PARKING SPACE SUMMARY TABLE

Lot No.	STREET FRONTAGE	No. of Buildings	RESIDENTIAL: No. of DU's	Req. Res. P.S.	Req. Guest P.S.	Total P.S. Required	Res. P.S. Provided	Guest P.S. Provided	Total P.S. Provided	COMMERCIAL: Retail Bldg. s.f.	Office Bldg. s.f.	Total Bldg s.f.	Req. Ret. P.S. (1/250 s.f.)	Req. Offc. P.S. (1/400 s.f.)	Total P.S. Required	Retail P.S. Provided	Office P.S. Provided	Total P.S. Provided
158 A4	R ST.	20	60	120	15	135	120	15	135									
161 A5	R ST.	43	153	307	39	346	307	39	346									
162 A6	R ST.	45	201	403	51	454	403	51	454									
361 A9	B ST.	35	60	120	16	136	120	16	136									
376 A10	B ST.	40	80	160	20	180	160	20	180									
380 B1	B ST.	46	92	184	24	208	184	24	208									
381 B2	B ST.	32	186	372	47	419	372	47	419									
384 C1	RR & XY PVT DR.	17	32	64	8	72	64	8	72									
385 C1	LL1 PVT DR.	12	12	24	3	27	24	3	27									
386 C1	LL1 PVT DR.	11	11	22	3	25	22	3	25									
387 C1	LL1 PVT DR.	8	8	16	2	18	16	2	18									
397 C2	XX PVT DR.	7	14	28	4	32	28	4	32									
398 C2	WW PVT DR.	7	14	28	4	32	28	4	32									
399 C2	VV PVT DR.	7	12	24	3	27	24	3	27									
400 C2	LL1 PVT DR.	10	10	20	3	23	20	3	23									
401 C2	LL1 PVT DR.	15	15	30	4	34	30	4	34									
402 C2	LL1 PVT DR.	6	6	12	2	14	12	2	14									
403 C2	TT PVT DR.	6	12	24	3	27	24	3	27									
404 C2	TT PVT DR.	2	4	8	1	9	8	1	9									
405 C2	LL1 PVT DR.	6	6	12	2	14	12	2	14									
406 C2	LL1 PVT DR.	7	7	14	2	16	14	2	16									
407 C2	LL1 PVT DR.	5	5	10	2	12	10	2	12									
411 C2	TT PVT DR.	8	8	16	2	18	16	2	18									
424 C3 REC	KK PVT DR.	4		63		63	63		63									
427 C4	LL2 PVT DR.	24	129	259	33	292	259	33	292									
434 C5	LL2 PVT DR.	88	88	176	23	199	176	23	199									
439 C6	SS PVT DR.	44	44	88	12	100	88	12	100									
442 C6	NN PVT DR.	22	22	45	6	51	45	6	51									
443 C7	RR ST.	6	88	176	22	198	176	22	198									
445 C8	RR ST.	11	179	326	46	372	326	46	372									
447 C9	QQ ST.	2									154,000	154,000		385	385		465	465
468 D1	A ST.	10	326	529	82	611	529	82	611									
480 E1	JJ PVT DR.	1									144,000	144,000		360	360		360	360
481 E1	JJ PVT DR.	1									144,000	144,000		360	360		360	360
482 E1	JJ PVT DR.	1									144,000	144,000		360	360		360	360
483 E1	GG ST.	1									140,000	140,000		350	350		350	350
484 E1	JJ PVT DR.	1									125,000	125,000		313	313		313	313
508 F1	FF PVT DR.	4								37,170	300,000	337,170	149	750	899	149	750	899
530 F2	DD PVT DR.	1								35,000		35,000	140		140	140		140
509/510 F3	EE PVT DR. FF PVT DR.	3								47,100	92,000	139,100	188	230	418	188	230	418
511 F4	DD PVT DR.	1	242	425	62	487	425	62	487	48,100		48,100	193		193	193		193
512 F5	EE PVT DR.	1	249	437	63	500	437	63	500	18,300		18,300	74		74	74		74
513 F6	II PVT DR.	4	96	180	24	204	180	24	204									
514 F7	CC PVT DR.	9	216	405	55	460	405	55	460									
517 F10	HH ST.	11	120	220	30	250	240	30	270									
518 F11	CC PVT DR.	12	96	180	24	204	192	24	216									
519 F12	CC PVT DR.	16	128	240	32	272	256	32	288									
520 F13	CC PVT DR.	12	96	180	24	204	192	24	216									
521 F14	CC PVT DR.	20	105	211	27	238	211	27	238									
522 F15	HH ST.	23	126	252	32	284	260	32	292									
523 F16	HH ST.	14	114	209	30	239	228	30	258									
524 F17	HH ST.	11	87	162	24	186	174	24	198									
525 F18	HH ST.	21	120	231	32	263	240	32	272									
526 F19 REC	EE PVT DR.	1										25,000		63	63		100	100
528 F21	EE PVT DR.	4	351	244		244	280		280									
529 F22	EE PVT DR.	2								38,430	88,000	126,430	154	220	374	154	220	374
TOTAL			4,030							224,100	1,331,000	1,555,100						

RESIDENTIAL SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS[1]		MINIMUM LOT AREA (SQ. FT.)	REQUIRED SETBACKS[2,17]: FRONT YARD (MAIN STRUCTURE)	SIDE YARD[2] (EACH SIDE)	REAR YARD[2]	MAXIMUM BUILDING HEIGHTS[2]
ESTATE (E)		20,000	30' MIN[3]	15' MIN	30' MIN	35'
LOW RESIDENTIAL (L)		7,500	18' MIN[4]	5' MIN[11]	20' MIN[6,7]	35'
LOW-MEDIUM RESIDENTIAL (LM)	DETACHED	2,500	18' MIN[4,14]	5' MIN[5,8,11,15,16]	10' MIN[6,7]	35'
	ATTACHED	2,500	18' MIN[4,14]	0[5,11,15,16]	10' MIN[6,7]	35'
MEDIUM RESIDENTIAL (M)	DETACHED	2,500	18' MIN[4,14]	5' MIN[5,8,11,15,16]	10' MIN[6,7]	45'
	ATTACHED	N/A	10' MIN[4]	0[8,11,15,16]	10' MIN[6,7]	45'
HIGH RESIDENTIAL (H) AND MIXED-USE (MU) RESIDENTIAL		N/A	10' MIN	0	10' MIN[6,7]	55'

NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS[1]	LOT REQUIREMENTS[12]: MAXIMUM SITE COVERAGE[10]	MINIMUM FRONT SETBACK	MAXIMUM BUILDING HEIGHTS[2]
MIXED-USE (MU) COMMERCIAL	NO MAX	NO MIN[13]	55'
COMMERCIAL (C)	50%	20'	45'
BUSINESS PARK (BP)	50%	20'	45'
VISITOR SERVING (VS)	50%	20'	35'

MAJOR OPEN AREAS SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS[1]	REQUIRED MINIMUM SETBACKS FROM PROPERTY LINE	MAXIMUM BUILDING HEIGHTS[2]
OPEN AREA (OA)	50'	35'
RIVER CORRIDOR SPECIAL MANAGEMENT AREA (RC)	50'	25'
HIGH COUNTRY SPECIAL MANAGEMENT AREA (HC)	50'	25'

NOTES

1. OTHER USES, INCLUDING LAND USE OVERLAYS SUCH AS SCHOOLS, CHURCHES, PARK FACILITIES, NON-RESIDENTIAL PUBLIC OR PRIVATE FACILITIES, AND RESIDENTIAL/COMMERCIAL CONVERSIONS ARE SUBJECT TO THE SITE DEVELOPMENT STANDARDS OF THE LAND USE DESIGNATION IN WHICH THEY ARE FOUND.
2. A DEFINED TERM – SEE GLOSSARY DEFINITION AND/OR RELATED EXHIBIT FOR FULL DESCRIPTION OF REQUIREMENT.
3. FRONT ENTRY GARAGE: 30' MIN. SIDE ENTRY GARAGE: 15' MIN.
4. FRONT ENTRY GARAGE: 18' MIN. SIDE ENTRY GARAGE: 10' MIN.
5. ZERO SIDE YARD LOT CONFIGURATION IS PERMITTED.
6. EXCEPT WHEN THERE IS A DETACHED SECOND UNIT, STRUCTURE, AND/OR GARAGE, WHERE 5' MIN. SETBACK IS ALLOWED FROM THIS STRUCTURE.
7. NO GARAGE SETBACK REQUIREMENT FOR ALLEY ACCESS.
8. 10' MIN. AGGREGATE FOR TWO ADJACENT LOTS (e.g., 5' AND 5' OR 3' AND 7', OR 0 AND 10').
9. 10' MIN. BUILDING TO BUILDING SEPARATION.
10. A MIN. OF 10 PERCENT OF THE LOT AREA EXCLUDING REQUIRED PARKING SHALL BE LANDSCAPED.
11. 10' MIN. ADJACENT TO PUBLIC STREET.
12. 20' MIN. SIDE AND REAR YARD SETBACK IS REQUIRED WHEN BUILDING IS ADJACENT TO A DIFFERENT LAND USE DESIGNATION OR A PUBLIC ROAD.
13. 20' MIN. IS REQUIRED WHEN BUILDING FRONTS ON A PUBLIC ROAD.
14. 15' MIN. FOR CLUSTERED SINGLE-FAMILY DETACHED AND ATTACHED BUILDINGS.
15. 6' MIN. FOR CLUSTERED SINGLE-FAMILY DETACHED AND ATTACHED BUILDINGS WHEN ONE SIDE OF TWO ADJACENT BUILDINGS HAS NO WINDOWS.
16. 12' MIN. FOR CLUSTERED SINGLE-FAMILY DETACHED AND ATTACHED BUILDINGS WHEN KITCHEN/FAMILY AREA FACES TOWARD ZERO LOT LINE BUILDING WITH NO WINDOWS.
17. IF AT THE TIME BUILDING PERMITS ARE ISSUED, THE COUNTY'S SETBACK STANDARDS IN PLACE AT THE TIME ARE MORE STRINGENT THAN THOSE CONTAINED IN THE SITE DEVELOPMENT STANDARDS MATRIX, THE MORE STRINGENT STANDARDS SHALL APPLY.

GENERAL NOTES:

1. GRADE ELEVATIONS ON THE VTTM ARE APPROXIMATE. CHANGES IN THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP WHICH WILL NOT SUBSTANTIALLY ALTER THE APPROVED GRADING PLAN OR RESULT IN PAD ELEVATION CHANGES OF MORE THAN 10 FEET ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN.
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 AND THE DEPARTMENT OF PARKS AND RECREATION.
4. BUILDING FOOTPRINTS SHOWN ON THE TENTATIVE MAP OR ACCOMPANYING SITE PLAN EXHIBIT MAPS ARE ONLY FOR ILLUSTRATIVE PURPOSES. RELOCATION OF BUILDINGS, OR ADJUSTMENTS IN BUILDING SQUARE FOOTAGE, NUMBER OF BUILDINGS, PARKING REQUIREMENTS AND OTHER FEATURES WHICH WILL NOT RESULT IN AN INCREASE IN TOTAL SQUARE FOOTAGE OR THE NUMBER OF DWELLING UNITS ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC PLAN.
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 PURSUANT 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 RECORD ADDITIONAL OPEN SPACE LOTS.
9. 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.
10. PROPOSED RETAIL AND OFFICE FLOOR AREA ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS PROVIDED.
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. 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.
14. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
15. TOPO COMPILED ON 11/15/06 BY HUNSAKER FROM DATA FLOWN 5/24/06.
16. REQUEST STREET FRONTAGE WAIVER FOR ALL LOTS FRONTING ON PRIVATE STREETS AND PRIVATE DRIVES. THIS REQUEST APPLIES TO THE FOLLOWING LOTS:

    282–288, 297–302, 327, 328, 339–342, 384–387, 397–407, 411, 424, 427, 434, 439, 442, 480–484, 508–513, 515, 516 520–521, 526–530.
17. SHARED AND RECIPROCAL PARKING IS DEPICTED PER THE PROVISIONS OF THE NEWHALL RANCH SPECIFIC PLANS SUBJECT TO SUBSTANTIAL CONFORMANCE REVIEW PER THE PROVISIONS FOUND IN SECTION 5.2 AND APPROVAL OF A PARKING PROGRAM AS REQUIRED BY SECTION 3.7.
18. PERMISSION IS REQUESTED TO REDUCE THE CENTERLINE CURVE RADIUS TO 250 FEET ON "K" STREET
19. PERMISSION IS REQUESTED TO ALLOW FLAG LOTS, WHERE SHOWN (LOTS 48, 49, 297, 298, 320, 321, 325), DUE TO TOPOGRAPHIC CONDITIONS.
20. MODIFICATION TO THE DEVELOPMENT STANDARDS FOUND IN SECTION 3.4 OF THE NEWHALL RANCH SPECIFIC PLAN TO ALLOW VARIABLE SETBACKS, INCLUDING ZERO FEET, HAS BEEN REQUESTED THROUGH THE SUBSTANTIAL CONFORMANCE PROCEDURE FOUND IN SECTION 5.2 OF THE SPECIFIC PLAN. THE LOTS WHERE VARIABLE SETBACKS ARE PROPOSED ARE:

    508–515, 517–526, 528–530
21. MODIFICATIONS IN SITE DESIGN TO THE TENTATIVE MAP/EXHIBIT MAP ARE PERMITTED FOR THE FOLLOWING RESIDENTIAL AND COMMERCIAL LOTS:

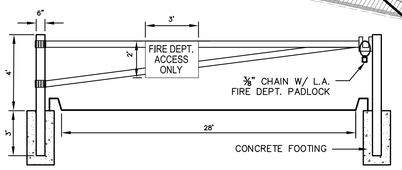
    158, 161, 162, 361, 376, 380, 381, 384–387, 397–407, 427, 434, 439, 442, 443, 445, 447, 468, 480–484, 508–526, 528–530

    POTENTIAL MODIFICATIONS INCLUDE: CHANGING APARTMENTS TO CONDOMINIUMS OR CONDOMINIUMS TO APARTMENTS, CHANGE FROM ATTACHED TO DETACHED UNITS, CHANGES TO BUILDING TYPE AND LOCATION, RELOCATION OF DRIVEWAYS, DRIVE ENTRIES AND DRIVEWAY ALIGNMENT, LOTTING CONFIGURATIONS, COMMERCIAL BUILDING TYPE AND LOCATION AND OTHER SIMILAR CHANGES, PROVIDED THE TOTAL APPROVED RESIDENTIAL UNIT COUNT OR COMMERCIAL SQUARE FOOTAGE IS NOT EXCEEDED AND THAT CHANGES CONFORM WITH THE ESTABLISHED DEVELOPMENT STANDARDS FOR THOSE LOTS. MODIFICATIONS WILL BE PROCESSED THROUGH THE AMENDED EXHIBIT MAP PROCEDURE PER SECTION 21.16.015 OF TITLE 21.

    CORRESPONDING ADJUSTMENTS TO PRIVATE DRIVE AND OPEN SPACE LOTS ASSOCIATED WITH THESE RESIDENTIAL AND COMMERCIAL LOTS TO ACCOMMODATE PROPOSED MODIFICATIONS ARE PERMITTED PROVIDED TOTAL OPEN SPACE IS NOT REDUCED AND THAT THE CHANGES ARE PROCESSED THROUGH AN AMENDED EXHIBIT MAP PER SECTION 21.16.015 OF TITLE 21. THE PRIVATE DRIVE AND OPEN SPACE LOTS ARE THE FOLLOWING:

    OPEN SPACE: 414, 490, 491 527, 531, 532

    PRIVATE DRIVE: CC (539, 540), DD (533), EE (534, 535) FF (538), II (536, 537), JJ (485), KK (458), LL1 (459), LL2 (456), NN (441), OO (455), PP (390) SS (457), TT (412), VV (410), WW (409), XX (408), YY (388), ZZ (389), FIRE ACCESS (396)
22. A SUBSTANTIAL CONFORMANCE DETERMINATION PERTAINING TO THE DEVELOPMENT STANDARDS FOUND IN SECTION 3.4 OF THE NEWHALL RANCH SPECIFIC PLAN HAS BEEN REQUESTED TO ALLOW MODIFICATION OF FRONT-YARD SETBACKS FOR DETACHED CONDOMINIUM UNITS. WHERE A DETACHED CONDOMINIUM UNIT IS DESIGNED SO THAT A GARAGE IS SIDE-ENTRY, RECESSED OR ACCESSED FROM A REAR ALLEY, THE FRONT-YARD SETBACK MAY BE 10'.
23. GRADING OF VTTM 61105 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED GRADING BALANCE. AN INTERIM HYDROLOGY REPORT WILL BE PREPARED FOR EACH PHASED OF GRADING AREA AND REQUIRED DRAINAGE DEVICES WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.



EMERGENCY ACCESS GATE DETAIL

NTS

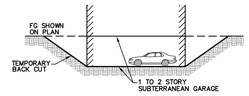
NOTE: HANDICAPPED PARKING STANDARD PER PROVISIONS OF BUILDING AND SAFETY CODE

RESIDENTIAL HANDICAP PARKING – 2% OF TOTAL UNITS

RESIDENTIAL HANDICAP VAN – 1 SPACE/8 HANDICAP P.S.

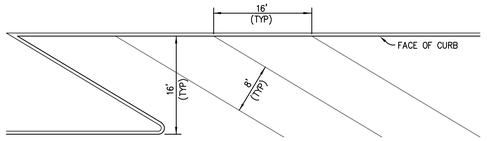
GUEST HANDICAP PARKING – 5% OF TOTAL

GUEST PARKING GUEST HANDICAP VAN – 1 SPACE/8 HANDICAP P.S.



SUBTERRANEAN GARAGE EXCAVATION DETAIL

NOTE: DIRT TO BE DISPOSED OF WITHIN NEWHALL RANCH

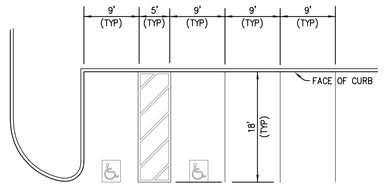


30° PARKING SPACE

TYPICAL PARKING SPACE DETAIL

SCALE: 1" = 10'

NOTE: ALL HANDICAP PARKING SHALL BE PER CODE.

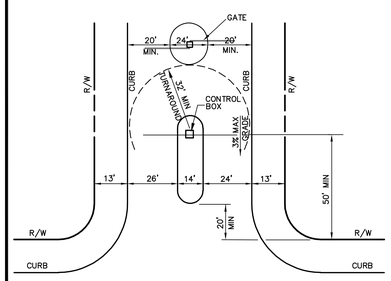


90° PARKING SPACE W/ HANDICAP

LEGEND

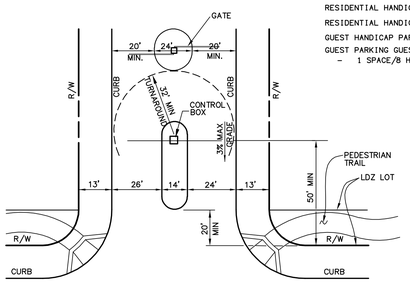
2	SHEET NUMBER
A	APARTMENT/CONDOMINIUM
B	CONDOMINIUM – 2 STORY
C	CONDOMINIUM – 3 STORY
D	MIXED USE/RESIDENTIAL
E	MIXED USE/COMMERCIAL
F	FIRE STATION
G	RECREATION
H	PARK
I	2 STORY SFD AND DUPLEX
J	SCHOOL
K	SINGLE FAMILY DETACHED
L	LIBRARY
M	CONTINUED CARE RETIREMENT COMMUNITY
N	TRANSIT
O	COMMERCIAL

TABLE PER NEWHALL RANCH SPECIFIC PLAN ADOPTED MAY 27, 2003



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

TYPICAL GATE DETAIL
WITHOUT GUARD HOUSE
LOTS 153–158, 161–162, 480, 497



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

TYPICAL GATE DETAIL
WITHOUT GUARD HOUSE
LOTS 361, 376

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

REV:
DATE: 4/19/2010

PROJECT NO. 1NLF0120.00

SHEET 1 OF 20

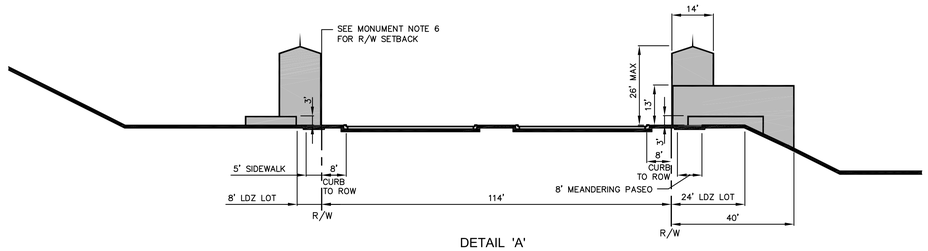
Apr 16, 2010 - 12:29PM - M:\NEWHALL\PRODATA\MESASEAST-MP\ENGR\DESIGN\VTTM\VS\ME018-01.DWG

ME018–01.dwg

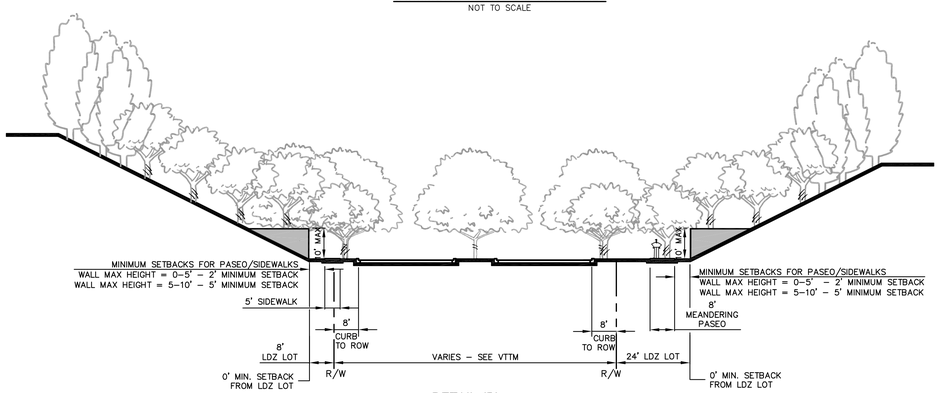
MONUMENT NOTES:

1. MAXIMUM HEIGHT SHOWN IS FROM TOP OF CURB.
2. 160 SQUARE FEET MAXIMUM FOR SIGNAGE PER SECTION 3.6 OF THE NEWHALL RANCH SPECIFIC PLAN. THIS REFERS TO SIGN SQUARE FOOTAGE ONLY, NOT TO INCLUDE THE WALL TO WHICH THE SIGN IS ATTACHED.
3. DESIGNS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AS LONG AS MINIMUM SETBACKS, MAXIMUM HEIGHTS AND MAXIMUM SQUARE FOOTAGE OF SIGNAGE ARE RESPECTED.
4. WALKWAYS MAY MEANDER IN AND OUT OF THE RIGHT-OF-WAY.
5. LANDSCAPE AS SHOWN IS FOR ILLUSTRATIVE PURPOSE ONLY, FINAL PLANTING TO BE SHOWN ON FINAL LANDSCAPE PLANS.
6. 0' MIN SETBACK WITH NO ARCHITECTURAL ELEMENTS INTRUDING INTO R/W IF PASO/SIDEWALK GOES THROUGH TOWER.

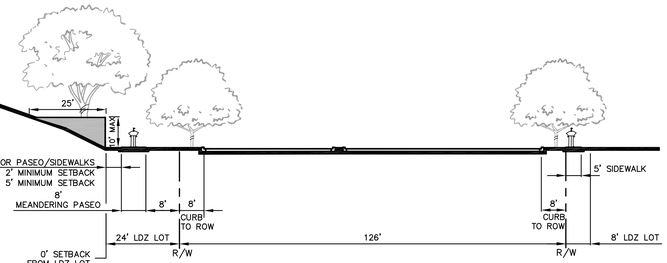
   5' MIN SETBACK IF PASEO/SIDEWALK DOES NOT GO THROUGH TOWER



DETAIL 'A'
COMMUNITY ENTRY & SIGN WALL
NOT TO SCALE



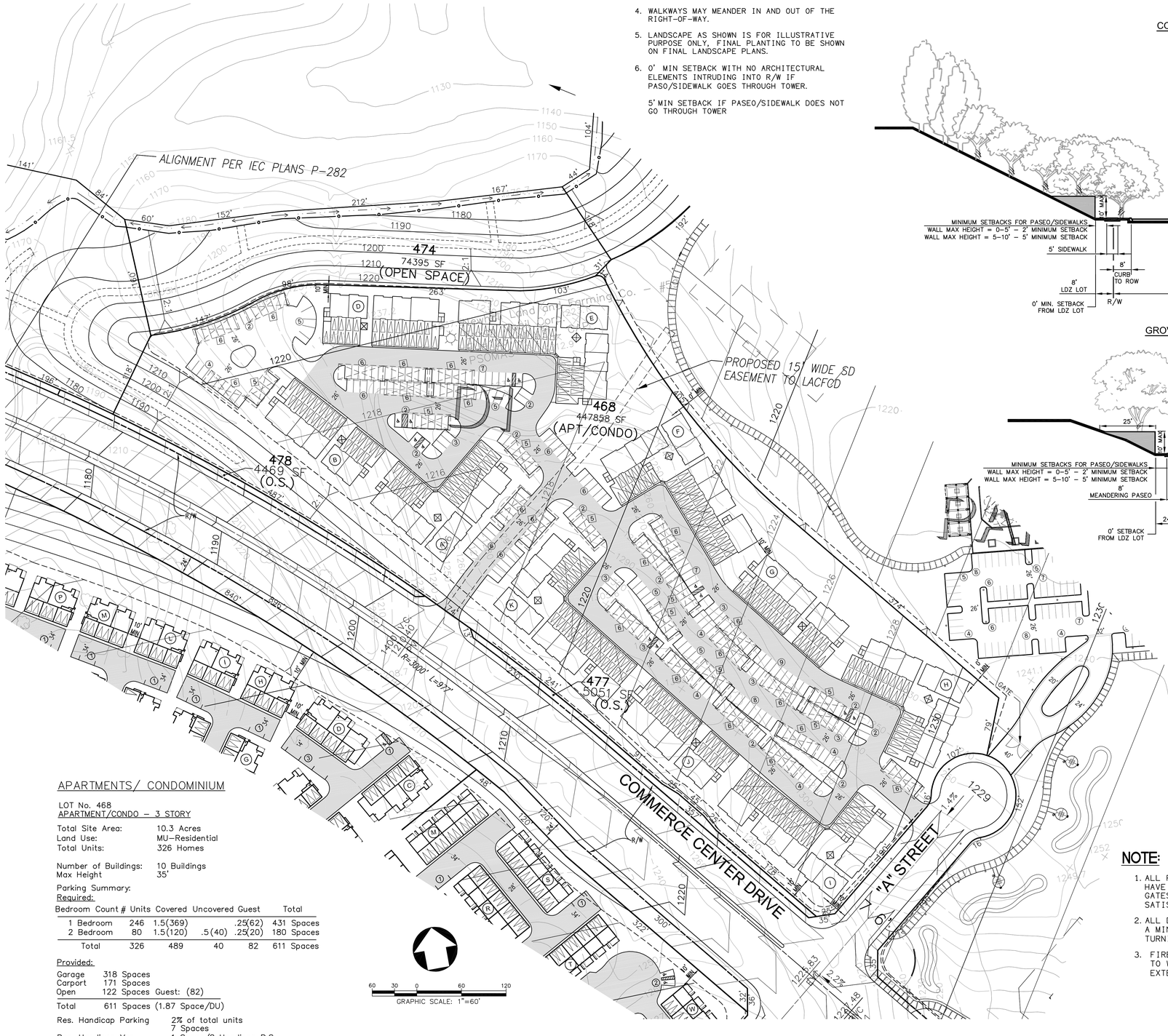
DETAIL 'B'
GROVE STONE MONUMENT
NOT TO SCALE



DETAIL 'C'
HERITAGE TREE MONUMENT
NOT TO SCALE

LEGEND:

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



APARTMENTS/ CONDOMINIUM

LOT No. 468
APARTMENT/CONDO - 3 STORY

Total Site Area:	10.3 Acres
Land Use:	MU-Residential
Total Units:	326 Homes
Number of Buildings:	10 Buildings
Max Height	35'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	246	1.5(369)		.25(62)	431 Spaces
2 Bedroom	80	1.5(120)	.5(40)	.25(20)	180 Spaces
Total	326	489	40	82	611 Spaces

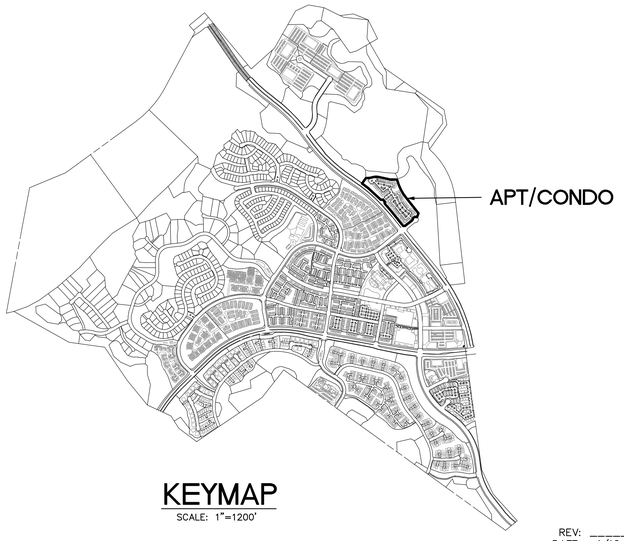
Provided:

Garage	318 Spaces	
Carport	171 Spaces	
Open	122 Spaces	Guest: (82)
Total	611 Spaces	(1.87 Space/DU)

Res. Handicap Parking	2% of total units 7 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 4 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces

NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.



KEYMAP
SCALE: 1"=1200'

REV:
DATE: 4/19/2010

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

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

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CHECKED : MH

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25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91335
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. COREY HARPOLE

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

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

PROJECT NO. 1NLF0120.00
SHEET 2 OF 20

Apr 16, 2010 - 1:49PM - M:\NEWHALL\PROGDATA\MEGASGAST-MP\ENGR\DESIGN\VTTM\PL\ME018-02.DWG

ME018-02.dwg

GRAPHIC SCALE: 1"=60'

CONDOMINIUM

LOT No. 361
CONDO – 2 STORY

Total Site Area: 6.7 Acres
Land Use: LM
Total Units: 60 Homes

Number of Buildings: 35 Buildings
Max Height 35'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	18	1.5 (27)	.5 (9)	.25 (5)	41 Spaces
4 Bedroom	42	1.5 (63)	.5 (21)	.25 (11)	95 Spaces
Total	60	90	30	16	136 Spaces

Provided:

Garage 120 Spaces
Open 16 Spaces Guest: (16)

Total 136 Spaces (2.25 Space/DU)

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

NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS

LEGEND:

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

GRAPHIC SCALE: 1"=60'

CONDOMINIUM

LOT No. 376
CONDO – 3 STORY

Total Site Area: 9.4 Acres
Land Use: LM
Total Units: 80 Homes

Number of Buildings: 40 Buildings
Max Height 35'

Parking Summary:
Required:

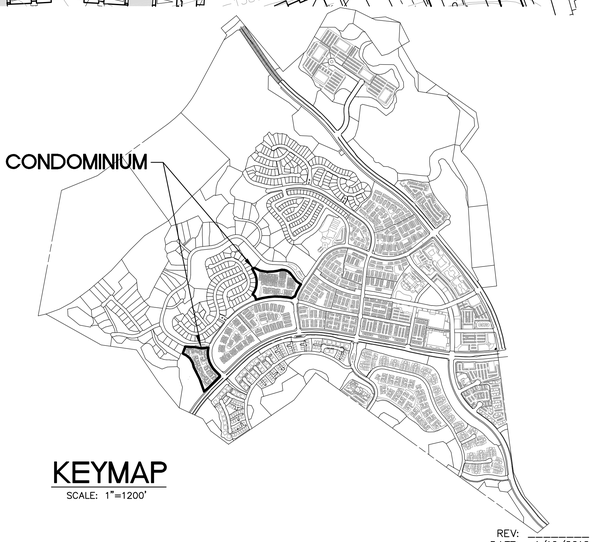
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	20	1.5 (30)	.5 (10)	.25 (5)	45 Spaces
3 Bedroom	40	1.5 (60)	.5 (20)	.25 (10)	90 Spaces
4 Bedroom	20	1.5 (30)	.5 (10)	.25 (5)	45 Spaces
Total	80	120	40	20	180 Spaces

Provided:

Garage 160 Spaces
Open 20 Spaces Guest: (20)

Total 180 Spaces (2.25 Space/DU)

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



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

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

PROJECT NO. 1NLF0120.00
SHEET 3 OF 20

Apr 15, 2010 - 2:37PM - M:\NEWHALL\PROGDATA\MESASFAST-MP\ENGR\DESIGN\VTTM\PL\ME018-03.DWG

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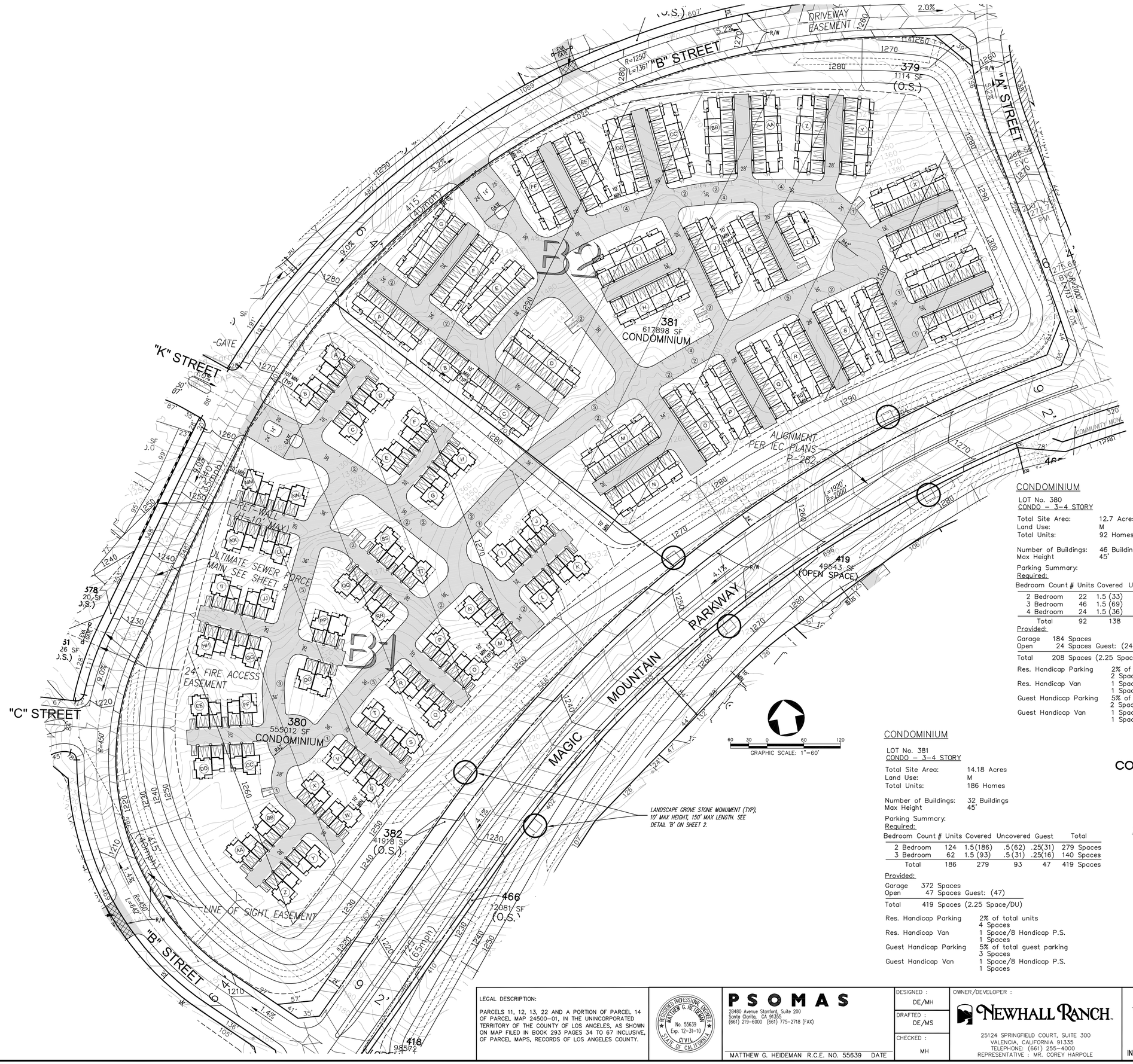

LEGEND:

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

NOTE:

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CONDOMINIUM

LOT No. 380
CONDO – 3–4 STORY

Total Site Area:	12.7 Acres
Land Use:	M
Total Units:	92 Homes
Number of Buildings:	46 Buildings
Max Height	45'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	22	1.5 (33)	.5 (11)	.25 (6)	49 Spaces
3 Bedroom	46	1.5 (69)	.5 (23)	.25 (12)	104 Spaces
4 Bedroom	24	1.5 (36)	.5 (12)	.25 (6)	54 Spaces
Total	92	138	46	24	208 Spaces

Provided:

Garage	184 Spaces
Open	24 Spaces Guest: (24)
Total	208 Spaces (2.25 Space/DU)

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

CONDOMINIUM

LOT No. 381
CONDO – 3–4 STORY

Total Site Area:	14.18 Acres
Land Use:	M
Total Units:	186 Homes
Number of Buildings:	32 Buildings
Max Height	45'

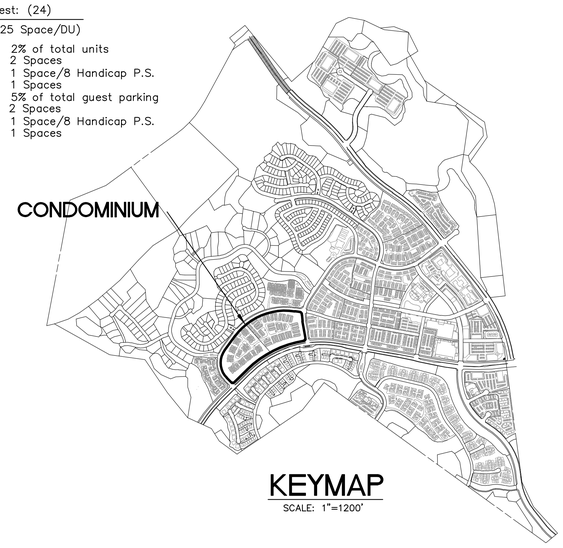
Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	124	1.5(186)	.5(62)	.25(31)	279 Spaces
3 Bedroom	62	1.5 (93)	.5 (31)	.25(16)	140 Spaces
Total	186	279	93	47	419 Spaces

Provided:

Garage	372 Spaces
Open	47 Spaces Guest: (47)
Total	419 Spaces (2.25 Space/DU)

Res. Handicap Parking	2% of total units 4 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 3 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces



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VESTING TENTATIVE TRACT MAP NO. 61105
SITE PLAN - EXHIBIT MAP

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PROJECT NO. 1NLF0120.00

SHEET 4 OF 20

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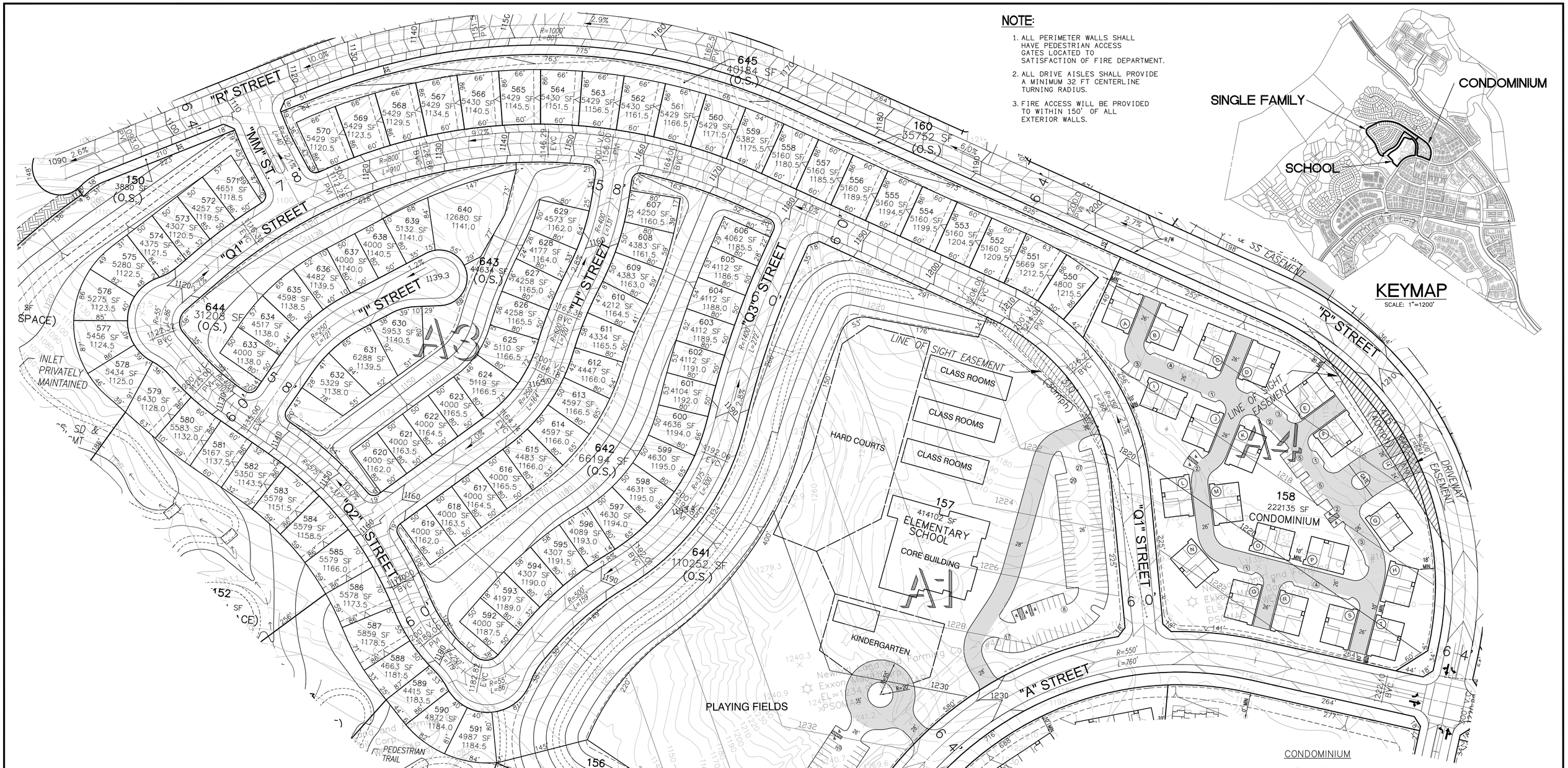

LEGEND:

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

LOTS 550–640
SINGLE FAMILY (4,000 SF MIN.)

Lot Acreage: 10.2 Acres
Land Use LM
Total Units: 91 Units

GRAPHIC SCALE: 1"=60'

ELEMENTARY SCHOOL

LOT No. 157
Total Site Area: 9.5 Acres

The Elementary School shown is for illustration purposes only, final school site plan to be developed in a later phase

CONDOMINIUM

LOT No. 158
CONDO – 2 STORY

Total Site Area: 5.1 Acres
Land Use: LM
Total Units: 60 Homes

Number of Buildings: 20 Buildings
Max Height 35'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	40	1.5 (60)	.5 (20)	.25(10)	90 Spaces
3 Bedroom	20	1.5 (30)	.5 (10)	.25 (5)	45 Spaces
Total	60	90	30	15	135 Spaces

Provided:

Garage 120 Spaces
Open 15 Spaces Guest: (15)

Total 135 Spaces (2.25 Space/DU)

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

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VESTING TENTATIVE TRACT MAP NO. 61105
SITE PLAN - EXHIBIT MAP

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PROJECT NO. 1NLF0120.00

SHEET 5 OF 20

Apr 15, 2010 – 3:17PM – M:\NEWHALL\PROGDATA\MEGAEAST-MP\ENGR\DESIGN\VTM\FL\ME018-05.DWG

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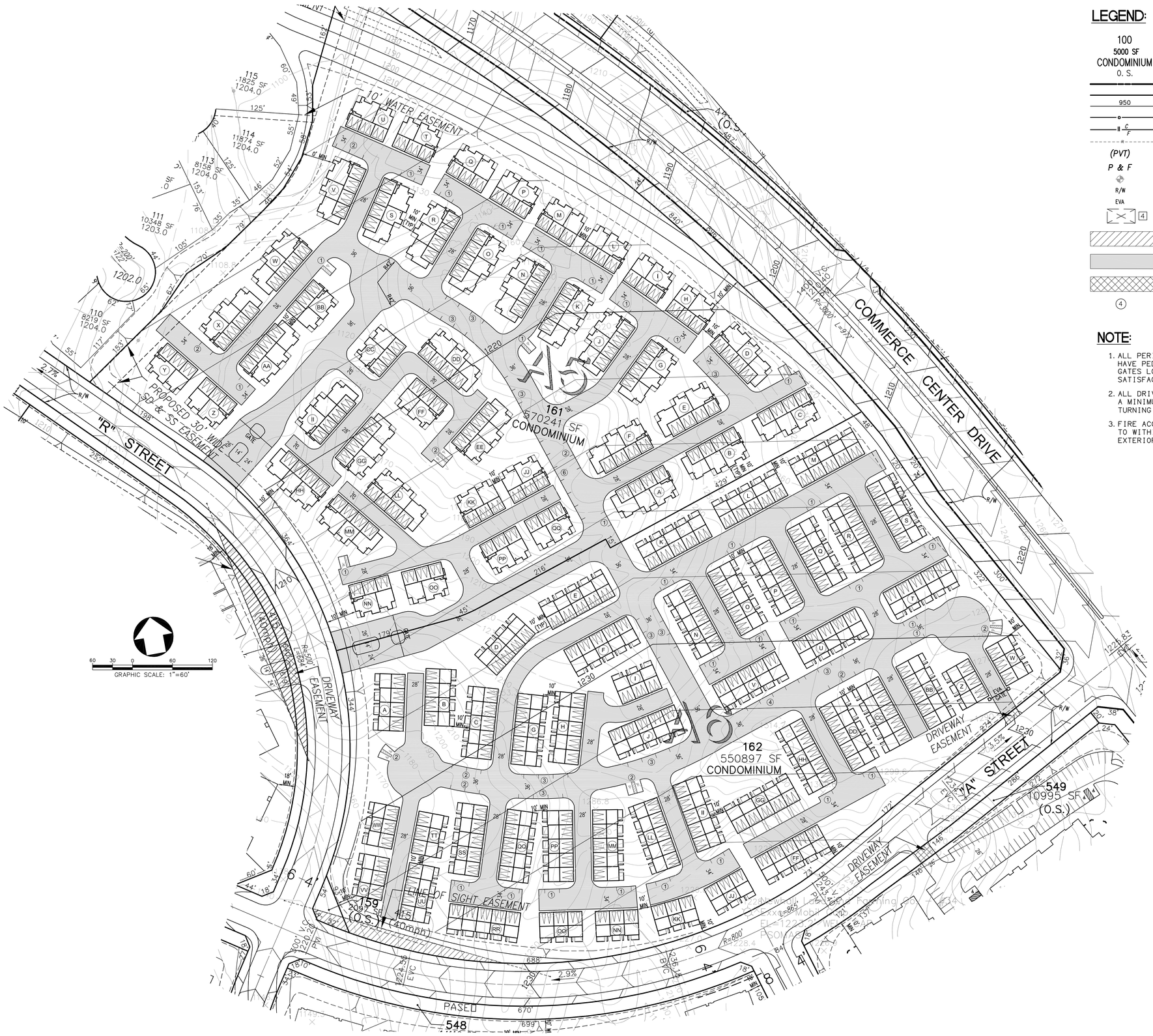

LEGEND:

100	LOT NO.
5000 SF	LOT AREA (SQUARE FEET)
CONDOMINIUM	LAND USE
O. S.	OPEN SPACE
	PROJECT BOUNDARY
	PROPERTY LINE
950	PROPOSED CONTOUR
	DAYLIGHT LINE
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	LINE OF SIGHT EASEMENT
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	DRIVEWAY EASEMENT
4	NUMBER OF OPEN PARKING SPACES

NOTE:

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3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

LOT No. 161
CONDO – 2 STORY

Total Site Area: 13.1 Acres
Land Use: H
Total Units: 153 Homes

Number of Buildings: 43 Buildings
Max Height 55'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	43	1.5 (65)	.5 (22)	.25 (11)	97 Spaces
3 Bedroom	110	1.5 (165)	.5 (55)	.25 (28)	248 Spaces
Total	153	230	77	39	346 Spaces

Provided:

Garage 307 Spaces
Open 39 Spaces Guest: (39)

Total 346 Spaces (2.26 Space/DU)

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

LOT No. 162
CONDO – 3 STORY

Total Site Area: 12.6 Acres
Land Use: H
Total Units: 201 Homes

Number of Buildings: 45 Buildings
Max Height 55'

Parking Summary:
Required:

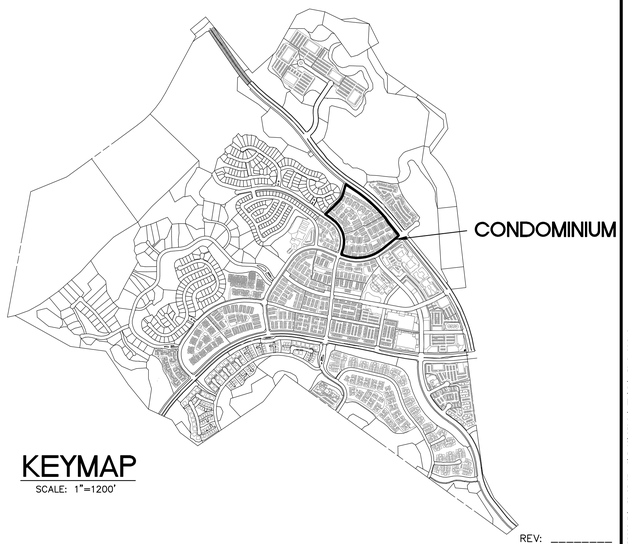
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	201	1.5 (302)	.5 (101)	.25 (51)	454 Spaces
Total	201	302	101	51	454 Spaces

Provided:

Garage 402 Spaces
Open 52 Spaces Guest: (51)

Total 454 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units 4 Spaces
Res. Handicap Van 1 Space/8 Handicap P.S. 1 Space
Guest Handicap Parking 5% of total guest parking 3 Spaces
Guest Handicap Van 1 Space/8 Handicap P.S. 1 Space



KEYMAP
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PROJECT NO. 1NLF0120.00

SHEET 6 OF 20

Apr 15, 2010 – 3:20PM – M:\NEWHALL\PROJDATA\MESASEAST–MP\ENGR\DESIGN\VTTM\PL\ME018–06.DWG

ME018–06.dwg

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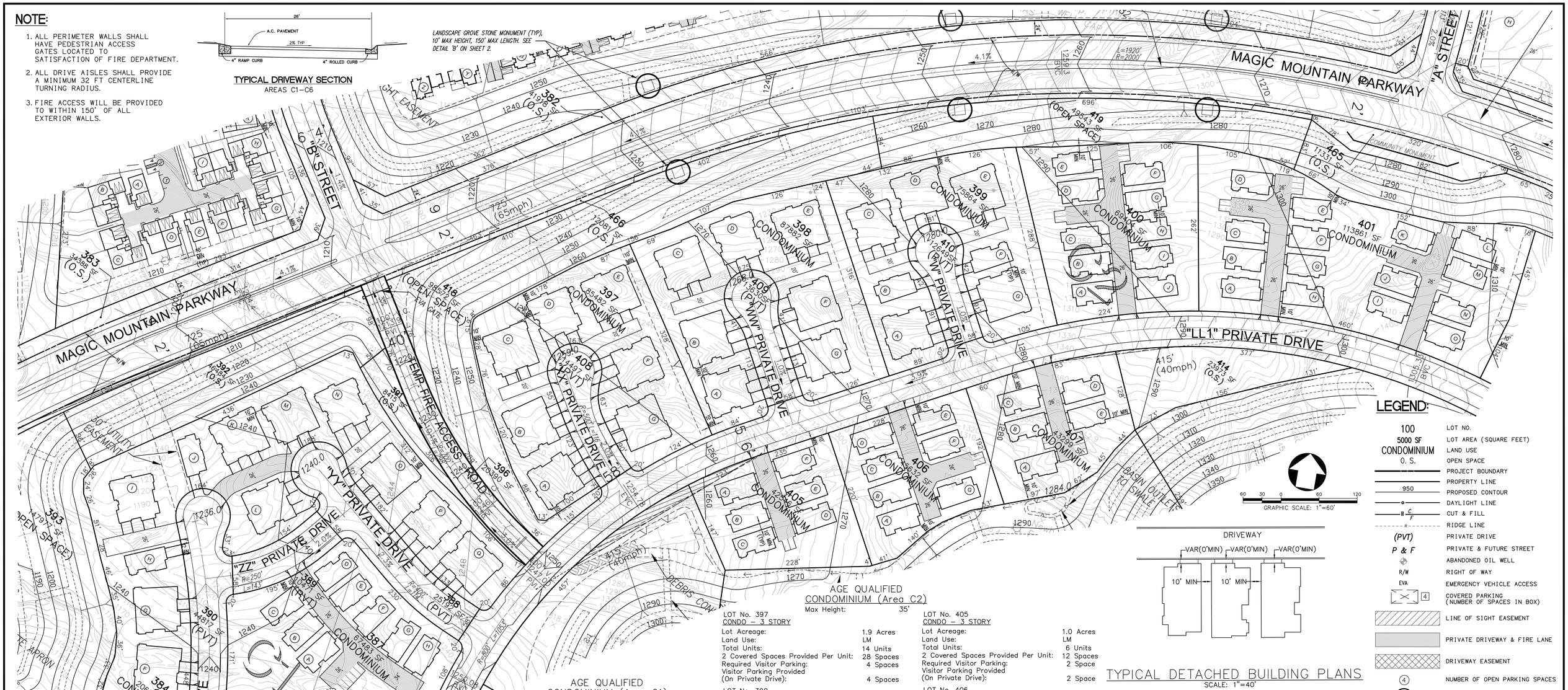
TYPICAL DRIVEWAY SECTION
AREAS C1–C6



AGE QUALIFIED
CONDOMINIUM (Area C1)

Max Height: 35'

LOT No. 384
CONDO – 3 STORY

Lot Acreage:	4.7 Acres
Land Use:	LM
Total Units:	32 Units
2 Covered Spaces Provided Per Unit:	64 Spaces
Required Visitor Parking:	8 Spaces
Visitor Parking Provided (On Private Drive):	8 Spaces

LOT No. 385
CONDO – 3 STORY

Lot Acreage:	1.8 Acres
Land Use:	LM
Total Units:	12 Units
2 Covered Spaces Provided Per Unit:	24 Spaces
Required Visitor Parking:	3 Spaces
Visitor Parking Provided (On Private Drive):	3 Spaces

LOT No. 386
CONDO – 3 STORY

Lot Acreage:	1.6 Acres
Land Use:	LM
Total Units:	11 Units
2 Covered Spaces Provided Per Unit:	22 Spaces
Required Visitor Parking:	3 Spaces
Visitor Parking Provided (On Private Drive):	3 Spaces

LOT No. 387
CONDO – 3 STORY

Lot Acreage:	1.5 Acres
Land Use:	LM
Total Units:	8 Units
2 Covered Spaces Provided Per Unit:	16 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On Private Drive):	2 Space

AGE QUALIFIED
CONDOMINIUM (Area C2)

Max Height: 35'

LOT No. 397
CONDO – 3 STORY

Lot Acreage:	1.9 Acres
Land Use:	LM
Total Units:	14 Units
2 Covered Spaces Provided Per Unit:	28 Spaces
Required Visitor Parking:	4 Spaces
Visitor Parking Provided (On Private Drive):	4 Spaces

LOT No. 398
CONDO – 3 STORY

Lot Acreage:	2.0 Acres
Land Use:	LM
Total Units:	14 Units
2 Covered Spaces Provided Per Unit:	28 Spaces
Required Visitor Parking:	4 Spaces
Visitor Parking Provided (On Private Drive):	4 Spaces

LOT No. 399
CONDO – 3 STORY

Lot Acreage:	1.7 Acres
Land Use:	LM
Total Units:	12 Units
2 Covered Spaces Provided Per Unit:	24 Spaces
Required Visitor Parking:	3 Spaces
Visitor Parking Provided (On Private Drive):	3 Spaces

LOT No. 400
CONDO – 3 STORY

Lot Acreage:	1.6 Acres
Land Use:	LM
Total Units:	10 Units
2 Covered Spaces Provided Per Unit:	20 Spaces
Required Visitor Parking:	3 Spaces
Visitor Parking Provided (On Private Drive):	3 Spaces

LOT No. 401
CONDO – 3 STORY

Lot Acreage:	2.6 Acres
Land Use:	LM
Total Units:	15 Units
2 Covered Spaces Provided Per Unit:	30 Spaces
Required Visitor Parking:	4 Spaces
Visitor Parking Provided (On Private Drive):	4 Spaces

LOT No. 405
CONDO – 3 STORY

Lot Acreage:	1.0 Acres
Land Use:	LM
Total Units:	6 Units
2 Covered Spaces Provided Per Unit:	12 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On Private Drive):	2 Space

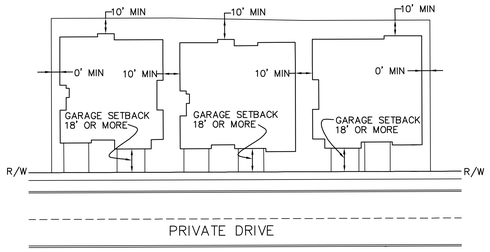
LOT No. 406
CONDO – 3 STORY

Lot Acreage:	1.0 Acres
Land Use:	LM
Total Units:	7 Units
2 Covered Spaces Provided Per Unit:	14 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On Private Drive):	2 Space

LOT No. 407
CONDO – 3 STORY

Lot Acreage:	1.0 Acres
Land Use:	LM
Total Units:	5 Units
2 Covered Spaces Provided Per Unit:	10 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On Private Drive):	2 Space

TYPICAL DETACHED BUILDING PLANS
SCALE: 1"=40'

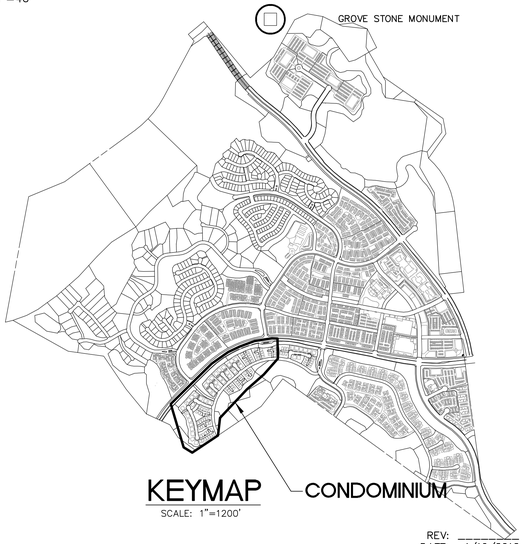


TYPICAL ATTACHED BUILDING PLANS
SCALE: 1"=40'

LEGEND:

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

GRAPHIC SCALE: 1"=60'



KEYMAP
SCALE: 1"=1200'

REV:
DATE: 4/19/2010

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

PROJECT NO. 1NLF0120.00

SHEET 7 OF 20

Apr 16, 2010 – 1:55PM – M:\NEWHALL\PROGDATA\MESASFAST-MP\ENGR\DESIGN\VTTM\FL\ME018-07.DWG

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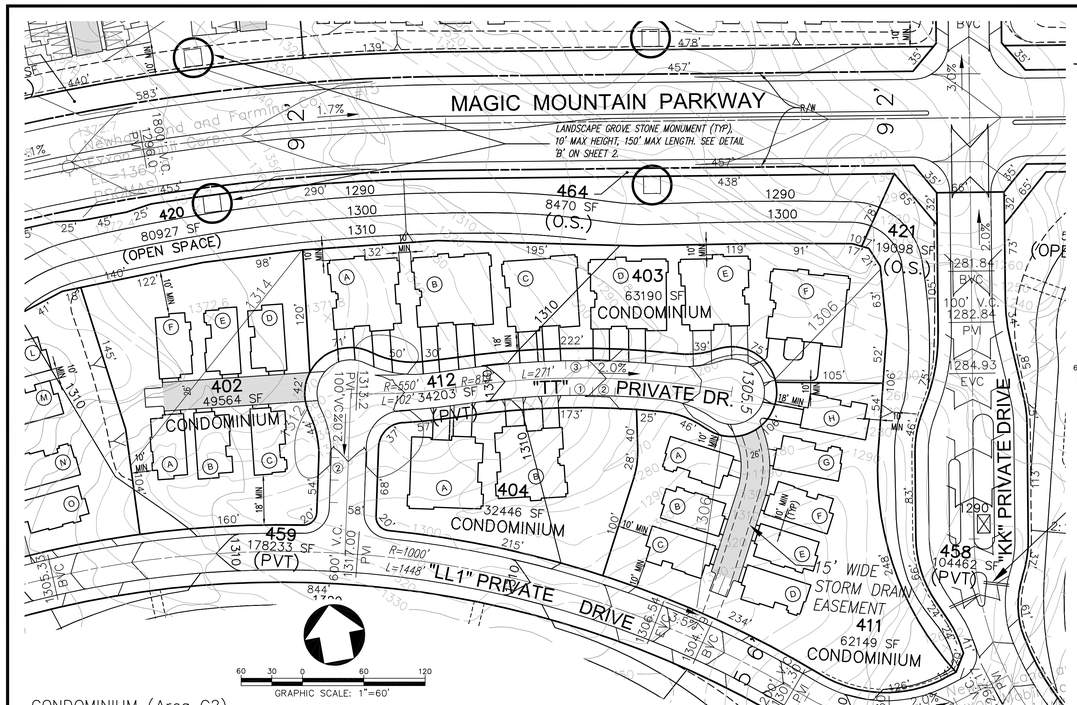
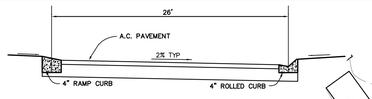
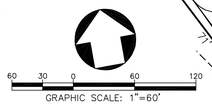




TYPICAL DRIVEWAY SECTION
AREAS C1–C6



CONDOMINIUM (Area C2)

Max Height: 35'

LOT No. 402
CONDO – 3 STORY

Lot Acreage:	1.1 Acres
Land Use:	LM
Total Units:	6 Units
2 Covered Spaces Provided Per Unit:	12 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On "TT" Private Drive):	2 Space

LOT No. 403
CONDO – 3 STORY

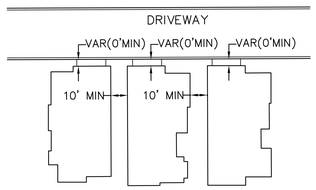
Lot Acreage:	1.5 Acres
Land Use:	LM
Total Units:	12 Units
2 Covered Spaces Provided Per Unit:	24 Spaces
Required Visitor Parking:	3 Space
Visitor Parking Provided (On "TT" Private Drive):	3 Space

LOT No. 404
CONDO – 3 STORY

Lot Acreage:	0.7 Acres
Land Use:	LM
Total Units:	4 Units
2 Covered Spaces Provided Per Unit:	8 Spaces
Required Visitor Parking:	1 Space
Visitor Parking Provided (On "TT" Private Drive):	1 Space

LOT No. 411
CONDO – 3 STORY

Lot Acreage:	1.4 Acres
Land Use:	LM
Total Units:	8 Units
2 Covered Spaces Provided Per Unit:	16 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On "TT" Private Drive):	2 Space



TYPICAL DETACHED BUILDING PLANS
SCALE: 1"=40'

CONDOMINIUM

LOT No. 442
CONDO – 2 STORY

Total Site Area:	4.1 Acres
Land Use:	LM
Total Units:	22 Homes
Number of Buildings:	22 Buildings
Max Height	35'

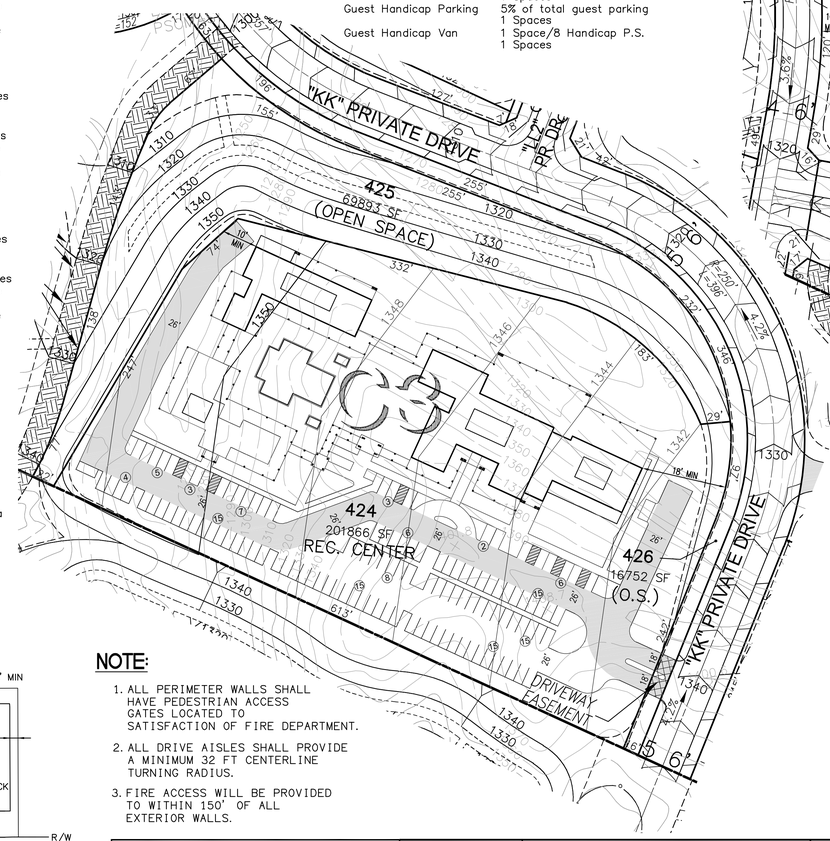
Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	5	1.5 (8)	.5 (3)	.25 (2)	13 Spaces
3 Bedroom	8	1.5 (12)	.5 (4)	.25 (2)	18 Spaces
4 Bedroom	9	1.5 (14)	.5 (4)	.25 (2)	20 Spaces
Total	22	34	11	6	51 Spaces

Provided:

Garage	44 Spaces	
Open On–Site	5 Spaces	Guest: (4)
NN Pvt. Dr.	2 Spaces	Guest: (2)
Total	51 Spaces (2.32 Space/DU)	

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



REC. CENTER (Area C3)

Max Height: 35'

LOT No. 424
RECREATION CENTER

Lot Acreage	4.6 Acres
Land Use:	LM
Building	25,000 S.F.
Required Parking	1 Space / 400 s.f. Bldg. Area 63 Spaces
Parking Provided	63 Spaces
Handicap Parking	1 Space / 25 P.S. 3 Spaces
Handicap Van–Accessible	1 Space / 8 Handicap P.S. 1 Space

CONDOMINIUM

LOT No. 439
CONDO – 2 STORY

Total Site Area:	9.1 Acres
Land Use:	LM
Total Units:	44 Homes
Number of Buildings:	44 Buildings
Max Height	35'

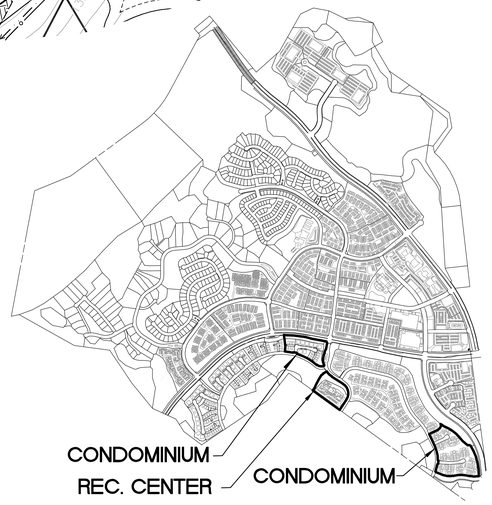
Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	8	1.5 (12)	.5 (4)	.25 (2)	18 Spaces
3 Bedroom	22	1.5 (33)	.5 (11)	.25 (6)	50 Spaces
4 Bedroom	14	1.5 (21)	.5 (7)	.25 (4)	32 Spaces
Total	44	66	22	12	100 Spaces

Provided:

Garage	88 Spaces	
Open On–Site	8 Spaces	Guest: (8)
SS Pvt. Dr.	4 Spaces	Guest: (4)
Total	100 Spaces (2.27 Space/DU)	

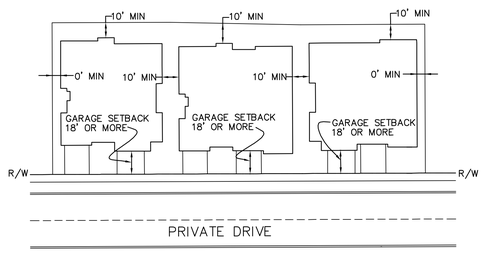
Res. Handicap Parking	2% of total units 1 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 1 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces



KEYMAP
SCALE: 1"=1200'

LEGEND:

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



TYPICAL ATTACHED BUILDING PLANS
SCALE: 1"=40'

NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

LEGAL DESCRIPTION:

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

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

DESIGNED : DE/MH
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OWNER/DEVELOPER :
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TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. COREY HARPOLE

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

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

REV:
DATE: 4/19/2010

PROJECT NO. 1NLF0120.00

SHEET 8 OF 20

Apr 16, 2010 – 1:59PM – M:\NEWHALL\PROD\DATA\MESA\EAST-MP\ENGR\DESIGN\VTTM\PL\ME018-08.DWG

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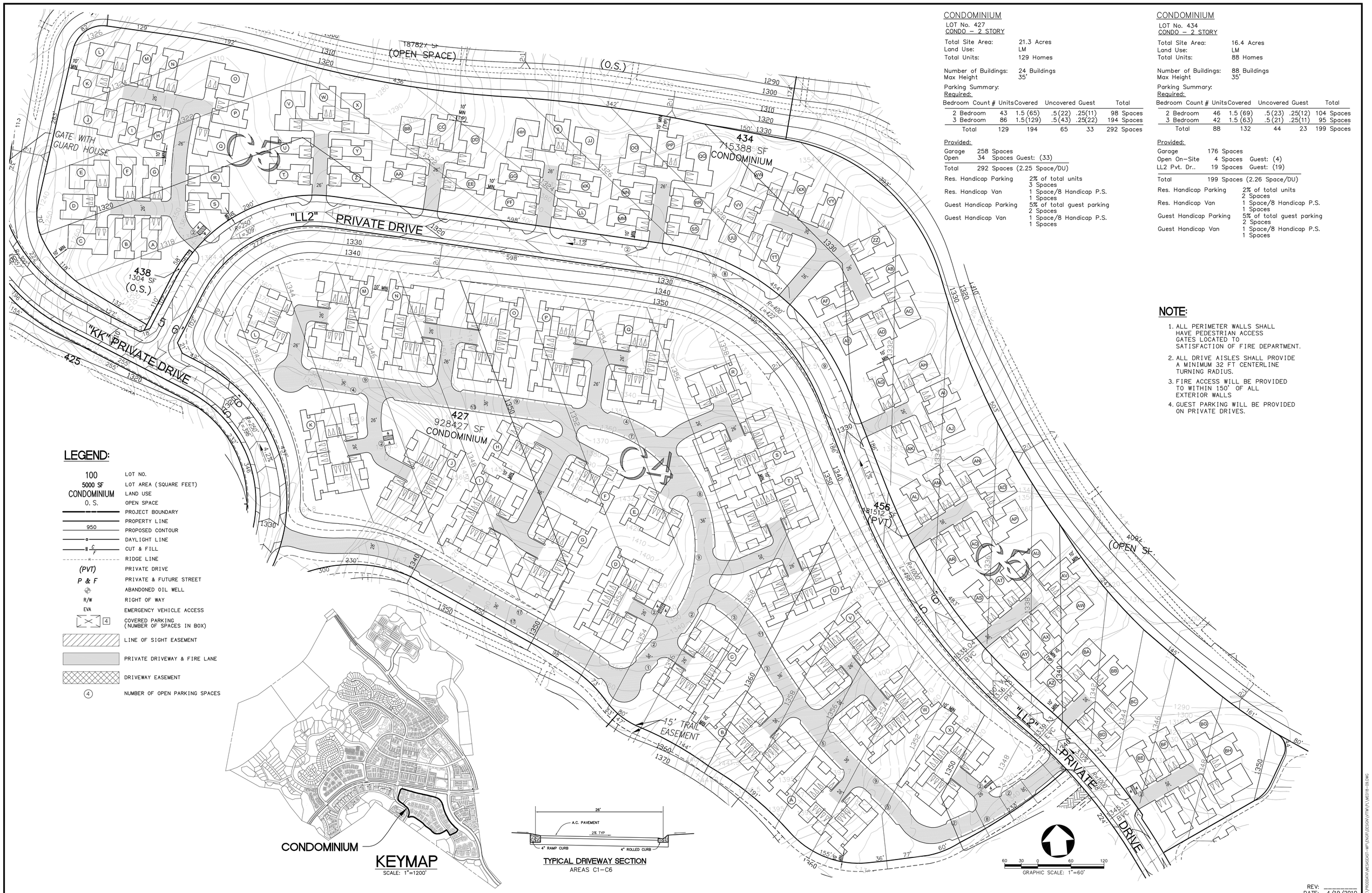

CONDOMINIUM

LOT No. 427
CONDO – 2 STORY

Total Site Area:	21.3 Acres
Land Use:	LM
Total Units:	129 Homes
Number of Buildings:	24 Buildings
Max Height	35'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	43	1.5 (65)	.5 (22)	.25(11)	98 Spaces
3 Bedroom	86	1.5(129)	.5 (43)	.25(22)	194 Spaces
Total	129	194	65	33	292 Spaces

Provided:

Garage	258 Spaces	
Open	34 Spaces	Guest: (33)
Total	292 Spaces	(2.25 Space/DU)

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

CONDOMINIUM

LOT No. 434
CONDO – 2 STORY

Total Site Area:	16.4 Acres
Land Use:	LM
Total Units:	88 Homes
Number of Buildings:	88 Buildings
Max Height	35'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	46	1.5 (69)	.5 (23)	.25(12)	104 Spaces
3 Bedroom	42	1.5 (63)	.5 (21)	.25(11)	95 Spaces
Total	88	132	44	23	199 Spaces

Provided:

Garage	176 Spaces	
Open On-Site	4 Spaces	Guest: (4)
LL2 Pvt. Dr..	19 Spaces	Guest: (19)
Total	199 Spaces	(2.26 Space/DU)

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

NOTE:

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

LEGEND:

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

KEYMAP
SCALE: 1"=1200'

TYPICAL DRIVEWAY SECTION
AREAS C1–C6

REV:
DATE: 4/19/2010

LEGAL DESCRIPTION:

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

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TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. COREY HARPOLE

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

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

PROJECT NO. 1NLF0120.00
SHEET 9 OF 20

Apr 15, 2010 – 3:33PM – M:\NEWHALL\PROJDATA\MESASEAST-MP\ENGR\DESIGN\VTM\PL\ME018-09.DWG

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APARTMENTS/ CONDOMINIUM

LOT No. 443
CONDO – 3 STORY

Total Site Area: 4.4 Acres
Land Use: M
Total Units: 88 Homes

Number of Buildings: 6 Buildings
Max Height 35'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	88	1.5(132)	.5(44)	.25(22)	198 Spaces
Total	88	132	44	22	198 Spaces

Provided:

Garage	Spaces	
Carport	132 Spaces	
Open	66 Spaces	Guest: (22)
Total	198 Spaces	(2.25 Space/DU)

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

APARTMENTS/ CONDOMINIUM

LOT No. 445
CONDO – 3 STORY

Total Site Area: 6.8 Acres
Land Use: M
Total Units: 179 Homes

Number of Buildings: 11 Buildings
Max Height 35'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	66	1.5 (99)		.25(17)	116 Spaces
2 Bedroom	113	1.5(170)	.5(57)	.25(29)	256 Spaces
Total	179	269	57	46	372 Spaces

Provided:

Garage	122 Spaces	
Carport	147 Spaces	
Open	103 Spaces	Guest: (46)
Total	372 Spaces	(2.07 Space/DU)

Res. Handicap Parking	2% of total units 4 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 3 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S.

LOT No. 447 (both offices will be on a single Lot)
MIXED USE/COMMERCIAL – Up to 4 Stories

Lot Acreage	6.6 Acres
Land Use:	Mixed Used/Commercial
Office 'A'	66,000 S.F.
Office 'B'	88,000 S.F.
Total	154,000 S.F.
Required Parking	1 Space per 400 s.f. of Bldg. Area
Required Parking	385 Spaces
Parking Provided	465 Spaces
Handicap Parking	13 Spaces
Handicap Van–Accessible	1 Space/8 H.P.S. = 2 Space
Max. Height	55'

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

LEGEND:

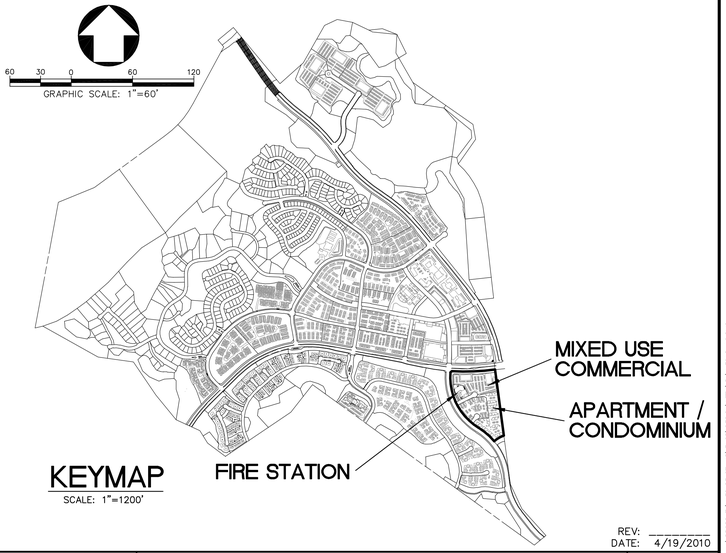
100	LOT NO.
5000 SF	LOT AREA (SQUARE FEET)
CONDOMINIUM	LAND USE
O. S.	OPEN SPACE
	PROJECT BOUNDARY
	PROPERTY LINE
950	PROPOSED CONTOUR
	DAYLIGHT LINE
C/F	CUT & FILL
R	RIDGE LINE
(PVT)	PRIVATE DRIVE
P & F	PRIVATE & FUTURE STREET
	ABANDONED OIL WELL
R/W	RIGHT OF WAY
EVA	EMERGENCY VEHICLE ACCESS
4	COVERED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

NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

LOT No. 448
FIRE STATION

Lot Acreage: 1.5 Acres
Land Use: MU



KEYMAP
SCALE: 1"=1200'

REV:
DATE: 4/19/2010

LEGAL DESCRIPTION:

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VESTING TENTATIVE TRACT MAP NO. 61105
SITE PLAN - EXHIBIT MAP

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PROJECT NO. 1NLF0120.00
SHEET 10 OF 20

Apr 16, 2010 – 1:42PM – M:\NEWHALL\PROJDATA\MESA\GEAST–MP\ENGR\DESIGN\VTM\PL\ME018–10.DWG

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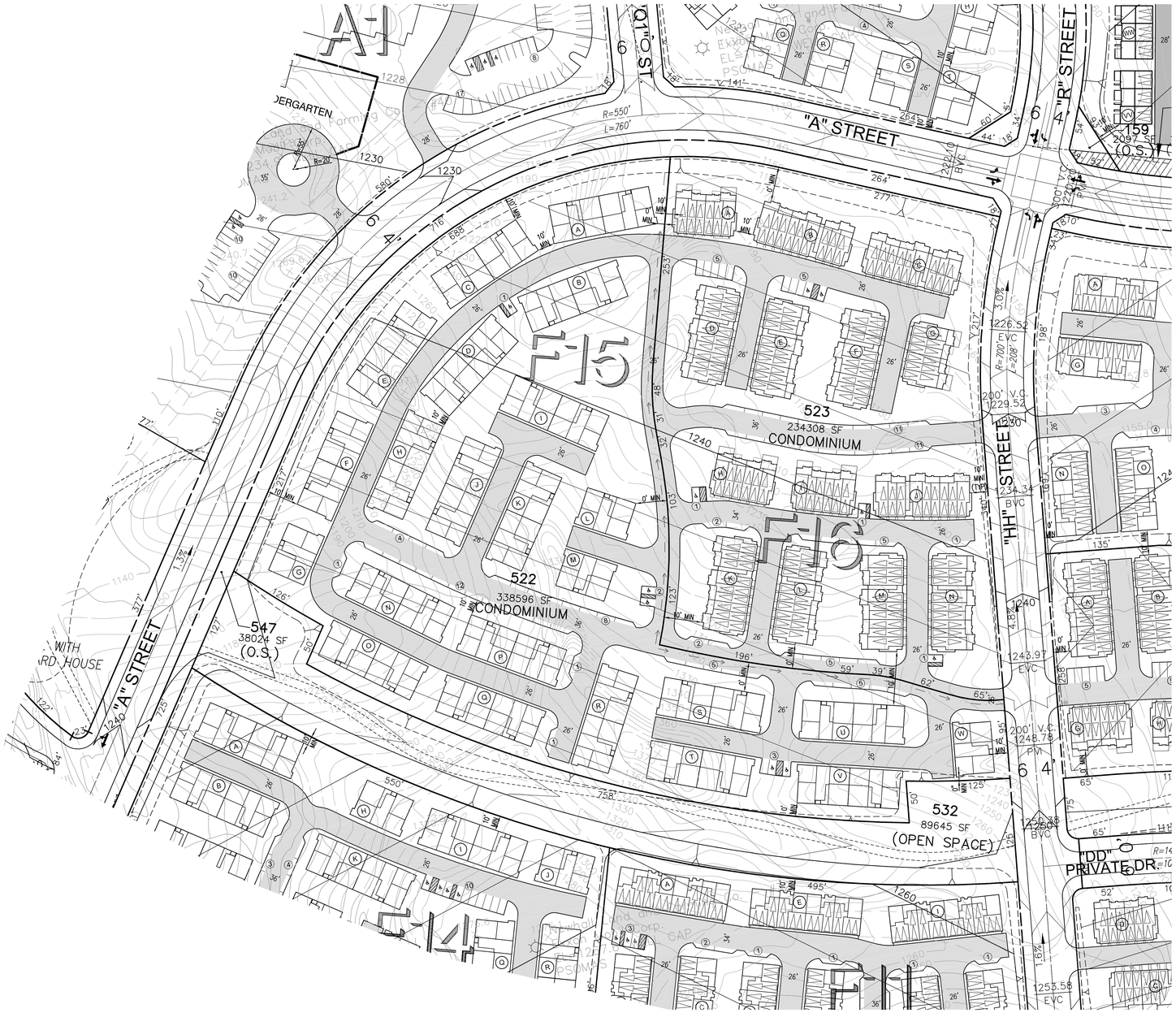


CONDOMINIUM

LOT No. 522
CONDO – 2 STORY

Total Site Area:	7.8 Acres
Land Use:	MU–Residential
Total Units:	126 Homes
Number of Buildings:	23 Buildings
Max Height	55' – Minimum fire lane width for structures>35' in height is 28'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	84	1.5(126)	.5(42)	.25(21)	189 Spaces
3 Bedroom	42	1.5 (63)	.5 (21)	.25(11)	95 Spaces
Total	126	189	63	32	284 Spaces

Provided:

Garage	258 Spaces	
Open	34 Spaces	Guest: (32)
Total	292 Spaces	(2.26 Space/DU)

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

CONDOMINIUM

LOT No. 523
CONDO – 3 STORY

Total Site Area:	5.3 Acres
Land Use:	MU–Residential
Total Units:	114 Homes
Number of Buildings:	14 Buildings
Max Height	55' – Minimum fire lane width for structures>35' in height is 28'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	38	1.5 (57)		.25(10)	67 Spaces
2 Bedroom	38	1.5 (57)	.5 (19)	.25(10)	86 Spaces
3 Bedroom	38	1.5 (57)	.5 (19)	.25(10)	86 Spaces
Total	114	171	38	30	239 Spaces

Provided:

Garage	228 Spaces	
Open	30 Spaces	Guest: (30)
Total	258 Spaces	(2.26 Space/DU)

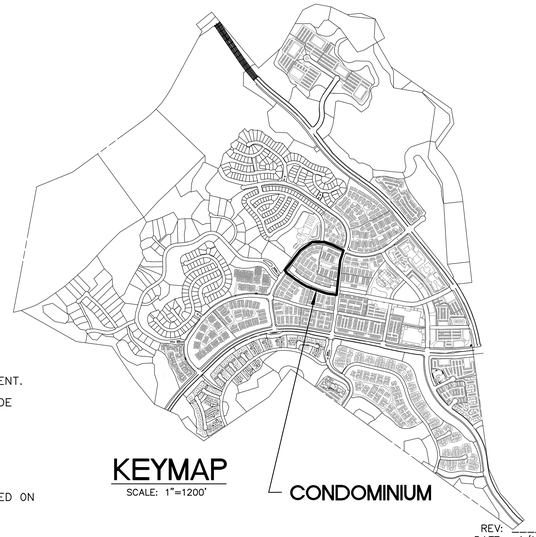
Res. Handicap Parking	2% of total units 3 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 2 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces

LEGEND:

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

NOTE:

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



KEYMAP
SCALE: 1"=1200'

REV:
DATE: 4/19/2010

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

PROJECT NO. 1NLF0120.00
SHEET 11 OF 20

Apr 15, 2010 – 5:14PM – W:\NEWHALL\PROJDATA\VESAS\EAST-MP\ENGR\DESIGN\VTM\PL\ME018-11.DWG

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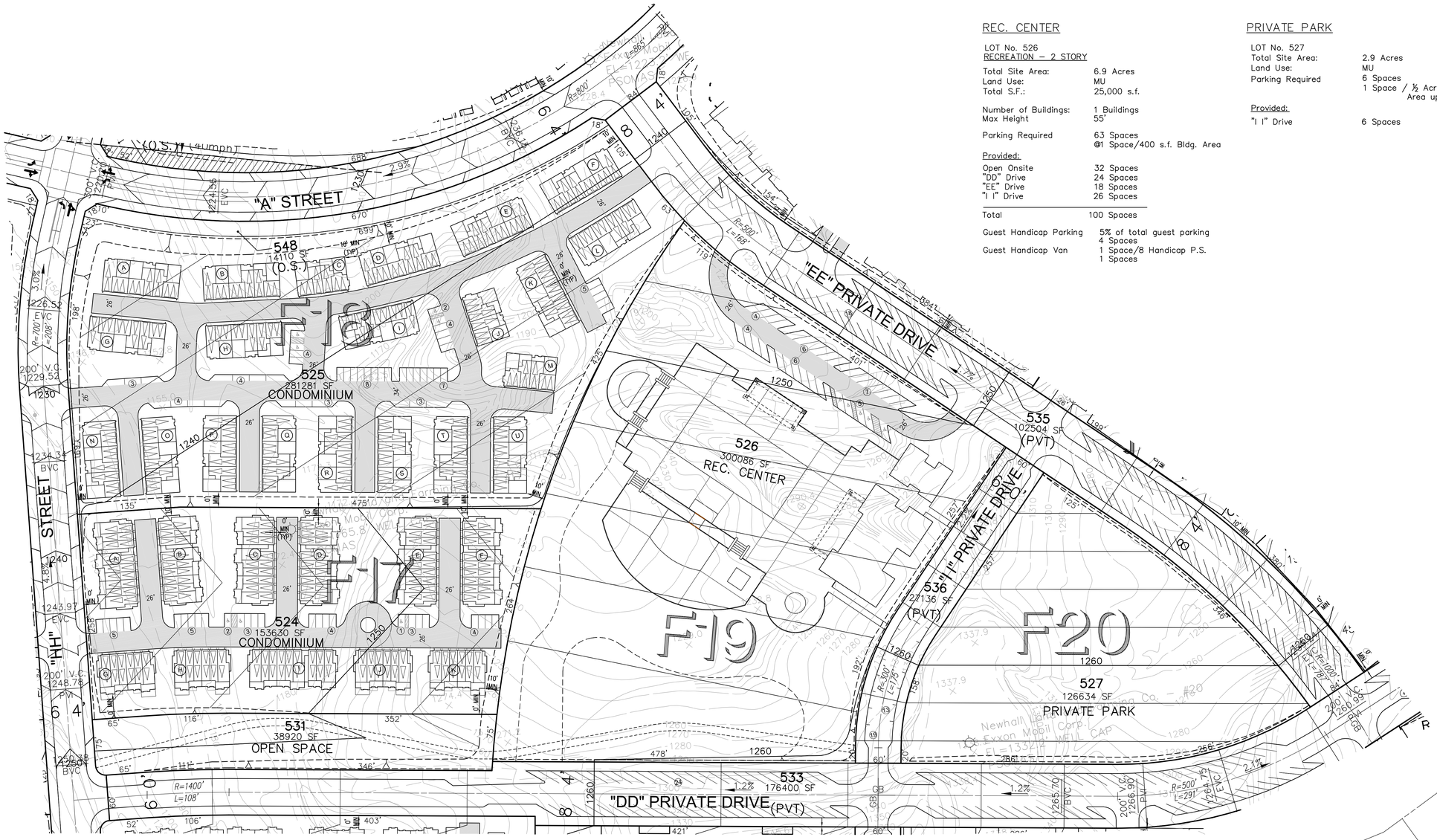


REC. CENTER

LOT No. 526
RECREATION – 2 STORY

Total Site Area:	6.9 Acres
Land Use:	MU
Total S.F.:	25,000 s.f.
Number of Buildings:	1 Buildings
Max Height	55'
Parking Required	63 Spaces @1 Space/400 s.f. Bldg. Area
Provided:	
Open Onsite	32 Spaces
"DD" Drive	24 Spaces
"EE" Drive	18 Spaces
"I I" Drive	26 Spaces
Total	100 Spaces
Guest Handicap Parking	5% of total guest parking 4 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces

PRIVATE PARK

LOT No. 527

Total Site Area:	2.9 Acres
Land Use:	MU
Parking Required	6 Spaces 1 Space / ½ Acre of Developed Park Area up to 15 Acres
Provided:	
"I I" Drive	6 Spaces

LEGEND:

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

NOTE:

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

CONDOMINIUM

LOT No. 524
CONDO – 3 STORY

Total Site Area:	3.5 Acres
Land Use:	MU–Residential
Total Units:	87 Homes
Number of Buildings:	11 Buildings
Max Height	55' – Minimum fire lane width for structures>35' in height is 28'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	29	1.5 (44)		.25 (8)	52 Spaces
2 Bedroom	29	1.5 (44)	.5 (15)	.25 (8)	67 Spaces
3 Bedroom	29	1.5 (44)	.5 (15)	.25 (8)	67 Spaces
Total	87	132	30	24	186 Spaces

Provided:

Garage	174 Spaces	
Open	24 Spaces	Guest: (24)
Total	198 Spaces	(2.28 Space/DU)

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

CONDOMINIUM

LOT No. 525
CONDO – 3 STORY

Total Site Area:	6.5 Acres
Land Use:	H
Total Units:	120 Homes
Number of Buildings:	21 Buildings
Max Height	55' – Minimum fire lane width for structures>35' in height is 28'

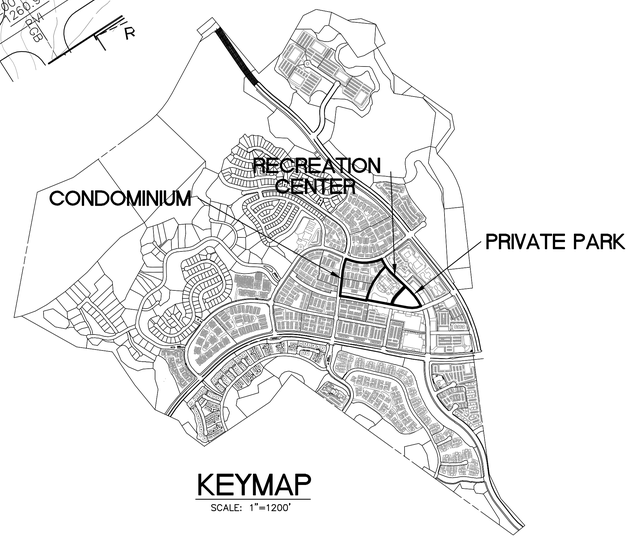
Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	21	1.5 (32)		.25 (6)	38 Spaces
2 Bedroom	78	1.5 (117)	.5 (39)	.25 (20)	176 Spaces
3 Bedroom	21	1.5 (32)	.5 (11)	.25 (6)	49 Spaces
Total	120	181	50	32	263 Spaces

Provided:

Garage	240 Spaces	
Open	32 Spaces	Guest: (32)
Total	272 Spaces	(2.27 Space/DU)

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



KEYMAP
SCALE: 1"=1200'

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GRAPHIC SCALE: 1"=60'

REV:
DATE: 4/19/2010

LEGAL DESCRIPTION:

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VESTING TENTATIVE TRACT MAP NO. 61105
SITE PLAN – EXHIBIT MAP

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

PROJECT NO. 1NLF0120.00
SHEET 12 OF 20

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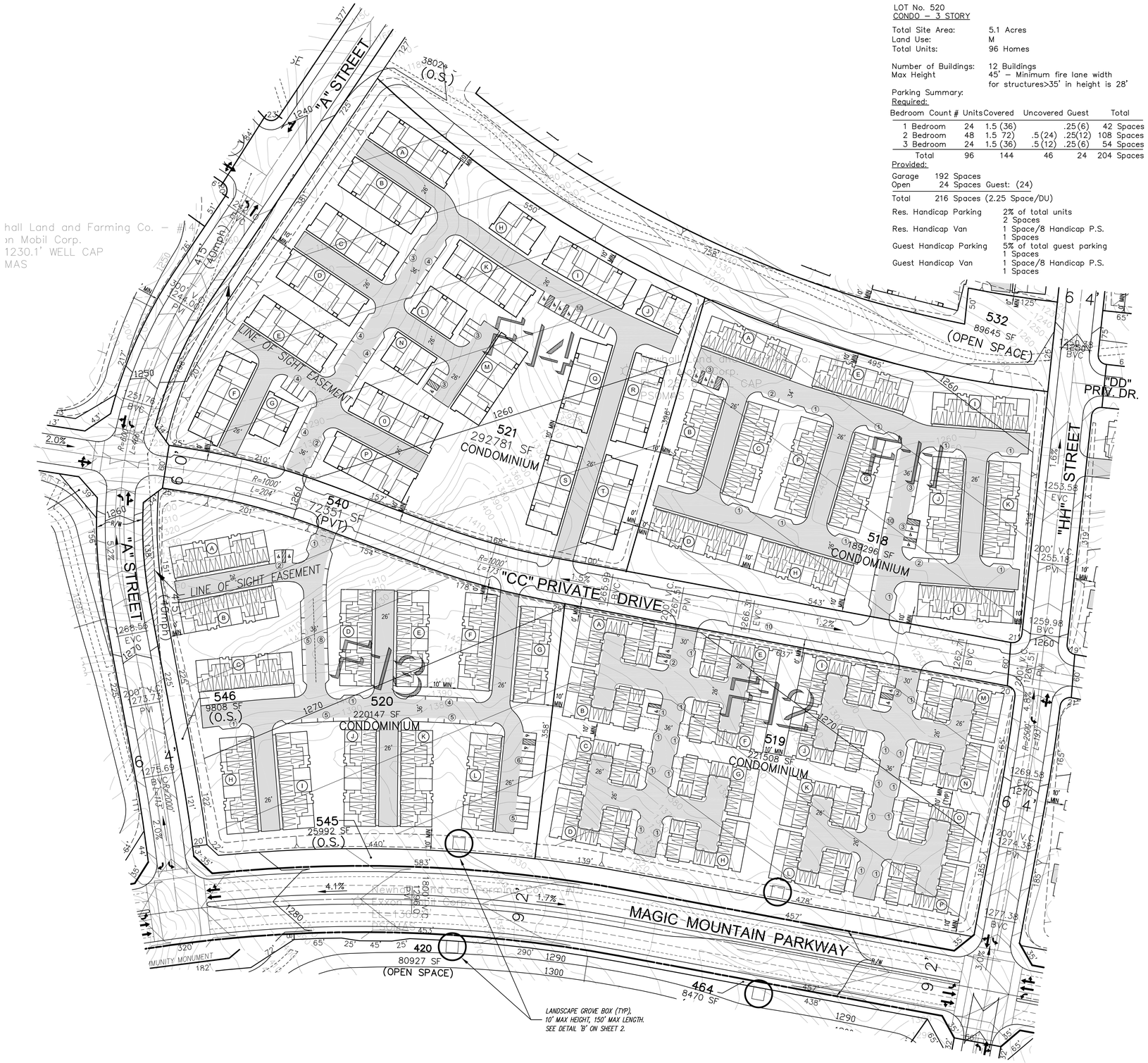


CONDOMINIUM

LOT No. 520
CONDO – 3 STORY

Total Site Area: 5.1 Acres
Land Use: M
Total Units: 96 Homes

Number of Buildings: 12 Buildings
Max Height: 45' – Minimum fire lane width for structures>35' in height is 28'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	24	1.5 (36)		.25(6)	42 Spaces
2 Bedroom	48	1.5 72)	.5(24)	.25(12)	108 Spaces
3 Bedroom	24	1.5 (36)	.5(12)	.25(6)	54 Spaces
Total	96	144	46	24	204 Spaces

Provided:
Garage 192 Spaces
Open 24 Spaces Guest: (24)
Total 216 Spaces (2.25 Space/DU)

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

CONDOMINIUM

LOT No. 521
CONDO – 3 STORY

Total Site Area: 6.7 Acres
Land Use: M
Total Units: 105 Homes

Number of Buildings: 20 Buildings
Max Height: 45' – Minimum fire lane width for structures>35' in height is 28'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	70	1.5(105)	.5(35)	.25(18)	158 Spaces
3 Bedroom	35	1.5 (53)	.5(18)	.25 (9)	80 Spaces
Total	105	158	53	27	238 Spaces

Provided:
Garage 210 Spaces
Open 28 Spaces Guest: (27)
Total 238 Spaces (2.25 Space/DU)

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

CONDOMINIUM

LOT No. 518
CONDO – 3 STORY

Total Site Area: 4.4 Acres
Land Use: M
Total Units: 96 Homes

Number of Buildings: 12 Buildings
Max Height: 45' – Minimum fire lane width for structures>35' in height is 28'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	24	1.5 (36)		.25(6)	42 Spaces
2 Bedroom	48	1.5 (72)	.5(24)	.25(12)	108 Spaces
3 Bedroom	24	1.5 (36)	.5 (12)	.25 (6)	54 Spaces
Total	96	144	36	24	204 Spaces

Provided:
Garage 192 Spaces
Open 24 Spaces Guest: (24)
Total 216 Spaces (2.25 Space/DU)

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

CONDOMINIUM

LOT No. 519
CONDO – 3 STORY

Total Site Area: 5.1 Acres
Land Use: M
Total Units: 128 Homes

Number of Buildings: 16 Buildings
Max Height: 45' – Minimum fire lane width for structures>35' in height is 28'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	
1 Bedroom	32	1.5 (48)		.25(8)	49 Spaces
2 Bedroom	48	1.5 (72)	.5(24)	.25(12)	104 Spaces
3 Bedroom	48	1.5 (72)	.5(24)	.25(12)	54 Spaces
Total	128	192	48	32	272 Spaces

Provided:
Garage 256 Spaces
Open On-Site 22 Spaces Guest: (22)
"CC" Pvt. Dr. 10 Spaces Guest: (10)
Total 288 Spaces (2.25 Space/DU)

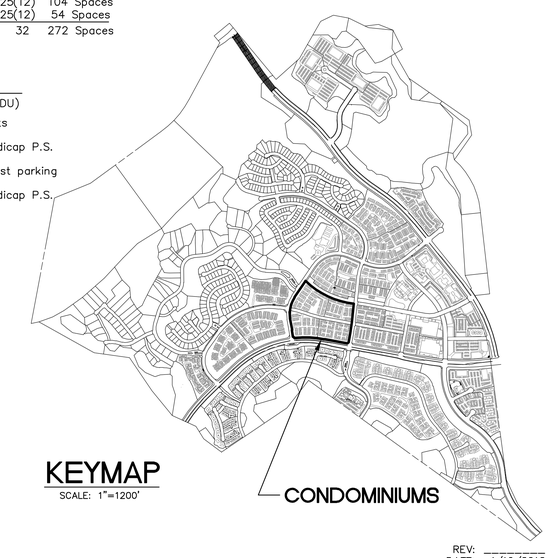
Res. Handicap Parking: 2% of total units 3 Spaces
Res. Handicap Van: 1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking: 5% of total guest parking 2 Spaces
Guest Handicap Van: 1 Space/8 Handicap P.S. 1 Spaces

LEGEND:

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

NOTE:

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



KEYMAP
SCALE: 1"=1200'

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

REV:
DATE: 4/19/2010

LEGAL DESCRIPTION:

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SITE PLAN - EXHIBIT MAP

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

PROJECT NO. 1NLF0120.00

SHEET 13 OF 20

Apr 15, 2010 – 5:00PM – M:\NEWHALL\PROJDATA\MESAEAST-MP\ENGR\DESIGN\VTTM\PL\ME018-13.DWG

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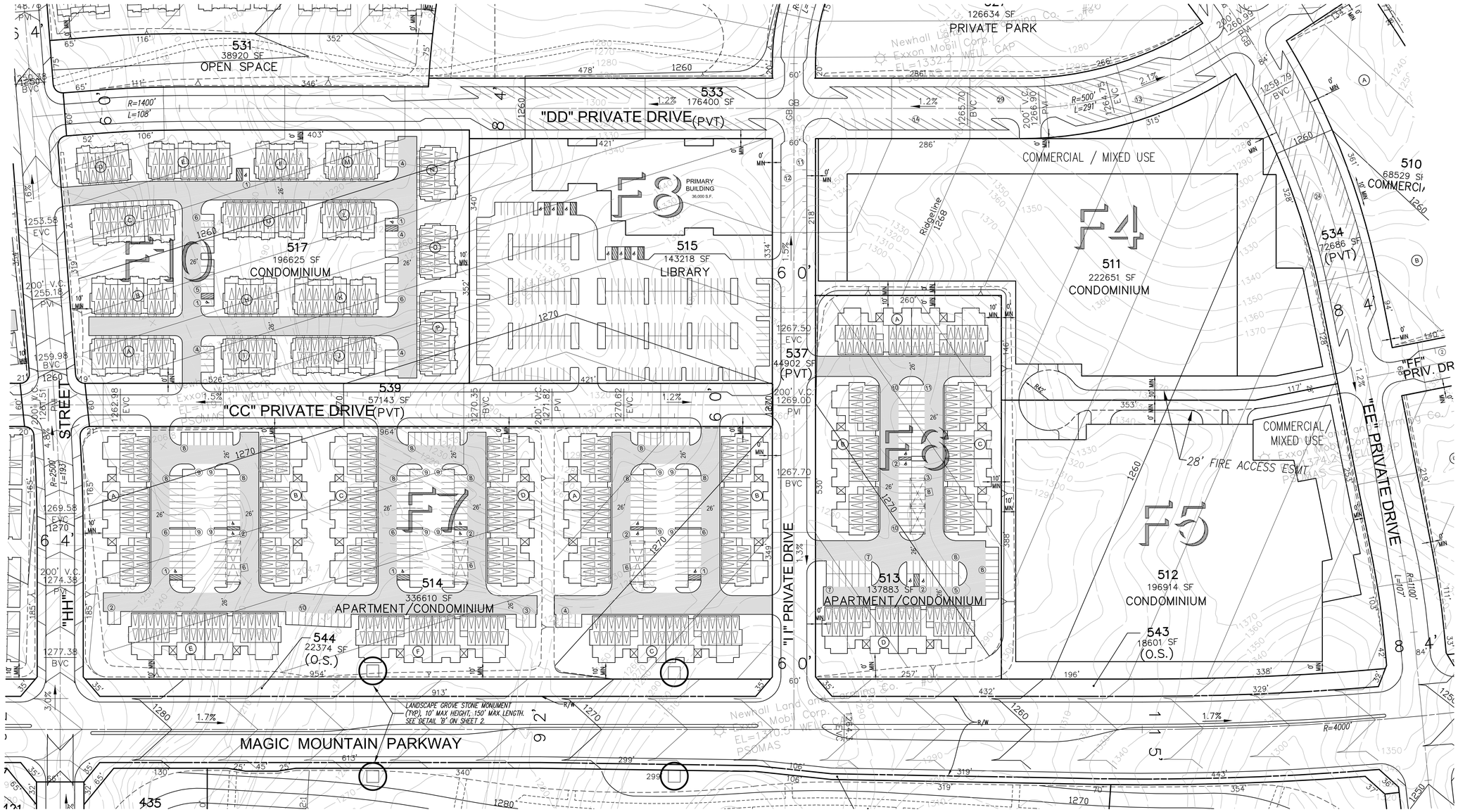
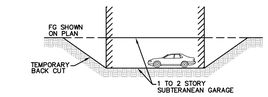


LEGEND:

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



SUBTERRANEAN GARAGE EXCAVATION DETAIL

NOTE: DIRT TO BE DISPOSED OF WITHIN NEWHALL RANCH

NOTE:

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

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

CONDOMINIUM

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

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

Number of Buildings: 1 Buildings
Max Height 55'

Parking Summary:
Required:

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

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

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

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

CONDOMINIUM

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

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

Number of Buildings: 1 Building
Max Height 55'

Parking Summary:
Required:

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

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

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

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

APARTMENTS/ CONDOMINIUM

LOT No. 513
APARTMENT/CONDO – 3 STORY

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

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

Parking Summary:
Required:

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

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

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

APARTMENTS/ CONDOMINIUMS

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

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

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

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	54	1.5 (81)		.25(14)	95 Spaces
2 Bedroom	126	1.5(189)	.5(63)	.25(32)	284 Spaces
3 Bedroom	36	1.5 (54)	.5(18)	.25 (9)	81 Spaces
Total	216	324	81	55	460 Spaces

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

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

CONDOMINIUM

LOT No. 517
CONDO – 3 STORY

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

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

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	40	1.5 (60)		.25(10)	70 Spaces
2 Bedroom	40	1.5 (60)	.5 (20)	.25(10)	90 Spaces
3 Bedroom	40	1.5 (60)	.5 (20)	.25(10)	90 Spaces
Total	120	180	40	30	250 Spaces

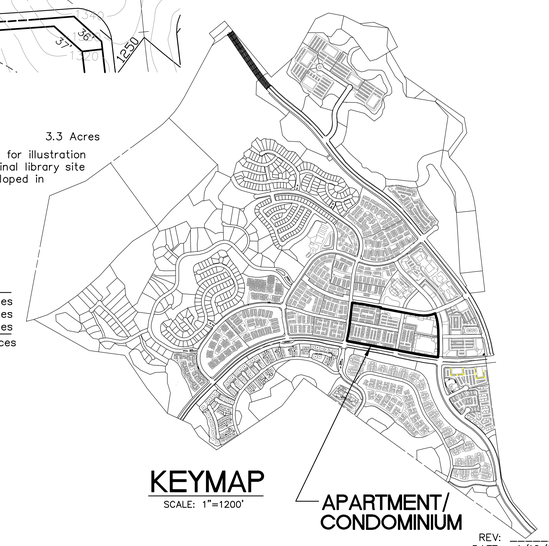
Provided:
Garage 240 Spaces
Open 30 Spaces Guest: (30)
Total 270 Spaces (2.25 Space/DU)

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

LIBRARY

LOT No. 515
Total Site Area: 3.3 Acres

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



KEYMAP
SCALE: 1"=1200'

REV:
DATE: 4/19/2010

LEGAL DESCRIPTION:

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

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

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

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

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TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. COREY HARPOLE

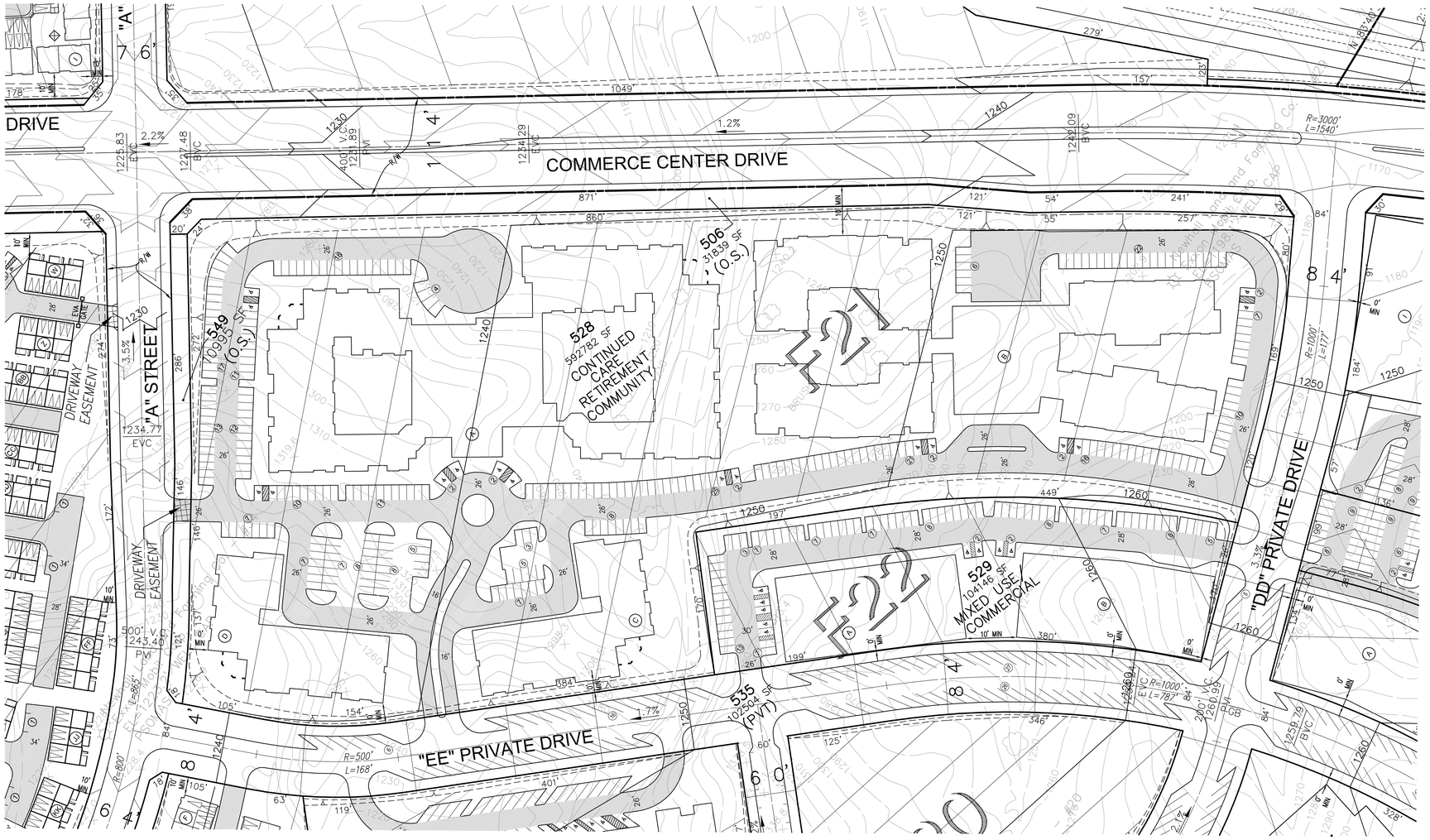
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 61105
SITE PLAN - EXHIBIT MAP

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

PROJECT NO. 1NLF0120.00
SHEET 14 OF 20

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

ME018–14.dwg



CONTINUED CARE RETIREMENT COMMUNITY

LOT No. 528
CONDO – 3 & 4 STORY

Total Site Area:	13.6 Acres
Land Use:	MU–Residential
Independent Living:	197 Homes
Assisted Living:	154 Homes
Number of Buildings:	4 Buildings
Max Height	55'

Parking Summary:
Required:

Bedroom Count	Uncovered	Total
Independent Living	1.0(197)	197
Assisted Living	.3(154)	47
Total	351	244

Provided:

Open	280 Spaces
Total	280 Spaces (0.80 Space/DU)
Res. Handicap Parking	2% of total units 6 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 6 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces

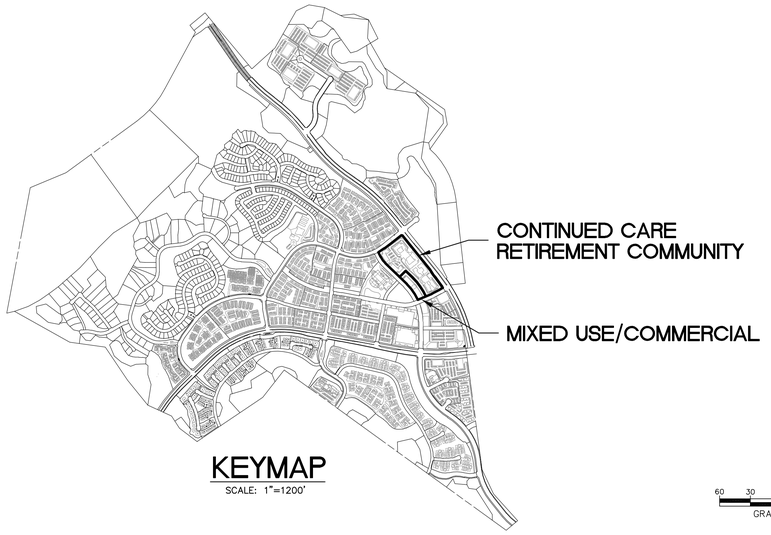
LOT No. 529
MIXED USE/COMMERCIAL – UP TO 3 STORIES
Maximum Height: 55'

Lot Acreage	2.4 Acres
Land Use	MU–Commercial
Retail	38,430 S.F.
Office	88,000 S.F.
Parking Required (Retail)	154 Spaces @ 1 Space/250 s.f. Bldg. Area
Parking Required (Office)	220 Spaces @ 1 Space/400 s.f. Bldg. Area
Total Parking Provided	374 Spaces*
Handicap Parking	8 Spaces
Handicap Van–Accessible	1 Space @ 1 Space/8 Handicap P.S.

* Includes 75 adjacent on–street parking spaces on "EE" Drive and 5 on "DD" Drive.
210 spaces are provided off–site in Parking Structure 2 in Lot 509.

PARKING NOTE:

RECIPROCAL AND OFF–SITE PARKING IS DEPICTED FOR LOT 529.



KEYMAP

SCALE: 1"=1200'

GRAPHIC SCALE: 1"=60'

LEGEND:

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

NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PERMISSION IS REQUESTED TO ALLOW OFFICE AND RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
5. GUEST PARKING WILL BE PROVIDED ON PRIVATE DRIVES.

REV:
DATE: 4/19/2010

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Apr 16, 2010 – 12:14PM – M:\NEWHALL\PROJDATA\MEGASEAST–MP\ENGR\DESIGN\VTM\VTL\ME018–15.DWG

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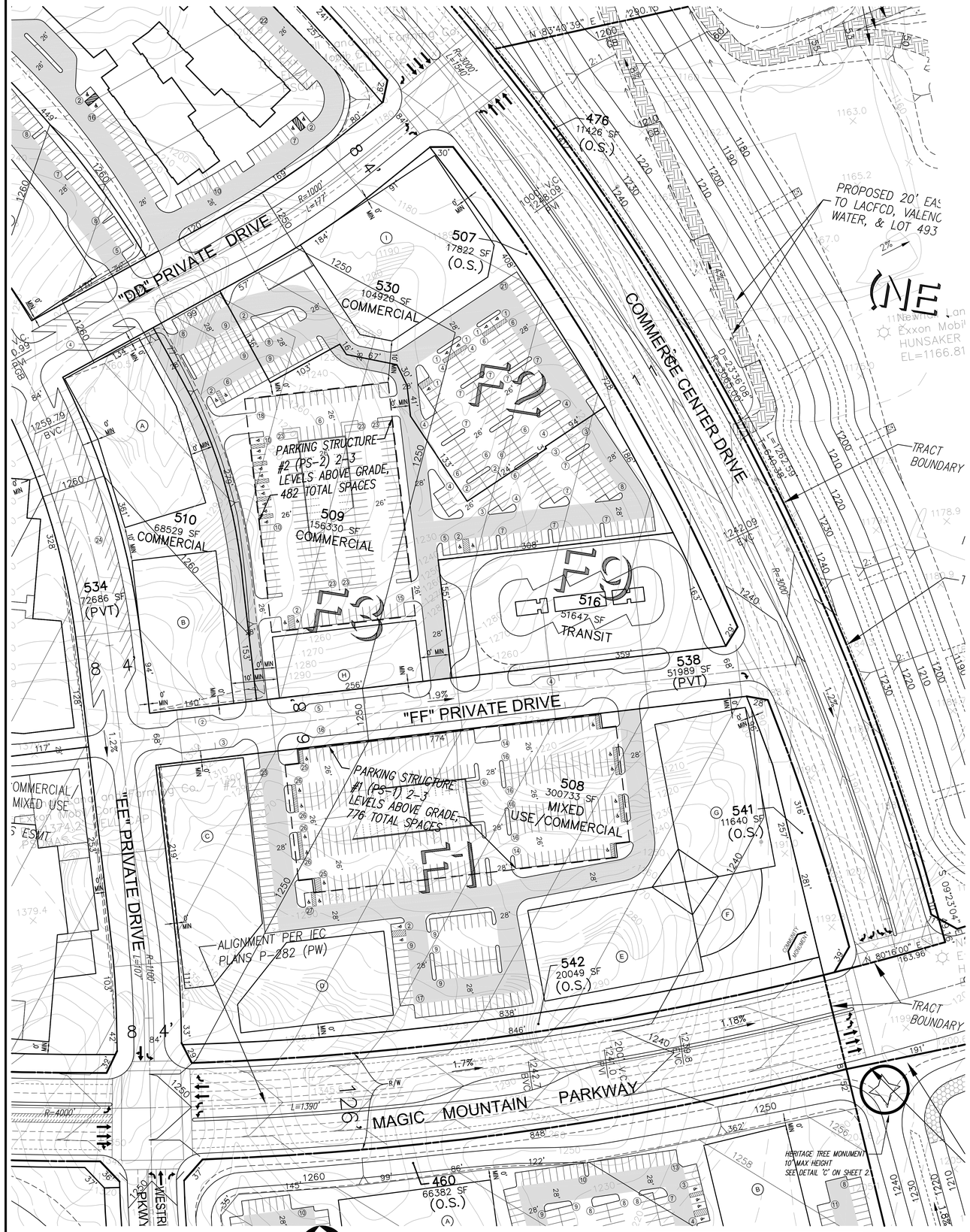


GRAPHIC SCALE: 1"=60'

MIXED USE/COMMERCIAL

LOT No. 508
MIXED USE/COMMERCIAL – UP TO 3 STORIES
Maximum Height: 55'

Lot Acreage	6.9 Acres
Land Use	MU–Commercial
Retail	37,170 S.F.
Office	300,000 S.F.
Parking Required (Retail)	149 Spaces @ 1 Space/250 s.f. Bldg. Area
Parking Required (Office)	750 Spaces @ 1 Space/400 s.f. Bldg. Area
Total Parking Provided	899 Spaces*
Handicap Parking	18 Spaces**
Handicap Van–Accessible	3 Spaces** @ 1 Space/8 Handicap P.S.

* Includes 19 on–street parallel parking spaces on "FF Drive. 776 spaces are located in a 2 to 3–story parking structure (PS–1) within Lot 508

** May be included as surface parking and in structure (PS–1)

LOT No. 530
COMMERCIAL – UP TO 3 STORIES
Maximum Height: 45'

Lot Acreage	2.4 Acres
Land Use	C
Retail	35,000 S.F.
Parking Required (Retail)	140 Spaces @ 1 Space/250 s.f. Bldg. Area
Total Parking Provided	140 Spaces
Handicap Parking	5 Spaces
Handicap Van–Accessible	1 Space @ 1 Space/8 Handicap P.S.

LOT No. 509 & 510
COMMERCIAL – UP TO 3 STORIES
Maximum Height: 45'

Lot Acreage	5.2 Acres
Land Use	C
Retail	47,100 S.F.
Office	92,000 S.F.
Parking Required (Retail)	188 Spaces @ 1 Space/250 s.f. Bldg. Area
Parking Required (Office)	230 Spaces @ 1 Space/400 s.f. Bldg. Area
Total Parking Provided	418 Spaces*
Handicap Parking	9 Spaces**
Handicap Van–Accessible	2 Spaces** @ 1 Space/8 Handicap P.S.

* Includes 4 spaces on "DD" Drive, 24 spaces on "EE" Drive and 11 spaces on "FF" Drive. 272 spaces are located in a 2 to 3–story parking structure (PS–2) within Lot 509.

** May be included as surface parking in structure (PS–2). Parking structure PS–2 may include park and ride facilities.

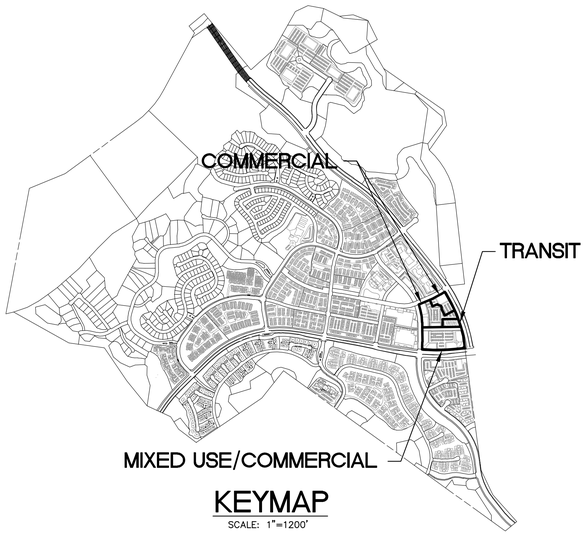
PARKING NOTE:
RECIPROCAL AND OFF–SITE PARKING IS DEPICTED FOR LOTS 508, 509, AND 510

NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PERMISSION IS REQUESTED TO ALLOW OFFICE AND RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
5. GUEST PARKING WILL BE PROVIDED ON PRIVATE DRIVES.

LEGEND:

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



KEYMAP
SCALE: 1"=1200'

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 61105
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PROJECT NO. 1NLF0120.00

SHEET 16 OF 20

Apr 16, 2010 – 1:31PM – M:\NEWHALL\PRODDATA\MESASEAST-MP\ENGR\DESIGN\VTM\PL\ME018-16.DWG

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LEGEND:

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

LOT No. 480
COMMERCIAL – 4 STORY

Lot Acreage	8.3 Acres
Land Use:	MU–Commercial
Office	144,000 S.F.
Required Parking	1 Space per 400 s.f. of Bldg. Area
Required Parking	360 Spaces
Parking Provided	360 Spaces
Handicap Parking	8 Spaces
Handicap Van–Accessible	1 Space/8 H.P.S. 1 Space
Max. Height	55'

LOT No. 481
COMMERCIAL – 4 STORY

Lot Acreage	6.3 Acres
Land Use:	MU–Commercial
Office	144,000 S.F.
Required Parking	1 Space per 400 s.f. of Bldg. Area
Required Parking	360 Spaces
Parking Provided	360 Spaces
Handicap Parking	8 Spaces
Handicap Van–Accessible	1 Space/8 H.P.S. 1 Space
Max. Height	55'

LOT No. 482
COMMERCIAL – 4 STORY

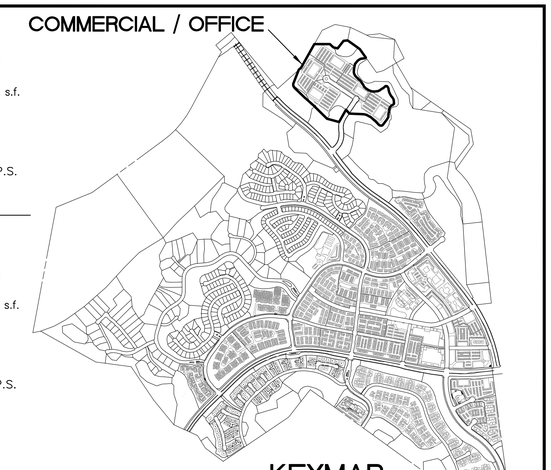
Lot Acreage	8.3 Acres
Land Use:	MU–Commercial
Office	144,000 S.F.
Required Parking	1 Space per 400 s.f. of Bldg. Area
Required Parking	360 Spaces
Parking Provided	360 Spaces
Handicap Parking	8 Spaces
Handicap Van–Accessible	1 Space/8 H.P.S. 1 Space
Max. Height	55'

LOT No. 483
COMMERCIAL – 4 STORY

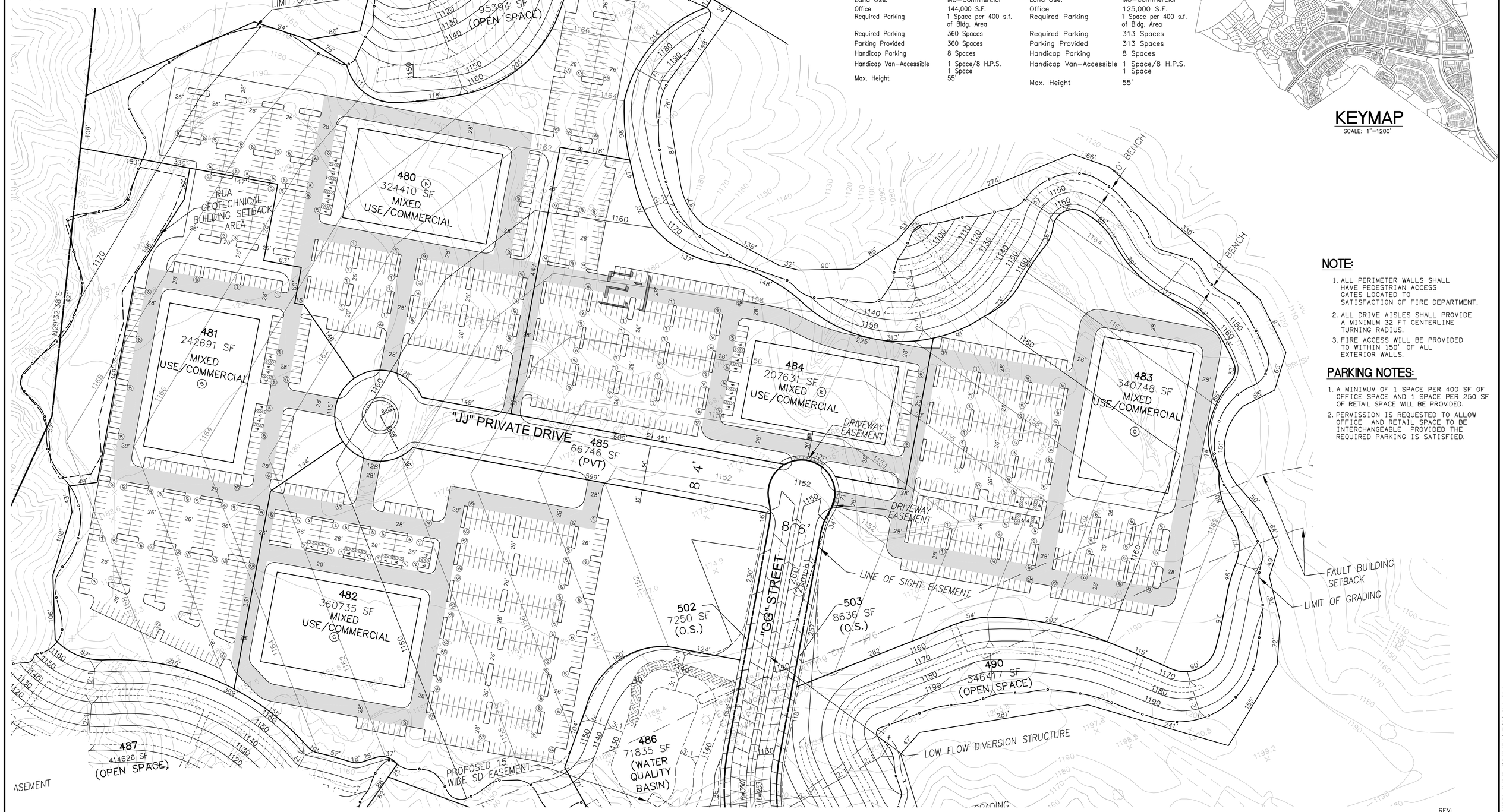
Lot Acreage	7.8 Acres
Land Use:	MU–Commercial
Office	140,000 S.F.
Required Parking	1 Space per 400 s.f. of Bldg. Area
Required Parking	350 Spaces
Parking Provided	350 Spaces
Handicap Parking	8 Spaces
Handicap Van–Accessible	1 Space/8 H.P.S. 1 Space
Max. Height	55'

LOT No. 484
COMMERCIAL – 4 STORY

Lot Acreage	4.8 Acres
Land Use:	MU–Commercial
Office	125,000 S.F.
Required Parking	1 Space per 400 s.f. of Bldg. Area
Required Parking	313 Spaces
Parking Provided	313 Spaces
Handicap Parking	8 Spaces
Handicap Van–Accessible	1 Space/8 H.P.S. 1 Space
Max. Height	55'



KEYMAP
SCALE: 1"=1200'



NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PARKING NOTES:

1. A MINIMUM OF 1 SPACE PER 400 SF OF OFFICE SPACE AND 1 SPACE PER 250 SF OF RETAIL SPACE WILL BE PROVIDED.
2. PERMISSION IS REQUESTED TO ALLOW OFFICE AND RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.

REV: _____
DATE: 4/19/2010

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

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SITE PLAN - EXHIBIT MAP

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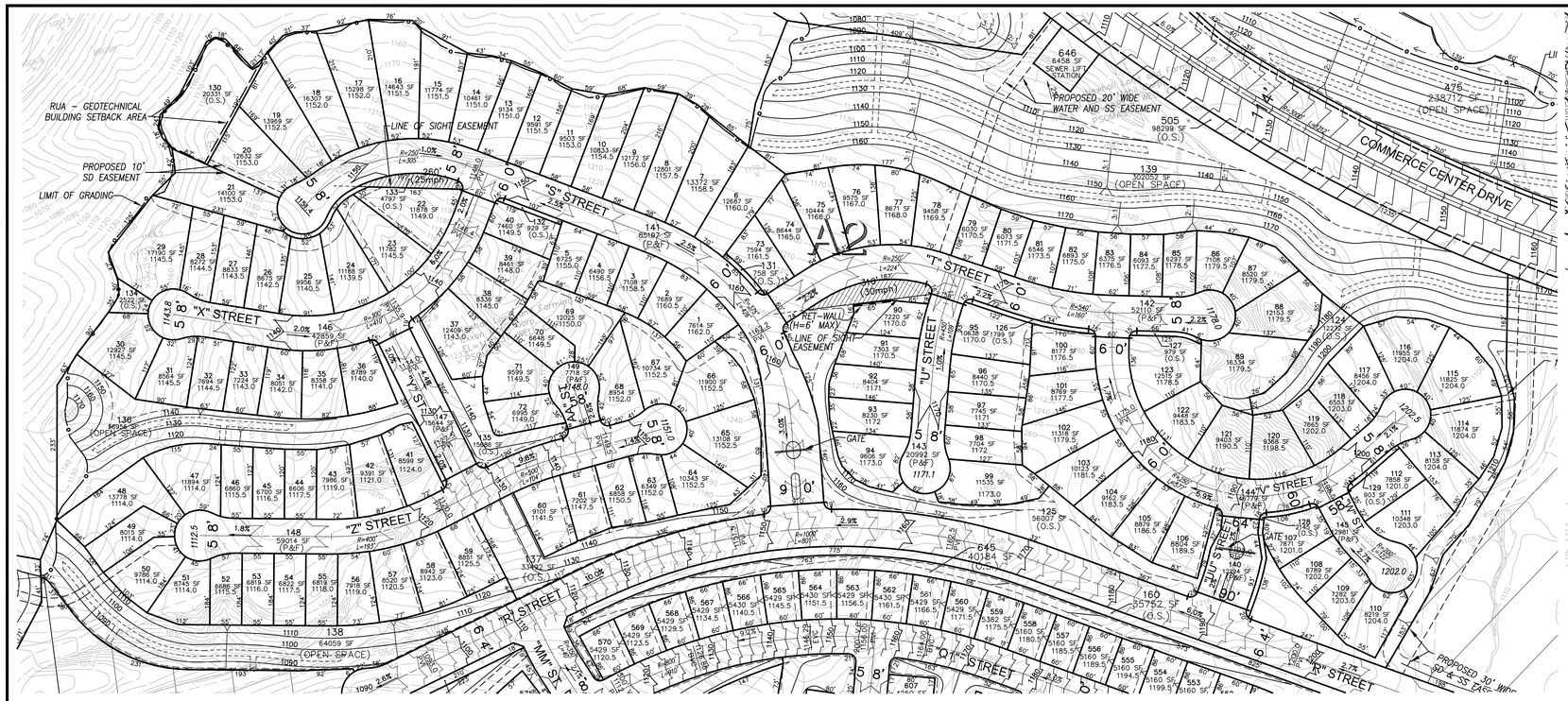
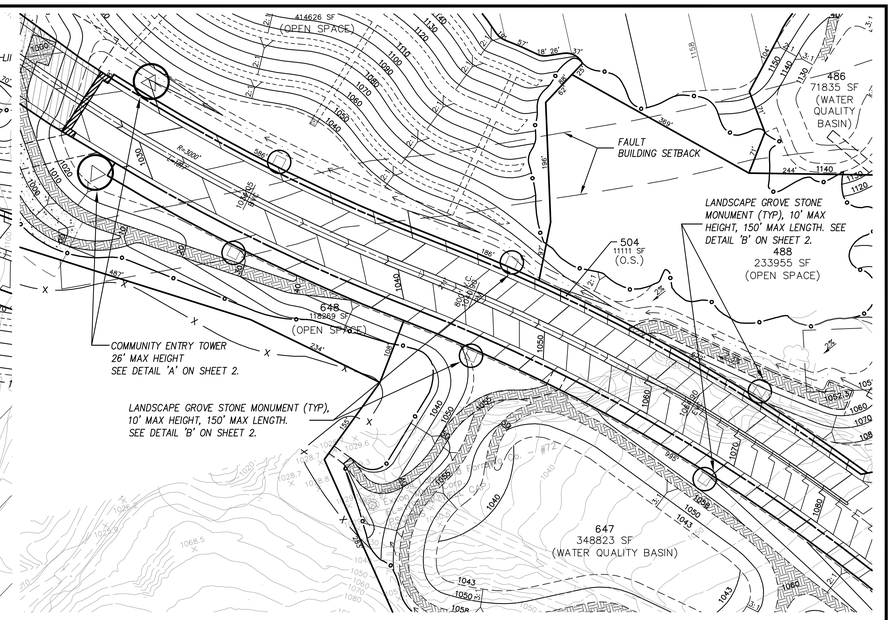
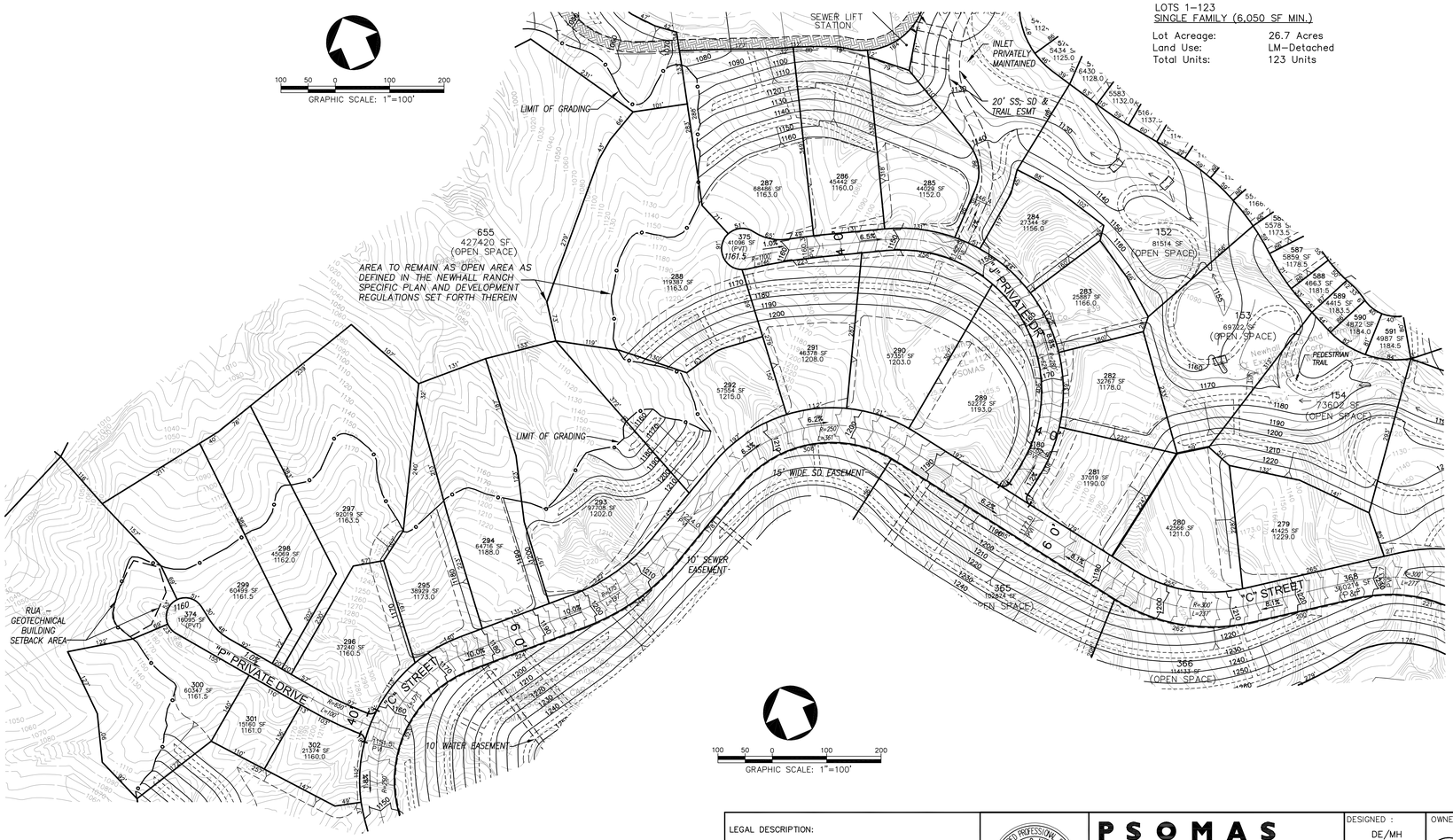




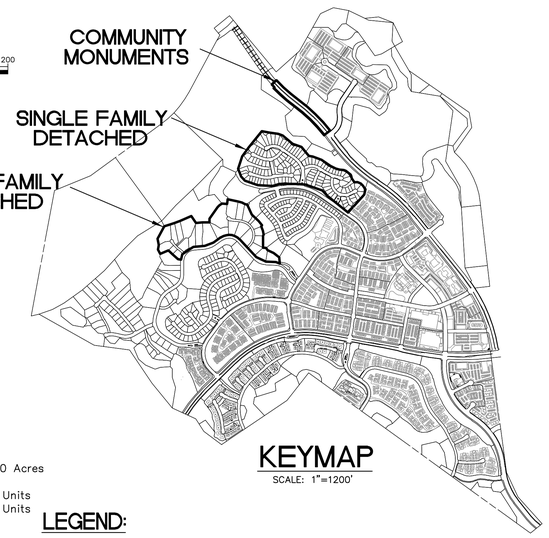


LOTS 1–123
SINGLE FAMILY (6,050 SF MIN.)

Lot Acreage:	26.7 Acres
Land Use:	LM–Detached
Total Units:	123 Units

LOTS 279–303
SINGLE FAMILY (7,500 SF MIN.)

Lot Acreage:	29.0 Acres
Land Use:	L
Units:	25 Units
Optional Secondary Units	25 Units



KEYMAP

SCALE: 1"=1200'

LEGEND:

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

NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

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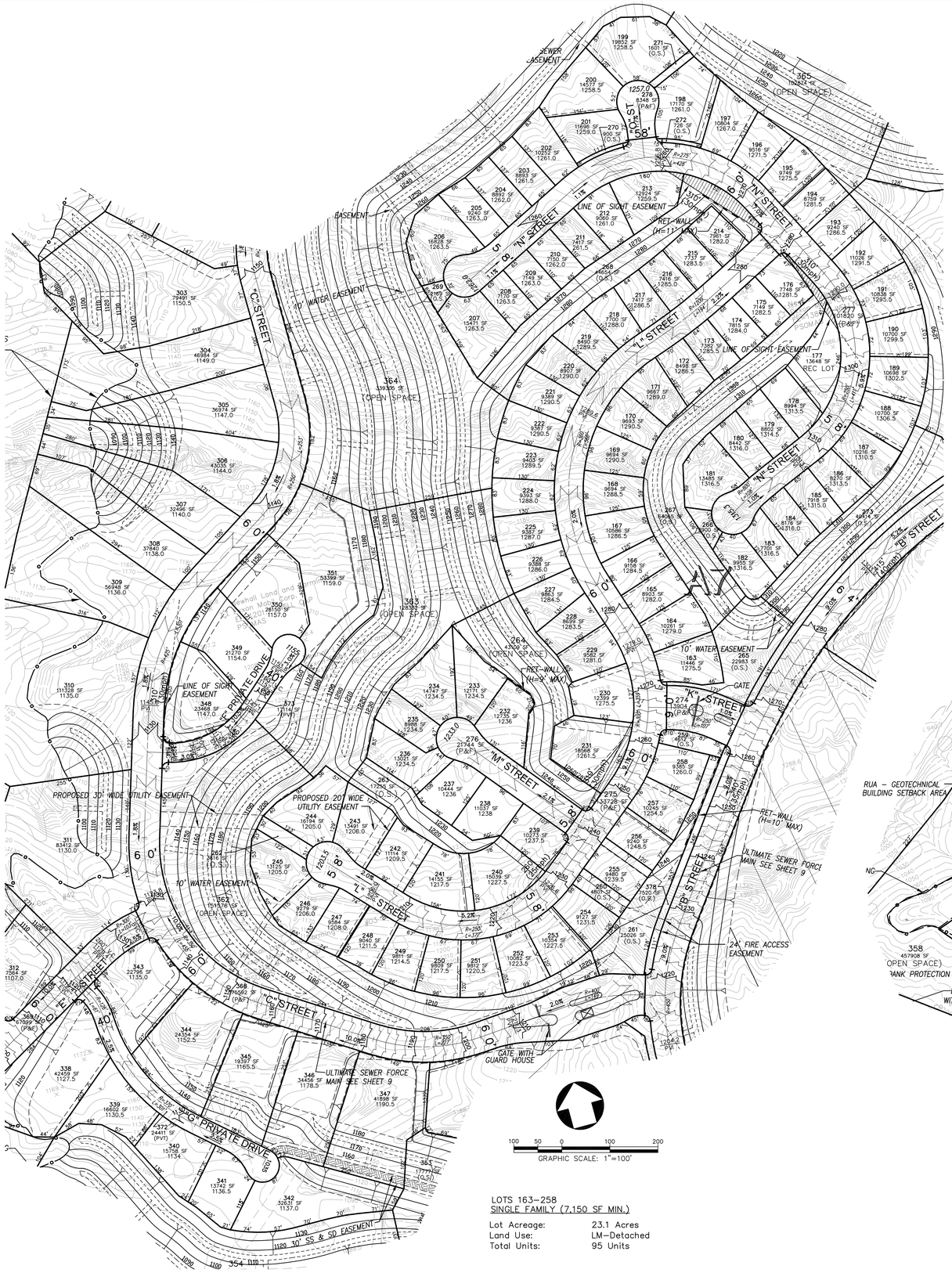
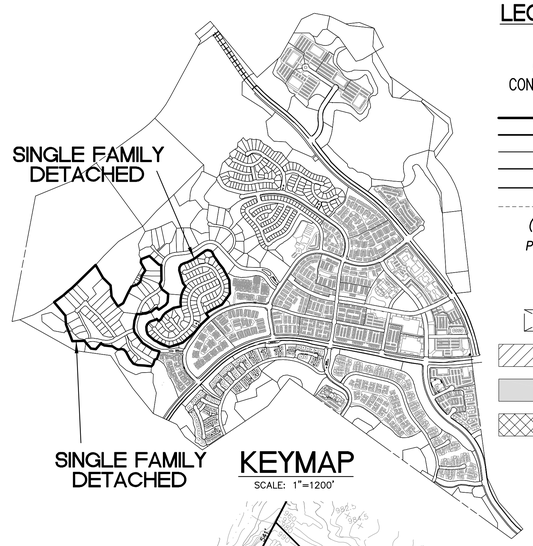


LOTS 163–258
SINGLE FAMILY (7,150 SF MIN.)

Lot Acreage:	23.1 Acres
Land Use:	LM–Detached
Total Units:	95 Units



KEYMAP
SCALE: 1"=1200'

LEGEND:

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

NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

LOTS 304–351
SINGLE FAMILY (7,500 SF MIN.)

Lot Acreage:	44.0 Acres
Land Use:	L
Total Units:	48 Units
Optional Secondary Units:	48 Units

REV:
DATE: 4/19/2010

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

PROJECT NO. 1NLF0120.00
SHEET 19 OF 20

ME018–19.dwg

LOT No. 469
COMMUNITY PARK

Lot Acreage	21.0 Acres
Land Use:	MU
Parking Required	36 Spaces 1 Space / ½ Acre of Developed Park Area up to 15 Acres 1 Space / 1 Acre for Additional Developed Park Area in Excess of 15 Acres
Parking Provided	110 Spaces

LOT No. 653
NEIGHBORHOOD PARK

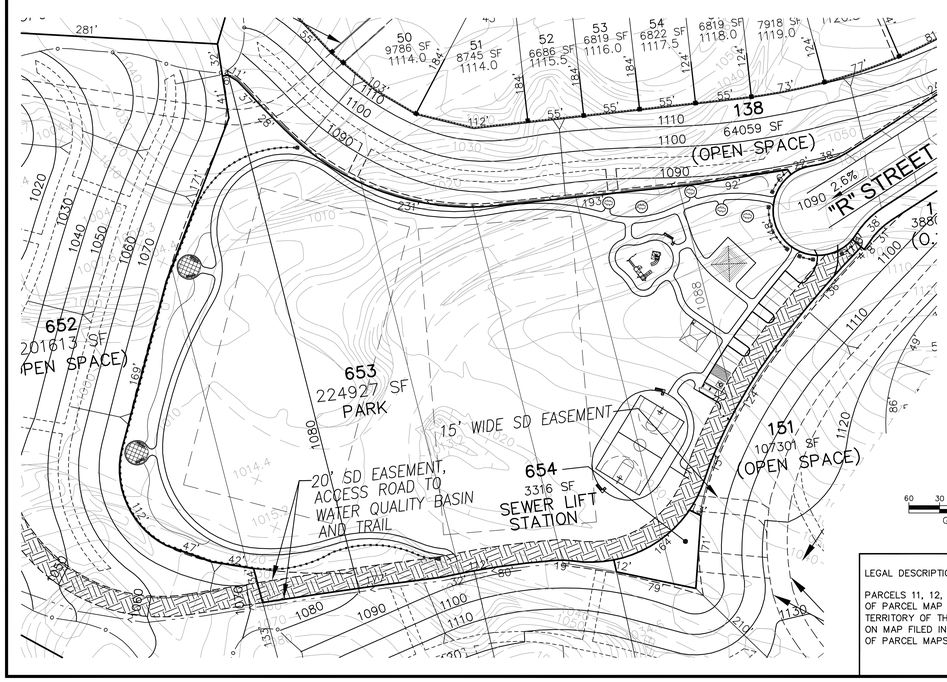
Lot Acreage	5.2 Acres
Land Use:	L
Parking Required	10 Spaces 1 Space / ½ Acre of Developed Park Area up to 15 Acres
Parking Provided	10 Spaces
Handicap Parking	1 Space

LOT No. 654
SEWER LIFT STATION

Lot Acreage	0.08 Acres
Land Use:	L

LEGEND:

100	LOT NO.
5000 SF	LOT AREA (SQUARE FEET)
CONDOMINIUM	LAND USE
O. S.	OPEN SPACE
	PROJECT BOUNDARY
	PROPERTY LINE
1150	PROPOSED CONTOUR
	DAYLIGHT LINE
C/F	CUT & FILL
	RIDGE LINE
(PVT)	PRIVATE DRIVE
P & F	PRIVATE & FUTURE STREET
	ABANDONED OIL WELL
R/W	RIGHT OF WAY
EVA	EMERGENCY VEHICLE ACCESS
4	COVERED PARKING (NUMBER OF SPACES IN BOX)
	LINE OF SIGHT EASEMENT
	PRIVATE DRIVEWAY & FIRE LANE
	DRIVEWAY EASEMENT
4	NUMBER OF OPEN PARKING SPACES



NOTE:

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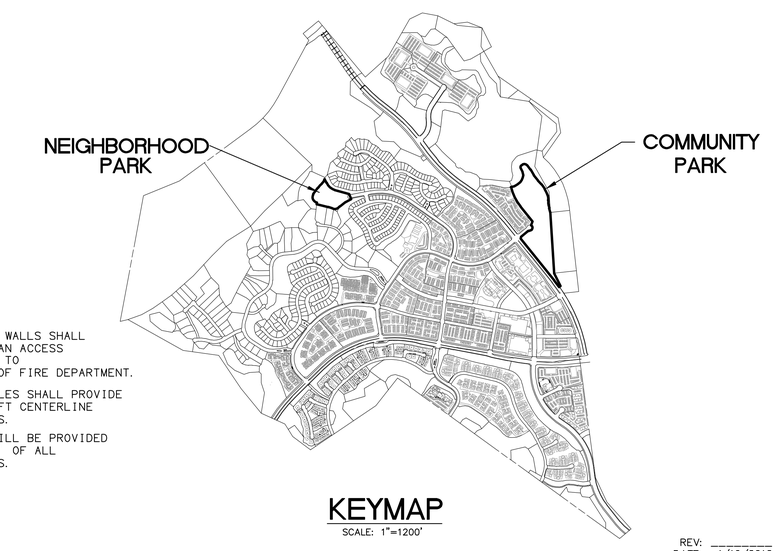
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.



KEYMAP

SCALE: 1"=1200'

LEGAL DESCRIPTION:

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

REV:
DATE: 4/19/2010

PROJECT NO. 1NLF0120.00
SHEET 20 OF 20

Apr 16, 2010 - 12:48PM - M:\NEWHALL\PROJDATA\MESASEAST-MP\ENGR\DESGN\VTM\PL\ME018-20.DWG

ME018-20.dwg