

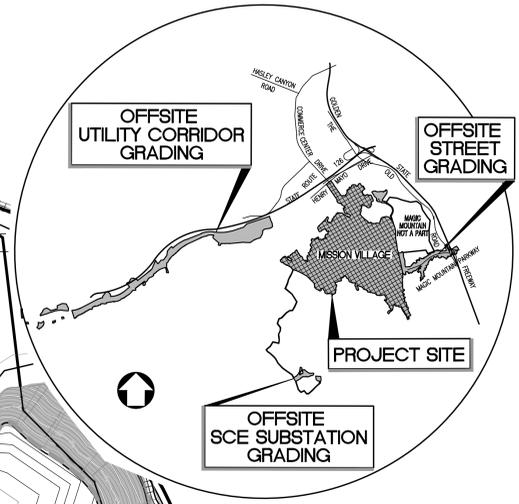
PARKING SPACE SUMMARY TABLE

Lot No.	STREET FRONTAGE	No. of Buildings	RESIDENTIAL					COMMERCIAL											
			No. of DU's	Req. P.S.	Req. Guest P.S.	Total P.S. Required	Res. P.S. Provided	Guest P.S. Provided	Total P.S. Provided	Retail Bkgs. at.	Office Bkgs. at.	Total Bkgs. at.	Req. Retail P.S. (1/250 s.f.)	Req. Office P.S. (1/400 s.f.)	Total P.S. Required	Retail P.S. Provided	Office P.S. Provided	Total P.S. Provided	
158 A4	R ST.	20	60	120	15	135	120	15	135										
161 A5	R ST.	43	153	307	39	346	307	39	346										
162 A6	R ST.	45	201	403	51	454	403	51	454										
361 A9	B ST.	35	60	120	16	136	120	16	136										
376 A10	B ST.	40	80	160	20	180	160	20	180										
380 B1	B ST.	46	92	184	24	208	184	24	208										
381 B2	B ST.	32	186	372	47	419	372	47	419										
384 C1	RR ST.	17	32	64	8	72	64	8	72										
385 C1	LL1 PVT DR.	12	12	24	3	27	24	3	27										
386 C1	LL1 PVT DR.	11	11	22	3	25	22	3	25										
387 C1	LL1 PVT DR.	8	8	16	2	18	16	2	18										
397 C2	LL1 PVT DR.	7	14	28	4	32	28	4	32										
398 C2	LL1 PVT DR.	7	14	28	4	32	28	4	32										
399 C2	LL1 PVT DR.	7	12	24	3	27	24	3	27										
400 C2	LL1 PVT DR.	10	10	20	3	23	20	3	23										
401 C2	LL1 PVT DR.	15	15	30	4	34	30	4	34										
402 C2	LL1 PVT DR.	8	8	16	2	18	16	2	18										
403 C2	TT PVT DR.	6	12	24	3	27	24	3	27										
404 C2	TT PVT DR.	2	4	8	1	9	8	1	9										
405 C2	LL1 PVT DR.	6	6	12	2	14	12	2	14										
406 C2	LL1 PVT DR.	7	7	14	2	16	14	2	16										
407 C2	LL1 PVT DR.	5	5	10	2	12	10	2	12										
411 C2	TT PVT DR.	8	8	16	2	18	16	2	18										
424 C3 REC	KK PVT DR.	4		63		63	63		63										
427 C4	LL2 PVT DR.	24	129	259	33	292	259	33	292										
434 C5	LL2 PVT DR.	88	88	176	23	199	176	23	199										
439 C6	SS PVT DR.	44	44	88	12	100	88	12	100										
442 C6	NN PVT DR.	22	22	45	6	51	45	6	51										
443 C7	RR ST.	6	88	176	22	198	176	22	198										
445 C8	RR ST.	11	179	326	46	372	326	46	372										
447 C9	QQ ST.	2								154,000	154,000		385	385		465	465		
480 E1	JJ PVT DR.	1								144,000	144,000		360	360		360	360		
481 E1	JJ PVT DR.	1								144,000	144,000		360	360		360	360		
482 E1	JJ PVT DR.	1								144,000	144,000		360	360		360	360		
483 E1	GG ST.	1								140,000	140,000		350	350		350	350		
484 E1	JJ PVT DR.	1								125,000	125,000		313	313		313	313		
508/510 F1	EE PVT DR.	6								44,200	105,800	150,000	177	265	442	177	265	442	
530 F2	DD PVT DR.	3								45,900	26,500	72,400	184	67	251	184	67	251	
509 F3	DD PVT DR.	1								86,800			348		348	350		350	
511 F4	CC PVT DR.	1	60	108	15	123	108	15	123	40,500	76,000	116,500	162	190	352	162	190	352	
512 F5	CC PVT DR.	2	431	744	109	853	744	109	853	6,400		6,400	26		26	64		64	
513 F6	CC, DD & II PVT DR.	11	60	120	15	135	120	15	135										
514/621 F7	CC PVT DR.	9	216	405	55	460	405	55	460										
515 F8	CC PVT DR.	3																	
516 F9	DD & EE PVT DR.	1																	
517 F10	HH ST.	16	120	220	30	250	240	38	278										
518 F11	CC PVT DR.	12	96	180	24	204	180	24	204										
519 F12	CC PVT DR.	16	128	240	32	272	256	32	288										
520 F13	CC PVT DR.	12	96	180	24	204	180	24	204										
521 F14	CC PVT DR.	20	105	211	27	238	211	27	238										
522 F15	HH ST.	23	126	252	32	284	260	32	292										
523 F16	HH ST.	14	114	208	30	238	228	36	264										
524 F17	HH ST.	14	105	195	27	222	210	30	240										
525 F18	HH ST.	26	138	253	36	289	286	36	322										
526 F19 REC	EE PVT DR.	1																	
527 F20 PARK	DD & EE PVT DR.	1																	
528 F21	EE PVT DR.	4	351	197	47	244	274	47	321										
529 F22	DD PVT DR.	4								109,000	163,000	272,000	436	408	844			899	
TOTAL			3,704							332,800	1,222,300	1,555,100							

GENERAL NOTES:

- GRADE ELEVATIONS ON THE VTM ARE APPROXIMATE. CHANGES IN THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP WHICH WILL NOT SUBSTANTIALLY ALTER THE APPROVED GRADING PLAN OR RESULT IN PAD ELEVATION CHANGES OF MORE THAN 10 FEET ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN.
- PERMISSION IS REQUESTED FOR LOT LINES TO BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW PROVIDED NO ADDITIONAL DEVELOPABLE LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. PERMISSION IS REQUESTED FOR ADJUSTMENTS TO STREETS TO BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE DEPARTMENT OF PARKS AND RECREATION.
- BUILDING FOOTPRINTS SHOWN ON THE TENTATIVE MAP OR ACCOMPANYING SITE PLAN EXHIBIT MAPS ARE ONLY FOR ILLUSTRATIVE PURPOSES. RELOCATION OF BUILDINGS OR ADJUSTMENTS IN BUILDING SQUARE FOOTAGE, NUMBER OF BUILDINGS, PARKING REQUIREMENTS AND OTHER FEATURES WHICH WILL NOT RESULT IN AN INCREASE IN TOTAL SQUARE FOOTAGE OR THE NUMBER OF DWELLING UNITS ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN.
- PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDED A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (EG. RIGHTS OF WAY OR PARKS) EXEMPTIONS OR INFRASTRUCTURE AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
- PERMISSION IS REQUESTED FOR UNIT MAP PHASING.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASSEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, SEWER LIFT STATIONS) MAY BE RELOCATED IF DETERMINED TO BE CONSISTENT WITH THE APPROVED TENTATIVE MAP BY DRP AND DPW.
- PROPOSED RETAIL AND OFFICE FLOOR AREA ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS PROVIDED.
- REQUEST PERMISSION TO PHASE MASS GRADE TO THE SATISFACTION OF DRP AND DPW AND THE PROVISIONS OF THE COUNTY CODE, APPROVED PROJECT CONDITIONS AND MITIGATION MEASURES.
- PROPOSED STREET GRADES ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS. ANY CHANGES SHALL BE TO THE SATISFACTION OF DPW.
- PROVIDE PROPERTY LINE RETURN RADIUS OF 13 FEET AT ALL LOCAL STREET AND PRIVATE DRIVE INTERSECTIONS, AND 27 FT AT THE INTERSECTION OF LOCAL STREETS OR PRIVATE DRIVES WITH PLANNED HIGHWAYS (THOSE ON THE COUNTY HIGHWAY PLAN) AND WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED ON 11/15/06 BY HUNSAKER FROM DATA FLOW 5/24/06.
- REQUEST STREET FRONTAGE WAIVER FOR LOTS FRONTING ON PRIVATE STREETS AND PRIVATE DRIVES PER CONDITIONS OF APPROVAL.
- SHARED AND RECIPROCAL PARKING IS DEPICTED PER THE PROVISIONS OF THE NEWHALL RANCH SPECIFIC PLANS SUBJECT TO SUBSTANTIAL CONFORMANCE REVIEW PER THE PROVISIONS FOUND IN SECTION 5.2 AND APPROVAL OF A PARKING PROGRAM AS REQUIRED BY SECTION 3.7.
- PERMISSION IS REQUESTED TO REDUCE THE CENTERLINE CURVE RADIUS TO 250 FEET ON "K" STREET
- PERMISSION IS REQUESTED TO ALLOW FLAG LOTS PER CONDITIONS OF APPROVAL.
- MODIFICATION TO THE DEVELOPMENT STANDARDS FOUND IN SECTION 3.4 OF THE NEWHALL RANCH SPECIFIC PLAN TO ALLOW VARIABLE SETBACKS, INCLUDING ZERO FEET, HAS BEEN REQUESTED PER THE CONDITIONS OF APPROVAL THROUGH THE SUBSTANTIAL CONFORMANCE PROCEDURE FOUND IN SECTION 5.2 OF THE SPECIFIC PLAN.
- MODIFICATIONS IN SITE DESIGN TO THE TENTATIVE MAP/EXHIBIT MAP ARE PERMITTED AS DEFINED IN THE CONDITIONS OF APPROVAL.
- A SUBSTANTIAL CONFORMANCE DETERMINATION PERTAINING TO THE DEVELOPMENT STANDARDS FOUND IN SECTION 3.4 OF THE NEWHALL RANCH SPECIFIC PLAN HAS BEEN REQUESTED TO ALLOW MODIFICATION OF FRONT-YARD SETBACKS FOR CONDOMINIUM UNITS. WHERE A CONDOMINIUM UNIT IS DESIGNED SO THAT A GARAGE IS SIDE-ENTRY, RECESSED OR ACCESSED FROM A REAR ALLEY, THE FRONT-YARD SETBACK MAY BE 10' EXCEPT AS ALLOWED BY NOTE 20 ABOVE.
- GRADING OF VTM 61105 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR TRACT UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED GRADING BALANCE. AN INTERIM HYDROLOGY REPORT WILL BE PREPARED FOR EACH PHASE OF GRADING AREA AND REQUIRED DRAINAGE DEVICES WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.

RECEIVED
DEPT OF REGIONAL PLANNING
TRM-100-1 AMENDED EXHIBIT PG 1
DATE: 03 FEB 2015



VICINITY MAP
NOT TO SCALE

481 E1: PREVIOUSLY APPROVED AREAS PER VTM 081105 - EXHIBIT "A" DATED DEC. 15, 2010
530 F2: REVERSED EXHIBIT "A"
* BUILDING AREAS WERE NOT INCLUDED IN THE TOTAL BUILDING SQUARE FOOTAGE

RESIDENTIAL SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS ¹	MINIMUM LOT AREA (SQ. FT.)	REQUIRED SETBACKS ^{2,7}			MAXIMUM BUILDING HEIGHTS ⁵	
		FRONT YARD (MAIN STRUCTURE)	SIDE YARD (EACH SIDE)	REAR YARD ³		
ESTATE (E)	20,000	30' MIN ³	15' MIN ⁴	30' MIN	35'	
LOW-MEDIUM RESIDENTIAL (L)	7,500	18' MIN ⁴	5' MIN ¹¹	20' MIN ^{6,7}	35'	
LOW-MEDIUM RESIDENTIAL (LM)	2,500	DETACHED	18' MIN ^{4,14}	5' MIN ^{14,15,16}	10' MIN ^{6,7}	35'
		ATTACHED	18' MIN ^{4,14}	5' MIN ^{14,15,16}	10' MIN ^{6,7}	35'
MEDIUM RESIDENTIAL (M)	2,500	DETACHED	18' MIN ^{4,14}	5' MIN ^{14,15,16}	10' MIN ^{6,7}	45'
		ATTACHED	18' MIN ^{4,14}	5' MIN ^{14,15,16}	10' MIN ^{6,7}	45'
HIGH RESIDENTIAL (H) AND MIXED-USE (MU) RESIDENTIAL	N/A	10' MIN ⁴	0	10' MIN ^{6,7}	55'	

NOTES

- OTHER USES INCLUDING LAND USE OVERLAYS SUCH AS SCHOOLS, CHURCHES, PARK FACILITIES, NON-RESIDENTIAL PUBLIC OR PRIVATE FACILITIES, AND RESIDENTIAL/COMMERCIAL CONVERSIONS ARE SUBJECT TO THE SITE DEVELOPMENT STANDARDS OF THE LAND USE DESIGNATION IN WHICH THEY ARE FOUND.
- A DEFINED TERM - SEE GLOSSARY DEFINITION AND/OR RELATED EXHIBIT FOR FULL DESCRIPTION OF REQUIREMENT
- FRONT ENTRY GARAGE: 30' MIN. SIDE ENTRY GARAGE: 15' MIN.
- FRONT ENTRY GARAGE: 18' MIN. SIDE ENTRY GARAGE: 10' MIN.
- ZERO SIDE YARD LOT CONFIGURATION IS PERMITTED.
- EXCEPT WHEN THERE IS A DETACHED SECOND UNIT, STRUCTURE, AND/OR GARAGE, WHERE 5' MIN. SETBACK IS ALLOWED FROM THIS STRUCTURE.
- NO GARAGE SETBACK REQUIREMENT FOR ALLEY ACCESS.
- 10' MIN. AGGREGATE FOR TWO ADJACENT LOTS (E.G., 5' AND 5' OR 3' AND 7', OR 0 AND 10').
- 10' MIN. BUILDING TO BUILDING SEPARATION.
- A MIN. OF 10 PERCENT OF THE LOT AREA EXCLUDING REQUIRED PARKING SHALL BE LANDSCAPED.
- 10' MIN. ADJACENT TO PUBLIC STREET.
- 20' MIN. SIDE AND REAR YARD SETBACK IS REQUIRED WHEN BUILDING IS ADJACENT TO A DIFFERENT LAND USE DESIGNATION OR A PUBLIC ROAD.
- 20' MIN. IS REQUIRED WHEN BUILDING FRONTS ON A PUBLIC ROAD.
- 15' MIN. FOR CLUSTERED SINGLE-FAMILY DETACHED AND ATTACHED BUILDINGS.
- 6' MIN. FOR CLUSTERED SINGLE-FAMILY DETACHED AND ATTACHED BUILDINGS WHEN ONE SIDE OF TWO ADJACENT BUILDINGS HAS NO WINDOWS.
- 12' MIN. FOR CLUSTERED SINGLE-FAMILY DETACHED AND ATTACHED BUILDINGS WHEN KITCHEN/FAMILY AREA FACES TOWARD ZERO LOT LINE BUILDING WITH NO WINDOWS.
- IF AT THE TIME BUILDING PERMITS ARE ISSUED, THE COUNTY'S SETBACK STANDARDS IN PLACE AT THE TIME ARE MORE STRINGENT THAN THOSE CONTAINED IN THE SITE DEVELOPMENT STANDARDS MATRIX, THE MORE STRINGENT STANDARDS SHALL APPLY.

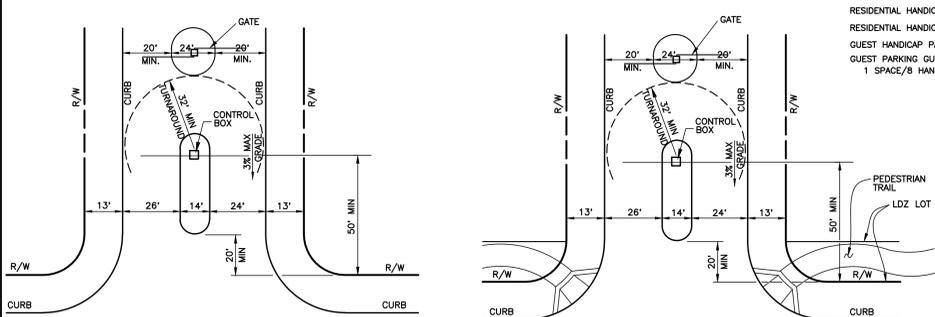
NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS ¹	LOT REQUIREMENTS ¹²			MAXIMUM BUILDING HEIGHTS ⁵
	MAXIMUM SITE COVERAGE ¹⁰	MINIMUM FRONT SETBACK	MAXIMUM BUILDING HEIGHTS ⁵	
MIXED-USE (MU) COMMERCIAL	NO MAX	NO MIN ¹³	55'	
COMMERCIAL (C)	50%	20'	45'	
BUSINESS PARK (BP)	50%	20'	45'	
VISITOR SERVING (VS)	50%	20'	35'	

MAJOR OPEN AREAS SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS ¹	REQUIRED MINIMUM SETBACKS FROM PROPERTY LINE	MAXIMUM BUILDING HEIGHTS ⁵
OPEN AREA (OA)	50'	35'
RIVER CORRIDOR SPECIAL MANAGEMENT AREA (RC)	50'	25'
HIGH COUNTRY SPECIAL MANAGEMENT AREA (HC)	50'	25'

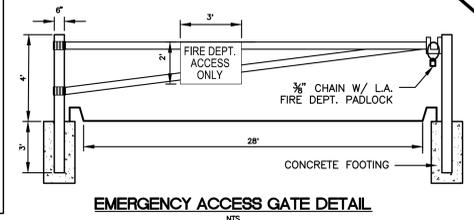
TABLE PER NEWHALL RANCH SPECIFIC PLAN ADOPTED MAY 27, 2003



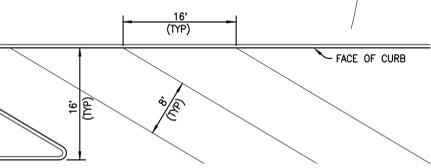
TYPICAL GATE DETAIL WITHOUT GUARD HOUSE
LOTS 161-162, 380-381

TYPICAL GATE DETAIL WITHOUT GUARD HOUSE
LOTS 158, 361, 376

NOTE: DIMENSIONS SHOWN HEREON ARE MINIMUM REQUIREMENTS AND SUBJECT TO CHANGE. FINAL DIMENSIONS WILL BE BASED UPON TRAFFIC ENGINEER'S AND FIRE DEPARTMENT RECOMMENDATIONS



EMERGENCY ACCESS GATE DETAIL



**APPROVED VTTM 61105 REVISED - EXHIBIT "A"
SUMMARY TABLE**

Lot No.	Planning Area	Land Use	Acres	No. of Buildings	RESIDENTIAL	COMMERCIAL		
					No. of DU's	Retail Bldg. s.f.	Office Bldg. s.f.	Total Bldg. s.f.
508	F1	MIXED USE/COMMERCIAL	6.9	4		37,170	300,000	337,170
530	F2	COMMERCIAL	2.4	1		35,000		35,000
509/510	F3	COMMERCIAL	5.2	3		47,100	92,000	139,100
511	F4	CONDOMINIUM	5.1	1	242	48,100		48,100
512	F5	CONDOMINIUM	4.5	1	249	18,300		18,300
513	F6	APARTMENT/CONDOMINIUM	3.2	4	96			
514/621	F7	APARTMENT/CONDOMINIUM	7.7	9	216			
515	F8	LIBRARY	3.3					
516	F9	TRANSIT	1.2					
517	F10	CONDOMINIUM	4.5	11	120			
524	F17	CONDOMINIUM	3.5	11	87			
525	F18	CONDOMINIUM	6.5	21	120			
526	F19 REC	REC. CENTER	6.9	1				*25,000
527	F20	PRIVATE PARK	2.9					
528	F21	CONTINUE CARE RET. COMM.	13.6	4	351			
529	F22	MIXED USE/COMMERCIAL	2.4	2		38,430	88,000	126,430
Subtotal			79.8	73	1481	224,100	480,000	704,100
506		OPEN SPACE	0.7					
507		OPEN SPACE	0.4					
531		OPEN SPACE	0.9					
533		PVT. DRIVE	4.0					
534		PVT. DRIVE	1.7					
535		PVT. DRIVE	2.4					
536		PVT. DRIVE	0.6					
537		PVT. DRIVE	1.0					
538		PVT. DRIVE	1.2					
539		PVT. DRIVE	1.3					
541		OS-LDZ	0.3					
542		PVT. DRIVE	0.5					
543		PVT. DRIVE	0.4					
544		PVT. DRIVE	0.5					
548		PVT. DRIVE	0.3					
549		PVT. DRIVE	0.3					
"A" ST		Public Rd	2.0					
"CCD"		Public Rd	7.6					
Subtotal			26.1					
Grand Total			105.9					

* BUILDING AREAS WERE NOT INCLUDED IN THE TOTAL BUILDING SQUARE FOOTAGE

**PROPOSED VTTM 61105 REVISED - EXHIBIT "A"
SUMMARY TABLE**

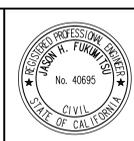
Lot No.	Planning Area	Land Use	Acres	No. of Buildings	RESIDENTIAL	COMMERCIAL		
					No. of DU's	Retail Bldg. s.f.	Office Bldg. s.f.	Total Bldg. s.f.
508	F1	MIXED USE/COMMERCIAL	4.6	4			72,600	72,600
510	F1	COMMERCIAL	3.5	2			44,200	33,200
530	F2	COMMERCIAL	1.8	3			45,900	26,500
509	F3	COMMERCIAL	4.0	3			86,800	86,800
511	F4	MIXED USE/COMMERCIAL	2.2	1	60		40,500	76,000
512	F5	CONDOMINIUM	6.3	2	431		6,400	
513	F6	CONDOMINIUM	3.3	11	60			
514/621	F7	APARTMENT/CONDOMINIUM	7.7	9	216			
515	F8	LIBRARY	3.1	3				28,000 *
516	F9	TRANSIT	1.6					
517	F10	CONDOMINIUM	4.5	16	120			
524	F17	CONDOMINIUM	4.2	14	105			
525	F18	CONDOMINIUM	7.5	26	138			
526	F19 REC	REC. CENTER	6.9	1				25,000 *
527	F20	PRIVATE PARK	2.9	1				
528	F21	CONT. CARE RET. COMM.	10.4	4	351			
529	F22	MIXED USE/COMMERCIAL	5.8	4			109,000	163,000
Subtotal			80.3	104	1481		332,800	371,300
506		OPEN SPACE	0.9					
507		OPEN SPACE	0.2					
531		OPEN SPACE	1.0					
533		PVT. DRIVE	4.3					
534		PVT. DRIVE	1.4					
535		PVT. DRIVE	2.6					
536		PVT. DRIVE	1.0					
537		PVT. DRIVE	0.5					
538		PVT. DRIVE	0.5					
539		PVT. DRIVE	1.3					
541		OS-LDZ	0.4					
542		PVT. DRIVE	0.5					
543		PVT. DRIVE	0.4					
544		PVT. DRIVE	0.5					
548		PVT. DRIVE	0.3					
549		PVT. DRIVE	0.2					
"A" ST		Public Rd	2.0					
"CCD"		Public Rd	7.6					
Subtotal			25.6					
Grand Total			105.9					

* BUILDING AREAS WERE NOT INCLUDED IN THE TOTAL BUILDING SQUARE FOOTAGE

DESIGNED:
DRAFTED:
CHECKED:
JFukumitsu

LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

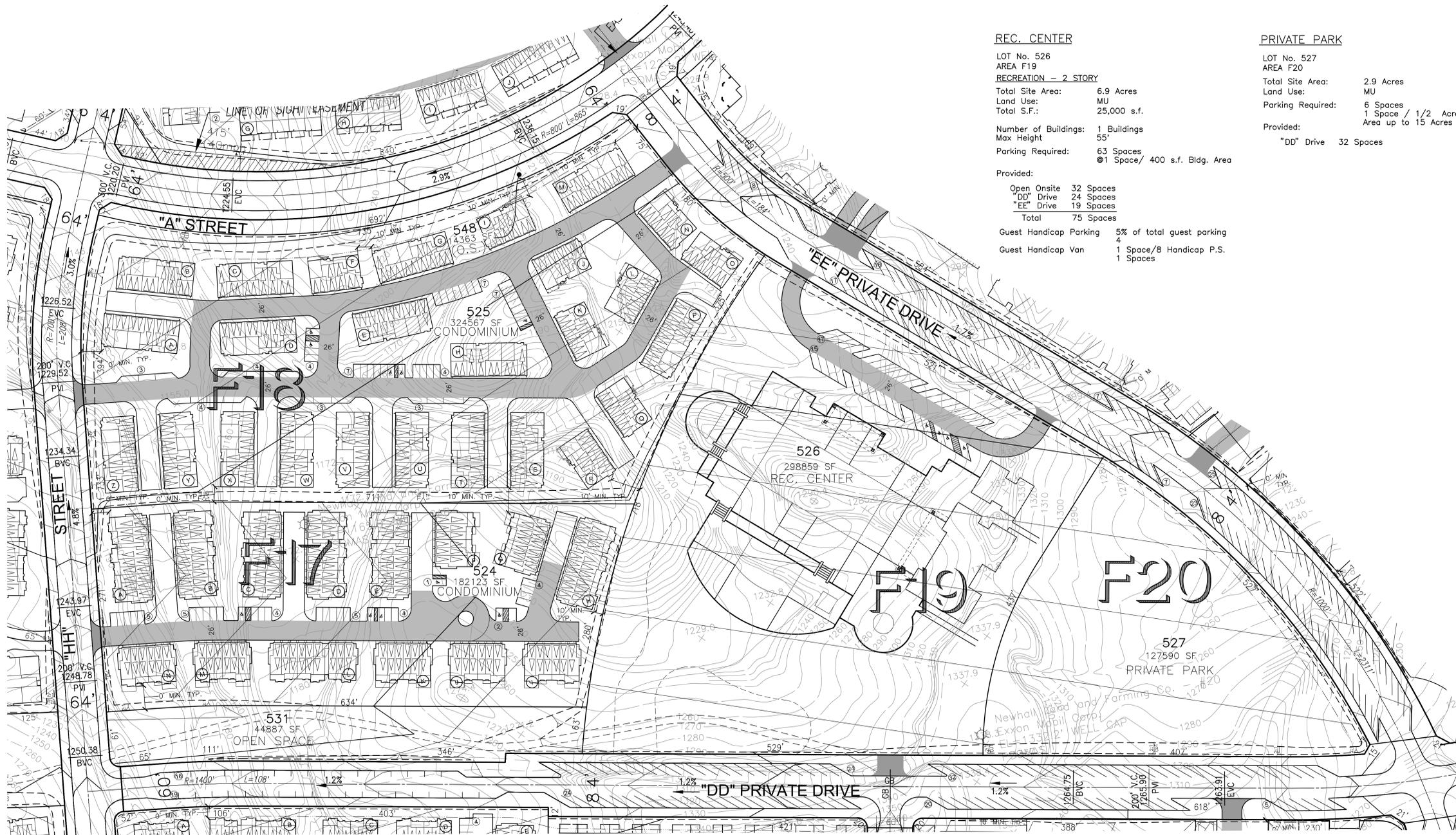
OWNER/DEVELOPER:
NEWHALL LAND
25124 SPRINGFIELD CT SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. COREY HARPOLE



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING * ENGINEERING * SURVEYING
20079 Avenue Hill, Ste 21 * Valencia, CA 91355
PH: (661) 294-2211 * FX: (661) 294-9890
Jason H. Fukumitsu
JASON H. FUKUMITSU
1/09/2015
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061105
REVISED EXHIBIT "A"
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REGIONAL PLANNING
APPROVED DATE: 12/15/2010
SCALE: NOT TO SCALE
DATE: 1/09/15
JOB No. 0015-042-006
SHEET 1A
OF 20 SHEETS



REC. CENTER
 LOT No. 526
 AREA F19
RECREATION - 2 STORY
 Total Site Area: 6.9 Acres
 Land Use: MU
 Total S.F.: 25,000 s.f.
 Number of Buildings: 1 Buildings
 Max Height: 55'
 Parking Required: 63 Spaces
 @ 1 Space/ 400 s.f. Bldg. Area
 Provided:
 Open Onsite 32 Spaces
 "DD" Drive 24 Spaces
 "EE" Drive 19 Spaces
 Total 75 Spaces
 Guest Handicap Parking 5% of total guest parking
 Guest Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces

PRIVATE PARK
 LOT No. 527
 AREA F20
 Total Site Area: 2.9 Acres
 Land Use: MU
 Parking Required: 6 Spaces
 1 Space / 1/2 Acre Development Park
 Area up to 15 Acres
 Provided:
 "DD" Drive 32 Spaces

- LEGEND:**
- 100 LOT NO.
 - 5000 SF LOT AREA (SQUARE FEET)
 - PAD=1210.0 PAD ELEVATION
 - CONDOMINIUM LAND USE
 - O.S. OPEN SPACE
 - PROJECT BOUNDARY
 - PROPERTY LINE
 - 950 PROPOSED CONTOUR
 - DAYLIGHT LINE
 - CUT & FILL
 - RIDGE LINE
 - (PVT) PRIVATE DRIVE
 - P & F PRIVATE AND FUTURE STREET
 - ABANDONED OIL WELL
 - R/W RIGHT OF WAY
 - EVA EMERGENCY VEHICLE ACCESS
 - COVERED PARKING (NUMBER OF SPACES IN BOX)
 - 3.10' LINE OF SIGHT
 - LINE OF SIGHT EASEMENT
 - PRIVATE DRIVEWAY & FIRE LANE
 - DRIVEWAY EASEMENT
 - PROPOSED DRIVEWAY
 - NUMBER OF OPEN PARKING SPACES

- NOTES:**
1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
 2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
 3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
 4. GUEST PARKING WILL BE PROVIDED ON PRIVATE DRIVES.

CONDOMINIUM
 LOT No. 524
 AREA F17
CONDOMINIUM - 2 STORY
 Total Site Area: 4.2 Acres
 Land Use: MU
 Total Units: 105 Homes
 Number of Buildings: 14 Buildings
 Max Height: 35'
Required:

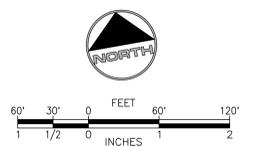
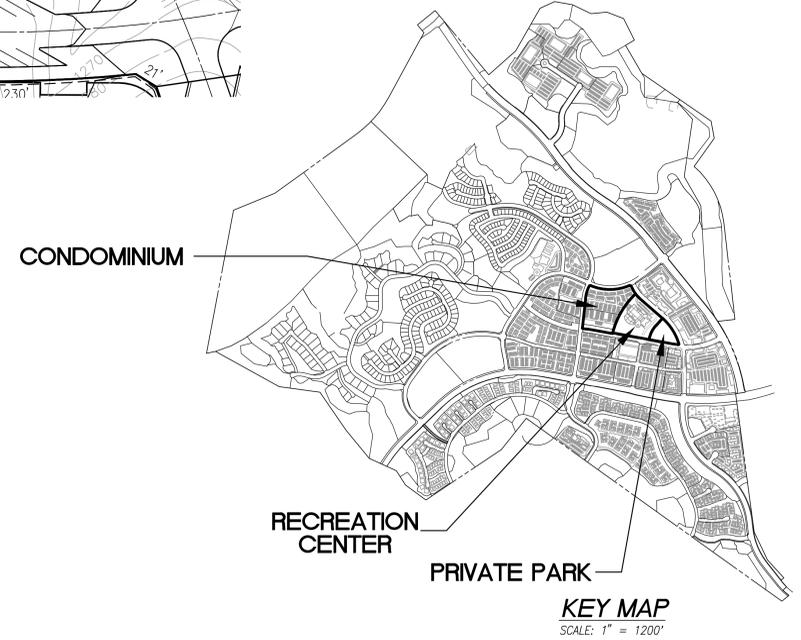
Bedroom Count #	Units Covered	Uncovered	Guest	Total	
1 Bedroom	35	1.5 (53)	.25 (9)	62 Spaces	
2 Bedroom	35	1.5 (53)	.5 (18)	.25 (9)	80 Spaces
3 Bedroom	35	1.5 (53)	.5 (18)	.25 (9)	80 Spaces
Total	105	159	36	27	222 Spaces

Provided:
 Garage 210 Spaces
 Open 30 Spaces Guest: (27)
 Total 240 Spaces (2.3 Space/DU)
 Res. Handicap Parking 2% of total units
 Res. Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces
 Guest Handicap Parking 5% of total guest parking
 Guest Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces

CONDOMINIUM
 LOT No. 525
 AREA F18
CONDOMINIUM - 2 STORY
 Total Site Area: 7.5 Acres
 Land Use: H
 Total Units: 138 Homes
 Number of Buildings: 26 Buildings
 Max Height: 55'
Required:

Bedroom Count #	Units Covered	Uncovered	Guest	Total	
1 Bedroom	46	1.5 (69)	.25 (12)	81 Spaces	
2 Bedroom	46	1.5 (69)	.5 (23)	.25 (12)	104 Spaces
3 Bedroom	46	1.5 (69)	.5 (23)	.25 (12)	104 Spaces
Total	138	207	46	36	289 Spaces

Provided:
 Garage 276 Spaces
 Open 46 Spaces Guest: (36)
 Total 322 Spaces (2.3 Space/DU)
 Res. Handicap Parking 2% of total units
 Res. Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces
 Guest Handicap Parking 5% of total guest parking
 Guest Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces



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

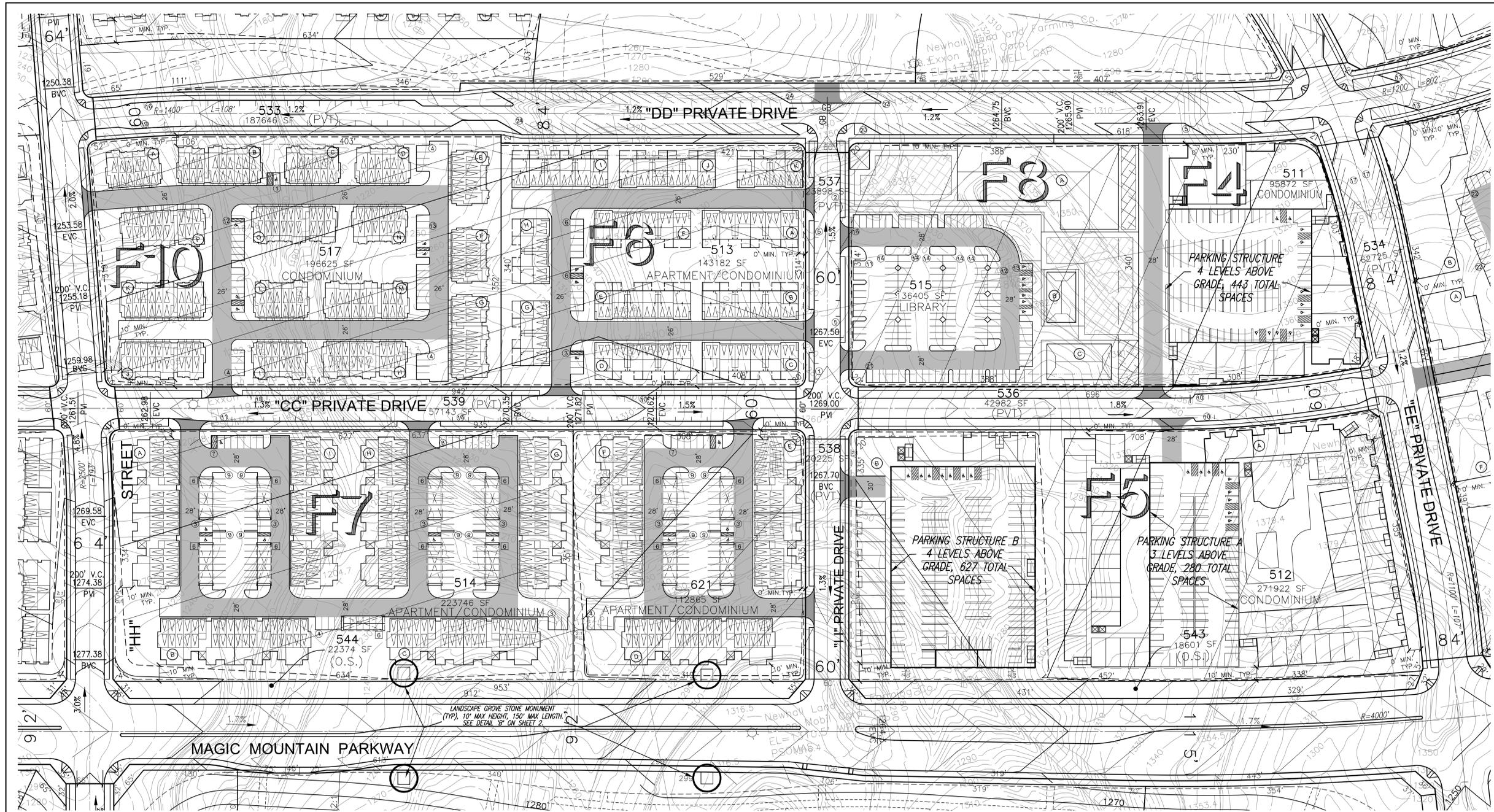
LEGAL DESCRIPTION:
 PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

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



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
 LOS ANGELES, INC.
 PLANNING • ENGINEERING • SURVEYING
 28074 Avenue Hill, Ste 23 • Valencia, CA 91355
 Pte (661) 294-2211 • Fax (661) 294-9990
 Jason H. Fukumitsu
 1/09/2015
 DATE

SCALE: 1" = 60'
 DATE: 1/09/15
 JOB No. 0015-042-006
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061105
REVISED EXHIBIT "A"
SHEET 12
 OF 20 SHEETS
 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA



LEGEND:

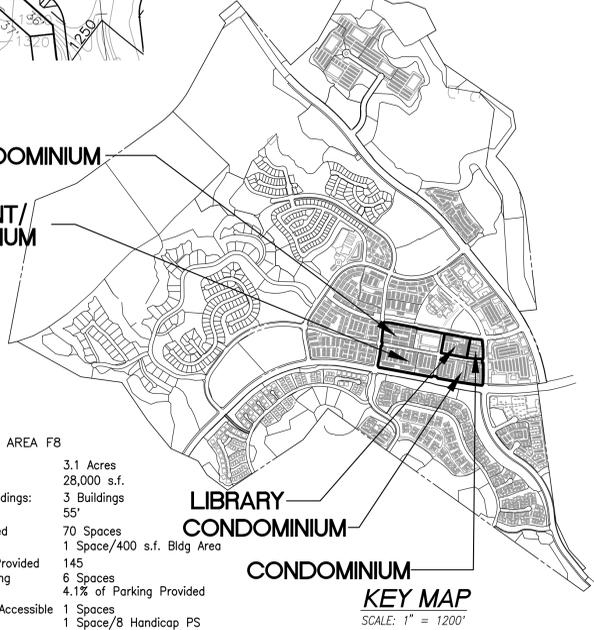
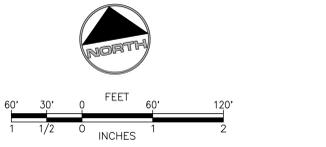
- 100 LOT NO.
- 5000 SF LOT AREA (SQUARE FEET)
- PAD=1210.0 PAD ELEVATION
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- PROJECT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- P & F PRIVATE AND FUTURE STREET
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- PROPOSED DRIVEWAY
- NUMBER OF OPEN PARKING SPACES
- GROVE STONE MONUMENT

NOTES:

- ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
- ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
- FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- COVERED PARKING SPACES ON THIS SHEET MAY BE SUBTERRANEAN. SEE DETAIL.
- GUEST PARKING WILL BE PROVIDED ON PRIVATE DRIVES.

DETAILS:

- TEMPORARY BACK CUT
- 1 TO 2 STORY SUBTERRANEAN GARAGE
- SUBTERRANEAN GARAGE EXCAVATION DETAIL**
NOTE: DIRT TO BE DISPOSED OF WITHIN NEWHALL RANCH



CONDOMINIUM
LOT No. 511
AREA F4
CONDOMINIUM - 5 STORIES, 4 STORIES OF PARKING

Total Site Area: 2.2 Acres
Land Use: MU - Residential
Total Units: 60 Units
Retail: 40,500 s.f.
Office: 76,000 s.f.

Number of Buildings: 1 Buildings
Max Height: 55'

Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total

1 Bedroom	24	1.5 (36)	.25 (6)	42 Spaces
2 Bedroom	36	1.5 (54)	.5 (18)	81 Spaces
Total	60	90	18	123 Spaces

Retail 1/250 s.f. Parking Spaces
Retail Parking (40,500 s.f.) .004 (162) 162 Spaces

Office 1/400 s.f. Parking Spaces
Office Parking (76,000 s.f.) .0025 (190) 190 Spaces
Total 475 Spaces

Provided:
Structure 443 Spaces Guest: (15)
"CC" Drive 10 Spaces
"DD" Drive 5 Spaces
"EE" Drive 17 Spaces
Total 475 Spaces

Res. Handicap Parking 2% of total units
Res. Handicap Van 1 Space/8 Handicap P.S.
Res. Guest Handicap Parking 5% of total guest parking
Res. Guest Handicap Van 1 Space/8 Handicap P.S.
Com. Handicap Parking 3.1% of Parking Provided
Com. Handicap Van-Accessible 1 Space/8 Handicap PS 2 Spaces

CONDOMINIUM
LOT No. 512
AREA F5
CONDOMINIUM - 4 STORIES, 4 STORIES OF PARKING

Total Site Area: 6.3 Acres
Land Use: MU - Residential
Total Units: 431 Units
Retail: 6,400 s.f.

Number of Buildings: 2 Buildings
Max Height: 55'

Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total

1 Bedroom	238	1.5 (357)	.25 (60)	417 Spaces
2 Bedroom	193	1.5 (290)	.5 (97)	436 Spaces
Total	431	647	97	853 Spaces

Retail 1/250 s.f. Parking Spaces
Retail Parking (6,400 s.f.) .004 (26) 26 Spaces

Provided:
3-Story Structure 'A' 280 Spaces Guest: (109)
4-Story Structure 'B' 627 Spaces
"II" Drive 10 Spaces
Total 917 Spaces

Res. Handicap Parking 2% of total units
Res. Handicap Van 1 Space/8 Handicap P.S.
Guest Handicap Parking 5% of total guest parking
Guest Handicap Van 1 Space/8 Handicap P.S.

APARTMENT/CONDOMINIUMS
LOT No. 513
AREA F6
CONDOMINIUM - 2 STORY

Total Site Area: 3.3 Acres
Land Use: MU
Total Units: 60 Homes

Number of Buildings: 11 Buildings
Max Height: 55'

Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total

2 Bedroom	40	1.5 (60)	.5 (20)	.25 (10)	90 Spaces
3 Bedroom	20	1.5 (30)	.5 (10)	.25 (5)	45 Spaces
Total	60	90	30	15	135 Spaces

Provided:
Garage 120 Spaces
Open 15 Spaces Guest: (15)
Total 135 Spaces (2.25 Space/DU)
Res. Handicap Parking 2% of total units
Res. Handicap Van 1 Space/8 Handicap P.S.
Guest Handicap Parking 5% of total guest parking
Guest Handicap Van 1 Space/8 Handicap P.S.

APARTMENT/CONDOMINIUMS
LOT No. 514 & 621
AREA F7
CONDOMINIUM - 3 & 4 STORY

Total Site Area: 7.7 Acres
Land Use: MU
Total Units: 216 Homes

Number of Buildings: 9 Buildings
Max Height: 55'

Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total

1 Bedroom	54	1.5 (81)	.25 (14)	95 Spaces	
2 Bedroom	126	1.5 (189)	.5 (63)	284 Spaces	
3 Bedroom	36	1.5 (54)	.5 (18)	81 Spaces	
Total	216	324	81	55	460 Spaces

Provided:
Garage 306 Spaces
Carpool 18 Spaces
Open 139 Spaces Guest: (55)
Total 460 Spaces (2.13 Space/DU)
Res. Handicap Parking 2% of total units
Res. Handicap Van 1 Space/8 Handicap P.S.
Guest Handicap Parking 5% of total guest parking
Guest Handicap Van 1 Space/8 Handicap P.S.

CONDOMINIUM
LOT No. 517
AREA F10
CONDOMINIUM - 2 STORY

Total Site Area: 4.5 Acres
Land Use: MU
Total Units: 120 Homes

Number of Buildings: 16 Buildings
Max Height: 55'

Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total

1 Bedroom	40	1.5 (60)	.25 (10)	70 Spaces	
2 Bedroom	40	1.5 (60)	.5 (20)	90 Spaces	
3 Bedroom	40	1.5 (60)	.5 (20)	90 Spaces	
Total	120	180	40	30	250 Spaces

Provided:
Garage 240 Spaces
Open 38 Spaces Guest: (30)
Total 278 Spaces (2.25 Space/DU)
Res. Handicap Parking 2% of total units
Res. Handicap Van 1 Space/8 Handicap P.S.
Guest Handicap Parking 5% of total guest parking
Guest Handicap Van 1 Space/8 Handicap P.S.

CONDOMINIUM
LOT No. 515 AREA F8

Total Site Area: 3.1 Acres
Office: 28,000 s.f.
Number of Buildings: 3 Buildings
Max Height: 55'
Parking Required: 70 Spaces
1 Space/400 s.f. Bldg Area

LIBRARY
Total Parking Provided: 145
Handicap Parking: 6 Spaces
4.1% of Parking Provided
Handicap Van-Accessible: 1 Spaces
1 Space/8 Handicap PS

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

LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

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



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, CALIFORNIA
PLANNING • ENGINEERING • SURVEYING
30075 AVENUE HILL, SUITE 210 • VALLEJO, CA 94589
PHONE: (661) 294-2211

Jason H. Fukumitsu
1/09/2015
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061105
REVISED EXHIBIT "A"

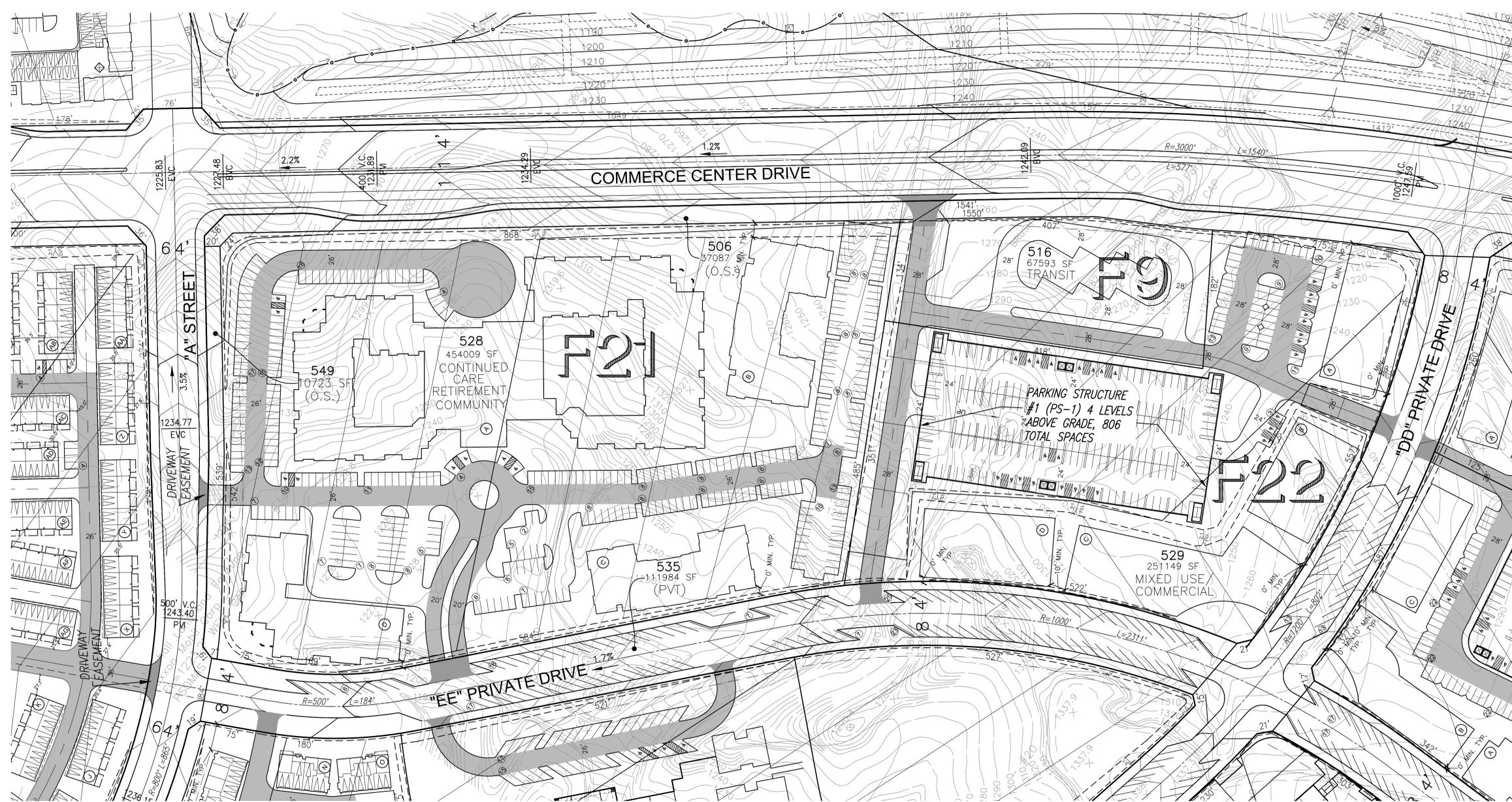
SCALE: 1" = 1200'

SCALE: 1" = 60'
DATE: 1/09/15
JOB No. 0015-042-006
SHEET 14
OF 20 SHEETS

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

LEGEND:

- 100 LOT NO.
- 5000 SF LOT AREA (SQUARE FEET)
- PAD=1210.0 PAD ELEVATION
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- PROJECT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- P & F PRIVATE AND FUTURE STREET
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- PROPOSED DRIVEWAY
- NUMBER OF OPEN PARKING SPACES



- NOTES:**
- ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
 - ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
 - FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
 - PERMISSION IS REQUESTED TO ALLOW OFFICE AND RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
 - GUEST PARKING WILL BE PROVIDED ON PRIVATE DRIVES.

CONTINUED CARE RETIREMENT COMMUNITY

LOT No. 528
LOT No. AREA F21
CONDOMINIUM - 3 & 4 STORY

Total Site Area: 10.4 Acres
Land Use: MU
Independent Living: 197 Homes
Assisted Living: 154 Homes

Number of Buildings: 4 Buildings
Max Height: 55'

Parking Summary:
Required:

Bedroom Count	Uncovered	Total
Independent Living	1.0(197)	(197)
Assisted Living	.3 (47)	(47)
Total	244	244

Provided:

Open	321 Spaces
Total	321 Spaces (0.91 Space/DU)

Res. Handicap Parking: 2% of total units
8
Res. Handicap Van: 1 Space/8 Handicap P.S.
1 Spaces

COMMERCIAL

LOT No. 529
LOT No. AREA F22
COMMERCIAL - UP TO 2 STORIES

Total Site Area: 5.8 Acres
Land Use: MU
Retail: 109,000 s.f.
Office: 163,000 s.f.

Number of Buildings: 4 Buildings
Max Height: 55'

Parking Required (Retail): 436 Spaces
@ 1 Space/250 s.f. Bldg Area

Parking Required (Office): 408 Spaces
@ 1 Space/400 s.f. Bldg Area

Provided:

Structure	806 Spaces	Guest: (15)
"DD" Drive	13 Spaces	
"EE" Drive	25 Spaces	
Open	55 Spaces	
Total	899 Spaces	

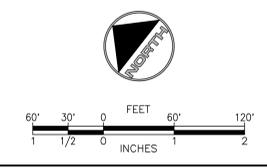
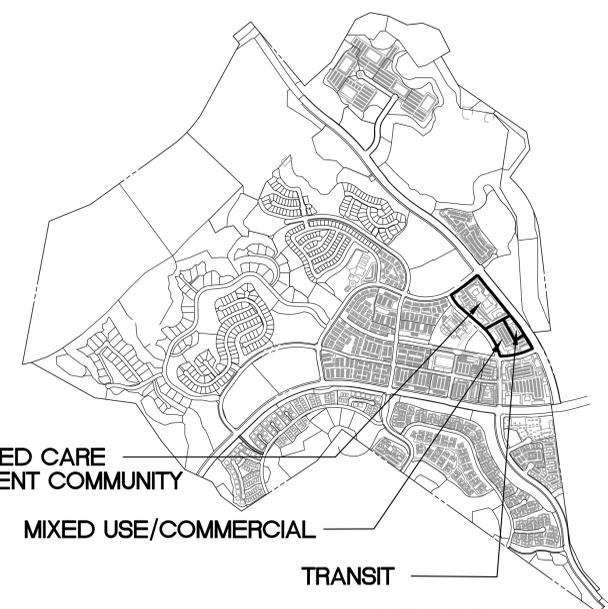
Handicap Parking: 3.3% of Parking Provided
34 Spaces

Handicap Van-Accessible: 1 Space/8 Handicap PS
4 Spaces

TRANSIT

LOT No. 516
AREA F9
TRANSIT

Total Site Area: 1.6 Acres



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

LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

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



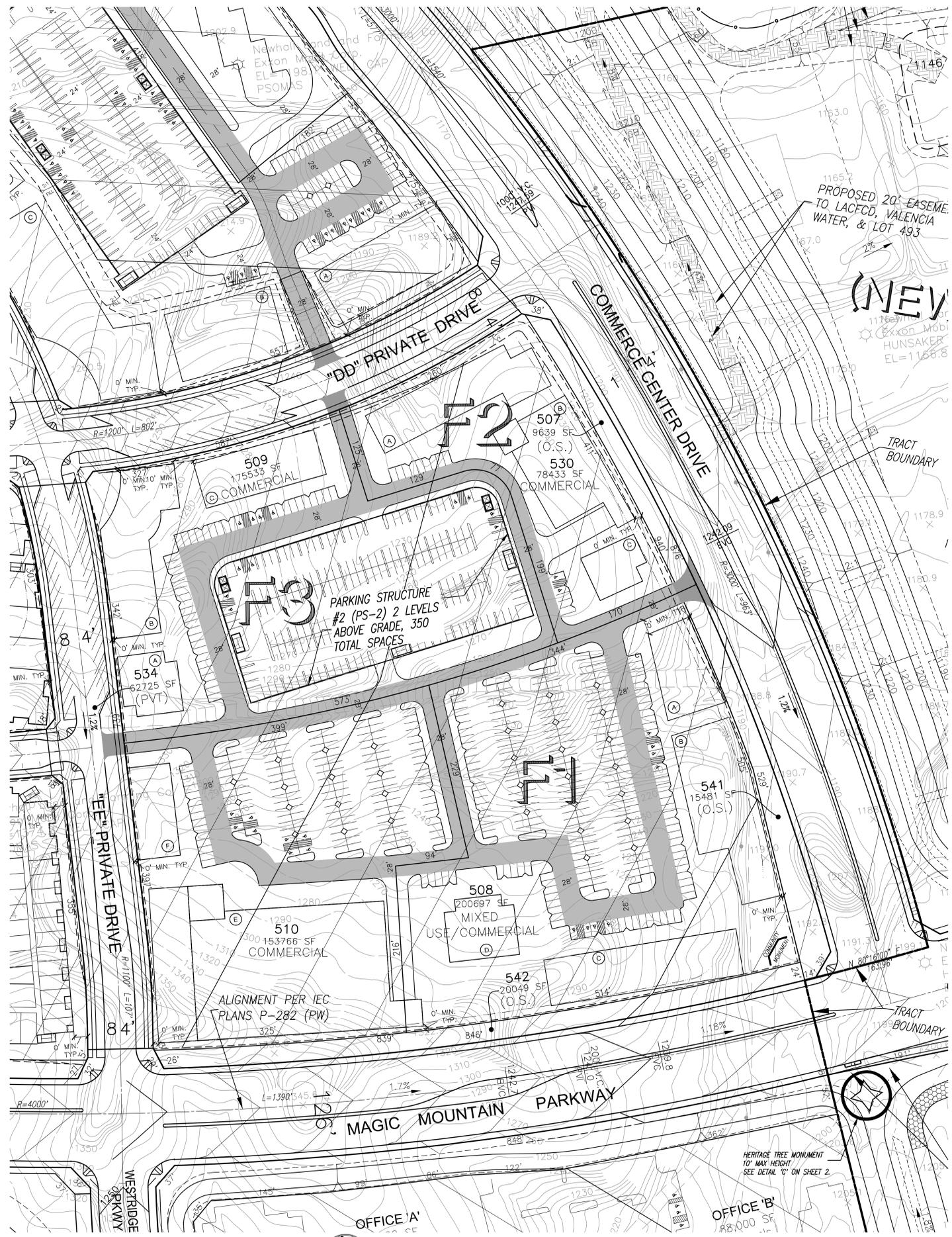
PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
20079 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890

Jason H. Hill
JASON H. FUKUMITSU
DATE: 1/09/2015

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061105
REVISED EXHIBIT "A"

SCALE: 1" = 60'
DATE: 1/09/15
JOB No. 0015-042-006
SHEET 15
OF 20 SHEETS

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



MIXED USE/COMMERCIAL

LOT 508
AREA F1
MIXED USE/COMMERCIAL - UP TO 2 STORIES

Total Site Area: 4.6 Acres
Land Use: C
Office: 72,600 s.f.
Number of Buildings: 4 Buildings
Max Height: 55'

Parking Required (Office) 182 Spaces
1 Space/400 s.f. Bldg Area
Total Parking Provided 182 *
Handicap Parking 8 Spaces
4.4% of Parking Provided
Handicap Van-Accessible 1 Spaces
1 Space/8 Handicap PS

* Includes 17 spaces in F3 Parking Structure

COMMERCIAL

LOT No. 510
AREA F1
COMMERCIAL - UP TO 2 STORIES

Total Site Area: 3.5 Acres
Land Use: C
Retail: 44,200 s.f.
Office: 33,200 s.f.

Number of Buildings: 2 Buildings
Max Height: 55'
Parking Required (Retail) 177 Spaces
1 Space/250 s.f. Bldg Area
Parking Required (Office) 83 Spaces
1 Space/400 s.f. Bldg Area

Total Parking Provided 260 *
Handicap Parking 10 Spaces
3.8% of Parking Provided
Handicap Van-Accessible 1 Spaces
1 Space/8 Handicap PS

* Includes 97 spaces on-site Lot 508

COMMERCIAL

LOT No. 530
AREA F2
COMMERCIAL - UP TO 2 STORIES

Total Site Area: 1.8 Acres
Land Use: C
Retail: 45,900 s.f.
Office: 26,500 s.f.

Number of Buildings: 3 Buildings
Max Height: 55'
Parking Required (Retail) 184 Spaces
1 Space/250 s.f. Bldg Area
Parking Required (Office) 67 Spaces
1 Space/400 s.f. Bldg Area

Total Parking Provided 251 *
Handicap Parking 10 Spaces
3.9% of Parking Provided
Handicap Van-Accessible 1 Spaces
1 Space/8 Handicap PS

* Includes 14 spaces on-site and 237 spaces in F3 Parking Structure

COMMERCIAL

LOT No. 509
AREA F3
COMMERCIAL - UP TO 2 STORIES

Total Site Area: 4.0 Acres
Land Use: C
Retail: 86,800 s.f.

Number of Buildings: 3 Buildings
Max Height: 55'
Parking Required (Retail) 348 Spaces
1 Space/250 s.f. Bldg Area
Total Parking Provided 350
Handicap Parking 12 Spaces
3.4% of Parking Provided

Handicap Van-Accessible 2 Spaces
1 Space/8 Handicap PS

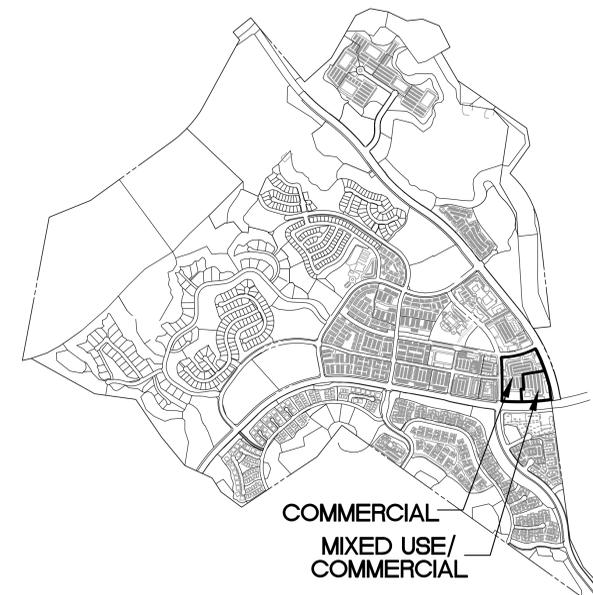
RECEIVED
DEPT OF REGIONAL PLANNING
THROUGH 1 AMENDED EXHIBIT PG 16
DATE: 09 FEB 2015

LEGEND:

- 100 — LOT NO.
- 5000 SF — LOT AREA (SQUARE FEET)
- PAD=1210.0 — PAD ELEVATION
- CONDOMINIUM — LAND USE
- O.S. — OPEN SPACE
- PROJECT BOUNDARY
- PROPERTY LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- P & F PRIVATE AND FUTURE STREET
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- PROPOSED DRIVEWAY
- NUMBER OF OPEN PARKING SPACES
- HERITAGE TREE MONUMENT

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PERMISSION IS REQUESTED TO ALLOW OFFICE AND RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
5. GUEST PARKING WILL BE PROVIDED ON PRIVATE DRIVES.



COMMERCIAL
MIXED USE/
COMMERCIAL

KEY MAP
SCALE: 1" = 1200'



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

LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

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



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, CALIFORNIA
PLANNING • ENGINEERING • SURVEYING
36079 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
Jason H. Fukumitsu
DATE: 1/09/2015

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061105
REVISED EXHIBIT "A"
SCALE: 1" = 60'
DATE: 1/09/15
JOB No. 0015-042-006
SHEET 16
OF 20 SHEETS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA