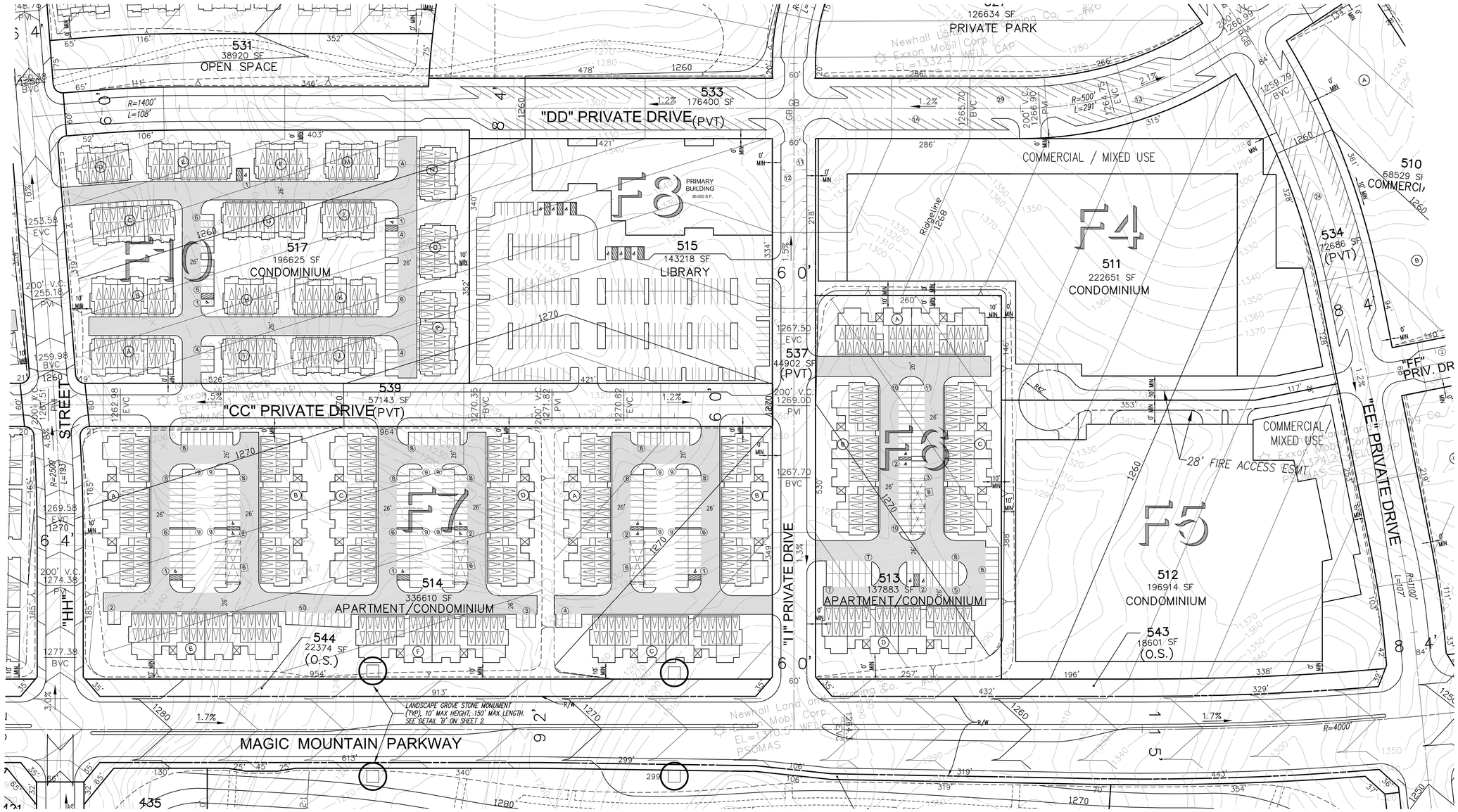
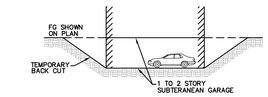


LEGEND:

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



SUBTERRANEAN GARAGE EXCAVATION DETAIL

NOTE: DIRT TO BE DISPOSED OF WITHIN NEWHALL RANCH

NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. COVERED PARKING SPACES ON THIS SHEET MAY BE SUBTERRANEAN. SEE DETAIL.
4. GUEST PARKING WILL BE PROVIDED ON PRIVATE DRIVES.

60 30 0 60 120
GRAPHIC SCALE: 1"=60'

CONDOMINIUM

LOT No. 511
CONDO – 3 & 4 STORY OVER 3 LEVELS OF PARKING

Total Site Area: 5.1 Acres
Land Use: MU–Residential
Total Units: 242 Homes
Live Work & Retail: 48,100 S.F.

Number of Buildings: 1 Buildings
Max Height 55'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	121	1.5(182)		.25(31)	213 Spaces
2 Bedroom	121	1.5(182)	.5 (61)	.25(31)	274 Spaces
Total	242	364	61	62	487 Spaces

Retail 1/250 sf. Parking Spaces
Retail Parking (48,100 sf.). .004(193) 193 Spaces
Total 680 Spaces

Provided:
Garage 487 Spaces Guest: (62)
On Site Retail 90 Spaces
"DD" Drive 56 Spaces
"EE" Drive 24 Spaces
"I I" Drive 23 Spaces
Total 680 Spaces

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

CONDOMINIUM

LOT No. 512
CONDO – 3 & 4 STORY OVER 3 LEVELS OF PARKING

Total Site Area: 4.5 Acres
Land Use: MU–Residential
Total Units: 249 Homes
Live Work & Retail: 18,300 S.F.

Number of Buildings: 1 Building
Max Height 55'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	124	1.5(186)		.25(31)	217 Spaces
2 Bedroom	125	1.5(188)	.5(63)	.25(32)	283 Spaces
Total	249	374	63	63	500 Spaces

Retail 1/250 sf. Parking Spaces
Retail Parking (18,300 sf.). .004(74) 74 Spaces
Total 574 Spaces

Provided:
Garage 500 Spaces Guest: (63)
On Site Retail 74 Spaces

Total 574 Spaces
Res. Handicap Parking 2% of total units 5 Spaces
Res. Handicap Van 1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking 5% of total guest parking 4 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S. 1 Spaces

APARTMENTS/ CONDOMINIUM

LOT No. 513
APARTMENT/CONDO – 3 STORY

Total Site Area: 3.2 Acres
Land Use: MU–Residential
Total Units: 96 Homes

Number of Buildings: 4 Buildings
Max Height 55' – Minimum fire lane width for structures>35' in height is 28'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	24	1.5 (36)		.25(6)	42 Spaces
2 Bedroom	56	1.5 (84)	.5(28)	.25(14)	126 Spaces
3 Bedroom	16	1.5 (24)	.5 (8)	.25(4)	36 Spaces
Total	96	144	36	24	204 Spaces

Provided:
Garage 136 Spaces
Carport 8 Spaces
Open 60 Spaces Guest: (24)
Total 204 Spaces (2.12 Space/DU)

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

APARTMENTS/ CONDOMINIUMS

LOT No. 514
APARTMENT/CONDO – 3 & 4 STORY

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

Number of Buildings: 9 Buildings
Max Height 55' – Minimum fire lane width for structures>35' in height is 28'

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)	.25(32)	284 Spaces
3 Bedroom	36	1.5 (54)	.5(18)	.25 (9)	81 Spaces
Total	216	324	81	55	460 Spaces

Provided:
Garage 306 Spaces
Carport 18 Spaces
Open 136 Spaces Guest: (55)
Total 460 Spaces (2.13 Space/DU)

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

CONDOMINIUM

LOT No. 517
CONDO – 3 STORY

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

Number of Buildings: 11 Buildings
Max Height 55' – Minimum fire lane width for structures>35' in height is 28'

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

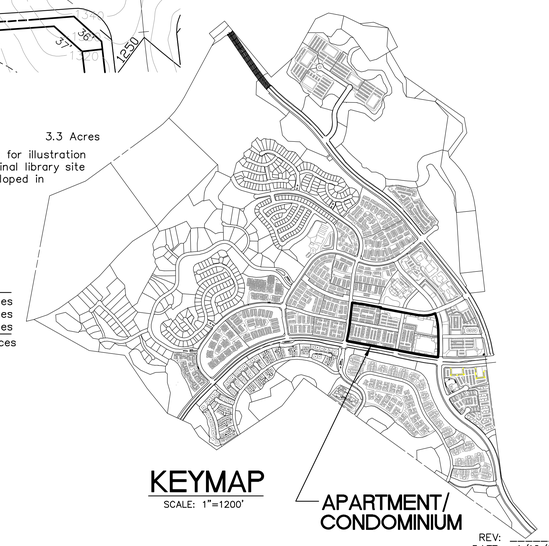
Provided:
Garage 240 Spaces
Open 30 Spaces Guest: (30)
Total 270 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units 3 Spaces
Res. Handicap Van 1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking 5% of total guest parking 1 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S. 1 Spaces

LIBRARY

LOT No. 515
Total Site Area: 3.3 Acres

Library shown is for illustration purposes only, final library site plan to be developed in a later phase



KEYMAP
SCALE: 1"=1200'

REV:
DATE: 4/19/2010

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.

REGISTERED PROFESSIONAL ENGINEER MATTHEW G. HEIDEMAN No. 55639 Exp. 12-31-10 CIVIL STATE OF CALIFORNIA

PSOMAS
28480 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 219–6000 (661) 775–2718 (FAX)

MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE

DESIGNED : DE/MH
DRAFTED : DE/MS
CHECKED : MH

OWNER/DEVELOPER :
NEWHALL RANCH
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91335
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 61105
SITE PLAN - EXHIBIT MAP

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

PROJECT NO. 1NLF0120.00
SHEET 14 OF 20

Apr 16, 2010 – 11:35AM – M:\NEWHALL\PROJDATA\MESASEAST-MP\ENGR\DESIGN\VTTM\FL\ME018-14.DWG

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