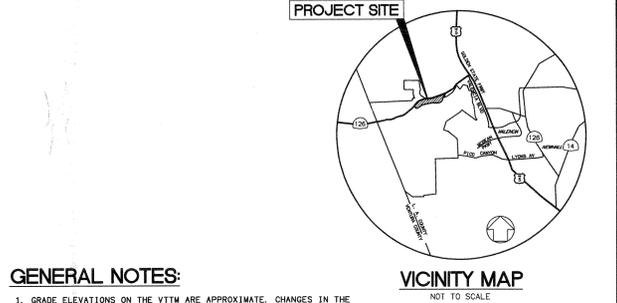
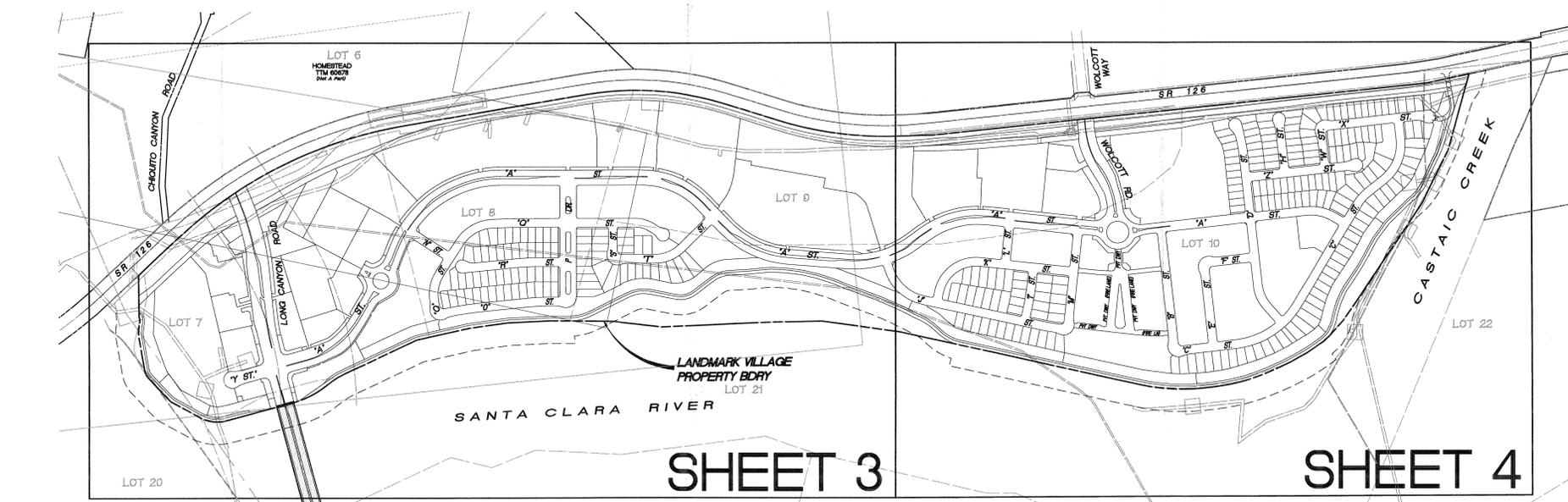


LOT SUMMARY						
LOT NUMBERS	TOTAL LOTS BLDGS	TYPE (USE)	LOT SIZE	TOTAL D.U.	TOTAL S.F.D. CONDOS D.U.	MP D.U. in lots w/ D.U./Bldg
1-93	93/93	S.F.D. 40' x 100' 4,500 S.F.	472,574 S.F.	93	93	0
94-180	97/97	S.F.D. 55' x 100' 5,500 S.F.	663,229 S.F.	97	97	0
191-270	80/80	S.F.D. 55' x 100' 5,000 S.F.	465,758 S.F.	80	80	0
271, 272, 279, 281	4/124	CONDOMINIUM	671,128 S.F.	124	124	0
285-288	2/89	CONDOMINIUM	330,719 S.F.	89	89	0
273, 284	2/40	CONDOMINIUM	398,791 S.F.	120	0	120
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.	-	-	-
384	+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. BIKE TRAIL, MAINT. ACCESS 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 ACRES: 25.13 ACRES



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

ON-SITE: 343,000 CY
 OFF-SITE (ADOBEE CANYON): 1,333,000 CY
 OFF-SITE (CHICUITO CANYON): 1,190,000 CY
 OFF-SITE (SOUTH BANK TEMP. LEVEE): 8,182,700 CY
 OFF-SITE (SRP DEBRIS BASINS): 8,182,700 CY
 OFF-SITE (ZONE 1A WATER TANK SITE): 8,182,700 CY
 TOTAL EARTHWORK: 12,747,155 SF

OFFSITE IMPROVEMENTS ASSOCIATED WITH VTM 53108

- 1. LA COUNTY SANITATION DISTRICT TRUNK SEWER WESTERLY TO NEWHALL RANCH WSP
- 2. WATER MAIN EXTENSION TO VALENCIA WATER CO. STORAGE TANKS AND EXISTING PIPES
- 3. SEWER FORCE MAIN WESTERLY TO LA COUNTY SANITATION DISTRICT 32 WSP
- 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
 WATER: VALENCIA WATER COMPANY
 ELECTRICAL: SOUTHERN CALIFORNIA EDISON
 GAS: SOUTHERN CALIFORNIA GAS CO.
 TELEPHONE: AT&T
 CABLE TV: TIME WARNER CABLE

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.
 @ INDICATES TITLE REPORT EXCEPTION NO.

EXCEPTION NO.	OWNER	PURPOSE	REFERENCE	STATUS
9	3M LAND AND TRUST COMPANY	COLLECTION, CONDUCTING AND DEFINITION OF WELLS	DECEMBER 14, 1989 BOOK 614, PAGE 285, DEEDS MARCH 28, 1990 BOOK 645, PAGE 18, DEEDS	NOT PLOTTED BLANKET
10	SUNSET TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND INCIDENTAL PURPOSES	DECEMBER 16, 1988 INSTRUMENT NO. 17 BOOK 1258, PAGE 6, DEEDS	NOT PLOTTED INDETERMINATE
11	VENTURA COUNTY POWER COMPANY	POLE LINES AND INCIDENTAL PURPOSES	SEPTEMBER 3, 1987 BOOK 3276, PAGE 74, DEEDS	NOT PLOTTED DOCUMENT LEGIBLE
12	COUNTY OF LOS ANGELES	PUBLIC ROAD & HIGHWAY	JUNE 27, 1992 INSTRUMENT NO. 47 BOOK 4238, PAGE 2, DEEDS	PLOTTED
13	COUNTY OF LOS ANGELES	PUBLIC ROAD & HIGHWAY	APRIL 6, 1997 INSTRUMENT NO. 121 BOOK 7171, PAGE 90, DEEDS	PLOTTED
15	STANDARD OIL COMPANY	PPE LINES	JANUARY 11, 1928 BOOK 1349, PAGE 125, O.R. INSTRUMENT NO. 95-118292, O.R. BOOK 2465, PAGE 208, O.R.	NOT PLOTTED DOES NOT AFFECT PROPERTY
16	BANFIELD OIL COMPANY	DL AND GAS LEASE	JUNE 18, 1935 INSTRUMENT NO. 97-318694, O.R.	NOT PLOTTED DOES NOT AFFECT PROPERTY
17	STATE OF CALIFORNIA	PUBLIC HIGHWAY SLOPE/STORAGE	DOCUMENT NO. 7140	PLOTTED
18	B.E. HANSHRYE	DL AND GAS LEASE	DECEMBER 26, 1940 BOOK 18078, PAGE 125, O.R.	PLOTTED
19/20	BANFIELD OIL COMPANY	PPE LINES	DEC. 4, 1944 INSTRUMENT NO. 100-11865, O.R. MARCH 2, 1944 INSTRUMENT NO. 100-11865, O.R. MARCH 2, 1944 INSTRUMENT NO. 100-11865, O.R.	PLOTTED
22	AGREEMENT BETWEEN NEWHALL LAND & FARMING CO. AND AUGUST A. & WARY A. RUEB.	SEE DOCUMENTS FOR FULL PARTICULARS	JUNE 14, 1949 INSTRUMENT NO. 388 BOOK 1208, PAGE 27, O.R. INSTRUMENT NO. 80-115307, O.R.	NOT PLOTTED INDETERMINATE
23	SOUTHERN PACIFIC RAILROAD COMPANY AND SOUTHERN PACIFIC COMPANY AND HANCOCK OIL AND RETROING COMPANY	DL AND GAS DRILLING	JULY 31, 1950 INSTRUMENT NO. 448 BOOK 1344, PAGE 152, O.R. INSTRUMENT NO. 4218, O.R. APRIL 10, 1951 INSTRUMENT NO. 4125, O.R.	OUTLINED
24	SOUTHERN CALIFORNIA Edison COMPANY	ELECTRIC LINES	JUNE 10, 1951 INSTRUMENT NO. 2548 BOOK 3051, PAGE 25, O.R.	NOT PLOTTED INDETERMINATE
25	UNION OIL COMPANY OF CALIFORNIA	PPE LINES & APPURTENANCES	JUNE 18, 1951 INSTRUMENT NO. 3658, PAGE 81, O.R.	INDETERMINATE
26	SOUTHERN CALIFORNIA Edison COMPANY	ELECTRIC LINES	MAY 6, 1952 INSTRUMENT NO. 2456 BOOK 3065, PAGE 258, O.R.	INDETERMINATE
27	SOUTHERN CALIFORNIA Edison COMPANY	ELECTRIC LINES	MAY 27, 1971 INSTRUMENT NO. 1308 BOOK 3057, PAGE 134, O.R.	NOT PLOTTED INDETERMINATE
28	T&E WATER ASSOCIATED OIL COMPANY	DL AND GAS LEASE	DECEMBER 1, 1954 INSTRUMENT NO. 1013, O.R.	PLOTTED
29	UNION OIL COMPANY OF CALIFORNIA	PPE LINES & APPURTENANCES	JUNE 13, 1955 INSTRUMENT NO. 4127, PAGE 21, O.R.	PLOTTED
30	STANDARD OIL COMPANY OF CALIFORNIA	DL AND GAS LEASE	AUGUST 19, 1955 INSTRUMENT NO. 3578 BOOK 3058, PAGE 125, O.R.	DOES NOT AFFECT PROPERTY
31	SOUTHERN CALIFORNIA Edison COMPANY	ELECTRIC LINES	NOVEMBER 16, 1958 INSTRUMENT NO. 3216 BOOK 3208, PAGE 276, O.R.	PLOTTED
32	UNION OIL COMPANY OF CALIFORNIA	PPE LINES & APPURTENANCES	AUGUST 24, 1961 INSTRUMENT NO. 225, O.R.	INDETERMINATE
33	UNION OIL COMPANY OF CALIFORNIA	PPE LINES	FEBRUARY 3, 1962 INSTRUMENT NO. 2010 BOOK 3056, PAGE 603, O.R.	PLOTTED
34	SOUTHERN CALIFORNIA Edison COMPANY	ELECTRIC LINES AND INGRESS AND EGRESS	JULY 23, 1964 INSTRUMENT NO. 1948 BOOK 3485, PAGE 276, O.R.	DOES NOT AFFECT PROPERTY
35	CITY OF LOS ANGELES	PUBLIC HIGHWAY AND HIGHWAY PURPOSES	OCTOBER 16, 1968 INSTRUMENT NO. 1990 BOOK 3485, PAGE 276, O.R.	PLOTTED
37	TEACOD INC.	PUMP STATION, PPE LINES & APPURTENANCES	OCTOBER 14, 1971 INSTRUMENT NO. 2491 BOOK 50223, PAGE 90, O.R.	PLOTTED

EXCEPTION NO.	OWNER	PURPOSE	REFERENCE	STATUS
38	THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY	PPE LINES & APPURTENANCES	MARCH 8, 1981 INSTRUMENT NO. 91-23544, O.R.	PLOTTED
39	CORRIN J. ROBERTSON	DL AND GAS LEASE	MAY 6, 1982 INSTRUMENT NO. 82-468531, O.R.	ENDORSER'S ENTIRE PROPERTY
40	TEACOD CALIFORNIA UTILITIES, INC.	PPE LINES & PUMP STATION	SEPTEMBER 6, 1983 INSTRUMENT NO. 92-174630, O.R.	PLOTTED
41	STATE OF CALIFORNIA	TRAFFIC CONTROL DEVICES	MARCH 21, 1987 INSTRUMENT NO. 97-434774, O.R.	INDETERMINATE
42	THE NEWHALL LAND AND FARMING COMPANY	INTENT TO RESUME EASEMENTS FOR WATER SPECIFIC PIPE STATIONS & APPURTENANCES	DECEMBER 31, 1989 INSTRUMENT NO. 89-236380 O.R. 01-282029, O.R. DECEMBER 31, 1989 INSTRUMENT NO. 89-236380 O.R. 02-396622, O.R. 00-396622, O.R. 00-396622, O.R.	PLOTTED
43	COUNTY OF LOS ANGELES	INGRESS & EGRESS RESTRICTIONS	PARCEL MAP NO. 24000-01 P.M.B. 293, PG. 34-47	PLOTTED
44	COUNTY OF LOS ANGELES	FUTURE STREET	PARCEL MAP NO. 24000-01 P.M.B. 293, PG. 34-47	BLANKET OVER FUTURE STREET PER P.M.B. 293, PG. 34-47
45	COUNTY OF LOS ANGELES	DRAINAGE PURPOSES	PARCEL MAP NO. 24000-01 P.M.B. 293, PG. 34-47	BLANKET OVER FUTURE STREET PER P.M.B. 293, PG. 34-47
46	FEE HOLDERS OF LAND WITHIN PARCEL 7	INGRESS/EGRESS, ROAD AND UTILITY PURPOSES	PARCEL MAP NO. 24000-01 P.M.B. 293, PG. 34-47	BLANKET OVER FUTURE STREET PER P.M.B. 293, PG. 34-47
47	COUNTY OF LOS ANGELES	DESIGNATION TO HOLD PARCELS DIVIDED BY STREETS AS ONE	PARCEL MAP NO. 24000-01 P.M.B. 293, PG. 34-47	PARCEL 7
48	COUNTY OF LOS ANGELES	SUBDIVISION REQUIREMENTS	PARCEL MAP NO. 24000-01 P.M.B. 293, PG. 34-47	NOT PLOTTED BLANKET
49	COUNTY OF LOS ANGELES	STATE OF CALIFORNIA	PARCEL MAP NO. 24000-01 P.M.B. 293, PG. 34-47	PLOTTED
50	COUNTY OF LOS ANGELES	GEOTECHNICAL CONDITIONS	PARCEL MAP NO. 24000-01 P.M.B. 293, PG. 34-47	NOT PLOTTED BLANKET
53	AGREEMENT BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND NEWHALL SCHOOL DISTRICT	SCHOOL FACILITIES RETENTION AND FUNDING AGREEMENT	FEBRUARY 04, 2010 INSTRUMENT NO. 2010-0104624, O.R.	NOT PLOTTED INDETERMINATE
A	EXON CORPORATION	PPE LINES & APPURTENANCES	JUNE 21, 1978 INSTRUMENT NO. 78-475938, O.R.	PLOTTED
B	STATE OF CALIFORNIA	SLOPES & DRAINAGE	SEPTEMBER 15, 2000 INSTRUMENT NO. 00-144525, O.R.	NOT PLOTTED INDETERMINATE
C	SOUTHERN CALIFORNIA Edison COMPANY	ELECTRIC LINES	MAY 6, 1952 INSTRUMENT NO. 2456 BOOK 3065, PAGE 258, O.R.	NOT PLOTTED INDETERMINATE
D	SOUTHERN CALIFORNIA Edison COMPANY	ELECTRICAL AND COMMUNICATION SYSTEMS	MAY 27, 1971 INSTRUMENT NO. 1308 BOOK 3057, PAGE 134, O.R.	NOT PLOTTED INDETERMINATE
E	SOUTHERN CALIFORNIA Edison COMPANY	ELECTRICAL AND COMMUNICATION SYSTEMS	DECEMBER 1, 1971 INSTRUMENT NO. 1013 BOOK 3057, 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.
- 1210.5 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
- STORM DRAIN
- SS-S SANITARY SEWER (SERVICE LOCAL)
- SS-T SANITARY SEWER (TRUNK SEWER)
- FM SANITARY SEWER (FORCE MAIN)
- W WATER
- RW RECLAIMED WATER
- IRR IRRIGATION LINE
- EXISTING WATER LINE
- EXISTING POWER LINE
- EXISTING COMMUNICATION LINE
- EXISTING VIROD HABITAT LINE
- EXISTING CMP INLET
- CATCH BASIN
- WATER GATE VALVE
- FEMA FLOOD CORRIDOR-2003
- EXISTING Q-CAP
- RESOURCE LINE
- 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 MAPPING POSITION
- COAST LIVE OAK (Quercus agrifolia)
- WALLEY OAK (Quercus lobata)
- EXISTING TREE CANOPY
- EXISTING POWER POLE
- W.S. WATER SURFACE
- BIKE TRAIL/LAFCO ACCESS ROAD/LAFCO ACCESS ROAD
- LA COUNTY RIDING/HIKING TRAIL
- BURIED BANK STABILIZATION
- SHORT DISTANCE LINE
- RETAINING WALL
- SOUND WALL

GENERAL NOTES:

- GRADE ELEVATIONS ON THE VTM 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 SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN, WHICH MAY REQUIRE AN AMENDED VTM.
- PERMISSION IS REQUESTED FOR LOT LINES TO BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW PROVIDED NO ADDITIONAL DEVELOPEABLE LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. PERMISSION IS REQUESTED FOR ADJUSTMENTS TO STREETS TO BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP, DPW AND THE DEPARTMENT OF PARKS AND RECREATION.
- 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 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 30 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECODIFICATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF THE EXTENSIONS PUSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS OF WAY OR PARKS) EASEMENTS OR INFRASTRUCTURE EXCEPT 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 CREATE AND RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DRP AND DPW.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASSEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS) MAY BE RELOCATED IF DETERMINED TO BE CONSISTENT WITH THE APPROVED TENTATIVE MAP BY DRP AND DPW.
- REQUEST PERMISSION TO PHASE 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.
- LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
- 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 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 AMERICAN WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS.
- MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS REQUESTED TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED 11/15/06 BY HUNSAKER FROM DATA FLOWN 5/24/06.
- 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.
- 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 RELOCATE DIRECT VEHICULAR INGRESS AND EGRESS TO SAID STREET.
- RELATED UTILITIES: SEA/MA PROJECT & OFF-SITE GRADING CUP 00-196 - CPA 00-196 (MASTER PLAN OF HIGHWAYS) - CPA 00-196 (CIRCULATION PLAN) - SPA 00-196 (MASTER CIRCULATION PLAN & TEXT) - OAK TREE PERM 00-196
- PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
- PERMISSION IS REQUESTED TO ADJUST LOT LINES BETWEEN RESIDENTIAL OR COMMERCIAL LOTS AND OPEN SPACE LOTS SUBSEQUENT TO ANY UNIT MAP RECODIFICATION PROVIDED THE TOTAL OPEN SPACE IS EQUAL TO OR GREATER THAN JOB.
- REQUEST MODIFICATION STREET FRONTAGE REQUIREMENTS PER SECTION 21-24-040 OF THE L.A. COUNTY CODE.
- 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.
- 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.
- ALL STREETS ARE PUBLIC STREETS UNLESS NOTED "PRIVATE DRIVEWAY AND FIRE LANE".
- LOCATION AND DETAILS OF WATER QUALITY DEVICES AND DEBRIS BASINS ARE APPROXIMATE. PERMISSION IS REQUESTED TO ADJUST LOCATIONS OF THESE FACILITIES PROVIDED DRP AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL.

SPECIAL NOTES:

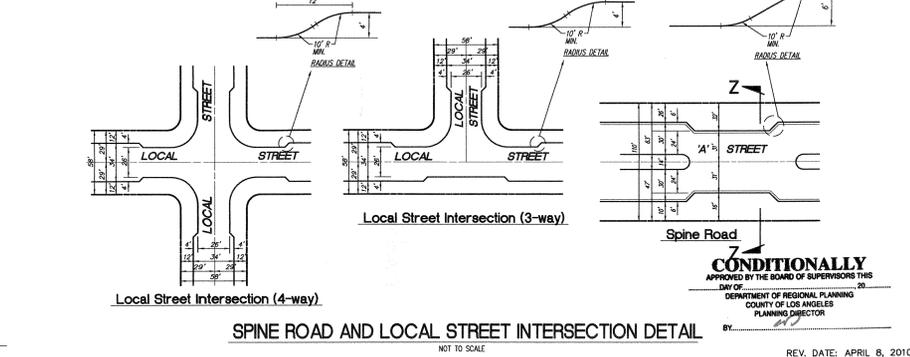
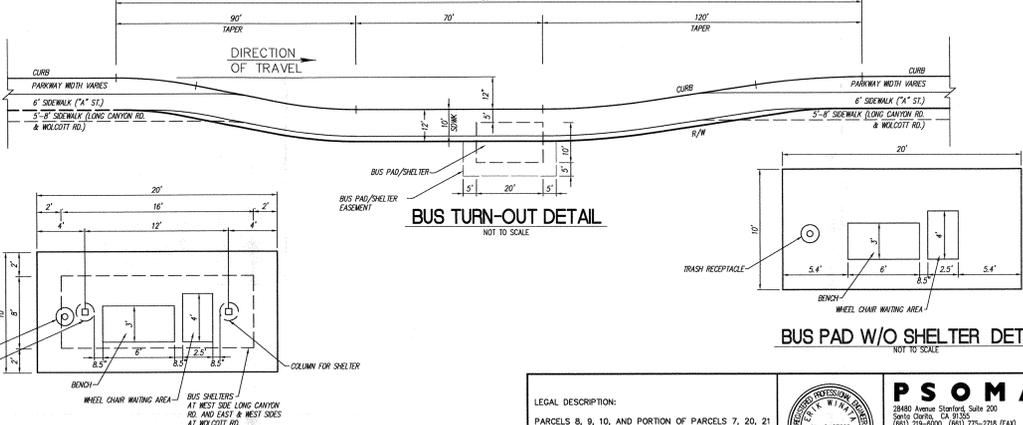
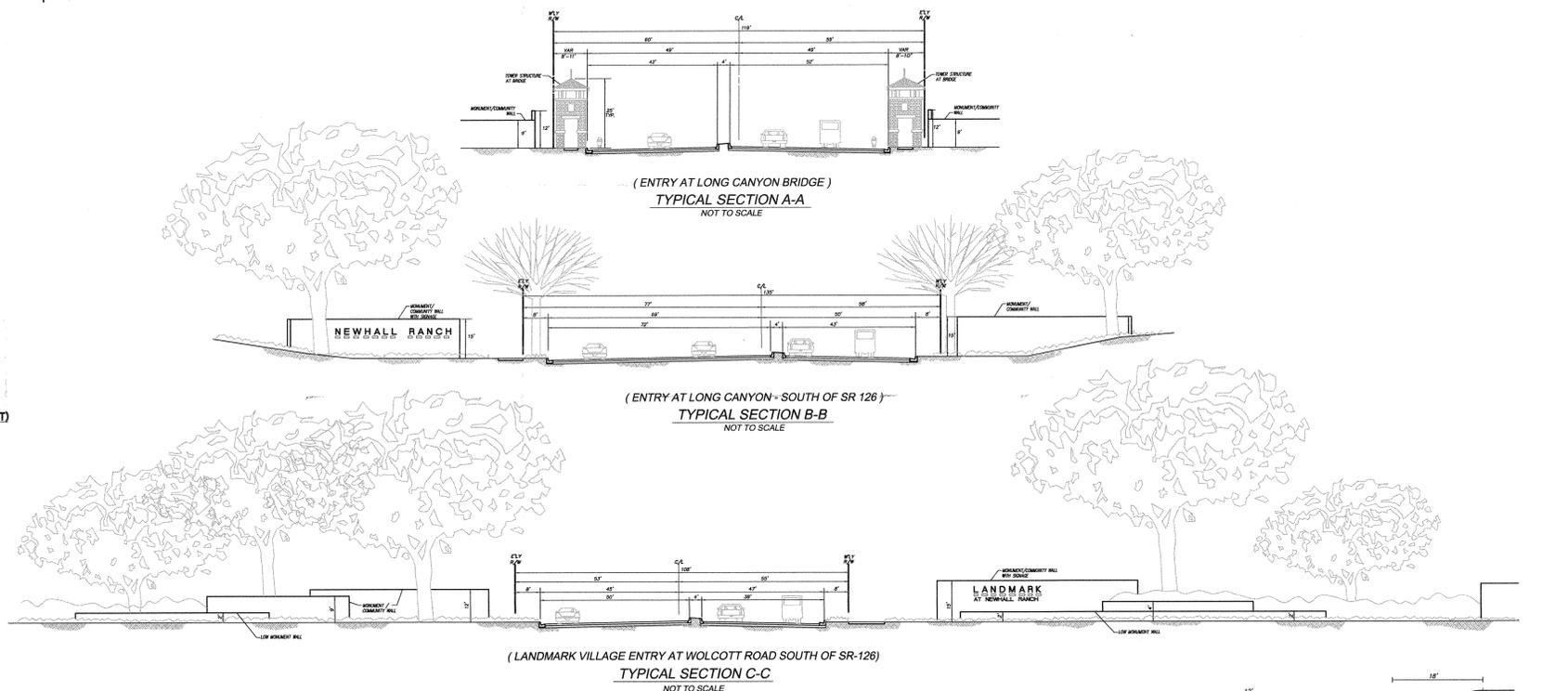
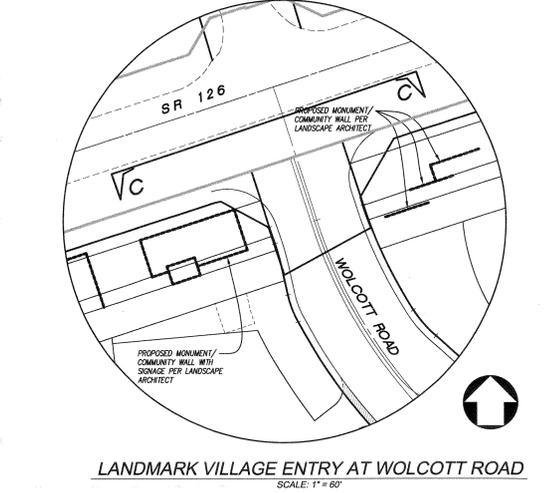
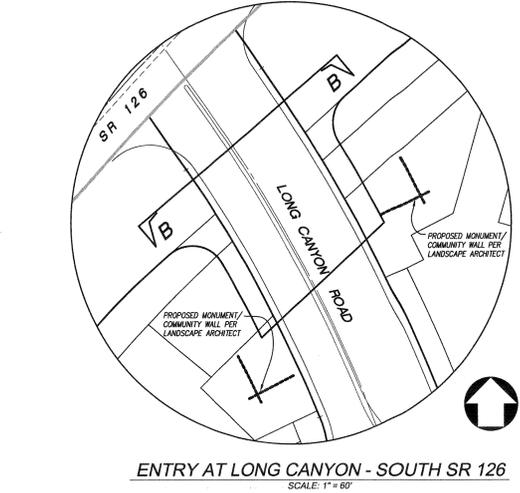
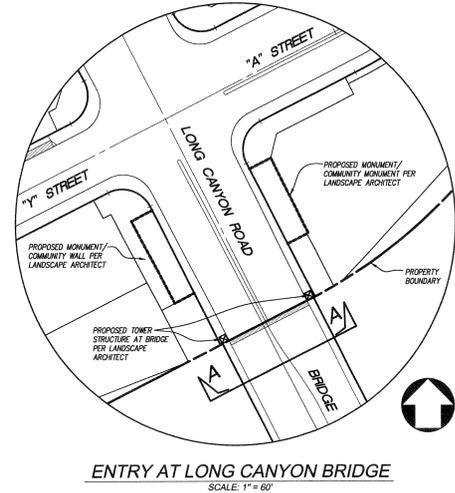
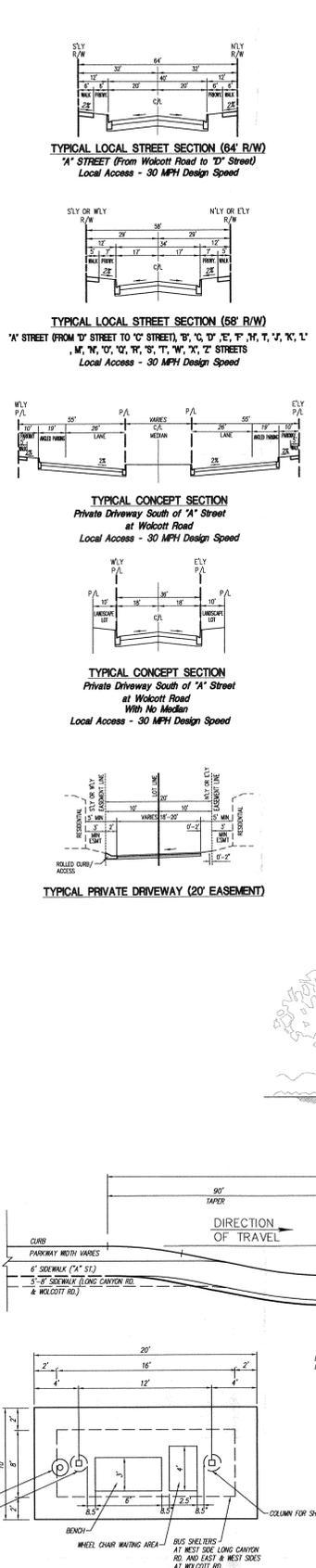
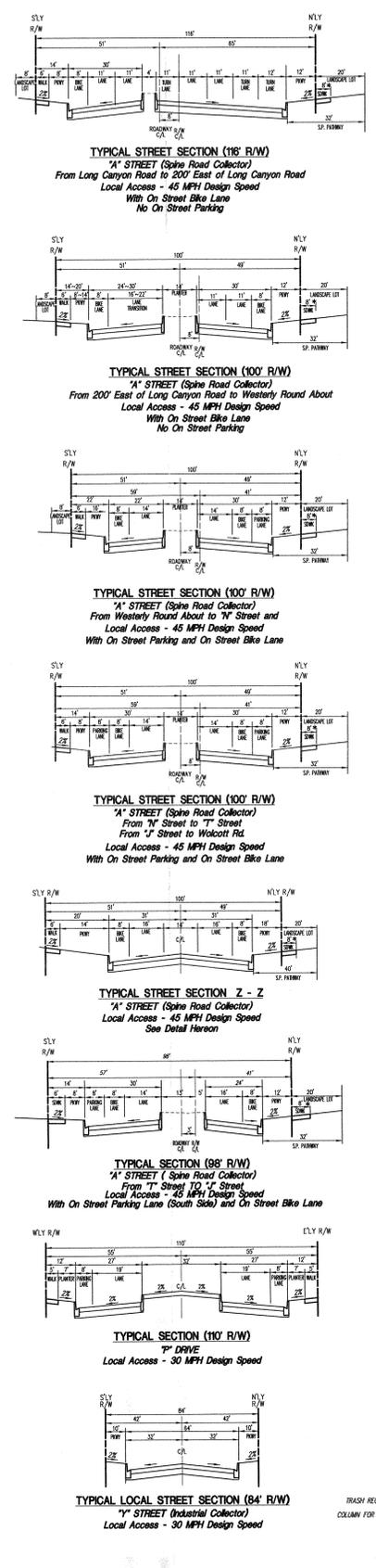
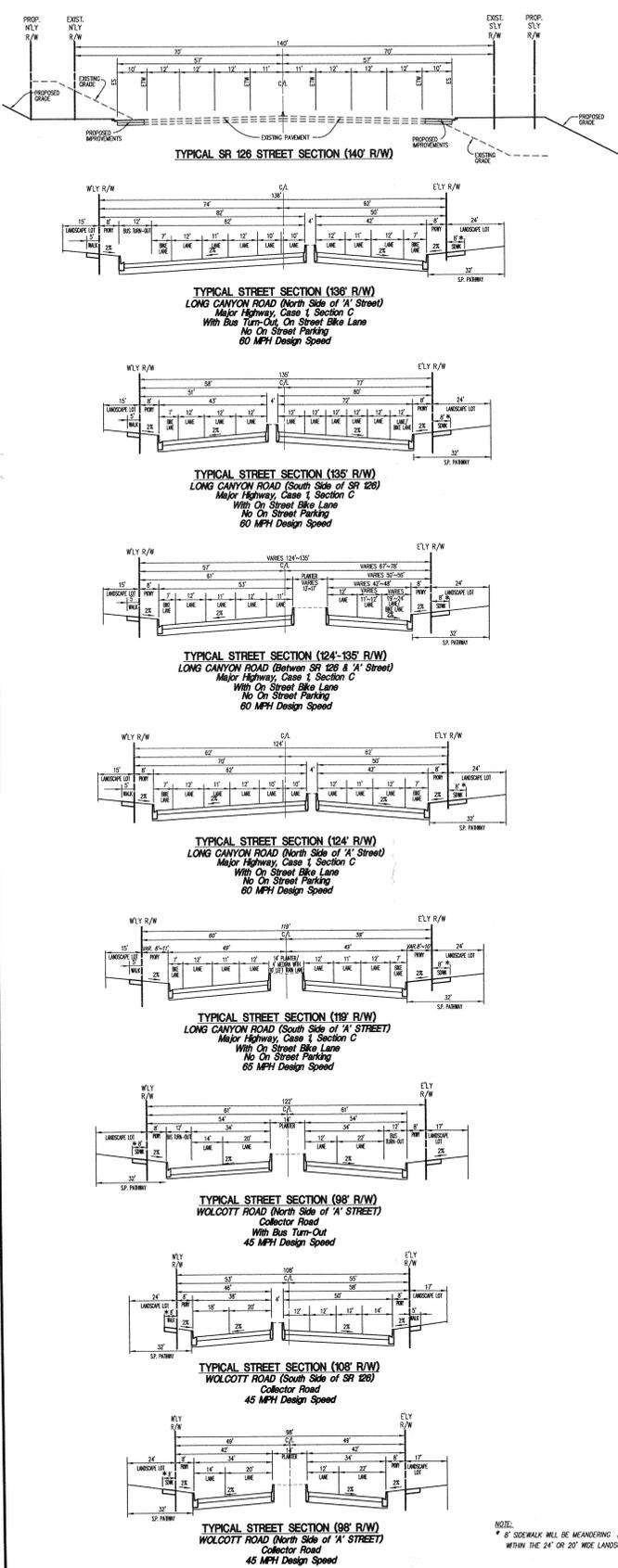
- WATER QUALITY BASINS AND BISSOWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
- THE WATER QUALITY BASINS SHALL BE DEDICATED TO THE COUNTY WHEN COMPLETED AND ACCEPTED.
- PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC STREETS AND TRAILS.
- THE FOLLOWING LOTS ARE SUBJECT TO R/W DEDICATION FOR FUTURE SR-126 IMPROVEMENTS: 335, 336 and 340.
- ACCESS WILL BE PROVIDED TO OPEN SPACE LOTS 328, 330-333, 348-349, 351, AND 354-308 BY ACCESS EASEMENTS THROUGH ADJOINING LOTS.
- ACCESS WILL BE PROVIDED TO COMMERCIAL LOTS 292-301, AND 303-305 BY RECIPROCAL ACCESS EASEMENTS THROUGH ADJOINING LOTS.
- PROPOSED PRIVATE AGRICULTURAL WATER FACILITIES WILL BE LOCATED WITHIN OPEN SPACE LOTS ACCESSIBLE BY TRAILS AND ACCESS DRIVES. EASEMENTS WILL BE HISTORIC FOR THESE FACILITIES IN ANY LAND TRANSACTIONS.
- RESERVED HIGH GROUND WATER LEVELS ACROSS THE LANDMARK VILLAGE SITE RANGE FROM 20 FEET TO 25 FEET BE BE PROPOSED SURFACE GRADES. THE DEEPEST SEWER LINE WILL BE THE TRUNK SEWER CONNECTION AT WOLCOTT WHICH IS 10 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.
- 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.
- 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.

CONDITIONALLY APPROVED
 DEPARTMENT OF REGIONAL PLANNING
 COUNTY OF LOS ANGELES
 RECEIVED CS INDEX NO.

DEPT OF REGIONAL PLANNING
 APR 8 2010 REV. (REV. 002)
 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 P.M.B. 293-34/67, RECORDS OF LOS ANGELES COUNTY.



NOTE: * 8" SIDEWALK WILL BE MEANDERING ENTIRELY WITHIN THE 24' OR 20' WIDE LANDSCAPE LOT

STREET TYPICAL SECTIONS
NOT TO SCALE

BUS PAD W/ SHELTER DETAIL
NOT TO SCALE

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

PSOMAS
2840 Avenue Stanford, Suite 200
Santa Monica, CA 90405
(861) 219-2000 (861) 775-218 (FAX)
CIVIL ENGINEER
ERIK WINATA R.C.E. NO. C 67285 DATE 4/8/10

DESIGNED BY: NSK/YL
DRAWN BY: TLC/JS
CHECKED BY: 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

APPROVED BY THE BOARD OF SUPERVISORS THIS DAY OF _____ 2010
PLANNING DIRECTOR

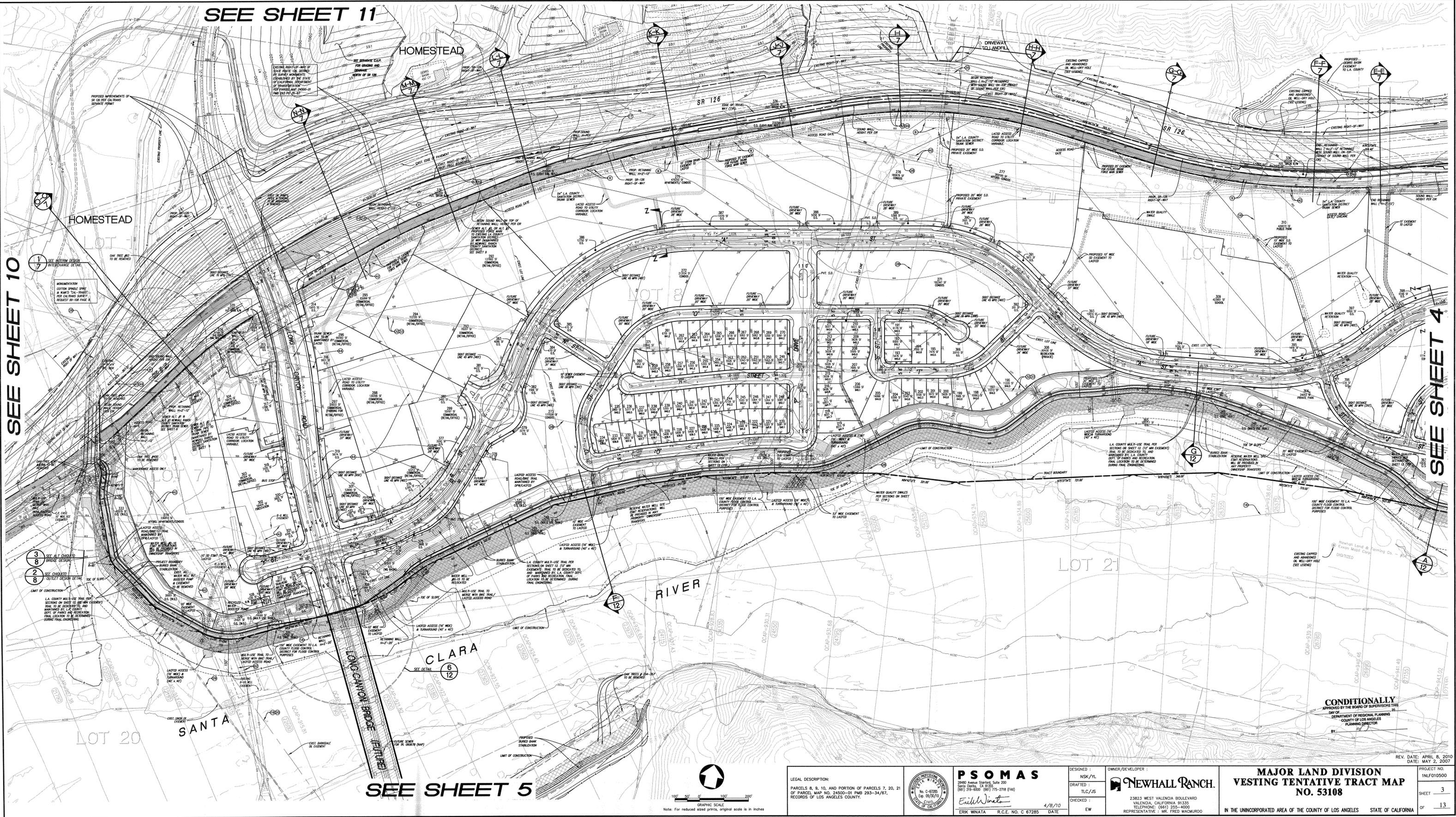
REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007
PROJECT NO. 1NLF010500
SHEET 2 OF 13
RF001-02.dwg

SEE SHEET 11

SEE SHEET 10

SEE SHEET 4

SEE SHEET 5



GRAPHIC SCALE
 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 PAGES 293-34/67,
 RECORDS OF LOS ANGELES COUNTY.



PSOMAS
 2840 Avenue Stanford, Suite 200
 Santa Clarita, CA 91350
 (866) 219-6000 (866) 775-2718 (FAX)
 E. Winata
 4/8/10
 ERIC 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: (818) 255-4000
 REPRESENTATIVE: MR. FRED MACMURDO

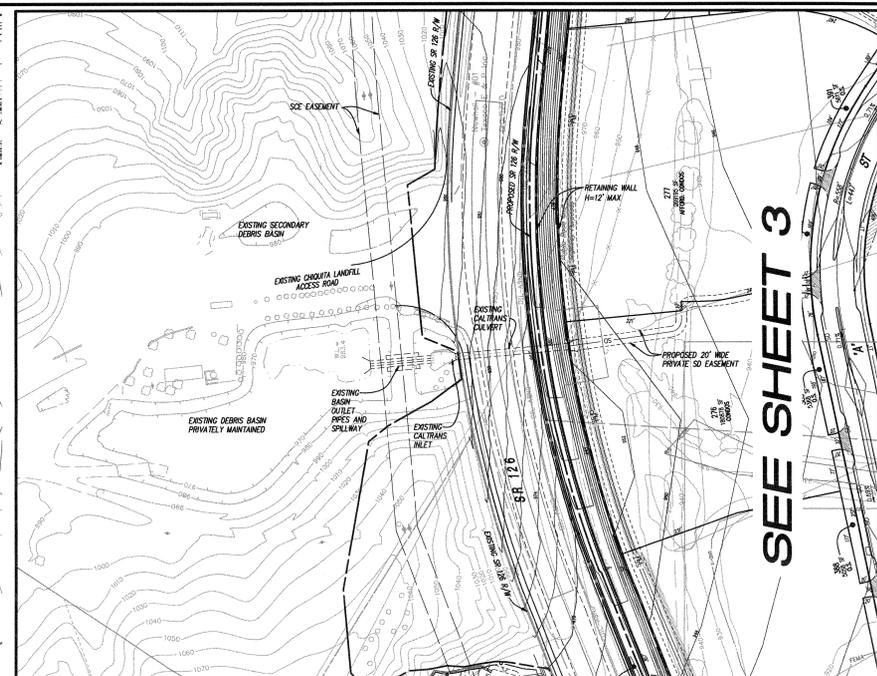
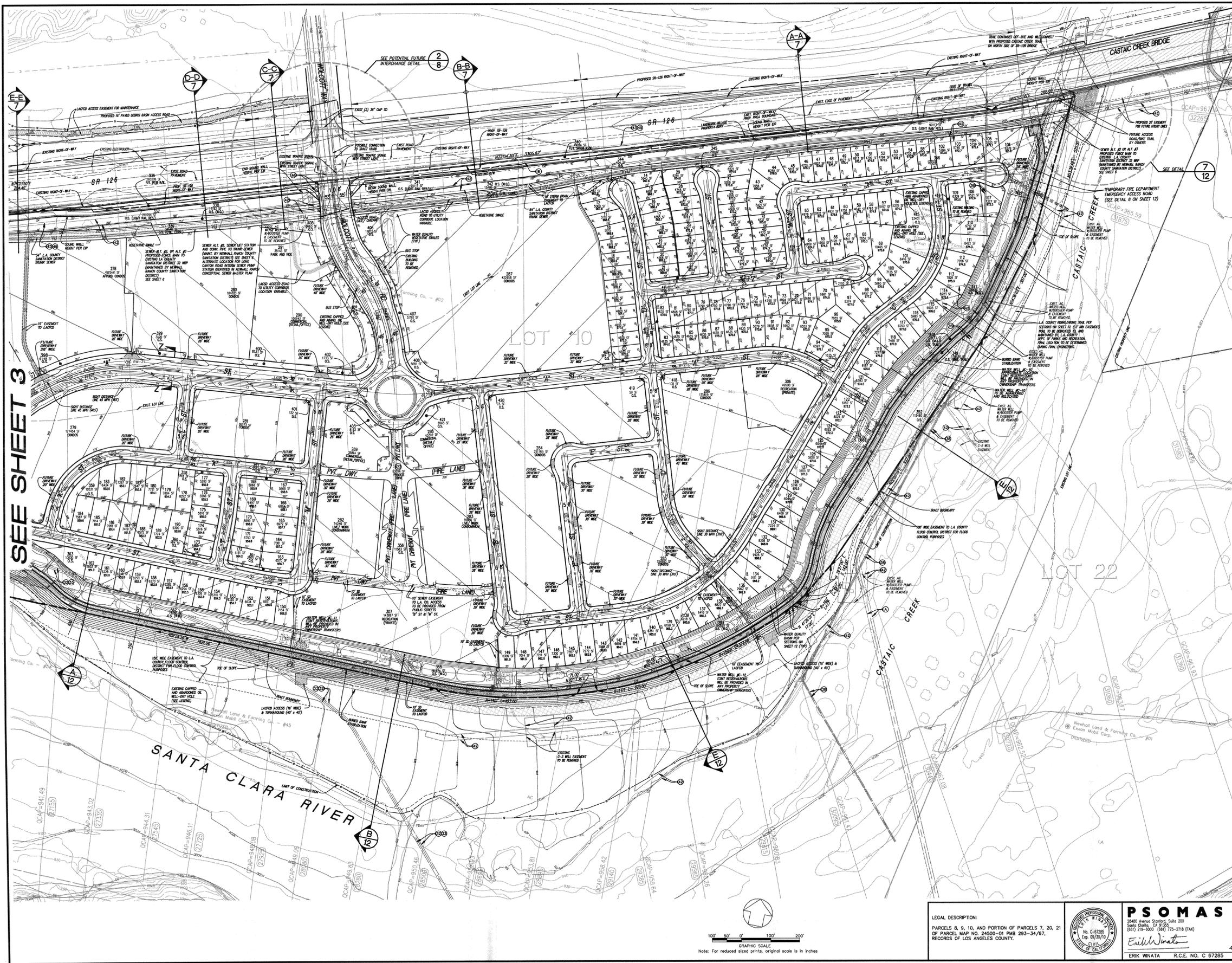
**MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT MAP
 NO. 53108**

CONDITIONALLY
 APPROVED BY THE BOARD OF SUPERVISORS THE
 DAY OF
 DEPARTMENT OF REGIONAL PLANNING
 COUNTY OF LOS ANGELES
 PLANNING DIRECTOR

PROJECT NO.
 INLF010500
 SHEET 3
 OF 13

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

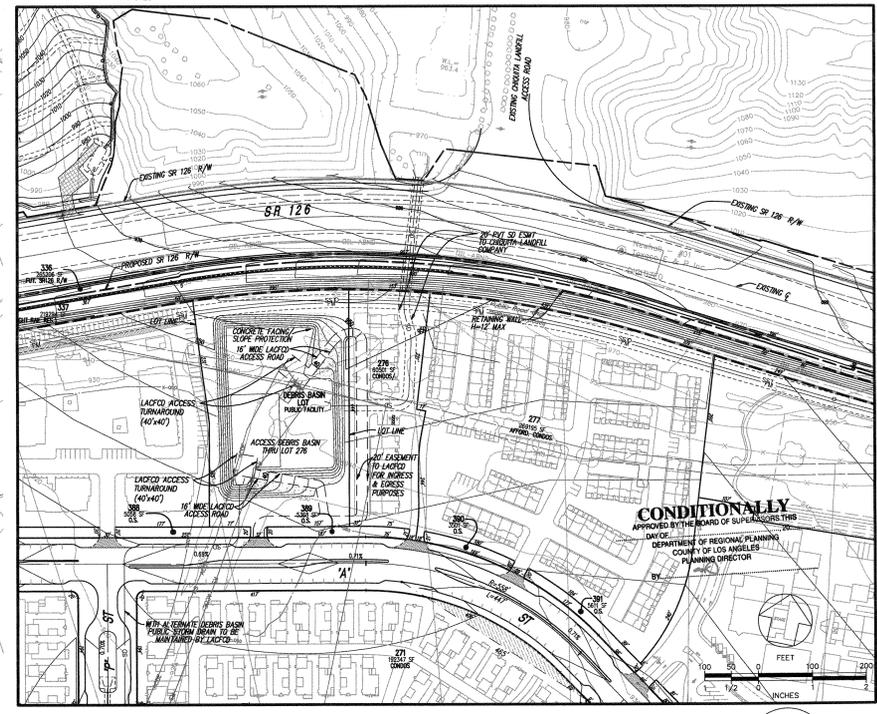
RV001-03.dwg



EXISTING LANDFILL DEBRIS BASIN
AS SHOWN ON VTTM

SEE SHEET 3

SEE SHEET 3



ALTERNATE DEBRIS BASIN LOCATION

SEE SHEET 3

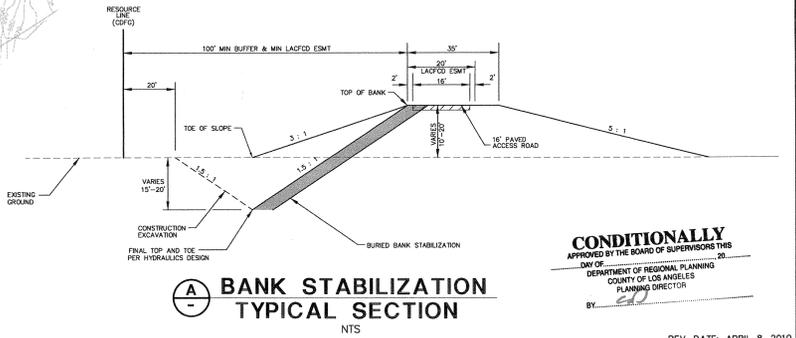
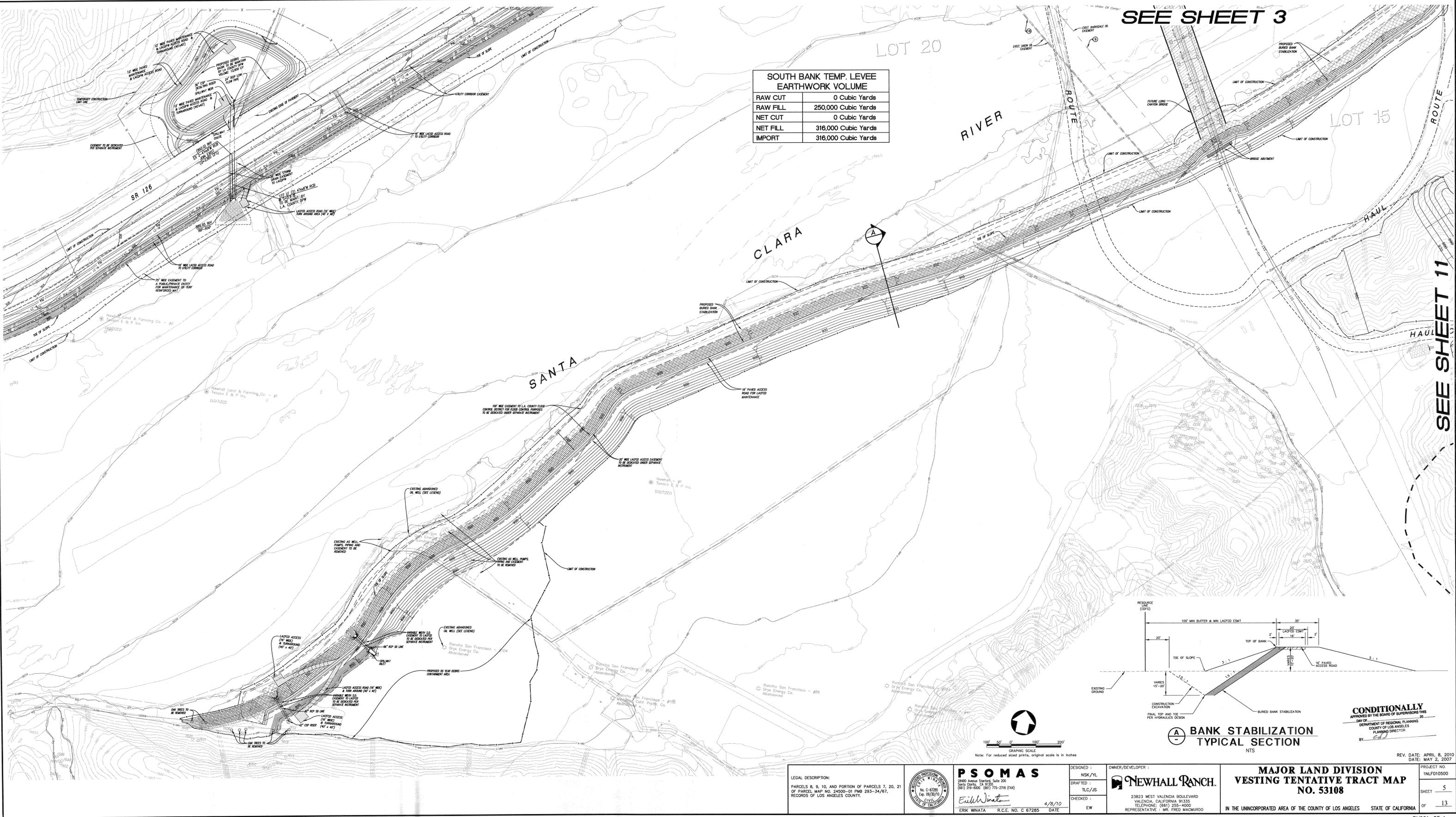
LEGAL DESCRIPTION: PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PAGES 293-34/67, RECORDS OF LOS ANGELES COUNTY.		PSOMAS 2840 Avenue Stanford, Suite 200 Santa Clarita, CA 91354 (661) 219-5000 (661) 775-2718 (FAX) <i>Erik Winata</i> ERIC WINATA R.C.E. NO. C 67285 DATE 4/8/10	DESIGNED: NSK/YL DRAWN: TLC/JIS CHECKED: EW	OWNER/DEVELOPER: NEWHALL RANCH. 23823 WEST VALENCIA BOULEVARD VALENCIA, CALIFORNIA 91335 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. FRED MACMURDO	PROJECT NO. INLF010500 SHEET 4 OF 13
			MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53108		IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

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

RV001-04.dwg

SEE SHEET 3

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



CONDITIONALLY
APPROVED BY THE BOARD OF SUPERVISORS THIS
DAY OF DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES
PLANNING DIRECTOR

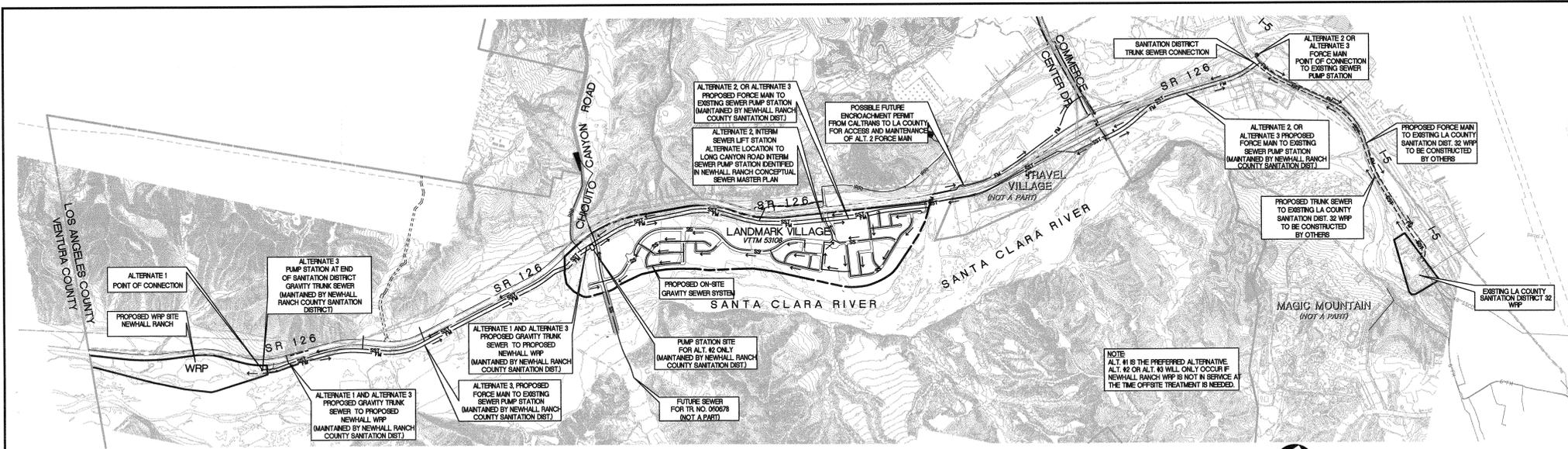
REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007
PROJECT NO.
1NLF010500
SHEET 5
OF 13

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

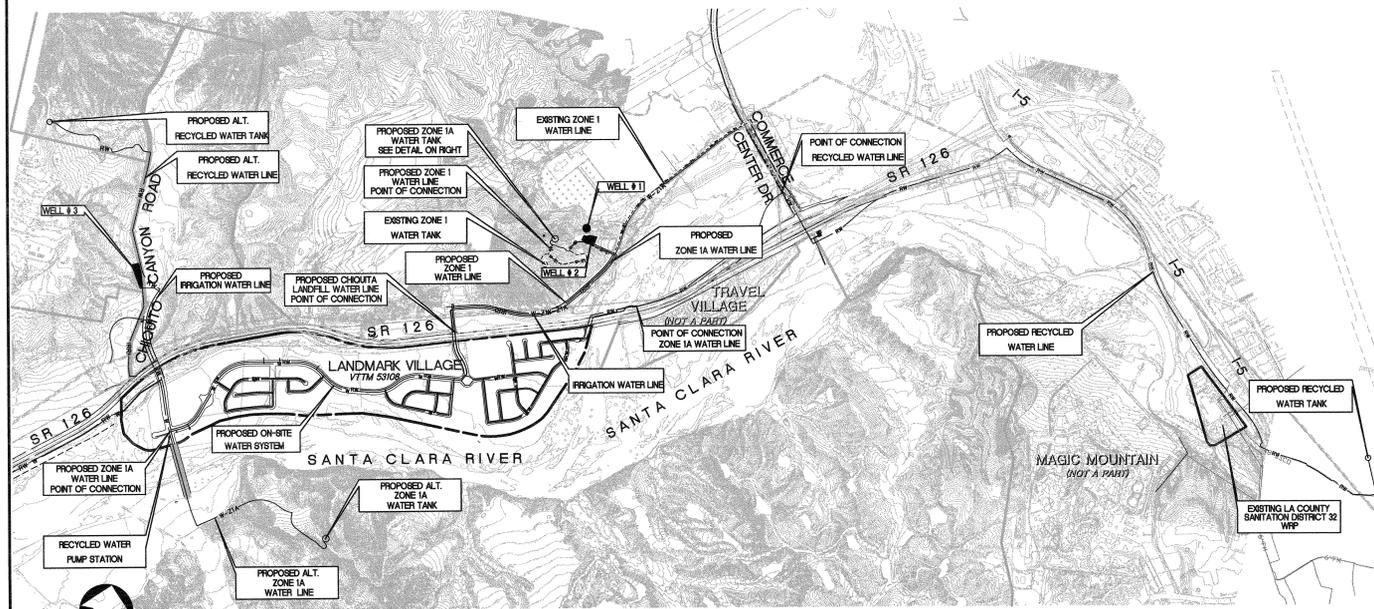
PSOMAS
2840 Avenue Stanford, Suite 200
Santa Clarita, CA 91350
(661) 278-8000 (661) 775-2718 (FAX)
No. C-67285
Exp. 09/30/10
Erik Winata
ERIK WINATA R.C.E. NO. C 67285 DATE 4/8/10

DESIGNED: NSK/YL
DRAFTED: TLC/JS
CHECKED: EW
OWNER/DEVELOPER:
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 252-4000
REPRESENTATIVE: MR. FRED MACMURDO

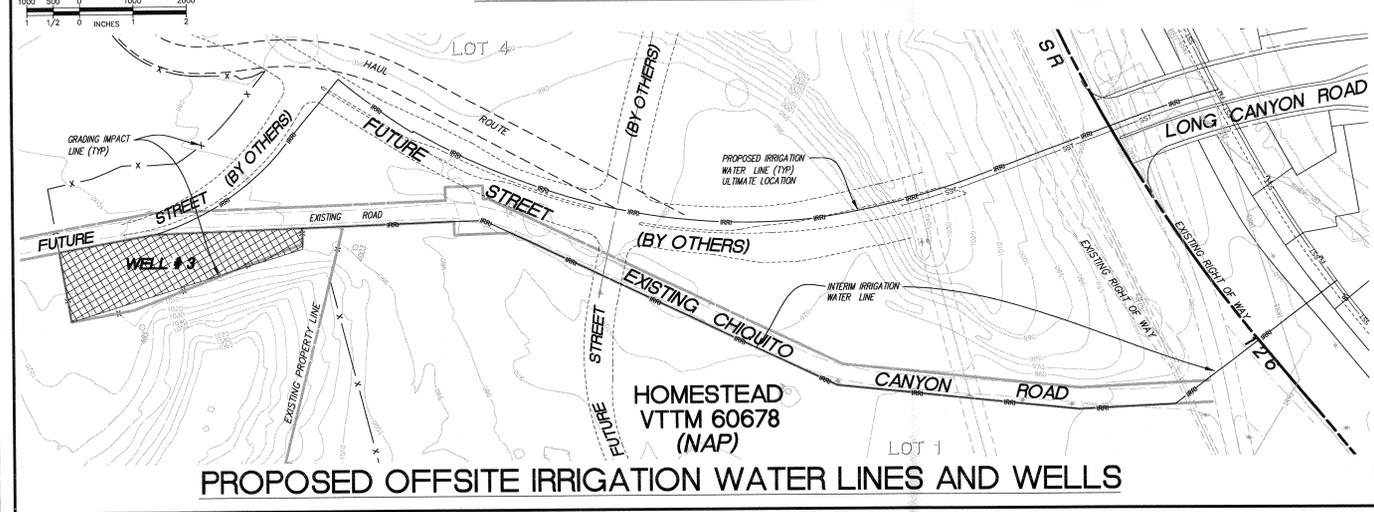
**MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 53108**
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA



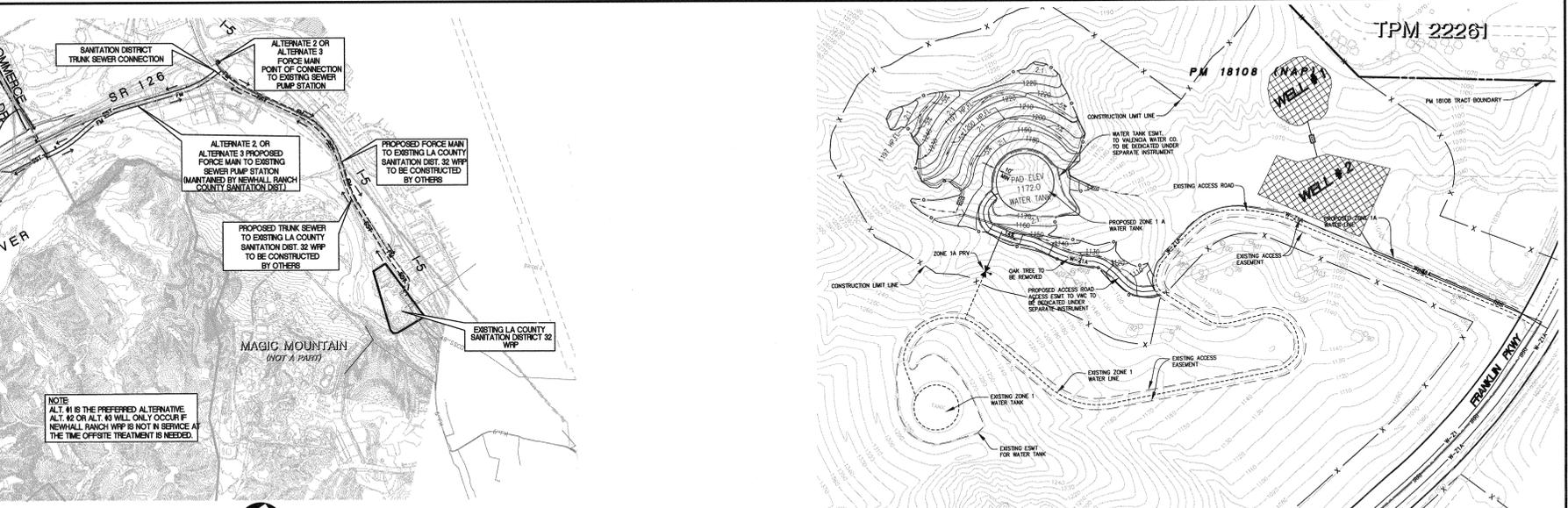
SEWER KEY MAP - OFFSITE CONNECTION



WATER KEY MAP - OFFSITE CONNECTION

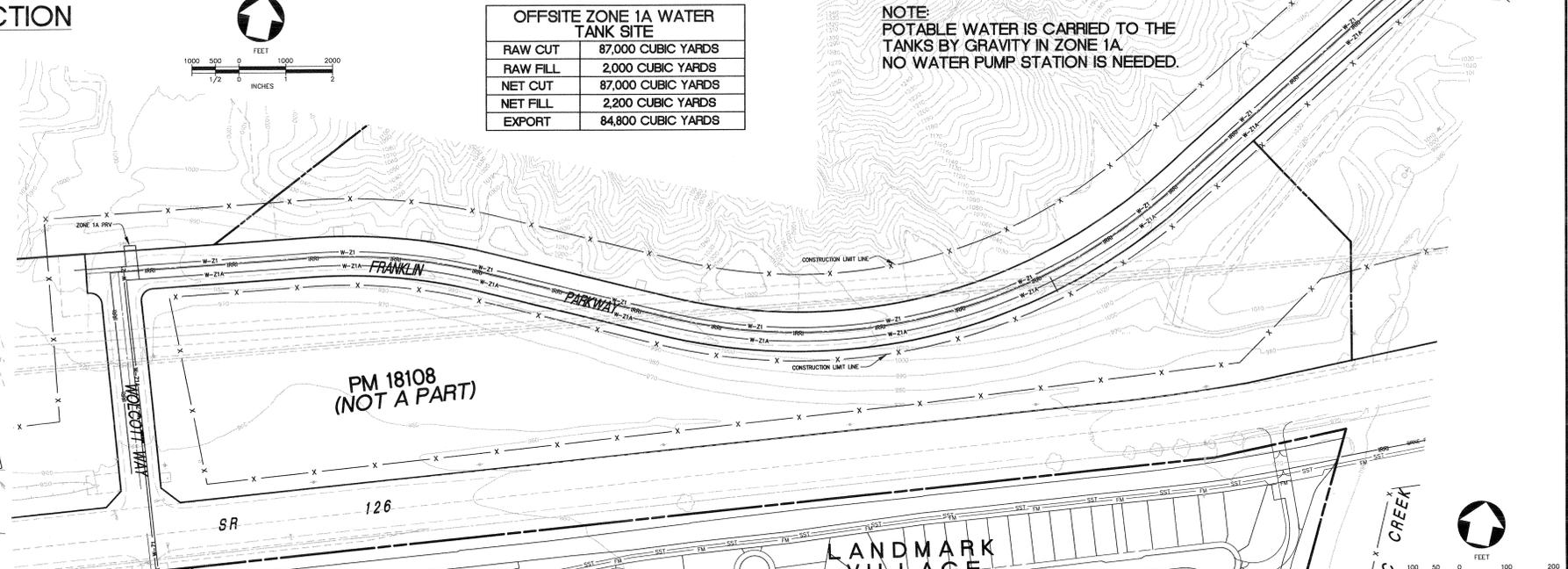


PROPOSED OFFSITE IRRIGATION WATER LINES AND WELLS



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.



WOLCOTT ROAD PROFILE

LONG CANYON ROAD PROFILE

PROF OFFSITE WATER TANK, IRRIGATION WATER LINES AND WELLS

LIMITS OF ALIGNMENT STUDY (MAJOR HIGHWAY)

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

CONDITIONALLY APPROVED
APPROVED BY THE BOARD OF SUPERVISORS THIS DAY OF _____ COUNTY OF LOS ANGELES PLANNING DIRECTOR

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

PSOMAS
2840 Avenue Starling, Suite 200
Santa Clarita, CA 91350
(818) 219-6000 (818) 775-2718 (FAX)
No. C-67285 Exp. 09/30/10
ERIK WINATA R.C.E. NO. C 67285 DATE 4/8/10

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

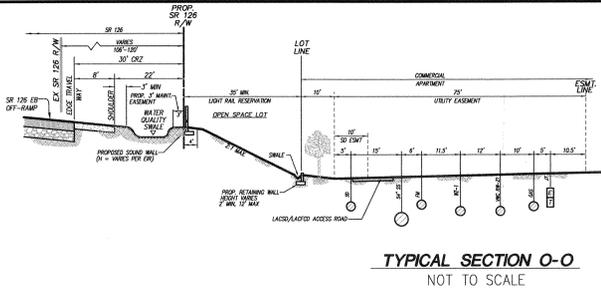
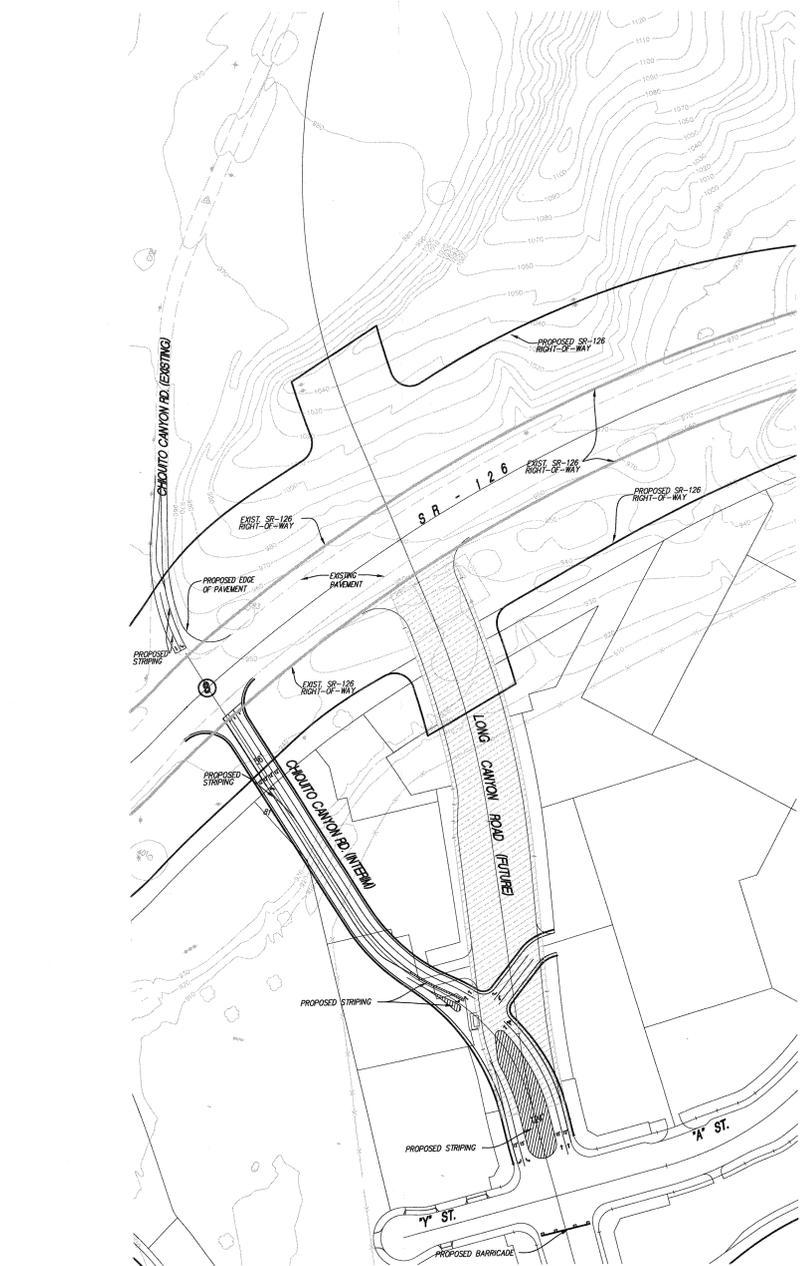
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91335
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. FRED MACMURDO

LEGAL DESCRIPTION:
PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PNB 233-34/67, RECORDS OF LOS ANGELES COUNTY.

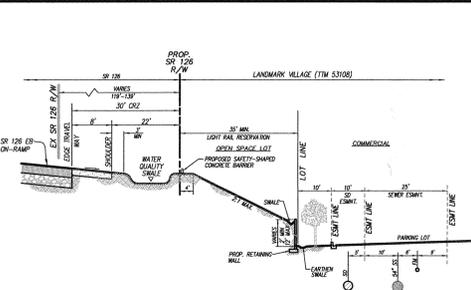
MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53108
SEWER & WATER KEY MAPS, LONG CANYON RD & WOLCOTT RD PROFILES
PROPOSED OFFSITE IRRIGATION WATER LINES AND WELLS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO. INLF010500
SHEET 6 OF 13

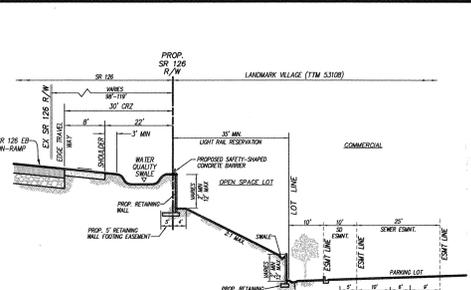
RV001-06.dwg



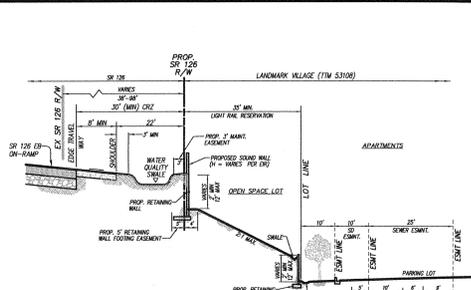
TYPICAL SECTION O-O
NOT TO SCALE



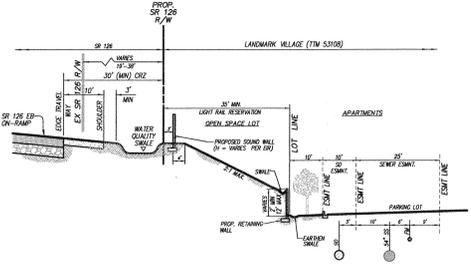
TYPICAL SECTION N-N
NOT TO SCALE



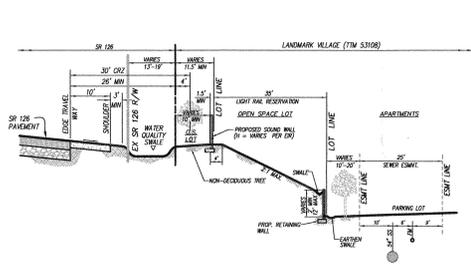
TYPICAL SECTION M-M
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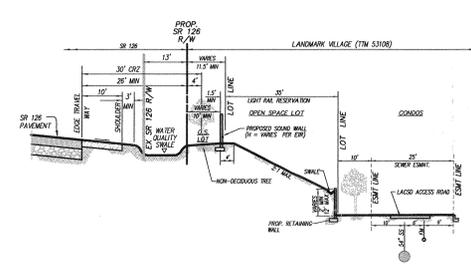
TYPICAL SECTION L-L
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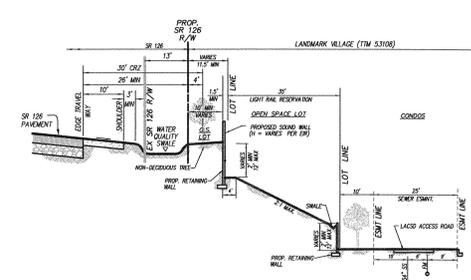
TYPICAL SECTION K-K
NOT TO SCALE



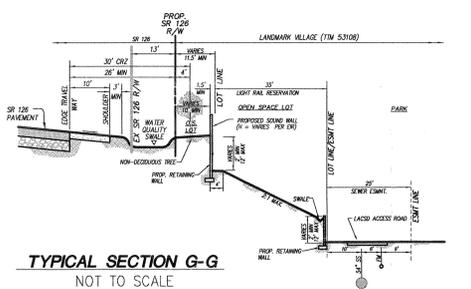
TYPICAL SECTION J-J
NOT TO SCALE



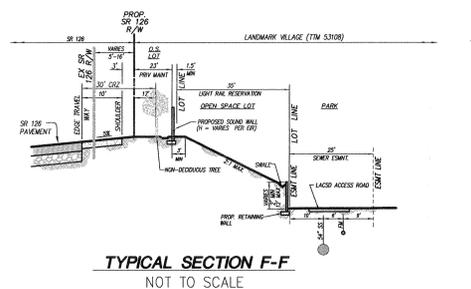
TYPICAL SECTION I-I
NOT TO SCALE



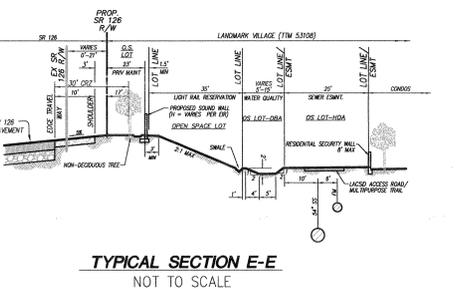
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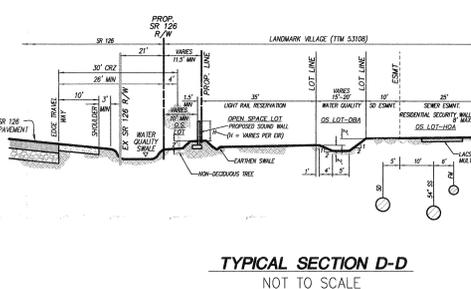
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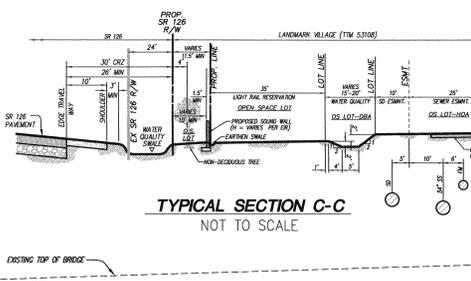
TYPICAL SECTION F-F
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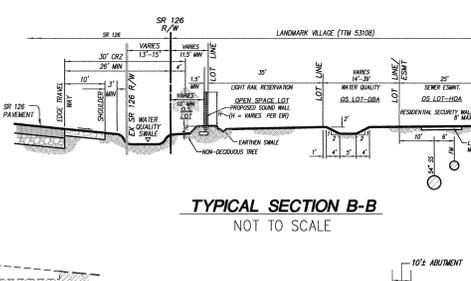
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NOT TO SCALE



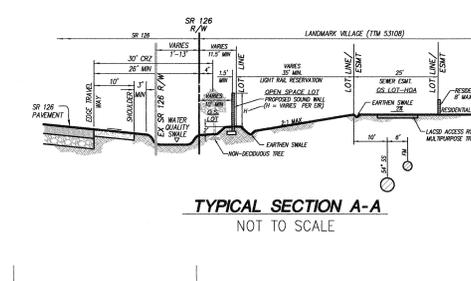
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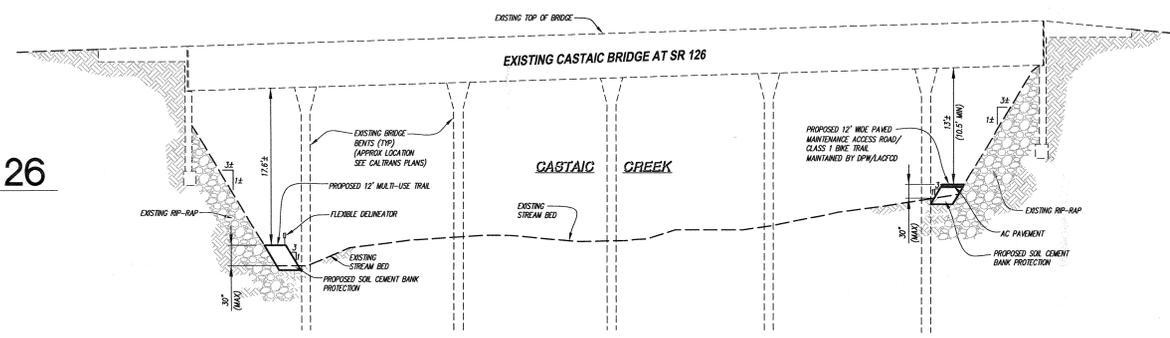
TYPICAL SECTION C-C
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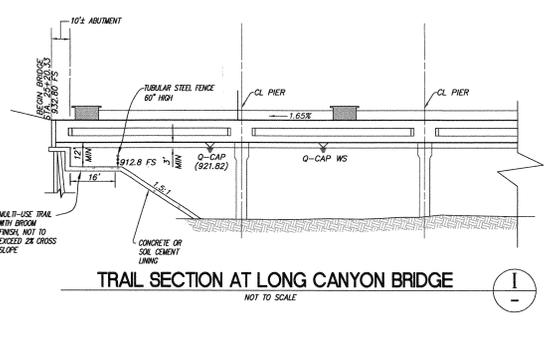
TYPICAL SECTION B-B
NOT TO SCALE



TYPICAL SECTION A-A
NOT TO SCALE

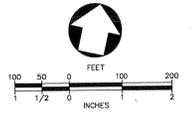


TRAIL SECTION AT CASTAIC CREEK BRIDGE
NOT TO SCALE



TRAIL SECTION AT LONG CANYON BRIDGE
NOT TO SCALE

1 INTERIM DESIGN CHIQUITO CANYON RD. - SR 126 INTERCHANGE



LEGAL DESCRIPTION:
PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24900-01 PMS 293-34/67, RECORDS OF LOS ANGELES COUNTY.

PSOMAS
2840 Avenue Stanford, Suite 200
Santa Clarita, CA 91350
(818) 291-6000 (818) 775-2718 (fax)
Erik Winata
R.C.E. NO. C 67285

DESIGNED: NSK/YL
DRAWN: TLC/JS
CHECKED: EW
DATE: 4/8/10

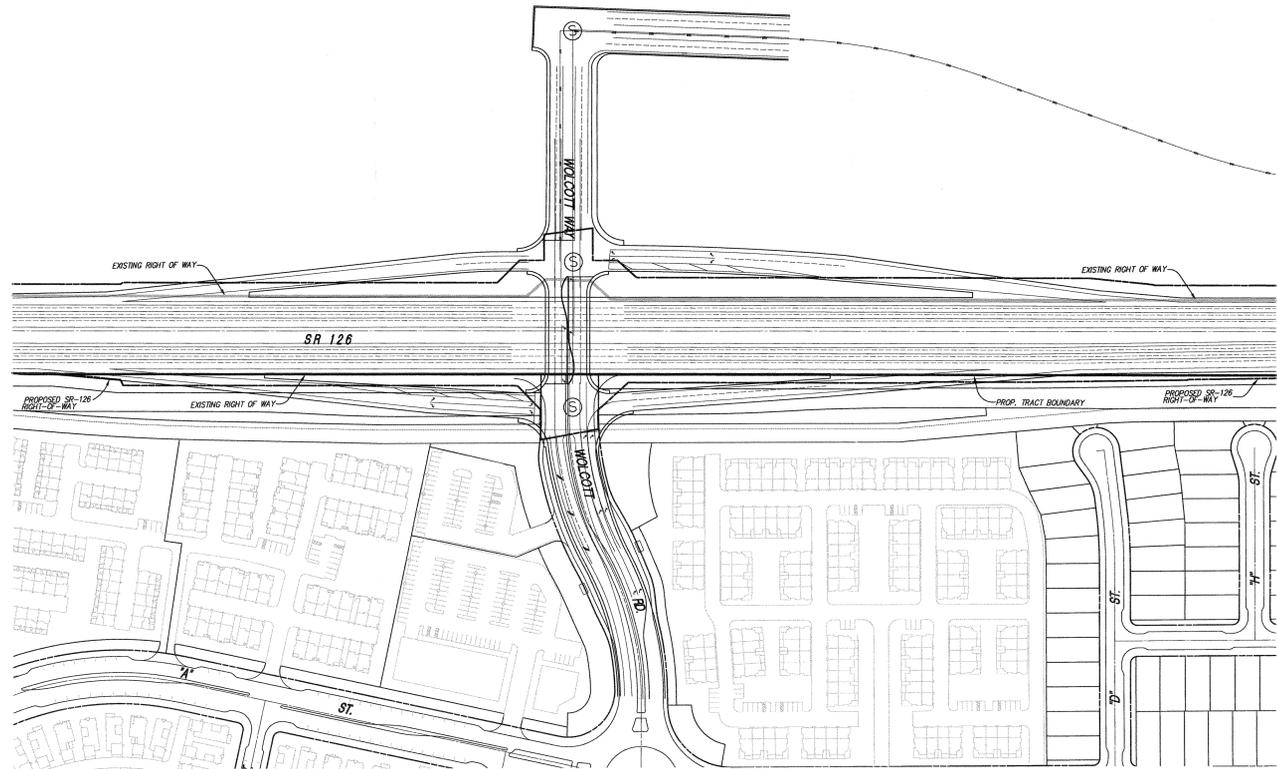
OWNER/DEVELOPER:
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91335
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. FRED MACMURDO

PROJECT NO. 1NLF015000
SHEET 7 OF 13

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

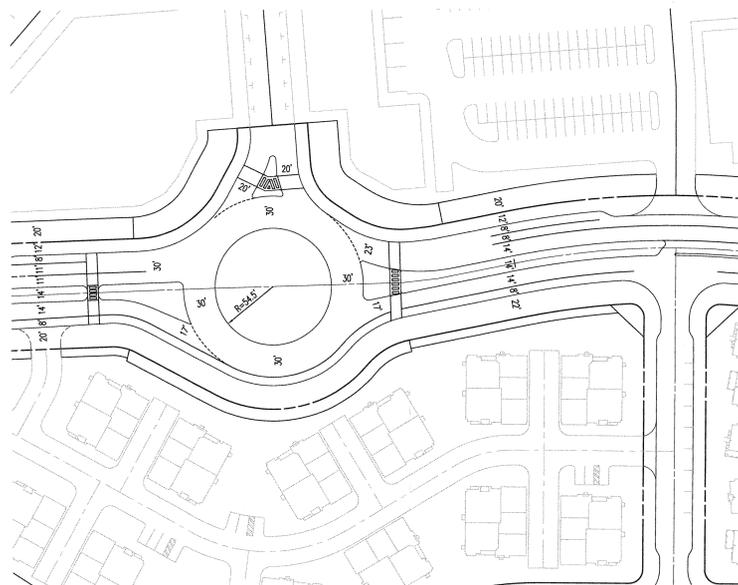
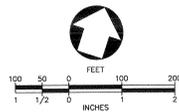
CONDITIONALLY APPROVED BY THE BOARD OF SUPERVISORS THIS DAY OF MAY 2, 2007
DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES
PLANNING DIRECTOR

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



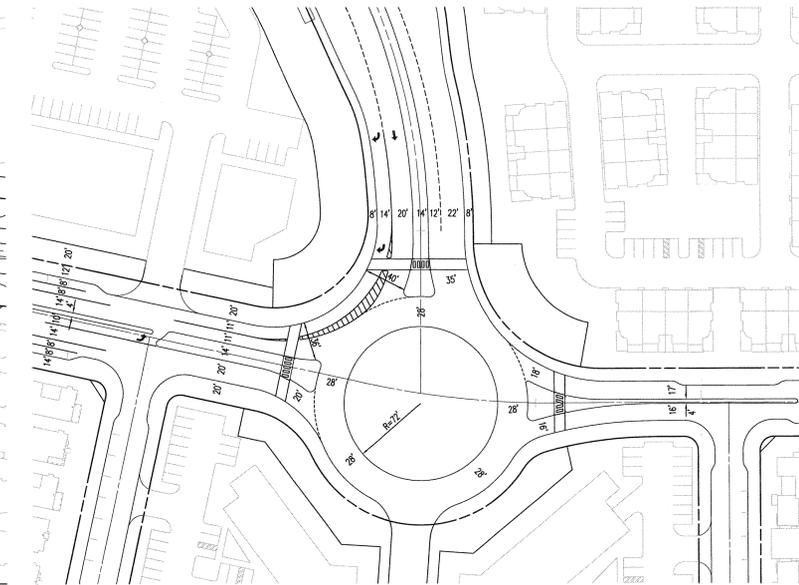
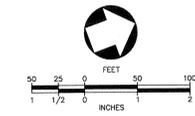
POSSIBLE LAYOUT OF FUTURE INTERCHANGE
WOLCOTT ROAD - SR 126

1



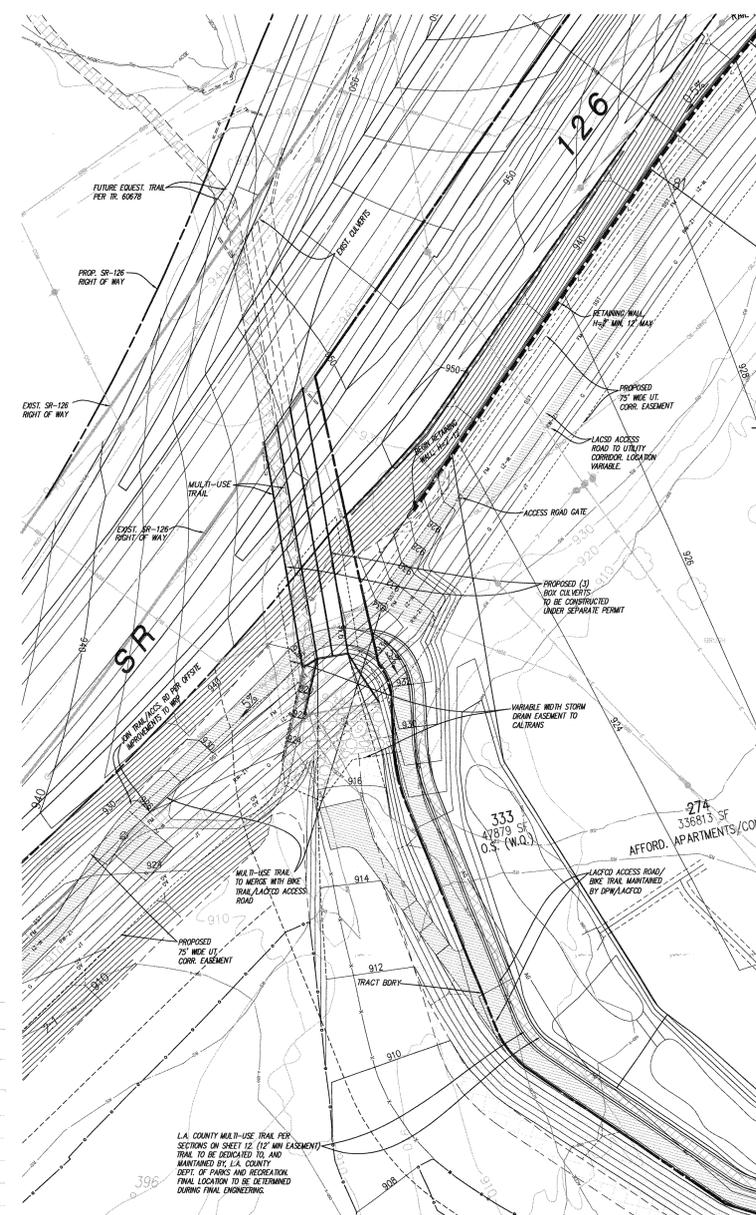
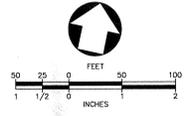
WESTERLY ROUNDABOUT DETAIL

4



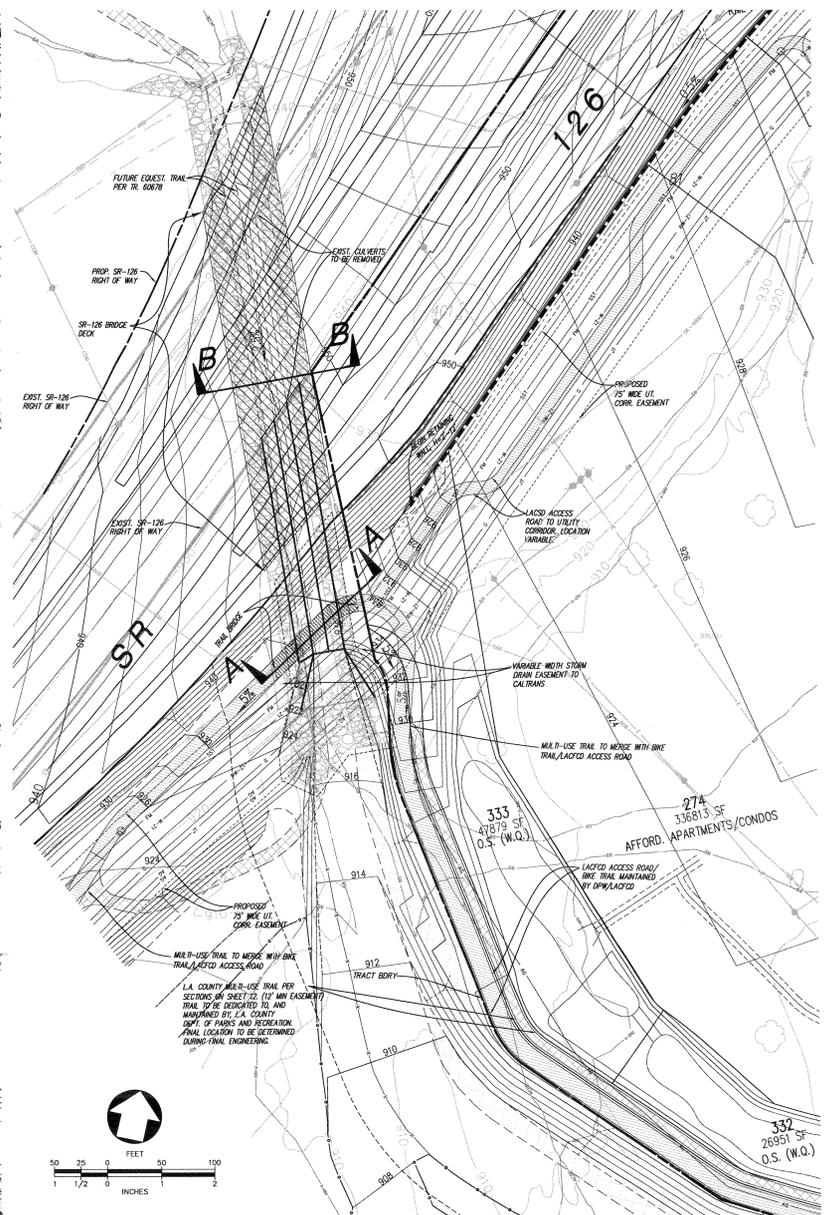
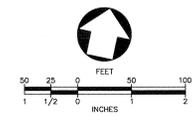
EASTERLY ROUNDABOUT DETAIL

5



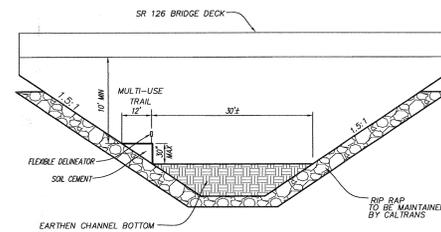
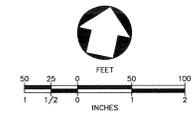
CHIQUITO CYN OUTLET DETAIL

2

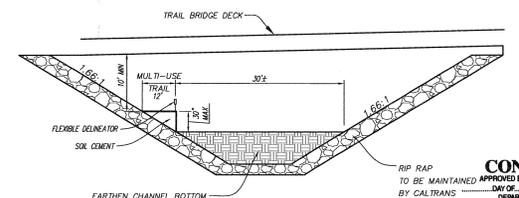


CHIQUITO CYN OUTLET DETAIL
BRIDGE ALTERNATE

3



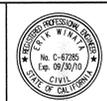
SECTION B-B
NOT TO SCALE



SECTION A-A
NOT TO SCALE

CONDITIONALLY
APPROVED BY THE BOARD OF SUPERVISORS THIS
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.



PSOMAS
29460 Avenue Stanford, Suite 200
Valencia, CA 91355
(818) 213-6000 (818) 775-2718 (FAX)
Erik Wnata
ERIK WNATA 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**

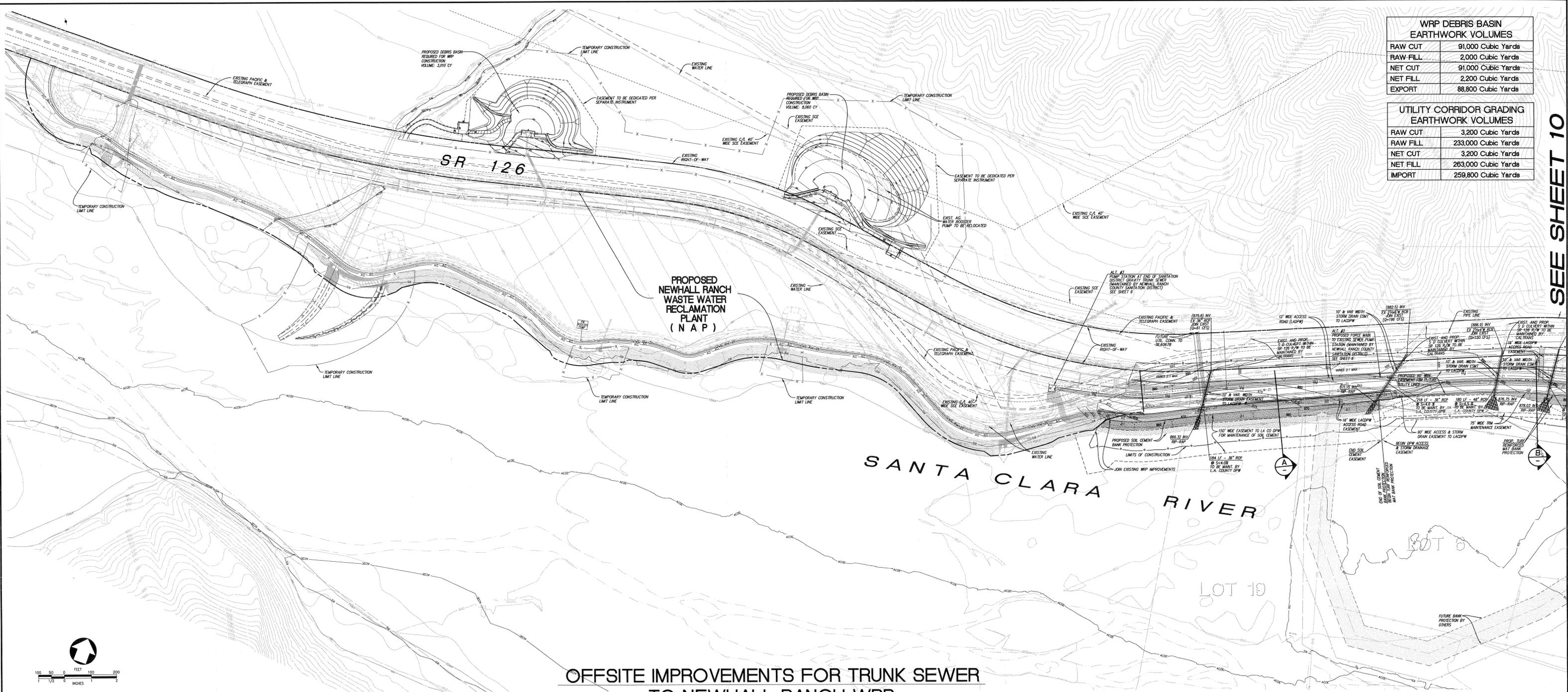
CHIQUITO LANDFILL DEBRIS BASIN & ALT. WOLCOTT/SR126 INTERCHANGE DETAILS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO.
1NLF010500
SHEET 8
OF 13

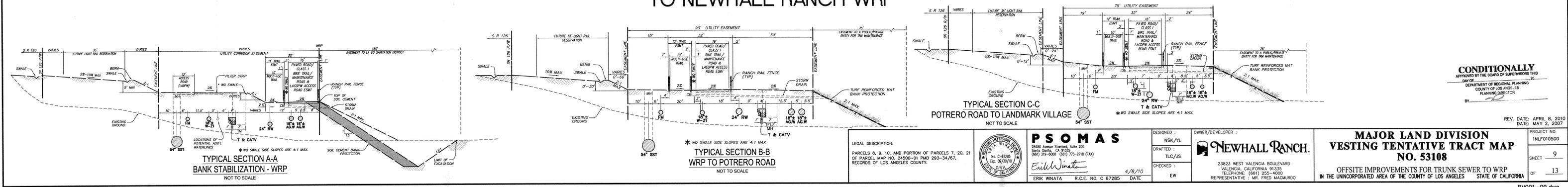
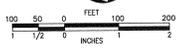
WRP DEBRIS BASIN EARTHWORK VOLUMES	
RAW CUT	91,000 Cubic Yards
RAW FILL	2,000 Cubic Yards
NET CUT	91,000 Cubic Yards
NET FILL	2,200 Cubic Yards
EXPORT	88,800 Cubic Yards

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

SEE SHEET 10



OFFSITE IMPROVEMENTS FOR TRUNK SEWER TO NEWHALL RANCH WRP



CONDITIONALLY
APPROVED BY THE BOARD OF SUPERVISORS THIS
DATE OF REGIONAL PLANNING
COMMISSION OF LOS ANGELES
PLANNING DIRECTOR
BY _____

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.



PSOMAS
2840 Avenue Stanford, Suite 200
Santa Clarita, CA 91350
(661) 293-8000 (661) 775-2718 (FAX)
Erik Winata
ERIK WINATA R.C.E. NO. C 67285 DATE 4/8/10

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

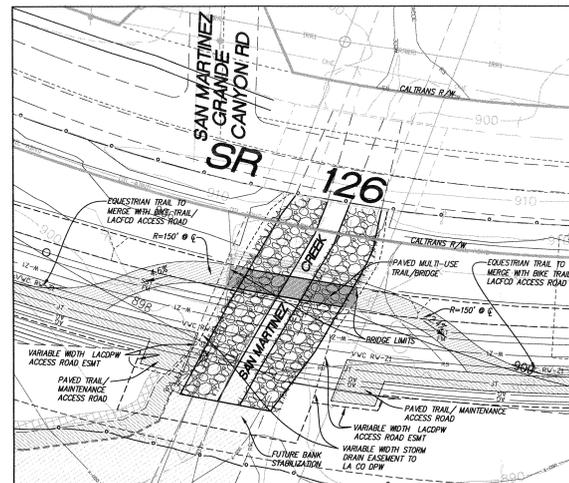
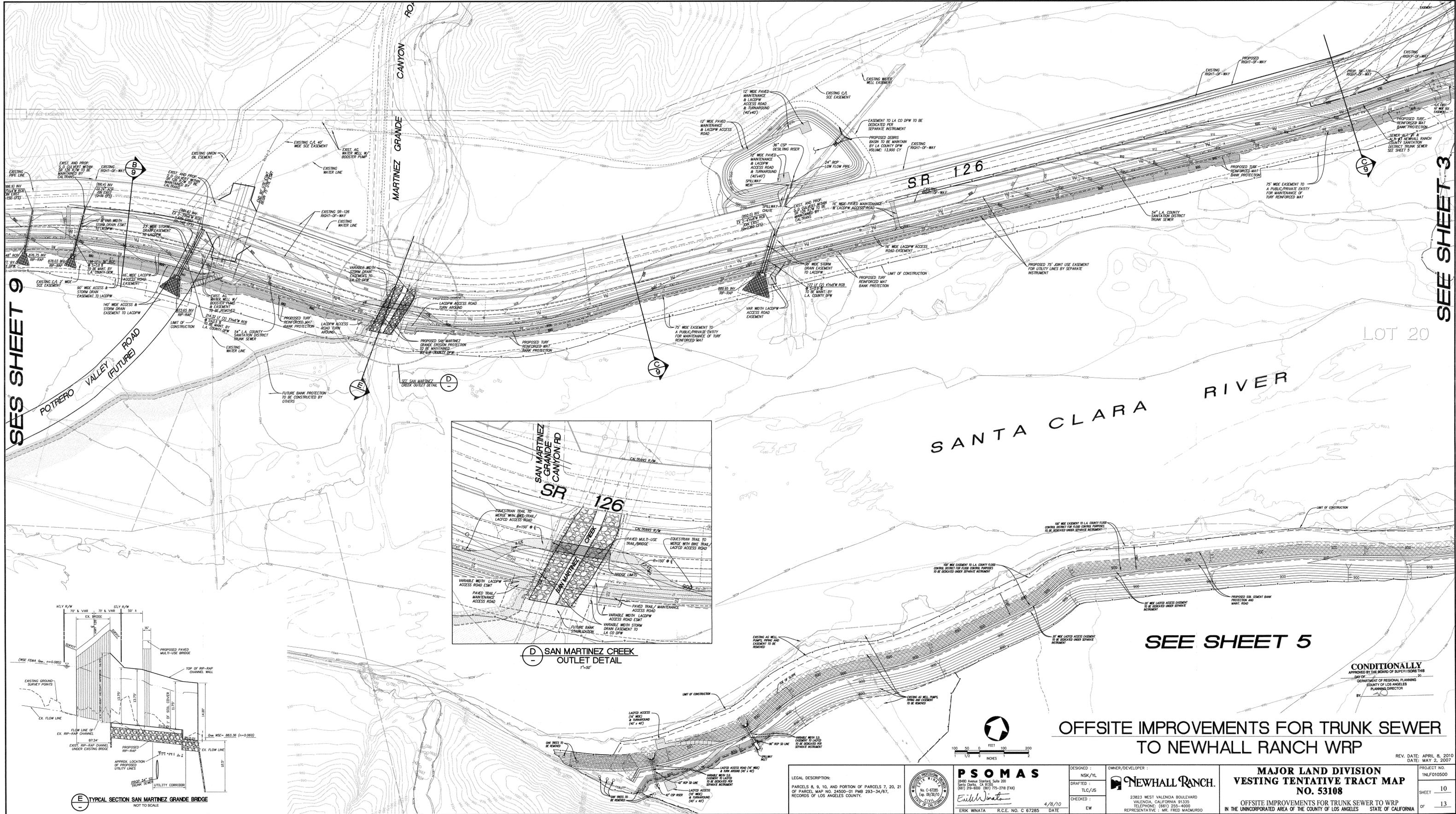
OWNER/DEVELOPER:
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. FRED MACMURDO

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

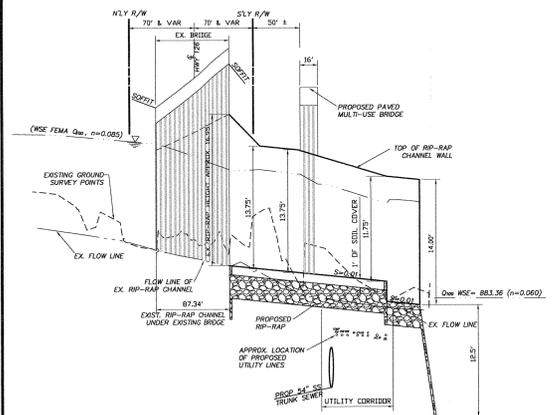
PROJECT NO.
1NLF010500
SHEET 9
OF 13

SEE SHEET 9

SEE SHEET 3



(D) SAN MARTINEZ CREEK OUTLET DETAIL
1"=50'



(E) TYPICAL SECTION SAN MARTINEZ GRANDE BRIDGE
NOT TO SCALE

SANTA CLARA RIVER

SEE SHEET 5

OFFSITE IMPROVEMENTS FOR TRUNK SEWER TO NEWHALL RANCH WRP

CONDITIONALLY APPROVED BY THE BOARD OF SUPERVISORS THIS DAY OF DEPARTMENT OF REGIONAL PLANNING COUNTY OF LOS ANGELES PLANNING DIRECTOR

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

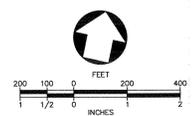
LEGAL DESCRIPTION: PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMS 293-34/67, RECORDS OF LOS ANGELES COUNTY.		PSOMAS 2840 Avenue Starting, Suite 200 Santa Clarita, CA 91350 (818) 219-6000 (818) 775-2718 (FAX)	DESIGNED: NSK/YL DRAFTED: TLC/JS CHECKED: EW DATE: 4/8/10	OWNER/DEVELOPER: NEWHALL RANCH 23823 WEST VALENCIA BOULEVARD VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. FRED MACMURDO	PROJECT NO.: INLF010500 SHEET: 10 OF: 13
		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			



- LEGEND:**
- EXISTING LOT LINE
 - EXISTING EASEMENT
 - PROPOSED CONTOUR
 - DAYLIGHT LINE
 - CUT & FILL
 - FLOW LINE
 - BENCH
 - SWALE
 - HAUL ROUTE ACCESS ROAD
 - RIVER CORRIDOR-2003 (FORMERLY SEA 23)
 - RIVER CORRIDOR (FORMERLY SEA 23)
 - FEMA
 - O-CAP
 - DEBRIS TRIBUTARY LIMIT
 - SLOPE/ DEBRIS BASIN ACCESS
 - DEBRIS BASIN
 - 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
 - EXISTING OAK TREE
 - RIP-RAP
 - SPINE FLOWER
 - SPINE FLOWER PROTECTION BOUNDARY
 - AREA OF DISPOSAL FILL SITE WITH UNSUITABLE SOILS - NOT SUITABLE FOR THE SUPPORT OF STRUCTURES (PER GMD)
 - BOUNDARY LINE OF NON STRUCTURAL & STRUCTURAL FILLS RECOMMENDED FOR PERMANENT SLOPES (PER GMD)

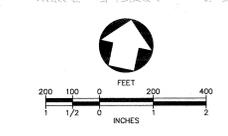


CONDITIONALLY
 APPROVED BY THE BOARD OF SUPERVISORS
 DAY OF
 DEPARTMENT OF REGIONAL PLANNING
 COUNTY OF LOS ANGELES
 PLANNING DIRECTOR



**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

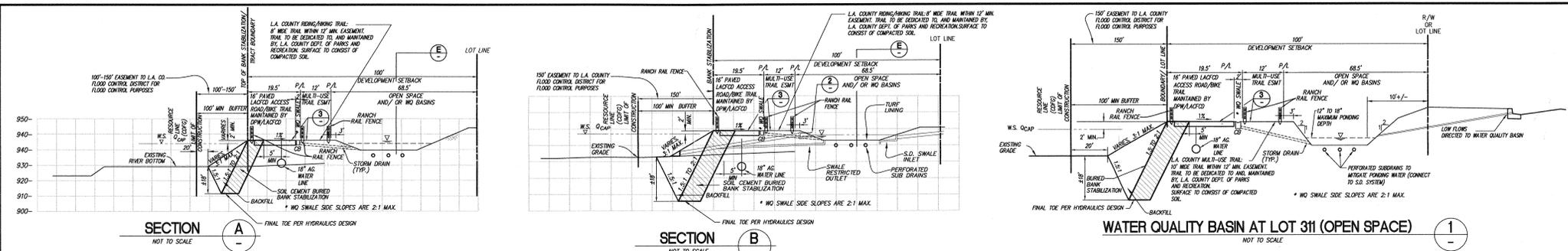


**OFFSITE GRADING
 ADOBE CANYON**

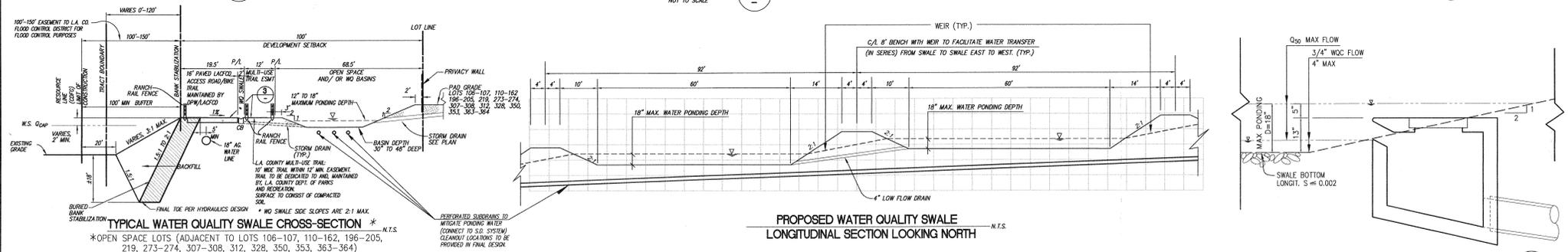
ADOBE CANYON EARTHWORK VOLUMES	
RAW CUT	6,468,500 Cubic Yards
RAW FILL	133,000 Cubic Yards
NET CUT	6,468,500 Cubic Yards
NET FILL	146,300 Cubic Yards
EXPORT	6,322,200 Cubic Yards

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

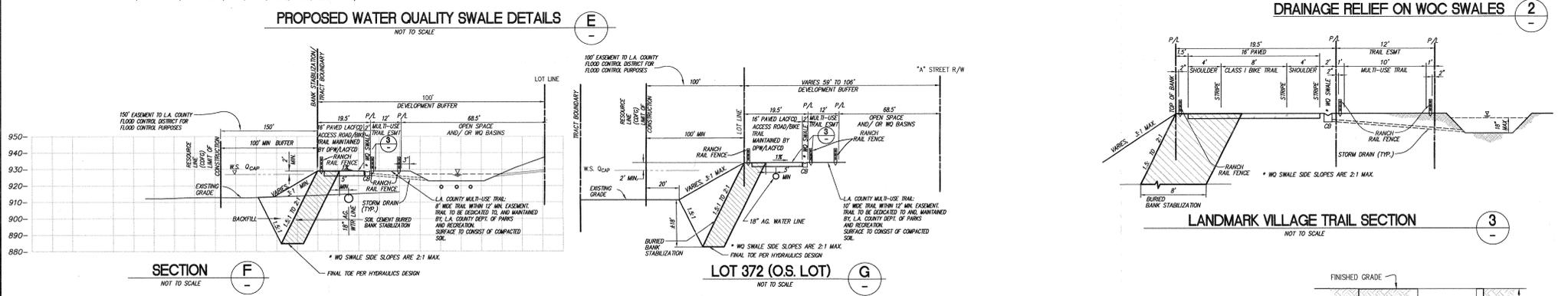
LEGAL DESCRIPTION: PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PAGES 29-34/57, RECORDS OF LOS ANGELES COUNTY.		PSOMAS 2848 Avenue Stanford, Suite 200 Santa Anita, CA 91306 (661) 219-8200 (661) 775-2718 (FAX) <i>Erik Winata</i> CIVIL ENGINEER 4/8/10	DESIGNED: NSK/YL DRAFTED: TLC/JS CHECKED: EW	OWNER/DEVELOPER: 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 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
			REV. DATE: APRIL 8, 2010 DATE: MAY 2, 2007			



WATER QUALITY BASIN AT LOT 311 (OPEN SPACE)
NOT TO SCALE

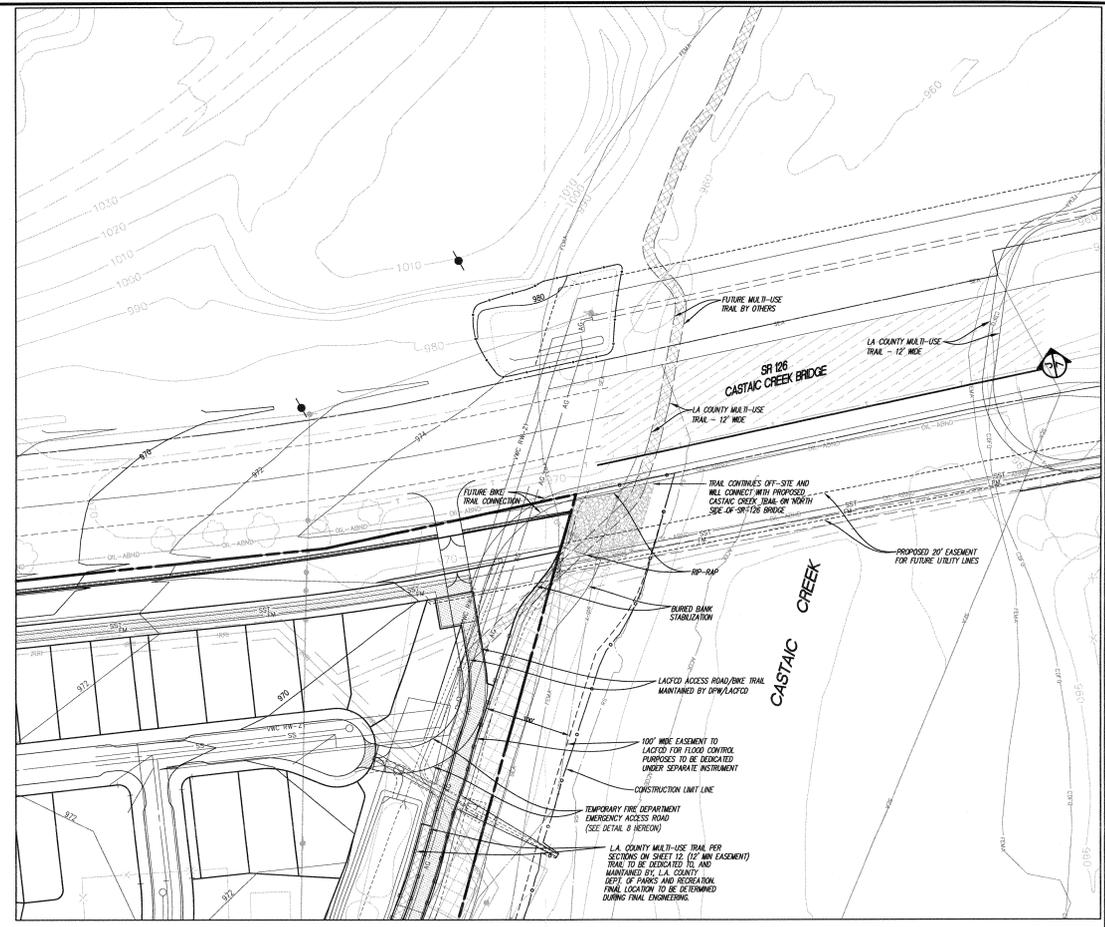


DRAINAGE RELIEF ON WOC SWALES
NOT TO SCALE

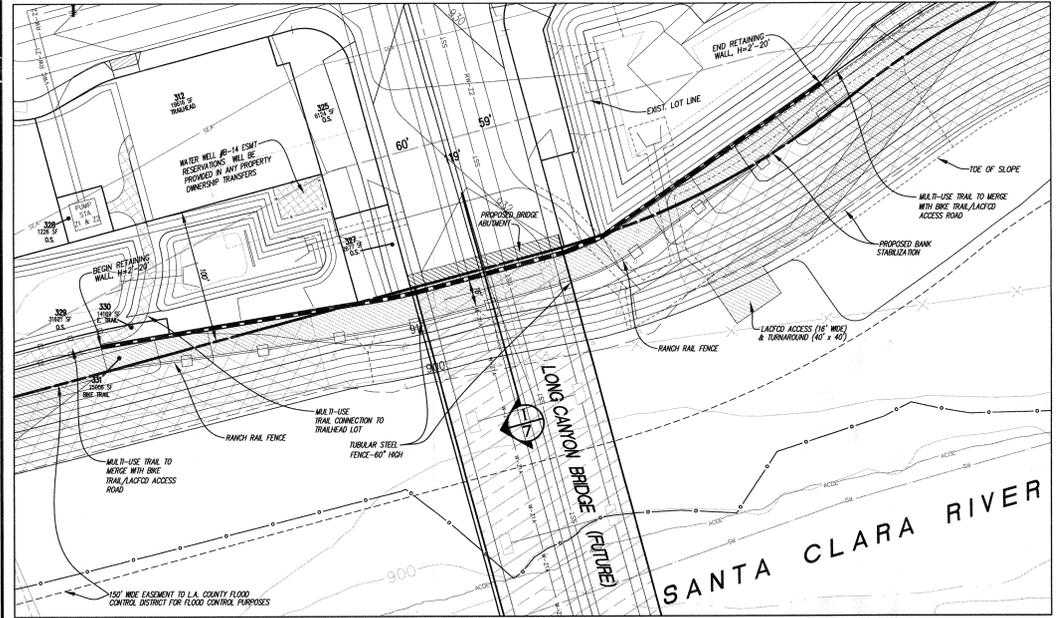


PROPOSED WATER QUALITY SWALE DETAILS
NOT TO SCALE

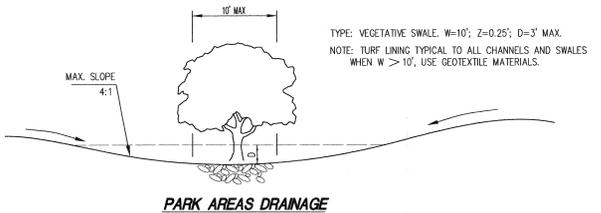
LOT 372 (O.S. LOT)
NOT TO SCALE



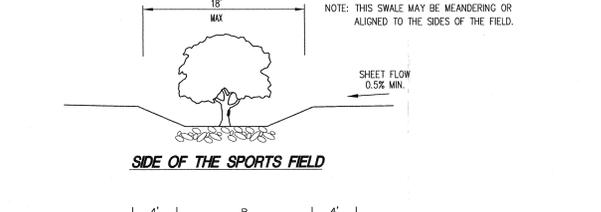
ACCESS ROAD AT CASTAIC CREEK BRIDGE
SCALE: 1" = 60'



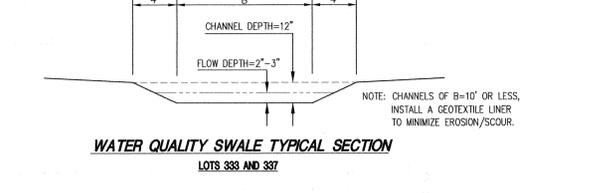
ACCESS ROAD AT LONG CANYON BRIDGE
SCALE: 1" = 40'



PARK AREAS DRAINAGE

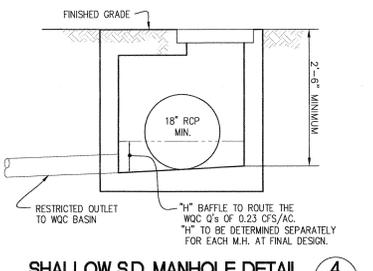


SIDE OF THE SPORTS FIELD

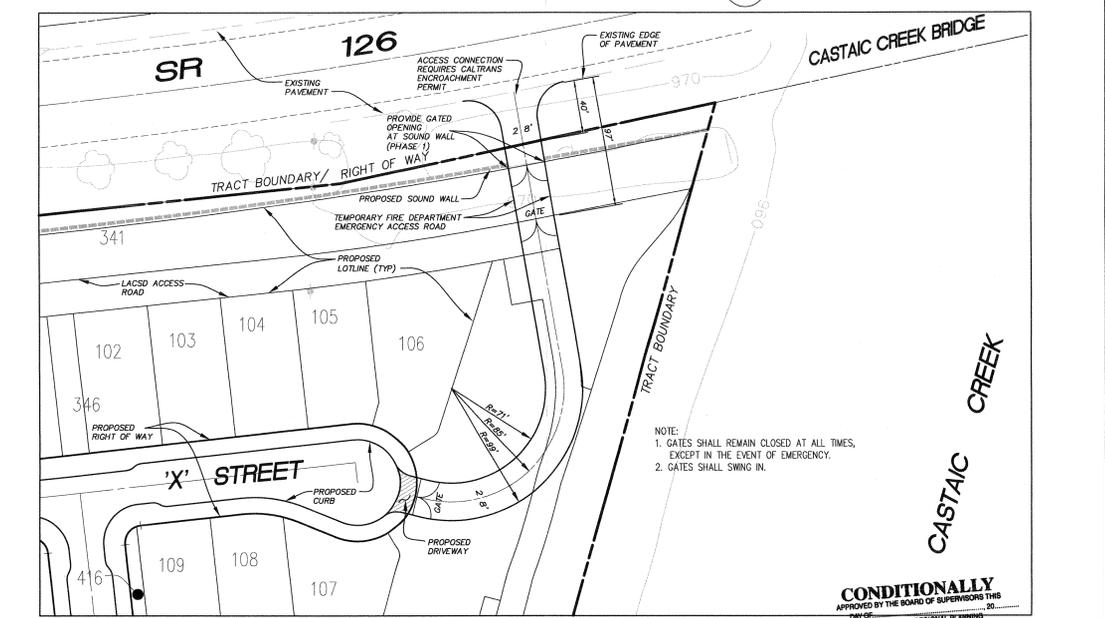


WATER QUALITY SWALE TYPICAL SECTION
LOTS 333 AND 337

TYPICAL CONCEPT SECTION OF VEGETATIVE SWALE
NOT TO SCALE



SHALLOW S.D. MANHOLE DETAIL
NOT TO SCALE



TEMPORARY FIRE DEPARTMENT EMERGENCY ACCESS ROAD
SCALE: 1" = 40'

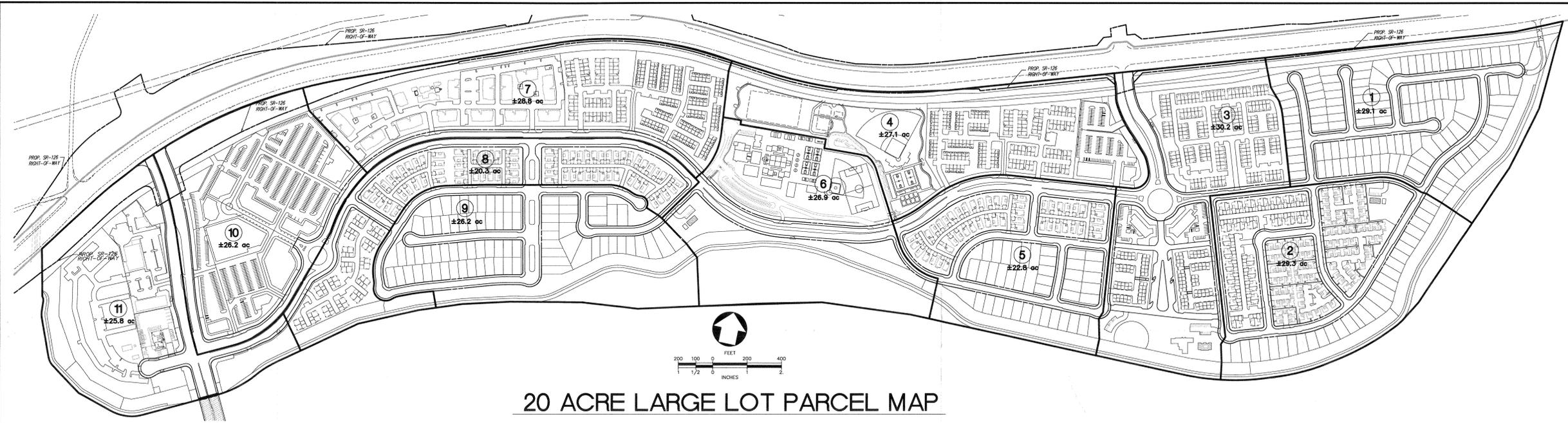
LEGAL DESCRIPTION:
PARCELS 8, 9, 10, AND PORTION OF PARCELS 7, 20, 21 OF PARCEL MAP NO. 24500-01 PMS 293-34/67, RECORDS OF LOS ANGELES COUNTY.

PSOMAS
28480 Avenue Stirling, Suite 200
Santa Clarita, CA 91354
(661) 278-6500 (661) 775-2718 (FAX)
Erik Winata
ERIK WINATA R.C.E. NO. C 67285 DATE 4/8/10

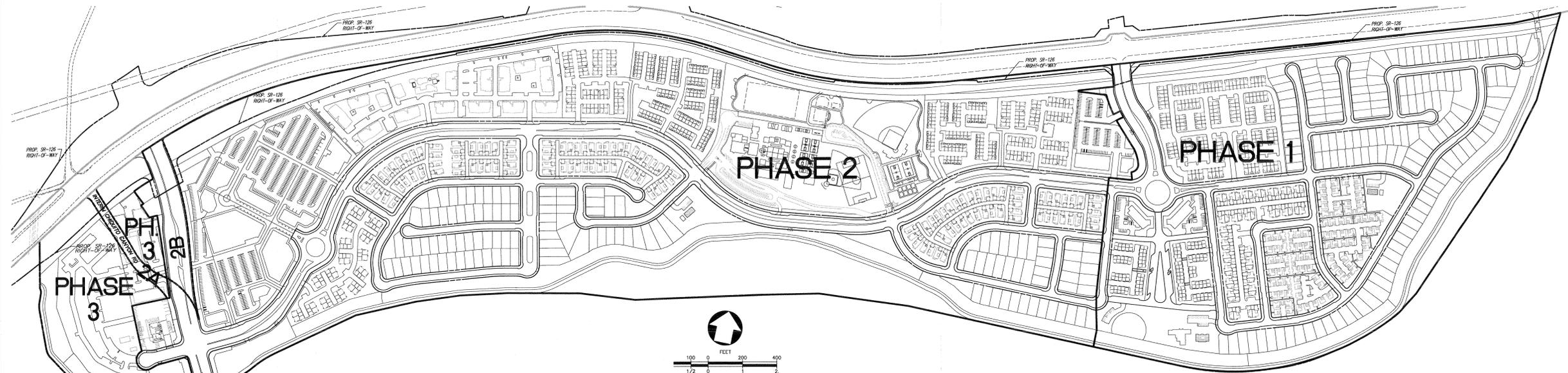
OWNER/DEVELOPER:
NEWHALL RANCH.
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. FRED MACMURDO

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53108
DETAILS & SECTIONS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

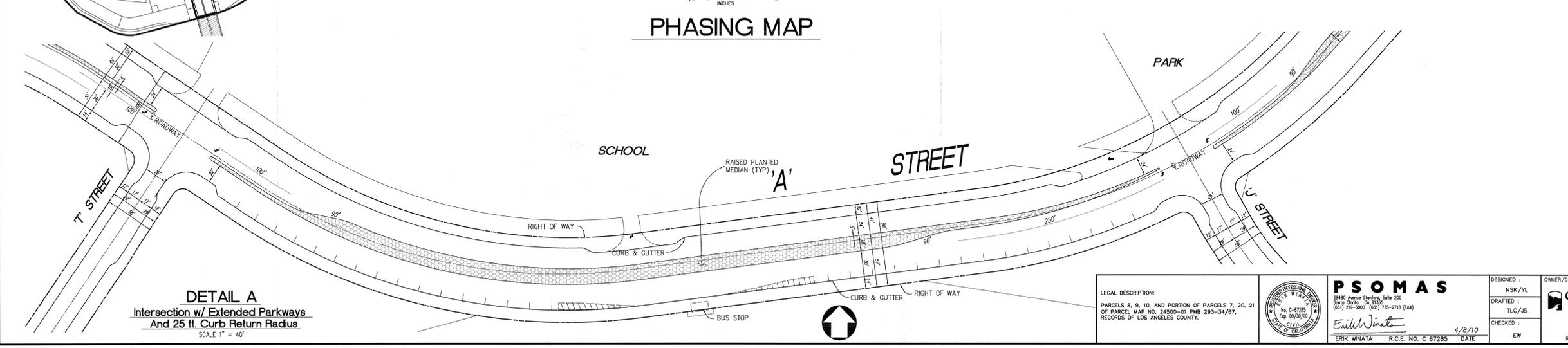
PROJECT NO. 1NLF010500
SHEET 12 OF 13
REV. DATE: APRIL 8, 2010
DATE: MAY 2, 2007
RV001-12.dwg



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

CONDITIONALLY
APPROVED BY THE BOARD OF SUPERVISORS THIS
DATE: MAY 2, 2007
COUNTY OF LOS ANGELES
PLANNING DIRECTOR

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. 24550-01 PAGES 293-34/67, RECORDS OF LOS ANGELES COUNTY.		PSOMAS 2840 Avenue Stanford, Suite 200 Santa Clarita, CA 91350 (661) 259-8000 (661) 775-2718 (FAX)	DESIGNED: NSK/YL DRAFTED: TLC/JS CHECKED: EW DATE: 4/8/10	OWNER/DEVELOPER: 23823 WEST VALENCIA BOULEVARD VALENCIA, CALIFORNIA 91335 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. FRED MACMURDO	PROJECT NO. 1NLF010500 SHEET 13 OF 13
			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