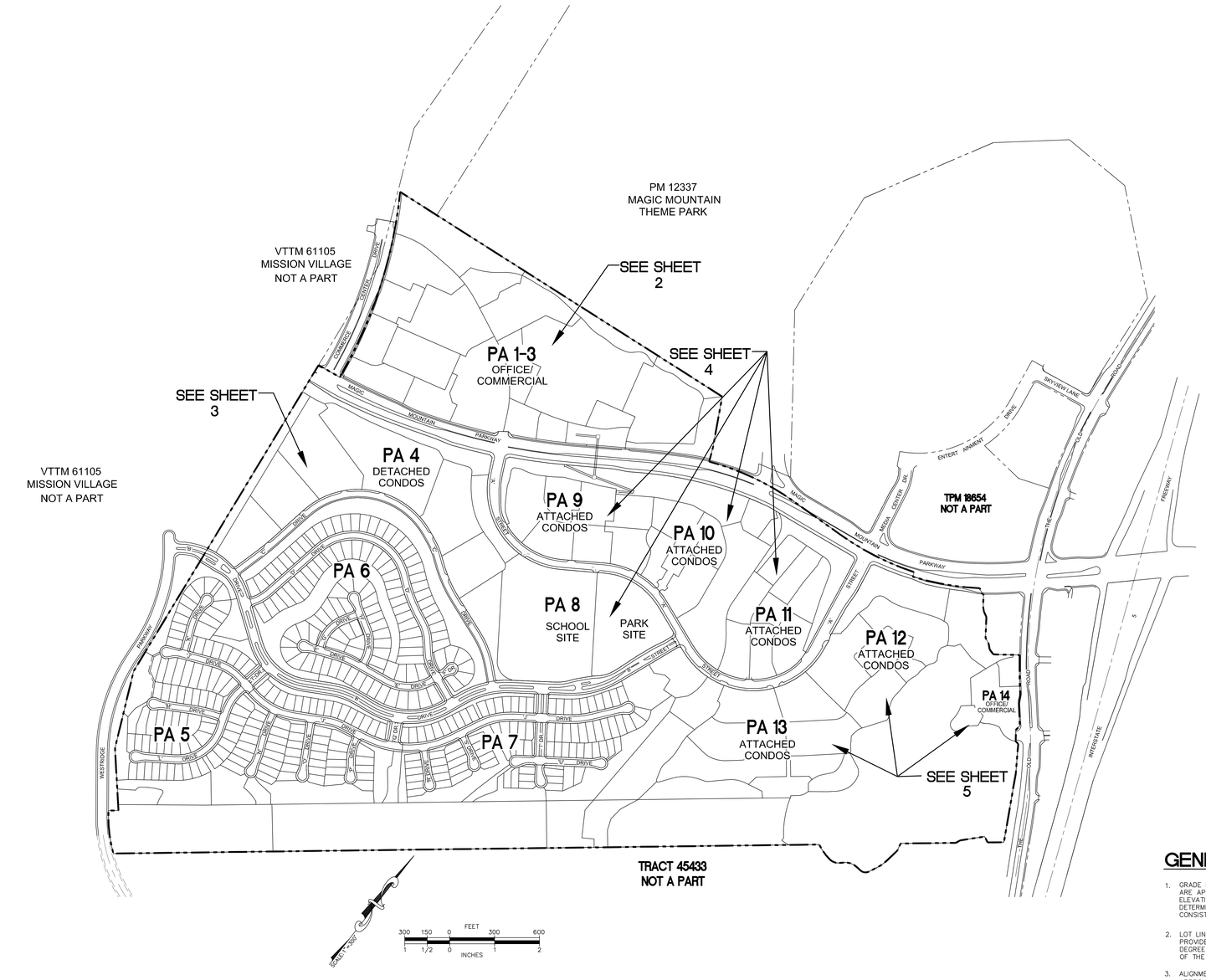
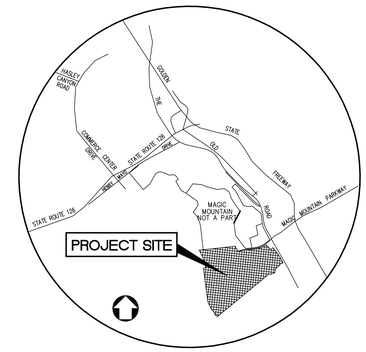
DEPT OF REGIONAL PLANNING
TR53295 EXHIBIT MAP
26 JUN 2013





VICINITY MAP
NOT TO SCALE

PARKING SPACE SUMMARY TABLE

PLANNING AREA	LOT No.	No. of Buildings	RESIDENTIAL							COMMERCIAL								
			NO. OF DU'S	REQ. RESIDENT STALLS (2/DU)	REQ. GUEST STALLS (0.25/DU)	TOTAL STALLS REQUIRED	RES. STALLS PROVIDED	GUEST STALLS PROVIDED	TOTAL STALLS PROVIDED	COMMERCIAL BLDG. S.F.	OFFICE BLDG. S.F.	TOTAL BLDG. S.F.	REQUIRED COMMERCIAL STALLS (1/250 SF)	REQUIRED OFFICE STALLS (1/400 SF)	TOTAL STALLS REQUIRED	COMMERCIAL STALLS PROVIDED	OFFICE STALLS PROVIDED	TOTAL STALLS PROVIDED
PA 1–3	1–26	14								280,000	400,000	680,000	1120	1000	2120	1182	1055	2237
PA 4	26–32	178																
PA 8	372–373	PARK/SCHOOL	178	356	45	401	356	70	426									
PA 9	374–390	15	255	510	64	574	510	77	587									
PA 10	381–385	9	280	560	70	630	560	76	636									
PA 11	386–393	13	208	416	52	468	416	63	479									
PA 12	394–398	21	120	240	30	270	240	46	286									
PA 13	399–405	50	194	388	48	436	388	70	458									
PA 14	406–407	1								15,000	35,000	50,000	60	88	148	60	89	149

NOTES:
1. PLANNING AREA 8 IS A PARK/SCHOOL SITE. PARKING TO BE DETERMINED DURING SITE DEVELOPMENT DESIGN.
2. LOTS 408–496 ARE REC CENTER, STREET, AND OPEN SPACE LOTS.
3. HANDICAP PARKING TO BE PROVIDED PER THE STANDARD PROVISIONS OF THE L.A. COUNTY BUILDING AND SAFETY CODE.
4. SEE PROJECT PARKING EXHIBIT FOR SHARED PARKING WITHIN PA 1–3 (LOTS 1–26), PA 10 (LOTS 381–385), PA 11 (LOTS 386–393) AND PA 14 (LOTS 406–407).

SHEET INDEX

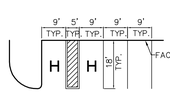
SHEET NO.	DESCRIPTION
1	TITLE SHEET AND TYPICAL DETAILS
2	P.A. 1,2,3 (LOTS 1–26)
3	P.A. 4 (LOTS 27–32)
4	P.A. 9,10,11 (LOTS 374–393)
5	P.A. 12,13,14 (LOTS 394–407)

PROJECT SUMMARY

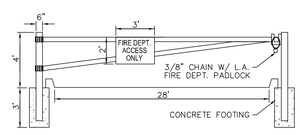
GROSS AREA	382.3 ACRES
TOTAL LOTS	496
TOTAL RESIDENTIAL D.U.	1,574 DU
TOTAL OFFICE/COMMERCIAL	730,000 SF
EXISTING ZONING	R1, C–3,
PROPOSED ZONING	C–3–DP, RPD–5000–4U, RPD–5000–8U, C–R, C–3.
EXISTING GENERAL PLAN LAND USE	H5, CM
PROPOSED LAND USE	H5, CM

GRADING SUMMARY

(PER TM 53295)
CUT: 7,800,000 CY
FILL: 7,800,000 CY



TYPICAL HC PARKING SPACE DETAIL
NO SCALE
NOTE: ALL HANDICAP PARKING SHALL BE PER CODE.



EMERGENCY ACCESS GATE DETAIL
NO SCALE

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS–OF–WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS–SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS–SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 9/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
   – TENTATIVE MAP 53295
   – CONDITIONAL USE PERMIT NO. 00–210
   – OAK TREE PERMIT NO. 200700018
   – ZONE CHANGE NO. 00–210
   – PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1–3, RESIDENTIAL PLANNING AREAS 4, 9–13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

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PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFEILD COURT, SUITE 300
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(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
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(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

TTM 53295 SITE PLAN EXHIBIT MAP

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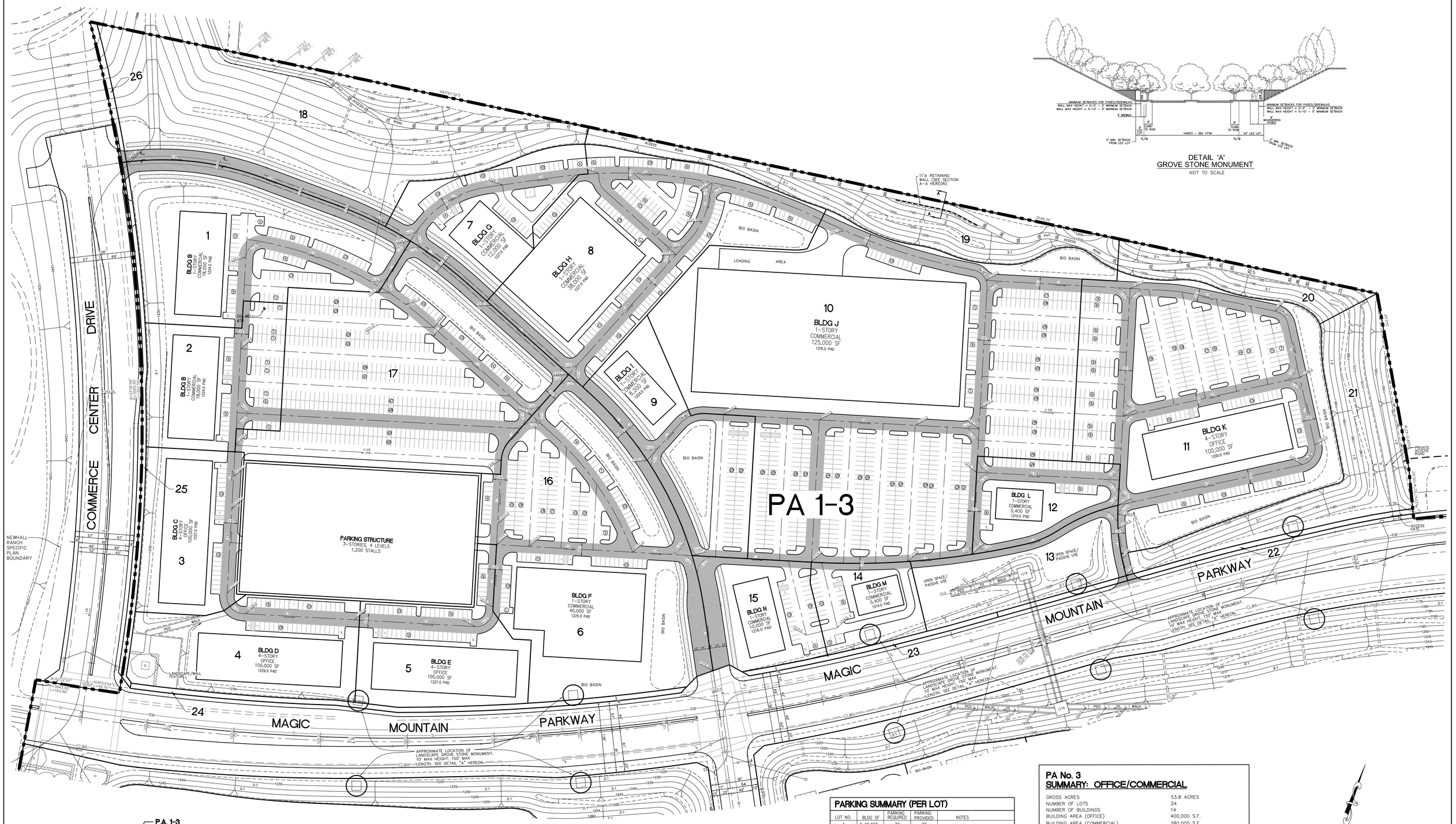
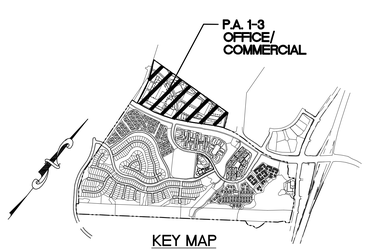
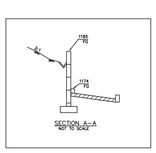


DETAIL 'A'
GROVE STONE MONUMENT
NOT TO SCALE



KEY MAP
SCALE: 1"=1500'



LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOTLINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- L — LOADING STALL (12'W X 24'L)
- H — HANDICAP STALLS
- PRIVATE DRIVEWAY & FIRE LANE
- T — TRASH ENCLOSURE

PARKING SUMMARY (PER LOT)

LOT NO.	BLDG SF	PARKING REQUIRED	PARKING PROVIDED	NOTES
1	C 18,000	72	72	
2	C 18,000	72	72	
3	O 100,000	250	24	101 STALLS SHARED FROM LOT 16 125 STALLS SHARED FROM LOT 17
4	O 100,000	250	37	60 STALLS SHARED FROM LOT 16 153 STALLS SHARED FROM LOT 17
5	O 100,000	250	42	111 STALLS SHARED FROM LOT 16
6	C 40,000	160	161	97 STALLS SHARED FROM LOT 17
7	C 12,000	48	48	
8	C 38,000	152	131	21 STALLS SHARED FROM LOT 10
9	C 82,000	33	22	11 STALLS SHARED FROM LOT 10
10	C 125,000	500	600	3 STALLS SHARED WITH LOT 14 13 STALLS SHARED WITH LOT 15
11	O 100,000	250	280	11 STALLS SHARED WITH LOT 9 13 STALLS SHARED WITH LOT 8
12	C 5,400	22	39	
13	C 5,500	-	-	
14	C 7,500	22	19	3 STALLS SHARED FROM LOT 10
15	C 10,000	40	27	13 STALLS SHARED FROM LOT 10
TOTAL	O 400,000 C 280,000	2,120	2,237	

O=OFFICE, C=COMMERCIAL. SEE PARKING EXHIBIT FOR SHARED PARKING LOCATIONS.

PA No. 3
SUMMARY: OFFICE/COMMERCIAL

GROSS ACRES	53.8 ACRES
NUMBER OF LOTS	24
NUMBER OF BUILDINGS	14
BUILDING AREA (OFFICE)	400,000 S.F.
BUILDING AREA (COMMERCIAL)	280,000 S.F.
MAX. BUILDING HEIGHT	50 FEET
OFFICE PARKING REQUIRED (1 SPACE/400 S.F. BLDG.)	1,000 SPACES
COMMERCIAL PARKING REQUIRED (1 SPACE/250 S.F. BLDG.)	1,120 SPACES
TOTAL PARKING REQUIRED	2,120 SPACES
TOTAL OFFICE PARKING PROVIDED	794 SPACES
TOTAL COMMERCIAL PARKING PROVIDED	1,182 SPACES
TOTAL PARKING STRUCTURE PARKING PROVIDED	1,200 SPACES
TOTAL PARKING PROVIDED	3,176 SPACES

HC PARKING REQUIRED = 7 HC STALLS FOR FIRST 500 STALLS PLUS 1 HC STALL FOR EVERY 200 ADDITIONAL STALLS
= 7 + 2,676/200 X 1 = 21 HC STALLS
HC PARKING PROVIDED = 34 STALLS

LANDSCAPING — MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

SCALE 1"=60'
FEET: 60 30 0 60 120
INCHES: 1 1/2 0 1 2

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REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 2 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 1-3
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

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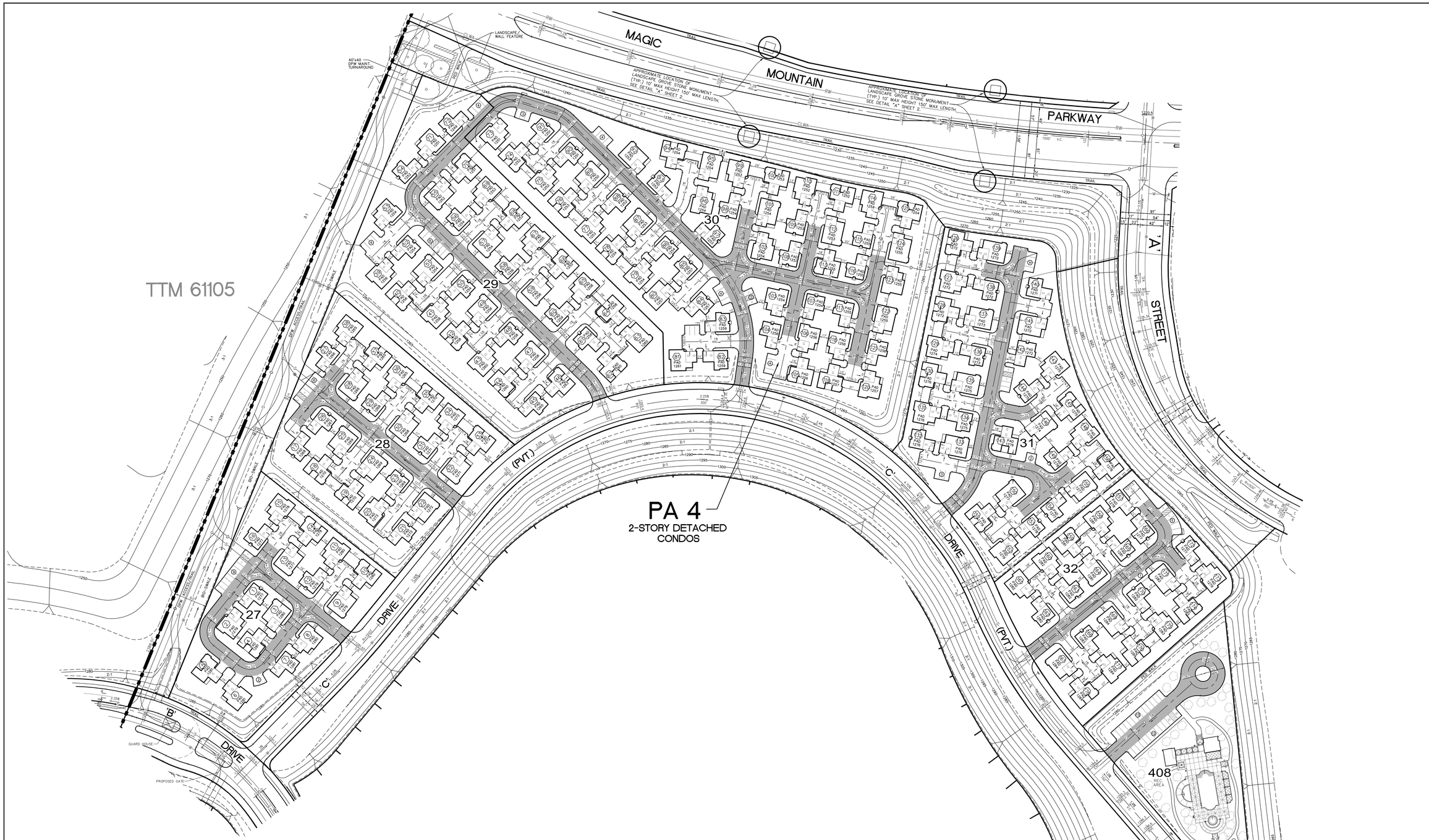
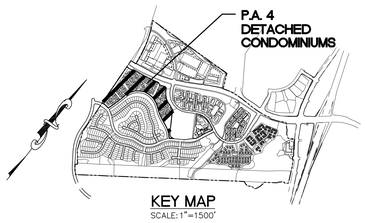
TTM 53295 SITE PLAN EXHIBIT MAP





KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOT LINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
LF	PROPOSED LOW FLOW STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

PLANNING AREA 4 SUMMARY:

PRODUCT	2 STORY DETACHED CONDOS
GROSS ACRES	22.7 ACRES
NUMBER OF BUILDINGS	178 BUILDINGS
TOTAL UNITS	178 UNITS
DENSITY	7.9 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	356 SPACES
GUEST PARKING REQUIRED	45 SPACES
TOTAL PARKING REQUIRED	401 SPACES

NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE

RESIDENT PARKING PROVIDED	356 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	426 SPACES

HC PARKING REQUIRED:
2% X 178 = 4 STALLS
5% X 70 = 4 STALLS
TOTAL = 8 STALLS
HC PARKING PROVIDED = 14 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION LTO A LOT LINE OR PUBLIC ROAD R/W.

PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
25	16	36	43
26	22	49	50
27	34	77	82
28	53	119	126
29	31	70	75
30	22	50	50
TOTAL	178	401	426

SCALE: 1"=60'
FEET 0 60 120
INCHES 0 1 2

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NO.	DATE	REVISION	BY

SHEET 3 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 4
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

TTM 53295 SITE PLAN EXHIBIT MAP

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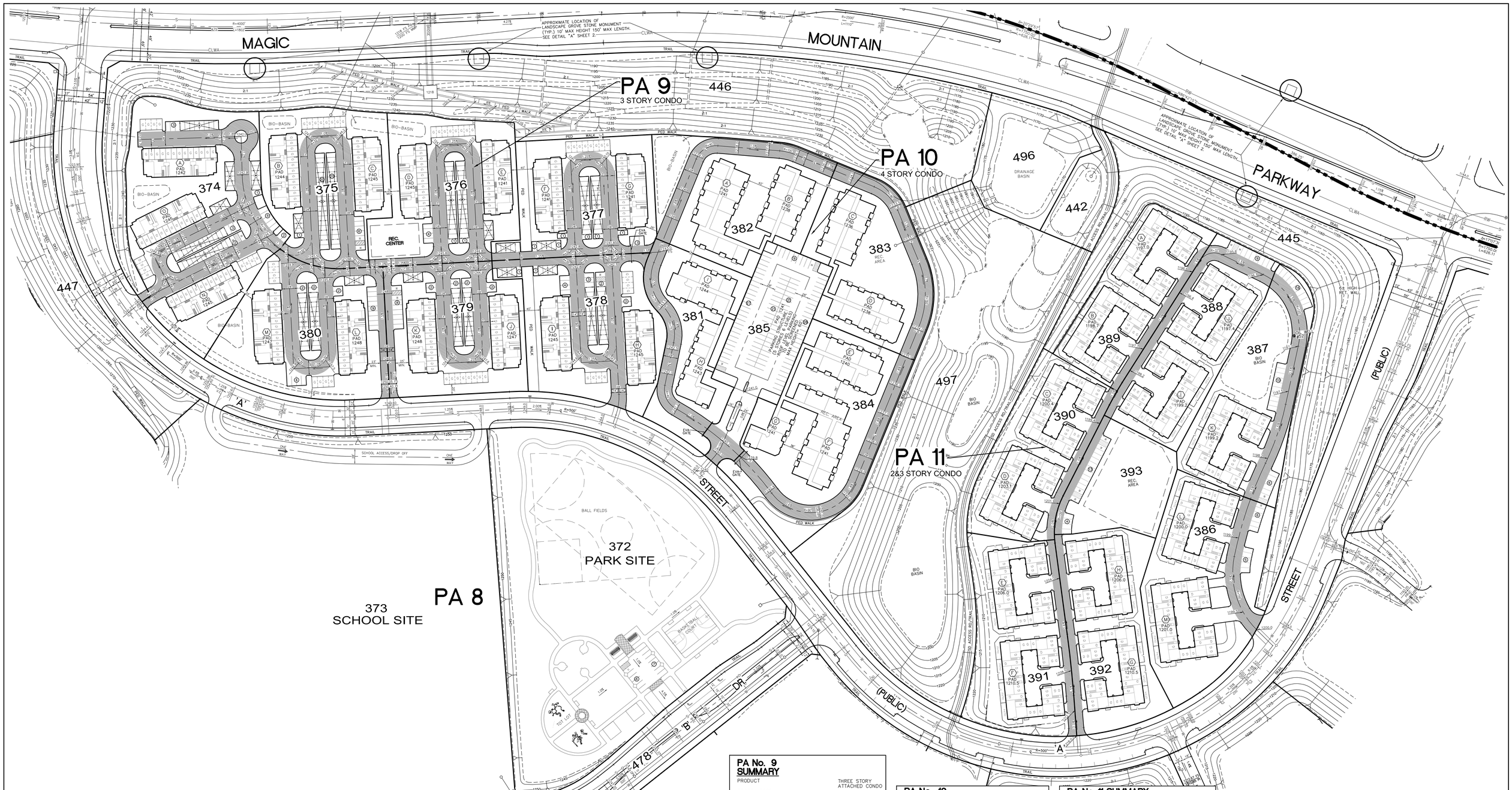


PA No. 9 SUMMARY

PRODUCT	THREE STORY ATTACHED CONDO
GROSS ACRES	11.1 ACRES
NUMBER OF BUILDINGS	15
TOTAL UNITS	255 UNITS
DENSITY	23.0 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	510 SPACES
GUEST PARKING REQUIRED	64 SPACE
TOTAL PARKING REQUIRED	574 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
ATTACHED PARKING PROVIDED	255 SPACES
COVERED PARKING PROVIDED	255 SPACES
GUEST PARKING PROVIDED	77 SPACES
TOTAL PARKING PROVIDED	587 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 255 = 5 STALLS
5% X 77 = 4 STALLS
TOTAL = 9 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 10 SUMMARY

PRODUCT	FOUR STORY ATTACHED CONDO
GROSS ACRES	8.0 ACRES
NUMBER OF BUILDINGS	9 BUILDINGS
TOTAL UNITS	280 UNITS
DENSITY	35.0 DU/AC
MAX. BUILDING HEIGHT	60 FEET
RESIDENT PARKING REQUIRED	560 SPACES
GUEST PARKING REQUIRED	70 SPACE
TOTAL PARKING REQUIRED	630 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	560 SPACES
GUEST PARKING PROVIDED	76 SPACES
TOTAL PARKING PROVIDED	636 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 280 = 6 STALLS
5% X 76 = 4 STALLS
TOTAL = 10 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 11 SUMMARY

PRODUCT	TWO & THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.3 ACRES
NUMBER OF BUILDINGS	13 BUILDINGS
TOTAL UNITS	208 UNITS
DENSITY	20.2 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	416 SPACES
GUEST PARKING REQUIRED	52 SPACE
TOTAL PARKING REQUIRED	468 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	416 SPACES
GUEST PARKING PROVIDED	63 SPACES
TOTAL PARKING PROVIDED	479 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 208 = 5 STALLS
5% X 52 = 3 STALLS
TOTAL = 8 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 8 SUMMARY

PARK SITE	5.5 ACRES
SCHOOL SITE	8.6 ACRES
TOTAL ACRES	14.1 ACRES

PA-9 PARKING SUMMARY (PER LOT)

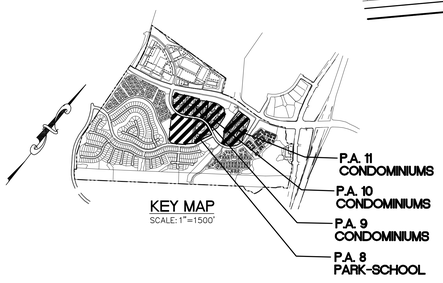
LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
374	51	115	115
375	34	76	85
376	34	76	76
377	34	76	76
378	34	77	77
379	34	77	77
380	34	77	87
TOTAL	255	574	587

PA-10 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
381	48	108	0	99 STALLS SHARED FROM LOT 385
382	76	171	0	149 STALLS SHARED FROM LOT 385
383	64	144	0	130 STALLS SHARED FROM LOT 385
384	92	207	0	99 STALLS SHARED FROM LOT 385
385	0	0	636	PARKING STRUCTURE
TOTAL	280	630	636	

PA-11 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
386	32	72	75	
387	16	36	58	8 STALLS SHARED WITH LOT 389 8 STALLS SHARED WITH LOT 390
388	32	72	73	
389	32	72	64	8 STALLS SHARED FROM LOT 387
390	32	72	64	8 STALLS SHARED FROM LOT 387
391	32	72	64	8 STALLS SHARED FROM LOT 393
392	32	72	64	8 STALLS SHARED FROM LOT 393
393	–	–	17	8 STALLS SHARED WITH LOT 391 8 STALLS SHARED WITH LOT 392
TOTAL	208	468	479	



KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOTLINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

SCALE: 1"=60'
FEET 0 60 120
INCHES 0 1 2

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PREPARED FOR:
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PLANS PREPARED BY:
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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 4 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 8, 9, 10 AND 11
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

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TM 53295 SITE PLAN EXHIBIT MAP

PLANNING AREA 12 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.5 ACRES
NUMBER OF BUILDINGS	21 BUILDINGS
TOTAL UNITS	120 UNITS
MAX. BUILDING HEIGHT	50 FEET
DENSITY	11.5 DU/AC
RESIDENT PARKING REQUIRED	240 SPACES
GUEST PARKING REQUIRED	30 SPACES
TOTAL PARKING REQUIRED	270 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	240 SPACES
GUEST PARKING PROVIDED	46 SPACES
TOTAL PARKING PROVIDED	286 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 120 = 3 STALLS
5% X 46 = 2 STALLS
TOTAL = 5 STALLS

SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-12 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
394	36	81	77
395	24	54	57
396	46	103	105
397	0	0	9
398	14	32	38
TOTAL	120	270	286

PLANNING AREA 13 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	15.6 ACRES
NUMBER OF BUILDINGS	50 BUILDINGS
TOTAL UNITS	194 UNITS
MAX. BUILDING HEIGHT	12.4 DU/AC
DENSITY	50 FEET
RESIDENT PARKING REQUIRED	388 SPACES
GUEST PARKING REQUIRED	48 SPACES
TOTAL PARKING REQUIRED	436 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	388 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	458 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 188 = 4 STALLS
5% X 131 = 7 STALLS
TOTAL = 11 STALLS

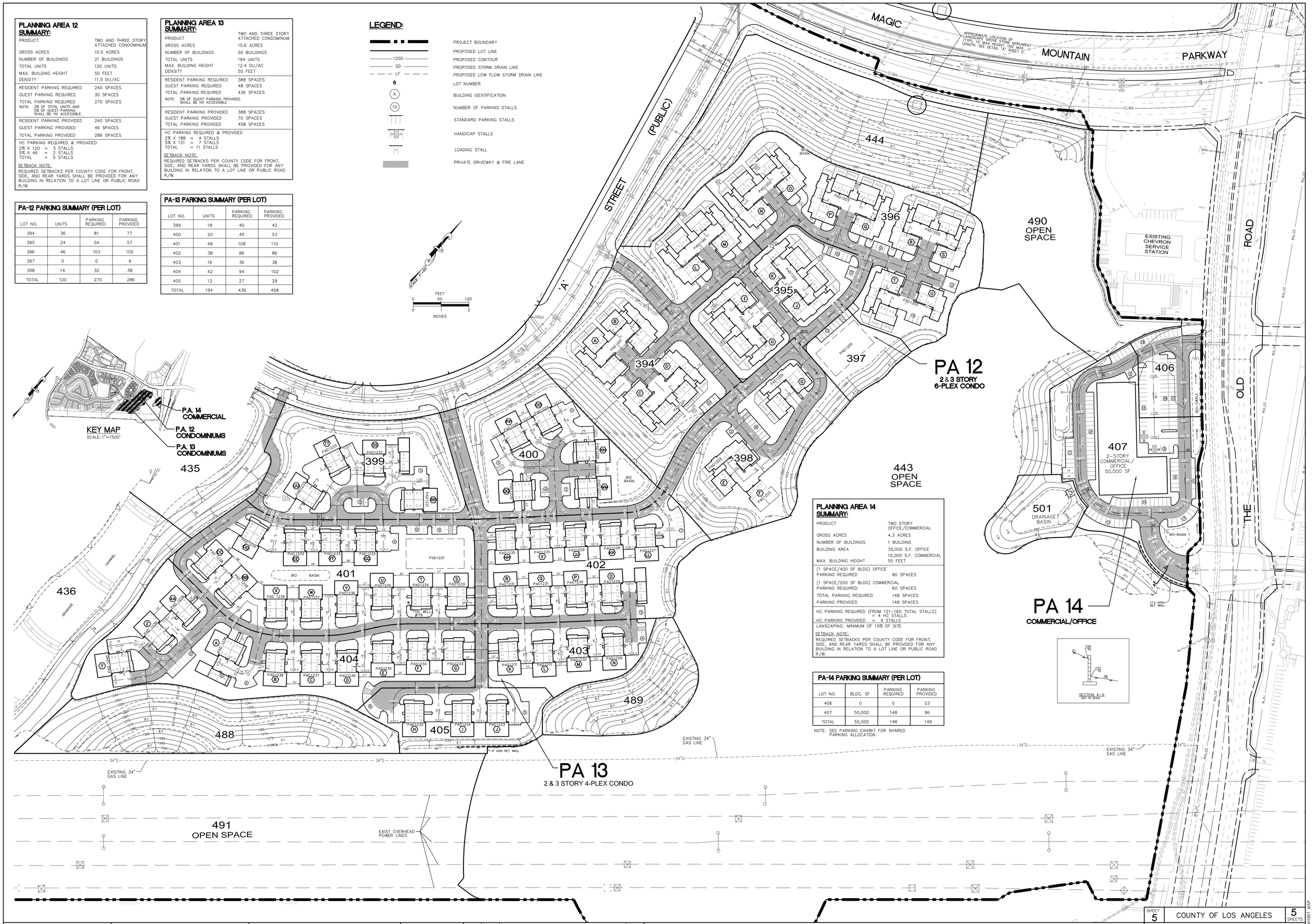
SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-13 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
399	18	40	42
400	20	45	53
401	48	108	110
402	38	86	86
403	16	36	36
404	42	94	102
405	12	27	29
TOTAL	194	436	458

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- H — HANDICAP STALLS
- L — LOADING STALL
- PRIVATE DRIVEWAY & FIRE LANE



PLANNING AREA 14 SUMMARY:

PRODUCT	TWO STORY OFFICE/COMMERCIAL
GROSS ACRES	4.3 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING AREA	35,000 S.F. OFFICE 15,000 S.F. COMMERCIAL
MAX. BUILDING HEIGHT	50 FEET
(1 SPACE/400 SF BLDG) OFFICE PARKING REQUIRED	80 SPACES
(1 SPACE/250 SF BLDG) COMMERCIAL PARKING REQUIRED	60 SPACES
TOTAL PARKING REQUIRED	148 SPACES
PARKING PROVIDED	149 SPACES

HC PARKING REQUIRED (FROM 121-160 TOTAL STALLS) = 4 HC STALLS
HC PARKING PROVIDED = 4 STALLS

LANSCAPING: MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-14 PARKING SUMMARY (PER LOT)

LOT NO.	BLDG. SF	PARKING REQUIRED	PARKING PROVIDED
406	0	0	53
407	50,000	148	96
TOTAL	50,000	148	149

NOTE: SEE PARKING EXHIBIT FOR SHARED PARKING ALLOCATION.

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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — DATE 6/24/14

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 5 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 12, 13 AND 14
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

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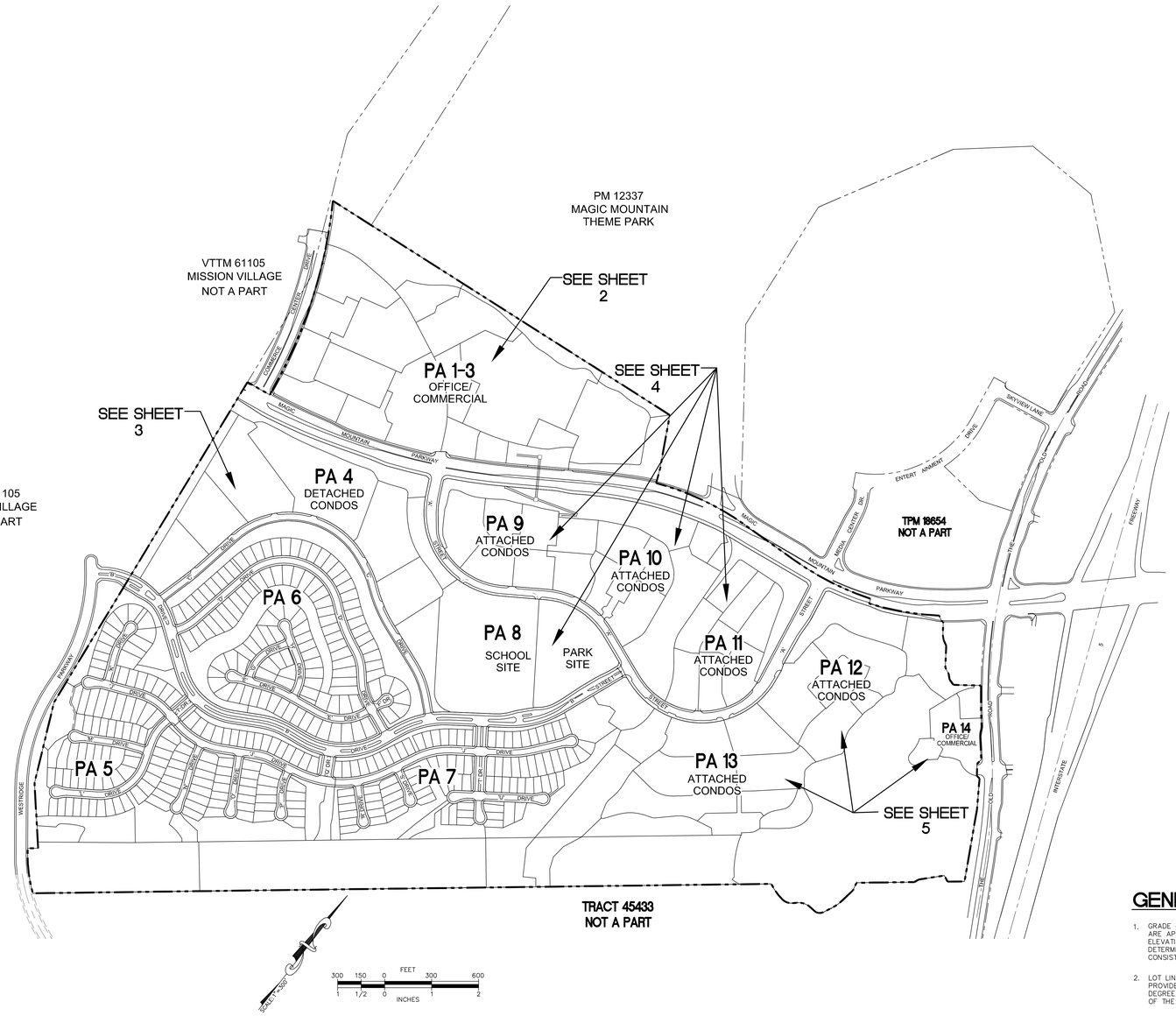
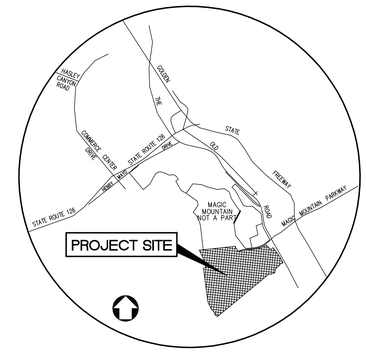
TTM 53295 SITE PLAN EXHIBIT MAP





VICINITY MAP
NOT TO SCALE

PARKING SPACE SUMMARY TABLE

PLANNING AREA	LOT No.	No. of Buildings	RESIDENTIAL							COMMERCIAL								
			NO. OF DU'S	REQ. RESIDENT STALLS (2/DU)	REQ. GUEST STALLS (0.25/DU)	TOTAL STALLS REQUIRED	RES. STALLS PROVIDED	GUEST STALLS PROVIDED	TOTAL STALLS PROVIDED	COMMERCIAL BLDG. S.F.	OFFICE BLDG. S.F.	TOTAL BLDG. S.F.	REQUIRED COMMERCIAL STALLS (1/250 SF)	REQUIRED OFFICE STALLS (1/400 SF)	TOTAL STALLS REQUIRED	COMMERCIAL STALLS PROVIDED	OFFICE STALLS PROVIDED	TOTAL STALLS PROVIDED
PA 1–3	1–26	14								280,000	400,000	680,000	1120	1000	2120	1182	1055	2237
PA 4	26–32	178																
PA 8	372–373	PARK/SCHOOL	178	356	45	401	356	70	426									
PA 9	374–390	15	255	510	64	574	510	77	587									
PA 10	381–385	9	280	560	70	630	560	76	636									
PA 11	386–393	13	208	416	52	468	416	63	479									
PA 12	394–398	21	120	240	30	270	240	46	286									
PA 13	399–405	50	194	388	48	436	388	70	458									
PA 14	406–407	1								15,000	35,000	50,000	60	88	148	60	89	149

NOTES:
1. PLANNING AREA 8 IS A PARK/SCHOOL SITE. PARKING TO BE DETERMINED DURING SITE DEVELOPMENT DESIGN.
2. LOTS 408–496 ARE REC CENTER, STREET, AND OPEN SPACE LOTS.
3. HANDICAP PARKING TO BE PROVIDED PER THE STANDARD PROVISIONS OF THE L.A. COUNTY BUILDING AND SAFETY CODE.
4. SEE PROJECT PARKING EXHIBIT FOR SHARED PARKING WITHIN PA 1–3 (LOTS 1–26), PA 10 (LOTS 381–385), PA 11 (LOTS 386–393) AND PA 14 (LOTS 406–407).

SHEET INDEX

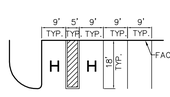
SHEET NO.	DESCRIPTION
1	TITLE SHEET AND TYPICAL DETAILS
2	P.A. 1,2,3 (LOTS 1–26)
3	P.A. 4 (LOTS 27–32)
4	P.A. 9,10,11 (LOTS 374–393)
5	P.A. 12,13,14 (LOTS 394–407)

PROJECT SUMMARY

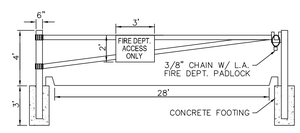
GROSS AREA	382.3 ACRES
TOTAL LOTS	496
TOTAL RESIDENTIAL D.U.	1,574 DU
TOTAL OFFICE/COMMERCIAL	730,000 SF
EXISTING ZONING	R1, C–3,
PROPOSED ZONING	C–3–DP, RPD–5000–4U, RPD–5000–8U, C–R, C–3.
EXISTING GENERAL PLAN LAND USE	H5, CM
PROPOSED LAND USE	H5, CM

GRADING SUMMARY

(PER TM 53295)
CUT: 7,800,000 CY
FILL: 7,800,000 CY



TYPICAL HC PARKING SPACE DETAIL
NO SCALE
NOTE: ALL HANDICAP PARKING SHALL BE PER CODE.



EMERGENCY ACCESS GATE DETAIL
NO SCALE

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS–OF–WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS–SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS–SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 9/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
   – TENTATIVE MAP 53295
   – CONDITIONAL USE PERMIT NO. 00–210
   – OAK TREE PERMIT NO. 200700018
   – ZONE CHANGE NO. 00–210
   – PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1–3, RESIDENTIAL PLANNING AREAS 4, 9–13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

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REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

TTM 53295 SITE PLAN EXHIBIT MAP

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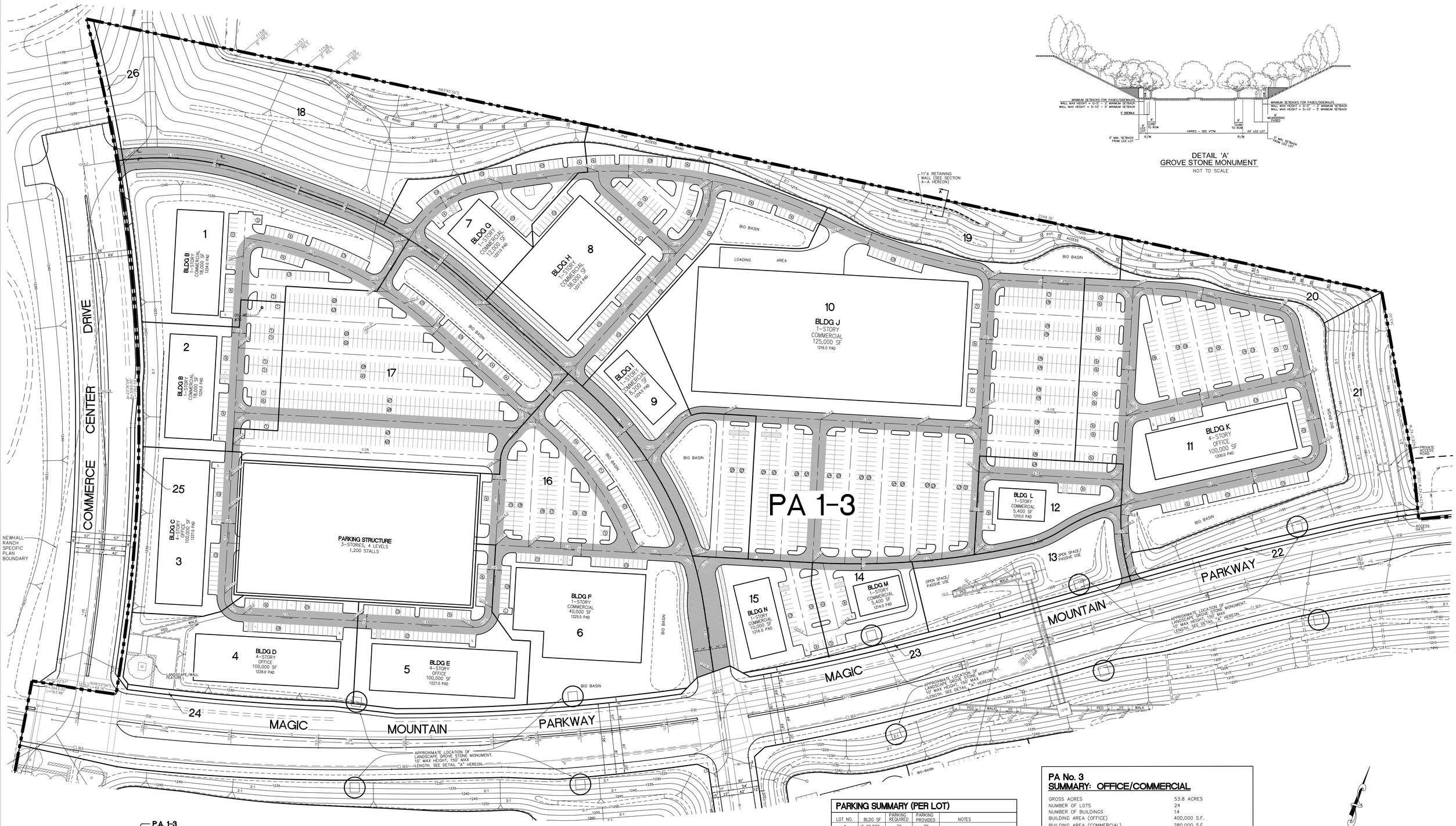
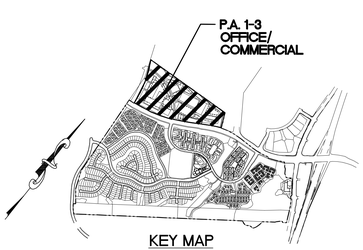
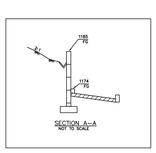


DETAIL 'A'
GROVE STONE MONUMENT
NOT TO SCALE



KEY MAP
SCALE: 1"=1500'



LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOTLINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- L — LOADING STALL (12'W X 24'L)
- H — HANDICAP STALLS
- PRIVATE DRIVEWAY & FIRE LANE
- T — TRASH ENCLOSURE

PARKING SUMMARY (PER LOT)

LOT NO.	BLDG	SF	PARKING REQUIRED	PARKING PROVIDED	NOTES
1	C	18,000	72	72	
2	C	18,000	72	72	
3	O	100,000	250	24	101 STALLS SHARED FROM LOT 16 125 STALLS SHARED FROM LOT 17
4	O	100,000	250	37	60 STALLS SHARED FROM LOT 16 153 STALLS SHARED FROM LOT 17
5	O	100,000	250	42	111 STALLS SHARED FROM LOT 16
6	C	40,000	160	161	97 STALLS SHARED FROM LOT 17
7	C	12,000	48	48	
8	C	38,000	152	131	21 STALLS SHARED FROM LOT 10
9	C	82,000	33	22	11 STALLS SHARED FROM LOT 10
10	C	125,000	500	600	3 STALLS SHARED WITH LOT 14 13 STALLS SHARED WITH LOT 15
11	O	100,000	250	280	11 STALLS SHARED WITH LOT 9 13 STALLS SHARED WITH LOT 8
12	C	5,400	22	39	
13	C	5,500	-	-	
14	C	7,500	22	19	3 STALLS SHARED FROM LOT 10
15	C	10,000	40	27	13 STALLS SHARED FROM LOT 10
TOTAL	O C	400,000 280,000	2,120	2,237	

O=OFFICE, C=COMMERCIAL. SEE PARKING EXHIBIT FOR SHARED PARKING LOCATIONS.

PA No. 3
SUMMARY: OFFICE/COMMERCIAL

GROSS ACRES	53.8 ACRES
NUMBER OF LOTS	24
NUMBER OF BUILDINGS	14
BUILDING AREA (OFFICE)	400,000 S.F.
BUILDING AREA (COMMERCIAL)	280,000 S.F.
MAX. BUILDING HEIGHT	50 FEET
OFFICE PARKING REQUIRED (1 SPACE/400 S.F. BLDG.)	1,000 SPACES
COMMERCIAL PARKING REQUIRED (1 SPACE/250 S.F. BLDG.)	1,120 SPACES
TOTAL PARKING REQUIRED	2,120 SPACES
TOTAL OFFICE PARKING PROVIDED	794 SPACES
TOTAL COMMERCIAL PARKING PROVIDED	1,182 SPACES
TOTAL PARKING STRUCTURE PARKING PROVIDED	1,200 SPACES
TOTAL PARKING PROVIDED	3,176 SPACES

HC PARKING REQUIRED = 7 HC STALLS FOR FIRST 500 STALLS PLUS 1 HC STALL FOR EVERY 200 ADDITIONAL STALLS
= 7 + 2,676/200 X 1 = 21 HC STALLS
HC PARKING PROVIDED = 34 STALLS

LANDSCAPING — MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

SCALE 1"=60'
FEET: 60 30 0 60 120
INCHES: 1 1/2 0 1 2

ALLIANCE LAND PLANNING & ENGINEERING INC.
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PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFEILD COURT, SUITE 300
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(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 2 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 1-3
EXHIBIT MAP

IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

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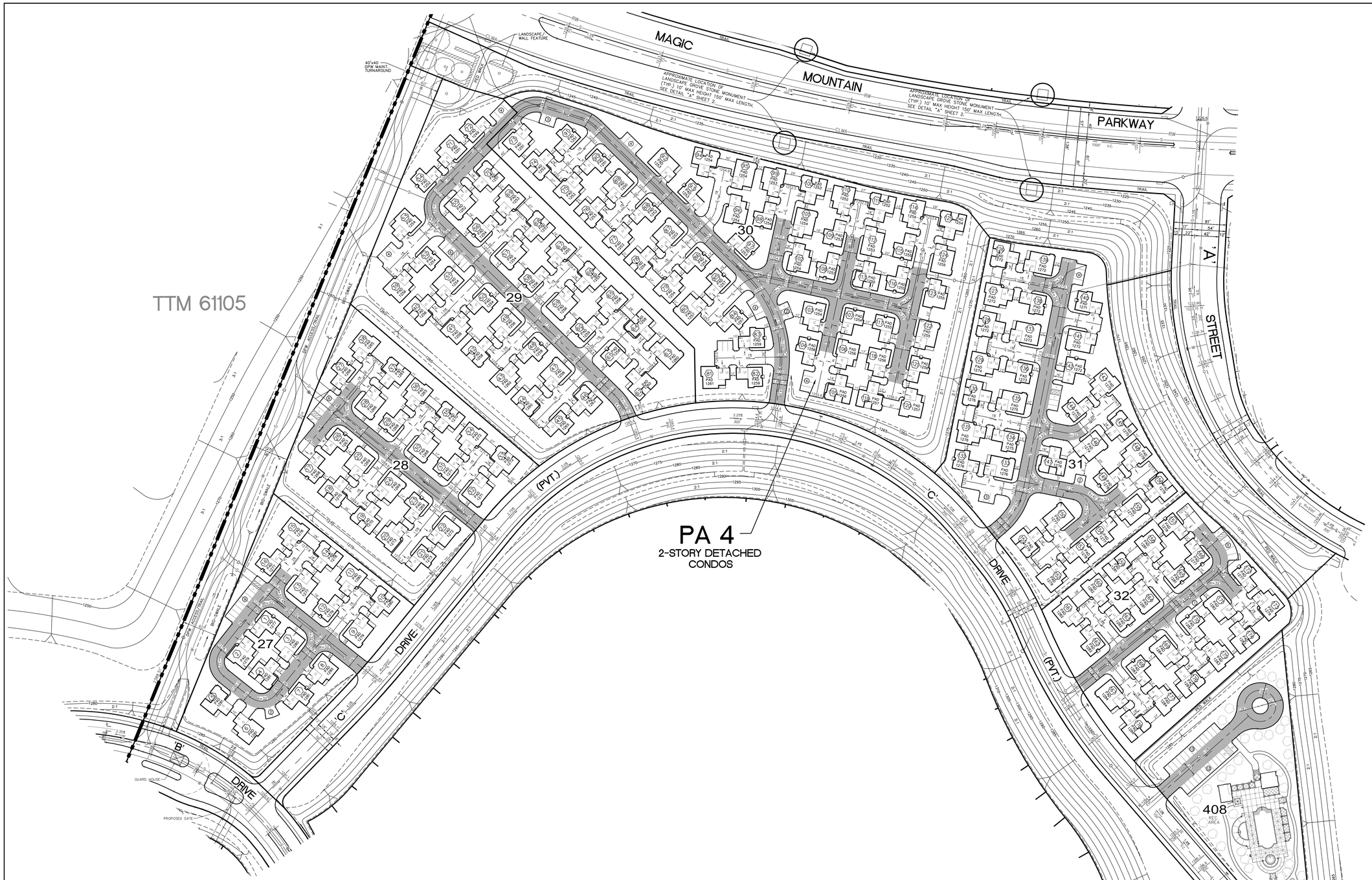
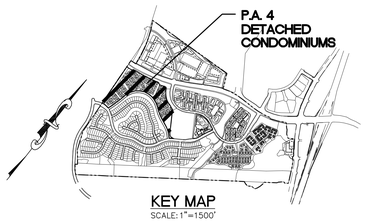
TTM 53295 SITE PLAN EXHIBIT MAP





KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOT LINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
LF	PROPOSED LOW FLOW STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

PLANNING AREA 4 SUMMARY:

PRODUCT	2 STORY DETACHED CONDOS
GROSS ACRES	22.7 ACRES
NUMBER OF BUILDINGS	178 BUILDINGS
TOTAL UNITS	178 UNITS
DENSITY	7.9 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	356 SPACES
GUEST PARKING REQUIRED	45 SPACES
TOTAL PARKING REQUIRED	401 SPACES

NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE

RESIDENT PARKING PROVIDED	356 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	426 SPACES

HC PARKING REQUIRED:
2% X 178 = 4 STALLS
5% X 70 = 4 STALLS
TOTAL = 8 STALLS
HC PARKING PROVIDED = 14 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION LTO A LOT LINE OR PUBLIC ROAD R/W.

PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
25	16	36	43
26	22	49	50
27	34	77	82
28	53	119	126
29	31	70	75
30	22	50	50
TOTAL	178	401	426

SCALE: 1"=60'
FEET 0 60 120
INCHES 0 1 2

SHEET 3 | COUNTY OF LOS ANGELES | 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 4
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

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NO.	DATE	REVISION	BY

TTM 53295 SITE PLAN EXHIBIT MAP

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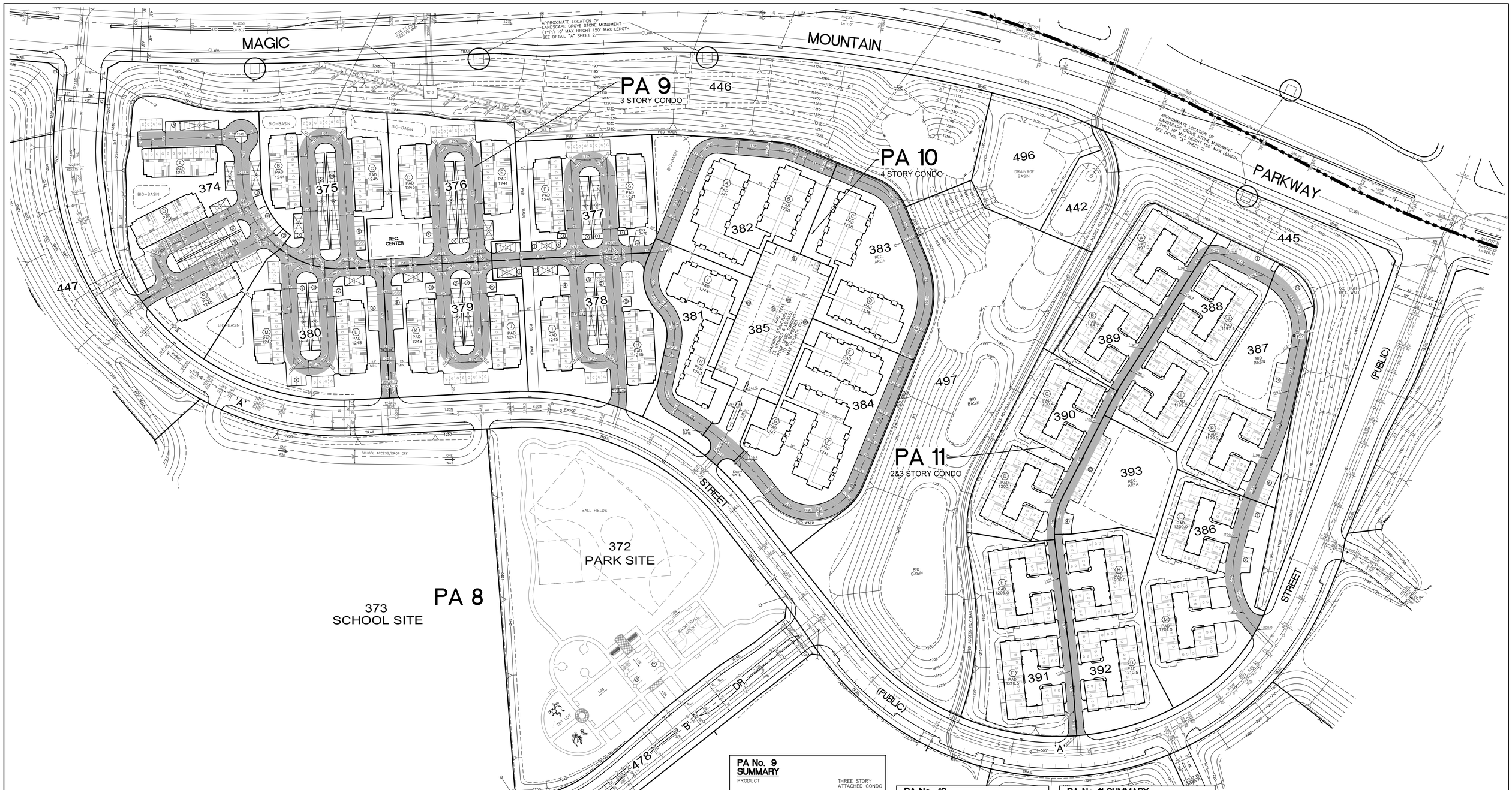


PA No. 9 SUMMARY

PRODUCT	THREE STORY ATTACHED CONDO
GROSS ACRES	11.1 ACRES
NUMBER OF BUILDINGS	15
TOTAL UNITS	255 UNITS
DENSITY	23.0 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	510 SPACES
GUEST PARKING REQUIRED	64 SPACE
TOTAL PARKING REQUIRED	574 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
ATTACHED PARKING PROVIDED	255 SPACES
COVERED PARKING PROVIDED	255 SPACES
GUEST PARKING PROVIDED	77 SPACES
TOTAL PARKING PROVIDED	587 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 255 = 5 STALLS
5% X 77 = 4 STALLS
TOTAL = 9 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 10 SUMMARY

PRODUCT	FOUR STORY ATTACHED CONDO
GROSS ACRES	8.0 ACRES
NUMBER OF BUILDINGS	9 BUILDINGS
TOTAL UNITS	280 UNITS
DENSITY	35.0 DU/AC
MAX. BUILDING HEIGHT	60 FEET
RESIDENT PARKING REQUIRED	560 SPACES
GUEST PARKING REQUIRED	70 SPACE
TOTAL PARKING REQUIRED	630 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	560 SPACES
GUEST PARKING PROVIDED	76 SPACES
TOTAL PARKING PROVIDED	636 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 280 = 6 STALLS
5% X 76 = 4 STALLS
TOTAL = 10 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 11 SUMMARY

PRODUCT	TWO & THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.3 ACRES
NUMBER OF BUILDINGS	13 BUILDINGS
TOTAL UNITS	208 UNITS
DENSITY	20.2 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	416 SPACES
GUEST PARKING REQUIRED	52 SPACE
TOTAL PARKING REQUIRED	468 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	416 SPACES
GUEST PARKING PROVIDED	63 SPACES
TOTAL PARKING PROVIDED	479 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 208 = 5 STALLS
5% X 52 = 3 STALLS
TOTAL = 8 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 8 SUMMARY

PARK SITE	5.5 ACRES
SCHOOL SITE	8.6 ACRES
TOTAL ACRES	14.1 ACRES

PA-9 PARKING SUMMARY (PER LOT)

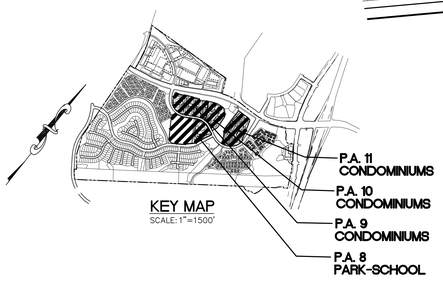
LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
374	51	115	115
375	34	76	85
376	34	76	76
377	34	76	76
378	34	77	77
379	34	77	77
380	34	77	87
TOTAL	255	574	587

PA-10 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
381	48	108	0	99 STALLS SHARED FROM LOT 385
382	76	171	0	149 STALLS SHARED FROM LOT 385
383	64	144	0	130 STALLS SHARED FROM LOT 385
384	92	207	0	99 STALLS SHARED FROM LOT 385
385	0	0	636	PARKING STRUCTURE
TOTAL	280	630	636	

PA-11 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
386	32	72	75	
387	16	36	58	8 STALLS SHARED WITH LOT 389 8 STALLS SHARED WITH LOT 390
388	32	72	73	
389	32	72	64	8 STALLS SHARED FROM LOT 387
390	32	72	64	8 STALLS SHARED FROM LOT 387
391	32	72	64	8 STALLS SHARED FROM LOT 393
392	32	72	64	8 STALLS SHARED FROM LOT 393
393	–	–	17	8 STALLS SHARED WITH LOT 391 8 STALLS SHARED WITH LOT 392
TOTAL	208	468	479	



KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOTLINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

SCALE: 1"=60'
FEET 0 60 120
INCHES 0 1 2

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REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 4 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 8, 9, 10 AND 11
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

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TM 53295 SITE PLAN EXHIBIT MAP

PLANNING AREA 12 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.5 ACRES
NUMBER OF BUILDINGS	21 BUILDINGS
TOTAL UNITS	120 UNITS
MAX. BUILDING HEIGHT	50 FEET
DENSITY	11.5 DU/AC
RESIDENT PARKING REQUIRED	240 SPACES
GUEST PARKING REQUIRED	30 SPACES
TOTAL PARKING REQUIRED	270 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	240 SPACES
GUEST PARKING PROVIDED	46 SPACES
TOTAL PARKING PROVIDED	286 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 120 = 3 STALLS
5% X 46 = 2 STALLS
TOTAL = 5 STALLS

SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-12 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
394	36	81	77
395	24	54	57
396	46	103	105
397	0	0	9
398	14	32	38
TOTAL	120	270	286

PLANNING AREA 13 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	15.6 ACRES
NUMBER OF BUILDINGS	50 BUILDINGS
TOTAL UNITS	194 UNITS
MAX. BUILDING HEIGHT	12.4 DU/AC
DENSITY	50 FEET
RESIDENT PARKING REQUIRED	388 SPACES
GUEST PARKING REQUIRED	48 SPACES
TOTAL PARKING REQUIRED	436 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	388 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	458 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 188 = 4 STALLS
5% X 131 = 7 STALLS
TOTAL = 11 STALLS

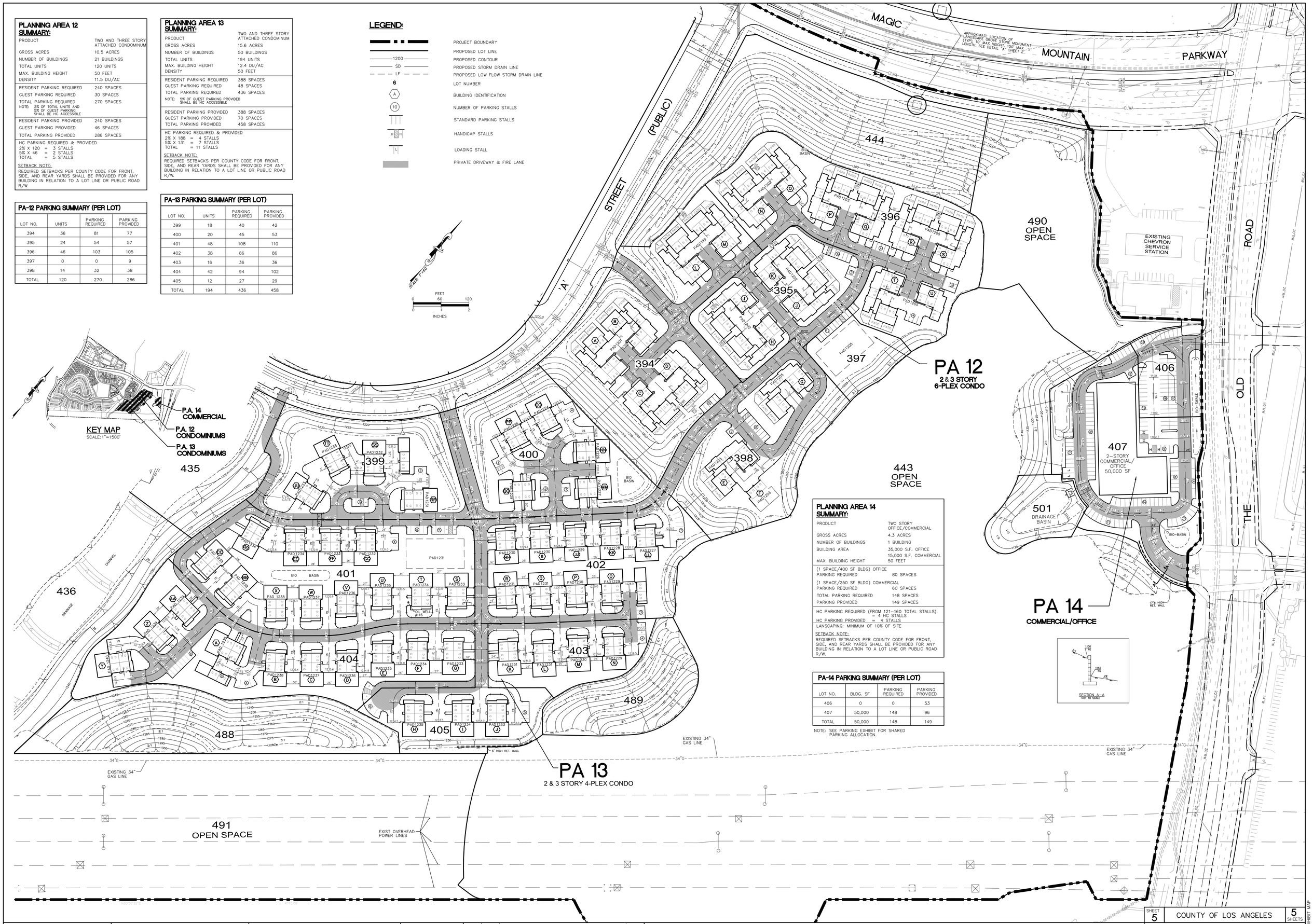
SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-13 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
399	18	40	42
400	20	45	53
401	48	108	110
402	38	86	86
403	16	36	36
404	42	94	102
405	12	27	29
TOTAL	194	436	458

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- H — HANDICAP STALLS
- L — LOADING STALL
- PRIVATE DRIVEWAY & FIRE LANE



PLANNING AREA 14 SUMMARY:

PRODUCT	TWO STORY OFFICE/COMMERCIAL
GROSS ACRES	4.3 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING AREA	35,000 S.F. OFFICE 15,000 S.F. COMMERCIAL
MAX. BUILDING HEIGHT	50 FEET
(1 SPACE/400 SF BLDG) OFFICE PARKING REQUIRED	80 SPACES
(1 SPACE/250 SF BLDG) COMMERCIAL PARKING REQUIRED	60 SPACES
TOTAL PARKING REQUIRED	148 SPACES
PARKING PROVIDED	149 SPACES

HC PARKING REQUIRED (FROM 121-160 TOTAL STALLS) = 4 HC STALLS
HC PARKING PROVIDED = 4 STALLS

LANSCAPING: MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-14 PARKING SUMMARY (PER LOT)

LOT NO.	BLDG. SF	PARKING REQUIRED	PARKING PROVIDED
406	0	0	53
407	50,000	148	96
TOTAL	50,000	148	149

NOTE: SEE PARKING EXHIBIT FOR SHARED PARKING ALLOCATION.

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REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 5 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 12, 13 AND 14
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

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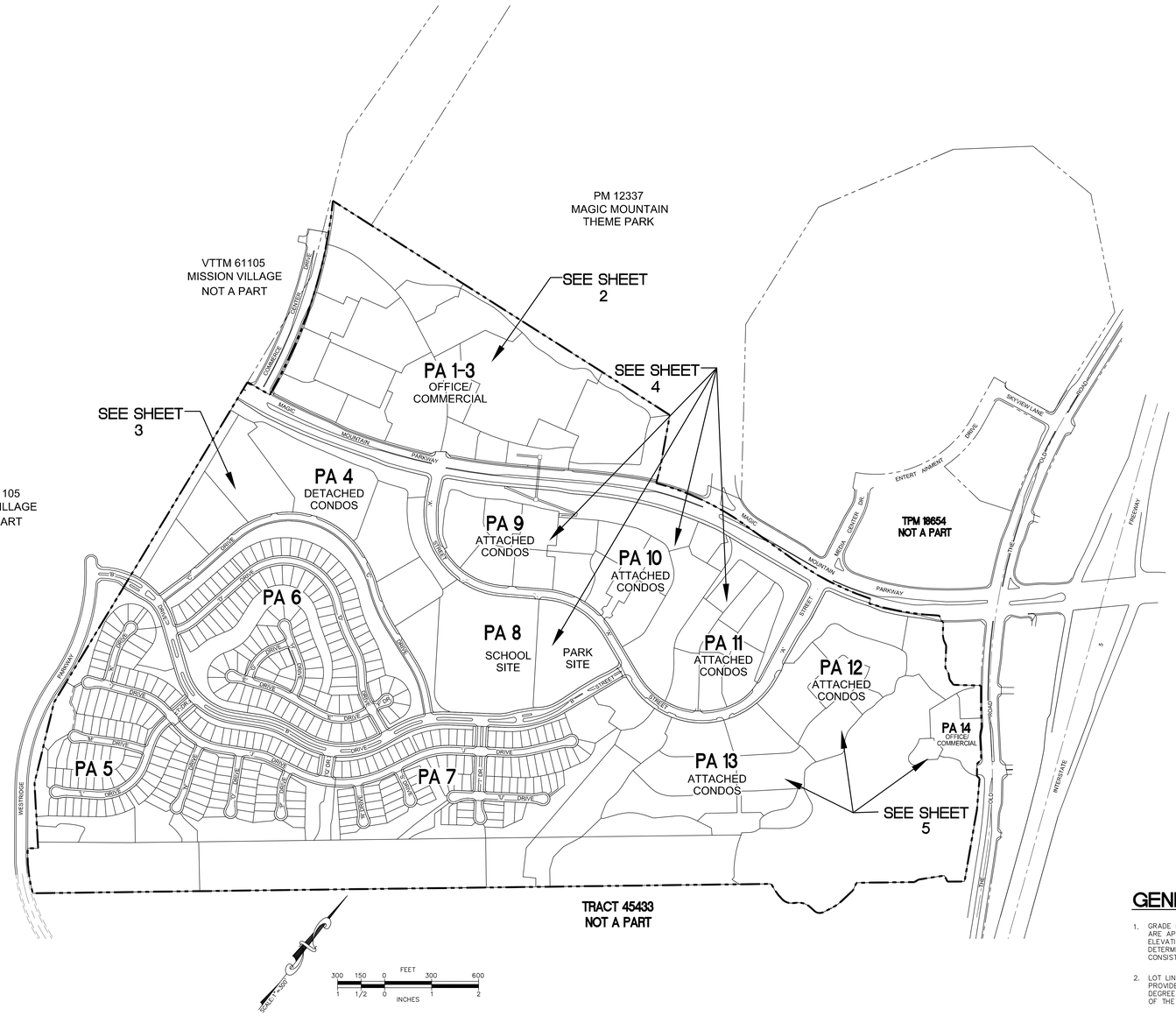
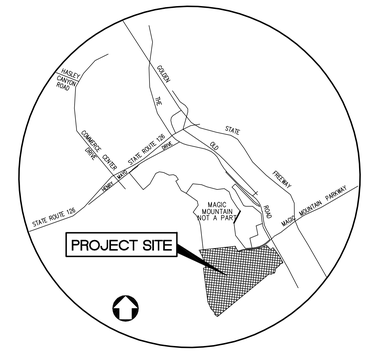
TTM 53295 SITE PLAN EXHIBIT MAP





VICINITY MAP
NOT TO SCALE

PARKING SPACE SUMMARY TABLE

PLANNING AREA	LOT No.	No. of Buildings	RESIDENTIAL							COMMERCIAL								
			NO. OF DU'S	REQ. RESIDENT STALLS (2/DU)	REQ. GUEST STALLS (0.25/DU)	TOTAL STALLS REQUIRED	RES. STALLS PROVIDED	GUEST STALLS PROVIDED	TOTAL STALLS PROVIDED	COMMERCIAL BLDG. S.F.	OFFICE BLDG. S.F.	TOTAL BLDG. S.F.	REQUIRED COMMERCIAL STALLS (1/250 SF)	REQUIRED OFFICE STALLS (1/400 SF)	TOTAL STALLS REQUIRED	COMMERCIAL STALLS PROVIDED	OFFICE STALLS PROVIDED	TOTAL STALLS PROVIDED
PA 1–3	1–26	14								280,000	400,000	680,000	1120	1000	2120	1182	1055	2237
PA 4	26–32	178																
PA 8	372–373	PARK/SCHOOL	178	356	45	401	356	70	426									
PA 9	374–390	15	255	510	64	574	510	77	587									
PA 10	381–385	9	280	560	70	630	560	76	636									
PA 11	386–393	13	208	416	52	468	416	63	479									
PA 12	394–398	21	120	240	30	270	240	46	286									
PA 13	399–405	50	194	388	48	436	388	70	458									
PA 14	406–407	1								15,000	35,000	50,000	60	88	148	60	89	149

NOTES:
1. PLANNING AREA 8 IS A PARK/SCHOOL SITE. PARKING TO BE DETERMINED DURING SITE DEVELOPMENT DESIGN.
2. LOTS 408–496 ARE REC CENTER, STREET, AND OPEN SPACE LOTS.
3. HANDICAP PARKING TO BE PROVIDED PER THE STANDARD PROVISIONS OF THE L.A. COUNTY BUILDING AND SAFETY CODE.
4. SEE PROJECT PARKING EXHIBIT FOR SHARED PARKING WITHIN PA 1–3 (LOTS 1–26), PA 10 (LOTS 381–385), PA 11 (LOTS 386–393) AND PA 14 (LOTS 406–407).

SHEET INDEX

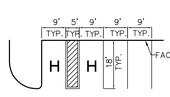
SHEET NO.	DESCRIPTION
1	TITLE SHEET AND TYPICAL DETAILS
2	P.A. 1,2,3 (LOTS 1–26)
3	P.A. 4 (LOTS 27–32)
4	P.A. 9,10,11 (LOTS 374–393)
5	P.A. 12,13,14 (LOTS 394–407)

PROJECT SUMMARY

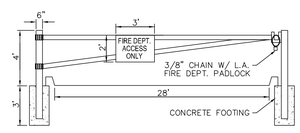
GROSS AREA	382.3 ACRES
TOTAL LOTS	496
TOTAL RESIDENTIAL D.U.	1,574 DU
TOTAL OFFICE/COMMERCIAL	730,000 SF
EXISTING ZONING	R1, C–3,
PROPOSED ZONING	C–3–DP, RPD–5000–4U, RPD–5000–8U, C–R, C–3.
EXISTING GENERAL PLAN LAND USE	H5, CM
PROPOSED LAND USE	H5, CM

GRADING SUMMARY

(PER TM 53295)
CUT: 7,800,000 CY
FILL: 7,800,000 CY



TYPICAL HC PARKING SPACE DETAIL
NO SCALE
NOTE: ALL HANDICAP PARKING SHALL BE PER CODE.



EMERGENCY ACCESS GATE DETAIL
NO SCALE

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS–OF–WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS–SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS–SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 9/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
   – TENTATIVE MAP 53295
   – CONDITIONAL USE PERMIT NO. 00–210
   – OAK TREE PERMIT NO. 200700018
   – ZONE CHANGE NO. 00–210
   – PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1–3, RESIDENTIAL PLANNING AREAS 4, 9–13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

TTM 53295 SITE PLAN EXHIBIT MAP

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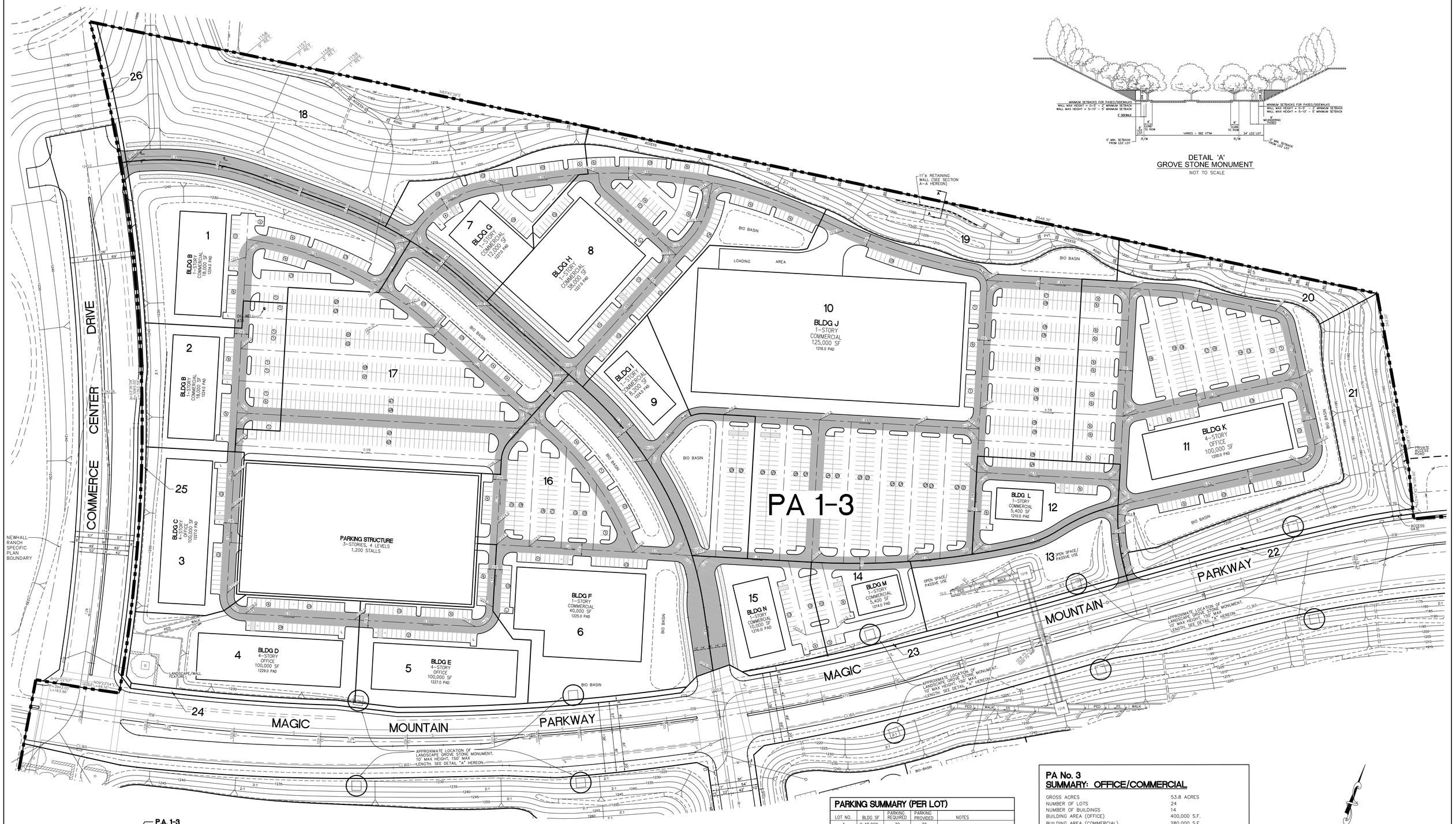
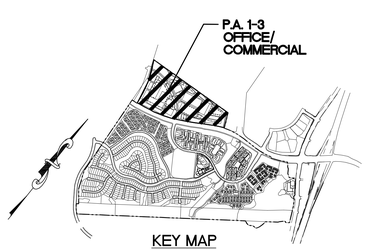
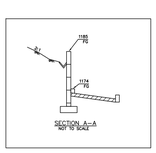


DETAIL 'A'
GROVE STONE MONUMENT
NOT TO SCALE



KEY MAP
SCALE: 1"=1500'



LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOTLINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- L — LOADING STALL (12'W X 24'L)
- H — HANDICAP STALLS
- PRIVATE DRIVEWAY & FIRE LANE
- T — TRASH ENCLOSURE

PARKING SUMMARY (PER LOT)

LOT NO.	BLDG SF	PARKING REQUIRED	PARKING PROVIDED	NOTES
1	C 18,000	72	72	
2	C 18,000	72	72	
3	O 100,000	250	24	101 STALLS SHARED FROM LOT 16 125 STALLS SHARED FROM LOT 17
4	O 100,000	250	37	60 STALLS SHARED FROM LOT 16 153 STALLS SHARED FROM LOT 17
5	O 100,000	250	42	111 STALLS SHARED FROM LOT 16
6	C 40,000	160	161	97 STALLS SHARED FROM LOT 17
7	C 12,000	48	48	
8	C 38,000	152	131	21 STALLS SHARED FROM LOT 10
9	C 82,000	33	22	11 STALLS SHARED FROM LOT 10
10	C 125,000	500	600	3 STALLS SHARED WITH LOT 14 13 STALLS SHARED WITH LOT 15
11	O 100,000	250	280	11 STALLS SHARED WITH LOT 9 13 STALLS SHARED WITH LOT 8
12	C 5,400	22	39	
13	C 5,500	-	-	
14	C 7,500	22	19	3 STALLS SHARED FROM LOT 10
15	C 10,000	40	27	13 STALLS SHARED FROM LOT 10
TOTAL	O 400,000 C 280,000	2,120	2,237	

O=OFFICE, C=COMMERCIAL. SEE PARKING EXHIBIT FOR SHARED PARKING LOCATIONS.

PA No. 3
SUMMARY: OFFICE/COMMERCIAL

GROSS ACRES	53.8 ACRES
NUMBER OF LOTS	24
NUMBER OF BUILDINGS	14
BUILDING AREA (OFFICE)	400,000 S.F.
BUILDING AREA (COMMERCIAL)	280,000 S.F.
MAX. BUILDING HEIGHT	50 FEET
OFFICE PARKING REQUIRED (1 SPACE/400 S.F. BLDG.)	1,000 SPACES
COMMERCIAL PARKING REQUIRED (1 SPACE/250 S.F. BLDG.)	1,120 SPACES
TOTAL PARKING REQUIRED	2,120 SPACES
TOTAL OFFICE PARKING PROVIDED	794 SPACES
TOTAL COMMERCIAL PARKING PROVIDED	1,182 SPACES
TOTAL PARKING STRUCTURE PARKING PROVIDED	1,200 SPACES
TOTAL PARKING PROVIDED	3,176 SPACES

HC PARKING REQUIRED = 7 HC STALLS FOR FIRST 500 STALLS PLUS 1 HC STALL FOR EVERY 200 ADDITIONAL STALLS
= 7 + 2,676/200 X 1 = 21 HC STALLS
HC PARKING PROVIDED = 34 STALLS

LANDSCAPING — MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

SCALE 1"=60'
FEET: 60 30 0 60 120
INCHES: 1 1/2 0 1 2

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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 2 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 1-3
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

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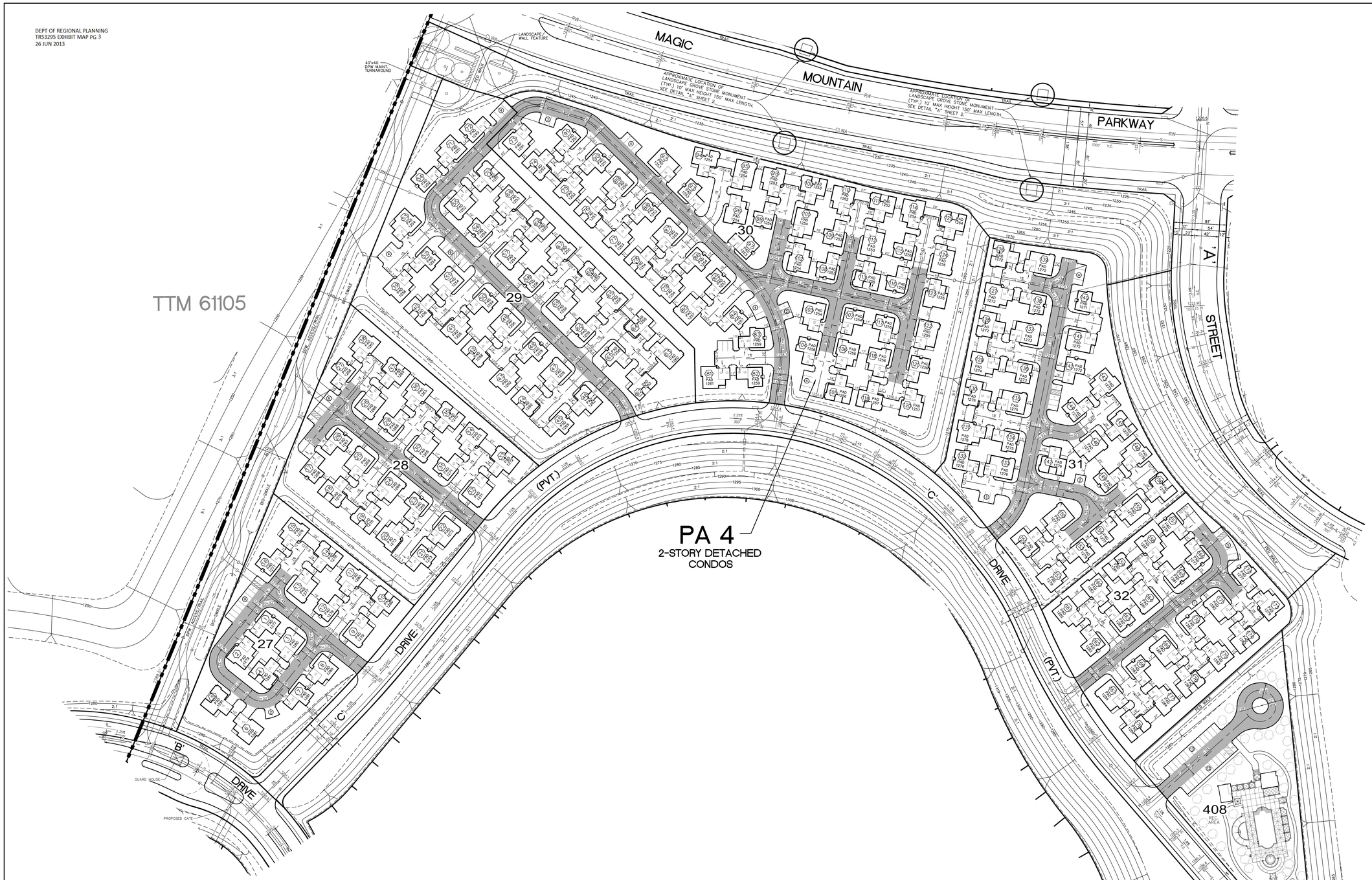
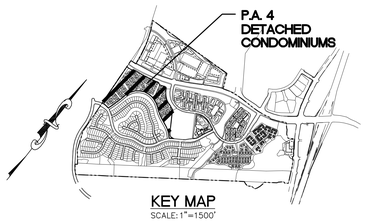
TTM 53295 SITE PLAN EXHIBIT MAP

DEPT OF REGIONAL PLANNING
TR53295 EXHIBIT MAP PG 3
26 JUN 2013





KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOT LINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
LF	PROPOSED LOW FLOW STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

PLANNING AREA 4 SUMMARY:

PRODUCT	2 STORY DETACHED CONDOS
GROSS ACRES	22.7 ACRES
NUMBER OF BUILDINGS	178 BUILDINGS
TOTAL UNITS	178 UNITS
DENSITY	7.9 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	356 SPACES
GUEST PARKING REQUIRED	45 SPACES
TOTAL PARKING REQUIRED	401 SPACES

NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE

RESIDENT PARKING PROVIDED	356 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	426 SPACES

HC PARKING REQUIRED:
2% X 178 = 4 STALLS
5% X 70 = 4 STALLS
TOTAL = 8 STALLS
HC PARKING PROVIDED = 14 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION LTO A LOT LINE OR PUBLIC ROAD R/W.

PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
25	16	36	43
26	22	49	50
27	34	77	82
28	53	119	126
29	31	70	75
30	22	50	50
TOTAL	178	401	426

SCALE: 1"=60'
FEET
0 60 120
0 1 2
INCHES

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NO.	DATE	REVISION	BY

SHEET 3 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 4
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

TTM 53295 SITE PLAN EXHIBIT MAP

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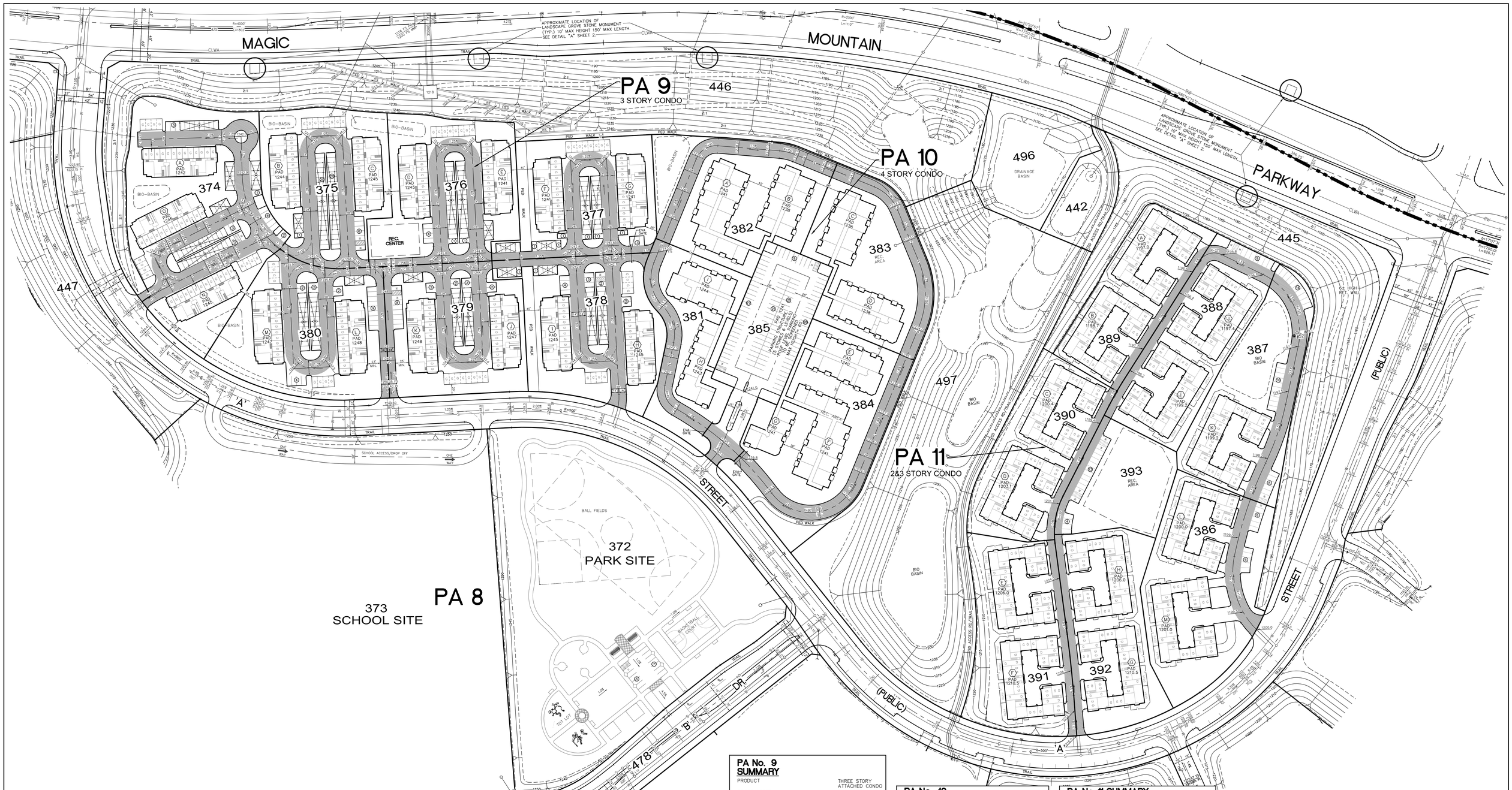


PA No. 9 SUMMARY

PRODUCT	THREE STORY ATTACHED CONDO
GROSS ACRES	11.1 ACRES
NUMBER OF BUILDINGS	15
TOTAL UNITS	255 UNITS
DENSITY	23.0 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	510 SPACES
GUEST PARKING REQUIRED	64 SPACE
TOTAL PARKING REQUIRED	574 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
ATTACHED PARKING PROVIDED	255 SPACES
COVERED PARKING PROVIDED	255 SPACES
GUEST PARKING PROVIDED	77 SPACES
TOTAL PARKING PROVIDED	587 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 255 = 5 STALLS
5% X 77 = 4 STALLS
TOTAL = 9 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 10 SUMMARY

PRODUCT	FOUR STORY ATTACHED CONDO
GROSS ACRES	8.0 ACRES
NUMBER OF BUILDINGS	9 BUILDINGS
TOTAL UNITS	280 UNITS
DENSITY	35.0 DU/AC
MAX. BUILDING HEIGHT	60 FEET
RESIDENT PARKING REQUIRED	560 SPACES
GUEST PARKING REQUIRED	70 SPACE
TOTAL PARKING REQUIRED	630 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	560 SPACES
GUEST PARKING PROVIDED	76 SPACES
TOTAL PARKING PROVIDED	636 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 280 = 6 STALLS
5% X 76 = 4 STALLS
TOTAL = 10 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 11 SUMMARY

PRODUCT	TWO & THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.3 ACRES
NUMBER OF BUILDINGS	13 BUILDINGS
TOTAL UNITS	208 UNITS
DENSITY	20.2 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	416 SPACES
GUEST PARKING REQUIRED	52 SPACE
TOTAL PARKING REQUIRED	468 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	416 SPACES
GUEST PARKING PROVIDED	63 SPACES
TOTAL PARKING PROVIDED	479 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 208 = 5 STALLS
5% X 52 = 3 STALLS
TOTAL = 8 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 8 SUMMARY

PARK SITE	5.5 ACRES
SCHOOL SITE	8.6 ACRES
TOTAL ACRES	14.1 ACRES

PA-9 PARKING SUMMARY (PER LOT)

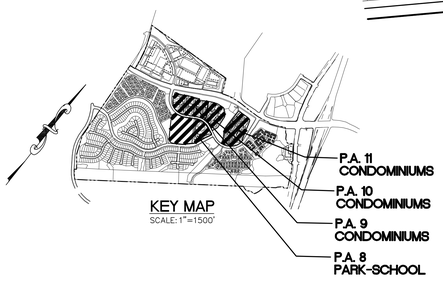
LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
374	51	115	115
375	34	76	85
376	34	76	76
377	34	76	76
378	34	77	77
379	34	77	77
380	34	77	87
TOTAL	255	574	587

PA-10 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
381	48	108	0	99 STALLS SHARED FROM LOT 385
382	76	171	0	149 STALLS SHARED FROM LOT 385
383	64	144	0	130 STALLS SHARED FROM LOT 385
384	92	207	0	99 STALLS SHARED FROM LOT 385
385	0	0	636	PARKING STRUCTURE
TOTAL	280	630	636	

PA-11 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
386	32	72	75	
387	16	36	58	8 STALLS SHARED WITH LOT 389 8 STALLS SHARED WITH LOT 390
388	32	72	73	
389	32	72	64	8 STALLS SHARED FROM LOT 387
390	32	72	64	8 STALLS SHARED FROM LOT 387
391	32	72	64	8 STALLS SHARED FROM LOT 393
392	32	72	64	8 STALLS SHARED FROM LOT 393
393	–	–	17	8 STALLS SHARED WITH LOT 391 8 STALLS SHARED WITH LOT 392
TOTAL	208	468	479	



KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOTLINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

SCALE: 1"=60'
FEET 0 60 120
INCHES 0 1 2

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NO.	DATE	REVISION	BY

SHEET 4 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 8, 9, 10 AND 11
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

I:\CAD\0930\EXHIBIT MAPS\Exhibit-MAP-SHT-04.dwg

TM 53295 SITE PLAN EXHIBIT MAP

PLANNING AREA 12 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.5 ACRES
NUMBER OF BUILDINGS	21 BUILDINGS
TOTAL UNITS	120 UNITS
MAX. BUILDING HEIGHT	50 FEET
DENSITY	11.5 DU/AC
RESIDENT PARKING REQUIRED	240 SPACES
GUEST PARKING REQUIRED	30 SPACES
TOTAL PARKING REQUIRED	270 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	240 SPACES
GUEST PARKING PROVIDED	46 SPACES
TOTAL PARKING PROVIDED	286 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 120 = 3 STALLS
5% X 46 = 2 STALLS
TOTAL = 5 STALLS

SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-12 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
394	36	81	77
395	24	54	57
396	46	103	105
397	0	0	9
398	14	32	38
TOTAL	120	270	286

PLANNING AREA 13 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	15.6 ACRES
NUMBER OF BUILDINGS	50 BUILDINGS
TOTAL UNITS	194 UNITS
MAX. BUILDING HEIGHT	12.4 DU/AC
DENSITY	50 FEET
RESIDENT PARKING REQUIRED	388 SPACES
GUEST PARKING REQUIRED	48 SPACES
TOTAL PARKING REQUIRED	436 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	388 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	458 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 188 = 4 STALLS
5% X 131 = 7 STALLS
TOTAL = 11 STALLS

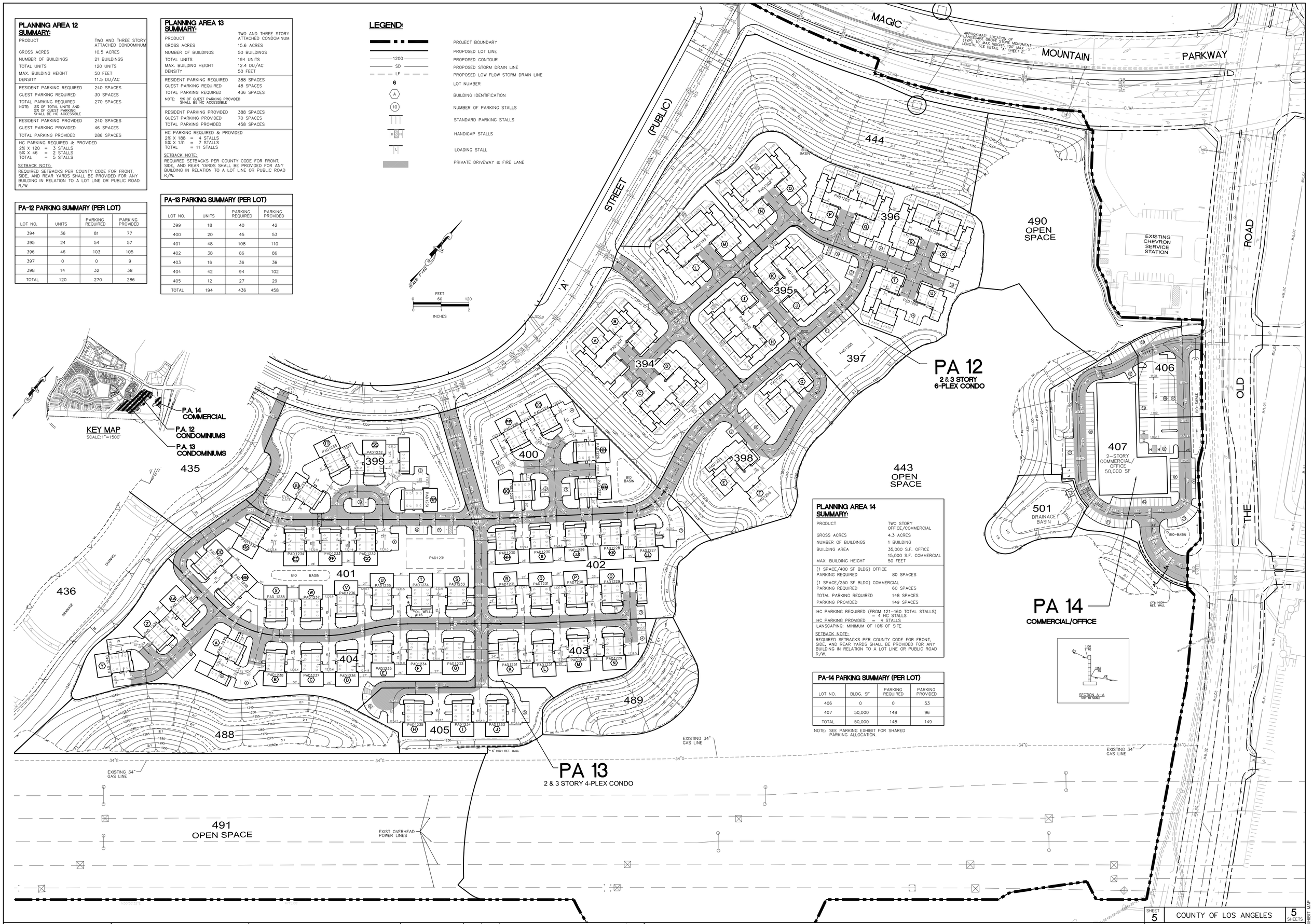
SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-13 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
399	18	40	42
400	20	45	53
401	48	108	110
402	38	86	86
403	16	36	36
404	42	94	102
405	12	27	29
TOTAL	194	436	458

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- H — HANDICAP STALLS
- L — LOADING STALL
- PRIVATE DRIVEWAY & FIRE LANE



PLANNING AREA 14 SUMMARY:

PRODUCT	TWO STORY OFFICE/COMMERCIAL
GROSS ACRES	4.3 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING AREA	35,000 S.F. OFFICE 15,000 S.F. COMMERCIAL
MAX. BUILDING HEIGHT	50 FEET
(1 SPACE/400 SF BLDG) OFFICE PARKING REQUIRED	80 SPACES
(1 SPACE/250 SF BLDG) COMMERCIAL PARKING REQUIRED	60 SPACES
TOTAL PARKING REQUIRED	148 SPACES
PARKING PROVIDED	149 SPACES

HC PARKING REQUIRED (FROM 121-160 TOTAL STALLS) = 4 HC STALLS
HC PARKING PROVIDED = 4 STALLS

LANSCAPING: MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-14 PARKING SUMMARY (PER LOT)

LOT NO.	BLDG. SF	PARKING REQUIRED	PARKING PROVIDED
406	0	0	53
407	50,000	148	96
TOTAL	50,000	148	149

NOTE: SEE PARKING EXHIBIT FOR SHARED PARKING ALLOCATION.

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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — DATE 6/24/14

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 5 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 12, 13 AND 14
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

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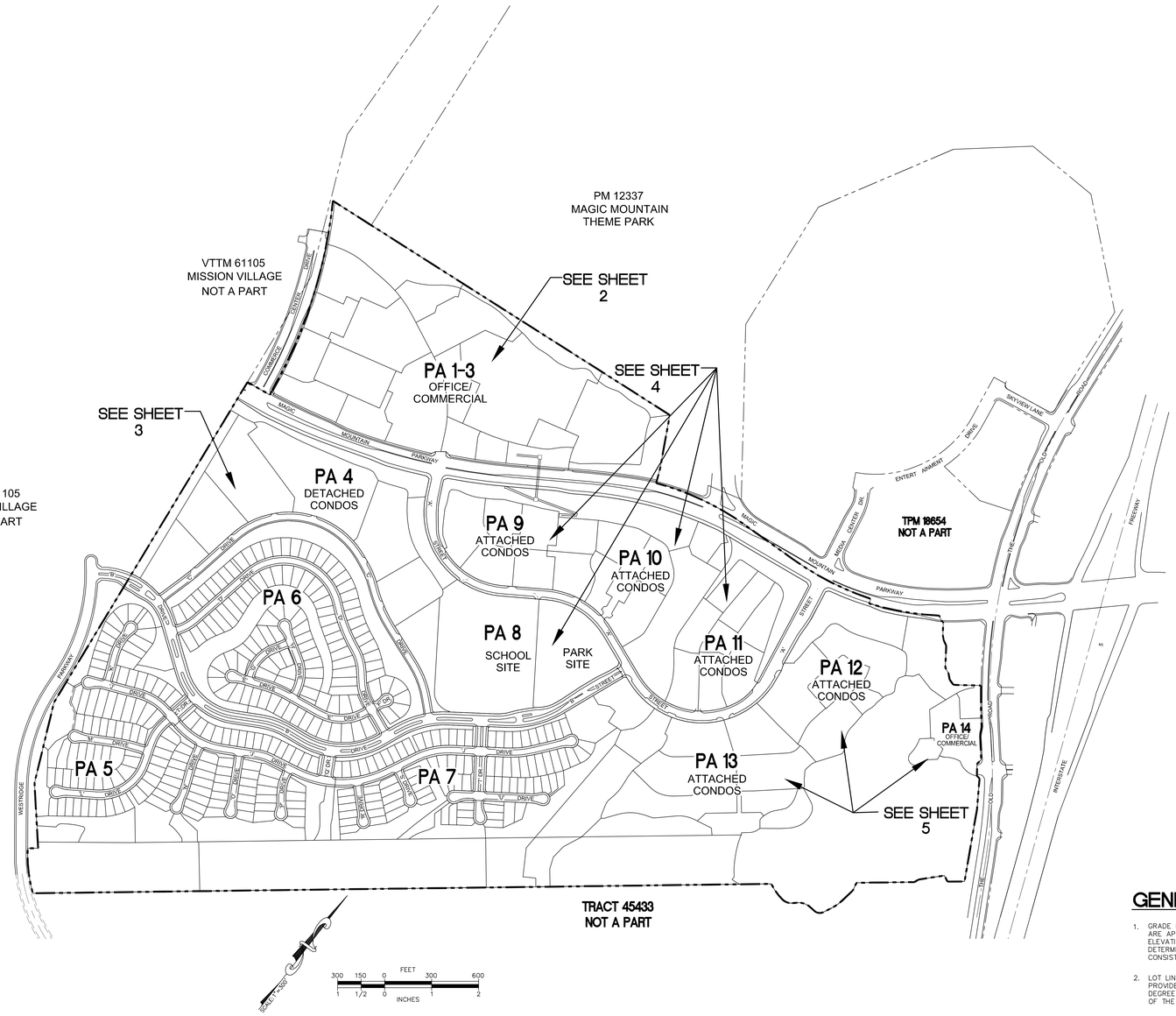
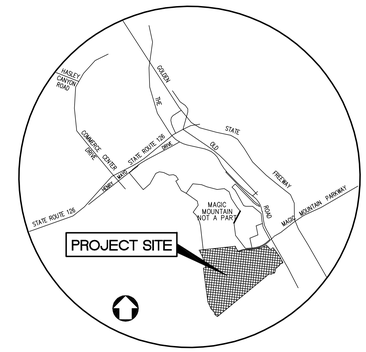
TTM 53295 SITE PLAN EXHIBIT MAP





VICINITY MAP
NOT TO SCALE

PARKING SPACE SUMMARY TABLE

PLANNING AREA	LOT No.	No. of Buildings	RESIDENTIAL							COMMERCIAL								
			NO. OF DU'S	REQ. RESIDENT STALLS (2/DU)	REQ. GUEST STALLS (0.25/DU)	TOTAL STALLS REQUIRED	RES. STALLS PROVIDED	GUEST STALLS PROVIDED	TOTAL STALLS PROVIDED	COMMERCIAL BLDG. S.F.	OFFICE BLDG. S.F.	TOTAL BLDG. S.F.	REQUIRED COMMERCIAL STALLS (1/250 SF)	REQUIRED OFFICE STALLS (1/400 SF)	TOTAL STALLS REQUIRED	COMMERCIAL STALLS PROVIDED	OFFICE STALLS PROVIDED	TOTAL STALLS PROVIDED
PA 1–3	1–26	14								280,000	400,000	680,000	1120	1000	2120	1182	1055	2237
PA 4	26–32	178																
PA 8	372–373	PARK/SCHOOL	178	356	45	401	356	70	426									
PA 9	374–390	15	255	510	64	574	510	77	587									
PA 10	381–385	9	280	560	70	630	560	76	636									
PA 11	386–393	13	208	416	52	468	416	63	479									
PA 12	394–398	21	120	240	30	270	240	46	286									
PA 13	399–405	50	194	388	48	436	388	70	458									
PA 14	406–407	1								15,000	35,000	50,000	60	88	148	60	89	149

NOTES:
1. PLANNING AREA 8 IS A PARK/SCHOOL SITE. PARKING TO BE DETERMINED DURING SITE DEVELOPMENT DESIGN.
2. LOTS 408–496 ARE REC CENTER, STREET, AND OPEN SPACE LOTS.
3. HANDICAP PARKING TO BE PROVIDED PER THE STANDARD PROVISIONS OF THE L.A. COUNTY BUILDING AND SAFETY CODE.
4. SEE PROJECT PARKING EXHIBIT FOR SHARED PARKING WITHIN PA 1–3 (LOTS 1–26), PA 10 (LOTS 381–385), PA 11 (LOTS 386–393) AND PA 14 (LOTS 406–407).

SHEET INDEX

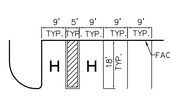
SHEET NO.	DESCRIPTION
1	TITLE SHEET AND TYPICAL DETAILS
2	P.A. 1,2,3 (LOTS 1–26)
3	P.A. 4 (LOTS 27–32)
4	P.A. 9,10,11 (LOTS 374–393)
5	P.A. 12,13,14 (LOTS 394–407)

PROJECT SUMMARY

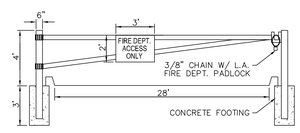
GROSS AREA	382.3 ACRES
TOTAL LOTS	496
TOTAL RESIDENTIAL D.U.	1,574 DU
TOTAL OFFICE/COMMERCIAL	730,000 SF
EXISTING ZONING	R1, C–3,
PROPOSED ZONING	C–3–DP, RPD–5000–4U, RPD–5000–8U, C–R, C–3.
EXISTING GENERAL PLAN LAND USE	H5, CM
PROPOSED LAND USE	H5, CM

GRADING SUMMARY

(PER TM 53295)
CUT: 7,800,000 CY
FILL: 7,800,000 CY



TYPICAL HC PARKING SPACE DETAIL
NO SCALE
NOTE: ALL HANDICAP PARKING SHALL BE PER CODE.



EMERGENCY ACCESS GATE DETAIL
NO SCALE

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS–OF–WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS–SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS–SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 9/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
   – TENTATIVE MAP 53295
   – CONDITIONAL USE PERMIT NO. 00–210
   – OAK TREE PERMIT NO. 200700018
   – ZONE CHANGE NO. 00–210
   – PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1–3, RESIDENTIAL PLANNING AREAS 4, 9–13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

TTM 53295 SITE PLAN EXHIBIT MAP

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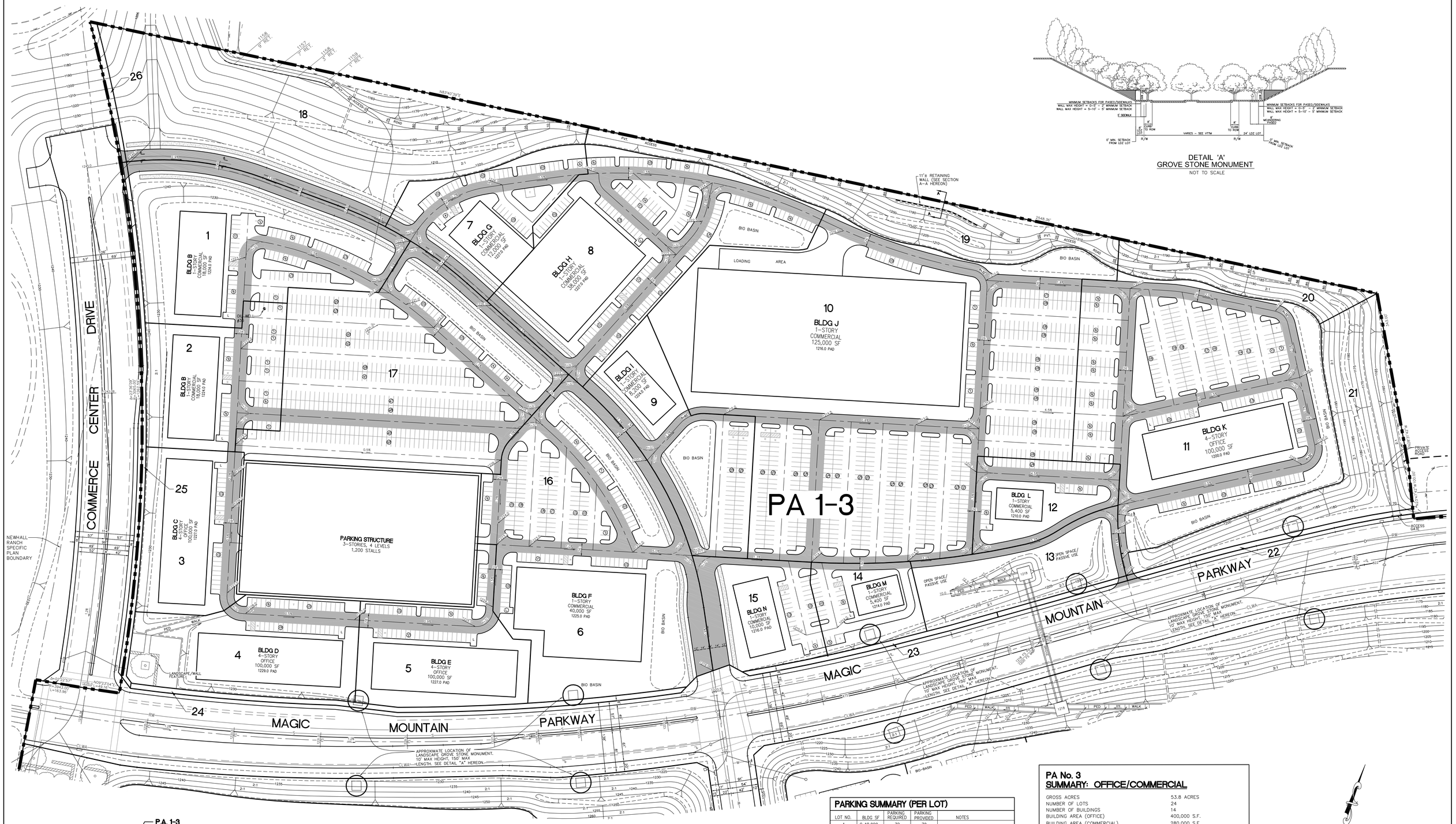
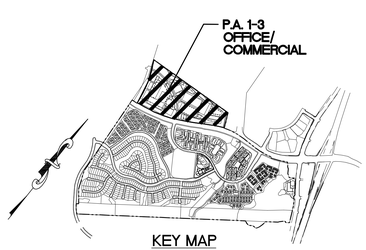
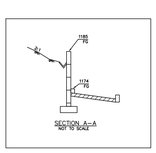


DETAIL 'A'
GROVE STONE MONUMENT
NOT TO SCALE



KEY MAP
SCALE: 1"=1500'



LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOTLINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- L — LOADING STALL (12'W X 24'L)
- H — HANDICAP STALLS
- PRIVATE DRIVEWAY & FIRE LANE
- T — TRASH ENCLOSURE

PARKING SUMMARY (PER LOT)

LOT NO.	BLDG SF	PARKING REQUIRED	PARKING PROVIDED	NOTES
1	C 18,000	72	72	
2	C 18,000	72	72	
3	O 100,000	250	24	101 STALLS SHARED FROM LOT 16 125 STALLS SHARED FROM LOT 17
4	O 100,000	250	37	60 STALLS SHARED FROM LOT 16 153 STALLS SHARED FROM LOT 17
5	O 100,000	250	42	111 STALLS SHARED FROM LOT 16
6	C 40,000	160	161	97 STALLS SHARED FROM LOT 17
7	C 12,000	48	48	
8	C 38,000	152	131	21 STALLS SHARED FROM LOT 10
9	C 82,000	33	22	11 STALLS SHARED FROM LOT 10
10	C 125,000	500	600	3 STALLS SHARED WITH LOT 14 13 STALLS SHARED WITH LOT 15
11	O 100,000	250	280	11 STALLS SHARED WITH LOT 9 13 STALLS SHARED WITH LOT 8
12	C 5,400	22	39	
13	C 5,500	-	-	
14	C 7,500	22	19	3 STALLS SHARED FROM LOT 10
15	C 10,000	40	27	13 STALLS SHARED FROM LOT 10
TOTAL	O 400,000 C 280,000	2,120	2,237	

O=OFFICE, C=COMMERCIAL. SEE PARKING EXHIBIT FOR SHARED PARKING LOCATIONS.

PA No. 3
SUMMARY: OFFICE/COMMERCIAL

GROSS ACRES	53.8 ACRES
NUMBER OF LOTS	24
NUMBER OF BUILDINGS	14
BUILDING AREA (OFFICE)	400,000 S.F.
BUILDING AREA (COMMERCIAL)	280,000 S.F.
MAX. BUILDING HEIGHT	50 FEET
OFFICE PARKING REQUIRED (1 SPACE/400 S.F. BLDG.)	1,000 SPACES
COMMERCIAL PARKING REQUIRED (1 SPACE/250 S.F. BLDG.)	1,120 SPACES
TOTAL PARKING REQUIRED	2,120 SPACES
TOTAL OFFICE PARKING PROVIDED	794 SPACES
TOTAL COMMERCIAL PARKING PROVIDED	1,182 SPACES
TOTAL PARKING STRUCTURE PARKING PROVIDED	1,200 SPACES
TOTAL PARKING PROVIDED	3,176 SPACES

HC PARKING REQUIRED = 7 HC STALLS FOR FIRST 500 STALLS PLUS 1 HC STALL FOR EVERY 200 ADDITIONAL STALLS
= 7 + 2,676/200 X 1 = 21 HC STALLS
HC PARKING PROVIDED = 34 STALLS

LANDSCAPING — MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

SCALE 1"=60'
FEET: 60 30 0 60 120
INCHES: 1 1/2 0 1 2

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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 2 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 1-3
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

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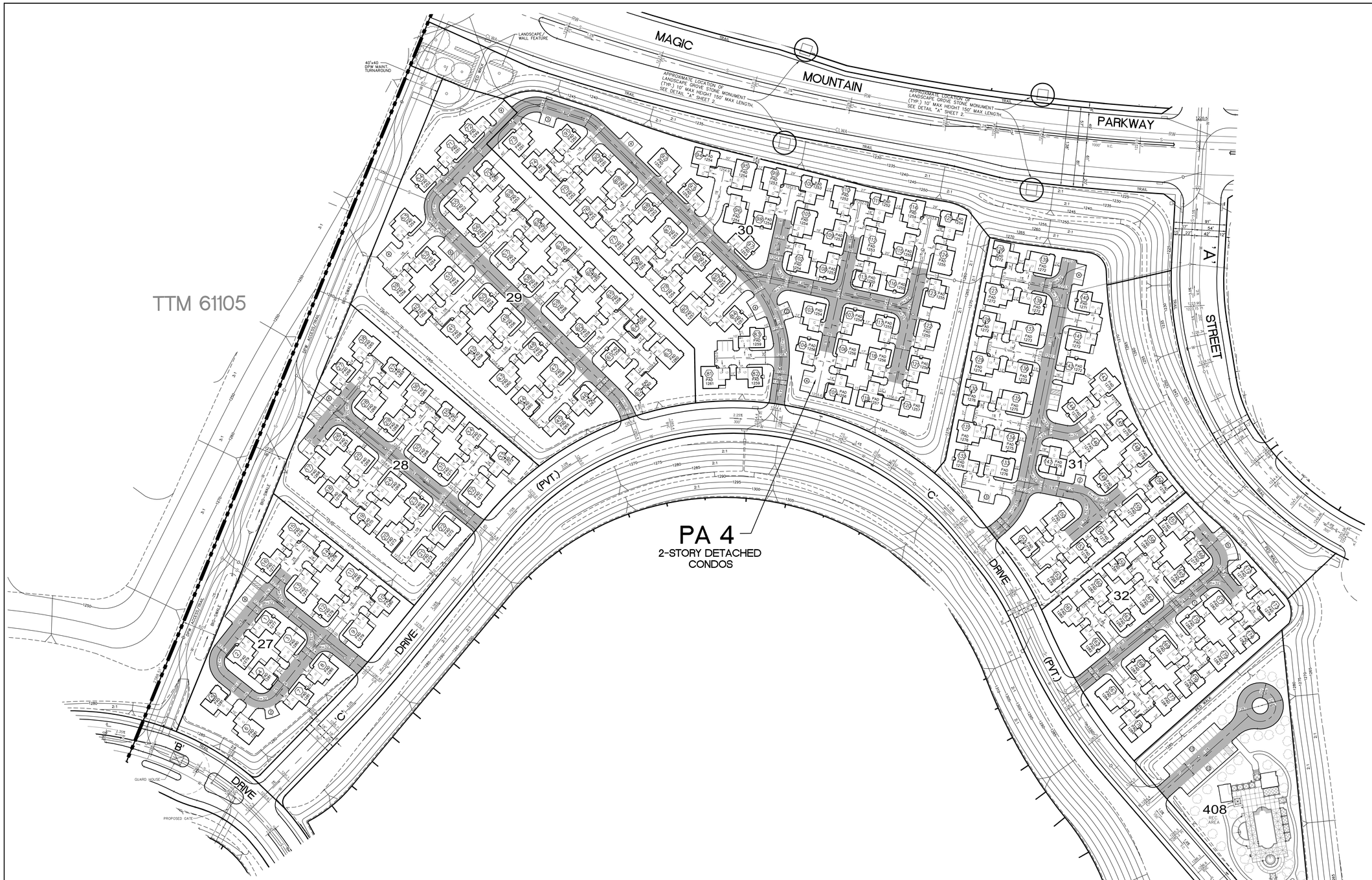
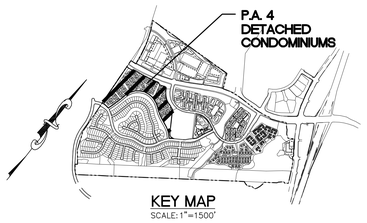
TTM 53295 SITE PLAN EXHIBIT MAP





KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOT LINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
LF	PROPOSED LOW FLOW STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

PLANNING AREA 4 SUMMARY:

PRODUCT	2 STORY DETACHED CONDOS
GROSS ACRES	22.7 ACRES
NUMBER OF BUILDINGS	178 BUILDINGS
TOTAL UNITS	178 UNITS
DENSITY	7.9 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	356 SPACES
GUEST PARKING REQUIRED	45 SPACES
TOTAL PARKING REQUIRED	401 SPACES

NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE

RESIDENT PARKING PROVIDED	356 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	426 SPACES

HC PARKING REQUIRED:
2% X 178 = 4 STALLS
5% X 70 = 4 STALLS
TOTAL = 8 STALLS
HC PARKING PROVIDED = 14 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION LTO A LOT LINE OR PUBLIC ROAD R/W.

PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
25	16	36	43
26	22	49	50
27	34	77	82
28	53	119	126
29	31	70	75
30	22	50	50
TOTAL	178	401	426

SCALE: 1"=60'
FEET 0 60 120
INCHES 0 1 2

SHEET 3 | COUNTY OF LOS ANGELES | 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 4
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

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REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

TTM 53295 SITE PLAN EXHIBIT MAP

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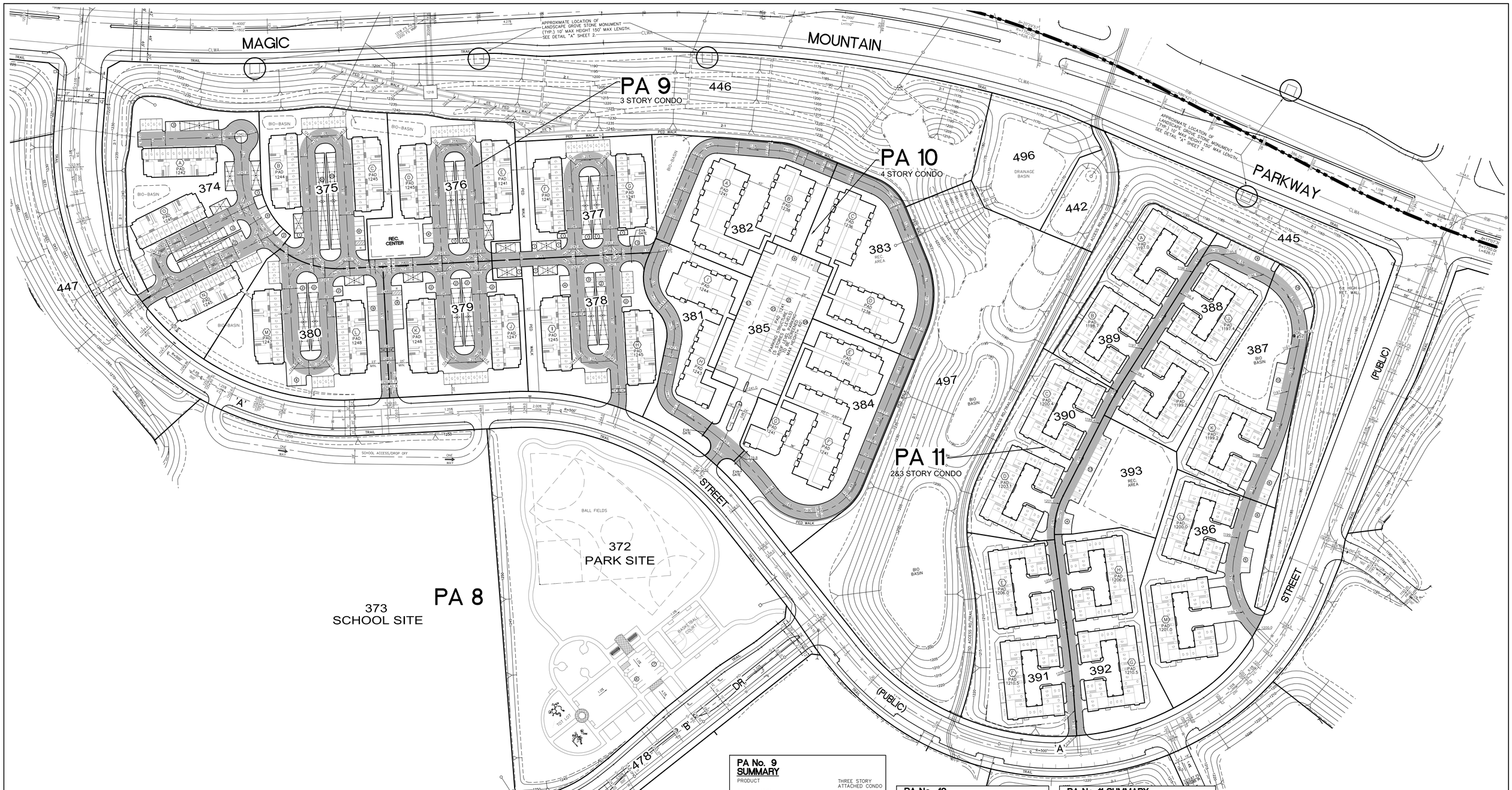
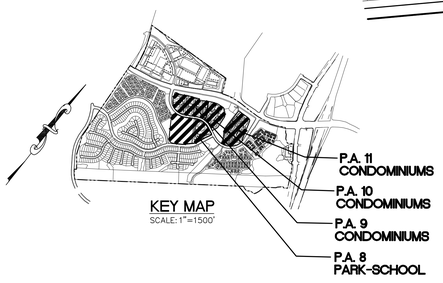


DEPT OF REGIONAL PLANNING
TR53295 EXHIBIT MAP PG 4
26 JUN 2013



KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOTLINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

PA No. 8 SUMMARY

PARK SITE	5.5 ACRES
SCHOOL SITE	8.6 ACRES
TOTAL ACRES	14.1 ACRES

PA No. 9 SUMMARY

PRODUCT	THREE STORY ATTACHED CONDO
GROSS ACRES	11.1 ACRES
NUMBER OF BUILDINGS	15
TOTAL UNITS	255 UNITS
DENSITY	23.0 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	510 SPACES
GUEST PARKING REQUIRED	64 SPACE
TOTAL PARKING REQUIRED	574 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
ATTACHED PARKING PROVIDED	255 SPACES
COVERED PARKING PROVIDED	255 SPACES
GUEST PARKING PROVIDED	77 SPACES
TOTAL PARKING PROVIDED	587 SPACES
HC PARKING REQUIRED & PROVIDED :	
2% X 255 = 5 STALLS	
5% X 77 = 4 STALLS	
TOTAL = 9 STALLS	

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 10 SUMMARY

PRODUCT	FOUR STORY ATTACHED CONDO
GROSS ACRES	8.0 ACRES
NUMBER OF BUILDINGS	9 BUILDINGS
TOTAL UNITS	280 UNITS
DENSITY	35.0 DU/AC
MAX. BUILDING HEIGHT	60 FEET
RESIDENT PARKING REQUIRED	560 SPACES
GUEST PARKING REQUIRED	70 SPACE
TOTAL PARKING REQUIRED	630 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	560 SPACES
GUEST PARKING PROVIDED	76 SPACES
TOTAL PARKING PROVIDED	636 SPACES
HC PARKING REQUIRED & PROVIDED :	
2% X 280 = 6 STALLS	
5% X 76 = 4 STALLS	
TOTAL = 10 STALLS	

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 11 SUMMARY

PRODUCT	TWO & THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.3 ACRES
NUMBER OF BUILDINGS	13 BUILDINGS
TOTAL UNITS	208 UNITS
DENSITY	20.2 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	416 SPACES
GUEST PARKING REQUIRED	52 SPACE
TOTAL PARKING REQUIRED	468 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	416 SPACES
GUEST PARKING PROVIDED	63 SPACES
TOTAL PARKING PROVIDED	479 SPACES
HC PARKING REQUIRED & PROVIDED :	
2% X 208 = 5 STALLS	
5% X 52 = 3 STALLS	
TOTAL = 8 STALLS	

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-9 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
374	51	115	115
375	34	76	85
376	34	76	76
377	34	76	76
378	34	77	77
379	34	77	77
380	34	77	87
TOTAL	255	574	587

PA-10 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
381	48	108	0	99 STALLS SHARED FROM LOT 385
382	76	171	0	149 STALLS SHARED FROM LOT 385
383	64	144	0	130 STALLS SHARED FROM LOT 385
384	92	207	0	99 STALLS SHARED FROM LOT 385
385	0	0	636	PARKING STRUCTURE
TOTAL	280	630	636	

PA-11 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
386	32	72	75	
387	16	36	58	8 STALLS SHARED WITH LOT 389 8 STALLS SHARED WITH LOT 390
388	32	72	73	
389	32	72	64	8 STALLS SHARED FROM LOT 387
390	32	72	64	8 STALLS SHARED FROM LOT 387
391	32	72	64	8 STALLS SHARED FROM LOT 393
392	32	72	64	8 STALLS SHARED FROM LOT 393
393	–	–	17	8 STALLS SHARED WITH LOT 391 8 STALLS SHARED WITH LOT 392
TOTAL	208	468	479	

SCALE: 1"=60'
FEET 0 60 120
INCHES 0 1 2

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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 4 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 8, 9, 10 AND 11
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

TM 53295 SITE PLAN EXHIBIT MAP

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PLANNING AREA 12 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.5 ACRES
NUMBER OF BUILDINGS	21 BUILDINGS
TOTAL UNITS	120 UNITS
MAX. BUILDING HEIGHT	50 FEET
DENSITY	11.5 DU/AC
RESIDENT PARKING REQUIRED	240 SPACES
GUEST PARKING REQUIRED	30 SPACES
TOTAL PARKING REQUIRED	270 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	240 SPACES
GUEST PARKING PROVIDED	46 SPACES
TOTAL PARKING PROVIDED	286 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 120 = 3 STALLS
5% X 46 = 2 STALLS
TOTAL = 5 STALLS

SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-12 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
394	36	81	77
395	24	54	57
396	46	103	105
397	0	0	9
398	14	32	38
TOTAL	120	270	286

PLANNING AREA 13 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	15.6 ACRES
NUMBER OF BUILDINGS	50 BUILDINGS
TOTAL UNITS	194 UNITS
MAX. BUILDING HEIGHT	12.4 DU/AC
DENSITY	50 FEET
RESIDENT PARKING REQUIRED	388 SPACES
GUEST PARKING REQUIRED	48 SPACES
TOTAL PARKING REQUIRED	436 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	388 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	458 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 188 = 4 STALLS
5% X 131 = 7 STALLS
TOTAL = 11 STALLS

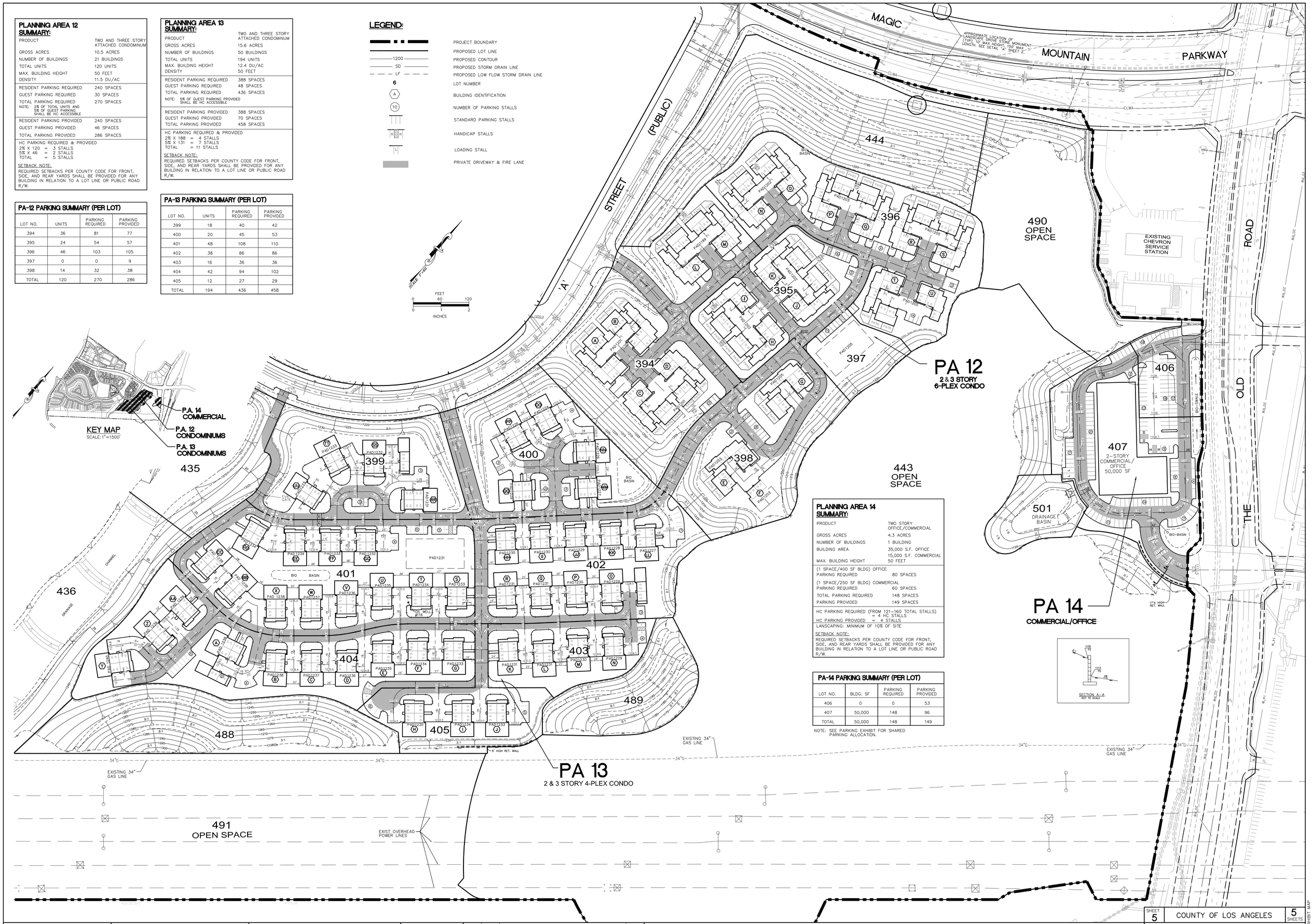
SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-13 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
399	18	40	42
400	20	45	53
401	48	108	110
402	38	86	86
403	16	36	36
404	42	94	102
405	12	27	29
TOTAL	194	436	458

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- H — HANDICAP STALLS
- L — LOADING STALL
- PRIVATE DRIVEWAY & FIRE LANE



PLANNING AREA 14 SUMMARY:

PRODUCT	TWO STORY OFFICE/COMMERCIAL
GROSS ACRES	4.3 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING AREA	35,000 S.F. OFFICE 15,000 S.F. COMMERCIAL
MAX. BUILDING HEIGHT	50 FEET
(1 SPACE/400 SF BLDG) OFFICE PARKING REQUIRED	80 SPACES
(1 SPACE/250 SF BLDG) COMMERCIAL PARKING REQUIRED	60 SPACES
TOTAL PARKING REQUIRED	148 SPACES
PARKING PROVIDED	149 SPACES

HC PARKING REQUIRED (FROM 121-160 TOTAL STALLS) = 4 HC STALLS
HC PARKING PROVIDED = 4 STALLS

LANSCAPING: MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-14 PARKING SUMMARY (PER LOT)

LOT NO.	BLDG. SF	PARKING REQUIRED	PARKING PROVIDED
406	0	0	53
407	50,000	148	96
TOTAL	50,000	148	149

NOTE: SEE PARKING EXHIBIT FOR SHARED PARKING ALLOCATION.

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REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 5 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 12, 13 AND 14
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

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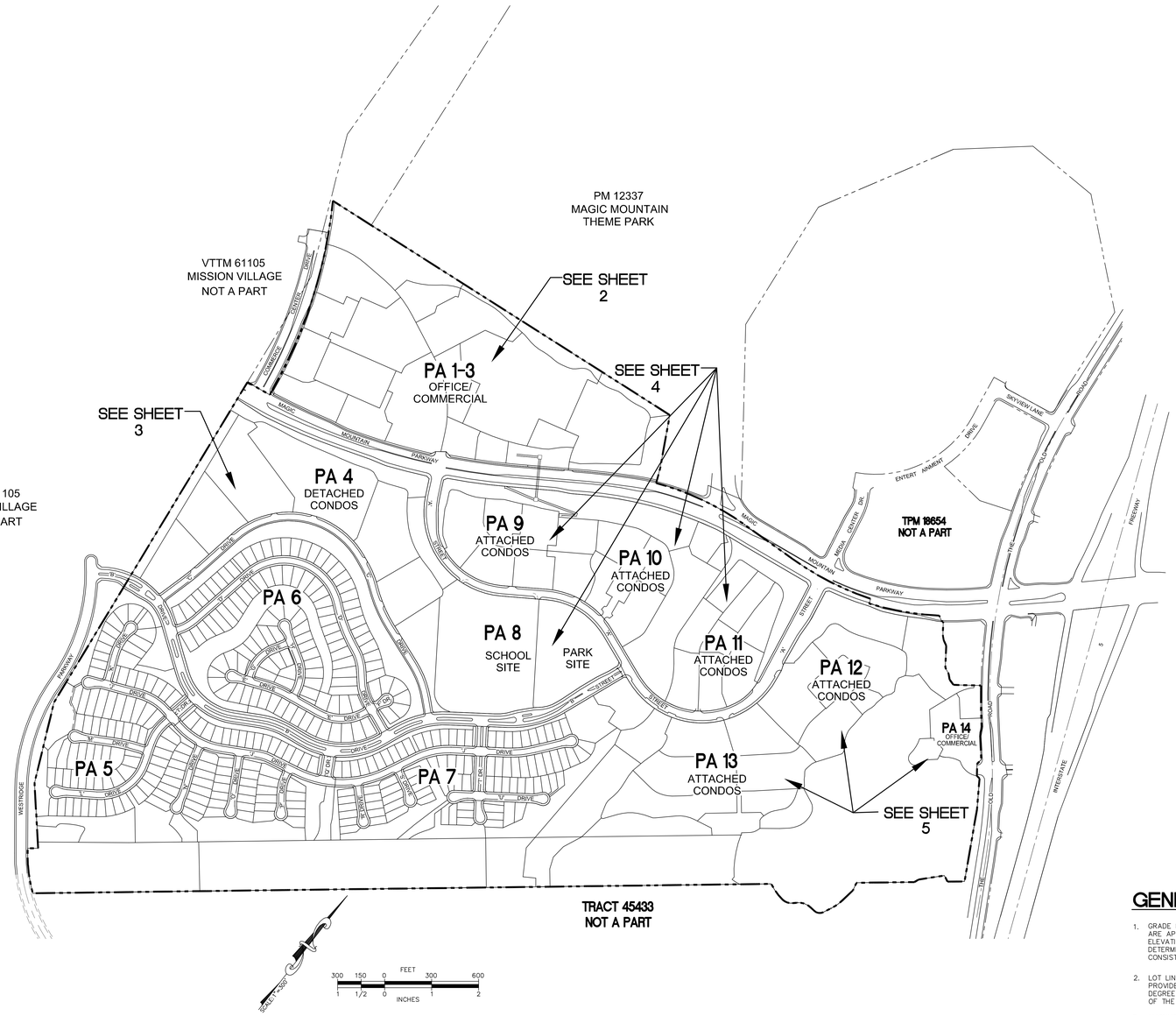
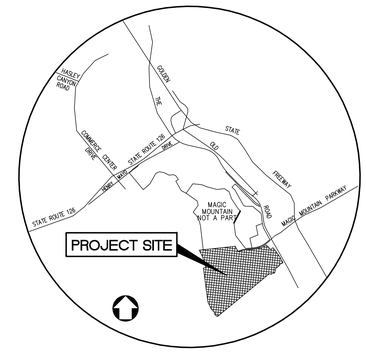
TTM 53295 SITE PLAN EXHIBIT MAP





VICINITY MAP
NOT TO SCALE

PARKING SPACE SUMMARY TABLE

PLANNING AREA	LOT No.	No. of Buildings	RESIDENTIAL							COMMERCIAL								
			NO. OF DU'S	REQ. RESIDENT STALLS (2/DU)	REQ. GUEST STALLS (0.25/DU)	TOTAL STALLS REQUIRED	RES. STALLS PROVIDED	GUEST STALLS PROVIDED	TOTAL STALLS PROVIDED	COMMERCIAL BLDG. S.F.	OFFICE BLDG. S.F.	TOTAL BLDG. S.F.	REQUIRED COMMERCIAL STALLS (1/250 SF)	REQUIRED OFFICE STALLS (1/400 SF)	TOTAL STALLS REQUIRED	COMMERCIAL STALLS PROVIDED	OFFICE STALLS PROVIDED	TOTAL STALLS PROVIDED
PA 1–3	1–26	14								280,000	400,000	680,000	1120	1000	2120	1182	1055	2237
PA 4	26–32	178																
PA 8	372–373	PARK/SCHOOL	178	356	45	401	356	70	426									
PA 9	374–390	15	255	510	64	574	510	77	587									
PA 10	381–385	9	280	560	70	630	560	76	636									
PA 11	386–393	13	208	416	52	468	416	63	479									
PA 12	394–398	21	120	240	30	270	240	46	286									
PA 13	399–405	50	194	388	48	436	388	70	458									
PA 14	406–407	1								15,000	35,000	50,000	60	88	148	60	89	149

NOTES:
1. PLANNING AREA 8 IS A PARK/SCHOOL SITE. PARKING TO BE DETERMINED DURING SITE DEVELOPMENT DESIGN.
2. LOTS 408–496 ARE REC CENTER, STREET, AND OPEN SPACE LOTS.
3. HANDICAP PARKING TO BE PROVIDED PER THE STANDARD PROVISIONS OF THE L.A. COUNTY BUILDING AND SAFETY CODE.
4. SEE PROJECT PARKING EXHIBIT FOR SHARED PARKING WITHIN PA 1–3 (LOTS 1–26), PA 10 (LOTS 381–385), PA 11 (LOTS 386–393) AND PA 14 (LOTS 406–407).

SHEET INDEX

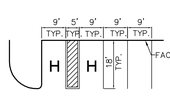
SHEET NO.	DESCRIPTION
1	TITLE SHEET AND TYPICAL DETAILS
2	P.A. 1,2,3 (LOTS 1–26)
3	P.A. 4 (LOTS 27–32)
4	P.A. 9,10,11 (LOTS 374–393)
5	P.A. 12,13,14 (LOTS 394–407)

PROJECT SUMMARY

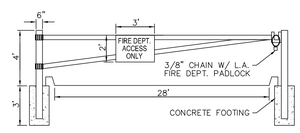
GROSS AREA	382.3 ACRES
TOTAL LOTS	496
TOTAL RESIDENTIAL D.U.	1,574 DU
TOTAL OFFICE/COMMERCIAL	730,000 SF
EXISTING ZONING	R1, C–3,
PROPOSED ZONING	C–3–DP, RPD–5000–4U, RPD–5000–8U, C–R, C–3.
EXISTING GENERAL PLAN LAND USE	H5, CM
PROPOSED LAND USE	H5, CM

GRADING SUMMARY

(PER TM 53295)
CUT: 7,800,000 CY
FILL: 7,800,000 CY



TYPICAL HC PARKING SPACE DETAIL
NO SCALE
NOTE: ALL HANDICAP PARKING SHALL BE PER CODE.



EMERGENCY ACCESS GATE DETAIL
NO SCALE

GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE:
   A. THE CHANGE IN PROPOSED LAND USE.
   B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
5. THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
6. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G., RIGHTS–OF–WAY OR PARKS), EXACTIONS, OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
7. THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
8. PERMISSION IS REQUESTED FOR UNIT PHASING.
9. PERMISSION IS REQUESTED TO COMBINE LOTS.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
11. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
12. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
13. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
14. PERMISSION IS REQUESTED TO MASS GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
17. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
18. MODIFIED STREET CROSS–SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS–SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
19. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
20. TOPO COMPILED FROM DATA FLOWN 9/11.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. RELATED ENTITLEMENTS:
   – TENTATIVE MAP 53295
   – CONDITIONAL USE PERMIT NO. 00–210
   – OAK TREE PERMIT NO. 200700018
   – ZONE CHANGE NO. 00–210
   – PARKING PERMIT NO. 200700013
23. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
24. FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
25. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
26. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
27. PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
28. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
29. WITHIN COMMERCIAL PLANNING AREA 1–3, RESIDENTIAL PLANNING AREAS 4, 9–13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
30. THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.

SPECIAL NOTES

1. WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
2. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

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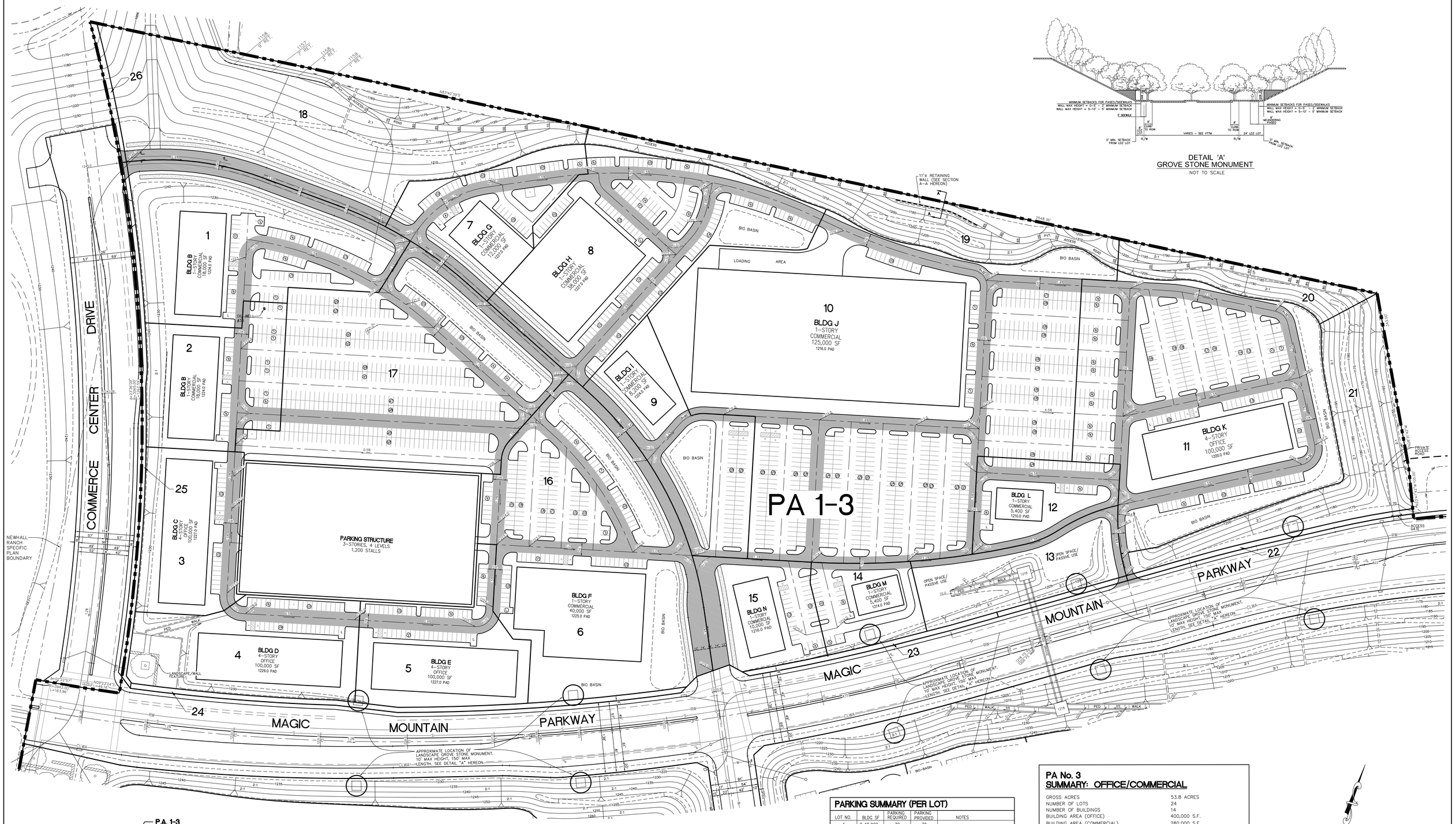
NO.	DATE	REVISION	BY

SHEET 1 — COUNTY OF LOS ANGELES — 5 SHEETS

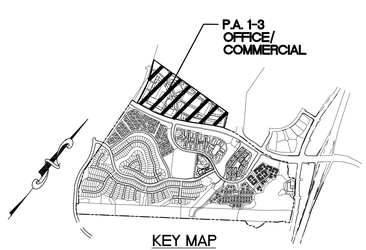
MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

TTM 53295 SITE PLAN EXHIBIT MAP

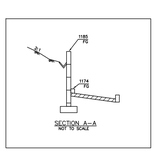
I:\CAD\0930\EXHIBIT MAPS\Exhibit-MAP-SHT-01.dwg



DETAIL 'A'
GROVE STONE MONUMENT
NOT TO SCALE



KEY MAP
SCALE: 1"=1500'



LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOTLINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- L — LOADING STALL (12'W X 24'L)
- H — HANDICAP STALLS
- PRIVATE DRIVEWAY & FIRE LANE
- T — TRASH ENCLOSURE

PARKING SUMMARY (PER LOT)

LOT NO.	BLDG SF	PARKING REQUIRED	PARKING PROVIDED	NOTES
1	C 18,000	72	72	
2	C 18,000	72	72	
3	O 100,000	250	24	101 STALLS SHARED FROM LOT 16 125 STALLS SHARED FROM LOT 17
4	O 100,000	250	37	60 STALLS SHARED FROM LOT 16 153 STALLS SHARED FROM LOT 17
5	O 100,000	250	42	111 STALLS SHARED FROM LOT 16
6	C 40,000	160	161	97 STALLS SHARED FROM LOT 17
7	C 12,000	48	48	
8	C 38,000	152	131	21 STALLS SHARED FROM LOT 10
9	C 82,000	33	22	11 STALLS SHARED FROM LOT 10
10	C 125,000	500	600	3 STALLS SHARED WITH LOT 14 13 STALLS SHARED WITH LOT 15
11	O 100,000	250	280	11 STALLS SHARED WITH LOT 9 13 STALLS SHARED WITH LOT 8
12	C 5,400	22	39	
13	C 5,500	-	-	
14	C 7,500	22	19	3 STALLS SHARED FROM LOT 10
15	C 10,000	40	27	13 STALLS SHARED FROM LOT 10
TOTAL	O 400,000 C 280,000	2,120	2,237	

O=OFFICE, C=COMMERCIAL. SEE PARKING EXHIBIT FOR SHARED PARKING LOCATIONS.

PA No. 3
SUMMARY: OFFICE/COMMERCIAL

GROSS ACRES	53.8 ACRES
NUMBER OF LOTS	24
NUMBER OF BUILDINGS	14
BUILDING AREA (OFFICE)	400,000 S.F.
BUILDING AREA (COMMERCIAL)	280,000 S.F.
MAX. BUILDING HEIGHT	50 FEET
OFFICE PARKING REQUIRED (1 SPACE/400 S.F. BLDG.)	1,000 SPACES
COMMERCIAL PARKING REQUIRED (1 SPACE/250 S.F. BLDG.)	1,120 SPACES
TOTAL PARKING REQUIRED	2,120 SPACES
TOTAL OFFICE PARKING PROVIDED	794 SPACES
TOTAL COMMERCIAL PARKING PROVIDED	1,182 SPACES
TOTAL PARKING STRUCTURE PARKING PROVIDED	1,200 SPACES
TOTAL PARKING PROVIDED	3,176 SPACES

HC PARKING REQUIRED = 7 HC STALLS FOR FIRST 500 STALLS PLUS 1 HC STALL FOR EVERY 200 ADDITIONAL STALLS
= 7 + 2,676/200 X 1 = 21 HC STALLS
HC PARKING PROVIDED = 34 STALLS

LANDSCAPING — MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

SCALE 1"=60'
FEET: 60 30 0 60 120
INCHES: 1 1/2 0 1 2

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PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFEILD COURT, SUITE 300
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(661)255-4000
REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
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PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITTEKER R.C.E. 51929 — 6/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER — CRAIG M. WHITTEKER — NO. 51929 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 2 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 1-3
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

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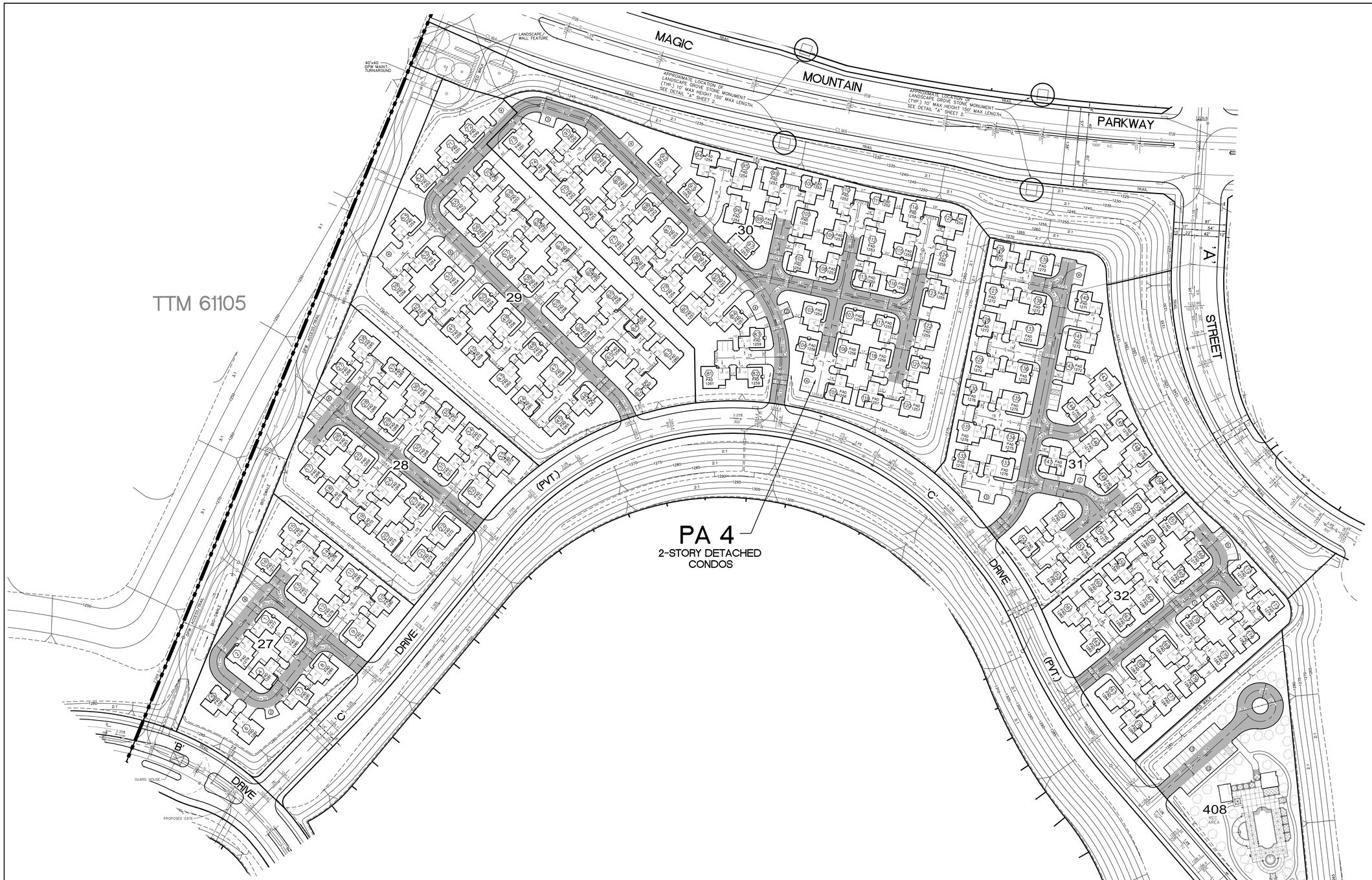
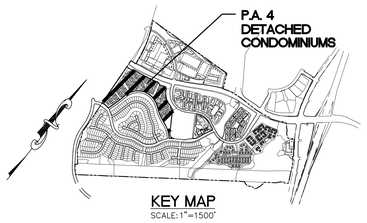
TTM 53295 SITE PLAN EXHIBIT MAP





KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOT LINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
LF	PROPOSED LOW FLOW STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

PLANNING AREA 4 SUMMARY:

PRODUCT	2 STORY DETACHED CONDOS
GROSS ACRES	22.7 ACRES
NUMBER OF BUILDINGS	178 BUILDINGS
TOTAL UNITS	178 UNITS
DENSITY	7.9 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	356 SPACES
GUEST PARKING REQUIRED	45 SPACES
TOTAL PARKING REQUIRED	401 SPACES

NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE

RESIDENT PARKING PROVIDED	356 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	426 SPACES

HC PARKING REQUIRED:
2% X 178 = 4 STALLS
5% X 70 = 4 STALLS
TOTAL = 8 STALLS
HC PARKING PROVIDED = 14 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION LTO A LOT LINE OR PUBLIC ROAD R/W.

PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
25	16	36	43
26	22	49	50
27	34	77	82
28	53	119	126
29	31	70	75
30	22	50	50
TOTAL	178	401	426

SCALE: 1"=60'
FEET 0 60 120
INCHES 0 1 2

SHEET 3 | COUNTY OF LOS ANGELES | 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 4
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES

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REPRESENTATIVE: MR. MILES HELFRICH

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REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

TTM 53295 SITE PLAN EXHIBIT MAP

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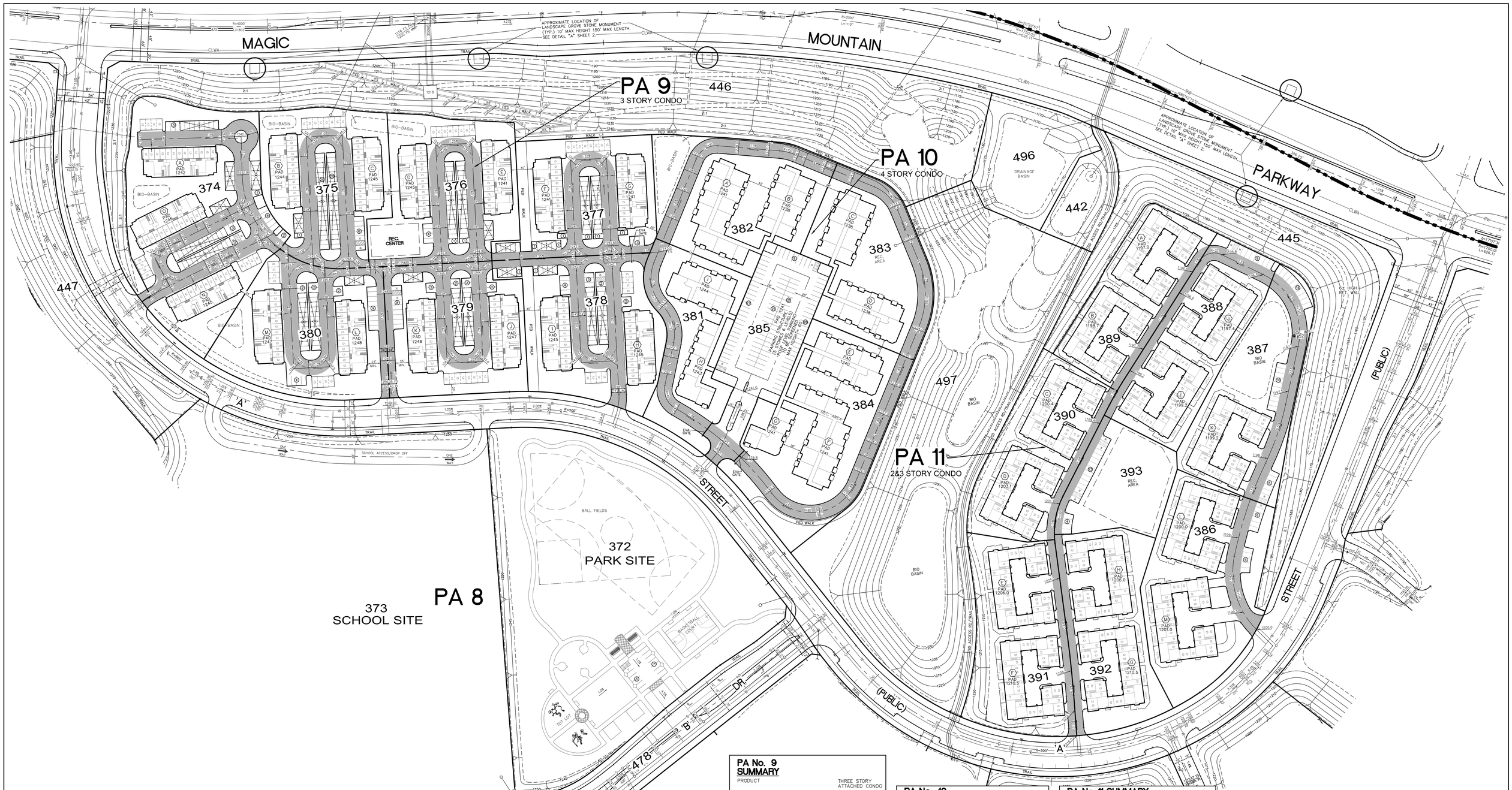


PA No. 9 SUMMARY

PRODUCT	THREE STORY ATTACHED CONDO
GROSS ACRES	11.1 ACRES
NUMBER OF BUILDINGS	15
TOTAL UNITS	255 UNITS
DENSITY	23.0 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	510 SPACES
GUEST PARKING REQUIRED	64 SPACE
TOTAL PARKING REQUIRED	574 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
ATTACHED PARKING PROVIDED	255 SPACES
COVERED PARKING PROVIDED	255 SPACES
GUEST PARKING PROVIDED	77 SPACES
TOTAL PARKING PROVIDED	587 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 255 = 5 STALLS
5% X 77 = 4 STALLS
TOTAL = 9 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 10 SUMMARY

PRODUCT	FOUR STORY ATTACHED CONDO
GROSS ACRES	8.0 ACRES
NUMBER OF BUILDINGS	9 BUILDINGS
TOTAL UNITS	280 UNITS
DENSITY	35.0 DU/AC
MAX. BUILDING HEIGHT	60 FEET
RESIDENT PARKING REQUIRED	560 SPACES
GUEST PARKING REQUIRED	70 SPACE
TOTAL PARKING REQUIRED	630 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	560 SPACES
GUEST PARKING PROVIDED	76 SPACES
TOTAL PARKING PROVIDED	636 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 280 = 6 STALLS
5% X 76 = 4 STALLS
TOTAL = 10 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 11 SUMMARY

PRODUCT	TWO & THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.3 ACRES
NUMBER OF BUILDINGS	13 BUILDINGS
TOTAL UNITS	208 UNITS
DENSITY	20.2 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	416 SPACES
GUEST PARKING REQUIRED	52 SPACE
TOTAL PARKING REQUIRED	468 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	416 SPACES
GUEST PARKING PROVIDED	63 SPACES
TOTAL PARKING PROVIDED	479 SPACES

HC PARKING REQUIRED & PROVIDED :
2% X 208 = 5 STALLS
5% X 52 = 3 STALLS
TOTAL = 8 STALLS

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA No. 8 SUMMARY

PARK SITE	5.5 ACRES
SCHOOL SITE	8.6 ACRES
TOTAL ACRES	14.1 ACRES

PA-9 PARKING SUMMARY (PER LOT)

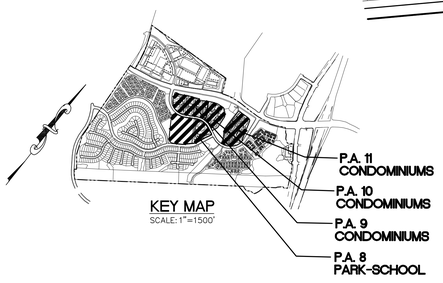
LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
374	51	115	115
375	34	76	85
376	34	76	76
377	34	76	76
378	34	77	77
379	34	77	77
380	34	77	87
TOTAL	255	574	587

PA-10 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
381	48	108	0	99 STALLS SHARED FROM LOT 385
382	76	171	0	149 STALLS SHARED FROM LOT 385
383	64	144	0	130 STALLS SHARED FROM LOT 385
384	92	207	0	99 STALLS SHARED FROM LOT 385
385	0	0	636	PARKING STRUCTURE
TOTAL	280	630	636	

PA-11 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
386	32	72	75	
387	16	36	58	8 STALLS SHARED WITH LOT 389 8 STALLS SHARED WITH LOT 390
388	32	72	73	
389	32	72	64	8 STALLS SHARED FROM LOT 387
390	32	72	64	8 STALLS SHARED FROM LOT 387
391	32	72	64	8 STALLS SHARED FROM LOT 393
392	32	72	64	8 STALLS SHARED FROM LOT 393
393	–	–	17	8 STALLS SHARED WITH LOT 391 8 STALLS SHARED WITH LOT 392
TOTAL	208	468	479	



KEY MAP
SCALE: 1"=1500'

LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOTLINE
1200	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN LINE
6	LOT NUMBER
A	BUILDING IDENTIFICATION
10	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
H	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE

SCALE: 1"=60'
FEET 0 60 120
INCHES 0 1 2

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REGISTERED PROFESSIONAL ENGINEER CRAIG M. WHITTEKER NO. 51929 EXP 6-30-14 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

SHEET 4 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 8, 9, 10 AND 11
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

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TM 53295 SITE PLAN EXHIBIT MAP

DEPT OF REGIONAL PLANNNG
TR53295 TENTATIVE PG 5
26 JUN 2013

PLANNING AREA 12 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	10.5 ACRES
NUMBER OF BUILDINGS	21 BUILDINGS
TOTAL UNITS	120 UNITS
MAX. BUILDING HEIGHT	50 FEET
DENSITY	11.5 DU/AC
RESIDENT PARKING REQUIRED	240 SPACES
GUEST PARKING REQUIRED	30 SPACES
TOTAL PARKING REQUIRED	270 SPACES
NOTE: 2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	240 SPACES
GUEST PARKING PROVIDED	46 SPACES
TOTAL PARKING PROVIDED	286 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 120 = 3 STALLS
5% X 46 = 2 STALLS
TOTAL = 5 STALLS

SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PLANNING AREA 13 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINUM
GROSS ACRES	15.6 ACRES
NUMBER OF BUILDINGS	50 BUILDINGS
TOTAL UNITS	194 UNITS
MAX. BUILDING HEIGHT	12.4 DU/AC
DENSITY	50 FEET
RESIDENT PARKING REQUIRED	388 SPACES
GUEST PARKING REQUIRED	48 SPACES
TOTAL PARKING REQUIRED	436 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	388 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	458 SPACES

HC PARKING REQUIRED & PROVIDED
2% X 188 = 4 STALLS
5% X 131 = 7 STALLS
TOTAL = 11 STALLS

SETBACK NOTE:-
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

LEGEND:

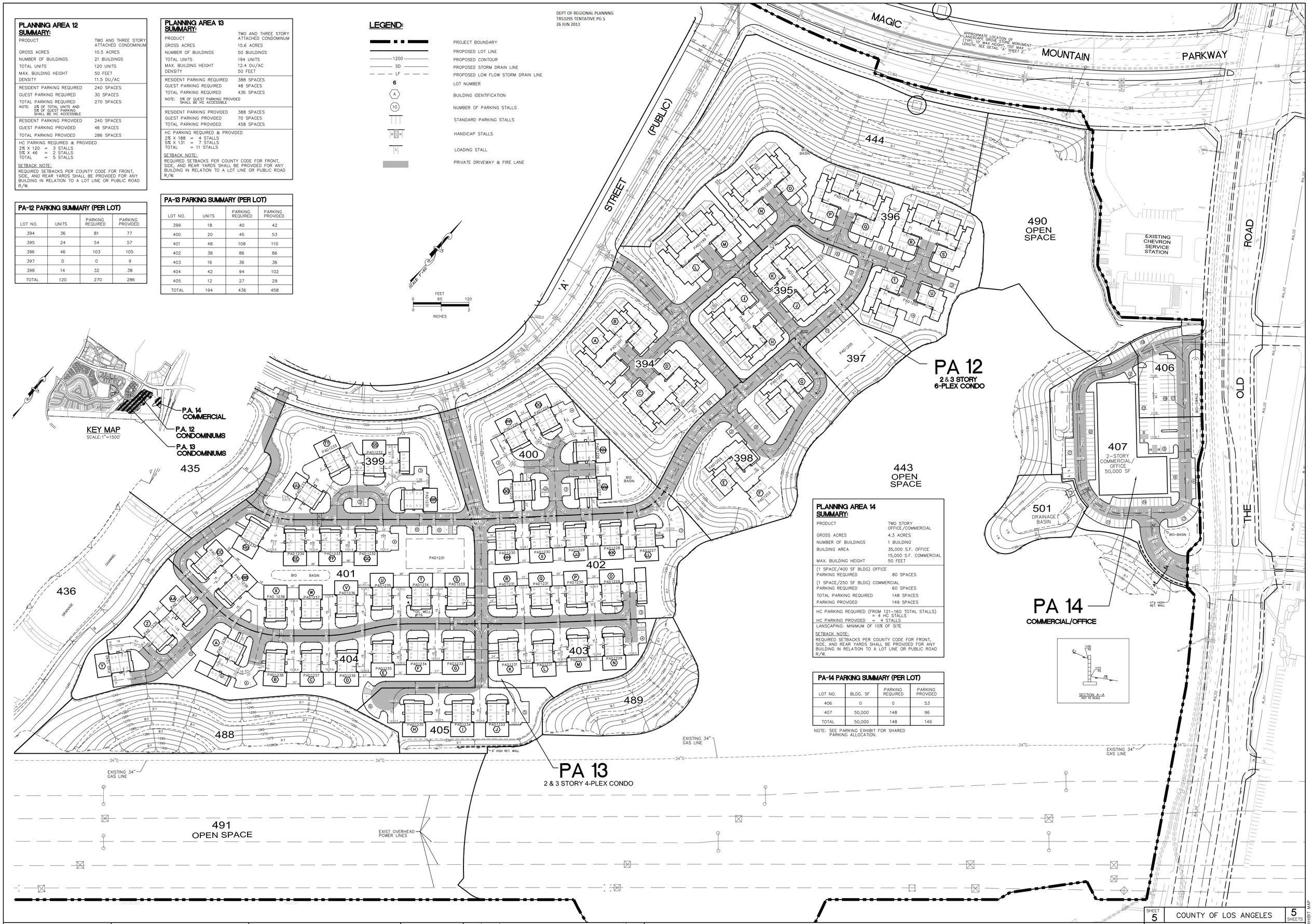
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- 1200 — PROPOSED CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- LF — PROPOSED LOW FLOW STORM DRAIN LINE
- 6 — LOT NUMBER
- A — BUILDING IDENTIFICATION
- 10 — NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- H — HANDICAP STALLS
- L — LOADING STALL
- PRIVATE DRIVEWAY & FIRE LANE

PA-12 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
394	36	81	77
395	24	54	57
396	46	103	105
397	0	0	9
398	14	32	38
TOTAL	120	270	286

PA-13 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
399	18	40	42
400	20	45	53
401	48	108	110
402	38	86	86
403	16	36	36
404	42	94	102
405	12	27	29
TOTAL	194	436	458



PLANNING AREA 14 SUMMARY:

PRODUCT	TWO STORY OFFICE/COMMERCIAL
GROSS ACRES	4.3 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING AREA	35,000 S.F. OFFICE 15,000 S.F. COMMERCIAL
MAX. BUILDING HEIGHT	50 FEET
(1 SPACE/400 SF BLDG) OFFICE PARKING REQUIRED	80 SPACES
(1 SPACE/250 SF BLDG) COMMERCIAL PARKING REQUIRED	60 SPACES
TOTAL PARKING REQUIRED	148 SPACES
PARKING PROVIDED	149 SPACES

HC PARKING REQUIRED (FROM 121-160 TOTAL STALLS) = 4 HC STALLS
HC PARKING PROVIDED = 4 STALLS
LANSCAPING: MINIMUM OF 10% OF SITE

SETBACK NOTE:
REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO A LOT LINE OR PUBLIC ROAD R/W.

PA-14 PARKING SUMMARY (PER LOT)

LOT NO.	BLDG. SF	PARKING REQUIRED	PARKING PROVIDED
406	0	0	53
407	50,000	148	96
TOTAL	50,000	148	149

NOTE: SEE PARKING EXHIBIT FOR SHARED PARKING ALLOCATION.

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NO.	DATE	REVISION	BY

SHEET 5 — COUNTY OF LOS ANGELES — 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA PA 12, 13 AND 14
EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

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TTM 53295 SITE PLAN EXHIBIT MAP