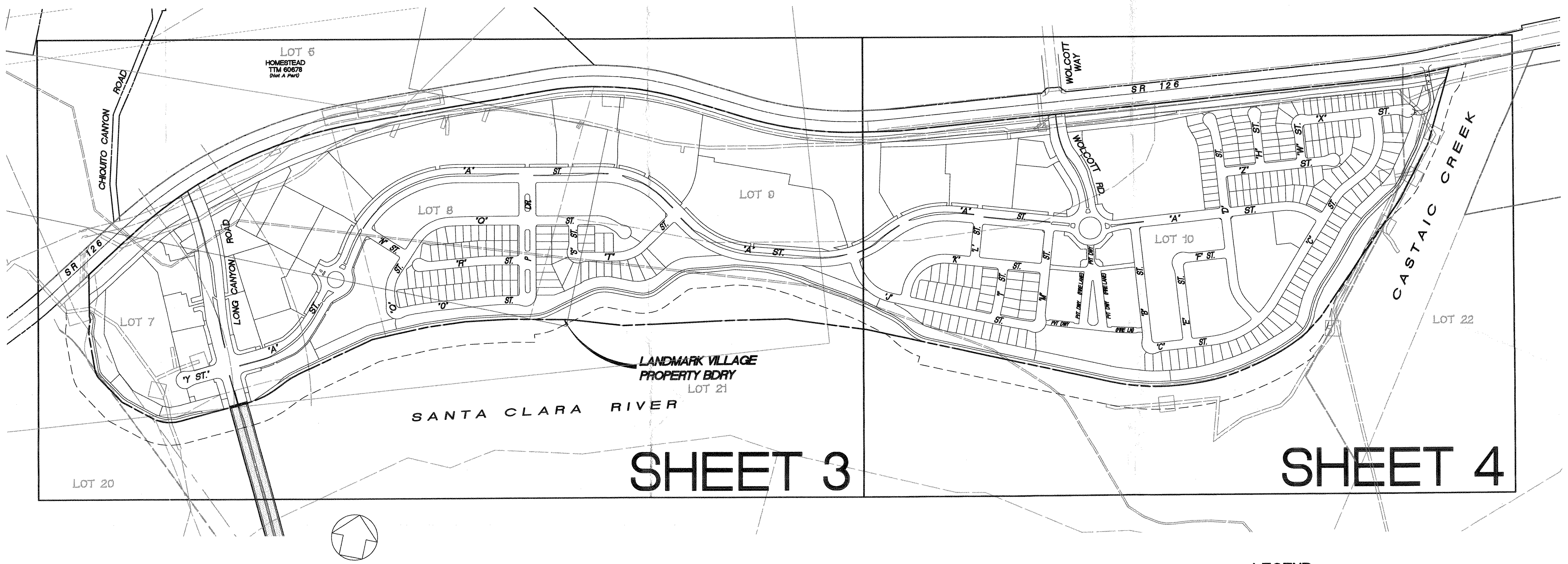
LOT SUMMARY

LOT NUMBERS	TOTAL LOTS/ BLDGS	TYPE (USE)	LOT SIZE	TOTAL D.U.	TOTAL S.F.D. or DET. CONDOS D.U.	MF D.U.s in bldgs w/1-4 D.U.s/bldg	MF D.U.s in bldgs w/5+ D.U.s/bldg
1-93	93/93	S.F.D 45' x 100' 4,500 S.F.	472,574 S.F.	93	93	0	0
94-190	97/97	S.F.D 55' x 100' 5,500 S.F.	663,229 S.F.	97	97	0	0
191-270	80/80	S.F.D 50' x 100' 5,000 S.F.	485,758 S.F.	80	80	0	0
271, 272, 279, 281	4/124	CONDOMINIUM	671,128 S.F.	124	124	0	0
285-286	2/89	CONDOMINIUM	330,719 S.F.	89	89	0	0
273, 284	2/40	CONDOMINIUM	398,791 S.F.	120	0	120	0
276, 280, 287	3/42	CONDOMINIUM	788,159 S.F.	239	0	60	179
277, 278	2/27	AFFORDABLE CONDOMINIUM	444,636 S.F.	161	0	0	161
274	1/14	AFFORDABLE CONDO/APARTMENT (FOR LEASE)**	336,813 S.F.	140	0	0	140
275	1/15	CONDO/APARTMENT (FOR LEASE)**	479,250 S.F.	232	0	0	232
282, 283	2/14	CONDO/APARTMENT (FOR LEASE)**	160,132 S.F.	69	0	11	58
288,289	2/2	COMMERCIAL (FOR LEASE)**	82,206 S.F.	–	–	–	–
290	1/2	COMMERCIAL (FOR LEASE)**	100,942 S.F.	–	–	–	–
292-301	10/9	COMMERCIAL (FOR LEASE)**	763,848 S.F.	–	–	–	–
303-305	3/3	COMMERCIAL (FOR LEASE)**	147,490 S.F.	–	–	–	–
422	*1/0	PRIVATE DRIVEWAY & FIRE LANE	93,194 S.F.	–	–	–	–
306-308	*3/3	RECREATION	253,595 S.F.	–	–	–	–
310	*1/NA	COMMUNITY PARK SITE	430,072 S.F.	–	–	–	–
309	*1/NA	SCHOOL SITE	423,951 S.F.	–	–	–	–
313-327, 344-346, 350, 352-353, 356-361, 363, 365-371, 374-421	*83/0	OPEN SPACE	1,040,689 S.F.	–	–	–	–
364	*1/0	PRIVATE PARK	24,053 S.F.	–	–	–	–
335, 336, 340	*3/0	SR 126 FUTURE R/W	407,000 S.F.	–	–	–	–
311, 329, 332, 333, 338, 342, 347, 351, 354, 355, 362, 372, 373	*13/0	OPEN SPACE (WATER QUALITY)	777,807 S.F.	–	–	–	–
339, 343	*2/0	OPEN SPACE (UTILITY CORRIDOR)	114,213 S.F.	–	–	–	–
331, 349	*2/0	OPEN SPACE (CL.1 BIKE TRAIL/ MAINT.ACCS.ROAD)	203,596 S.F.	–	–	–	–
330, 348	*2/0	OPEN SPACE (MULTI-USE TRAIL)	117,342 S.F.	–	–	–	–
334, 337, 341	*3/0	OPEN SPACE (LIGHT RAIL RESERVATION)	349,556 S.F.	–	–	–	–
302	*1/NA	FIRE STATION	58,404 S.F.	–	–	–	–
312	*1/NA	TRAIL HEAD	19,617 S.F.	–	–	–	–
291	*1/NA	PARK & RIDE	35,143 S.F.	–	–	–	–
328	*1/NA	RECYCLED WATER BOOSTER PUMP STATION	1,226 S.F.	–	–	–	–
N/A	NA/NA	PUBLIC ROADS	2,072,022 S.F.	–	–	–	–
TOTAL	422		12,747,155 SF	1,444	483	191	770

* NO RESIDENTIAL DEVELOPMENT ALLOWED ON THESE LOTS
** TOTAL NUMBER OF LEASE RESIDENTIAL BUILDINGS = 43
TOTAL NUMBER OF LEASE COMMERCIAL BUILDINGS = 16

UNIT SUMMARY:

S.F.D. UNITS: - 270 UNITS
CONDOMINIUM UNITS: - 744
APARTMENTS UNITS: - 430
COMMERCIAL LOT ACREAGE: 25.13 ACCRES



PROJECT SUMMARY:

GROSS AREA - 292.6 Acres
TOTAL LOTS - 422
TOTAL D.U. - 1,444
EXISTING ZONING - SP (NEWHALL RANCH SPECIFIC PLAN)
PROPOSED ZONING - SP (NEWHALL RANCH SPECIFIC PLAN)
GENERAL PLAN LAND USE - SP (NEWHALL RANCH SPECIFIC PLAN)

GRADING SUMMARY

ONSITE
RAW CUT 343,000 CY
RAW FILL 5,590,000 CY
NET CUT 343,000 CY
NET FILL 6,263,000 CY
IMPORT 5,920,000 CY

OFFSITE (ADOBE CANYON)
RAW CUT 6,468,500 CY
RAW FILL 133,000 CY
NET CUT 6,468,500 CY
NET FILL 146,300 CY
EXPORT 6,322,200 CY

OFFSITE (CHIQUITO CANYON)
RAW CUT 1,190,000 CY
RAW FILL 1,071,000 CY
NET CUT 1,190,000 CY
NET FILL 1,190,000 CY
EXPORT 0 CY

OFFSITE (SOUTH BANK TEMP. LEVEE)
RAW CUT 0 CY
RAW FILL 250,000 CY
NET CUT 0 CY
NET FILL 316,000 CY
EXPORT 316,000 CY

OFFSITE (UTILITY CORRIDOR GRADING)
RAW CUT 3,200 CY
RAW FILL 233,000 CY
NET CUT 3,200 CY
NET FILL 263,000 CY
IMPORT 259,800 CY

OFFSITE (WRP DEBRIS BASINS)
RAW CUT 91,000 CY
RAW FILL 2,000 CY
NET CUT 91,000 CY
NET FILL 2,200 CY
EXPORT 88,800 CY

OFFSITE (ZONE 1A WATER TANK SITE)
RAW CUT 87,000 CY
RAW FILL 2,000 CY
NET CUT 87,000 CY
NET FILL 2,200 CY
EXPORT 84,800 CY

TOTAL EARTHWORK
RAW CUT 8,182,700 CY
RAW FILL 7,281,000 CY
NET CUT 8,182,700 CY
NET FILL 8,182,700 CY
IMPORT/EXPORT: 0 CY

OFFSITE IMPROVEMENTS ASSOCIATED WITH VTTM 53108

1. LA COUNTY SANITATION DISTRICT TRUNK SEWER WESTERLY TO NEWHALL RANCH WRP
2. WATER MAIN EXTENSION TO VALENCIA WATER CO. STORAGE TANKS AND EXISTING PIPES
3. SEWER FORCE MAIN EASTERLY TO LA COUNTY SANITATION DISTRICT 32 WRP
4. BORROW SITE GRADING PER C.U.P. NO. 200500112
5. DEBRIS BASINS NORTH OF SR 126
6. OFFSITE GRADING AS DEPICTED
7. OFFSITE IMPROVEMENTS FOR IRRIGATION WATER LINES AND WELLS

UTILITY PROVIDERS:

SEWER: L.A. COUNTY SANITATION DIST. 32 AND NEWHALL RANCH WRP
WATER: VALENCIA WATER COMPANY
ELECTRICAL: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS CO.
TELEPHONE: AT&T
CABLE TV: TIME WARNER CABLE

NOTE:
STATE ROUTE 126 (SR126) IS DESIGNATED BY LOS ANGELES COUNTY AS "HENRY MAYO DRIVE".

SURVEY NOTES:

VERTICAL DATUM:

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR #6.25 NEWHALL QUAD, 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:

THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED NOVEMBER 15, 2006. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:

BY PHOTOGRAMMETRIC PROCESSES FROM LIDAR IMAGING DATED NOVEMBER 15, 2006, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:

10 FOOT, UNLESS OTHERWISE NOTED.

EASEMENTS:

EASEMENTS....... PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ITEMS ARE NOTED BELOW AS INDETERMINATE OR DOES NOT AFFECT.

TITLE REPORT.... FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. 3391183 (29), DATED MARCH 18, 2010. THIS TITLE REPORT COVERS THIS PROPERTY.

(9) INDICATES TITLE REPORT EXCEPTION No

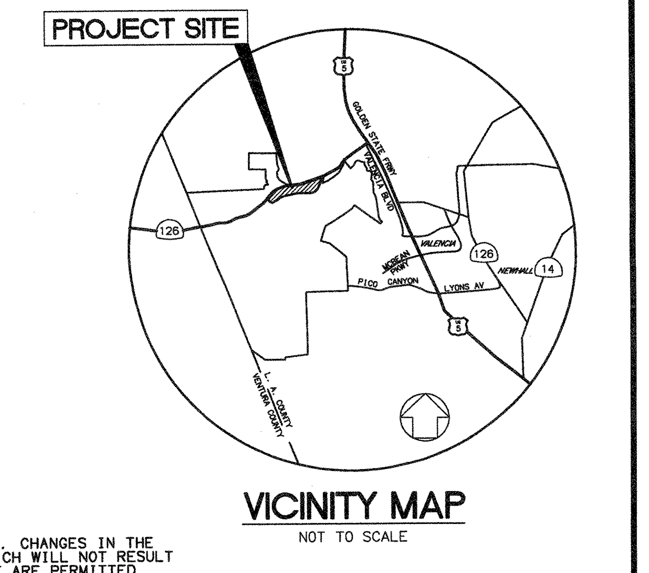
EXCEPTION NO.	OWNER	PURPOSE	REFERENCE	STATUS
9	SIMI LAND AND WATER COMPANY	COLLECTION, CONDUCTING AND DISTRIBUTION OF WATER	DECEMBER 14, 1889 BOOK 614, PAGE 285, DEEDS MARCH 26, 1891 BOOK 645, PAGE 18, DEEDS	NOT PLOTTED BLANKET
10	SUNSET TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND INCIDENTAL PURPOSES	OCTOBER 10, 1896 INSTRUMENT NO. 17 BOOK 1129, PAGE 8, DEEDS	NOT PLOTTED INDETERMINATE
11	VENTURA COUNTY POWER COMPANY	POLE LINES AND INCIDENTAL PURPOSES	SEPTEMBER 3, 1907 BOOK 3210, PAGE 74, DEEDS	NOT PLOTTED DOCUMENT ILLEGIBLE
12	COUNTY OF LOS ANGELES	PUBLIC ROAD & HIGHWAY	JUNE 27, 1910 INSTRUMENT NO. 47 BOOK 4230, PAGE 2, DEEDS	PLOTTED
13	COUNTY OF LOS ANGELES	PUBLIC ROAD & HIGHWAY	APRIL 6, 1920 INSTRUMENT NO. 321 BOOK 7171, PAGE 90, DEEDS	PLOTTED
15	STANDARD OIL COMPANY	PIPE LINES	AUGUST 20, 1923 INSTRUMENT NO. 973 BOOK 2469, PAGE 268, O.R.	NOT PLOTTED DOES NOT AFFECT PROPERTY
16	BARNSDALL OIL COMPANY	OIL AND GAS LEASE	JUNE 18, 1935 INSTRUMENT NO. 671 BOOK 13495, PAGE 125, O.R. JULY 21, 1995 INSTRUMENT NO. 95-1183592, O.R. MARCH 3, 1997 INSTRUMENT NO. 97-316093, O.R.	NOT PLOTTED DOES NOT AFFECT PROPERTY
17	STATE OF CALIFORNIA	PUBLIC HIGHWAY, SLOPES/DRAINAGE	JANUARY 12, 1939 DOCUMENT NO. 714H CERT. NO. JJ 84561, TORRENS	PLOTTED
18	R.E. HAVANSTRITE	OIL AND GAS LEASE	DECEMBER 26, 1940 INSTRUMENT NO. 873 BOOK 18078, PAGE 155, O.R.	PLOTTED
19/20	BARNSDALL OIL COMPANY	PIPE LINES	DEC. 4, 1944 INSTRUMENT NO. 1236 BOOK 21229, PAGE 281, O.R. AMENDED DECEMBER 4, 1944 INSTRUMENT NO. 1237, BOOK 21490, PAGE 111, O.R.	PLOTTED
22	AGREEMENT BETWEEN: NEWHALL LAND & FARMING CO. AND AUGUST A. & MARY J. RUBEL	SEE DOCUMENTS FOR FULL PARTICULARS	JUNE 14, 1949 INSTRUMENT NO. 988 BOOK 17568, PAGE 237, O.R. MODIFIED NOVEMBER 19, 1980 INSTRUMENT NO. 80-1162907, O.R.	NOT PLOTTED INDETERMINATE
23	AGREEMENT BETWEEN: SOUTHERN PACIFIC RAILROAD COMPANY AND SOUTHERN PACIFIC COMPANY AND HUMBLE OIL AND REFINING COMPANY	OIL AND GAS DRILLING	JULY 31, 1950 INSTRUMENT NO. 3438 BOOK 33841, PAGE 152, O.R. APRIL 1, 1960 INSTRUMENT NO. 4219, O.R. APRIL 10, 1961 INSTRUMENT NO. 4125, O.R.	QUITCLAIMED
24	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRIC LINES	APRIL 10, 1951 INSTRUMENT NO. 2549 BOOK 36011, PAGE 33, O.R.	NOT PLOTTED INDETERMINATE
25	UNION OIL COMPANY OF CALIFORNIA	PIPE LINES & APPURTENANCES	JUNE 19, 1951 INSTRUMENT NO. 2670 BOOK 36565, PAGE 89, O.R.	INDETERMINATE
26	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRIC LINES	DECEMBER 21, 1953 INSTRUMENT NO. 1702 BOOK 43431, PAGE 69, O.R.	INDETERMINATE
27	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRIC LINES	DECEMBER 31, 1953 INSTRUMENT NO. 2788 BOOK 43504, PAGE 347, O.R.	INDETERMINATE
28	TIDE WATER ASSOCIATED OIL COMPANY	OIL AND GAS LEASE	DECEMBER 3, 1954 INSTRUMENT NO. 954 BOOK 46280, PAGE 28, O.R.	PLOTTED
29	UNION OIL COMPANY OF CALIFORNIA	PIPE LINES & APPURTENANCES	JUNE 13, 1958 INSTRUMENT NO. 3434 BOOK D127, PAGE 71, O.R.	PLOTTED
30	STANDARD OIL COMPANY OF CALIFORNIA	OIL AND GAS LEASE	AUGUST 19, 1958 INSTRUMENT NO. 3370 BOOK M95, PAGE 123, O.R.	DOES NOT AFFECT PROPERTY
31	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRIC LINES	NOVEMBER 25, 1958 INSTRUMENT NO. 3316 BOOK D286, PAGE 279, O.R.	PLOTTED
32	UNION OIL COMPANY OF CALIFORNIA	PIPE LINES & APPURTENANCES	AUGUST 29, 1961 INSTRUMENT NO. 3943, O.R.	INDETERMINATE
33	UNION OIL COMPANY OF CALIFORNIA	PIPE LINES	FEBRUARY 7, 1962 INSTRUMENT NO. 3210 BOOK D1505, PAGE 463, O.R.	PLOTTED
34	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRIC LINES AND INGRESS AND EGRESS	JULY 23, 1964 INSTRUMENT NO. 5047, O.R.	DOES NOT AFFECT PROPERTY
35	COUNTY OF LOS ANGELES	PUBLIC ROAD AND HIGHWAY PURPOSES	OCTOBER 16, 1968 INSTRUMENT NO. 1950 BOOK D4165, PAGE 376, O.R.	PLOTTED
37	TEXACO INC.	PUMP STATION, PIPE LINES, & APPURTENANCES	OCTOBER 14, 1971 INSTRUMENT NO. 3990 BOOK D5223, PAGE 940, O.R.	PLOTTED

EXCEPTION NO.	OWNER	PURPOSE	REFERENCE	STATUS
38	THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY	PIPE LINES & APPURTENANCES	MARCH 6, 1981 INSTRUMENT NO. 81-236544, O.R.	PLOTTED
39	CORBIN J. ROBERTSON	OIL AND GAS LEASE	MAY 6, 1982 INSTRUMENT NO. 82-468531, O.R.	ENCUMBERS ENTIRE PROPERTY
40	TEXACO CALIFORNIA PIPELINES, INC.	PIPE LINE & PUMP STATION	SEPTEMBER 8, 1993 INSTRUMENT NO. 93-1746382, O.R.	PLOTTED
41	STATE OF CALIFORNIA	TRAFFIC CONTROL DEVICES	MARCH 21, 1997 INSTRUMENT NO. 97-434774, O.R.	INDETERMINATE
42	THE NEWHALL LAND AND FARMING COMPANY	INTENT TO RESERVE EASEMENTS FOR WATER PIPELINES, PUMP STATIONS & APPURTENANCES,	DECEMBER 23, 1999 INSTRUMENT NO.s 99-2360380 & 99-2360381, O.R. DECEMBER 28, 1999 INSTRUMENT NO. 99-2375698, O.R. MARCH 17, 2000 INSTRUMENT NO.s 00-399620, 00-399621, 00-399622, 00-399623, 00-399624, 00-399625, O.R.	PLOTTED
43	COUNTY OF LOS ANGELES	INGRESS & EGRESS RESTRICTIONS	PARCEL MAP NO. 24500-01 P.M.B. 293, PG. 34-67	PLOTTED
44	COUNTY OF LOS ANGELES	FUTURE STREET	PARCEL MAP NO. 24500-01 P.M.B. 293, PG. 34-67	PLOTTED
45	COUNTY OF LOS ANGELES	DRAINAGE PURPOSES	PARCEL MAP NO. 24500-01 P.M.B. 293, PG. 34-67	BLANKET OVER FUTURE STREETS PER P.M.B. 293, PG. 34-67
46	FEE HOLDERS OF LAND WITHIN PARCEL 7	INGRESS/EGRESS, ROAD AND UTILITY PURPOSES	PARCEL MAP NO. 24500-01 P.M.B. 293, PG. 34-67	BLANKET OVER FUTURE STREETS PER P.M.B. 293, PG. 34-67
47	COUNTY OF LOS ANGELES	DEDICATION TO HOLD PARCELS DIVIDED BY STREET AS ONE	PARCEL MAP NO. 24500-01 P.M.B. 293, PG. 34-67	PARCEL 7
48	COUNTY OF LOS ANGELES	SUBDIVISION REQUIREMENTS	PARCEL MAP NO. 24500-01 P.M.B. 293, PG. 34-67	NOT PLOTTED BLANKET
49	COUNTY OF LOS ANGELES STATE OF CALIFORNIA	ENTRY/EXITING RIGHTS		PLOTTED
50	COUNTY OF LOS ANGELES	GEOTECHNICAL CONDITIONS	PARCEL MAP NO. 24500-01 P.M.B. 293, PG. 34-67	NOT PLOTTED BLANKET
53	AGREEMENT BETWEEN: THE NEWHALL LAND AND FARMING COMPANY AND NEWHALL SCHOOL DISTRICT	SCHOOL FACILITIES MITIGATION AND FUNDING AGREEMENT	FEBRUARY 04, 2010 INSTRUMENT NO. 2010-0164624, O.R.	NOT PLOTTED INDETERMINATE
A PER PREVIOUS PTR *	EXXON CORPORATION	PIPE LINES & APPURTENANCES	JUNE 21, 1979 INSTRUMENT NO. 79-675839, O.R.	PLOTTED
B PER PREVIOUS PTR *	STATE OF CALIFORNIA	SLOPES & DRAINAGE	SEPTEMBER 15, 2000 INSTRUMENT NO. 00-1445425, O.R.	PLOTTED
PER PREVIOUS PTR *	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRIC LINES	MAY 9, 1952 INSTRUMENT NO. 2456 BOOK 38895, PAGE 359, O.R.	NOT PLOTTED INDETERMINATE
PER PREVIOUS PTR *	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRICAL AND COMMUNICATION SYSTEMS	MAY 27, 1971 INSTRUMENT NO. 3947 BOOK D5071, PAGE 131, O.R.	NOT PLOTTED INDETERMINATE
PER PREVIOUS PTR *	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRICAL AND COMMUNICATION SYSTEMS	DECEMBER 2, 1971 INSTRUMENT NO. 2421 BOOK D5275, PAGE 682, O.R.	NOT PLOTTED INDETERMINATE

* PREVIOUS PRELIMINARY TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY, REPORT NO. 7004810-23, DATED OCTOBER 31, 2007.

LEGEND:

100 — LOT NO.
5000 SF — LOT AREA (SQUARE FEET)
1210.5 — PAD ELEVATION
O.S. OPEN SPACE
P.F. PUBLIC FACILITY
PROJECT BOUNDARY
EXISTING RIGHT OF WAY
PROPOSED EASEMENT
EXISTING EASEMENT
PROPOSED RIGHT OF WAY
950 PROPOSED CONTOUR
DAYLIGHT LINE
SD STORM DRAIN
SS SANITARY SEWER (SERVICE LOCAL)
SST SANITARY SEWER (TRUNK SEWER)
FM SANITARY SEWER (FORCE MAIN)
W WATER
RW RECLAIMED WATER
IRRI IRRIGATION LINE
W EXISTING WATER LINE
E EXISTING POWER LINE
COM EXISTING COMMUNICATION LINE
VIREO_HABITAT EXISTING VIREO HABITAT LINE
EXISTING CMP INLET
CATCH BASIN
WATER GATE VALVE
RC03 RIVER CORRIDOR-2003
FEMA FEMA
X-Q50 EXISTING Q-CAP
RS RESOURCE LINE
ACOE ARMY CORPS OF ENGINEERS JURISDICTION LINE
OIL WELL GPS POSITIONED
OIL WELL DEPT. OF OIL AND GAS CALCULATED POSITION
OIL WELL DIGITIZED POSITION
OIL WELL DEPT. OF OIL AND GAS METAL DETECTOR POSITION
COAST LIVE OAK (Quercus agrifolia)
VALLEY OAK (Quercus lobata)
EXISTING TREE CANOPY
EXISTING POWER POLE
W.S. WATER SURFACE
BIKE TRAIL/ LACFCD ACCESS ROAD/LACSD ACCESS ROAD
LA COUNTY RIDING/HIKING TRAIL
BURIED BANK STABILIZATION
SIGHT DISTANCE LINE
RETAINING WALL
SOUND WALL



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. GRADE ELEVATIONS ON THE VTTM ARE APPROXIMATE. CHANGES IN THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP WHICH WILL NOT RESULT IN PAD ELEVATION CHANGES OF MORE THAN 5 FEET ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN, WHICH MAY REQUIRE AN AMENDED MAP.
2. 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.
3. 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, DPW AND THE DEPARTMENT OF PARKS AND RECREATION.
4. BUILDING FOOTPRINTS SHOWN ON THE TENTATIVE MAP OR ACCOMPANYING SITE PLAN 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.
5. 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. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PUSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (EG. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT MAP PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO CREATE AND RECORD ADDITIONAL OPEN SPACE LOTS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DRP AND DPW.
10. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS) MAY BE RELOCATED IF DETERMINED TO BE CONSISTENT WITH THE APPROVED TENTATIVE MAP BY DRP AND DPW.
11. 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.
12. 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.
13. LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
14. PROVIDE PROPERTY LINE RETURN RADII 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.
15. 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.
16. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
17. TOPO COMPILED 11/15/06 BY HUNSAKER FROM DATA FLOWN 5/24/06.
18. ADDITIONAL RIGHT OF WAY WILL BE DEDICATED AS REQUIRED AT ALL PROPOSED ROUNDABOUT LOCATIONS ALONG "A" STREET AND ALONG WOLCOTT ROAD TO THE SATISFACTION OF PUBLIC WORKS.
19. AS A DEDICATION TO PUBLIC USE, WHILE ALL OF LONG CANYON ROAD, WOLCOTT ROAD, AND "A" STREET WITHIN THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO SAID STREET.
20. RELATED ENTITLEMENTS:
    - SEA/SMA, PROJECT & OFF-SITE GRADING CUP 00-196
    - GPA 00-196 (MASTER PLAN OF HIGHWAYS)
    - LPA 00-196 (CIRCULATION PLAN)
    - SPA 00-196 (MASTER CIRCULATION PLAN & TEXT)
    - OAK TREE PERMIT 00-196
21. PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
22. PERMISSION IS REQUESTED TO ADJUST LOT LINES BETWEEN RESIDENTIAL OR COMMERCIAL LOTS AND OPEN SPACE LOTS SUBSEQUENT TO ANY UNIT MAP RECORDATION PROVIDED THE TOTAL OPEN SPACE IS EQUAL TO OR GREATER THAN 30%.
23. REQUEST MODIFICATION OF STREET FRONTAGE REQUIREMENTS PER SECTION 21-24-040 OF THE L.A. COUNTY CODE.
24. SHARED AND RECIPROCAL PARKING IS DEDICATED PER THE PROVISIONS OF THE NEWHALL RANCH SPECIFIC PLANS SUBJECT TO CONFORMANCE REVIEW OR APPROVAL OF A PARKING PROGRAM.
25. ALL DETAILS RELATED TO THE CONSTRUCTION OF ALTERNATIVE WATER QUALITY DEVICES, SUCH AS WATER QUALITY SWALES, ARE SUBJECT TO REVIEW DURING THE IMPROVEMENT PLAN STAGE.
26. ALL STREETS ARE PUBLIC STREETS UNLESS NOTED "PRIVATE DRIVEWAY AND FIRE LANE".
27. LOCATION AND DETAILS OF WATER QUALITY DEVICES AND DEBRIS BASINS ARE APPROXIMATE. PERMISSION IS REQUESTED TO ADJUST DESIGNS OF THESE FACILITIES PROVIDED DPW AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL.

NOTE:
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. THE WATER QUALITY BASINS SHALL BE DEDICATED TO THE COUNTY WHEN COMPLETED AND ACCEPTED.
3. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC STREETS AND TRAILS.
4. THE FOLLOWING LOTS ARE SUBJECT TO R/W DEDICATION FOR FUTURE SR-126 IMPROVEMENTS: 335, 336 AND 340.
5. ACCESS WILL BE PROVIDED TO OPEN SPACE LOTS 328, 330-333, 348-349, 351, AND 354-356 BY ACCESS EASEMENTS THROUGH ADJOINING LOTS.
6. ACCESS WILL BE PROVIDED TO COMMERCIAL LOTS 292-301, AND 303-305 BY RECIPROCAL ACCESS EASEMENTS THROUGH ADJOINING LOTS.
7. PROPOSED PRIVATE AGRICULTURAL WATER FACILITIES WILL BE LOCATED WITHIN OPEN SPACE LOTS ACCESSABLE BY TRAILS AND ACCESS DRIVES. EASEMENTS WILL BE RESERVED FOR THESE FACILITIES IN ANY LAND TRANSACTIONS.
8. HISTORIC HIGH GROUND WATER LEVELS ACROSS THE LANDMARK VILLAGE SITE RANGE FROM 20 FEET TO 25 FEET BELOW PROPOSED SURFACE GRADES. THE DEEPEST SEWER LINE WILL BE THE TRUNK SEWER CONNECTION AT WOLCOTT WHICH IS 19 FEET BELOW PROPOSED SURFACE GRADES. IF GROUND WATER CONDITIONS ARE ENCOUNTERED DURING SEWER INSTALLATION, WATER TIGHT JOINTS SHALL BE PROVIDED IN THE AFFECTED PIPES SUBJECT TO THE SATISFACTION OF PUBLIC WORKS.
9. DOUBLE SEWER LINES ARE SHOWN ON "A" STREET, BECAUSE R/W IS GREATER THAN 80 FEET. LOTS ON THE SOUTH SIDE OF "A" STREET MAY OBTAIN SEWER SERVICE FROM SEWER LINES IN PUBLIC STREETS SOUTH OF "A" STREET. IF IT IS DETERMINED DURING FINAL DESIGN THAT A SECOND PARALLEL SEWER LINE IN "A" STREET IS NOT REQUIRED TO PROVIDE SEWER SERVICE TO LOTS SOUTH OF "A" STREET THEN THE SECOND SEWER LINE IN "A" STREET WILL NOT BE CONSTRUCTED.
10. DOUBLE SEWER LINES ARE SHOWN ON WOLCOTT ROAD, BECAUSE R/W IS GREATER THAN 80 FEET. LOTS ON THE WEST SIDE OF WOLCOTT ROAD MAY OBTAIN SEWER SERVICE FROM SEWER LINES IN "A" STREET. IF IT IS DETERMINED DURING FINAL DESIGN THAT A SECOND PARALLEL SEWER LINE IN WOLCOTT ROAD IS NOT REQUIRED TO PROVIDE SEWER SERVICE TO LOTS WEST OF WOLCOTT ROAD, THEN THE SECOND SEWER LINE IN WOLCOTT ROAD WILL NOT BE CONSTRUCTED.

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF CUP 2005-00112 AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
AFFIDAVIT OF ACCEPTANCE
RECEIVED 3/20/12

APPLICANT'S COPY
DEPT OF REGIONAL PLANNING
APR 0 8 2010 REV. (REV RECD)
RECEIVED CS INDEX NO.

REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

LEGAL DESCRIPTION:

PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER ERIK WINATA No. C-67285 Exp. 09/30/10 CIVIL STATE OF CALIFORNIA

PSOMAS
28480 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 219-6000 (661) 775-2718 (FAX)
ERIK WINATA R.C.E. NO. C 67285 4/8/10 DATE

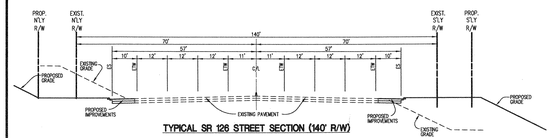
DESIGNED: NSK/YL
DRAFTED: TLC/JS
CHECKED: EW

OWNER/DEVELOPER:
NEWHALL RANCH
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91335
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. FRED MACMURDO

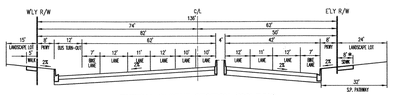
MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53108

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

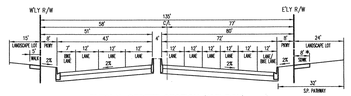
PROJECT NO. 1NLF010500
SHEET 1 OF 13



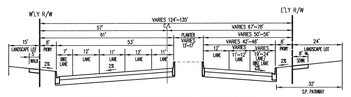
TYPICAL SR 126 STREET SECTION (140' R/W)



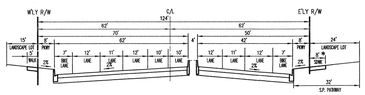
TYPICAL STREET SECTION (136' R/W)
LONG CANYON ROAD (North Side of 'A' Street)
Major Highway, Case 1 Section C
With Bus Turn-Out, On Street Bike Lane
No On Street Parking
60 MPH Design Speed



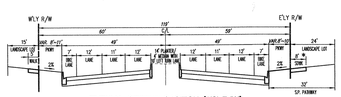
TYPICAL STREET SECTION (135' R/W)
LONG CANYON ROAD (South Side of SR 126)
Major Highway, Case 1 Section C
With On Street Bike Lane
No On Street Parking
60 MPH Design Speed



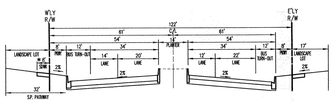
TYPICAL STREET SECTION (124'-135' R/W)
LONG CANYON ROAD (Between SR 126 & 'A' Street)
Major Highway, Case 1 Section C
With On Street Bike Lane
No On Street Parking
60 MPH Design Speed



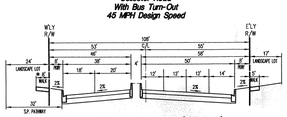
TYPICAL STREET SECTION (124' R/W)
LONG CANYON ROAD (North Side of 'A' Street)
Major Highway, Case 1 Section C
With On Street Bike Lane
No On Street Parking
60 MPH Design Speed



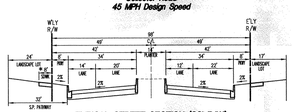
TYPICAL STREET SECTION (110' R/W)
LONG CANYON ROAD (South Side of 'A' STREET)
Major Highway, Case 1 Section C
With On Street Bike Lane
No On Street Parking
65 MPH Design Speed



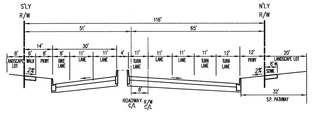
TYPICAL STREET SECTION (98' R/W)
WOLCOTT ROAD (North Side of 'A' STREET)
Collector Road
With Bus Turn-Out
45 MPH Design Speed



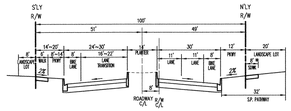
TYPICAL STREET SECTION (108' R/W)
WOLCOTT ROAD (South Side of SR 126)
Collector Road
45 MPH Design Speed



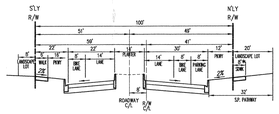
TYPICAL STREET SECTION (98' R/W)
WOLCOTT ROAD (North Side of 'A' STREET)
Collector Road
45 MPH Design Speed



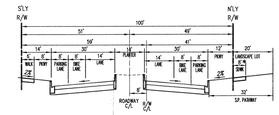
TYPICAL STREET SECTION (116' R/W)
"A" STREET (Spine Road Collector)
From Long Canyon Road to 200' East of Long Canyon Road
Local Access - 45 MPH Design Speed
With On Street Bike Lane
No On Street Parking



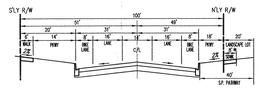
TYPICAL STREET SECTION (100' R/W)
"A" STREET (Spine Road Collector)
From 200' East of Long Canyon Road to Westerly Round About
Local Access - 45 MPH Design Speed
With On Street Bike Lane
No On Street Parking



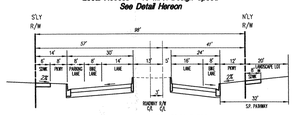
TYPICAL STREET SECTION (100' R/W)
"A" STREET (Spine Road Collector)
From Westerly Round About to "N" Street and
Local Access - 45 MPH Design Speed
With On Street Parking and On Street Bike Lane



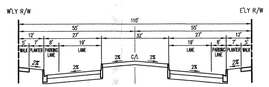
TYPICAL STREET SECTION (100' R/W)
"A" STREET (Spine Road Collector)
From "N" Street to "I" Street
From "J" Street to Wolcott Rd.
Local Access - 45 MPH Design Speed
With On Street Parking and On Street Bike Lane



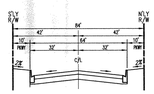
TYPICAL STREET SECTION Z - Z
"A" STREET (Spine Road Collector)
Local Access - 45 MPH Design Speed
See Detail Hereon



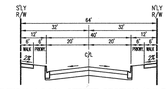
TYPICAL SECTION (98' R/W)
"A" STREET (Spine Road Collector)
From "I" Street TO "J" Street
Local Access - 45 MPH Design Speed
With On Street Parking Lane (South Side) and On Street Bike Lane



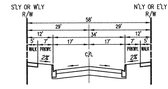
TYPICAL SECTION (110' R/W)
"P" DRIVE
Local Access - 30 MPH Design Speed



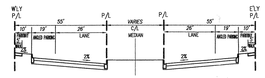
TYPICAL LOCAL STREET SECTION (64' R/W)
"Y" STREET (Industrial Collector)
Local Access - 30 MPH Design Speed



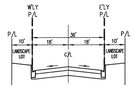
TYPICAL LOCAL STREET SECTION (64' R/W)
"A" STREET (From Wolcott Road to "D" Street)
Local Access - 30 MPH Design Speed



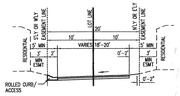
TYPICAL LOCAL STREET SECTION (56' R/W)
"A" STREET (FROM "D" STREET TO "C" STREET), "B", "C", "D", "E", "F", "H", "I", "J", "K", "L", "M", "N", "O", "Q", "R", "S", "T", "W", "X", "Z" STREETS
Local Access - 30 MPH Design Speed



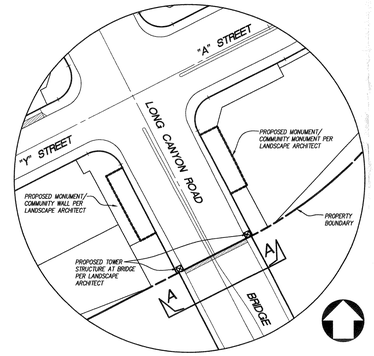
TYPICAL CONCEPT SECTION
Private Driveway South of "A" Street
at Wolcott Road
Local Access - 30 MPH Design Speed



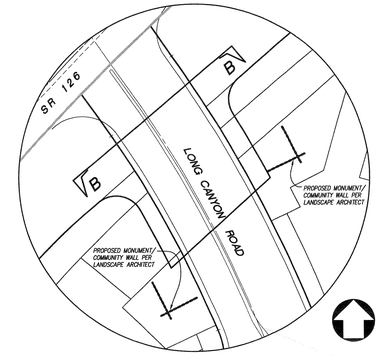
TYPICAL CONCEPT SECTION
Private Driveway South of "A" Street
at Wolcott Road
With No Median
Local Access - 30 MPH Design Speed



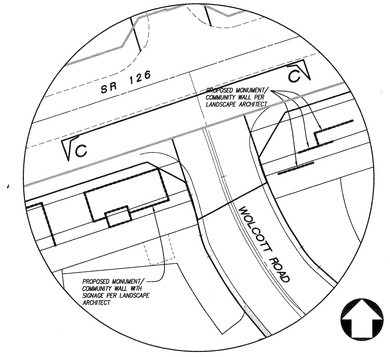
TYPICAL PRIVATE DRIVEWAY (20' EASEMENT)



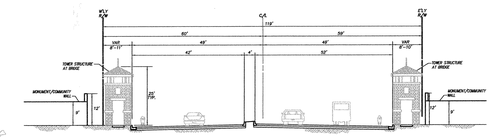
ENTRY AT LONG CANYON BRIDGE
SCALE: 1" = 60'



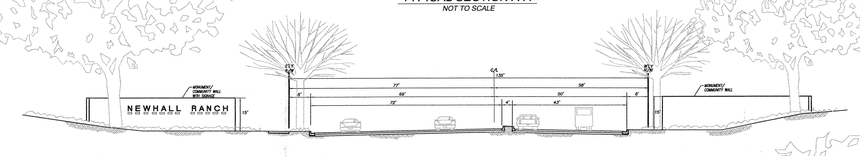
ENTRY AT LONG CANYON - SOUTH SR 126
SCALE: 1" = 60'



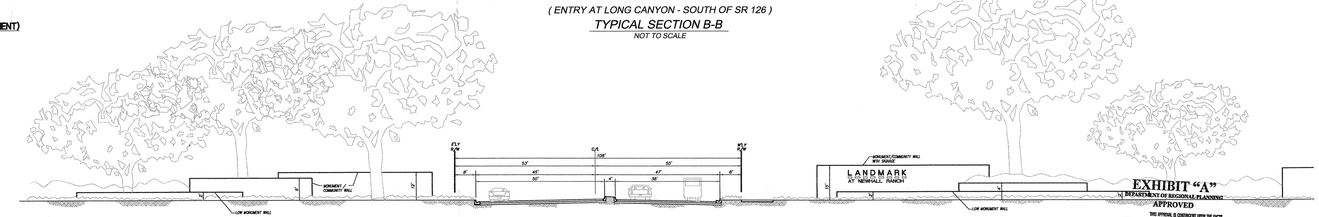
LANDMARK VILLAGE ENTRY AT WOLCOTT ROAD
SCALE: 1" = 60'



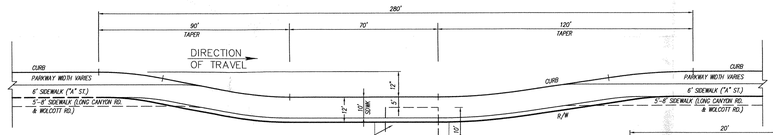
(ENTRY AT LONG CANYON BRIDGE)
TYPICAL SECTION A-A
NOT TO SCALE



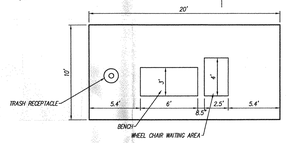
(ENTRY AT LONG CANYON - SOUTH OF SR 126)
TYPICAL SECTION B-B
NOT TO SCALE



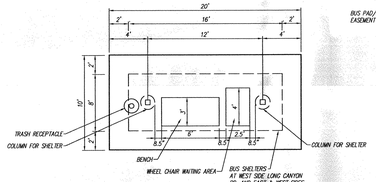
(LANDMARK VILLAGE ENTRY AT WOLCOTT ROAD SOUTH OF SR-126)
TYPICAL SECTION C-C
NOT TO SCALE



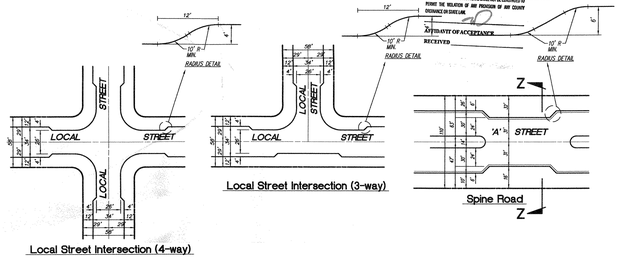
BUS TURN-OUT DETAIL
NOT TO SCALE



BUS PAD W/O SHELTER DETAIL
NOT TO SCALE



BUS PAD W/ SHELTER DETAIL
NOT TO SCALE



Local Street Intersection (4-way)
Local Street Intersection (3-way)
Spine Road

SPINE ROAD AND LOCAL STREET INTERSECTION DETAIL
NOT TO SCALE

NOTE:
* 6' SIDEWALK WILL BE MEANDERING ENTIRELY WITHIN THE 24' OR 20' WIDE LANDSCAPE LOT

STREET TYPICAL SECTIONS
NOT TO SCALE

REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

LEGAL DESCRIPTION:
PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER No. 67285 CIVIL STATE OF CALIFORNIA

PSOMAS
29400 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 259-6000 (661) 775-2718 (FAX)

Erik Winata 4/8/10
ERIK WINATA R.C.E. NO. C 67285 DATE

DESIGNED : NSK/YL
DRAFTED : TLC/JS
CHECKED : EW

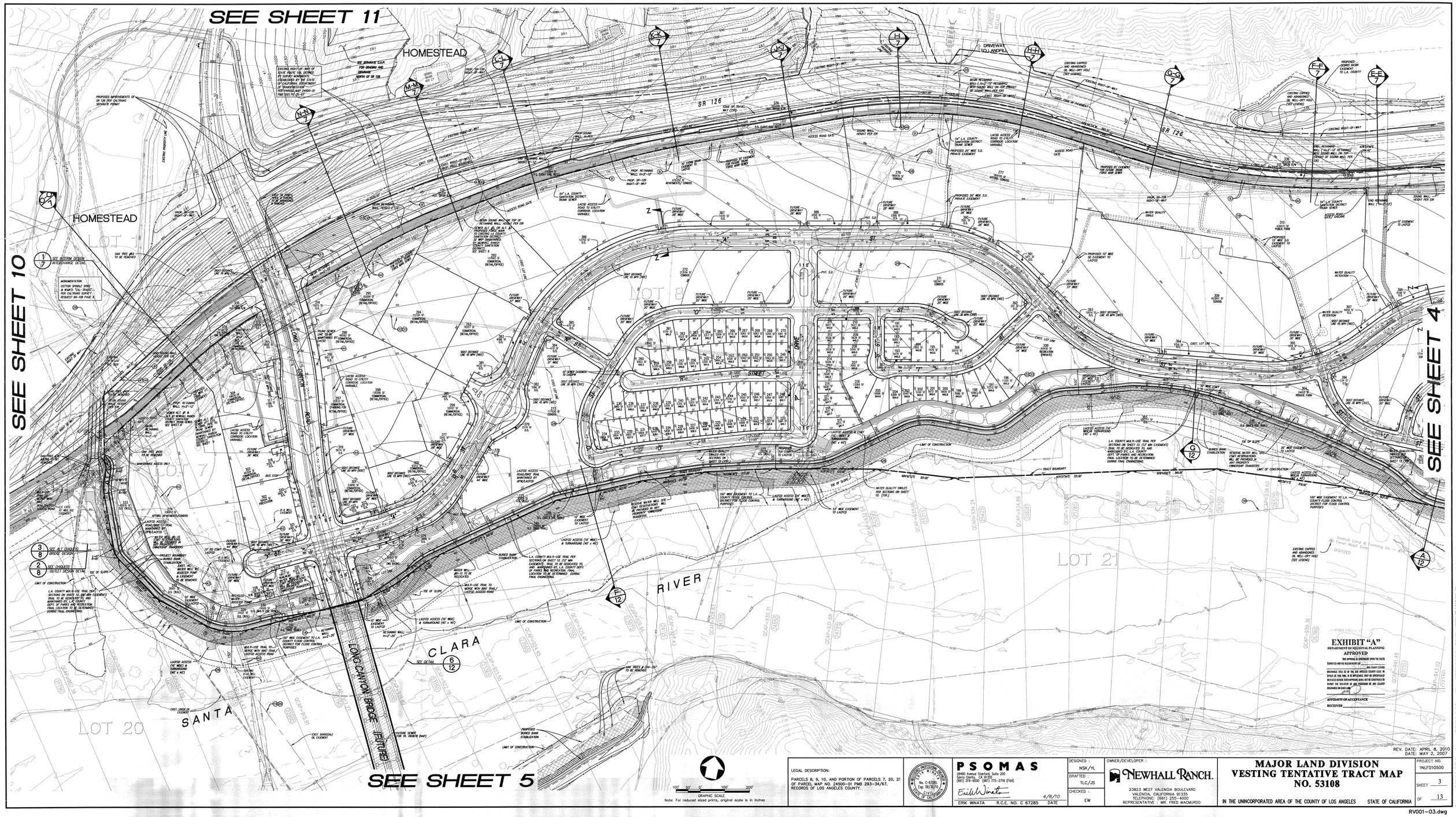
OWNER/DEVELOPER :
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. FRED MACMURDO

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53108

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

PROJECT NO. 1NLF010500
SHEET 2 OF 13

RV001-02.dwg



REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

GRAPHIC SCALE
100' 50' 0' 100' 200'
Note: For reduced sized prints, original scale is in inches

LEGAL DESCRIPTION:

PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER
No. C-67285
Exp. 09/30/10
CIVIL
STATE OF CALIFORNIA

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DESIGNED : NSK/YL
DRAFTED : TLC/JS
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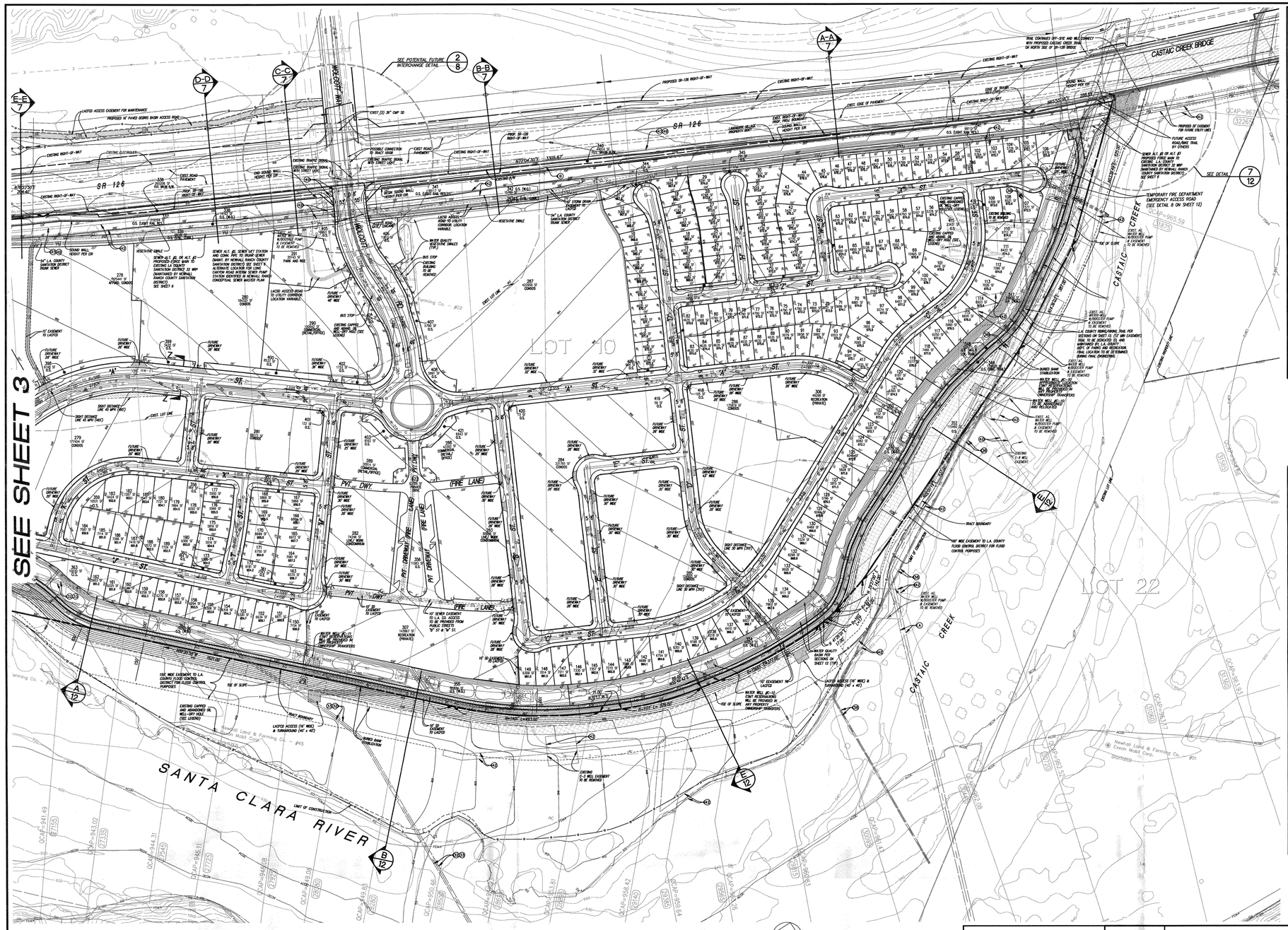
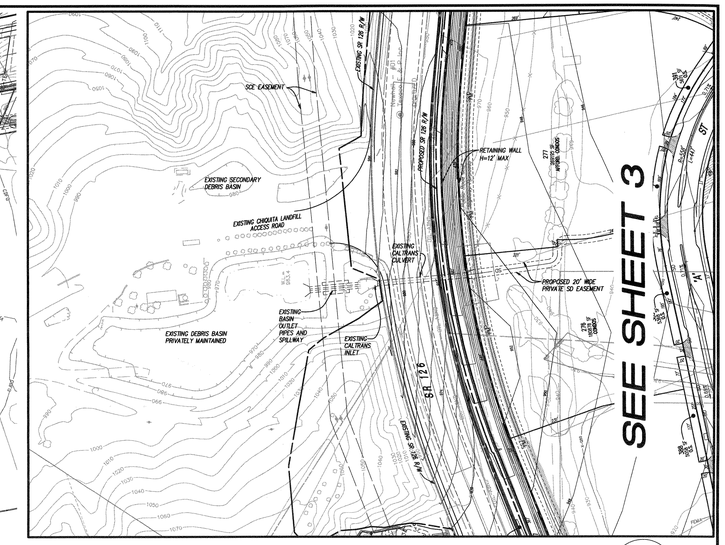
MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53108

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

PROJECT NO. 1NLF010500
SHEET 3 OF 13

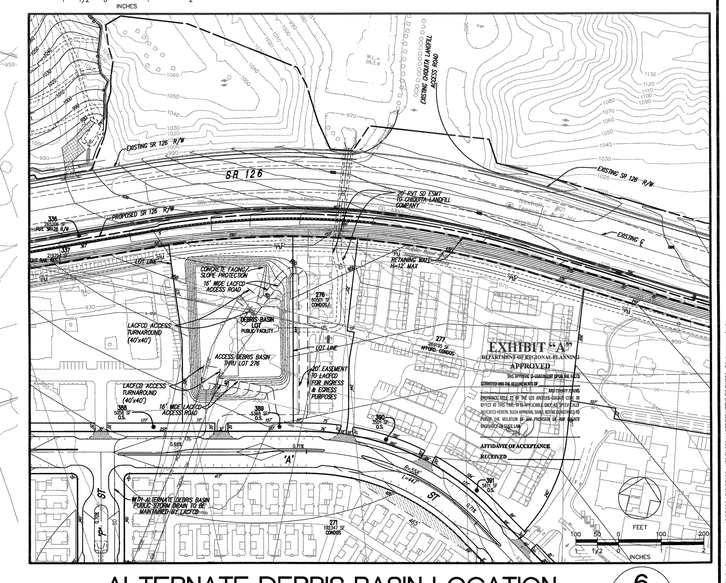
RV001-03.dwg





EXISTING LANDFILL DEBRIS BASIN AS SHOWN ON VTTM

5 / –



ALTERNATE DEBRIS BASIN LOCATION

6 / –

REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

LEGAL DESCRIPTION:
PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER
ERIK WINATA
No. C-67285
Exp. 09/30/10
CIVIL
STATE OF CALIFORNIA

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

Erik Winata 4/8/10
ERIK WINATA R.C.E. NO. C 67285 DATE

DESIGNED : NSK/YL
DRAFTED : TLC/JS
CHECKED : EW

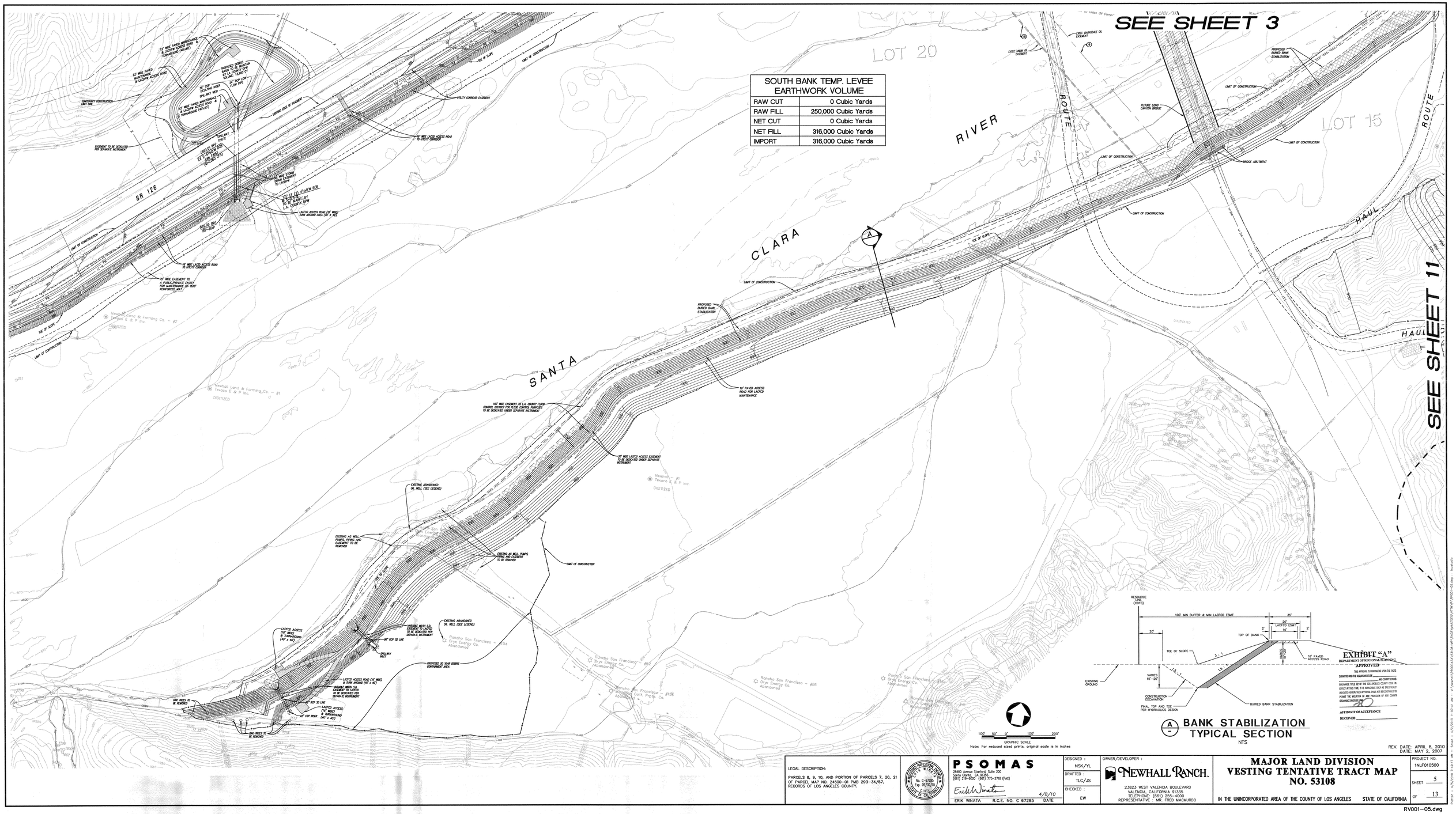
OWNER/DEVELOPER :
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91335
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. FRED MACMURDO

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53108

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

PROJECT NO. 1NLF010500
SHEET 4 OF 13

RV001-04.dwg



SOUTH BANK TEMP. LEVEE EARTHWORK VOLUME	
RAW CUT	0 Cubic Yards
RAW FILL	250,000 Cubic Yards
NET CUT	0 Cubic Yards
NET FILL	316,000 Cubic Yards
IMPORT	316,000 Cubic Yards

A BANK STABILIZATION TYPICAL SECTION
NTS

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF THE LOS ANGELES COUNTY CODE, ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREON. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR GOVERNMENT CODE.
DIRECTOR OF PLANNING
AFFIDAVIT OF ACCEPTANCE
RECEIVED

GRAPHIC SCALE
100' 50' 0' 100' 200'
Note: For reduced sized prints, original scale is in inches

REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

LEGAL DESCRIPTION:

PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

ERIK WINATA No. C-67285 Exp. 06/30/11 CIVIL ENGINEER STATE OF CALIFORNIA

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

Erik Winata 4/8/10
ERIK WINATA R.C.E. NO. C 67285 DATE

DESIGNED : NSK/YL
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23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
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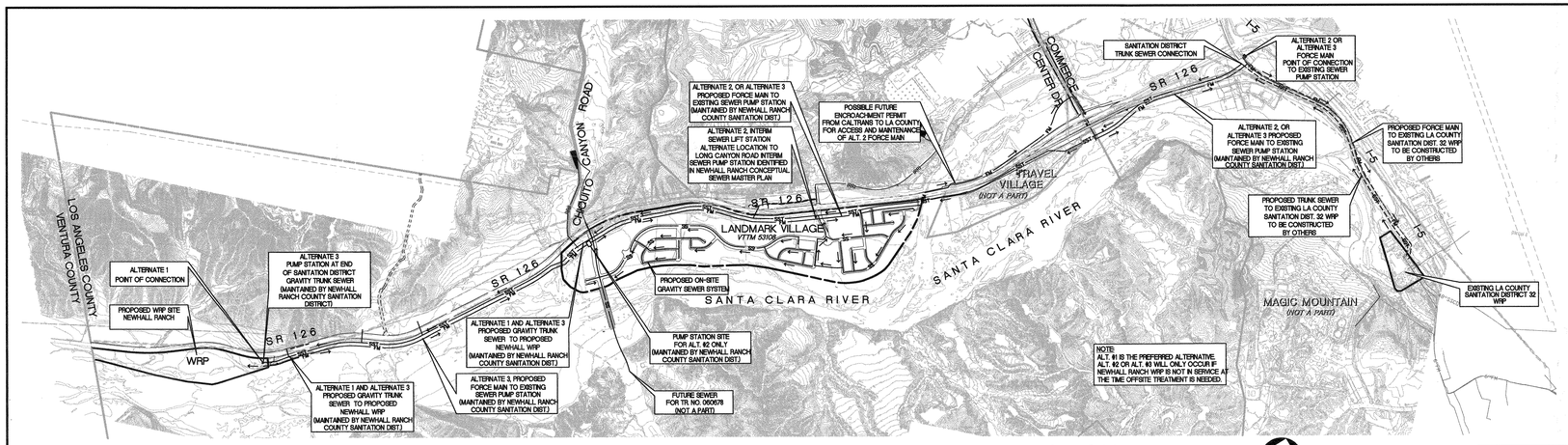
MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53108

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

PROJECT NO. 1NLF010500
SHEET 5 OF 13

RV001-05.dwg

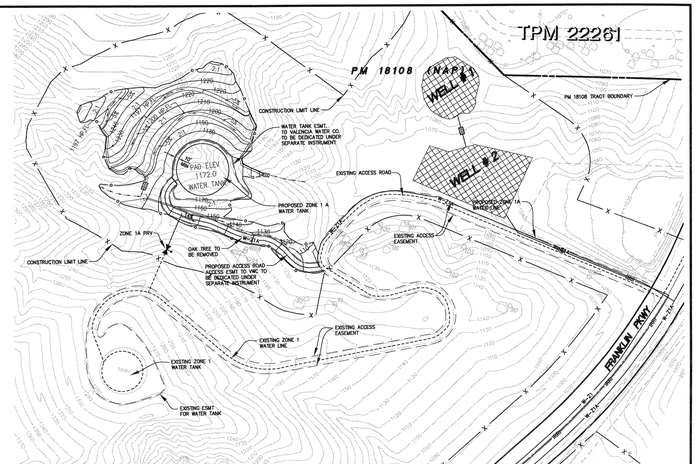
Plotted: - 4/2/2010 11:37:41 AM - Sheet: - 4/2/2010 11:37:41 AM - V:\Newhall\RV00001\A\53108-MP\DWG\MAS\TEST\TMP\RV001-05.dwg - tlacalde



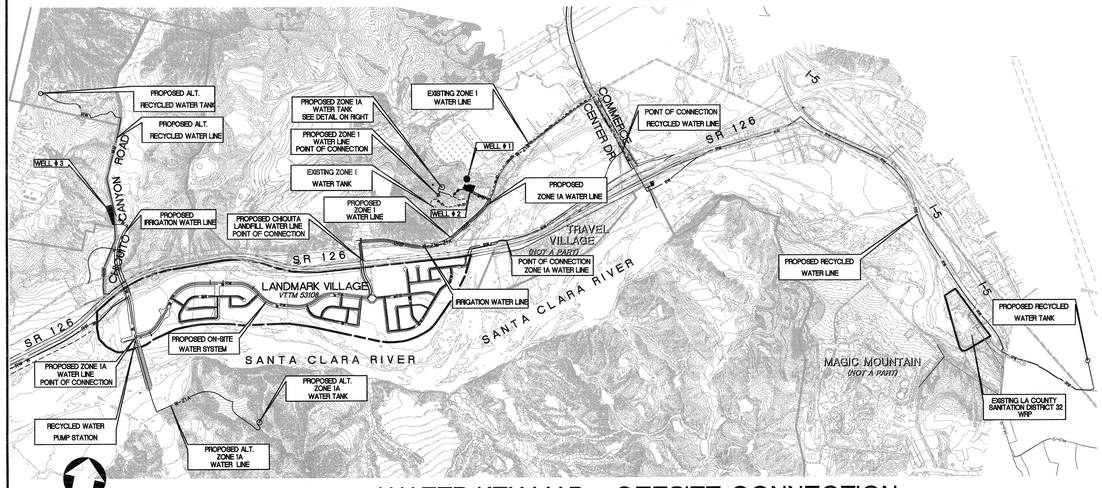
SEWER KEY MAP - OFFSITE CONNECTION

FEET 1000 500 0 1000 2000
INCHES 1/2 0 1 2

OFFSITE ZONE 1A WATER TANK SITE	
RAW CUT	87,000 CUBIC YARDS
RAW FILL	2,000 CUBIC YARDS
NET CUT	87,000 CUBIC YARDS
NET FILL	2,200 CUBIC YARDS
EXPORT	84,800 CUBIC YARDS



NOTE:
POTABLE WATER IS CARRIED TO THE TANKS BY GRAVITY IN ZONE 1A.
NO WATER PUMP STATION IS NEEDED.



WATER KEY MAP - OFFSITE CONNECTION

FEET 1000 500 0 1000 2000
INCHES 1/2 0 1 2

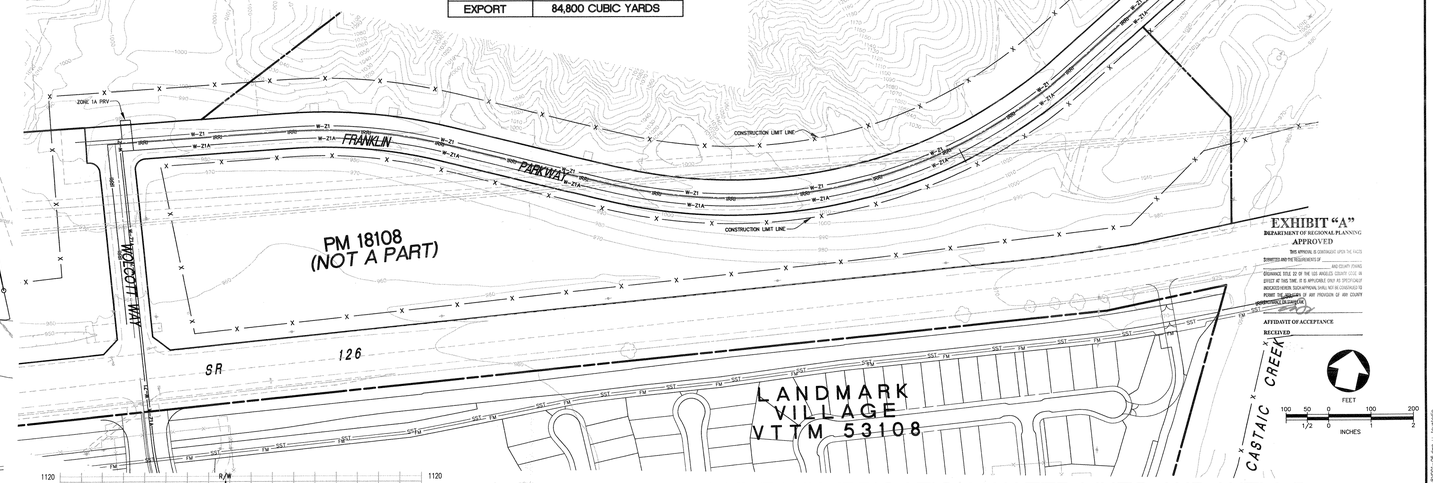
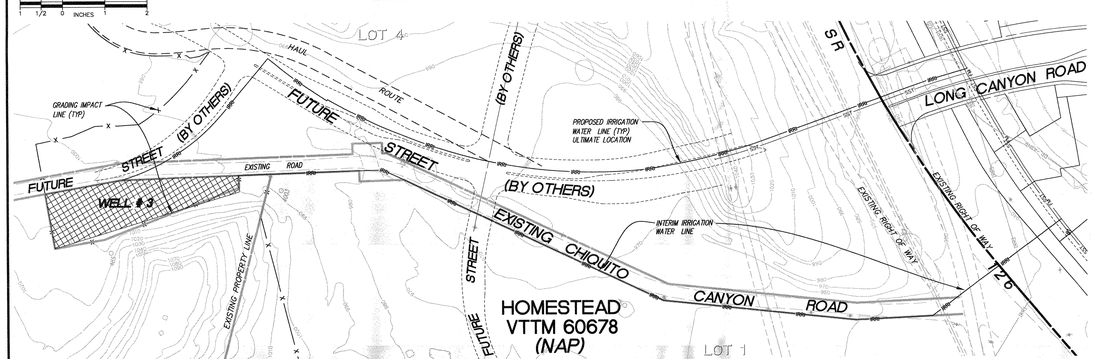


EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONDITIONED UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF
AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY TO SPECIFICALLY PROCEED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR LAW.
DATE
AFFIDAVIT OF ACCEPTANCE
RECEIVED

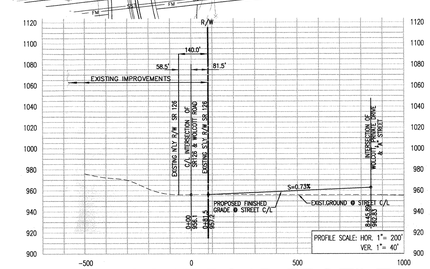
FEET 100 50 0 100 200
INCHES 1/2 0 1 2

PROP OFFSITE WATER TANK, IRRIGATION WATER LINES AND WELLS

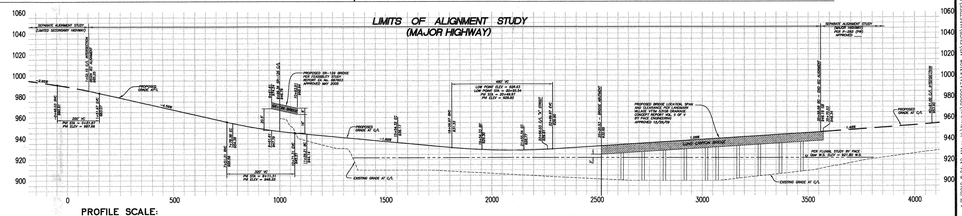


PROPOSED OFFSITE IRRIGATION WATER LINES AND WELLS

FEET 100 50 0 100 200
INCHES 1/2 0 1 2



WOLCOTT ROAD PROFILE



PROFILE SCALE:
HORIZ: 1" =200'
VERT: 1" =40'

LONG CANYON ROAD PROFILE

LEGAL DESCRIPTION:

PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER ERIK WINATA No. C-67285 Exp. 09/30/10 CIVIL STATE OF CALIFORNIA

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

ERIK WINATA R.C.E. NO. C 67285 DATE 4/8/10

DESIGNED : NSK/YL
DRAFTED : TLC/JS
CHECKED : EW

OWNER/DEVELOPER :
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. FRED MACMURDO

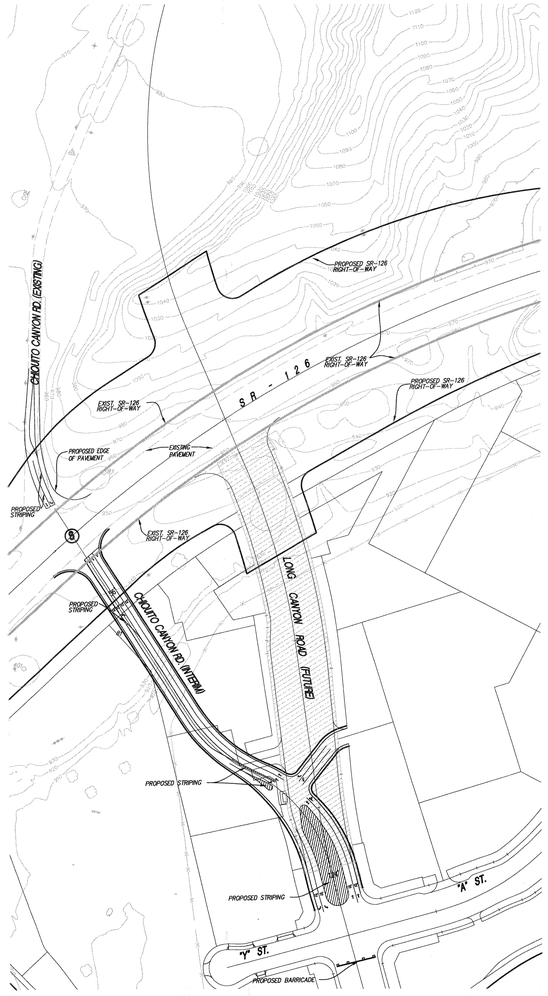
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53108
SEWER & WATER KEY MAPS, LONG CANYON RD & WOLCOTT RD PROFILES
PROPOSED OFFSITE IRRIGATION WATER LINES AND WELLS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

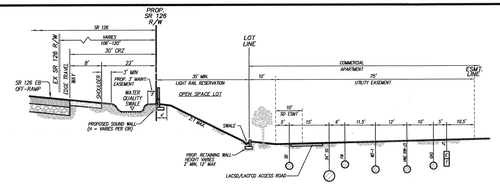
PROJECT NO. 1NLF010500
SHEET 6 OF 13

RV001-06.dwg

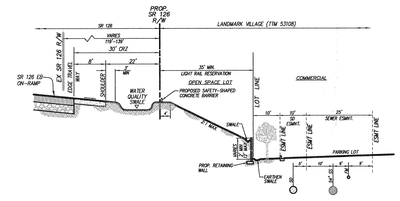
Plotted: 4/8/2010 2:25:59 PM Sheet: 4/8/2010 8:04:32 AM V:\Newhall\RV001\A\53108-MP\WORKMAPS\SEWER\TM\RV001-06.dwg \ tlacasse



1 INTERIM DESIGN CHIQUITO CANYON RD. - SR 126 INTERCHANGE



TYPICAL SECTION O-O
NOT TO SCALE



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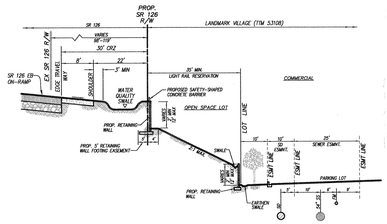
NOT TO SCALE



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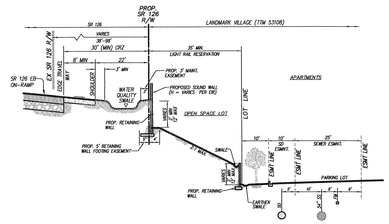

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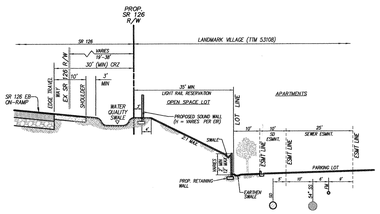
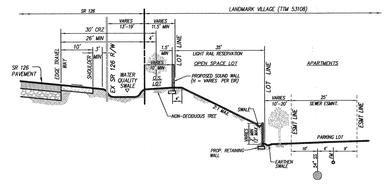
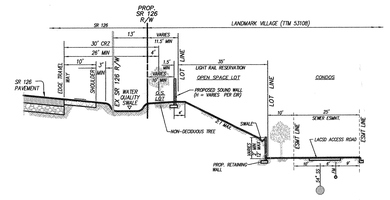
NOT TO SCALE



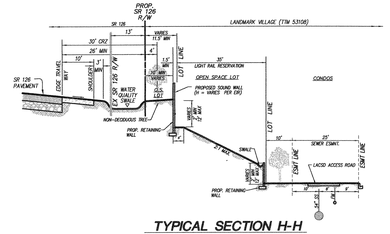
TYPICAL SECTION K-K
NOT TO SCALE



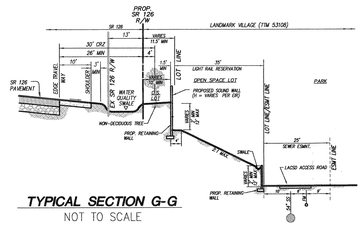
TYPICAL SECTION J-J
NOT TO SCALE



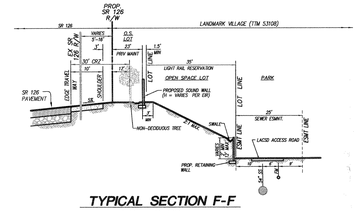
TYPICAL SECTION I-I
NOT TO SCALE



TYPICAL SECTION H-H
NOT TO SCALE



TYPICAL SECTION G-G
NOT TO SCALE



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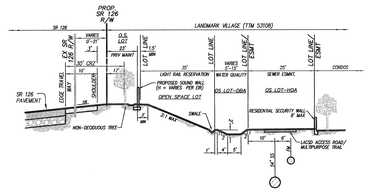
NOT TO SCALE



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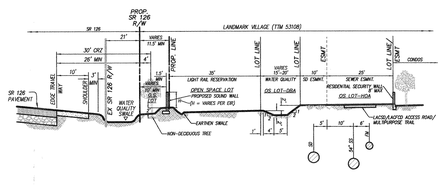
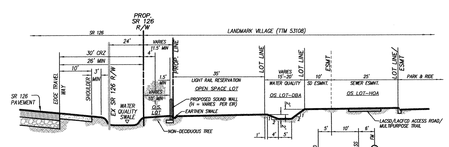
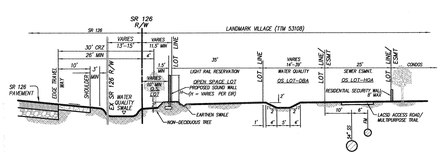
NOT TO SCALE



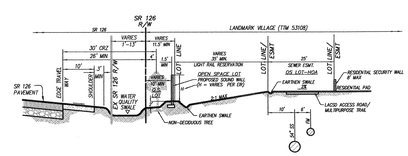
TYPICAL SECTION D-D
NOT TO SCALE



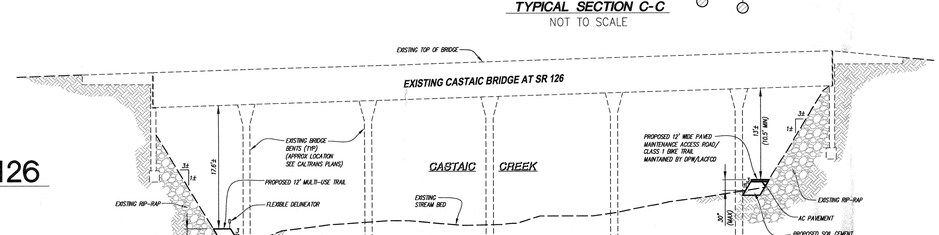
TYPICAL SECTION C-C
NOT TO SCALE



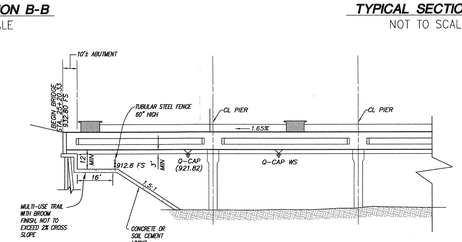
TYPICAL SECTION B-B
NOT TO SCALE



TYPICAL SECTION A-A
NOT TO SCALE



TRAIL SECTION AT CASTAIC CREEK BRIDGE J
NOT TO SCALE



TRAIL SECTION AT LONG CANYON BRIDGE 1
NOT TO SCALE

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND/OR REQUIREMENTS OF _____ AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME, IF IS APPLICABLE, EXCEPT AS SPECIFICALLY INDICATED HEREON. THIS APPROVAL SHALL NOT BE CONSTRUED TO POINT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
_____
AFFIDAVIT OF ACCEPTANCE
RECEIVED _____

REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

FEET
100 50 0 100 200
1 1/2 0 2
INCHES

LEGAL DESCRIPTION:
PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER ERIK WINATA No. C-67285 Exp. 06/30/11 CIVIL STATE OF CALIFORNIA

PSOMAS
28485 Avenue Stanford, Suite 200
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(661) 219-6000 (661) 775-2718 (FAX)
Erik Winata 4/8/10
ERIK WINATA R.C.E. NO. C 67285 DATE

DESIGNED : NSK/YL
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NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. FRED MACMURDO

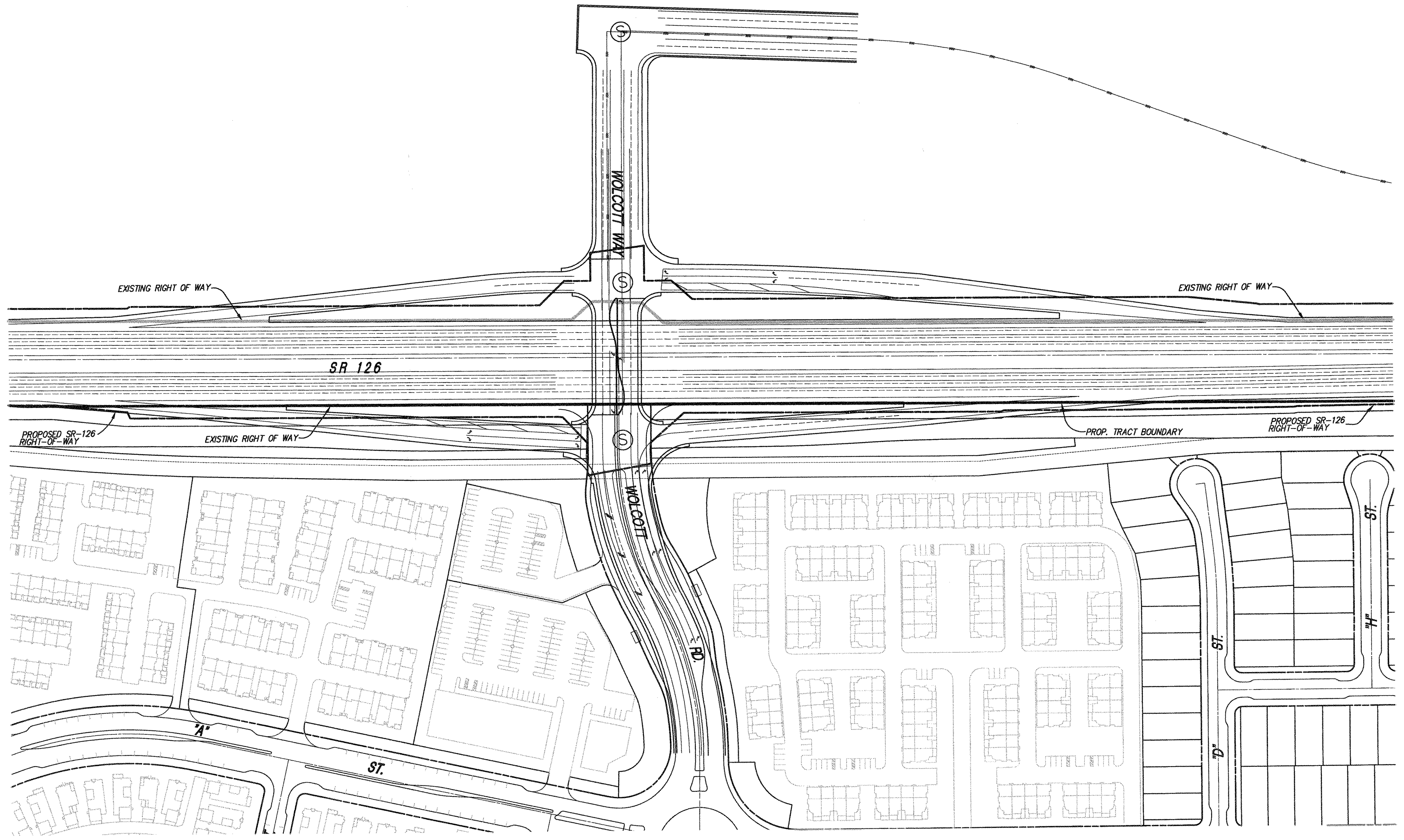
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53108

INTERIM DESIGN LONG CANYON - SR 126; UTIL. CORR. SECTIONS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO. 1NLF010500
SHEET 7 OF 13

RV001-07

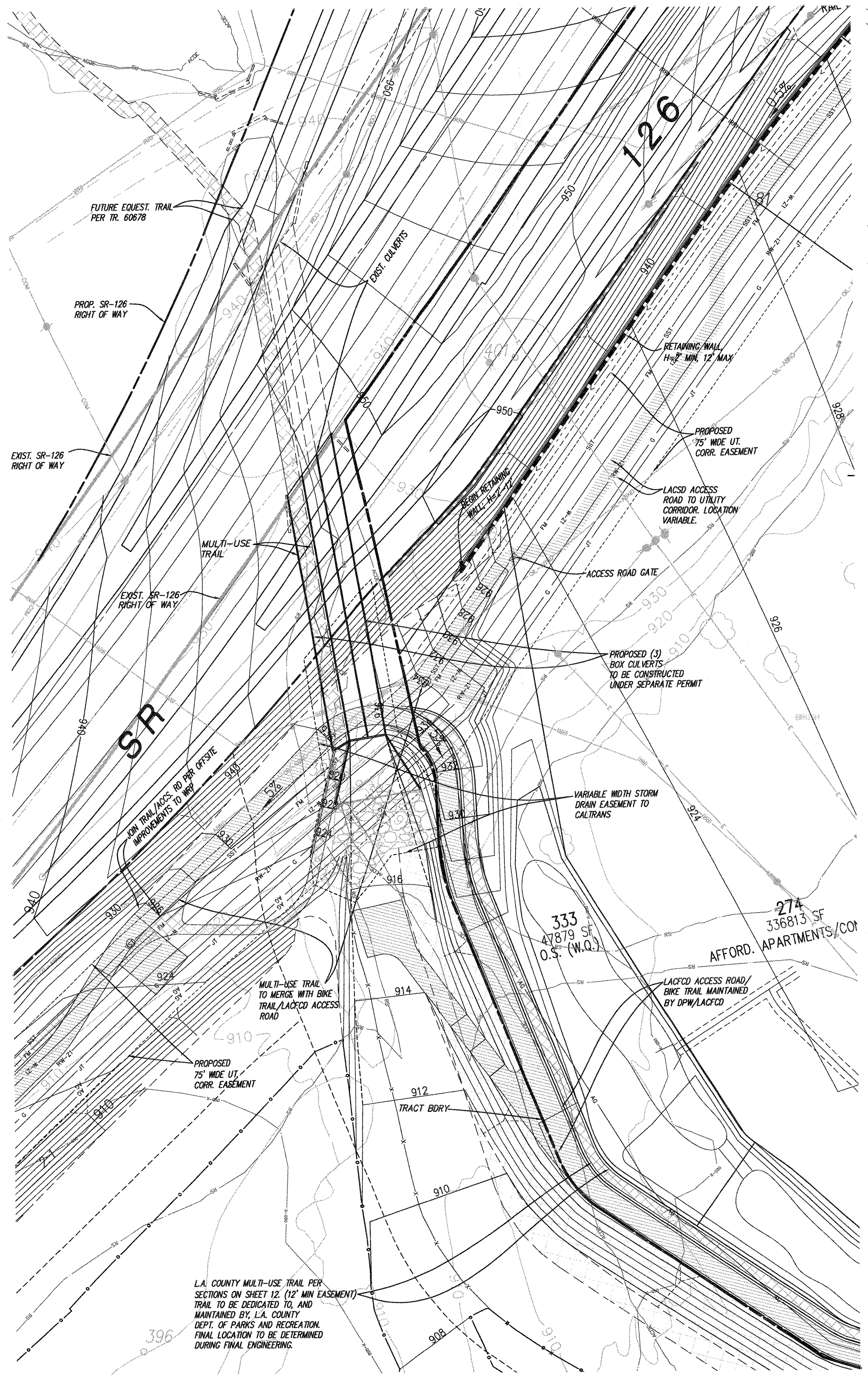
Plotted: 4/23/2010 11:23:39 AM - Saved: 3/30/2010 11:14:44 PM - V:\Master\JOBS\0041\LS\53108-MP\DWG\MJD\TS53\VTM\VTM001-07.dwg - tlcs4x66

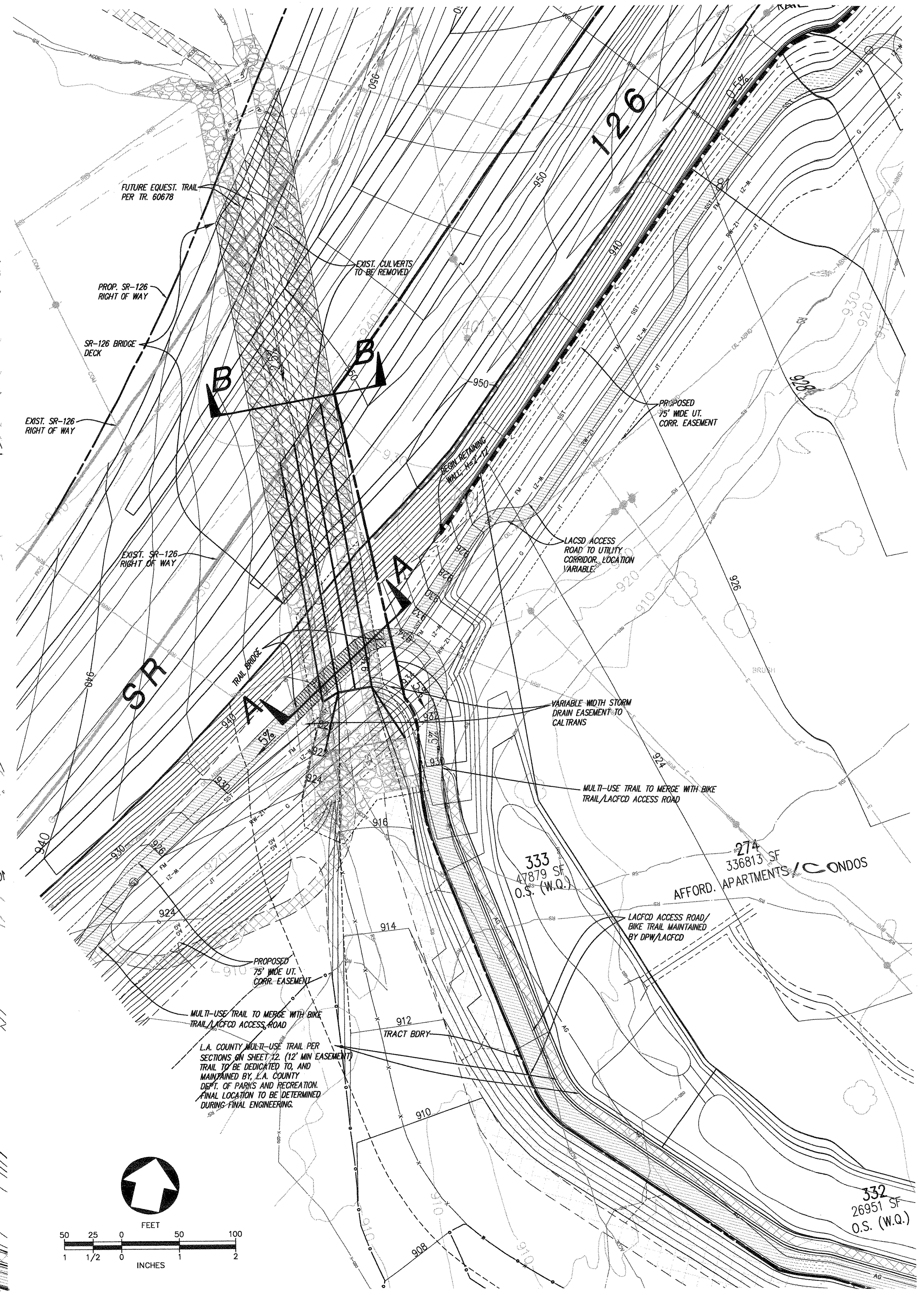


FEET
100 50 0 100 200
1 1/2 0 1 2
INCHES

POSSIBLE LAYOUT OF FUTURE INTERCHANGE
WOLCOTT ROAD - SR 126

1
—





FEET
50 25 0 50 100
1 1/2 0 1 2
INCHES

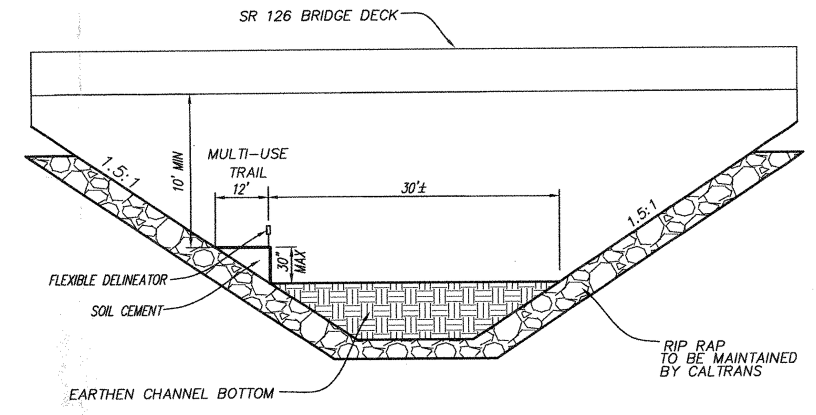
CHIQUITO CYN OUTLET DETAIL

2
—

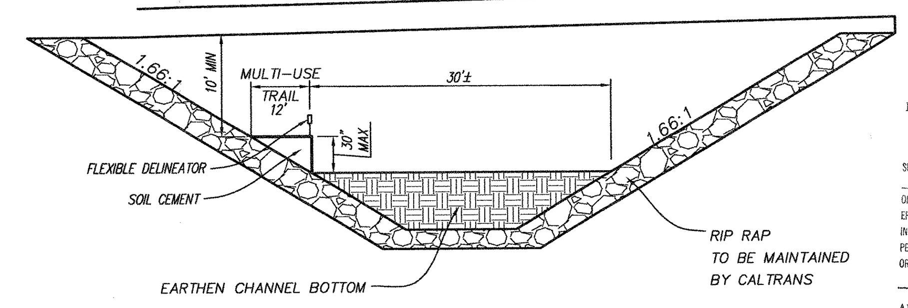
CHIQUITO CYN OUTLET DETAIL
BRIDGE ALTERNATE

3
—

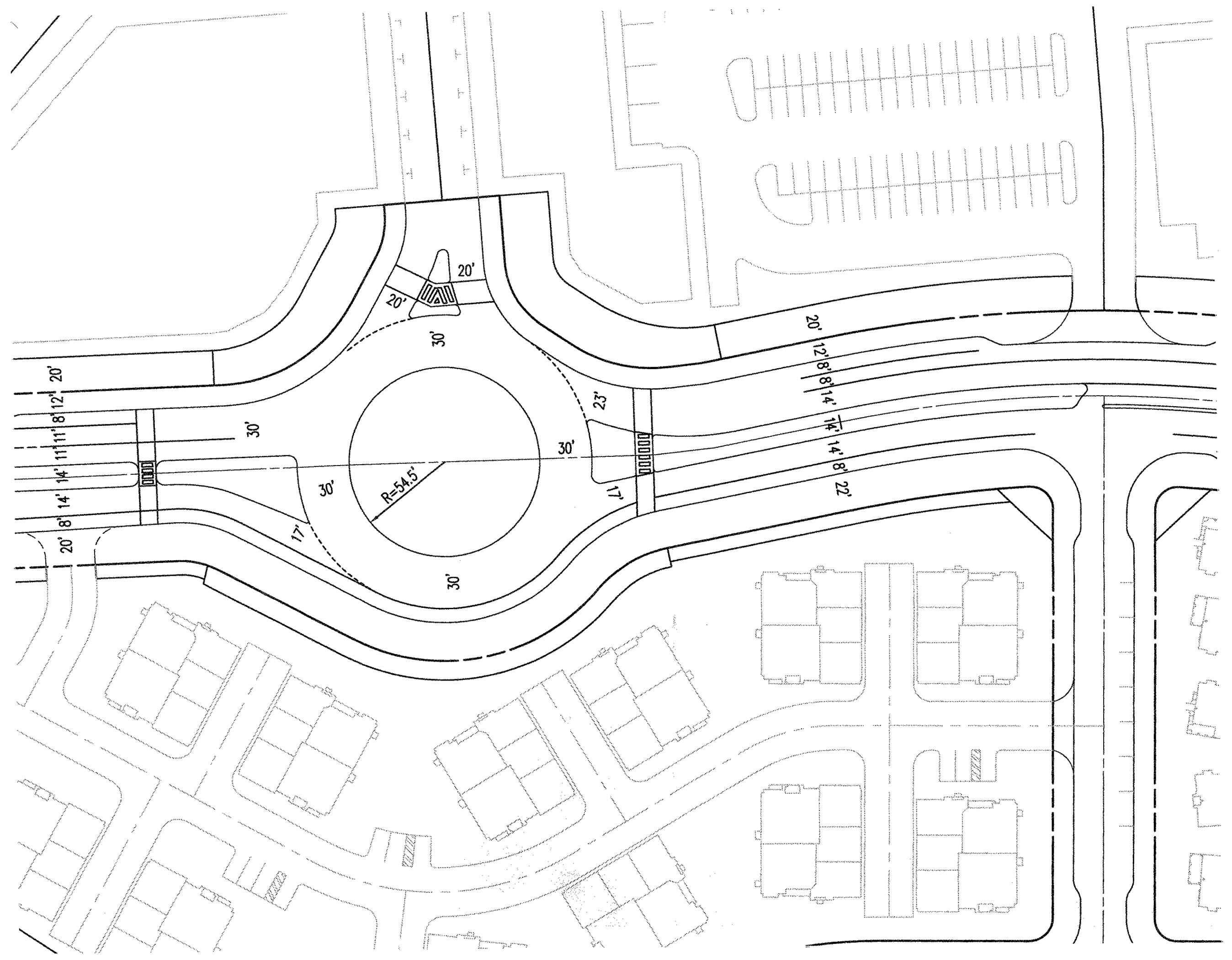
FEET
50 25 0 50 100
1 1/2 0 1 2
INCHES



SECTION B-B
NOT TO SCALE



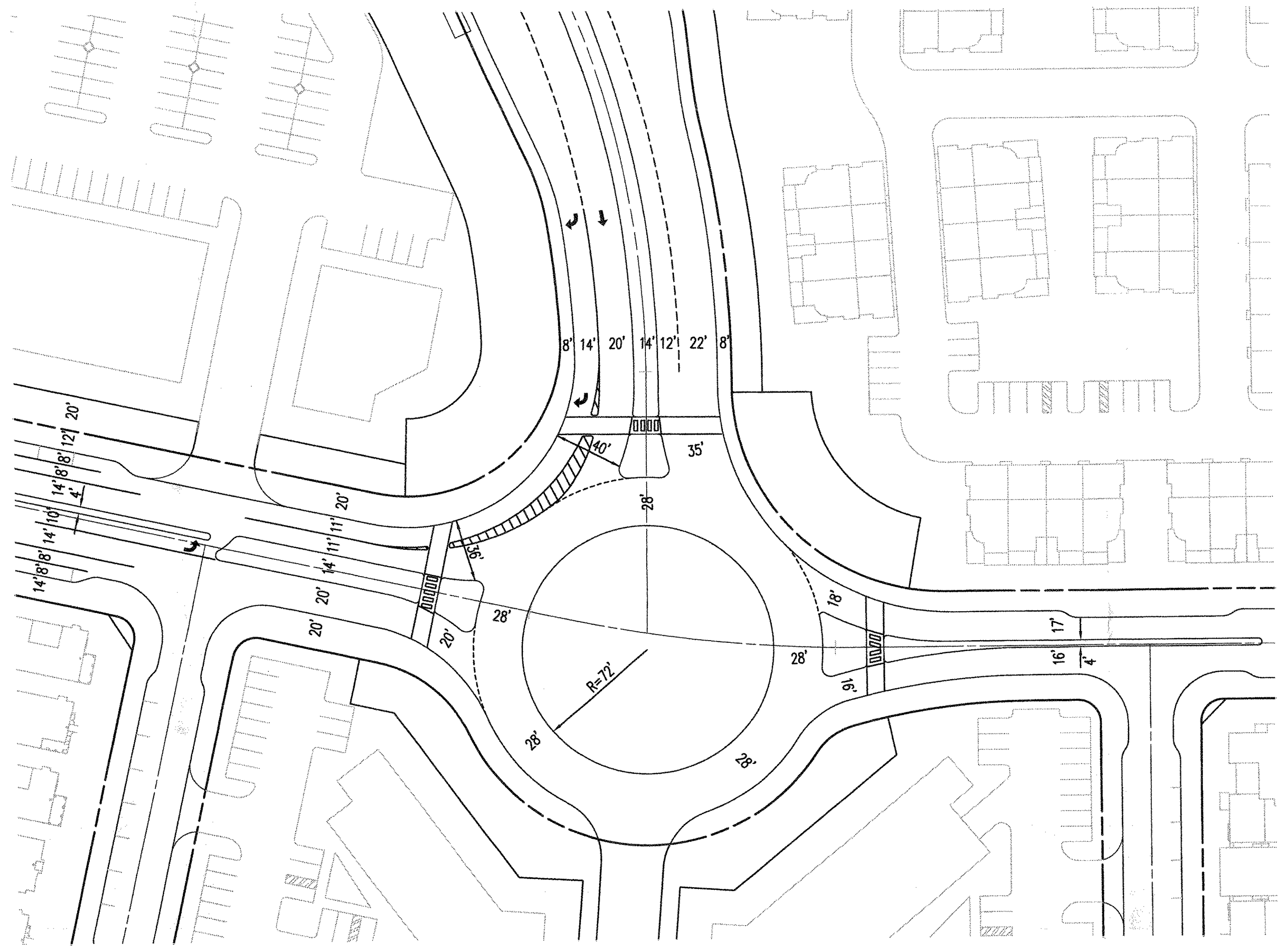
SECTION A-A
NOT TO SCALE



WESTERLY ROUNDABOUT DETAIL

4
—

FEET
50 25 0 50 100
1 1/2 0 1 2
INCHES



EASTERLY ROUNDABOUT DETAIL

5
—

FEET
50 25 0 50 100
1 1/2 0 1 2
INCHES

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
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AFFIDAVIT OF ACCEPTANCE
RECEIVED ______

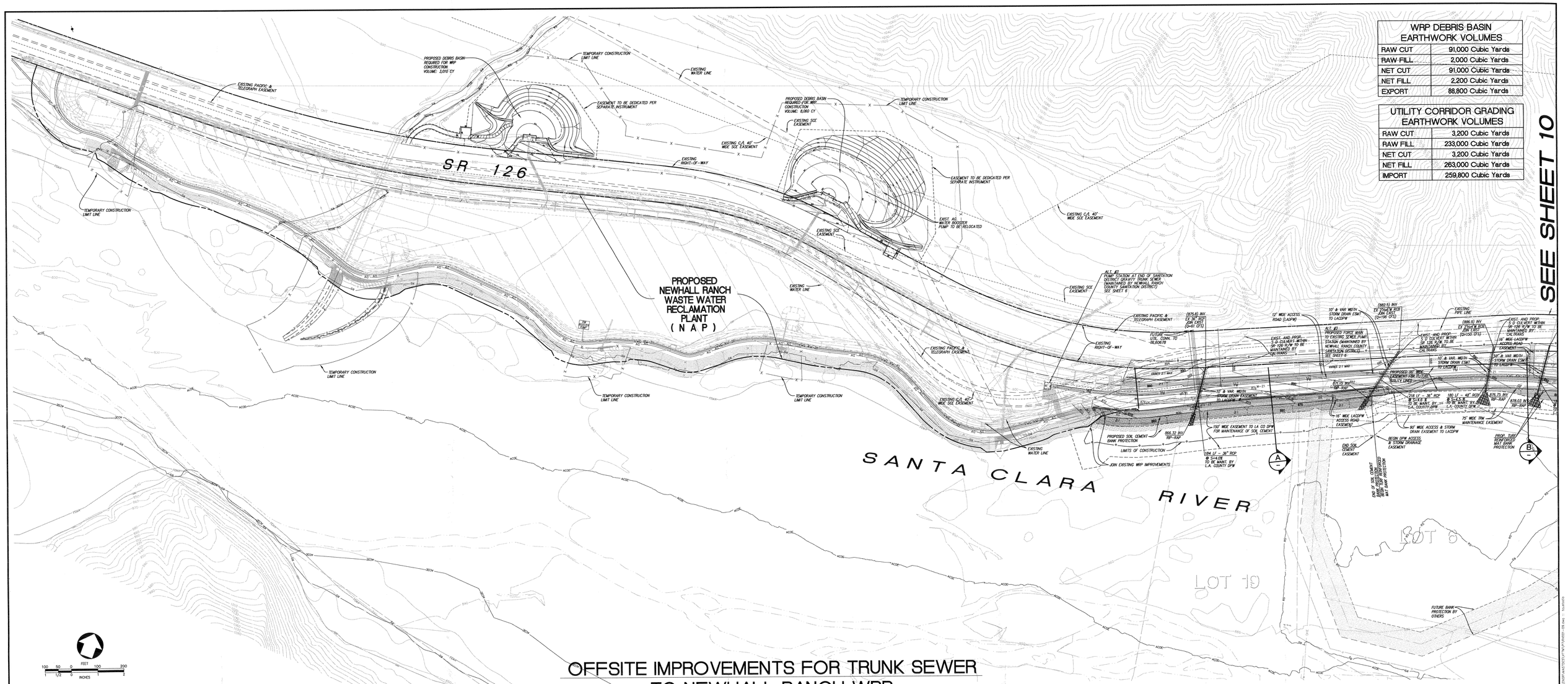
REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

LEGAL DESCRIPTION:		PSOMAS	DESIGNED / DRAFTED / CHECKED	OWNER/DEVELOPER		PROJECT NO. / SHEET
PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.	REGISTERED PROFESSIONAL ENGINEER ERIK WINATA No. C-67285 Exp. 09/30/10 CIVIL STATE OF CALIFORNIA	28480 Avenue Stanford, Suite 200 Santa Clarita, CA 91355 (661) 219-6000 (661) 775-2718 (FAX) Erik Winata 4/8/10 ERIK WINATA R.C.E. NO. C 67285 DATE	DESIGNED: NSK/YL DRAFTED: TLC/JS CHECKED: EW	NEWHALL RANCH. 23823 WEST VALENCIA BOULEVARD VALENCIA, CALIFORNIA 91335 TELEPHONE: (661) 255-4000 REPRESENTATIVE : MR. FRED MACMURDO	**MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53108** CHIQUITO LANDFILL DEBRIS BASIN & ALT. WOLCOTT/SR126 INTERCHANGE DETAILS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	PROJECT NO. 1NLF010500 SHEET 8 OF 13

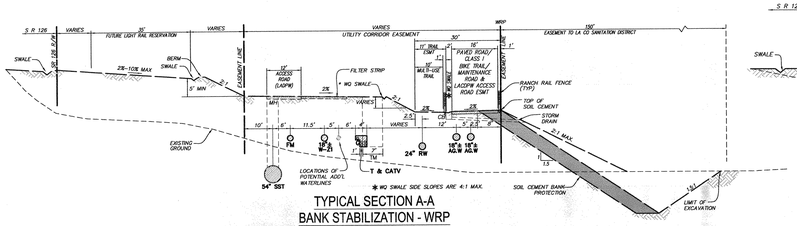
RV001-08.dwg

WRP DEBRIS BASIN EARTHWORK VOLUMES	
RAW CUT	91,000 Cubic Yards
RAW FILL	2,000 Cubic Yards
NET CUT	91,000 Cubic Yards
NET FILL	2,200 Cubic Yards
EXPORT	88,800 Cubic Yards

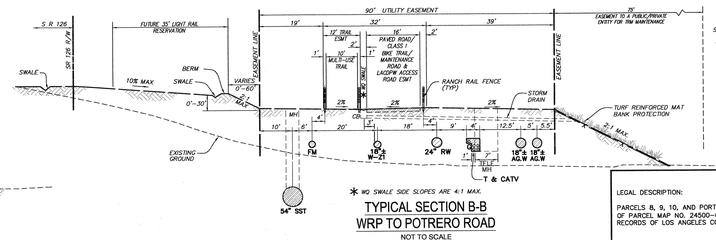
UTILITY CORRIDOR GRADING EARTHWORK VOLUMES	
RAW CUT	3,200 Cubic Yards
RAW FILL	233,000 Cubic Yards
NET CUT	3,200 Cubic Yards
NET FILL	263,000 Cubic Yards
IMPORT	259,800 Cubic Yards



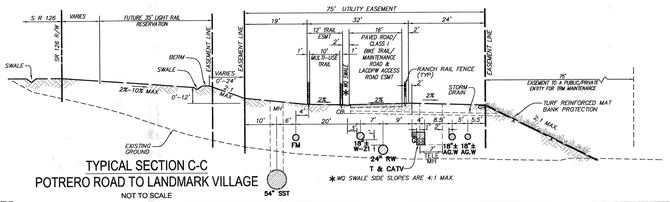
OFFSITE IMPROVEMENTS FOR TRUNK SEWER TO NEWHALL RANCH WRP



TYPICAL SECTION A-A
BANK STABILIZATION - WRP
NOT TO SCALE



TYPICAL SECTION B-B
WRP TO POTRERO ROAD
NOT TO SCALE



TYPICAL SECTION C-C
POTRERO ROAD TO LANDMARK VILLAGE
NOT TO SCALE

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REVISIONS NOTED BY _____ AND COUNTY CODE ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME, IS SO APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
AFFIDAVIT OF ACCEPTANCE
RECEIVED _____

LEGAL DESCRIPTION:
PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER ERIK WINATA No. C-67285 Exp. 06/30/10 CIVIL STATE OF CALIFORNIA

PSOMAS
26480 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 259-6000 (661) 775-2718 (FAX)
ERIK WINATA R.C.E. NO. C 67285 4/8/10 DATE

DESIGNED : NSK/YL
DRAFTED : TLC/JS
CHECKED : EW

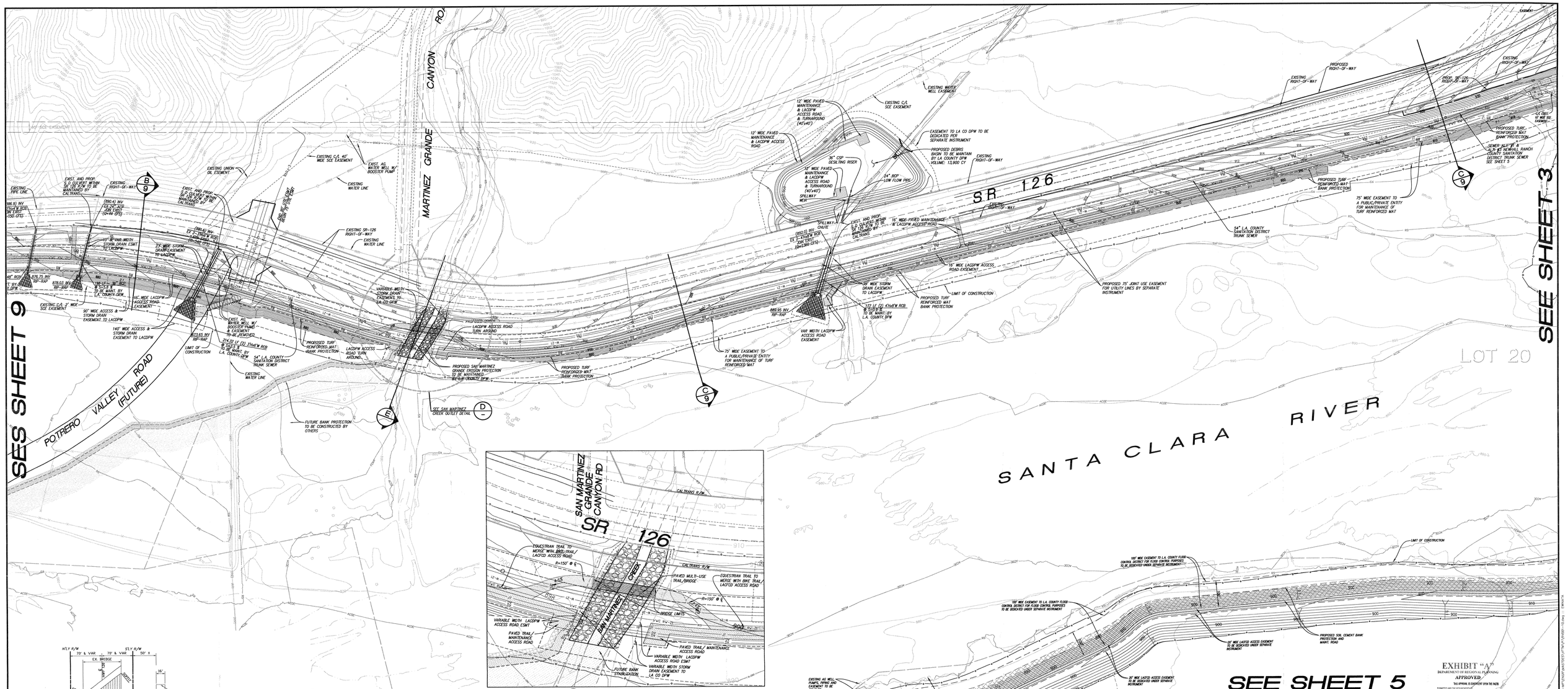
OWNER/DEVELOPER :
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. FRED MACMURDO

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53108
OFFSITE IMPROVEMENTS FOR TRUNK SEWER TO WRP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

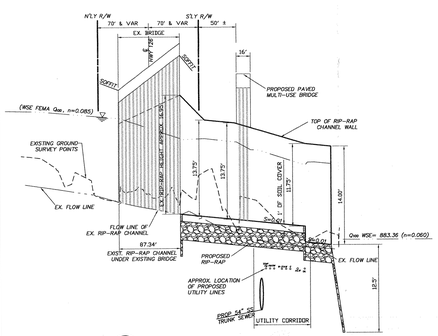
REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

PROJECT NO. 1NLF010500
SHEET 9 OF 13

RV001-09.dwg



D SAN MARTINEZ CREEK OUTLET DETAIL
1"=50'



E TYPICAL SECTION SAN MARTINEZ GRANDE BRIDGE
NOT TO SCALE

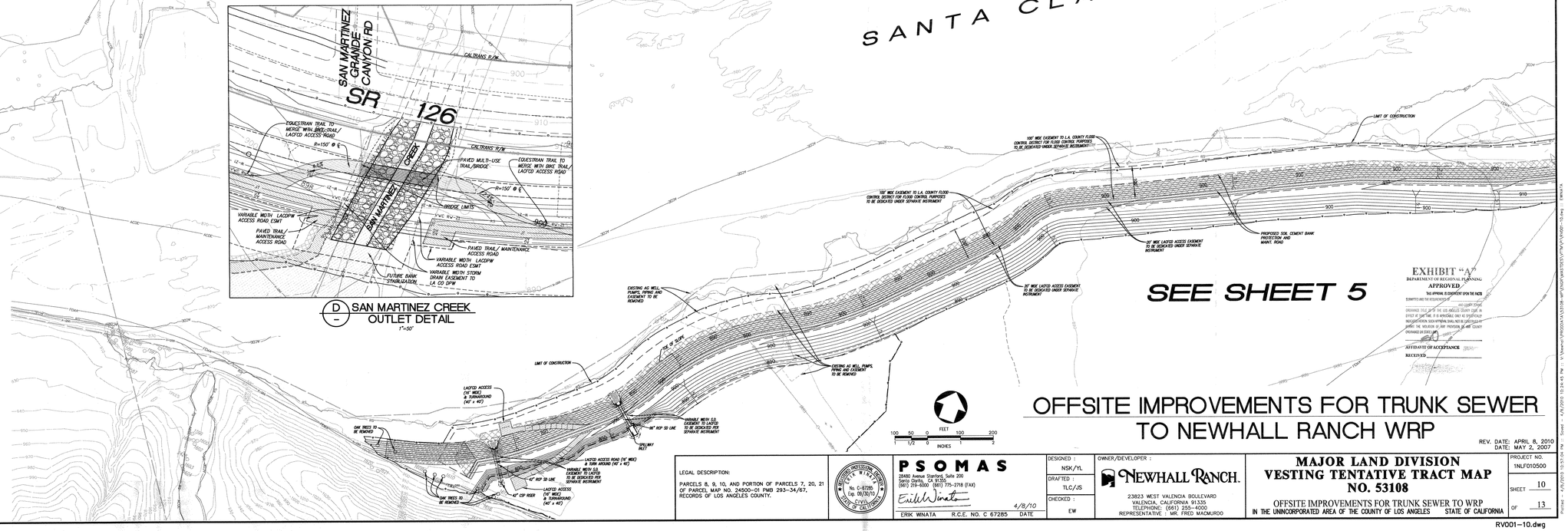


EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS EXPIRED UPON THE FACTS SUBMITTED AND THE REPRESENTATIONS MADE AND CONDITIONS STATED HEREIN. THIS APPROVAL IS EXPIRED UPON THE EXPIRATION OF THE TENTATIVE MAP UNDER THE SUBDIVISION ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE. IN EFFECT AT THE TIME. IT IS APPROVAL ONLY AS SPECIFICALLY MODIFIED BY THE VESTING TENTATIVE MAP. THIS APPROVAL DOES NOT REPEAL OR MODIFY ANY ZONING THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
AFFIDAVIT OF ACCEPTANCE
RECEIVED

OFFSITE IMPROVEMENTS FOR TRUNK SEWER TO NEWHALL RANCH WRP

REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

LEGAL DESCRIPTION:

PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER No. C-67285 Exp. 09/30/10 CIVIL STATE OF CALIFORNIA

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

ERIK WINATA R.C.E. NO. C 67285 4/8/10 DATE

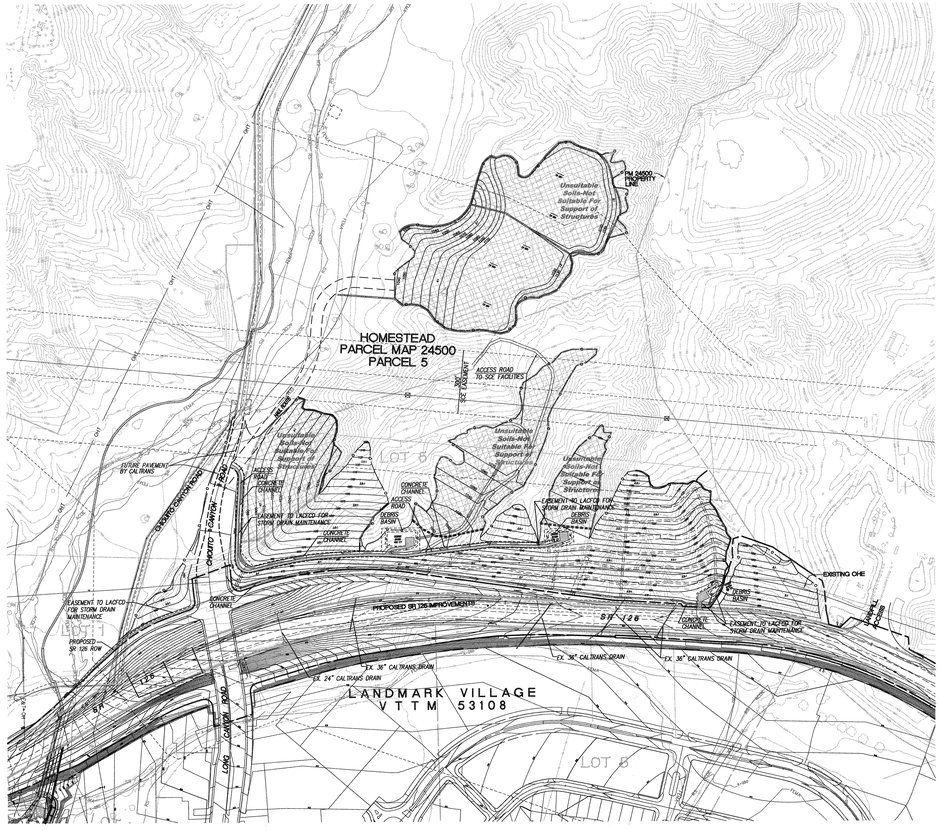
DESIGNED : NSK/YL
DRAFTED : TLC/JS
CHECKED : EW

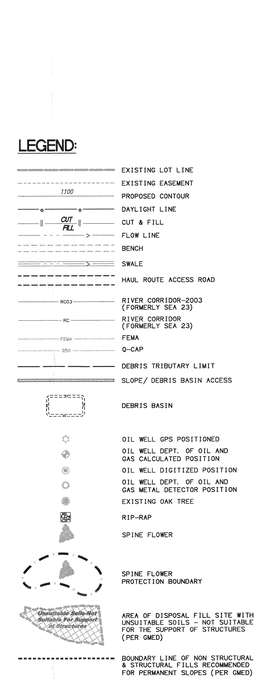
OWNER/DEVELOPER :
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. FRED MACMURDO

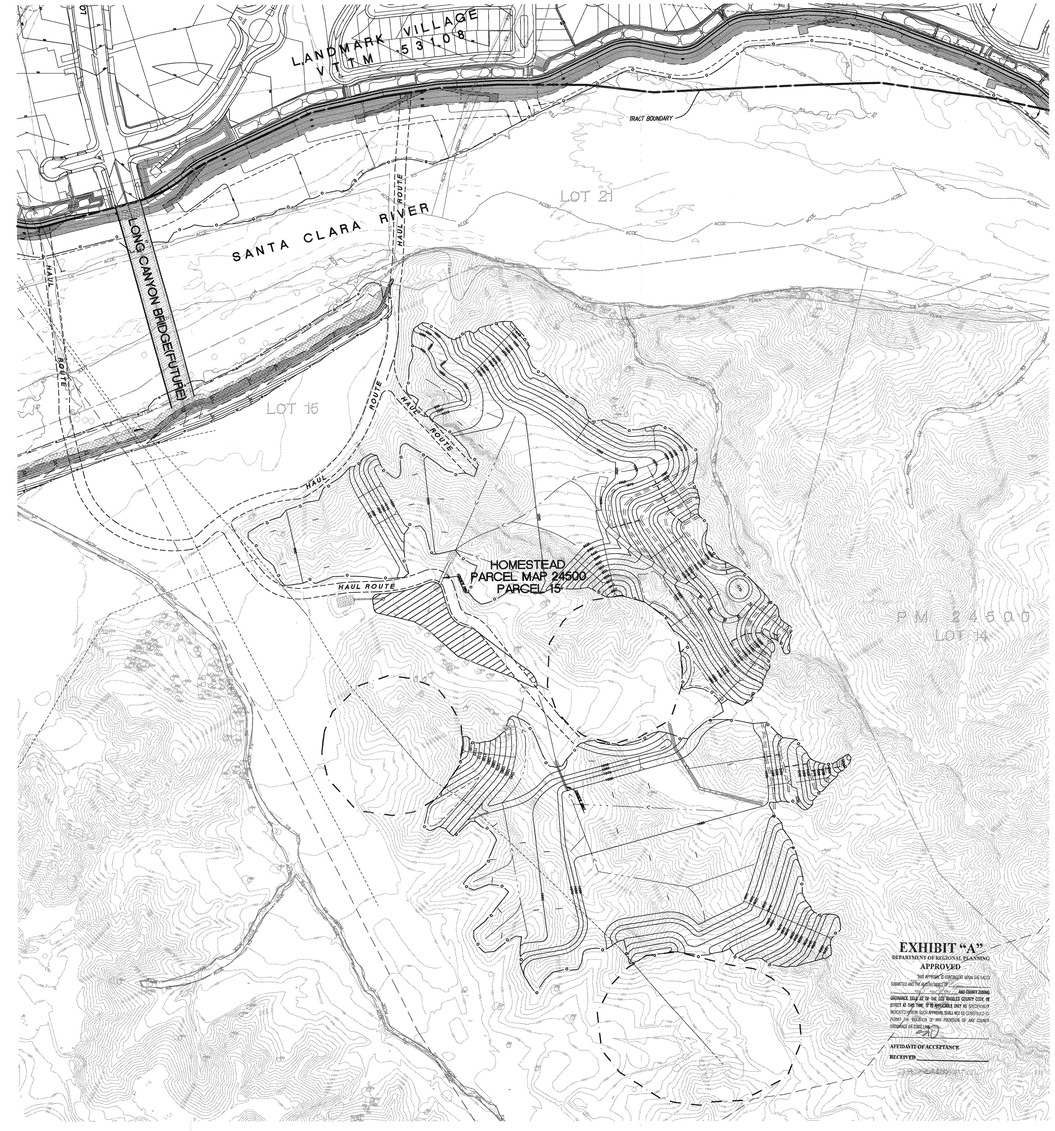
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53108
OFFSITE IMPROVEMENTS FOR TRUNK SEWER TO WRP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

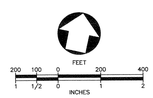
PROJECT NO. 1NLF010500
SHEET 10 OF 13

RV001-10.dwg



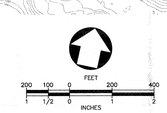






OFFSITE GRADING
CHIQUITO CANYON

CHIQUITO CANYON EARTHWORK VOLUMES	
RAW CUT	1,190,000 Cubic Yards
RAW FILL	1,071,000 Cubic Yards
NET CUT	1,190,000 Cubic Yards
NET FILL	1,190,000 Cubic Yards
EXPORT	0 Cubic Yards



OFFSITE GRADING
ADOBE CANYON

ADOBE CANYON EARTHWORK VOLUMES	
RAW CUT	6,468,500 Cubic Yards
RAW FILL	133,000 Cubic Yards
NET CUT	6,468,500 Cubic Yards
NET FILL	146,300 Cubic Yards
EXPORT	6,322,200 Cubic Yards

REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

LEGAL DESCRIPTION:

PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED INSTRUMENT NO. 67285 — No. C-67285 — Exp. 09/30/10 — CIVIL — STATE OF CALIFORNIA

PSOMAS
28450 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 259-9000 (661) 775-2718 (FAX)
ERIK WINATA R.C.E. NO. C 67285 4/8/10 DATE

DESIGNED : NSK/YL
DRAFTED : TLC/JS
CHECKED : EW

OWNER/DEVELOPER :
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. FRED MACMURDO

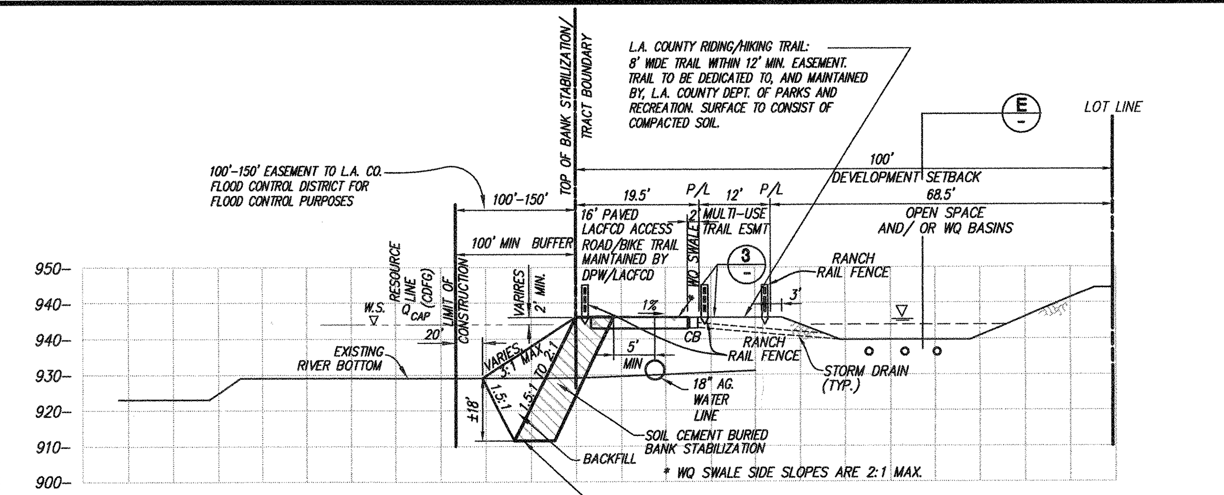
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53108

CHIQUITO CANYON & ADOBE CANYON OFFSITE GRADING
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO. 1NLF010500
SHEET 11 OF 13

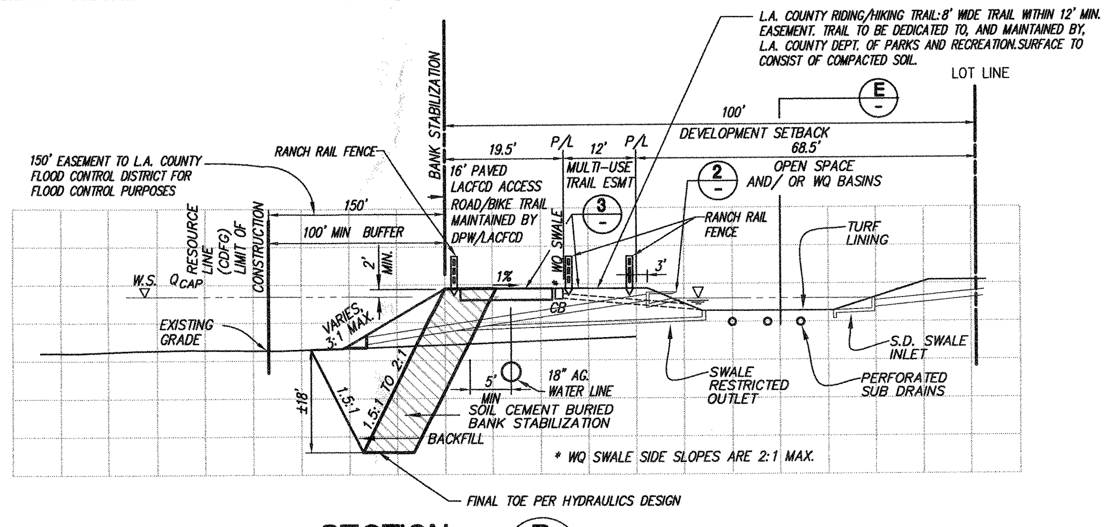
RV001-11.dwg

Plotted: - 4/9/2010 10:12:27 AM - Saved: - 4/9/2010 10:06:51 AM - V:\Newhall\1NLF010500\1NLF010500-MP\DRAWINGS\TSM\MP\RV001-11.dwg - tcastillo



SECTION A

NOT TO SCALE



SECTION B

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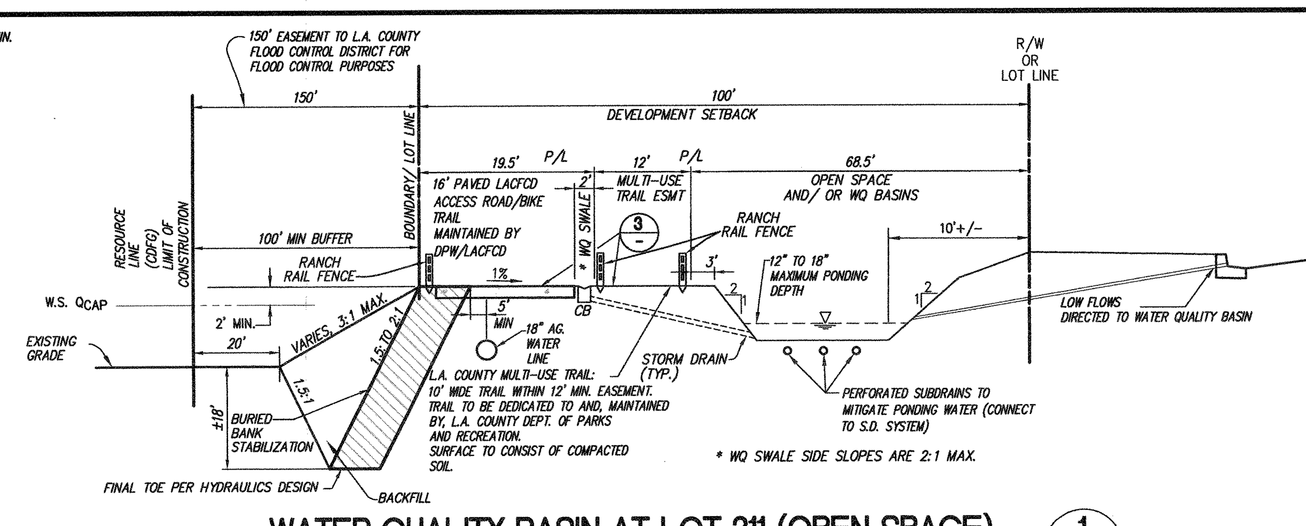
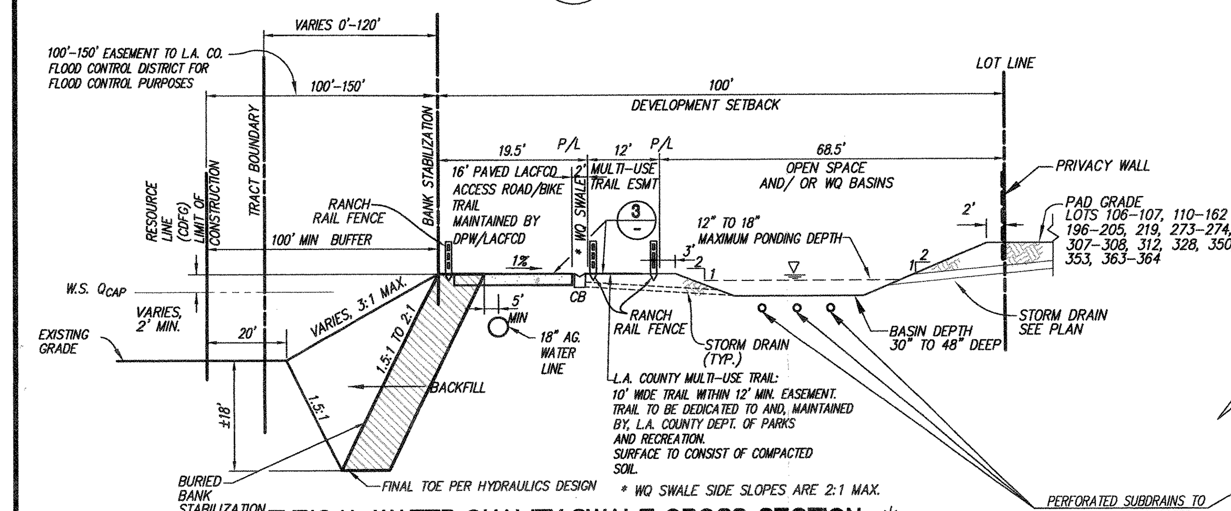


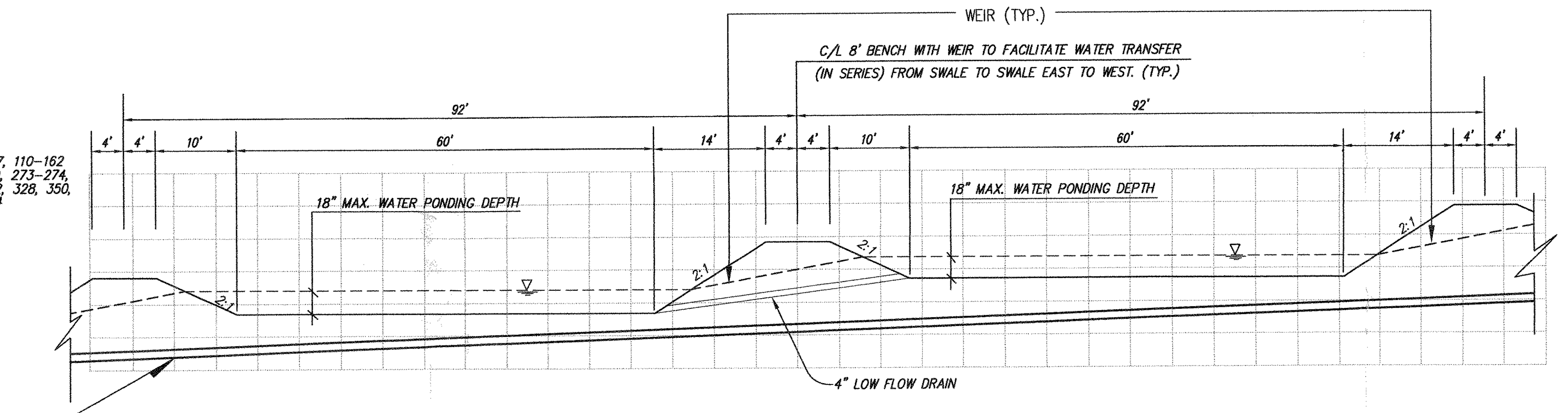
WATER QUALITY BASIN AT LOT 311 (OPEN SPACE) 1

NOT TO SCALE



TYPICAL WATER QUALITY SWALE CROSS-SECTION * N.T.S.

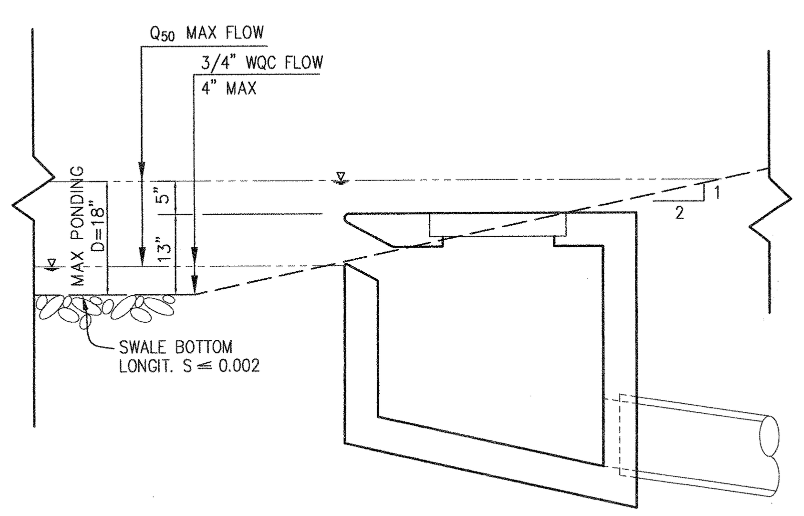
*OPEN SPACE LOTS (ADJACENT TO LOTS 106-107, 110-162, 196-205, 219, 273-274, 307-308, 312, 328, 350, 353, 363-364)



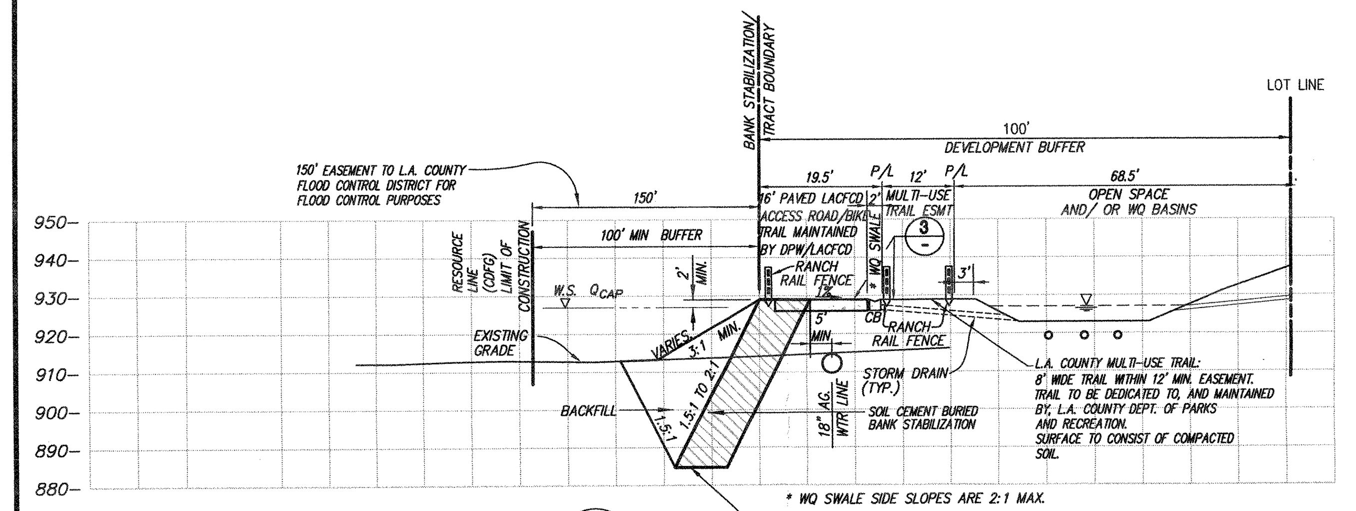
PROPOSED WATER QUALITY SWALE
LONGITUDINAL SECTION LOOKING NORTH N.T.S.

PROPOSED WATER QUALITY SWALE DETAILS E

NOT TO SCALE

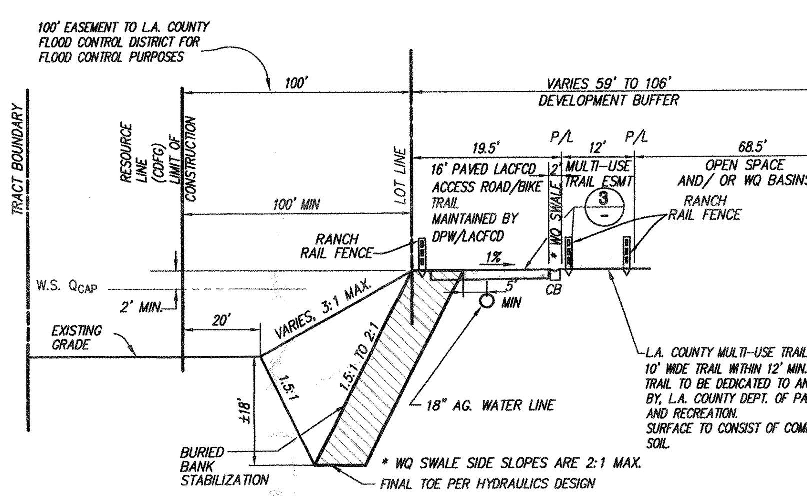


DRAINAGE RELIEF ON WQC SWALES 2



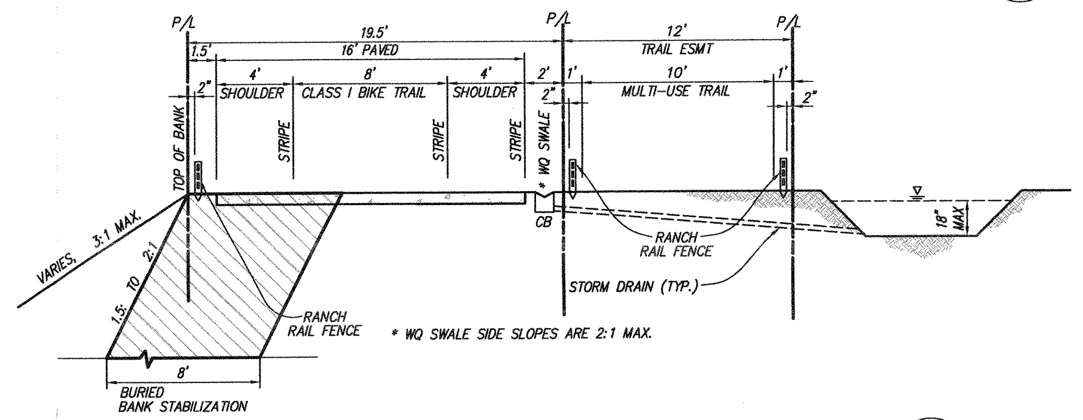
SECTION F

NOT TO SCALE



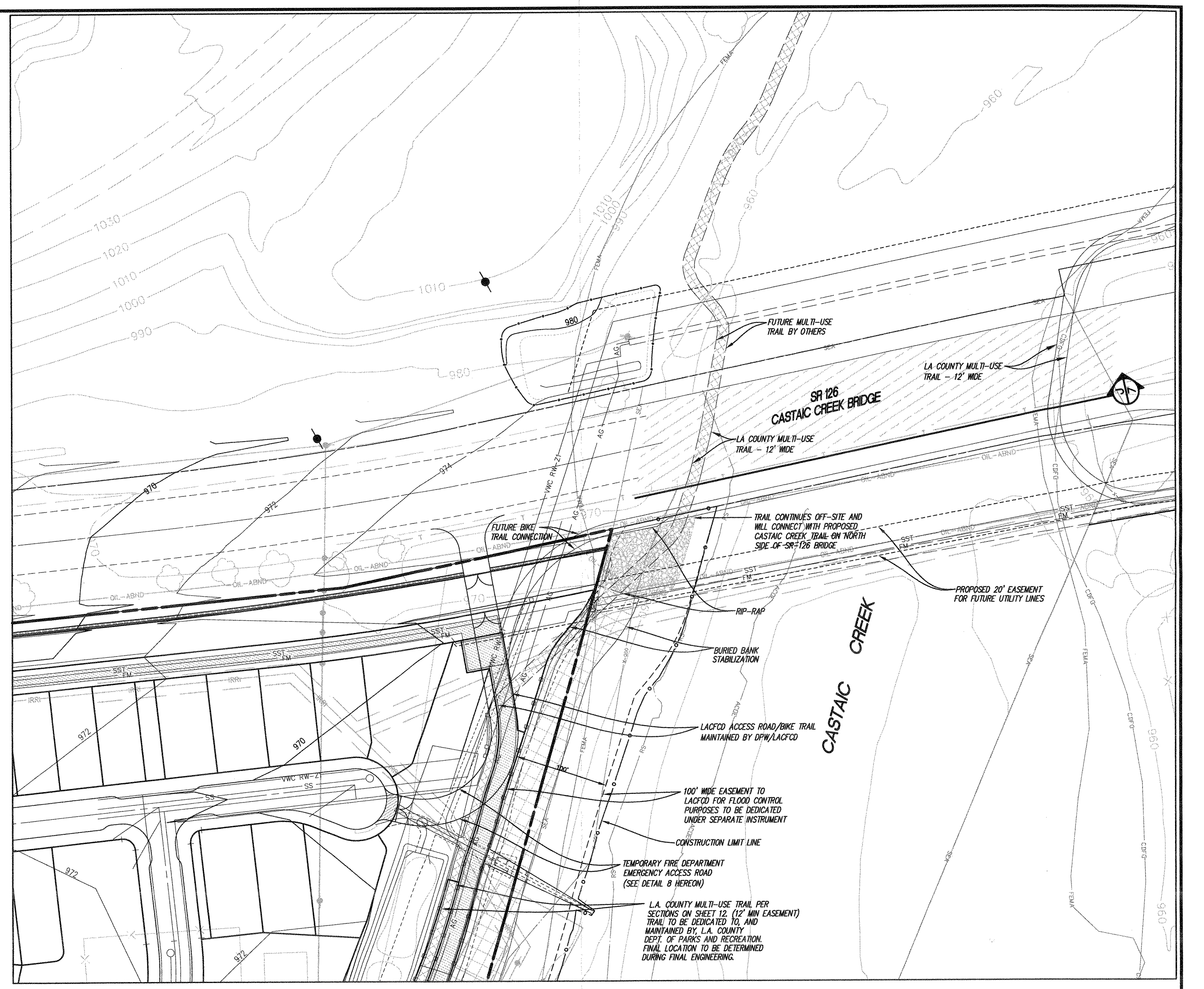
LOT 372 (O.S. LOT) G

NOT TO SCALE



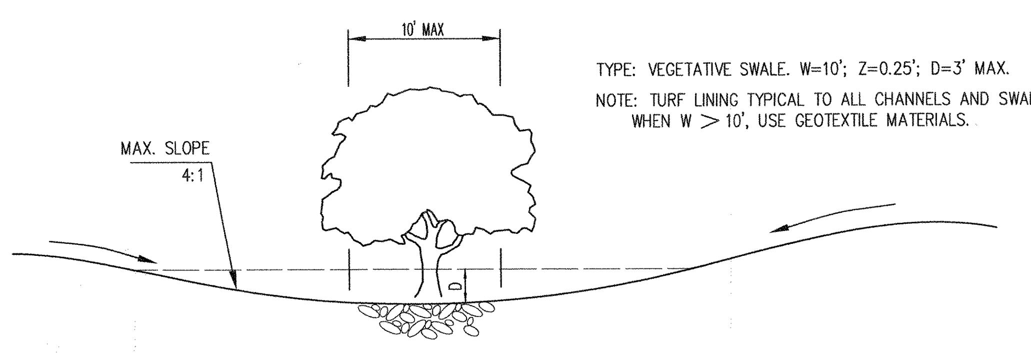
LANDMARK VILLAGE TRAIL SECTION 3

NOT TO SCALE

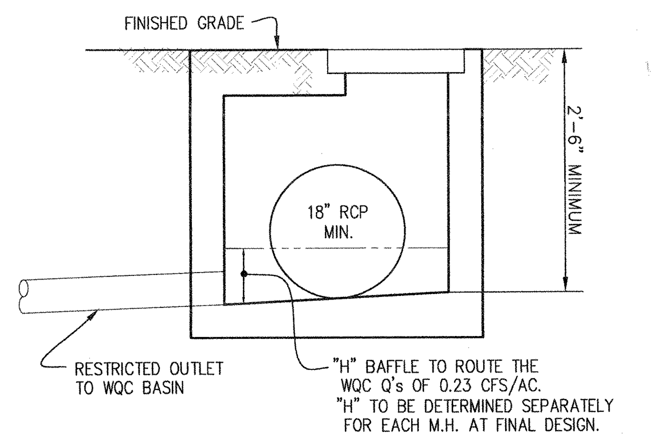


ACCESS ROAD AT CASTAIC CREEK BRIDGE 7

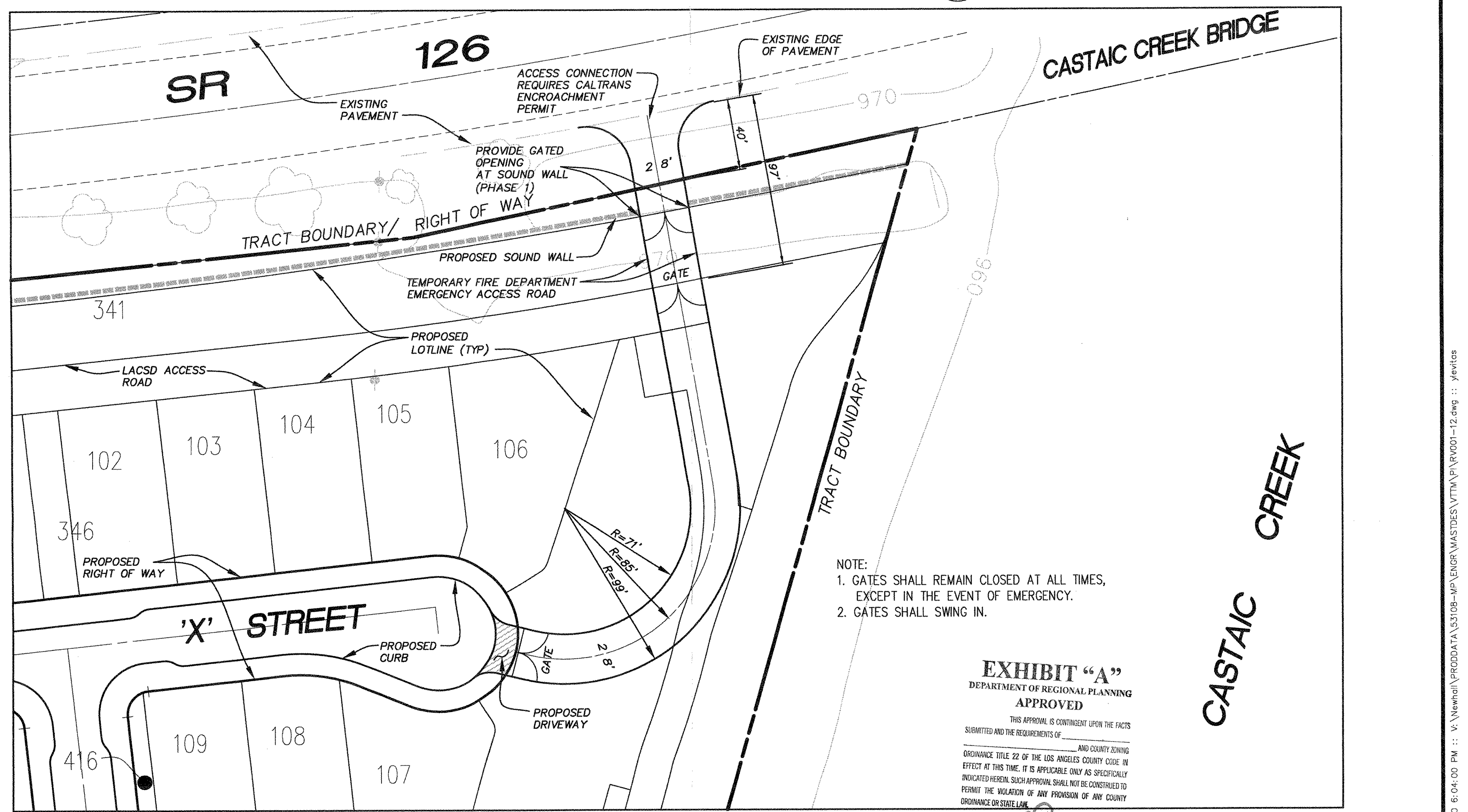
SCALE: 1" = 60'



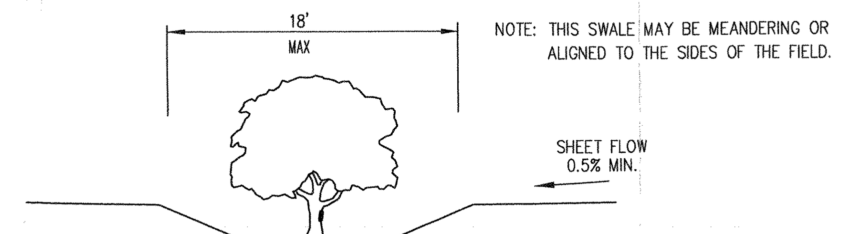
PARK AREAS DRAINAGE



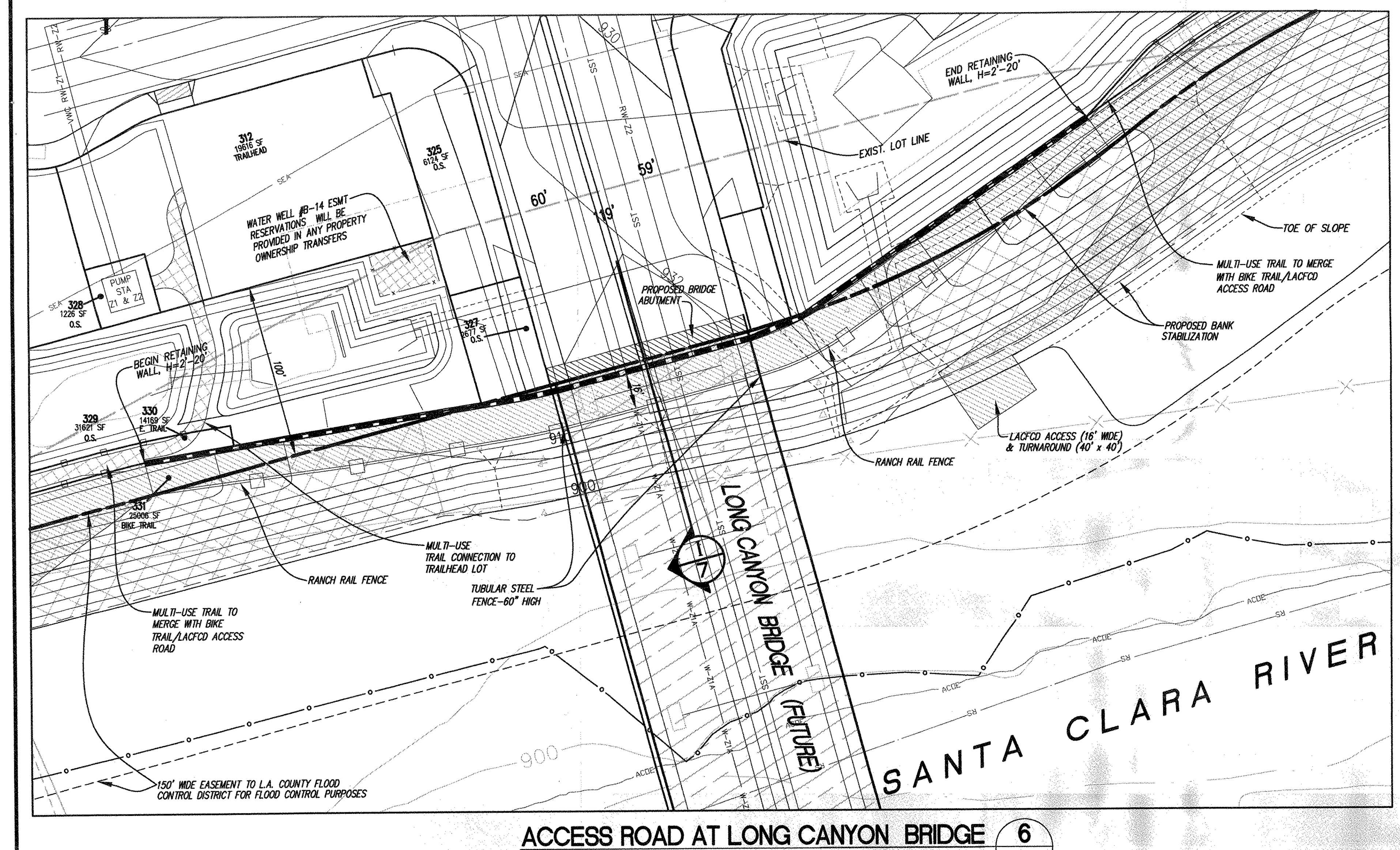
SHALLOW S.D. MANHOLE DETAIL 4



NOTE:
1. GATES SHALL REMAIN CLOSED AT ALL TIMES, EXCEPT IN THE EVENT OF EMERGENCY.
2. GATES SHALL SWING IN.

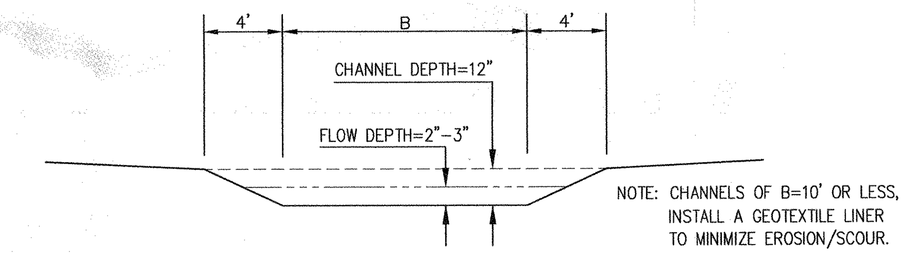


SIDE OF THE SPORTS FIELD



ACCESS ROAD AT LONG CANYON BRIDGE 6

1" = 40'



WATER QUALITY SWALE TYPICAL SECTION

LOTS 333 AND 337

TYPICAL CONCEPT SECTION OF VEGETATIVE SWALE

NOT TO SCALE

TEMPORARY FIRE DEPARTMENT EMERGENCY ACCESS ROAD 8

SCALE: 1" = 40'

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF ________ AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
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REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007

LEGAL DESCRIPTION:

PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMB 293-34/67, RECORDS OF LOS ANGELES COUNTY.

REGISTERED PROFESSIONAL ENGINEER ERIK WINATA No. C-67285 Exp. 09/30/10 CIVIL STATE OF CALIFORNIA

PSOMAS
28480 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 219-6000 (661) 775-2718 (FAX)
ERIK WINATA R.C.E. NO. C 67285 4/8/10 DATE

DESIGNED: NSK/YL
DRAFTED: TLC/JS
CHECKED: EW

OWNER/DEVELOPER:
NEWHALL RANCH
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91335
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. FRED MACMURDO

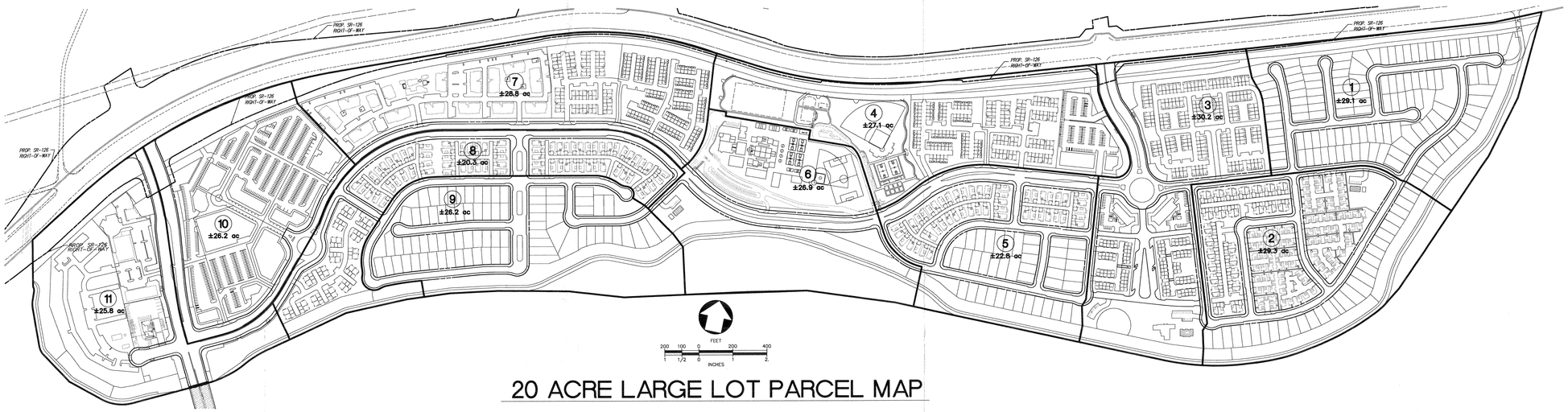
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53108

DETAILS & SECTIONS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

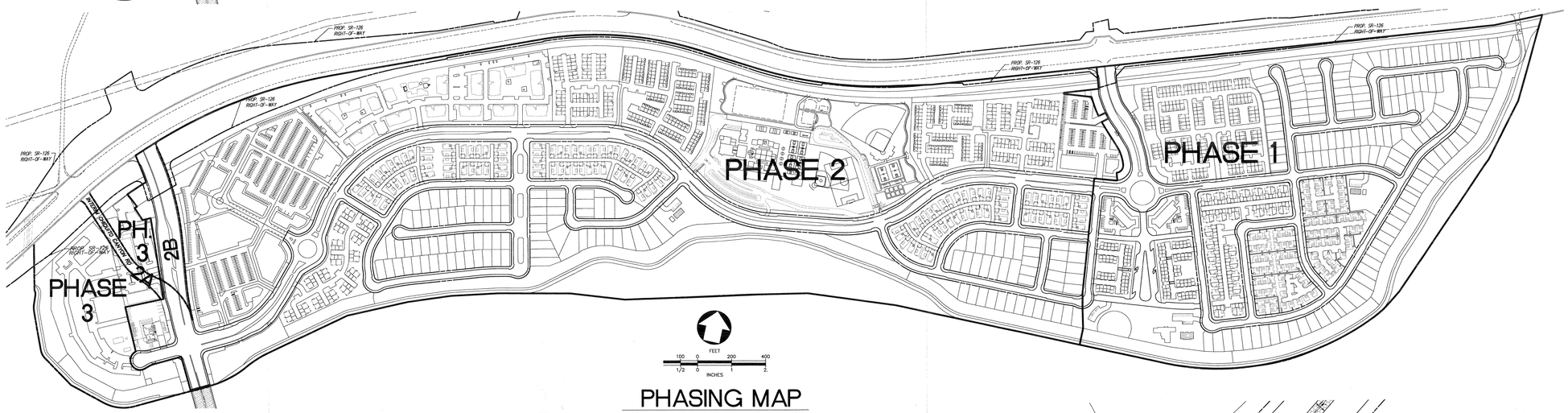
PROJECT NO. 1NLF010500
SHEET 12 OF 13

RV001-12.dwg

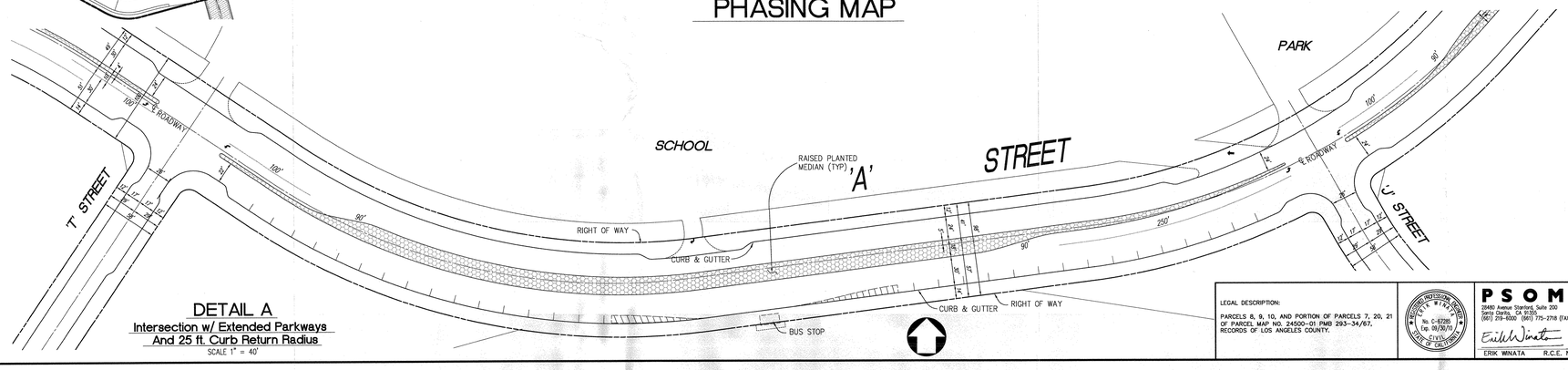
Plotted - 4/6/2010 6:08:33 PM :: Saved - 4/6/2010 6:04:00 PM :: V:\Newhall\PRODDATA\53108-MP\ENGR\MASTDES\VTTM\PI\RV001-12.dwg :: ylevitas



20 ACRE LARGE LOT PARCEL MAP



PHASING MAP



DETAIL A

Intersection w/ Extended Parkways
And 25 ft. Curb Return Radius

SCALE 1" = 40'

PHASE 1	
Total Ac	89.64 AC
Total Du	502 DU
SFD	149 DU
Condo's	353 DU
Total Commercial Sf	30,800 SF
Total Open Space	27.07 AC
Park and Ride	0.81 AC

PHASE 2	
Total Ac	184.95 AC
Total Du	802 DU
SFD	121 DU
Condo's	681 DU
Total Commercial Sf	592,400 SF
Total Open Space	40.83 AC
Public Park	11.26 AC
School	9.73 AC

PHASE 3	
Total Ac	18.08 AC
Total Du	140 DU
SFD	0 DU
Condo's	140 DU
Total Commercial Sf	29,250 SF
Total Open Space	6.66 AC
Fire Station	1.34 AC

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_____ DATE
AFFIDAVIT OF ACCEPTANCE
RECEIVED _____

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REGISTERED PROFESSIONAL ENGINEER ERIK WINATA No. C-67285 Exp. 09/30/10 CIVIL STATE OF CALIFORNIA

PSOMAS
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Santa Clarita, CA 91355
(661) 259-9000 (661) 775-2718 (FAX)
Erik Winata 4/8/10
ERIK WINATA R.C.E. NO. C 67285 DATE

DESIGNED : NSK/YL
DRAFTED : TLC/JS
CHECKED : EW

OWNER/DEVELOPER :
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. FRED MACMURDO

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53108

LARGE LOT CONVEYANCE MAP, PHASING MAP & DETAIL PLAN
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO. 1NLF010500
SHEET 13 OF 13

RV001-13.dwg

Plotted: - 4/9/2010 4:24:01 PM Saved: - 4/9/2010 11:11:00 PM V:\Drawings\0100200\A\1\STDR-MP\PCR\PLANSETS\SVTM\RV001-13.dwg : tlcallejo