

PARKING SPACE SUMMARY TABLE

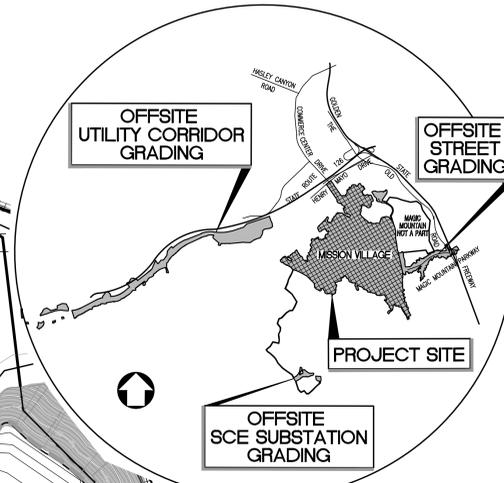
Lot No.	STREET FRONTAGE	No. of Buildings	RESIDENTIAL					COMMERCIAL											
			No. of DU's	Req. P.S.	Req. Guest P.S.	Total P.S. Required	Res. P.S. Provided	Guest P.S. Provided	Total P.S. Provided	Retail Bkgs. at.	Office Bkgs. at.	Total Bkgs. at.	Req. Retail P.S. (1/250 aL)	Req. Office P.S. (1/400 aL)	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								40,050	105,800	145,850	161	265	426	177	265	442	
516 F2	DD PVT DR.	3								45,900	13,250	59,150	184	34	218	184	67	251	
509 F3	DD PVT DR.	3								77,200		77,200	309		309	350		350	
511 F4	CC PVT DR.	1	60	108	15	123	108	15	123	40,500	75,000	115,500	162	188	350	162	188	350	
512 F5	CC PVT DR.	2	431	744	109	853	744	109	853	6,400		6,400	26		26	64		64	
515 F6	CC, DD & II PVT DR.	11	60	120	15	135	120	15	135										
514/621 F7	CC PVT DR.	9	256	478	64	542	478	64	542										
513 F8	CC PVT DR.	3								28,000		28,000		70	70		145	145	
530 F9	DD & EE PVT DR.																		
517 F10	HH ST.	11	120	220	30	250	240	38	278										
516 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										25,000			63			75	
527 F20 PARK	DD & EE PVT DR.														6			32	
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							347,050	1,208,050	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 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 OF 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.

481 E1: PREVIOUSLY APPROVED AREAS PER VTM 081105 - EXHIBIT "A" DATED DEC. 15, 2010
516 F2: REVISED EXHIBIT "A"

RECEIVED
DEPT. OF REGIONAL PLANNING
TRM 105-1 AMENDED EXHIBIT
DATE: 03/10/2014

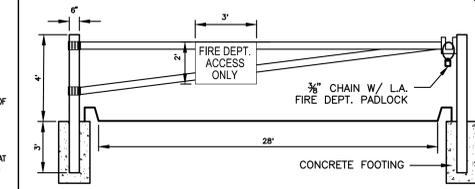


VICINITY MAP
NOT TO SCALE

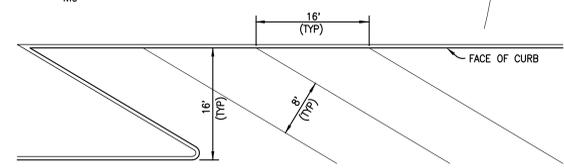


LEGEND

- 12** SHEET NUMBER (REVISED SHEETS)
- (A) APARTMENT/CONDOMINIUM
 - (B) CONDOMINIUM - 2 STORY
 - (C) CONDOMINIUM - 3 STORY
 - (D) MIXED USE/RESIDENTIAL
 - (E) MIXED USE/COMMERCIAL
 - (F) FIRE STATION
 - (G) RECREATION
 - (H) PARK
 - (I) 2 STORY SFD AND DUPLEX
 - (L) SCHOOL
 - (K) SINGLE FAMILY DETACHED
 - (L) LIBRARY
 - (M) CONTINUED CARE RETIREMENT COMMUNITY
 - (N) TRANSIT
 - (O) COMMERCIAL



EMERGENCY ACCESS GATE DETAIL
ITS

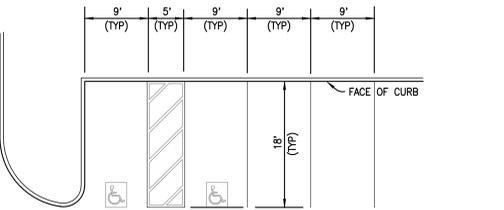


INDEX MAP



30° PARKING SPACE

TYPICAL PARKING SPACE DETAIL
SCALE: 1" = 10'



90° PARKING SPACE W/ HANDICAP

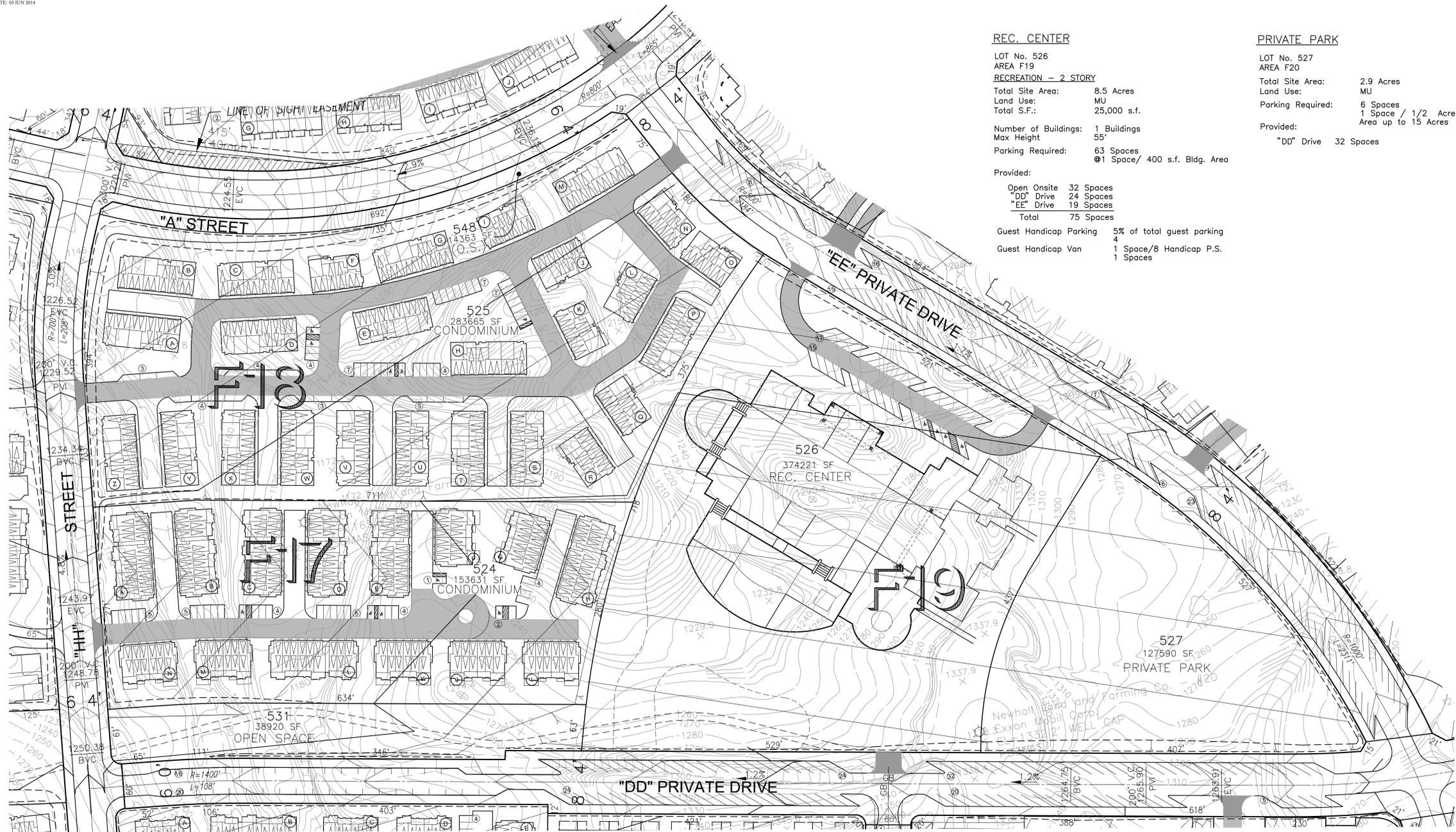
RESIDENTIAL SITE DEVELOPMENT STANDARDS

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



REC. CENTER
 LOT No. 526
 AREA F19
RECREATION - 2 STORY
 Total Site Area: 8.5 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

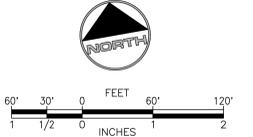
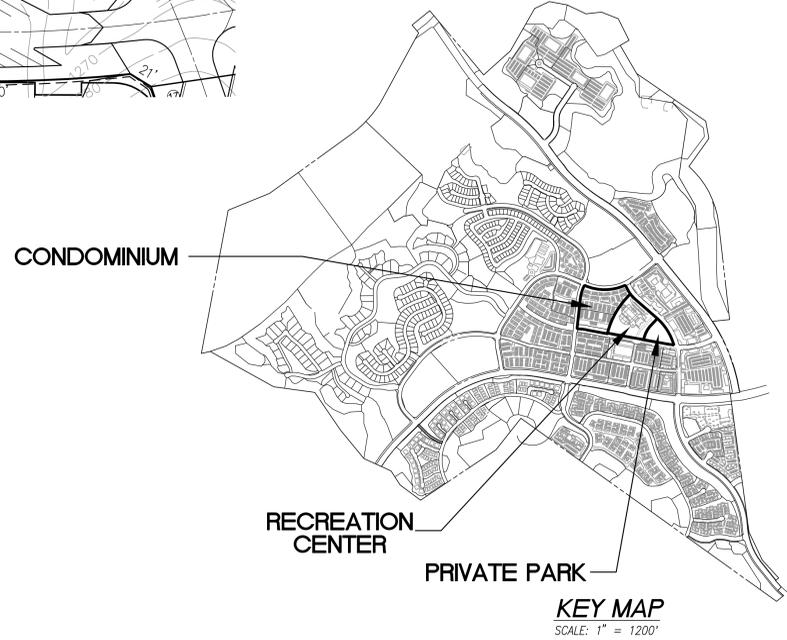
PRIVATE PARK
 LOT No. 527
 AREA F20
 Total Site Area: 2.9 Acres
 Land Use: MU
 Parking Required: 6 Spaces
 1 Space / 1/2 Acre Development Park
 Area up to 15 Acres
 Provided:
 "DD" Drive 32 Spaces

- 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
 - 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)
 - 3.0' --- 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: 3.5 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
 3
 Res. Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces
 Guest Handicap Parking 5% of total guest parking
 2
 Guest Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces

CONDOMINIUM
 LOT No. 525
 AREA F18
CONDOMINIUM - 2 STORY
 Total Site Area: 6.5 Acres
 Land Use: MU
 Total Units: 138 Homes
 Number of Buildings: 26 Buildings
 Max Height: 55'
Parking Summary:
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
 3
 Res. Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces
 Guest Handicap Parking 5% of total guest parking
 2
 Guest Handicap Van 1 Space/8 Handicap P.S.
 1 Spaces



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

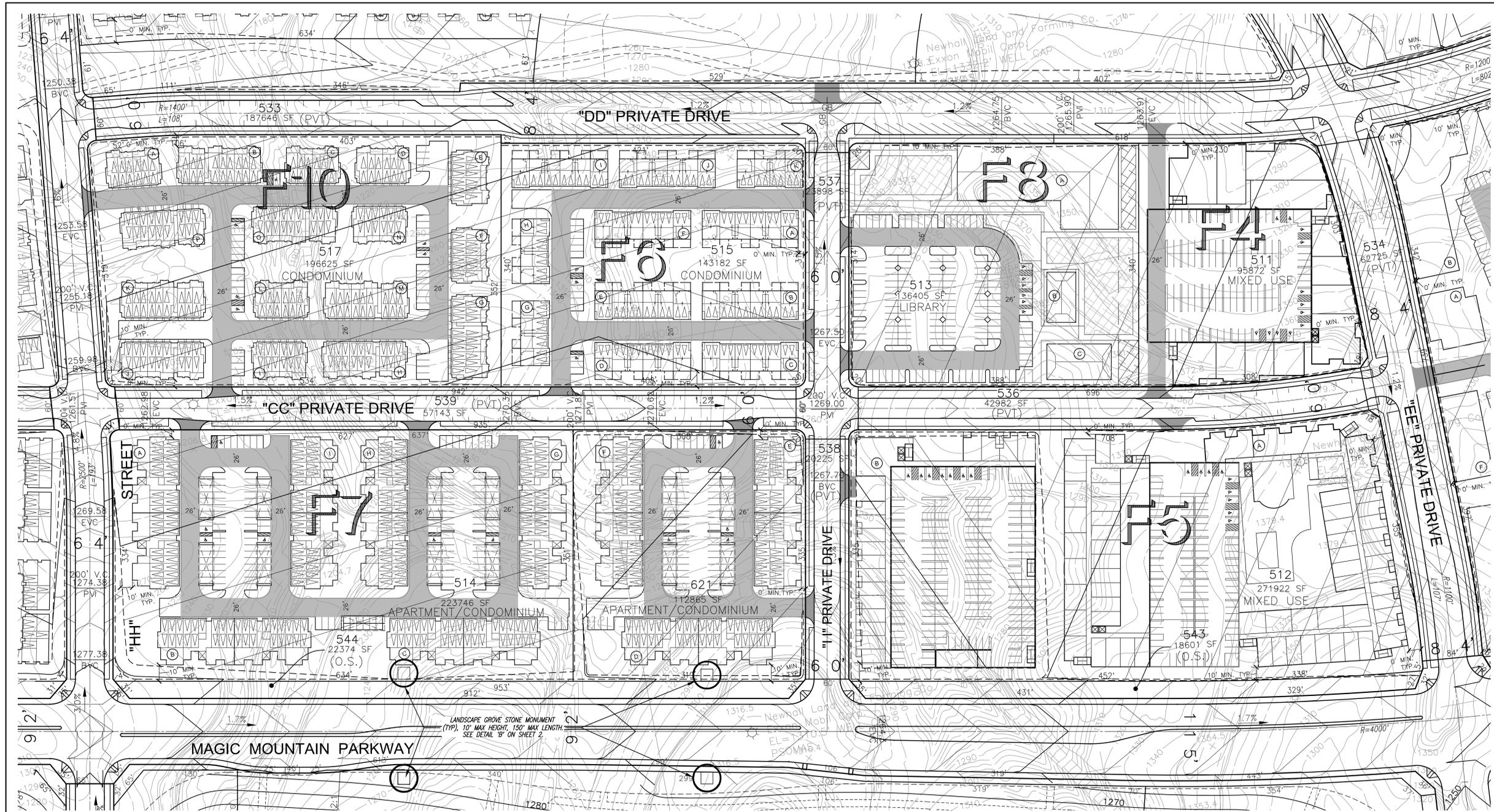
LEGAL DESCRIPTION:
 PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

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
 3009 Avenue Hill, Ste 21 • Valencia, CA 91355
 PH: (661) 294-2211 FX: (661) 294-9890
 Jason H. Fukumitsu
 JASON H. FUKUMITSU DATE: 6/3/2014

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061105
REVISED EXHIBIT "A"
 SCALE: 1" = 60'
 DATE: 06/03/14
 JOB No. 0015-042-006
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:

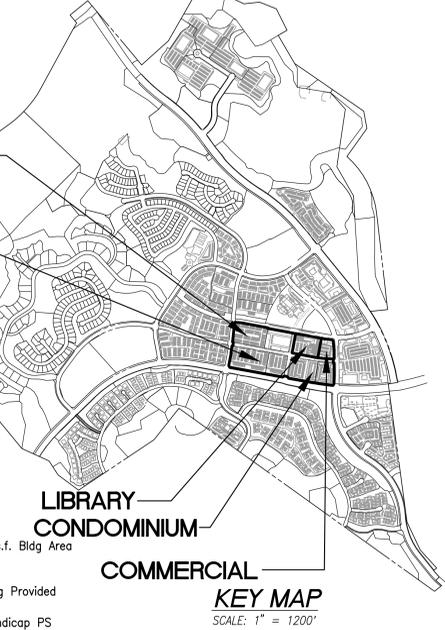
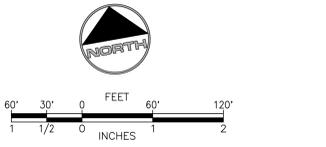
- ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
- ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
- FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- COVERED PARKING SPACES ON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

DETAILS:

1 TO 2 STORY SUBTERRANEAN GARAGE

SUBTERRANEAN GARAGE EXCAVATION DETAIL

NOTE: DIRT TO BE DISPOSED OF WITHIN NEWHALL RANCH



MIXED USE
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: 75,000 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) .25 (9) 81 Spaces
Total 60 90 18 15 123 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 (75,000 s.f.) .0025 (188) 188 Spaces
Total 473 Spaces

Provided:
Structure 443 Spaces Guest: (15)
"DD" Drive 13 Spaces
"EE" Drive 17 Spaces
Total 473 Spaces

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

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

Total Site Area: 6.2 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) .25 (49) 436 Spaces
Total 431 647 97 109 853 Spaces

Retail 1/250 s.f. Parking Spaces
Retail Parking (6,400 s.f.) .004 (26) 26 Spaces
Total 879 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
9
Res. Handicap Van 1 Space/8 Handicap P.S.
2 Spaces
Guest Handicap Parking 5% of total guest parking
6
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

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

Total Site Area: 7.7 Acres
Land Use: MU
Total Units: 256 Homes

Number of Buildings: 9 Buildings
Max Height: 55'

Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total
1 Bedroom 60 1.5 (90) .25 (15) 105 Spaces
2 Bedroom 134 1.5 (201) .5 (67) .25 (34) 302 Spaces
3 Bedroom 60 1.5 (90) .5 (30) .25 (15) 135 Spaces
Total 256 381 97 64 542 Spaces

Provided:
Garage 306 Spaces
Carpport 78 Spaces
Open 159 Spaces Guest: (64)
Total 543 Spaces (2.13 Space/DU)

Res. Handicap Parking 2% of total units
6
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
4
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

CONDOMINIUM
LOT No. 515
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
2
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
1
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

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) .25 (10) 90 Spaces
3 Bedroom 40 1.5 (60) .5 (20) .25 (10) 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
3
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
2
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

CONDOMINIUM
LOT No. 513 AREA F8

Total Site Area: 3.1 Acres
Land Use: MU
Total Units: 28,000 s.f.

Number of Buildings: 3 Buildings
Max Height: 55'

Parking Required: 70 Spaces
1 Space/400 s.f. Bldg Area

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

LIBRARY
Total Site Area: 3.1 Acres
Land Use: MU
Total Units: 28,000 s.f.

Number of Buildings: 3 Buildings
Max Height: 55'

Parking Required: 70 Spaces
1 Space/400 s.f. Bldg Area

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

COMMERCIAL

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

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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
30074 Avenue Hill, Ste 210 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890

Jason H. Fukumitsu
6/3/2014
DATE

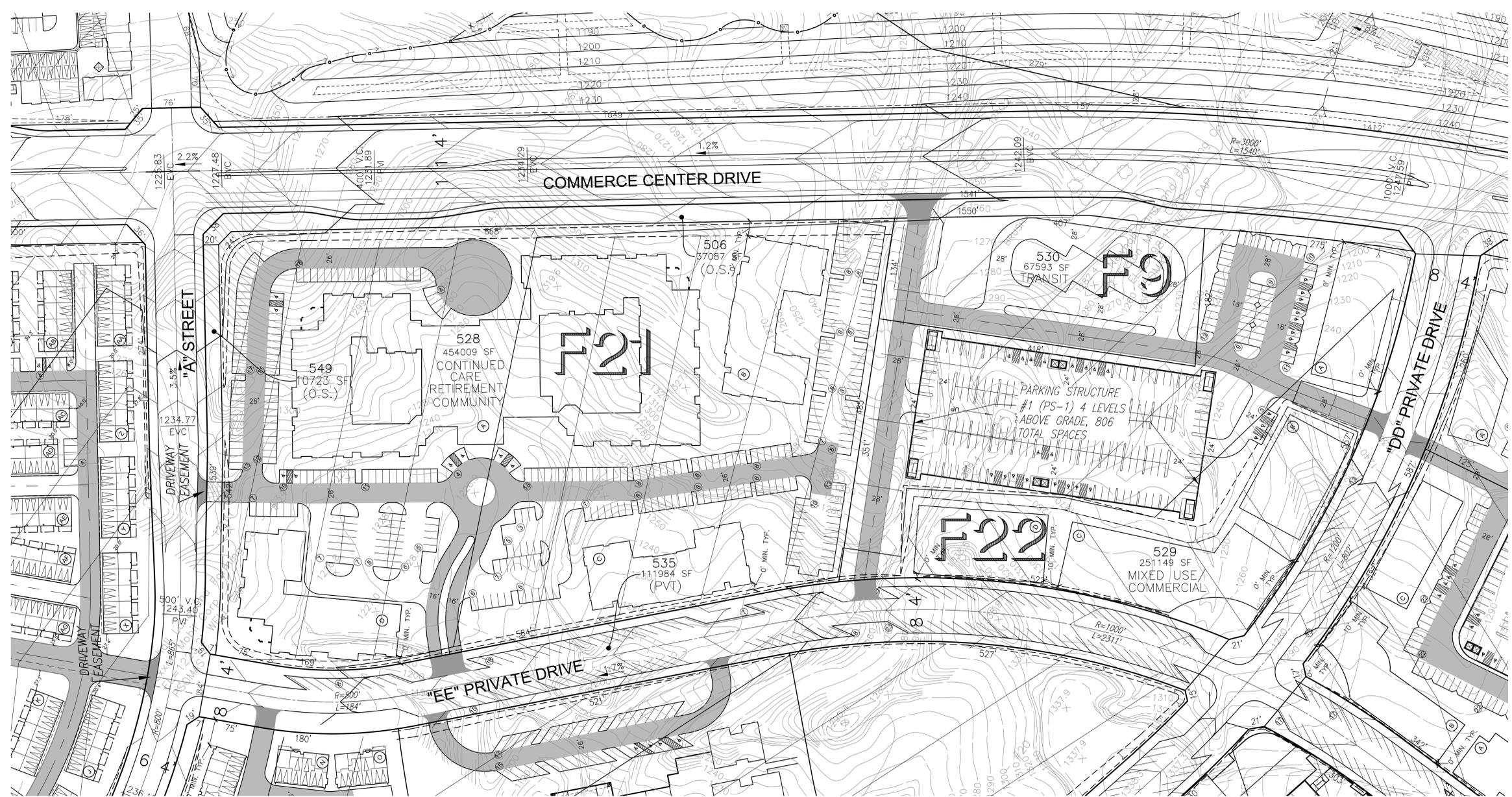
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061105
REVISED EXHIBIT "A"

SCALE: 1" = 60'
DATE: 06/03/14
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
- ④ — 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. 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.

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 .3 244 244

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: 5.7 Acres
Land Use: C
Retail: 109,000 s.f.
Office: 163,000 s.f.

Number of Buildings: 4 Buildings
Max Height: 55'

Parking Required (Retail)
④ 1 Space/250 s.f. Bldg Area

Parking Required (Office)
④ 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

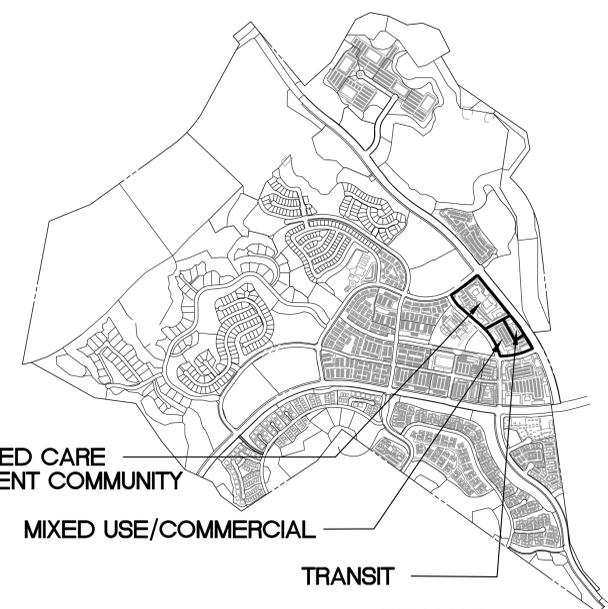
Handicap Parking 3.3% of Parking Provided
30 Spaces

Handicap Van—Accessible 1 Space/8 Handicap PS
4 Spaces

TRANSIT

LOT No. 530
AREA F9
TRANSIT

Total Site Area: 1.5 Acres

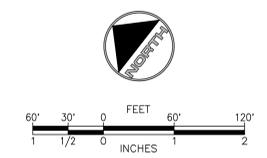


CONTINUED CARE
RETIREMENT COMMUNITY

MIXED USE/COMMERCIAL

TRANSIT

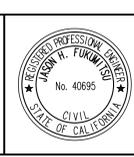
KEY MAP
SCALE: 1" = 1200'



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

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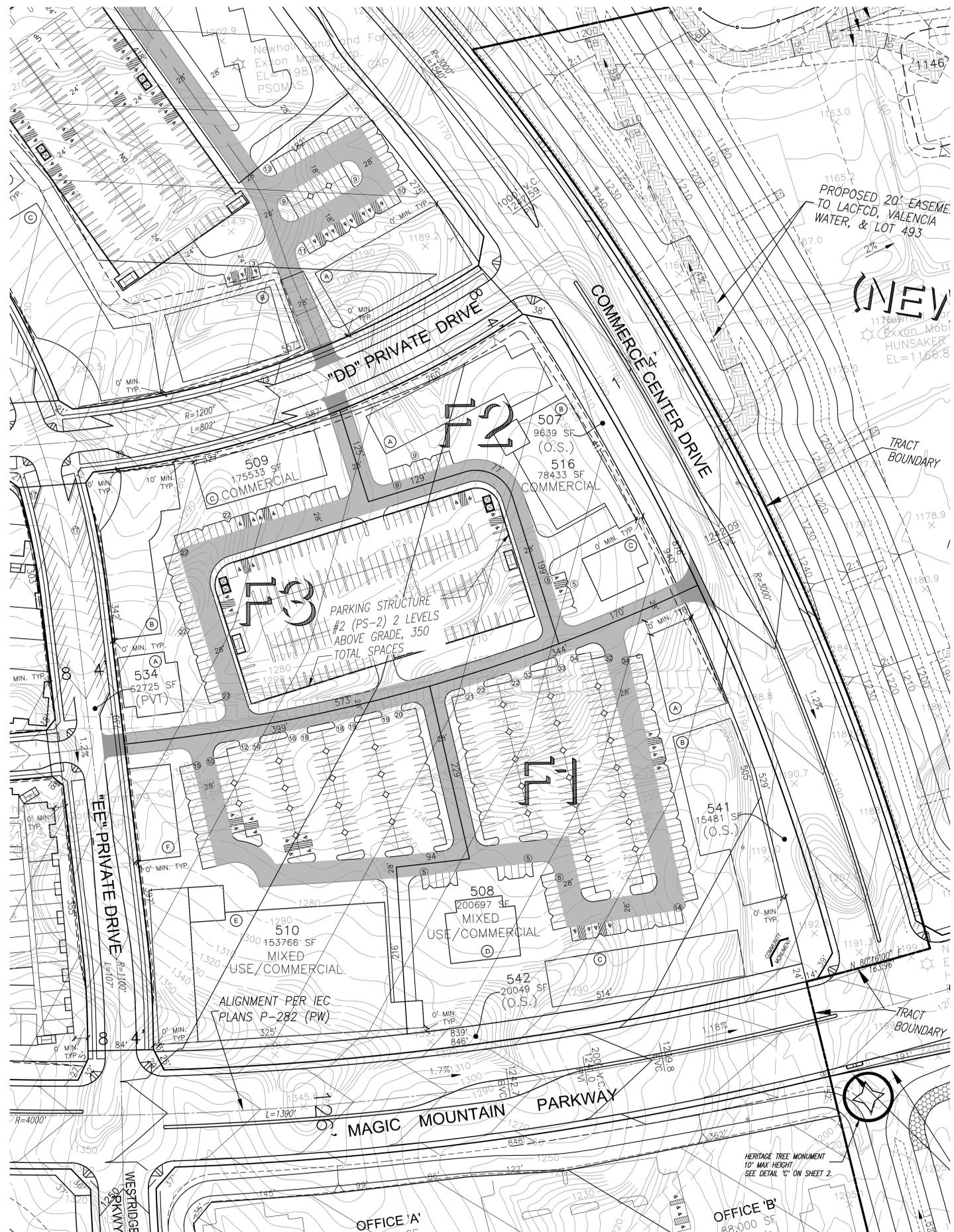
PLANS PREPARED BY:
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PLANNING • ENGINEERING • SURVEYING
30079 Avenue Hill, Ste 21 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890

Jason H. Fukumitsu
JASON H. FUKUMITSU 6/3/2014 DATE

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

SCALE: 1" = 60'
DATE: 06/03/14
JOB No. 0015-042-006
SHEET 15
OF 20 SHEETS

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



COMMERCIAL
LOT 508 & 510
AREA F1
COMMERCIAL - UP TO 2 STORIES

Total Site Area: 8.1 Acres
Land Use: C
Retail: 40,050 s.f.
Office: 105,800 s.f.

Number of Buildings: 6 Buildings
Max Height: 55'

Parking Required (Retail): 161 Spaces
1 Space/250 s.f. Bldg Area

Parking Required (Office): 265 Spaces
1 Space/400 s.f. Bldg Area

Total Parking Provided: 442 *

Handicap Parking: 16 Spaces
3.6% of Parking Provided

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

* Includes 17 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: 77,200 s.f.

Number of Buildings: 3 Buildings
Max Height: 55'

Parking Required (Retail): 309 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

COMMERCIAL
LOT No. 516
AREA F2
COMMERCIAL - UP TO 2 STORIES

Total Site Area: 1.8 Acres
Land Use: C
Retail: 45,900 s.f.
Office: 13,250 s.f.

Number of Buildings: 3 Buildings
Max Height: 55'

Parking Required (Retail): 184 Spaces
1 Space/250 s.f. Bldg Area

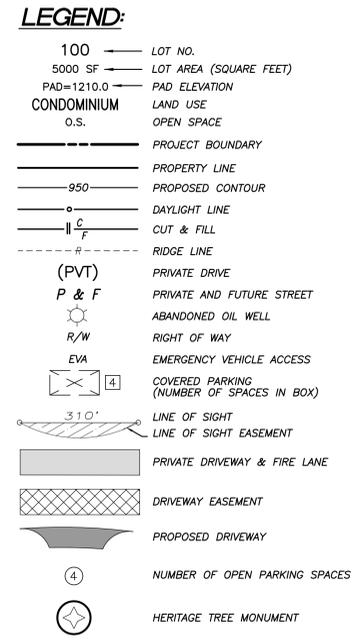
Parking Required (Office): 34 Spaces
1 Space/400 s.f. Bldg Area

Total Parking Provided: 251 *

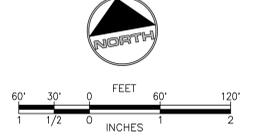
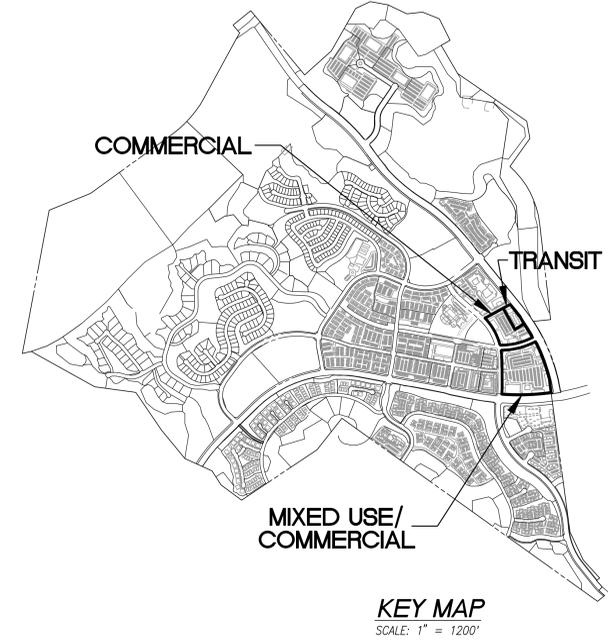
Handicap Parking: 10 Spaces
3.9% of Parking Provided

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

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



- NOTES:**
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 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.



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DRAFTED:					
CHECKED:	JFukumitsu	NO.	REVISIONS	DATE	BY

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