF WATER QUALITY BASIN DEPENDS ON THE AMOUNT OF WATER QUALITY FILTRATION PROVIDED IN UPSTREAM PROJECTS.
2. DEPENDING ON WATER FILTER SIZE, DURING FINAL DESIGN, ANY EXCESS LOT AREA CAN BE INCORPORATED INTO ADJACENT LOTS AND THEIR LAND USE.
3. NOTIFICATION OF THE MWD OPERATION MAINTENANCE BRANCH SHALL BE REQUESTED AT LEAST TWO WORKING DAYS (MONDAY THROUGH THURSDAY) PRIOR TO ANY WORK IN THE VICINITY OF MWD FACILITIES.
4. THE LOCATION OF FUTURE WATER WELLS IS APPROXIMATE AND MAY CHANGE DURING FINAL DESIGN. 15' EASEMENTS FOR INGRESS AND EGRESS TO VALENCIA WATER COMPANY WELLS TO BE FINALIZED AND DEDICATED DURING FINAL MAPPING.
5. PERMISSION IS REQUESTED FOR STREET GRADES UP TO 12.5 PERCENT ONLY AT THE LOCATIONS SHOWN HEREON TO THE SATISFACTION OF PUBLIC WORKS.

REV: April 12, 2012
REV: February 26, 2007
DATE: October 27, 2006

GRAPHIC SCALE: 1"=100'

Note: For reduced size prints, original scale is in inches.

APRIL 2012 REVISION
PLANS PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

LEGAL DESCRIPTION :

A PORTION OF THE RANCHO SAN FRANCISCO IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY.

PREPARED BY :
STANTEC CONSULTING INC.
19 TECHNOLOGY DRIVE
IRVINE, CA 92618
949.923.6000
stantec.com
JOHN K. MANDRELL R.C.E. NO. 13703 DATE

DESIGNED :

DRAFTED :

CHECKED : J.K.M.

OWNER/DEVELOPER :
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : TOM HAY

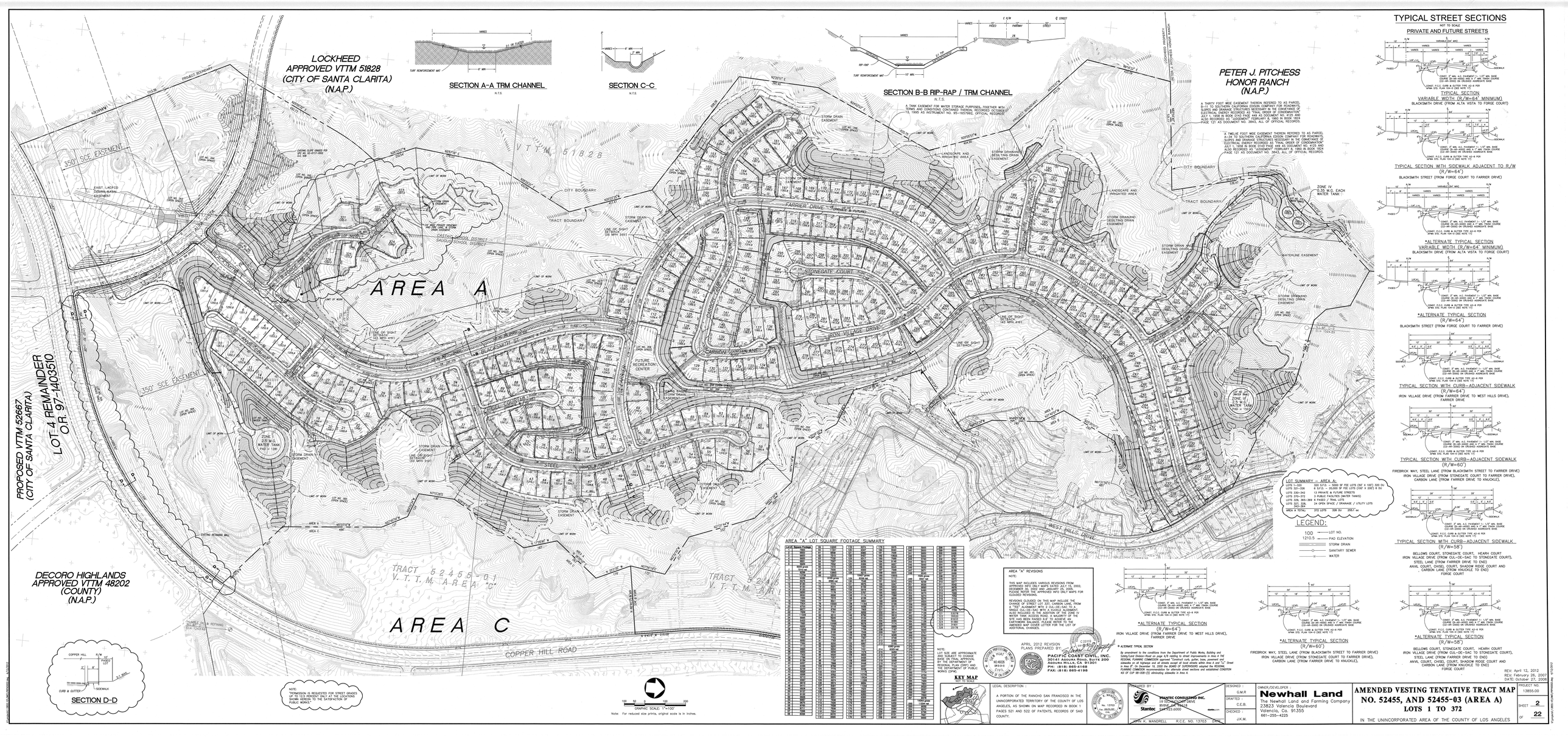
AMENDED VESTING TENTATIVE TRACT MAP NO. 52455

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

PROJECT NO. 1VAL0212.09

SHEET 1 OF 22

WC268-15



TYPICAL STREET SECTIONS

NOT TO SCALE

PRIVATE AND FUTURE STREETS

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

TYPICAL SECTION VARIABLE WIDTH (R/W=64' MINIMUM)

BLACKSMITH DRIVE (FROM ALTA VISTA TO FORGE COURT)

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

TYPICAL SECTION WITH SIDEWALK ADJACENT TO R/W (R/W=64')

BLACKSMITH STREET (FROM FORGE COURT TO FARRIER DRIVE)

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

*ALTERNATE TYPICAL SECTION VARIABLE WIDTH (R/W=64' MINIMUM)

BLACKSMITH DRIVE (FROM ALTA VISTA TO FORGE COURT)

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

*ALTERNATE TYPICAL SECTION (R/W=64')

BLACKSMITH STREET (FROM FORGE COURT TO FARRIER DRIVE)

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

TYPICAL SECTION WITH CURB-ADJACENT SIDEWALK (R/W=64')

IRON VILLAGE DRIVE (FROM FARRIER DRIVE TO WEST HILLS DRIVE), FARRIER DRIVE

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

TYPICAL SECTION WITH CURB-ADJACENT SIDEWALK (R/W=60')

FIREBRICK WAY, STEEL LANE (FROM BLACKSMITH STREET TO FARRIER DRIVE)
IRON VILLAGE DRIVE (FROM STONEGATE COURT TO FARRIER DRIVE),
CARBON LANE (FROM FARRIER DRIVE TO KNUCKLE),

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

TYPICAL SECTION WITH CURB-ADJACENT SIDEWALK (R/W=58')

BELLOWS COURT, STONEGATE COURT, HEARTH COURT
IRON VILLAGE DRIVE (FROM CUL-DE-SAC TO STONEGATE COURT),
STEEL LANE (FROM FARRIER DRIVE TO END)
ANVIL COURT, CHISEL COURT, SHADOW RIDGE COURT AND
CARBON LANE (FROM KNUCKLE TO END)
FORGE COURT

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

*ALTERNATE TYPICAL SECTION (R/W=64')

IRON VILLAGE DRIVE (FROM FARRIER DRIVE TO WEST HILLS DRIVE), FARRIER DRIVE

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

* ALTERNATE TYPICAL SECTION

By amendment to the conditions from the Department of Public Works, Building and Safety/Land Division Head on page 4.01 relating to street improvements in Area B of the REGIONAL PLANNING COMMISSION approved "Construct curb, gutter, base, pavement, and sidewalk on all highways and all streets dedicated on local streets within Area A and "L" Street in Area B". On December 19, 2000 the BOARD OF SUPERVISORS adopted the REGIONAL PLANNING COMMISSION recommendation to alternate street sections and established CONDITION 40 OF CUP 98-008-(5) eliminating sidewalks in Area A.

*ALTERNATE TYPICAL SECTION (R/W=60')

FIREBRICK WAY, STEEL LANE (FROM BLACKSMITH STREET TO FARRIER DRIVE)
IRON VILLAGE DRIVE (FROM STONEGATE COURT TO FARRIER DRIVE),
CARBON LANE (FROM FARRIER DRIVE TO KNUCKLE),

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

*ALTERNATE TYPICAL SECTION (R/W=58')

BELLOWS COURT, STONEGATE COURT, HEARTH COURT
IRON VILLAGE DRIVE (FROM CUL-DE-SAC TO STONEGATE COURT),
STEEL LANE (FROM FARRIER DRIVE TO END)
ANVIL COURT, CHISEL COURT, SHADOW RIDGE COURT AND
CARBON LANE (FROM KNUCKLE TO END)
FORGE COURT

CONST. 3" MIN. A.C. PAVEMENT (= 1/2" MIN. BASE COURSE OVER 6" MIN. ASSOC. AND 4" MIN. THICK COURSE (CLASS 2 AB-3000) OR CRUSHED AGGREGATE BASE
CONST. P.C.C. CURB & GUTTER TYPE A2-6 PER APWA STD. PLAN 154-5 (SEE NOTE 1)

LOT SUMMARY - AREA A:

LOTS 1-320	320	5,610 S.F. - 9,900 SF FEE LOTS (50' X 100') 320 DU
LOTS 321-326	6	8,569 S.F. - 20,000 SF FEE LOTS (100' X 200') 6 DU
LOTS 330-342	13	PRIVATE & FUTURE STREETS
LOTS 370-372	3	PUBLIC FACILITIES (WATER TANKS)
LOTS 325, 365-369	6	PAIRED 2 TRAIL LOTS
LOTS 327, 328, 329, 343-364	24	OPEN SPACE / DRAINAGE / UTILITY LOTS
AREA A TOTAL	372 LOTS	328 DU 255.7 ac

LEGEND:

100 — LOT NO.
1210.5 — PAD ELEVATION
STORM DRAIN
SANITARY SEWER
WATER

AREA "A" LOT SQUARE FOOTAGE SUMMARY

Lot #	Square Footage
1	9900
2	9900
3	9900
4	9900
5	9900
6	9900
7	9900
8	9900
9	9900
10	9900
11	9900
12	9900
13	9900
14	9900
15	9900
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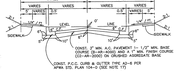
TYPICAL STREET SECTIONS

NOT TO SCALE

PUBLIC STREET

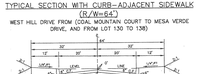


TYPICAL SECTION
VARIABLE WIDTH (R/W=64' MINIMUM)
WEST HILLS DRIVE NEAR SCHOOL SITE (FROM COPPER HILL DRIVE TO ENTRANCE GATE)

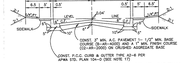
PRIVATE AND FUTURE STREETS

TYPICAL SECTION
VARIABLE WIDTH (R/W=64' MINIMUM)
WEST HILLS DRIVE EAST ENTRANCE (FROM COPPER HILL DRIVE TO ENTRANCE GATE)

TYPICAL SECTION WITH CURB-ADJACENT SIDEWALK (R/W=64')
WEST HILL DRIVE FROM OMESA VERDE DRIVE TO LOT 129, AND FROM LOT 138 TO 143)

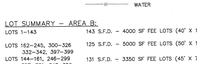


TYPICAL SECTION WITH CURB-ADJACENT SIDEWALK (R/W=64')
WEST HILL DRIVE FROM COAL MOUNTAIN COURT TO MESA VERDE DRIVE, AND FROM LOT 130 TO 138)



TYPICAL SECTION
(R/W=64')
MESA VERDE DRIVE

TYPICAL SECTION WITH CURB-ADJACENT SIDEWALK (R/W=60')
STERLING LANE, VIA PATINA, SILVERSMITH DRIVE, ROSETTE LANE (FROM SILVERSMITH DRIVE TO RIDGECREST COURT), MONTVIEW COURT (FROM COAL MOUNTAIN COURT TO VIA BELTERRA) AND CALLE PLATA



TYPICAL SECTION WITH CURB-ADJACENT SIDEWALK (R/W=56')
ROSETTE LANE (FROM RIDGECREST COURT TO TERMINUS), BUENA VISTA COURT, RIDGECREST COURT, PLAZA DE ORO, PANORAMA COURT, PLATINUM COURT, MONTVIEW COURT (FROM VIA BELTERRA TO TERMINUS), VIA BELTERRA, AND SPRINGLEAF COURT,

LEGEND:

- 100 — LOT NO.
- 1210.5 — PAD ELEVATION
- STORM DRAIN
- SANITARY SEWER
- WATER

LOT SUMMARY – AREA B:

LOTS 1-143	143 S.F.D. – 4000 SF FEE LOTS (40' X 100')	143 DU
LOTS 163-245, 300-326 332-342, 397-399	125 S.F.D. – 5000 SF FEE LOTS (50' X 100')	125 DU
LOTS 144-161, 246-299 327-331, 343-396	131 S.F.D. – 3350 SF FEE LOTS (45' X 75')	131 DU
LOTS 400-416	17 PRIVATE & FUTURE STREETS	
LOTS 417-424, 426-428	10 PASEO / TRAIL LOTS	
LOT 429	1 SCHOOL SITE	
LOT 430	1 MULTI FAMILY SITE, 256 DU	
LOTS 431-448, 425, 449	18 OPEN SPACE LOTS	
LOT 450	PEDESTRIAN BRIDGE	
LOT 451	RECREATION CENTER / OPEN SPACE	
LOTS 452-453	OPEN SPACE / MWD LOTS	
AREA B TOTAL:	453 LOTS	655 DU 232.6 ac

KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION :
A PORTION OF THE RANCHO SAN FRANCISCO IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY.

PREPARED BY:
STANTEC CONSULTING INC.
19 TECHNOLOGY DRIVE
IRVINE, CA 92618
949/923-6000
JOHN K. MANDELL, R.C.E. NO. 13703 DATE 2/2/07

DESIGNED : G.M.R
DRAFTED : C.E.B.
CHECKED : J.K.M.

OWNER/DEVELOPER :
Newhall Land
The Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, Ca. 91355
661-255-4225

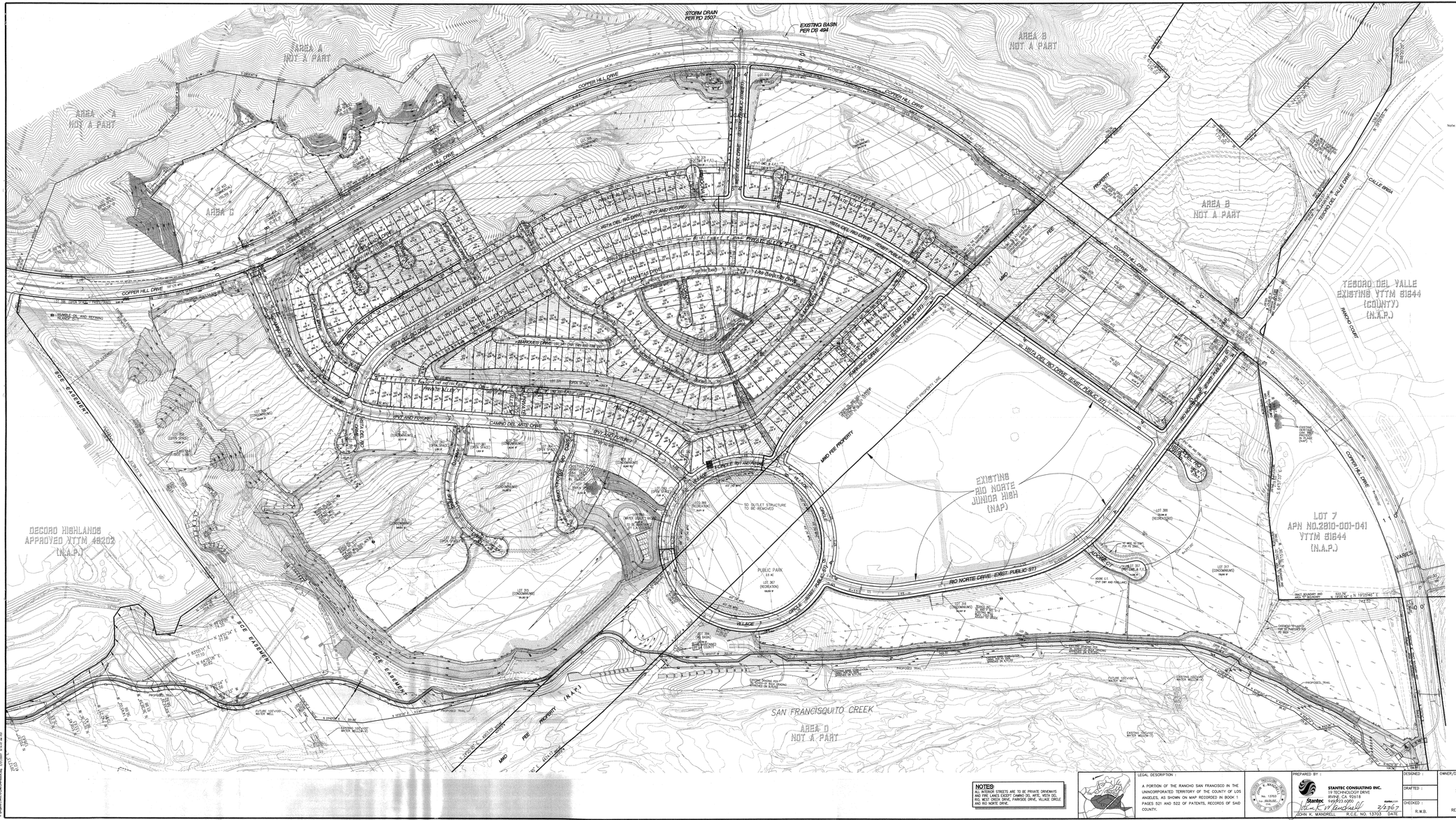
AMENDED VESTING TENTATIVE TRACT MAP NO. 52455-02 (AREA B) LOTS 1 TO 450

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

REV: February 26, 2007
DATE: June 20, 2006

PROJECT NO. 13655.00
SHEET 3 OF 22

FEB 27 2007


STORM DRAIN PER PD 2507
EXISTING BASIN PER DS 484
AREA A NOT A PART
AREA B NOT A PART
AREA C
AREA D NOT A PART
COPPER HILL DRIVE
VISTA DEL RIO DRIVE (PVT AND FUTURE)
CAMINO DEL ARTE DRIVE (PVT AND FUTURE)
VILLAGE CIRCLE
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PRIVATE ALLEY "OOOOOOOOOOOOOOOOOOOO"
PRIVATE ALLEY "PPPPPPPPPPPPPPPPPPPP"
PRIVATE ALLEY "QQQQQQQQQQQQQQQQQQQQ"
PRIVATE ALLEY "RRRRRRRRRRRRRRRRRRRR"
PRIVATE ALLEY "SSSSSSSSSSSSSSSSSSSS"
PRIVATE ALLEY "TTTTTTTTTTTTTTTTTTTT"
PRIVATE ALLEY "UUUUUUUUUUUUUUUUUUUU"
PRIVATE ALLEY "VVVVVVVVVVVVVVVVVVVV"
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PRIVATE ALLEY "XXXXXXXXXXXXXXXXXXXX"
PRIVATE ALLEY "YYYYYYYYYYYYYYYYYYYY"
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PRIVATE ALLEY "AAAAAAAAAAAAAAAAAAAAA"
PRIVATE ALLEY "BBBBBBBBBBBBBBBBBBBBB"
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PRIVATE ALLEY "DDDDDDDDDDDDDDDDDDDDD"
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PRIVATE ALLEY "FFFFFFFFFFFFFFFFFFFFF"
PRIVATE ALLEY "GGGGGGGGGGGGGGGGGGGGG"
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PRIVATE ALLEY "IIIIIIIIIIIIIIIIIIIII"
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PRIVATE ALLEY "AAAAAAAAAAAAAAAAAAAAAAAA"
PRIVATE ALLEY "BBBBBBBBBBBBBBBBBBBBBBBB"
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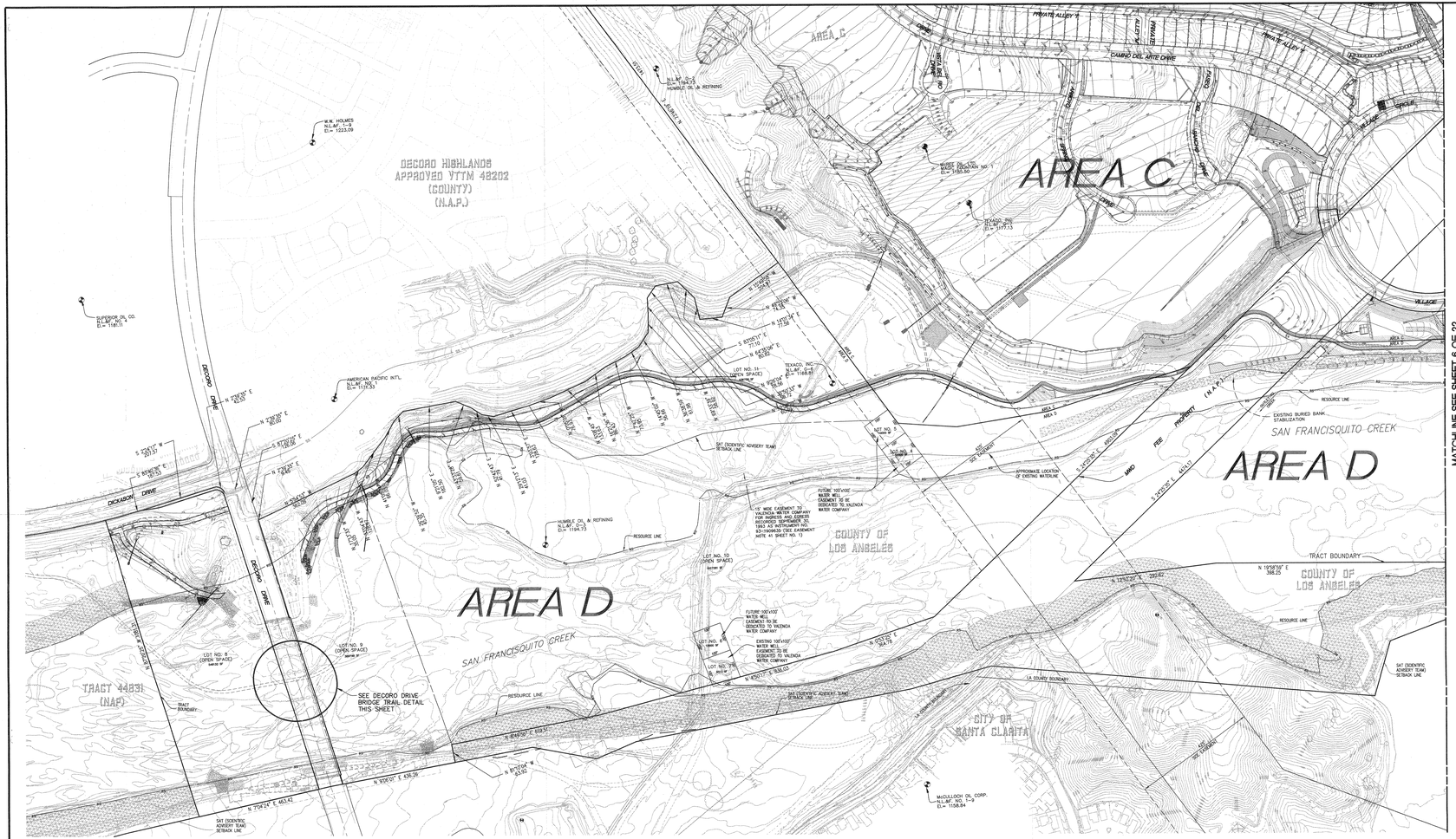
PRIVATE ALLEY "EEEEEEEEEEE



VICINITY MAP
NOT TO SCALE

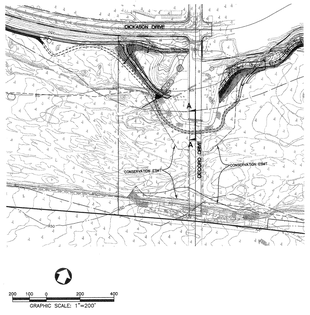
LEGEND:

LOT NO. XXXX — LOT NO.
LOT AREA (SQUARE FEET)

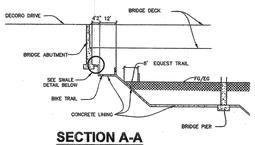
SD — STORM DRAIN
SS — SANITARY SEWER
W — WATER
SAT SETBACK
RESOURCE LINE

LOT SUMMARY – AREA D:

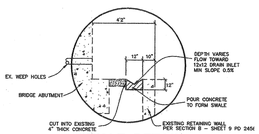
LOTS 1 – 7	7 WATER WELL LOTS
LOTS 8 – 15	8 OPEN SPACE / CREEK LOTS
LOT 16	1 LEASE PROJECT/8 BUILDINGS – 113 DU
AREA D TOTAL:	16 LOTS 113 DU 205.5 ac



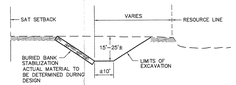
DECORO DRIVE BRIDGE TRAIL DETAIL



SECTION A-A
NTS



SWALE DETAIL
NTS



BURIED BANK STABILIZATION
TYPICAL SECTION
NOT TO SCALE

GRAPHIC SCALE: 1"=100'

Note: For reduced size prints, original scale is in inches.

LEGAL DESCRIPTION :

A PORTION OF THE RANCHO SAN FRANCISCO IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY.

PREPARED BY :

STANTEC CONSULTING INC.
19 TECHNOLOGY DRIVE
IRVINE, CA 92618
949 923-6000

John K. Mandrell 2/27/09
JOHN K. MANDRELL R.C.E. NO. 13703 DATE

DESIGNED :
DRAFTED :
CHECKED : R.W.B.

OWNER/DEVELOPER :

NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. FRED MacMURDO

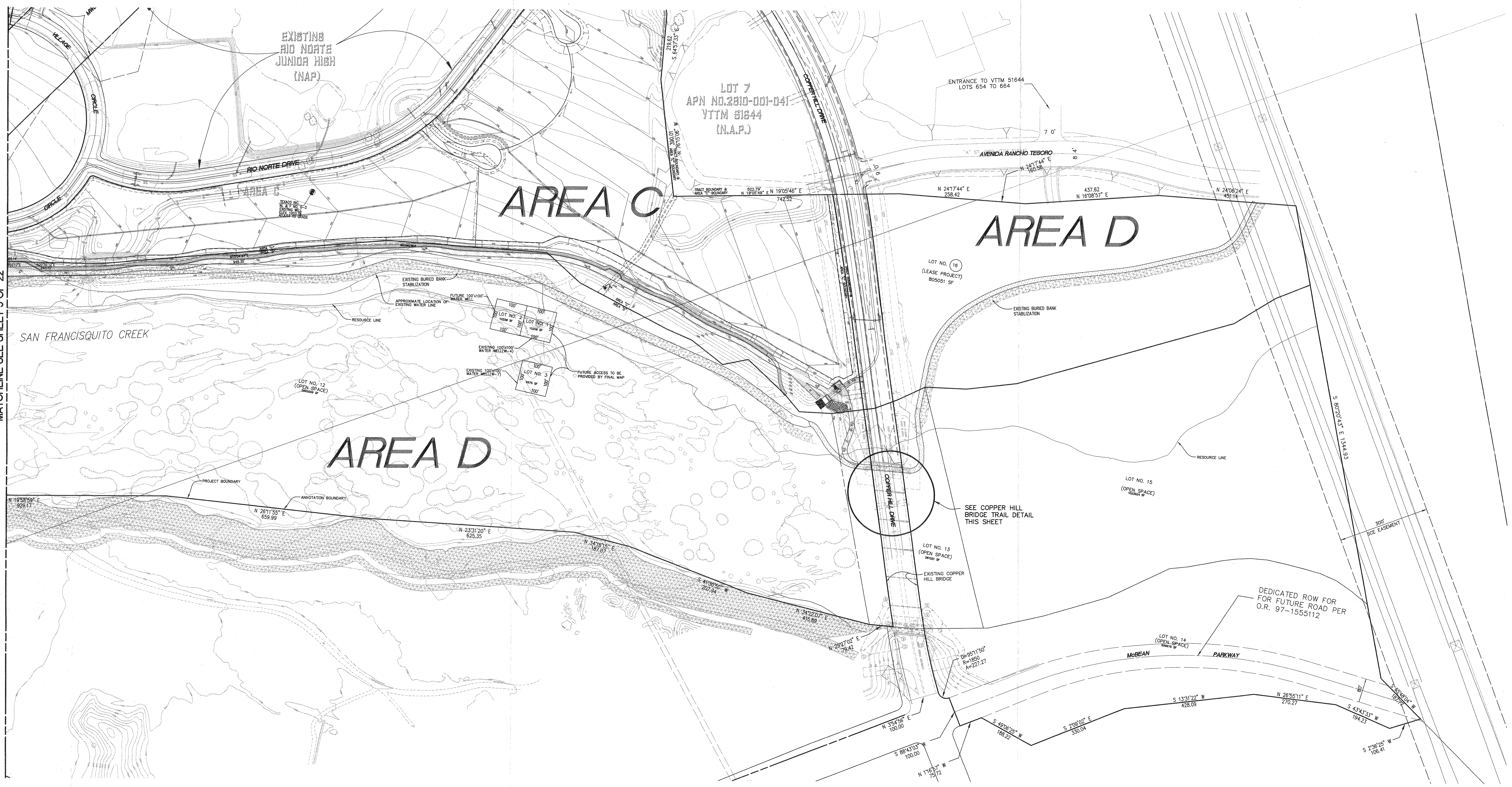
AMENDED VESTING TENTATIVE TRACT MAP NO. 52455-04 AREA D LOTS 1 TO 16

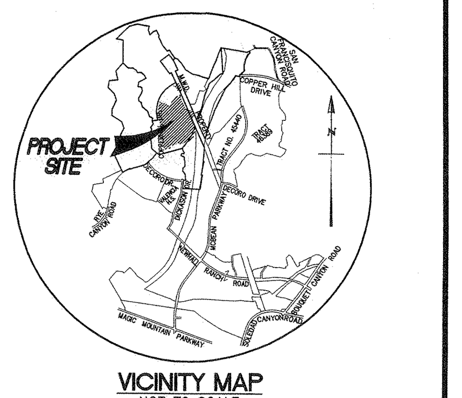
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

REV:
DATE: March 15, 2006

PROJECT NO. 1VAL0219.79
SHEET 5 OF 22

FEB 27 2007 WC269-01





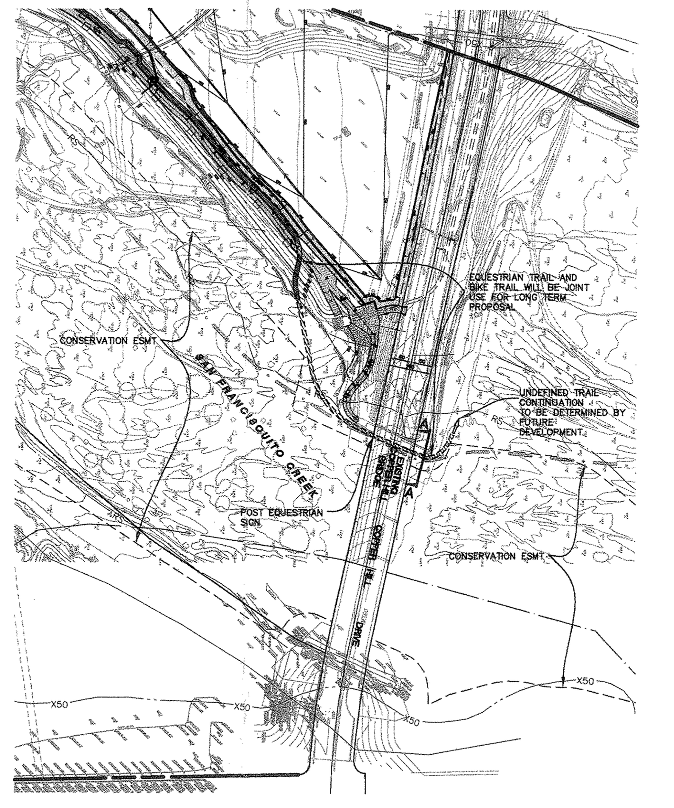
VICINITY MAP
NOT TO SCALE

LEGEND:

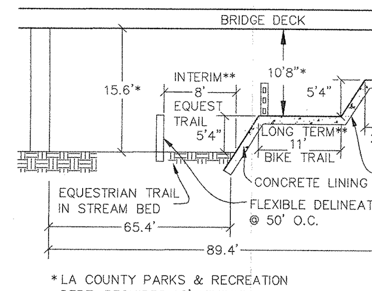
LOT NO. XXXX / 5,000 SF	LOT NO. / LOT AREA (SQUARE FEET)
——SD——	STORM DRAIN
——SS——	SANITARY SEWER
——W——	WATER
— · —	SAT SETBACK
— —	RESOURCE LINE

LOT SUMMARY – AREA D:

LOTS 1 – 7	7 WATER WELL LOTS		
LOTS 8 – 15	8 OPEN SPACE / CREEK LOTS		
LOT 16	1 LEASE PROJECT/8 BUILDINGS – 113 DU		
AREA D TOTAL:	**16 LOTS**	**113 DU**	**205.5 ac**



COPPER HILL SECTION



* LA COUNTY PARKS & RECREATION DEPT. REQUIRES 12' MINIMUM VERTICAL CLEARANCE BETWEEN EQUESTRIAN TRAIL & BRIDGE DECK

SECTION A-A
NTS

**INTERIM EQUESTRIAN TRAIL LOCATED WITHIN RIVER BED UNTIL BIKE TRAIL IS EXTENDED NORTH OF COPPERHILL DRIVE.

LONG TERM EQUESTRIAN TRAIL WILL SHARE BIKE TRAIL AT BRIDGE CROSSING AREA. POST SIGN – "EQUESTRIAN TO DISMOUNT FOR BRIDGE CROSSING"

EQUESTRIAN TRAIL IN STREAM BED

GRAPHIC SCALE: 1"=200'

COPPER HILL DRIVE BRIDGE TRAIL DETAIL

GRAPHIC SCALE: 1"=100'

Note: For reduced size prints, original scale is in inches.

REV: February 26, 2007
DATE: March 15, 2006

LEGAL DESCRIPTION :

A PORTION OF THE RANCHO SAN FRANCISCO IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY.

REGISTERED PROFESSIONAL ENGINEER · JOHN K. MANDRELL · No. 13703 · Exp. 03/31/07 · CIVIL · STATE OF CALIFORNIA

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John K Mandrell 2/27/07
JOHN K. MANDRELL R.C.E. NO. 13703 DATE

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AMENDED VESTING TENTATIVE TRACT MAP NO. 52455-04 AREA D
LOTS 1 TO 16
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

PROJECT NO. 1VAL0212.09

FEB 27 2007

WC269-02