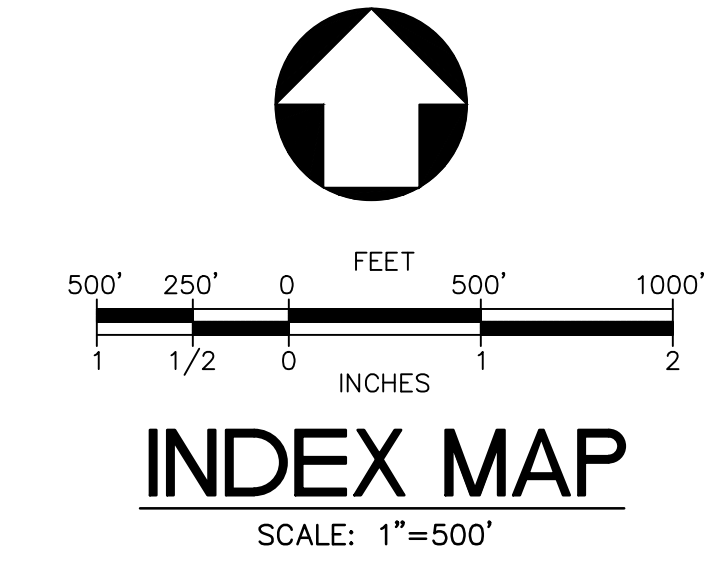


VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

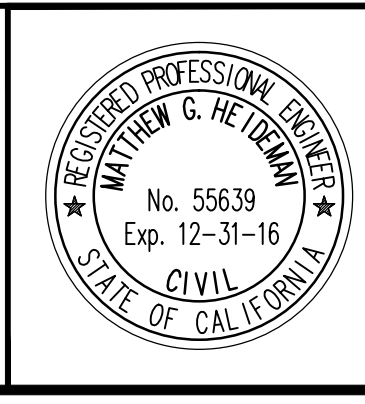
1. GRADE ELEVATIONS ON THE VTTM ARE APPROXIMATE. CHANGES IN THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP WHICH WILL NOT SUBSTANTIALLY ALTER THE APPROVED GRADING PLAN OR RESULT IN PARCELS BEING CHANGED BY MORE THAN 10 FEET ARE PERMITTED SUBJECT TO THE PROVISIONS OF SECTION 5.2 OF THE NEWHALL RANCH SPECIFIC 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" TRACT MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) AS SPECIFIED IN THE COUNTY SUBDIVISION CODE.
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., PARKS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, SEWER LIFT STATIONS) 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 PROVIDED ALL PARKING DETERMINED TO BE NECESSARY PER THE PROVISIONS OF THE SPECIFIC PLAN IS AVAILABLE.
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 MMRP.
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 11/25/06 FROM DATA FLOWN 5/24/06.
16. REQUEST STREET FRONTAGE WAIVER FOR LOTS FRONTING ON PRIVATE STREETS AND PRIVATE DRIVES PER CONDITIONS OF APPROVAL.
17. OFF-SITE AND RECIPROCAL PARKING IS APPROVED PER THE PROVISIONS OF THE NEWHALL RANCH SPECIFIC PLAN AND THE SUBSTANTIAL CONFORMANCE INTERPRETATION AUTHORIZED BY THE DIRECTOR OF PLANNING. FUTURE SHARED PARKING MAY BE AUTHORIZED BY THE APPROVAL OF A PARKING PROGRAM THROUGH THE SUBSTANTIAL CONFORMANCE REVIEW PROCESS PURSUANT TO SECTION 3.7 OF THE NEWHALL RANCH SPECIFIC PLAN.
18. PERMISSION IS REQUESTED TO ALLOW FLAG LOTS PER CONDITIONS OF APPROVAL.
19. MODIFICATIONS IN SITE DESIGN TO THE TENTATIVE MAP/EXHIBIT MAP ARE PERMITTED AS DEFINED IN THE CONDITIONS OF APPROVAL.
20. GRADING OF VTTM 61911 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 NETWORK 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 PHASE OF GRADING AREA AND REQUIRED DRAINAGE DEVICES WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.
21. ALL DRAINAGE DEVICES SHOWN SHALL BE MAINTAINED BY LACFD UNLESS OTHERWISE NOTED.
22. WHEN PRIVATE DRIVE ARE USED IN LIEU OF A STREET, STREET SHALL CONFORM WITH THE PRIVATE DRIVE MANUAL.
23. MULTIFAMILY RESIDENTIAL PARKING, WHETHER APARTMENT UNITS OR CONDOMINIUMS, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 3.7 OF THE NEWHALL RANCH SPECIFIC PLAN.
24. ALL WATER QUALITY AND DEBRIS BASINS TO BE PUBLICLY MAINTAINED.



LEGEND

- 3** SHEET NUMBER
- (A)** APARTMENT/CONDOMINIUM
- (B)** CONDOMINIUM - 2 STORY
- (C)** CONDOMINIUM - 3 STORY
- (D)** FIRE STATION
- (E)** RECREATION
- (F)** PARK
- (G)** COMMERCIAL
- (H)** SCHOOL

LEGAL DESCRIPTION:
A PORTION OF PARCELS 15, 16 AND 17 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
4/21/2015
MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE

DESIGNED : DE/MH
DRAFTED : DE/DZ
CHECKED : MH

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

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015
PROJECT NO. 1NLF0115.00
SHEET 1 OF 23
DATE: 4/21/2015

PARKING SPACE SUMMARY TABLE

LOT NO.	LAND USE	PLANNING AREA	Street Frontage	No. of Buildings	RESIDENTIAL						COMMERCIAL																			
					No. of DU's	Reg. Res. P.S.	Req. Guest P.S.	Total P.S. Required	Res. P.S. Provided	Guest P.S. Provided	Total P.S. Provided	Retail Bldg. s.f.	Office Bldg. s.f.	Total Bldg. s.f.	Req. Ret. P.S. (1/2500 s.f.)	Req. Offc. (1/400 s.f.)	Total P.S. Required	Retail P.S. Provided	Office P.S. Provided	Total P.S. Provided										
67-68	CONDOMINIUMS	A2	A2 & A19 ST.	80	80	160	20	180	160	20	180																			
70	CONDOMINIUMS	A3	A2 ST.	93	93	187	24	211	187	24	211																			
71	CONDOMINIUMS	A4	A2 ST.	35	35	71	9	80	71	9	80																			
74	CONDOMINIUMS	A5	A2 ST.	77	77	155	20	175	155	20	175																			
77-78	CONDOMINIUMS	A6	A1 & A18 ST.	46	92	184	24	208	184	24	208																			
79-81	CONDOMINIUMS	A7	A1 & A19 ST.	39	117	235	30	265	235	30	265																			
453	CONDOMINIUMS	B3	B5 ST.	104	104	208	26	234	208	26	234																			
458-459	APARTMENT/CONDOMINIUM	B4	A1 ST.	24	304	571	78	649	571	78	649																			
463	CONDOMINIUMS	B5	B2 ST.	16	111	223	28	251	223	28	251																			
464	CONDOMINIUMS	B6	B4 ST.	88	88	176	22	198	176	22	198																			
467	CONDOMINIUMS	B7	B3 ST.	12	102	204	26	230	204	26	230																			
468	CONDOMINIUMS	B8	B3 ST.	57	57	115	15	130	115	15	130																			
469	CONDOMINIUMS	B9	B3 ST.	126	126	252	32	284	252	32	284																			
472-474	COMMERCIAL	B10	B2 ST.	9				0			0	245,000		245,000		981			981											
660	CONDOMINIUMS	C3	C1 ST.	31	122	246	32	278	246	32	278																			
878	CONDOMINIUMS	D1	D1 ST.	75	75	151	19	170	151	19	170																			
879	CONDOMINIUMS	D2	D1 ST.	27	81	163	21	184	163	21	184																			
880	CONDOMINIUMS	D3	D1 ST.	28	124	248	31	279	248	31	279																			
890	CONDOMINIUMS	D4	D1 ST.	75	75	151	20	171	151	20	171																			
897	CONDOMINIUMS	D5	D2 ST.	73	73	147	19	166	147	19	166																			
898	CONDOMINIUMS	D6	D1 ST.	163	163	327	41	368	327	41	368																			
899	CONDOMINIUMS	D7	D1 ST.	75	75	151	19	170	151	19	170																			
907	CONDOMINIUMS	E1	D1 ST.	33	99	199	26	225	199	26	225																			
1539	CONDOMINIUMS	F1	E1 ST.	89	89	179	23	202	179	23	202																			
1545	APARTMENT/CONDOMINIUM	F2	E1 ST.	19	214	398	54	452	400	54	452																			
1554-1555	APARTMENT/CONDOMINIUM	G1	G1 ST.	19	286	537	73	610	537	73	610																			
1558	CONDOMINIUMS	G2	G1 ST.	20	74	148	19	167	148	19	167																			
1559	CONDOMINIUMS	G3	G1 ST.	18	79	159	21	180	159	21	180																			
1565	CONDOMINIUMS	G4	G1 ST.	25	75	151	20	171	151	20	171																			
1570	CONDOMINIUMS	G5	G1 ST.	17	99	199	26	225	199	26	225																			
1574	CONDOMINIUMS	G6	G1 ST.	4	32	64	8	72	64	8	72																			
Recreation Sites																														
82	RECREATION CENTER	A7	A1 ST.	3							24	24																		
465	RECREATION CENTER	B5	B2 ST.	3							32	32																		
869	RECREATION CENTER	C4	D1 ST.	5							19	19																		
1062	RECREATION CENTER	E3	E2 PVT DR	2							36	36																		
1560	RECREATION CENTER	G3	G2 ST.	4							17	17																		
Parks																														
466	NEIGHBORHOOD PARK	B6	B3 ST.	1				12			12																			
667	COMMUNITY PARK	C3	C1 ST.	1				34			34																			
881	NEIGHBORHOOD PARK	D3	D1 ST.	1				12			12																			
1242	VISITOR CENTER		F1 PVT DR	5							6																			

LAND USE DESIGNATIONS ¹	MINIMUM LOT AREA (SQ. FT.)	REQUIRED SETBACKS ^{2,7}			MAXIMUM BUILDING HEIGHTS ⁵
		FRONT YARD (MAIN STRUCTURE)	SIDE YARD ³ (EACH SIDE)	REAR YARD ⁷	
ESTATE (E)	20,000	30' MIN ²	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)	2,500	18' MIN ^{4,14}	5' MIN ^{9,11,15,16}	10' MIN ^{6,7}	35'
MEDIUM RESIDENTIAL (M)	2,500	18' MIN ^{4,14}	5' MIN ^{9,11,15,16}	10' MIN ^{6,7}	45'
HIGH RESIDENTIAL (H) AND MIXED-USE (MU) RESIDENTIAL	N/A	10' MIN ⁴	0	10' MIN ^{6,7}	55'

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 FOR 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.

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'

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'

TABLE PER NEWHALL RANCH SPECIFIC PLAN ADOPTED MAY 27, 2003

Pursuant to Section 3.9.2 of the Newhall Ranch Specific Plan, second units setbacks shall comply with the land use in which they occur.

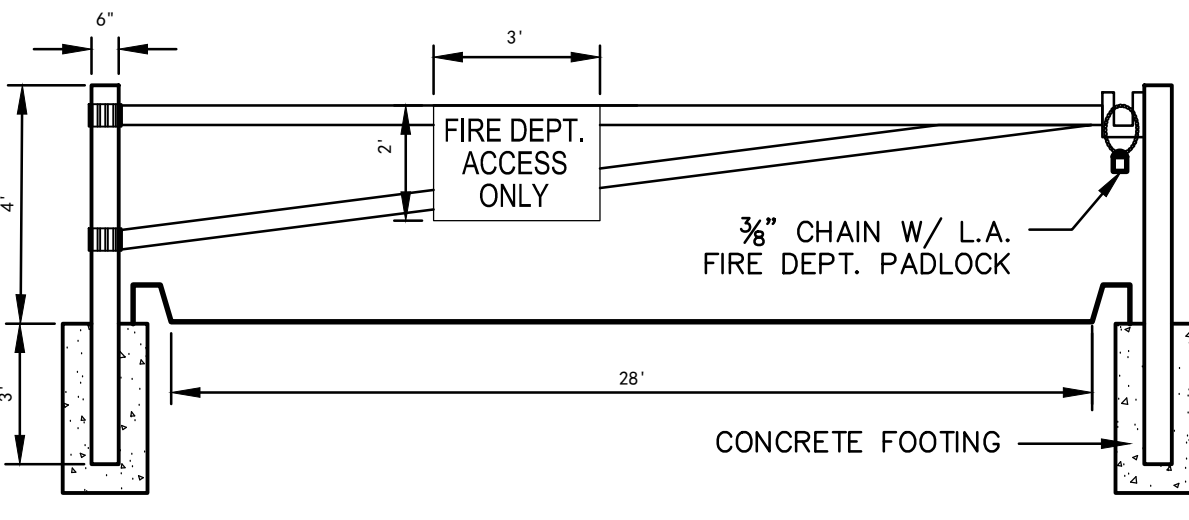
NOTE: HANDICAPPED PARKING STANDARD PER PROVISIONS OF BUILDING AND SAFETY CODE

RESIDENTIAL HANDICAP PARKING - 2% OF TOTAL UNITS

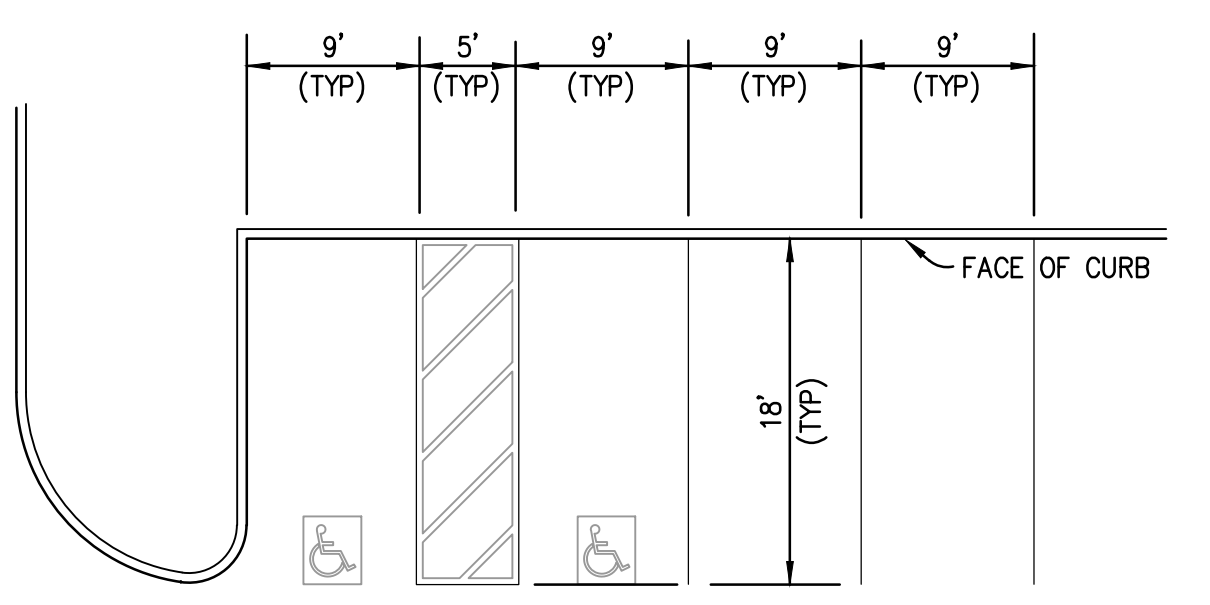
RESIDENTIAL HANDICAP VAN - 1 SPACE/8 HANDICAP P.S.

QUEST HANDICAP PARKING - 5% OF TOTAL

QUEST PARKING QUEST HANDICAP VAN - 1 SPACE/8 HANDICAP P.S.

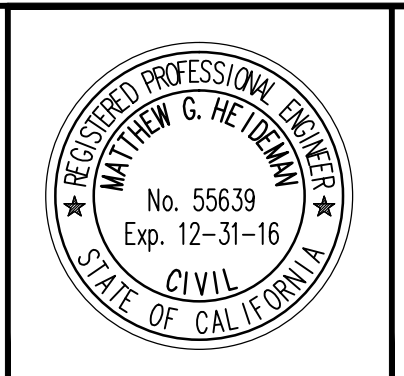


EMERGENCY ACCESS GATE DETAIL FOR AREA F1, 1539



90° PARKING SPACE W/ HANDICAP

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

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DRAFTED : DE/DZ
CHECKED : MH
OWNER/DEVELOPER : **NEWHALL LAND**
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VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 061911 SITE PLAN - EXHIBIT MAP

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

REV: 4/21/2015
PROJECT NO. 1NLF0115.00
SHEET 2 OF 23

CONDOMINIUM

LOT No. 77-78
CONDOMINIUM - 2 STORY
Total Site Area: 9.8 Acres
Land Use: MU
Total Units: 92 Homes
Number of Buildings: 46 Buildings
Max Height: 55'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	46	1.5 (69)	.5 (23)	.25 (12)	104 Spaces
4 Bedroom	46	1.5 (69)	.5 (23)	.25 (12)	104 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
Res. 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.

CONDOMINIUM

LOT No. 74
CONDOMINIUM - 2 STORY
Total Site Area: 12.0 Acres
Land Use: MU
Total Units: 77 Homes
Number of Buildings: 77 Buildings
Max Height: 55'

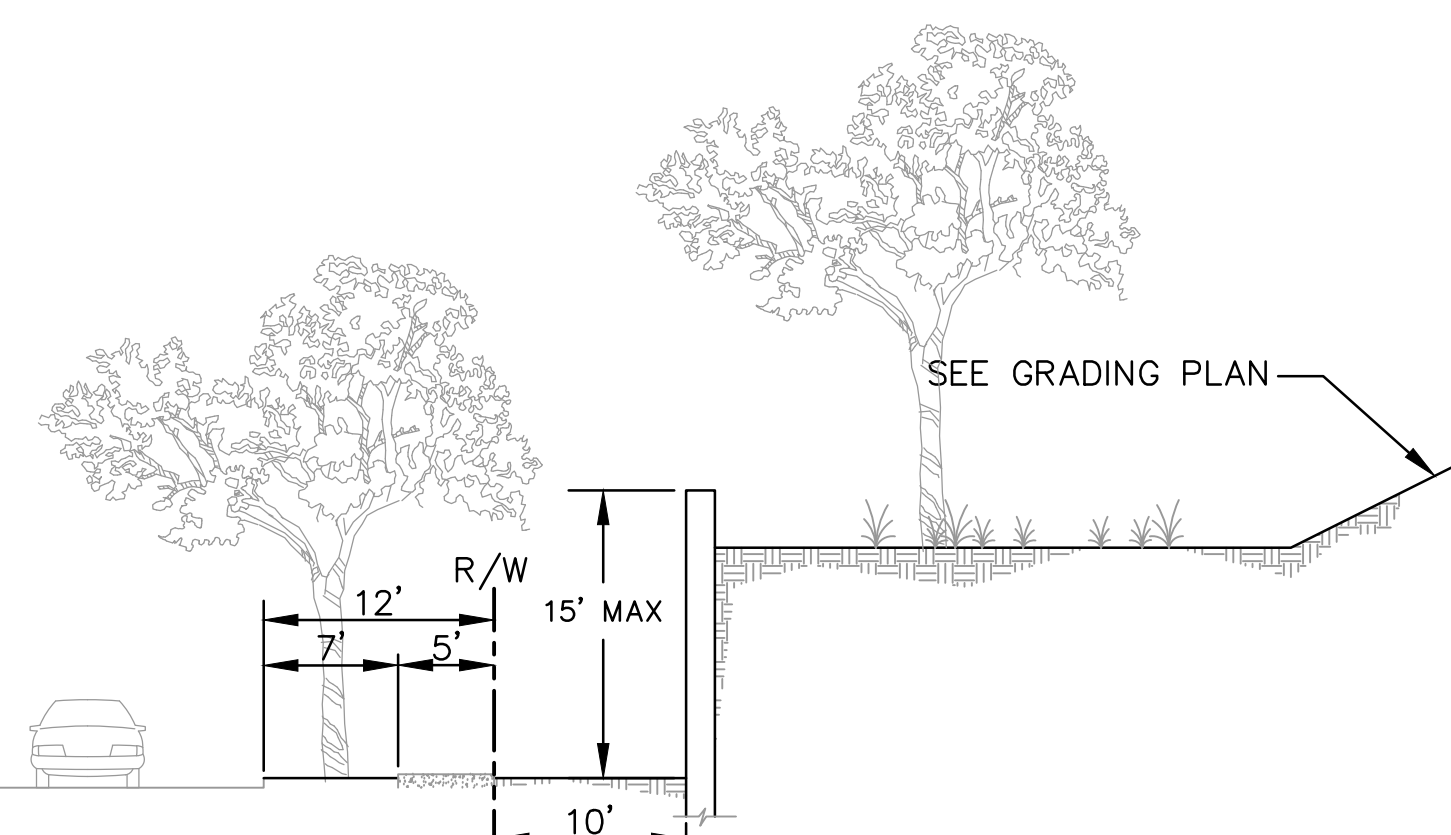
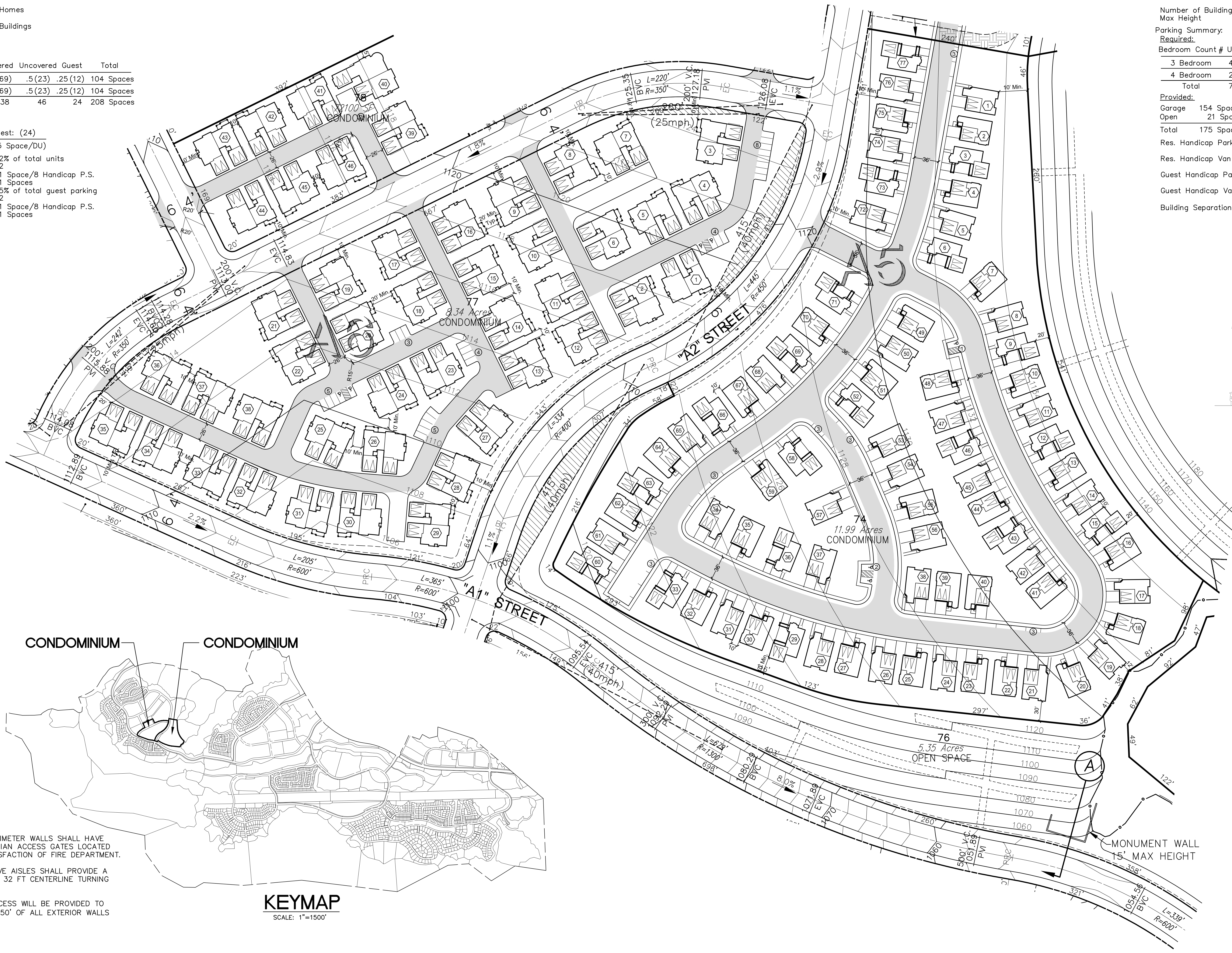
Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	48	1.5 (72)	.5 (24)	.25 (12)	108 Spaces
4 Bedroom	29	1.5 (44)	.5 (15)	.25 (8)	67 Spaces
Total	77	116	39	20	175 Spaces

Provided:

Garage	154 Spaces
Open	21 Spaces
Guest:	(20)
Total	175 Spaces (2.25 Space/DU)

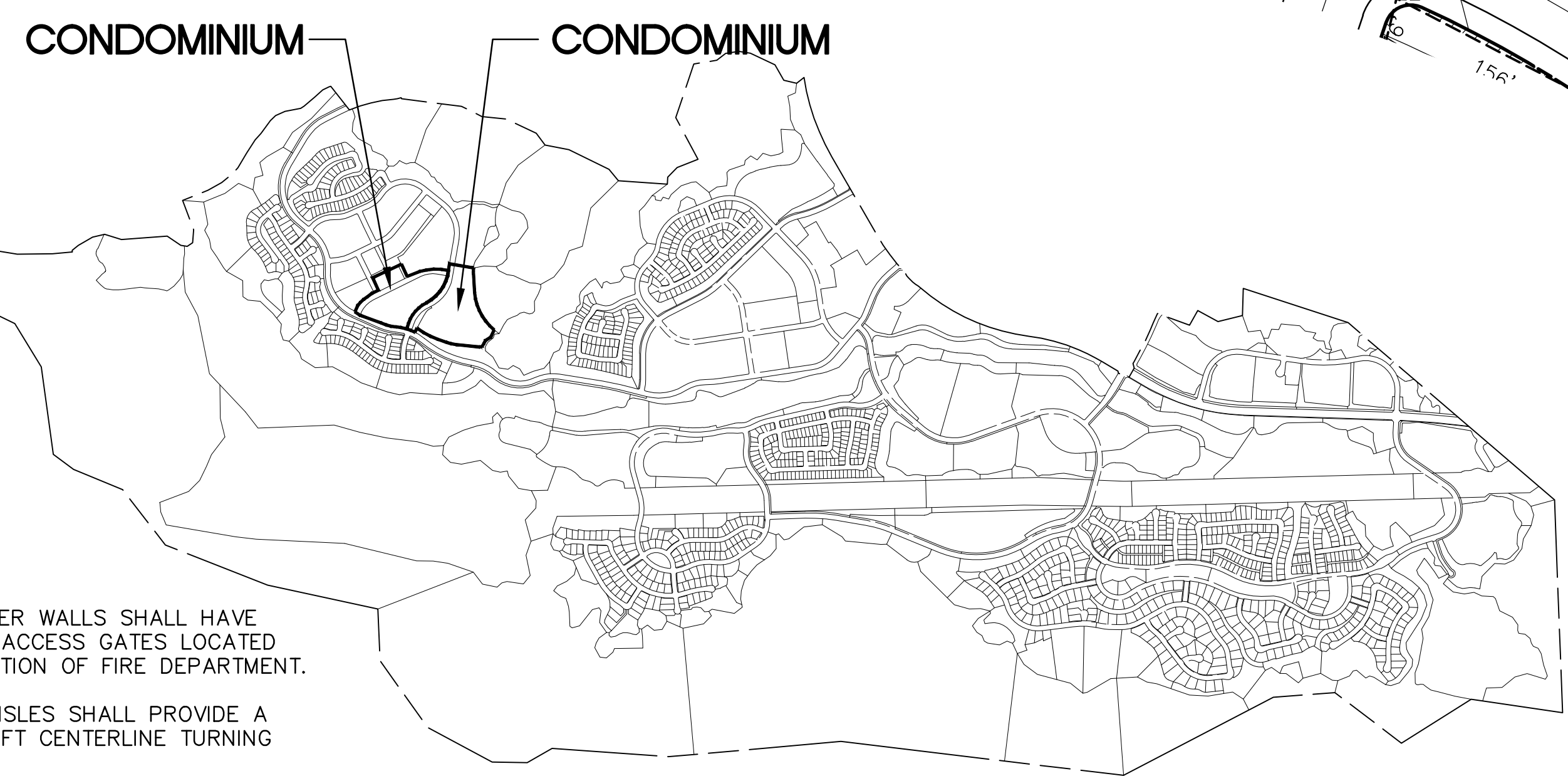
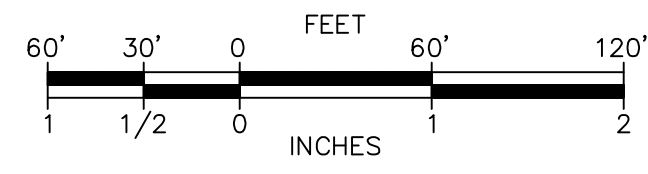
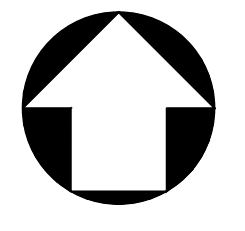
Res. Handicap Parking: 2% of total units
Res. Handicap Van: 1 Space/8 Handicap P.S.
Guest Handicap Parking: 5% of total guest parking
Guest Handicap Van: 1 Space/8 Handicap P.S.
Building Separation: 10' min



SECTION 'A'
SCALE: 1"=10'

LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER

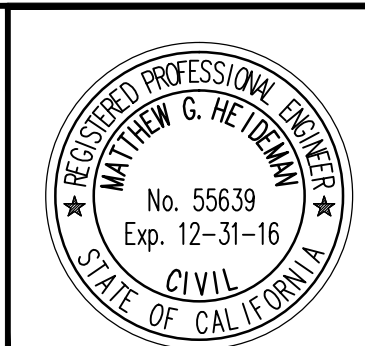


KEYMAP
SCALE: 1"=1500'

NOTE:

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

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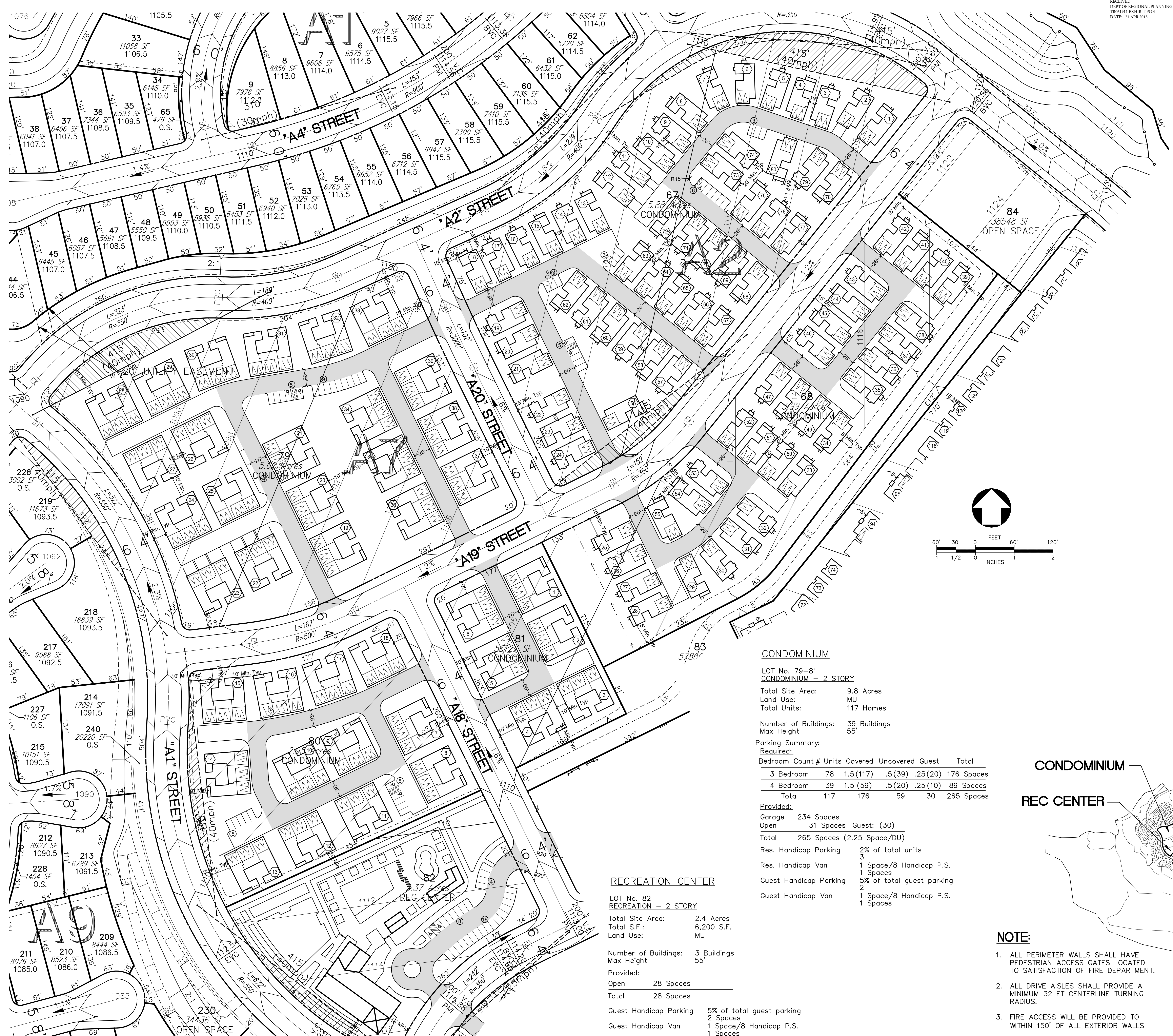
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015
PROJECT NO. 1NLF0115.00
SHEET 3 OF 23



CONDOMINIUM

LOT No. 67-68
CONDOMINIUM - 2 STORY

Total Site Area: 9.6 Acres
Land Use: MU
Total Units: 80 Homes

Number of Buildings: 80 Buildings
Max Height: 55'

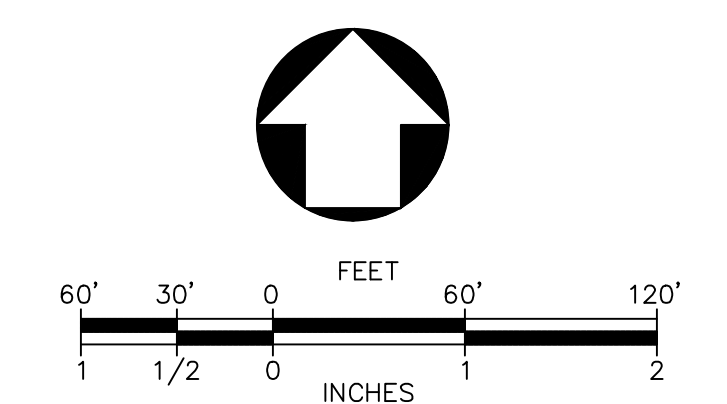
Parking Summary:
Required:

Bedroom Count #	Units Covered	Uncovered	Guest	Total
3 Bedroom	80	1.5(120)	.5(40)	.25(20)
Total	80	120	40	20

Provided:
Garage 160 Spaces
Open 20 Spaces Guest: (20)

Total 180 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units
Res. 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.



LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER

CONDOMINIUM

LOT No. 79-81
CONDOMINIUM - 2 STORY

Total Site Area: 9.8 Acres
Land Use: MU
Total Units: 117 Homes

Number of Buildings: 39 Buildings
Max Height: 55'

Parking Summary:
Required:

Bedroom Count #	Units Covered	Uncovered	Guest	Total
3 Bedroom	78	1.5(117)	.5(39)	.25(20)
4 Bedroom	39	1.5(59)	.5(20)	.25(10)
Total	117	176	59	30

Provided:
Garage 234 Spaces
Open 31 Spaces Guest: (30)

Total 265 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units
Res. 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.

RECREATION CENTER

LOT No. 82
RECREATION - 2 STORY

Total Site Area: 2.4 Acres
Total S.F.: 6,200 S.F.
Land Use: MU

Number of Buildings: 3 Buildings
Max Height: 55'

Provided:

Open 28 Spaces
Total 28 Spaces

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

CONDOMINIUM
REC CENTER

CONDOMINIUM

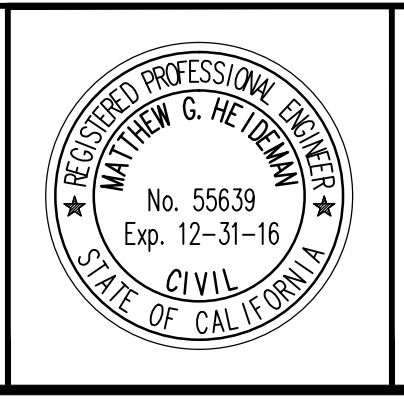


KEYMAP
SCALE: 1"=1500'

NOTE:

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

LEGAL DESCRIPTION:
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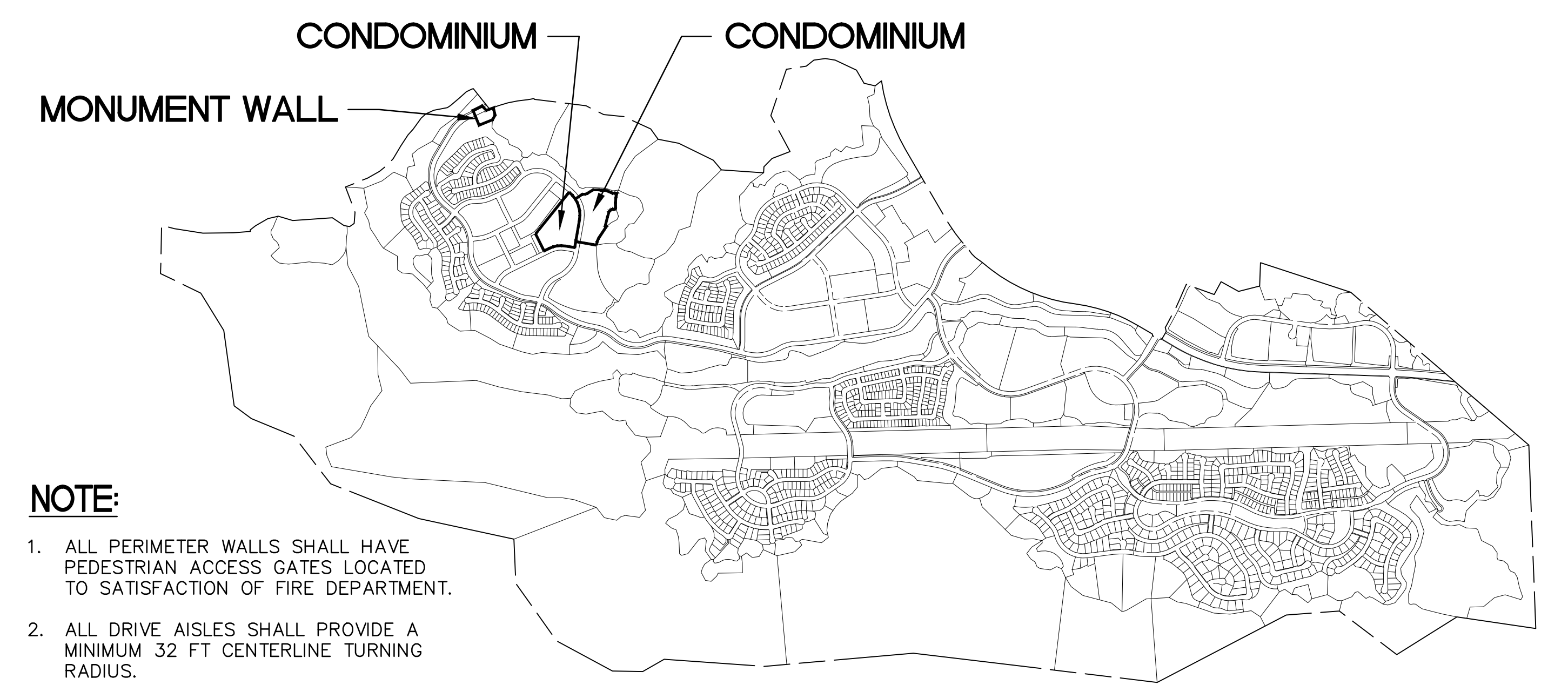
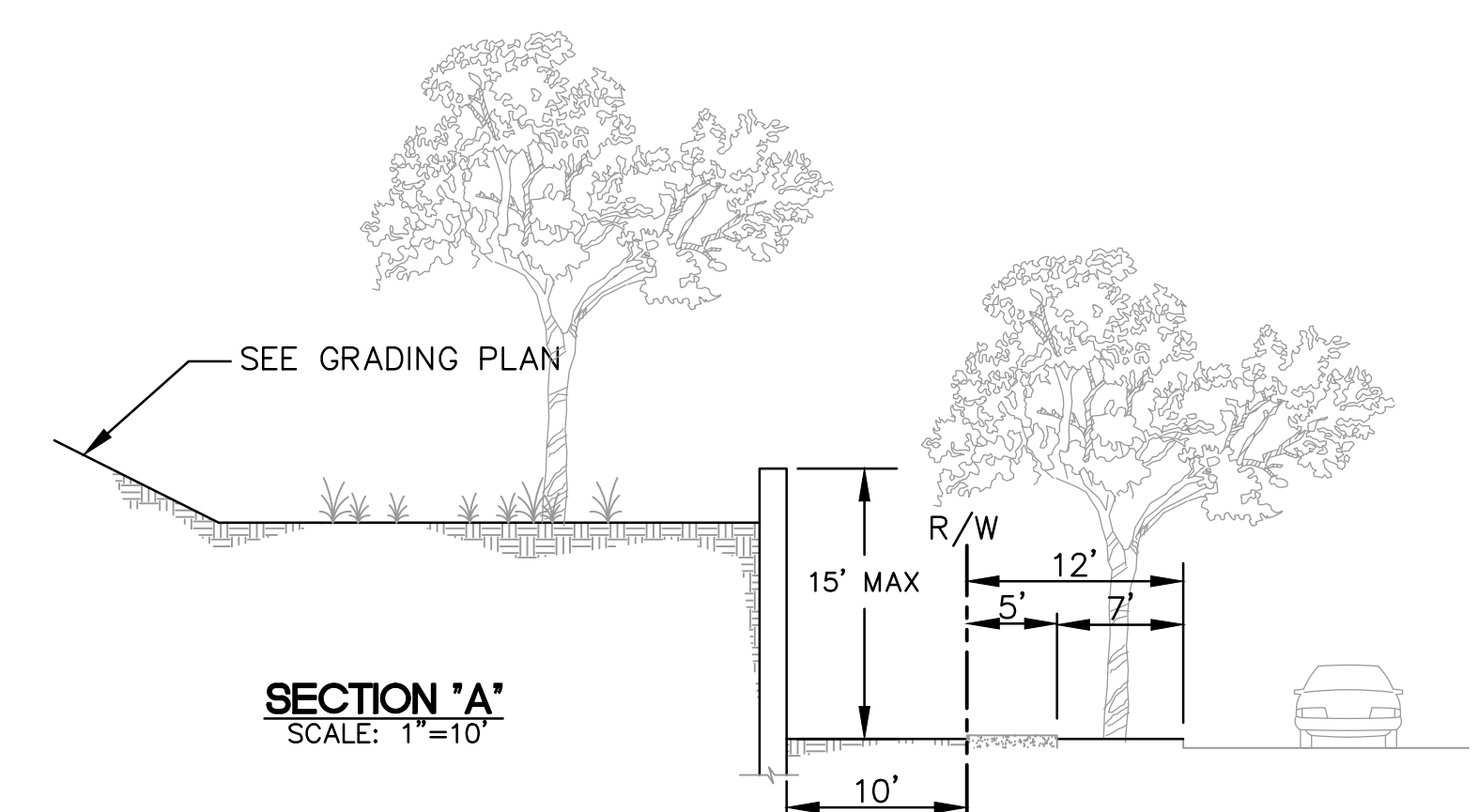
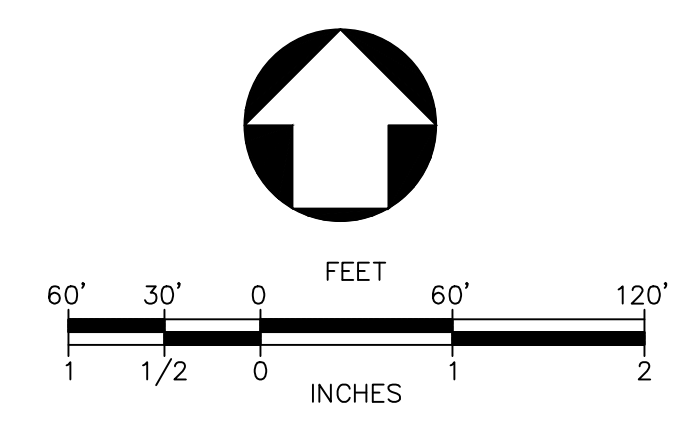
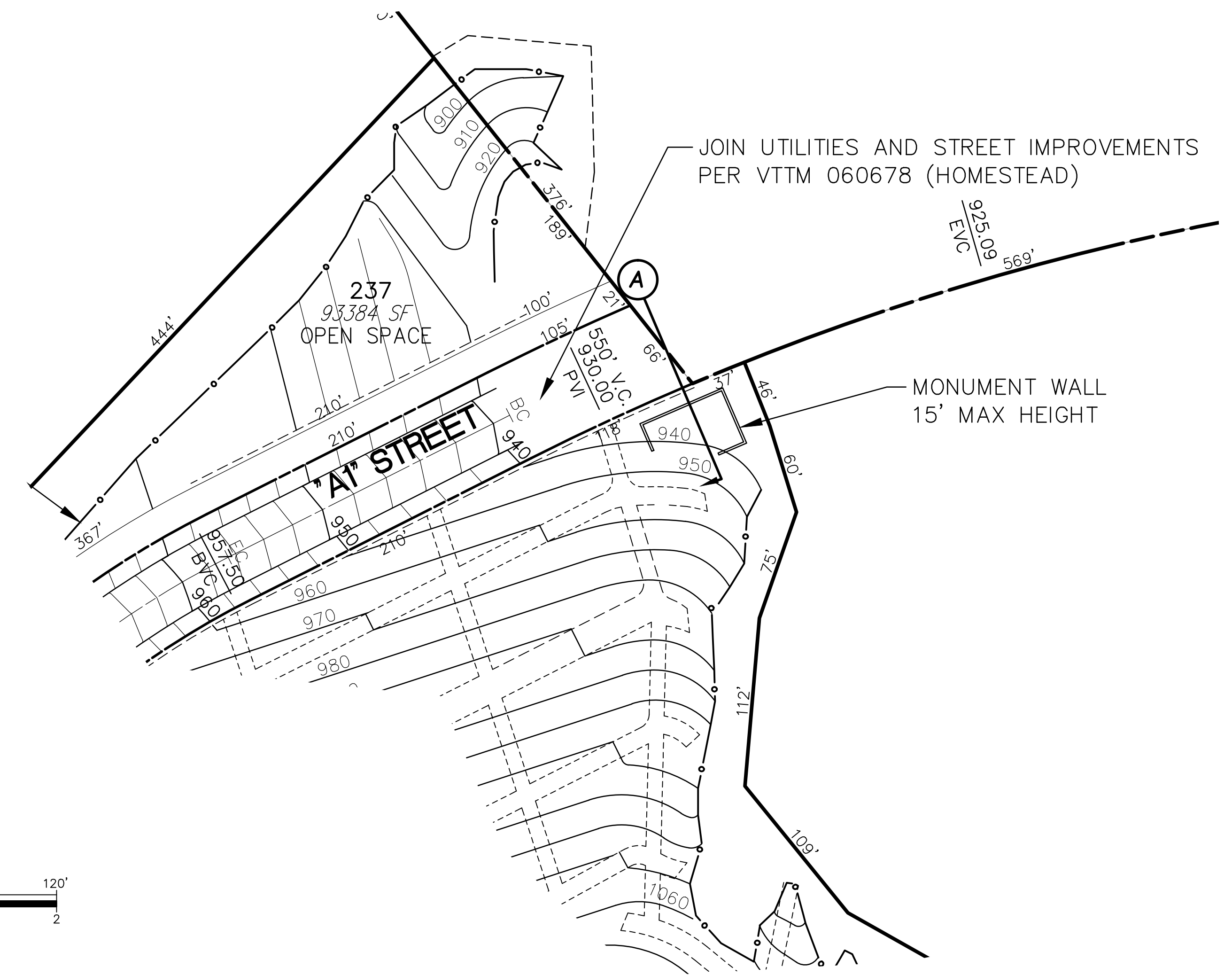
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4/21/2015
MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE

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CHECKED: MH

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25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015
PROJECT NO. 1NL0115.00
SHEET 4 OF 23



- NOTE:**
- ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
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CONDOMINIUM

LOT No. 70
CONDOMINIUM - 2 STORY
Total Site Area: 7.9 Acres
Land Use: MU
Total Units: 93 Homes

Number of Buildings: 93 Buildings
Max Height: 55'

Parking Summary:

Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	62	1.5 (93)	.5 (31)	.25 (16)	140 Spaces
3 Bedroom	31	1.5 (47)	.5 (16)	.25 (8)	71 Spaces
Total	93	140	47	24	211 Spaces

Provided:

Garage	186 Spaces
Open	25 Spaces
Guest:	(24)
Total	211 Spaces (2.25 Space/DU)
Res. Handicap Parking	2% of total units
Res. 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.

LEGEND:

- | | |
|-------------|---|
| 674 | LOT NUMBER |
| 106689 SF | LOT AREA (SQUARE FEET) |
| CONDOMINIUM | LAND USE |
| O.S. | OPEN SPACE |
| --- | TRACT BOUNDARY |
| --- | PROPERTY LINE |
| --- | PROPOSED CONTOUR |
| --- | DAYLIGHT LINE |
| --- | CUT & FILL |
| --- | RIDGE LINE |
| (PVT) | PRIVATE DRIVE |
| + | ABANDONED OIL WELL |
| R/W | RIGHT OF WAY |
| EVA | EMERGENCY VEHICLE ACCESS |
| 4 | COVERED PARKING (NUMBER OF SPACES IN BOX) |
| 4 | NUMBER OF OPEN PARKING SPACES |
| --- | LINE OF SIGHT EASEMENT |
| --- | PRIVATE DRIVEWAY & FIRE LANE |
| --- | DRIVEWAY EASEMENT |
| 1 | BUILDING NUMBER |

CONDOMINIUM

LOT No. 71
CONDOMINIUM - 2 STORY
Total Site Area: 6.4 Acres
Land Use: M
Total Units: 35 Homes

Number of Buildings: 35 Buildings
Max Height: 45'

Parking Summary:

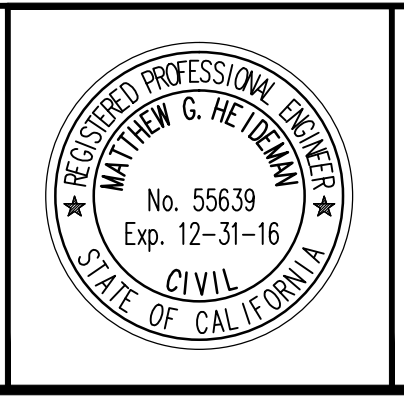
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	20	1.5 (30)	.5 (10)	.25 (5)	45 Spaces
4 Bedroom	15	1.5 (23)	.5 (8)	.25 (4)	35 Spaces
Total	35	53	18	9	80 Spaces

Provided:

Garage	70 Spaces
Open	10 Spaces
Guest:	(9)
Total	80 Spaces (2.25 Space/DU)
Res. Handicap Parking	2% of total units
Res. 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.

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REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015
PROJECT NO. 1NLF0115.00
SHEET 5 OF 23
PV053-05.dwg

Lot No. 1062
Recreation - 2-Story

Total Site Area: 2.3 AC
Land Use: LM
Total S.F.: 7,500 SF

No. of Buildings: 2 Buildings
Max. Height: 35'

Parking Required: N/A

On-Site Parking Provided:
Standard 34 Spaces
Guest Accessible Standard 1 Space
Guest Accessible Van 1 Space
Total Provided 36 Spaces

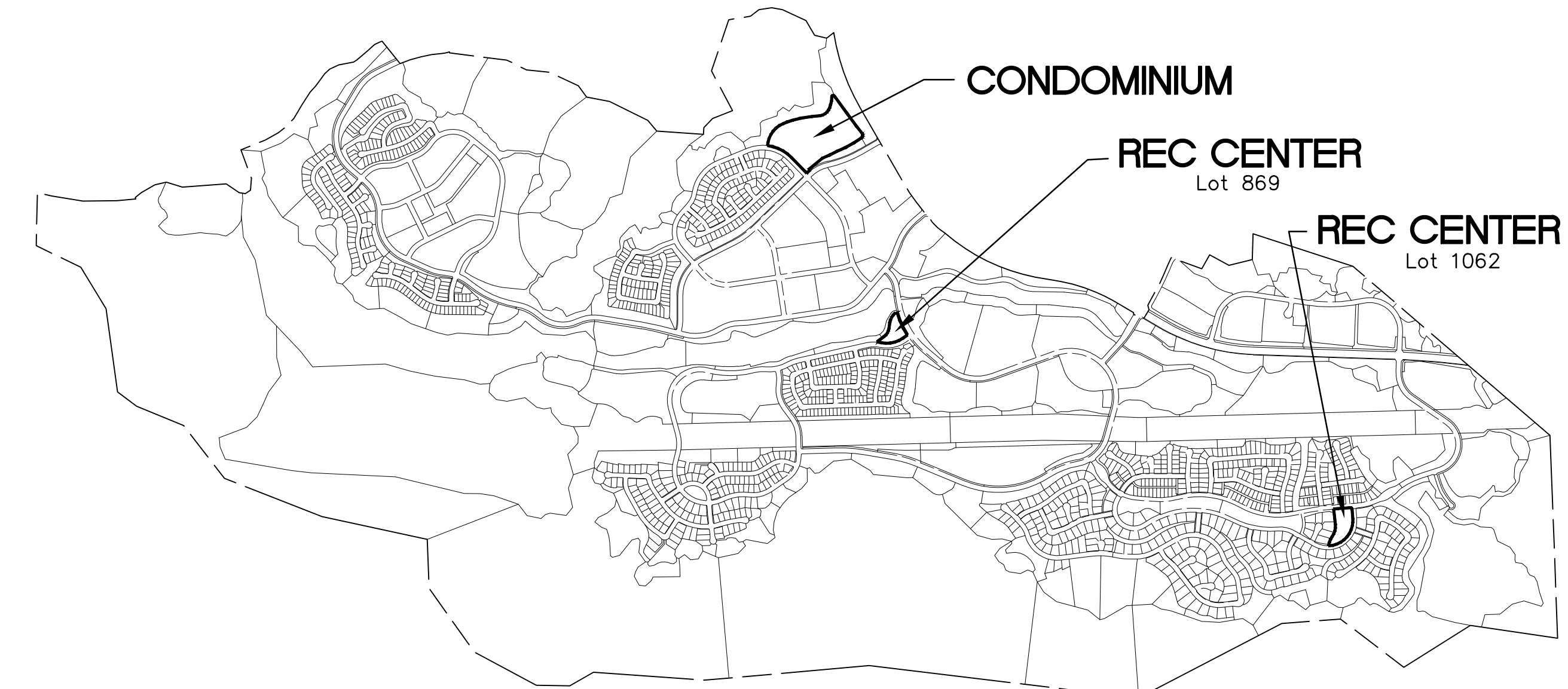
Lot No. 869
Recreation - 2-Story

Total Site Area: 2.3 AC
Land Use: LM
Total S.F.: 8,500 SF

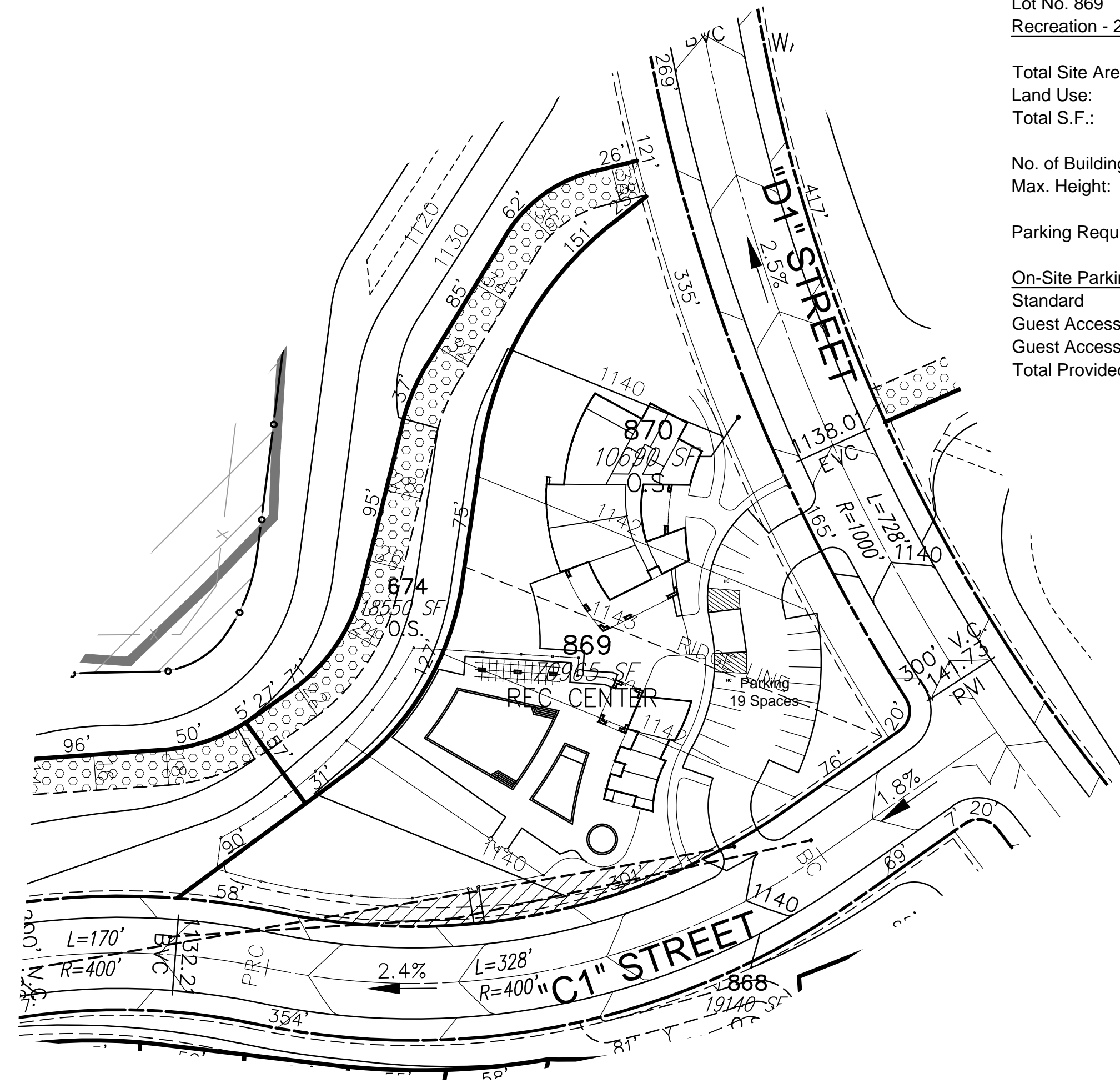
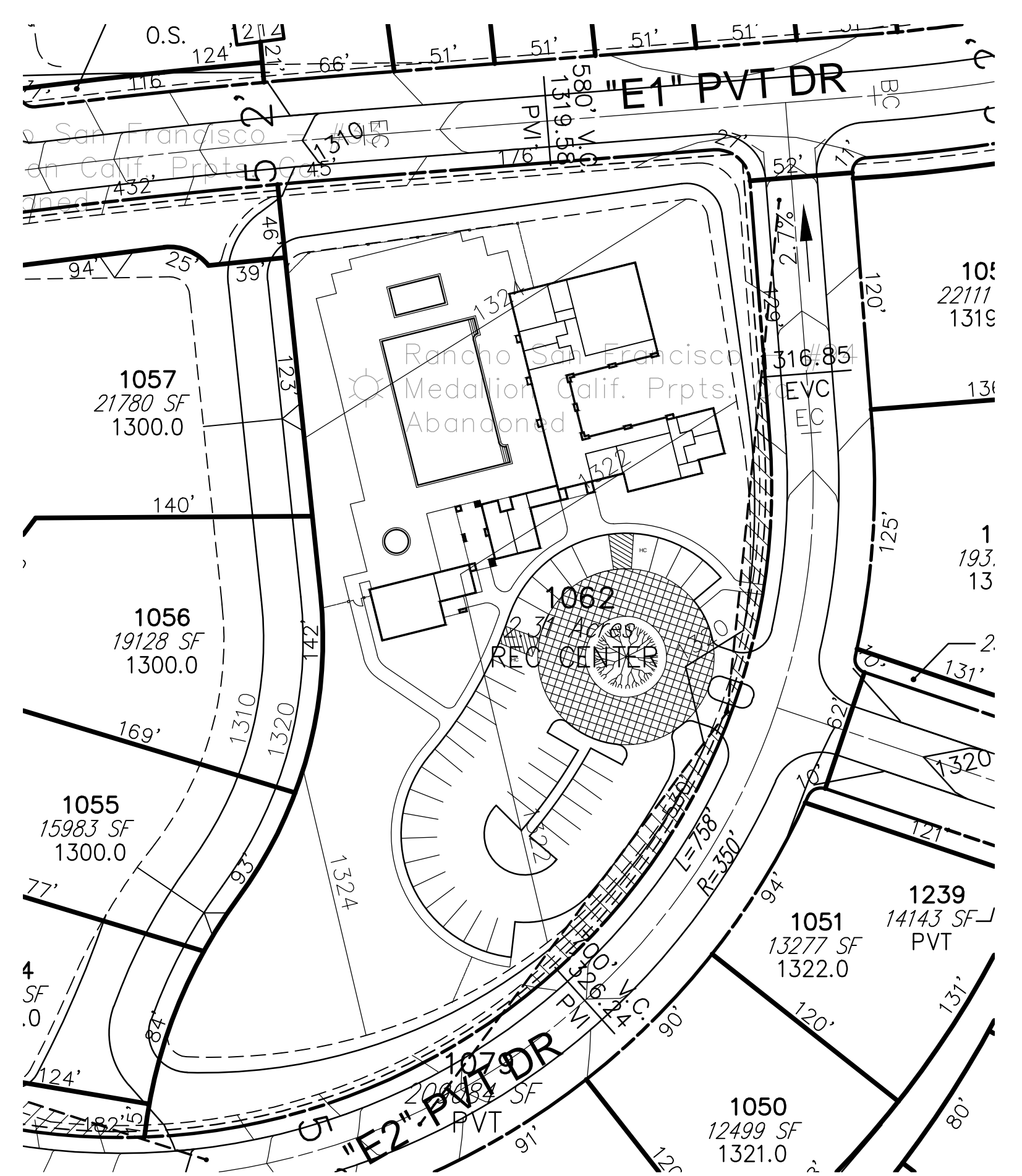
No. of Buildings: 5 Buildings
Max. Height: 35'

Parking Required: N/A

On-Site Parking Provided:
Standard 17 Spaces
Guest Accessible Standard 1 Space
Guest Accessible Van 1 Space
Total Provided 19 Spaces



KEYMAP
SCALE: 1"=1500'



CONDOMINIUM

LOT No. 453
CONDOMINIUM - 2 STORY

Total Site Area: 13.5 Acres
Land Use: MU
Total Units: 104 Homes

Number of Buildings: 104 Buildings
Max Height: 55'

Parking Summary:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	68	1.5(102)	.5(34)	.25(17)	153 Spaces
4 Bedroom	36	1.5(54)	.5(18)	.25(9)	81 Spaces
Total	104	156	52	26	234 Spaces

Provided:

Garage 208 Spaces
Open 26 Spaces Guest: (26)
Total 234 Spaces (2.25 Space/DU)

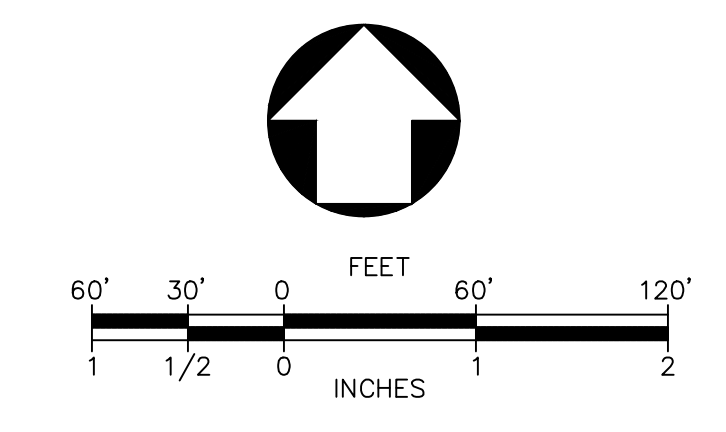
Res. Handicap Parking 2% of total units
3
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
2
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

LEGEND:

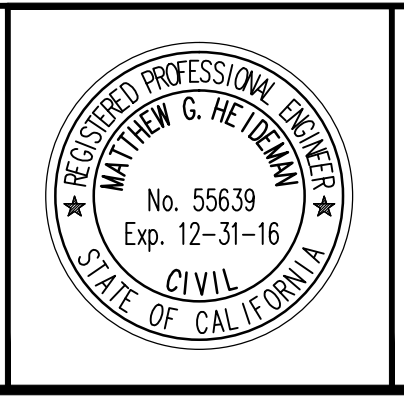
- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER

NOTE:

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REPRESENTATIVE: COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015
PROJECT NO. 1NLF0115.00
SHEET 6 OF 23



APARTMENT/CONDOMINIUM

LOT No. 458
Land Use: MU
Parcel Area: 6.2 Acres
Number of Units: 161 Homes
Number of Buildings: 12 Buildings
Max Height: 55'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	42	1.5 (63)		.25 (11)	74 Spaces
2 Bedroom	77	1.5 (116)	.5 (39)	.25 (20)	171 Spaces
3 Bedroom	42	1.5 (63)	.5 (21)	.25 (11)	95 Spaces
Total	161	242	60	42	344 Spaces

Provided:
Garage 140 Spaces
Carport 108 Spaces
Driveway 56 Spaces
Open 42 Spaces
Guest: (42)
Total 344 Spaces (2.13 Space/DU)
Res. Handicap Parking 2% of total units
Res. 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.
Short Term Bike Spaces 1 Space/10 units
*Long term bike parking to be provided within buildings

Guest Handicap Van 1 Space/8 Handicap P.S.
Short Term Bike Spaces 1 Space/10 units
*Long term bike parking to be provided within buildings

LOT No. 459
Land Use: MU
Parcel Area: 7.7 Acres
Number of Units: 143 Homes
Number of Buildings: 12 Buildings
Max Height: 55'

Parking Summary:
Required:

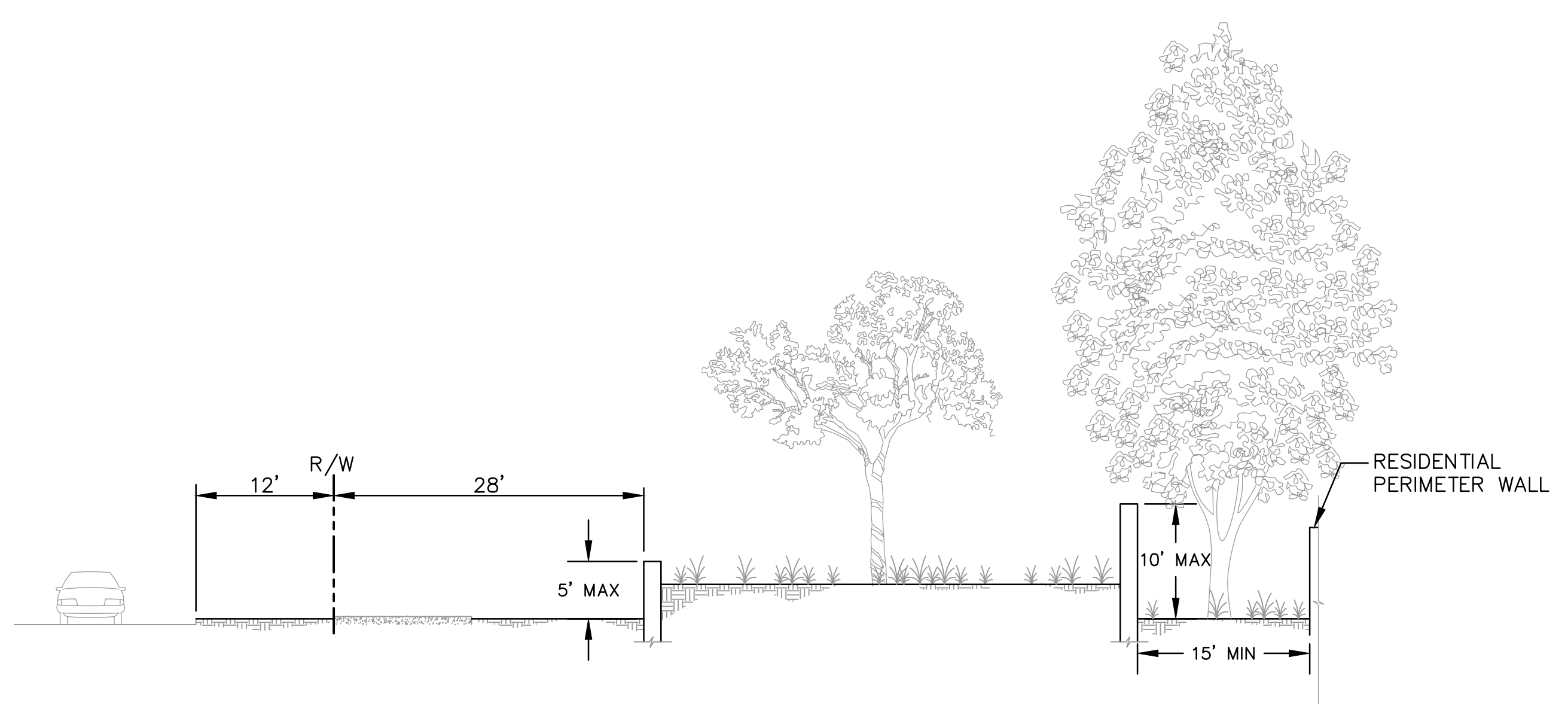
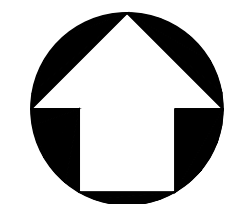
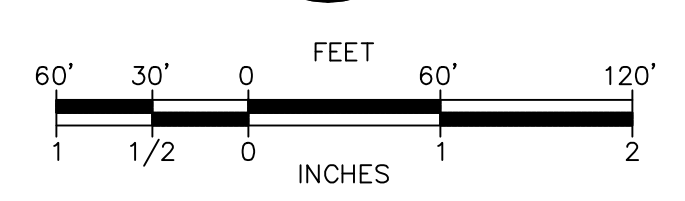
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	36	1.5 (54)		.25 (9)	63 Spaces
2 Bedroom	71	1.5 (107)	.5 (36)	.25 (18)	161 Spaces
3 Bedroom	36	1.5 (54)	.5 (18)	.25 (9)	81 Spaces
Total	143	215	54	36	305 Spaces

Provided:
Garage 129 Spaces
Carport 90 Spaces
Driveway 20 Spaces
Open 66 Spaces
Guest: (36)
Total 305 Spaces (2.14 Space/DU)
Res. Handicap Parking 2% of total units
Res. 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.
Short Term Bike Spaces 1 Space/10 units
*Long term bike parking to be provided within buildings

Guest Handicap Van 1 Space/8 Handicap P.S.
Short Term Bike Spaces 1 Space/10 units
*Long term bike parking to be provided within buildings

LEGEND:

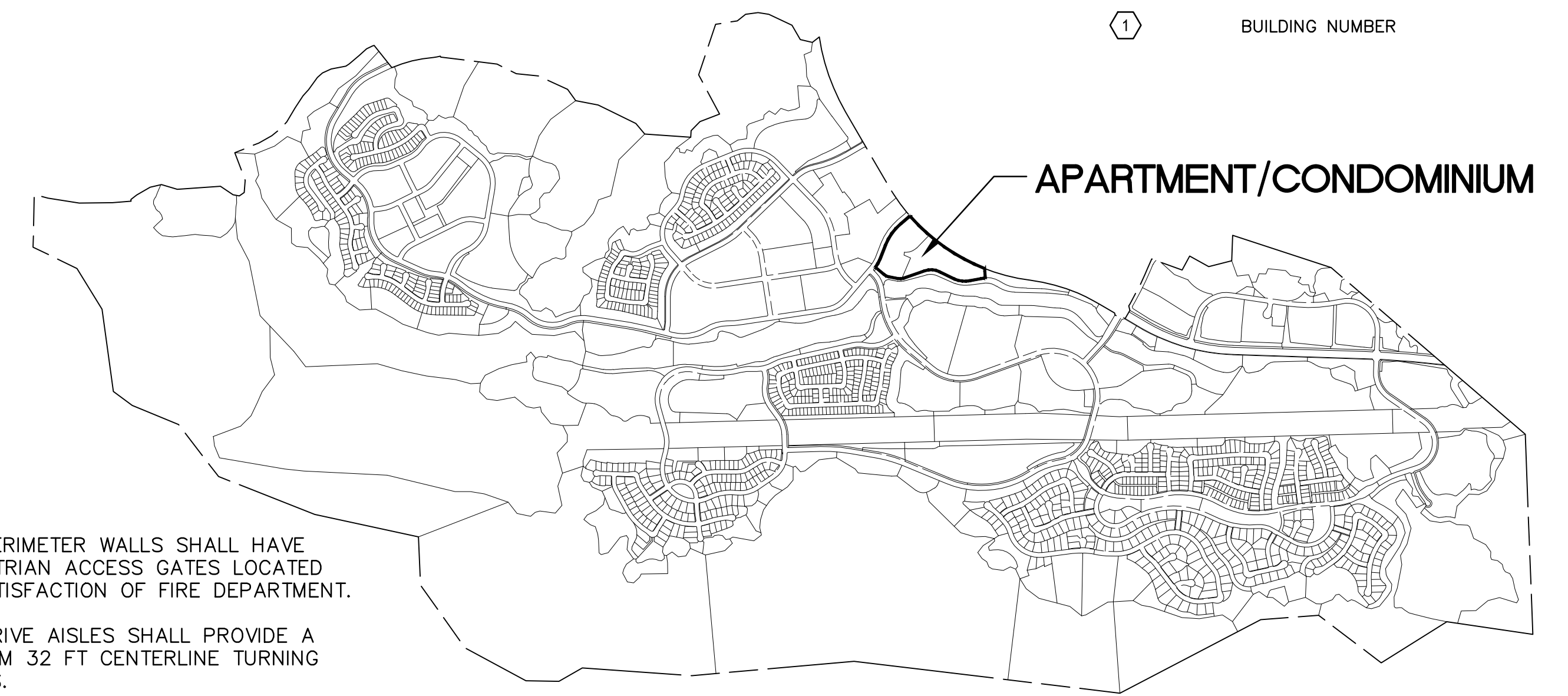
- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER



SECTION 'A'
SCALE: 1"=10'

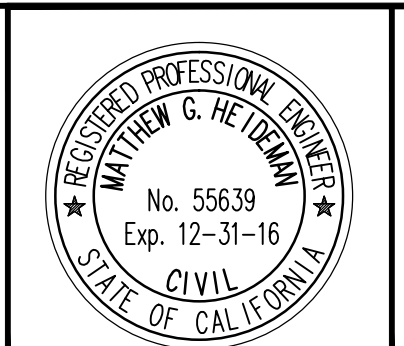
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KEYMAP
SCALE: 1"=1500'

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MAJOR LAND DIVISION
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IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015
PROJECT NO. 1NLF0115.00
SHEET 7 OF 23



RECEIVED
DEPT OF REGIONAL PLANNING
TRIM 911 EXHIBIT 90-8
DATE: 21 APR 2015

CONDOMINIUM

LOT No. 463
CONDOMINIUM - 3 STORY
Total Site Area: 5.3 Acres
Land Use: MU
Total Units: 111 Homes
Number of Buildings: 16 Buildings
Max Height: 55'
Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total
2 Bedroom 76 1.5 (114) .5 (38) .25 (19) 171 Spaces
3 Bedroom 35 1.5 (53) .5 (18) .25 (9) 80 Spaces
Total 111 167 56 28 251 Spaces

Provided:
Garage 222 Spaces
Open 29 Spaces Guest: (28)
Total 251 Spaces (2.26 Space/DU)
Res. Handicap Parking 2% of total units
3
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
2
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

CONDOMINIUM

LOT No. 464
CONDOMINIUM - 2 STORY
Total Site Area: 8.3 Acres
Land Use: MU
Total Units: 88 Homes
Number of Buildings: 88 Buildings
Max Height: 55'
Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total
3 Bedroom 88 1.5 (132) .5 (44) .25 (22) 198 Spaces
Total 88 132 44 22 198 Spaces

Provided:
Garage 176 Spaces
Open 22 Spaces Guest: (22)
Total 198 Spaces (2.25 Space/DU)
Res. Handicap Parking 2% of total units
2
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
2
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Short Term Bike Spaces 1 Space/10 Units
9 Spaces
*Long term bike parking to be provided within buildings

NEIGHBORHOOD PARK

Lot No. 466 (Neighborhood Park)
Recreation - 2-Story
Total Site Area: 5.3 AC
Land Use: MU
Total S.F.: 450 SF
No. of Buildings: 1 Buildings
Max. Height: 35'
Parking Required: 12

On-Site Parking Provided:
Standard 10 Spaces
Guest Accessible Standard 0 Space
Guest Accessible Van 2 Spaces
Total Provided: 12 Spaces

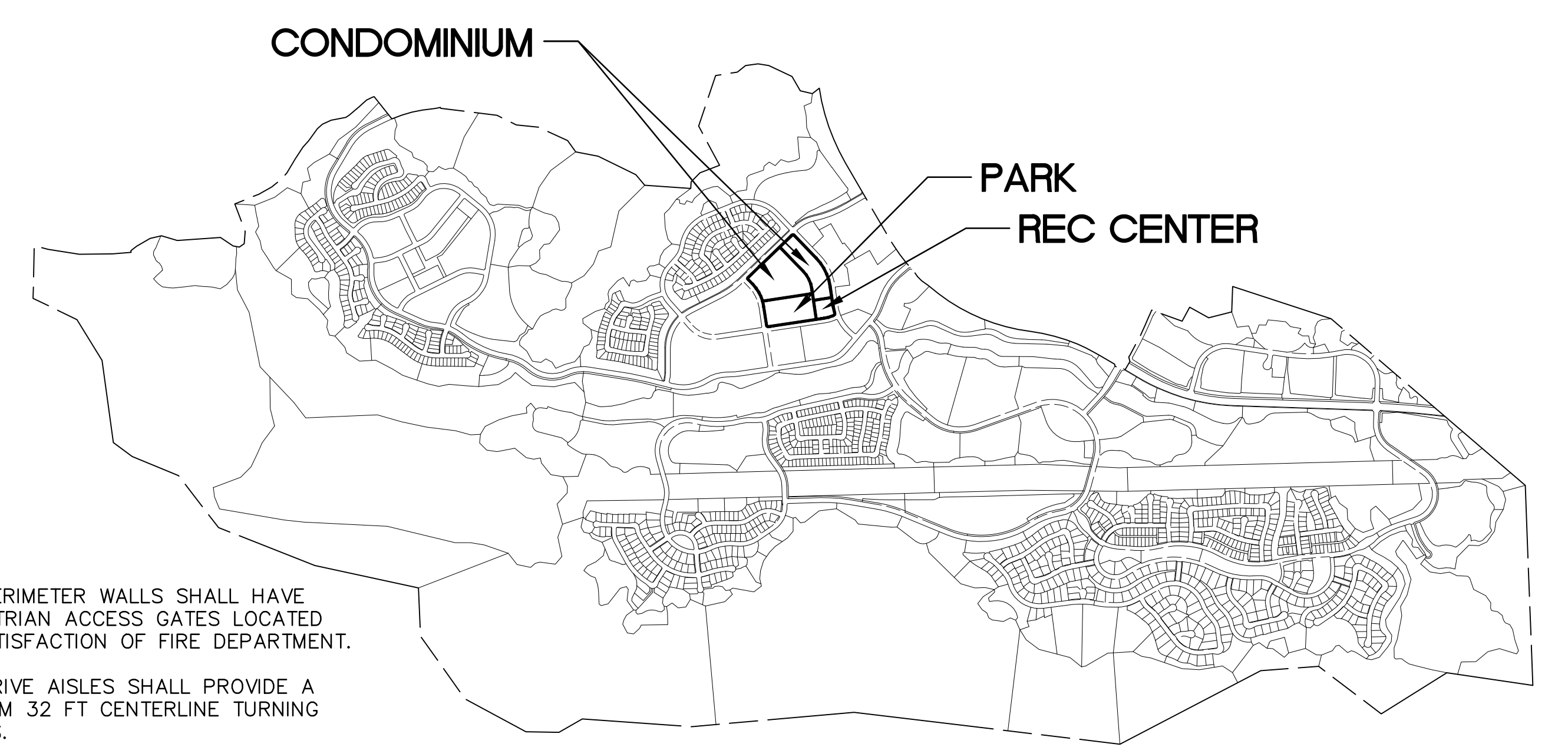
RECREATION CENTER

LOT No. 465
RECREATION - 2 STORY
Total Site Area: 1.3 AC
Land Use: MU
Total S.F.: 12,547 SF
No. of Buildings: 3 Buildings
Max. Height: 55'

On-Site Parking Provided:
Standard 30 Spaces
Guest Accessible Standard 1 Space
Guest Accessible Van 1 Space
Total Provided: 32 Spaces

LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- 4 NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER

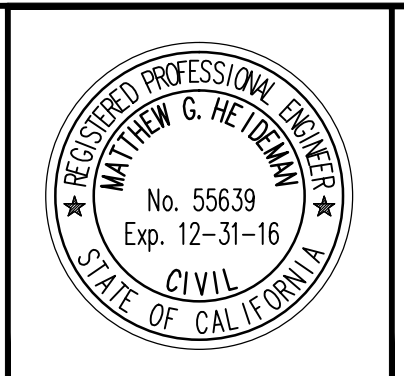


NOTE:

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

KEYMAP
SCALE: 1"=1500'

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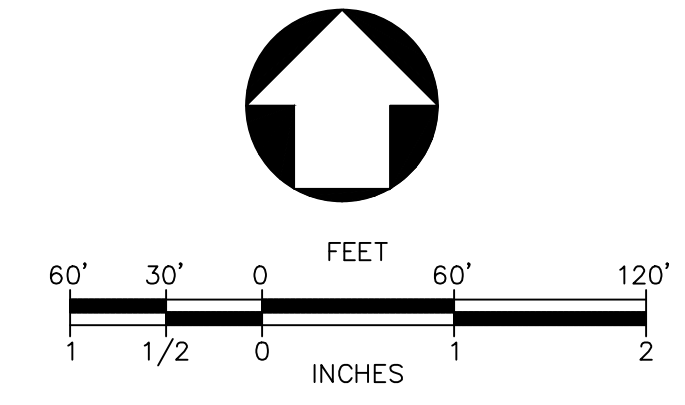
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
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REV: 4/21/2015
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SHEET 8 OF 23
PV053-08.dwg



CONDOMINIUM

LOT No. 467
CONDOMINIUM - 3 STORY

Total Site Area: 5.9 Acres
Land Use: MU
Total Units: 102 Homes

Number of Buildings: 12 Buildings
Max Height: 55'

Parking Summary:

Required:

Bedroom Count	# Units Covered	Uncovered	Guest	Total	
2 Bedroom	68	1.5(102)	.5(34)	.25(17)	153 Spaces
3 Bedroom	34	1.5(51)	.5(17)	.25(9)	77 Spaces
Total	102	153	51	26	230 Spaces

Provided:

Garage 204 Spaces
Open 26 Spaces Guest: (26)
Total 230 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units
3

Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

Guest Handicap Parking 5% of total guest parking
2

Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

Short Term Bike Spaces 1 Space/10 Units
11 Spaces

*Long term bike parking to be provided within buildings

CONDOMINIUM

LOT No. 468
CONDOMINIUM - 2 STORY

Total Site Area: 4.7 Acres
Land Use: MU
Total Units: 57 Homes

Number of Buildings: 57 Buildings
Max Height: 55'

Parking Summary:

Required:

Bedroom Count	# Units Covered	Uncovered	Guest	Total	
2 Bedroom	38	1.5(57)	.5(19)	.25(10)	86 Spaces
3 Bedroom	19	1.5(29)	.5(10)	.25(5)	44 Spaces
Total	57	86	29	15	130 Spaces

Provided:

Garage 114 Spaces
Open 16 Spaces Guest: (15)
Total 130 Spaces (2.28 Space/DU)

Res. Handicap Parking 2% of total units
2

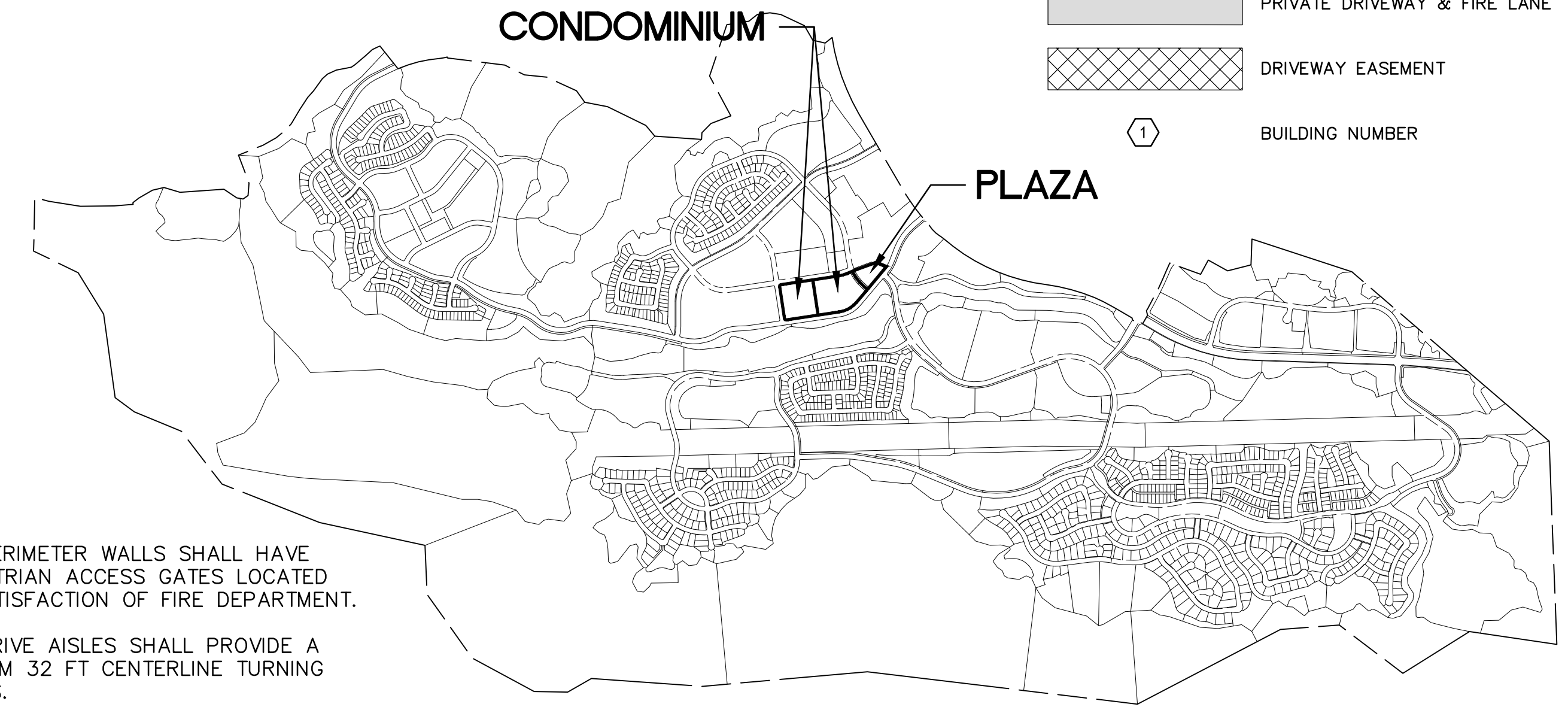
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

Guest Handicap Parking 5% of total guest parking
1

Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- 4 NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER

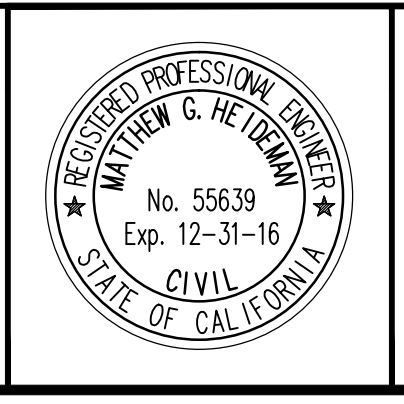


NOTE:

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

KEYMAP
SCALE: 1"=1500'

LEGAL DESCRIPTION:
A PORTION OF PARCELS 15, 16 AND 17 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
MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE 4/21/2015

DESIGNED : DE/MH
DRAFTED : DE/DZ
CHECKED : MH

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

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015
PROJECT NO. 1NLF0115.00
SHEET 9 OF 23
DATE: 4/21/2015



ELEMENTARY SCHOOL

LOT No. 470
SCHOOL SITE
Total Site Area: 9.5 Acres

THIS ELEMENTARY SCHOOL SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, FINAL SCHOOL SITE PLAN TO BE DEVELOPED IN A LATER PHASE AND IS SUBJECT TO SCHOOL DISTRICT AND DEPARTMENT OF EDUCATION APPROVAL

CONDOMINIUM

LOT No. 469
CONDOMINIUM - 2 STORY

Total Site Area: 16.0 Acres
Land Use: M
Total Units: 126 Homes

Number of Buildings: 126 Buildings
Max Height: 45'

Parking Summary:

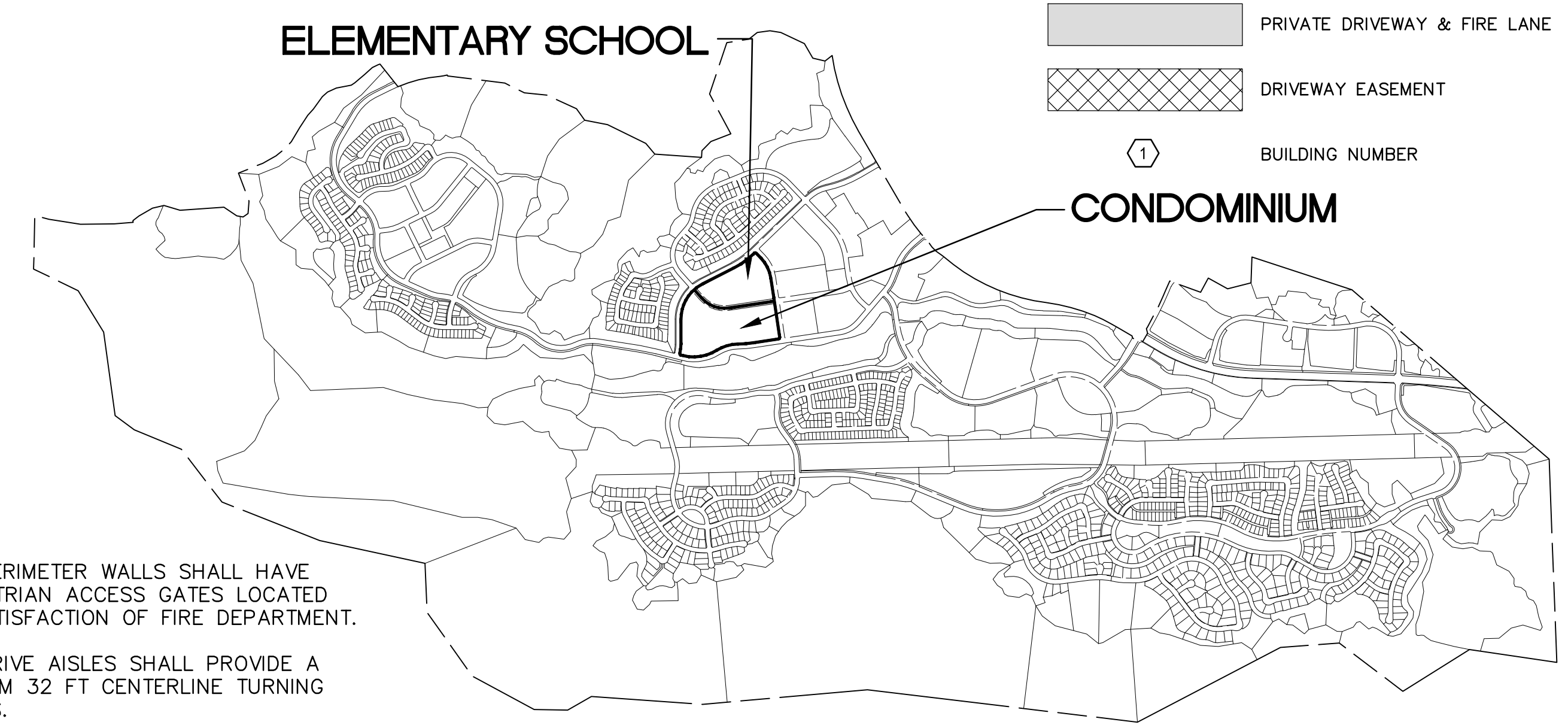
Required:	Bedroom Count	# Units Covered	Uncovered	Guest	Total	
	3 Bedroom	126	1.5(189)	.5(63)	.25(32)	284 Spaces
	Total	126	189	63	32	284 Spaces

Provided:
Garage 252 Spaces
Open 32 Spaces
Total 284 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units
Res. 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.

LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER

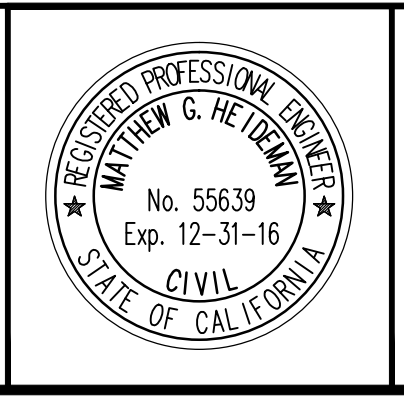


NOTE:

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



LEGAL DESCRIPTION:
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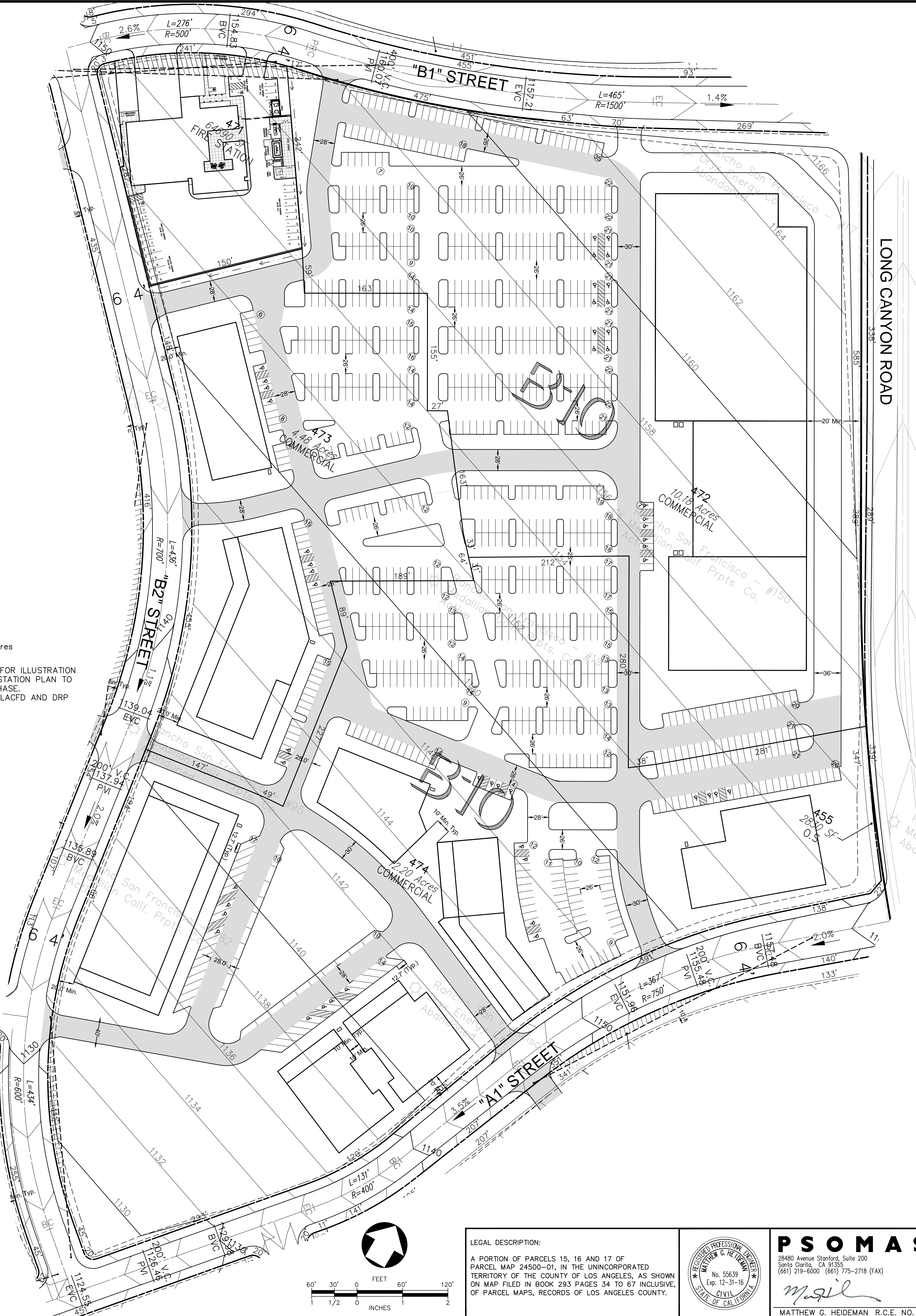
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PROJECT NO. 1NLF0115.00
SHEET 10 OF 23
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015



FIRE STATION

LOT No. 471
FIRE STATION
Total Site Area: 1.5 Acres

THIS FIRE STATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, FINAL FIRE STATION PLAN TO BE DEVELOPED IN A LATER PHASE. FINAL DESIGN IS SUBJECT TO LACFD AND DRP APPROVAL

COMMERCIAL

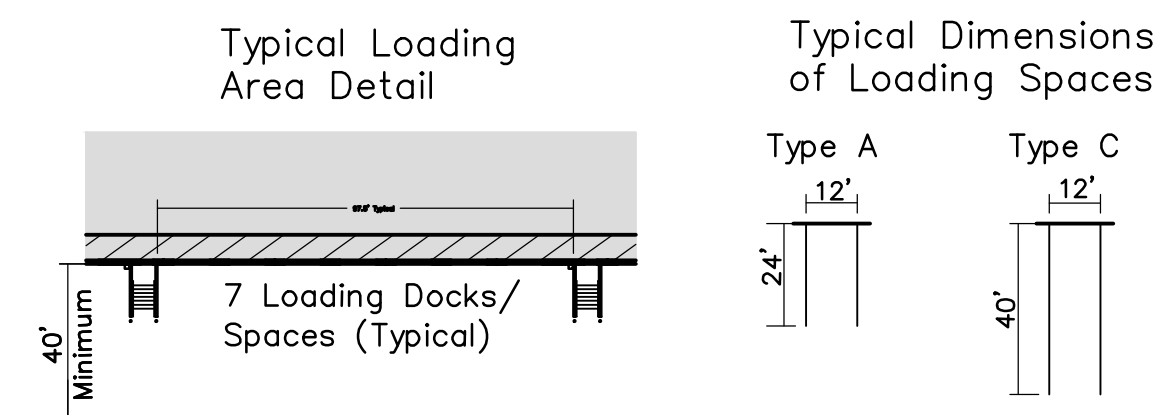
LOT No. 473
COMMERCIAL - UP TO 3 STORIES
Max. Height: 55'
Total Site Area: 4.5 Acres
Land Use: MU
Commercial: 39,200 S.F.
Number of Buildings: 2 Buildings
Parking Required: 157 Spaces
1 Space/250 s.f. Bldg.
Area
Parking Provided: 157 Spaces
Handicap Parking: 10 Spaces
4.3% of Parking
Provided
Handicap Van-Accessible: 2 Spaces
1 Space/8 Handicap
PS
Short Term Bike Spaces Required: 8 Spaces
1 Space/5,000 S.F.
Short Term Bike Spaces Provided: 8 Spaces
*Long term bike parking to be provided within buildings

COMMERCIAL

LOT No. 472
COMMERCIAL - UP TO 3 STORIES
Max. Height: 55'
Total Site Area: 10.3 Acres
Land Use: MU
Commercial: 112,700 S.F.
Number of Buildings: 1 Buildings
Parking Required: 451 Spaces
1 Space/250 s.f. Bldg.
Area
Parking Provided: 451 Spaces
Handicap Parking: 18 Spaces
4.2% of Parking
Provided
Handicap Van-Accessible: 3 Spaces
1 Space/8 Handicap
PS
Short Term Bike Spaces Required: 23 Spaces
1 Space/5,000 S.F.
Short Term Bike Spaces Provided: 28 Spaces
*Long term bike parking to be provided within buildings

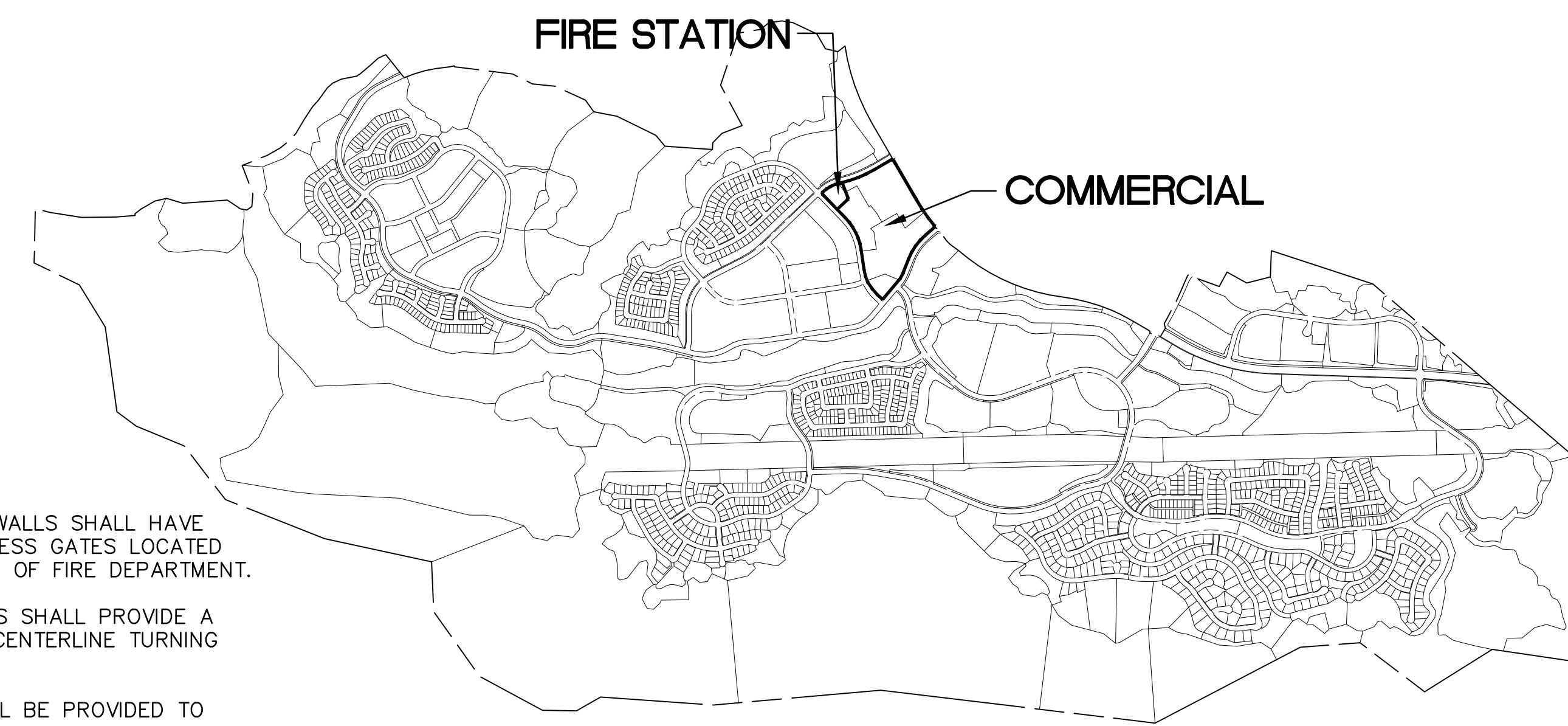
COMMERCIAL

LOT No. 474
COMMERCIAL - UP TO 3 STORIES
Max. Height: 55'
Total Site Area: 12.4 Acres
Land Use: MU
Commercial: 93,100 S.F.
Number of Buildings: 6 Buildings
Parking Required: 373 Spaces
1 Space/250 s.f. Bldg.
Area
Parking Provided: 373 Spaces
Handicap Parking: 20 Spaces
6.0% of Parking
Provided
Handicap Van-Accessible: 3 Spaces
1 Space/8 Handicap
PS
Short Term Bike Spaces Required: 19 Spaces
1 Space/5,000 S.F.
Short Term Bike Spaces Provided: 20 Spaces
*Long term bike parking to be provided within buildings



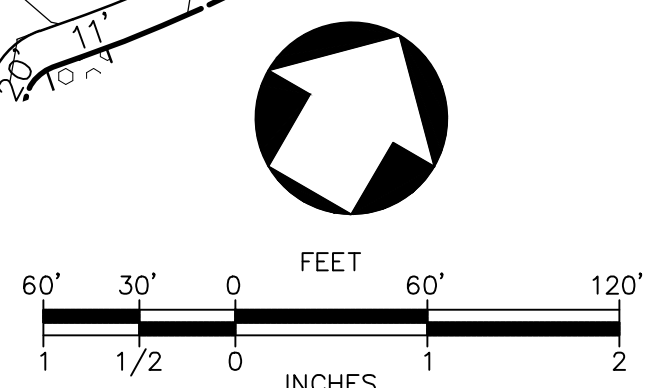
LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- PROPOSED CONTOUR
- 950 DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER



NOTE:

- ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
- ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
- FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- PARKING IS SUBJECT TO TITLE 22.



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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP

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

REV: 4/21/2015
DATE:

PROJECT NO. 1NLF0115.00

SHEET 11 OF 23



CONDOMINIUM

LOT No. 660
CONDOMINIUM - 2 STORY
Total Site Area: 12.8 Acres
Land Use: LM
Total Units: 122 Homes
Number of Buildings: 31 Buildings
Max Height: 35'

Parking Summary:

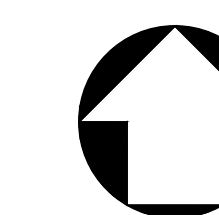
Required:

Bedroom Count	# Units Covered	Uncovered Guest	Total
2 Bedroom	61	1.5 (92)	.5 (31) .25 (16) 139 Spaces
3 Bedroom	61	1.5 (92)	.5 (31) .25 (16) 139 Spaces
Total	122	184	62 32 278 Spaces

Provided:

Garage	244 Spaces
Open	34 Spaces
Total	278 Spaces (2.25 Space/DU)

Res. Handicap Parking	2% of total units
Res. 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.



LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER

COMMUNITY PARK

Lot No. 667 (Community Park)
Recreation - 2-Story

Total Site Area: 179 AC
Land Use: LM
Total S.F.: 1,440 SF

No. of Buildings: 1 Buildings
Max. Height: 35'

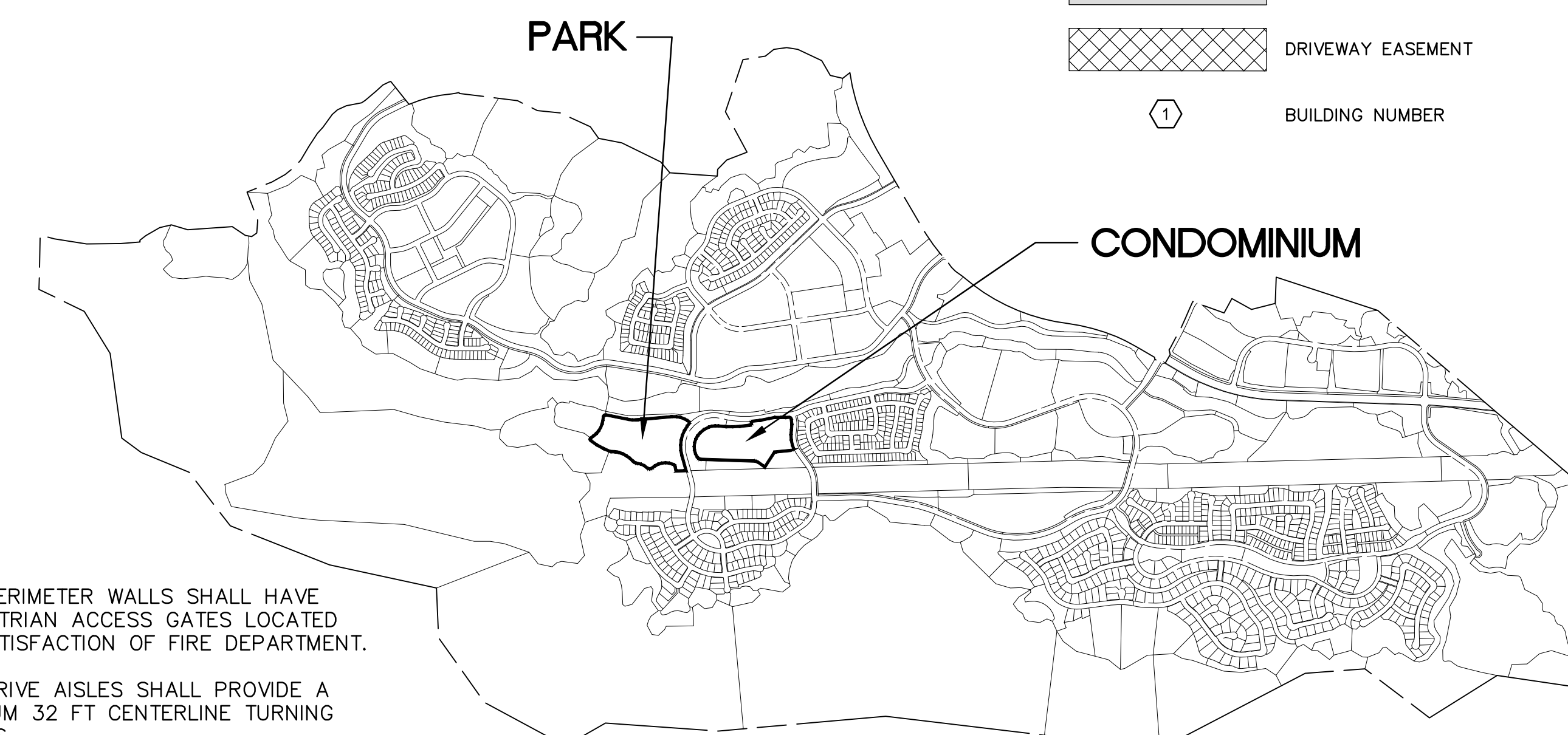
Parking Required: 34

On-Site Parking Provided:

Standard	32 Spaces
Guest Accessible Standard	1 Space
Guest Accessible Van	1 Space
Total Provided:	34 Spaces

NOTE:

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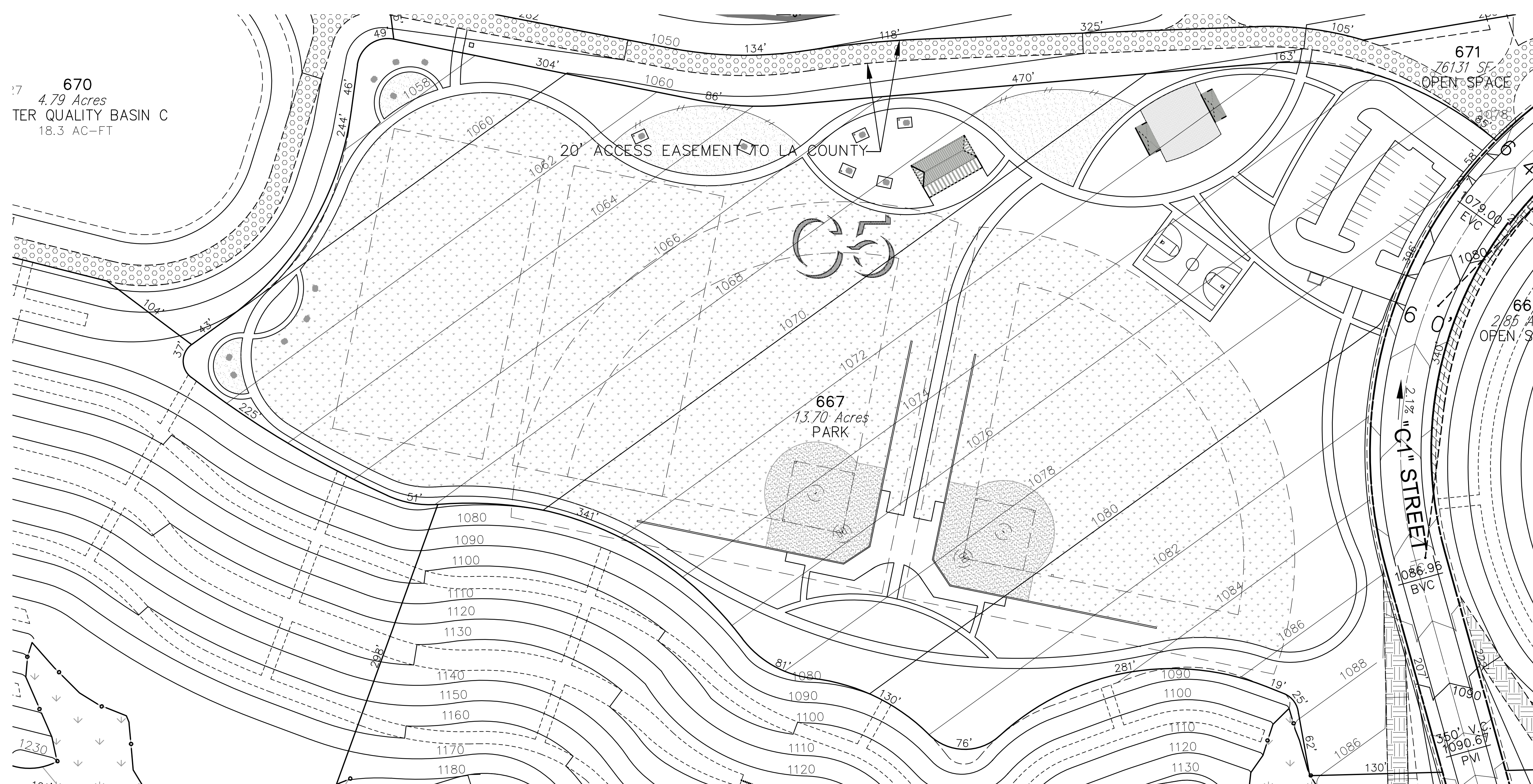


KEYMAP

SCALE: 1"=1500'

REV: 4/21/2015
DATE:

670
4.79 Acres
TER QUALITY BASIN C
18.3 AC-FT



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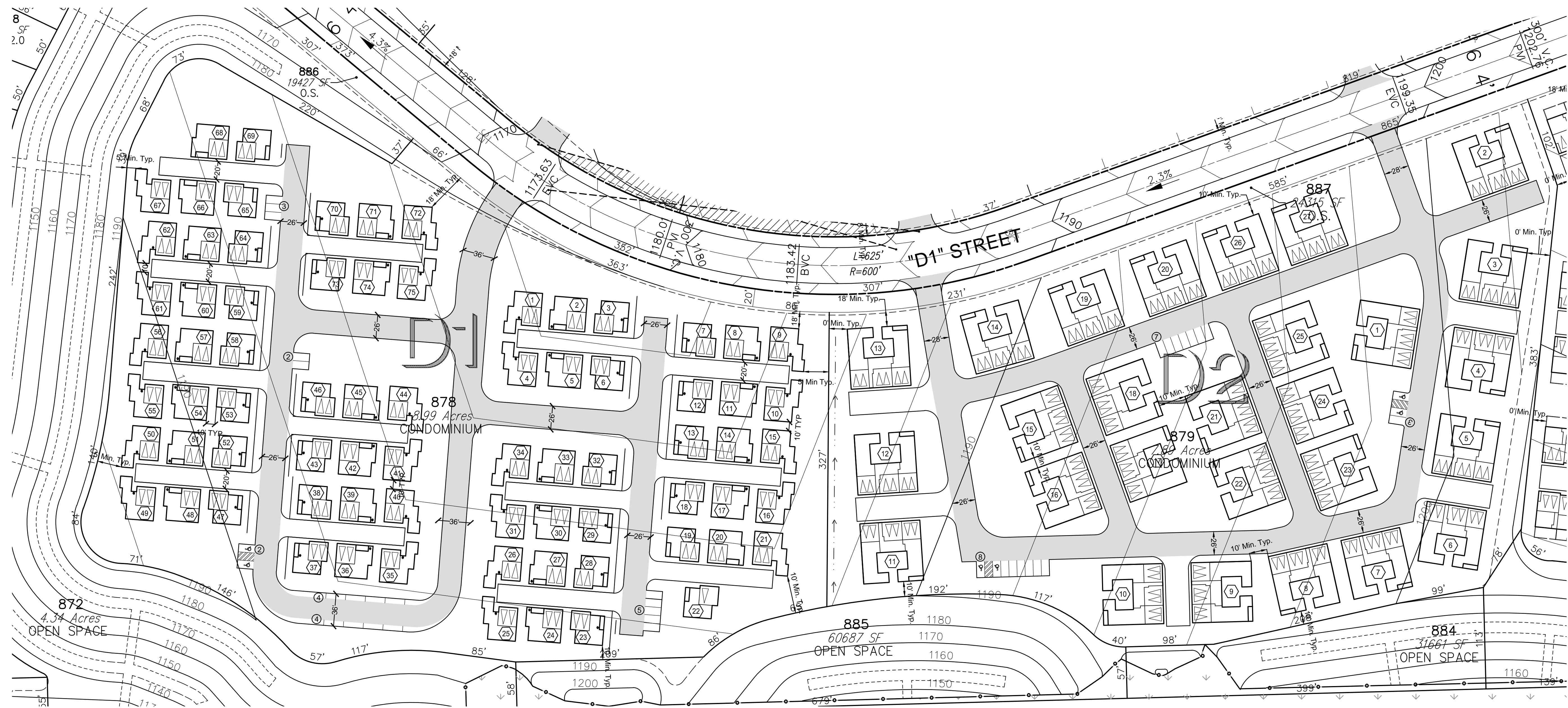
**MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP**

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

PROJECT NO. 1NLF0115.00

SHEET 12

OF 23



CONDOMINIUM

LOT No. 878
SINGLE FAMILY DETACHED - 2 STORY
Total Site Area: 9.0 Acres
Land Use: M
Total Units: 75 Homes

Number of Buildings: 75 Buildings
Max Height: 45'

Parking Summary:
Required:

Bedroom Count #	Units Covered	Uncovered	Guest	Total	
2 Bedroom	35	1.5 (53)	.5 (18)	.25 (9)	80 Spaces
3 Bedroom	40	1.5 (60)	.5 (20)	.25 (10)	90 Spaces
Total	75	113	38	19	170 Spaces

Provided:

Garage	150 Spaces
Open	20 Spaces
Total	170 Spaces (3.26 Space/DU)

Res. Handicap Parking	2% of total units
Res. 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.

CONDOMINIUM

LOT No. 879
TRIPLEX/CONDOMINIUM - 2 STORY
Total Site Area: 7.9 Acres
Land Use: LM
Total Units: 81 Homes

Number of Buildings: 27 Buildings
Max Height: 35'

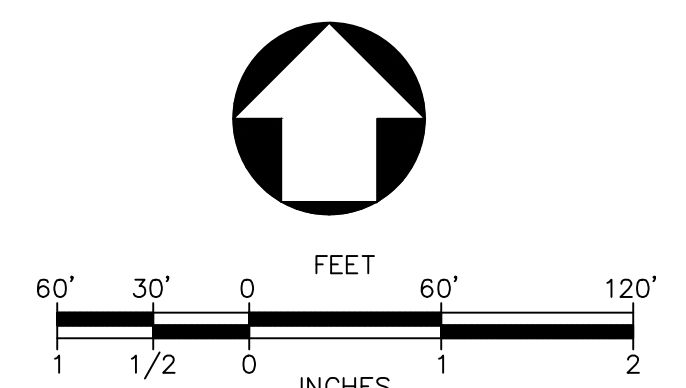
Parking Summary:
Required:

Bedroom Count #	Units Covered	Uncovered	Guest	Total	
2 Bedroom	54	1.5 (81)	.5 (27)	.25 (14)	122 Spaces
3 Bedroom	27	1.5 (41)	.5 (14)	.25 (7)	62 Spaces
Total	81	122	41	21	184 Spaces

Provided:

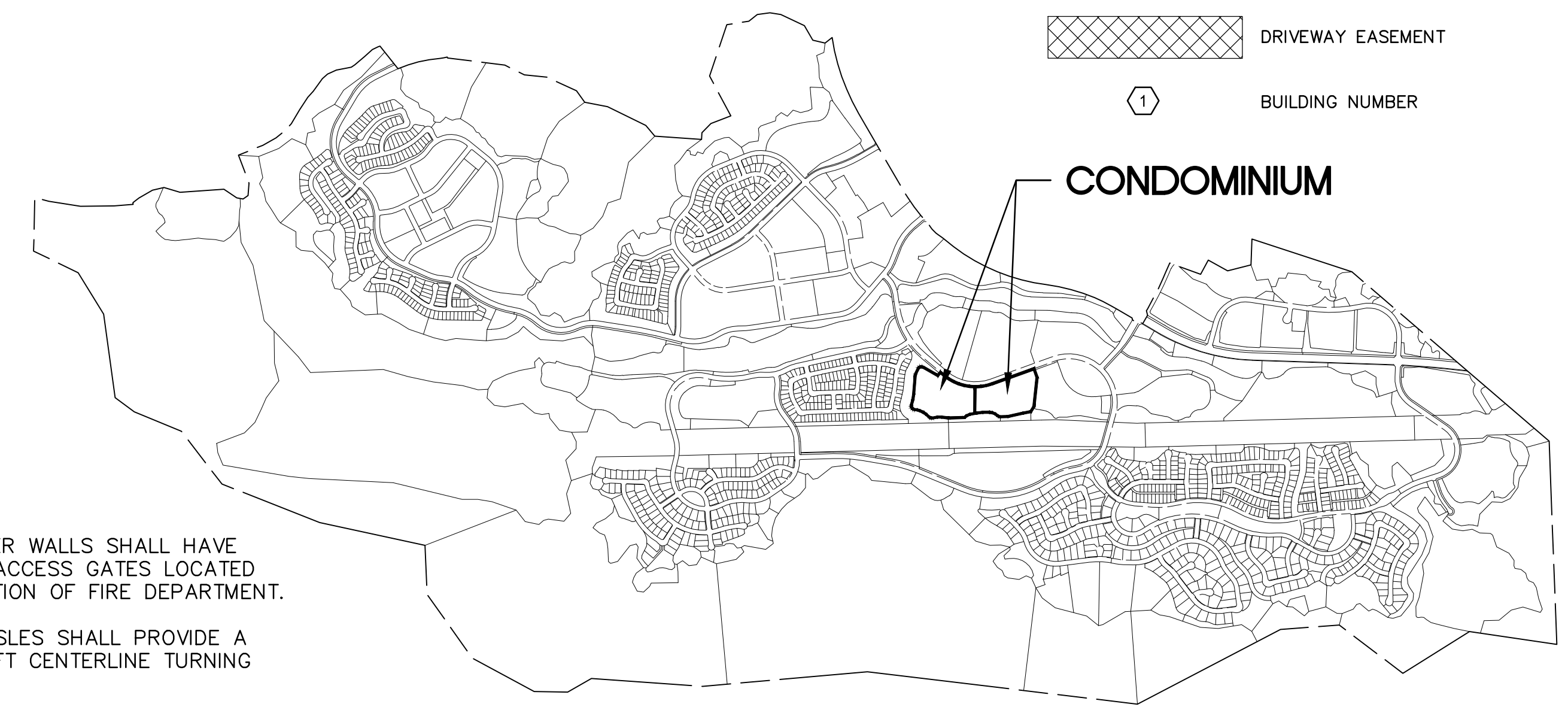
Garage	162 Spaces
Open	22 Spaces
Total	184 Spaces (2.25 Space/DU)

Res. Handicap Parking	2% of total units
Res. 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.



LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- 4 NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- 1 BUILDING NUMBER



NOTE:

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

KEYMAP
SCALE: 1"=1500'

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MAJOR LAND DIVISION
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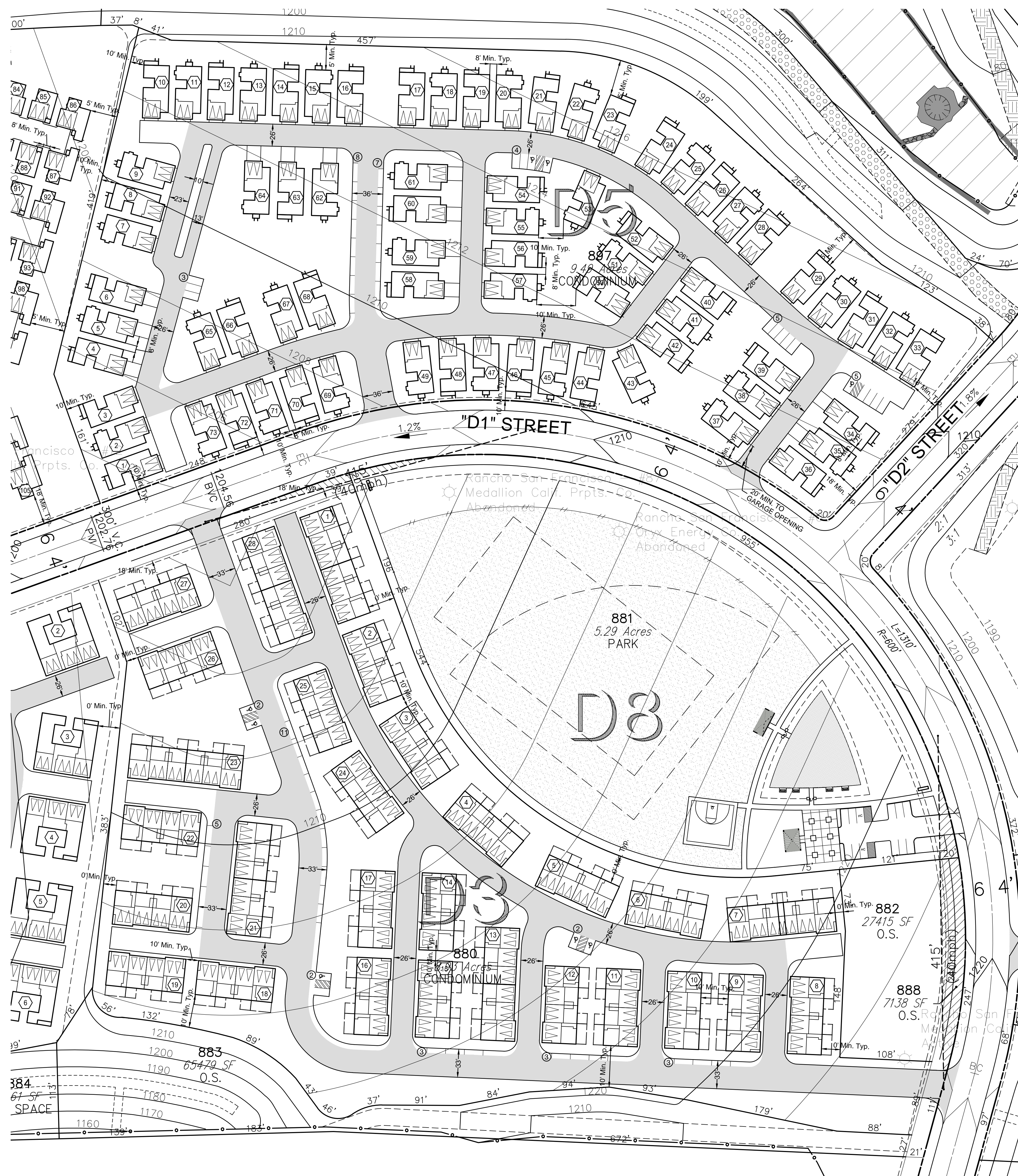
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015

PROJECT NO. 1NLF0115.00

SHEET 13

OF 23



CONDOMINIUM

LOT No. 897
SINGEL FAMILY DETACHED - 2 STORY

Total Site Area: 9.5 Acres
Land Use: LM
Total Units: 73 Homes
Number of Buildings: 73 Buildings
Max Height: 35'

Parking Summary:
Required:

Bedroom Count #	Units Covered	Uncovered	Guest	Total
3 Bedroom	73	1.5(110)	.5(37)	.25(19)
Total	73	110	37	19

Provided:
Garage 146 Spaces
Open 20 Spaces Guest: (19)
Total 166 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units
Res. 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.

NEIGHBORHOOD PARK

Lot No. 881 (Neighborhood Park)
Recreation - 2-Story

Total Site Area: 5.3 AC
Land Use: LM
Total S.F.: 450 SF

No. of Buildings: 1 Buildings
Max. Height: 35'

Parking Required: 12

On-Site Parking Provided:
Standard 10 Spaces
Guest Accessible Standard 0 Space
Guest Accessible Van 2 Space
Total Provided: 12 Spaces

CONDOMINIUM

LOT No. 880
CONDOMINIUM - 2 STORY

Total Site Area: 8.9 Acres
Land Use: LM
Total Units: 124 Homes

Number of Buildings: 28 Buildings
Max Height: 35'

Parking Summary:
Required:

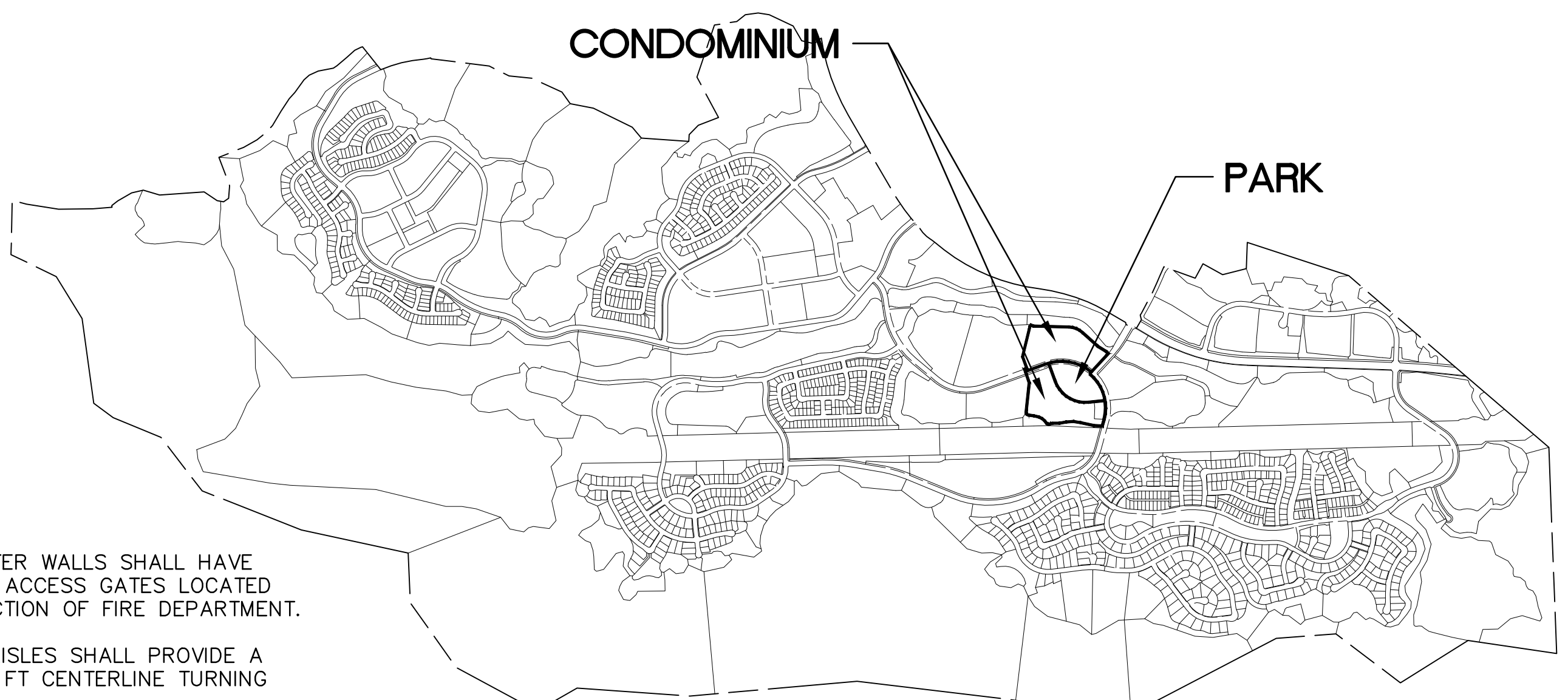
Bedroom Count #	Units Covered	Uncovered	Guest	Total
3 Bedroom	68	1.5(102)	.5(34)	.25(17)
4 Bedroom	56	1.5(84)	.5(28)	.25(14)
Total	124	186	62	31

Provided:
Garage 248 Spaces
Open 31 Spaces Guest: (31)
Total 279 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units
Res. 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.

LEGEND:

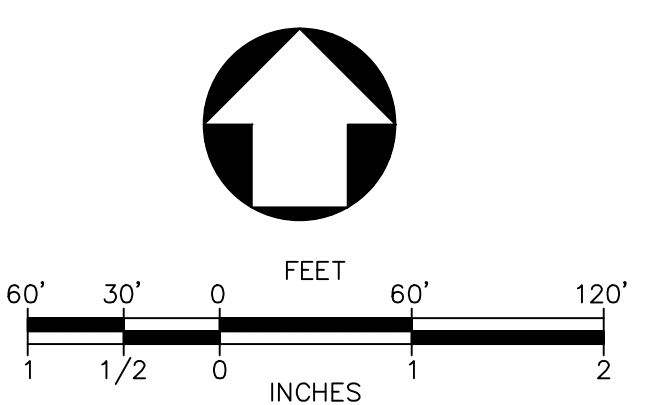
- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER



KEYMAP
SCALE: 1"=1500'

NOTE:

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



LEGAL DESCRIPTION:
A PORTION OF PARCELS 15, 16 AND 17 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.



PSOMAS
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Santa Clarita, CA 91355
(661) 219-6000 (661) 775-2718 (FAX)
Matthew G. Heideman
4/21/2015
MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE

DESIGNED : DE/MH
DRAFTED : DE/DZ
CHECKED : MH

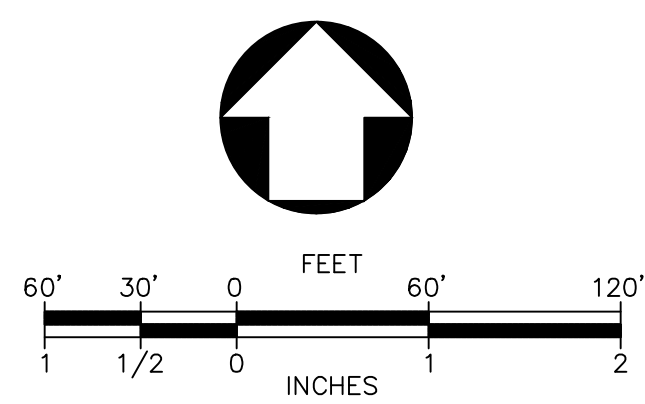
OWNER/DEVELOPER :
NEWHALL LAND
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: 4/21/2015

PROJECT NO. 1NLF0115.00

SHEET 14 OF 23



CONDOMINIUM

LOT No. 890
CONDOMINIUM - 2 STORY

Total Site Area: 10.8 Acres
Land Use: LM
Total Units: 75 Homes

Number of Buildings: 75 Buildings
Max Height: 35'

Parking Summary:

Required:	Bedroom Count	# Units	Covered	Uncovered	Guest	Total
	3 Bedroom	38	1.5 (57)	.5 (19)	.25 (10)	86 Spaces
	4 Bedroom	37	1.5 (56)	.5 (19)	.25 (10)	85 Spaces
	Total	75	113	38	20	171 Spaces

Provided:

Garage: 150 Spaces
Open: 21 Spaces Guest: (20)
Total: 171 Spaces (2.25 Space/DU)

Res. Handicap Parking: 2% of total units
2

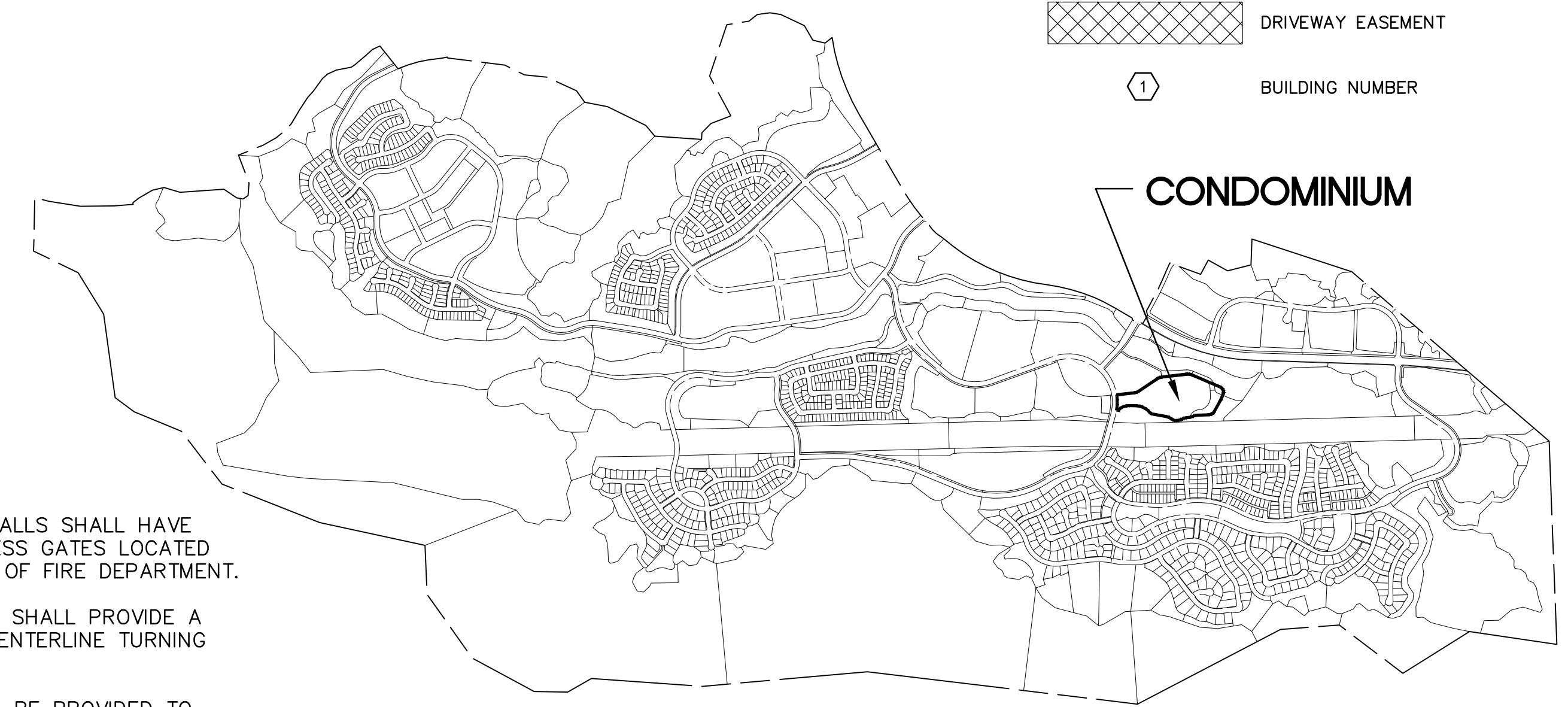
Res. Handicap Van: 1 Space/8 Handicap P.S.
1 Spaces

Guest Handicap Parking: 5% of total guest parking
1

Guest Handicap Van: 1 Space/8 Handicap P.S.
1 Spaces

LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- 4 NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- 1 BUILDING NUMBER



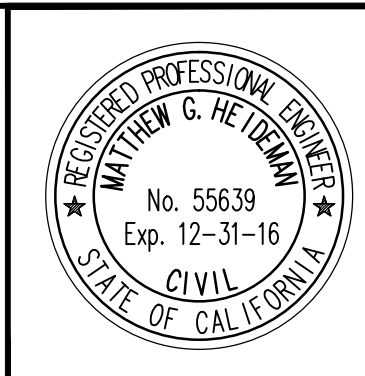
NOTE:

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

KEYMAP
SCALE: 1"=1500'

REV: 4/21/2015
DATE:

LEGAL DESCRIPTION:
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO. 1NLF0115.00
SHEET 15 OF 23



CONDOMINIUM

LOT No. 898
SINGLE FAMILY DETACHED - 2 STORY

Total Site Area: 14.3 Acres
Land Use: LM
Total Units: 163 Homes

Number of Buildings: 163 Buildings
Max Height: 35'

Parking Summary:

Required:

Bedroom Count #	Units Covered	Uncovered	Guest	Total	
2 Bedroom	83	1.5(125)	.5(42)	.25(21)	188 Spaces
3 Bedroom	80	1.5(120)	.5(40)	.25(20)	180 Spaces
Total	163	245	82	41	368 Spaces

Provided:

Garage	326 Spaces
Open	42 Spaces
Total	368 Spaces (2.25 Space/DU)

Res. Handicap Parking: 2% of total units
Res. 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.

CONDOMINIUM

LOT No. 899
SINGLE FAMILY DETACHED - 2 STORY

Total Site Area: 11.4 Acres
Land Use: LM
Total Units: 75 Homes

Number of Buildings: 75 Buildings
Max Height: 35'

Parking Summary:

Required:

Bedroom Count #	Units Covered	Uncovered	Guest	Total	
3 Bedroom	39	1.5 (59)	.5(20)	.25(10)	89 Spaces
4 Bedroom	36	1.5 (54)	.5(18)	.25 (9)	81 Spaces
Total	75	113	38	19	170 Spaces

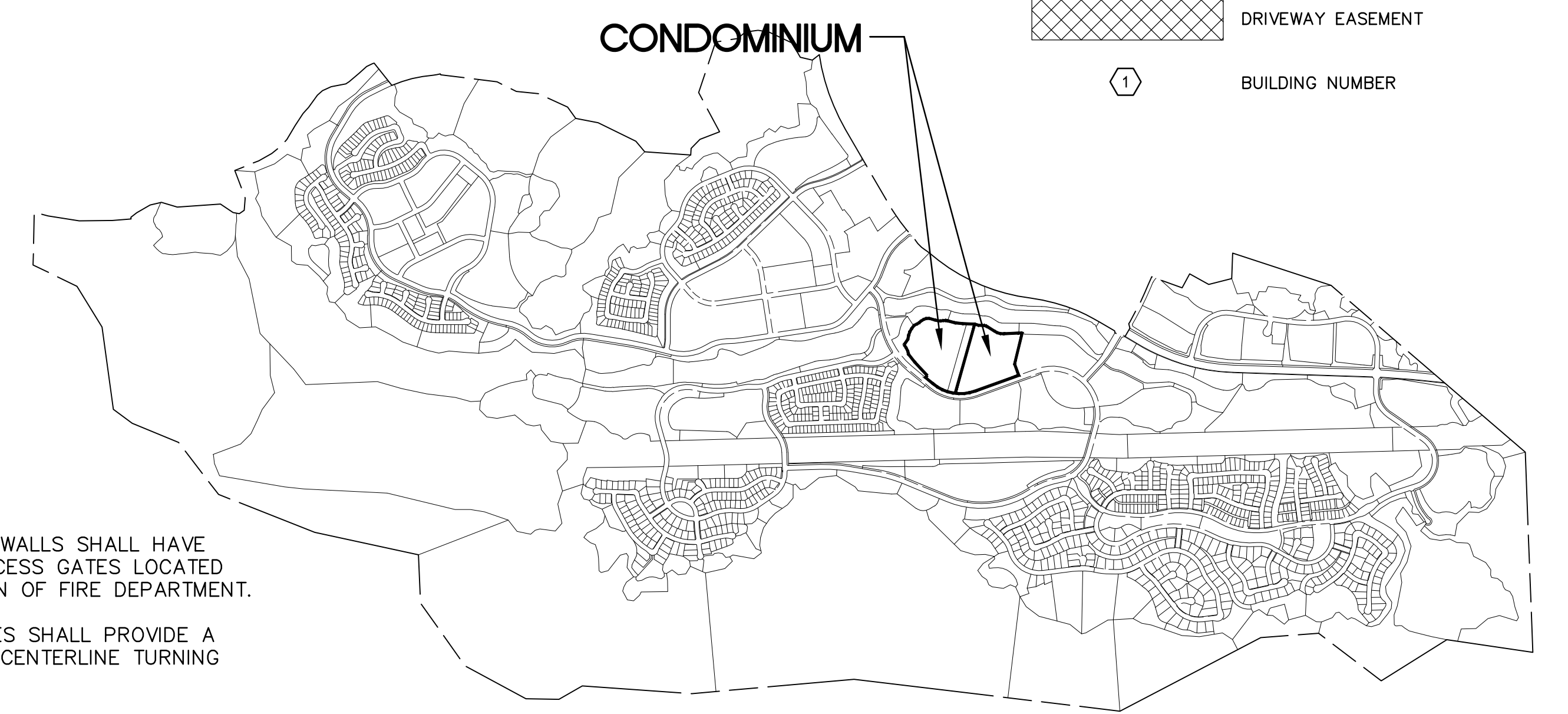
Provided:

Garage	150 Spaces
Open	20 Spaces
Total	170 Spaces (2.26 Space/DU)

Res. Handicap Parking: 2% of total units
Res. 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.

LEGEND:

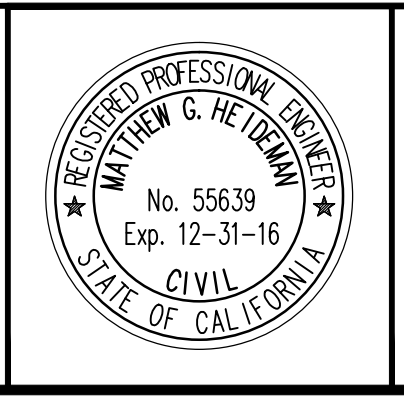
- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER



NOTE:

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

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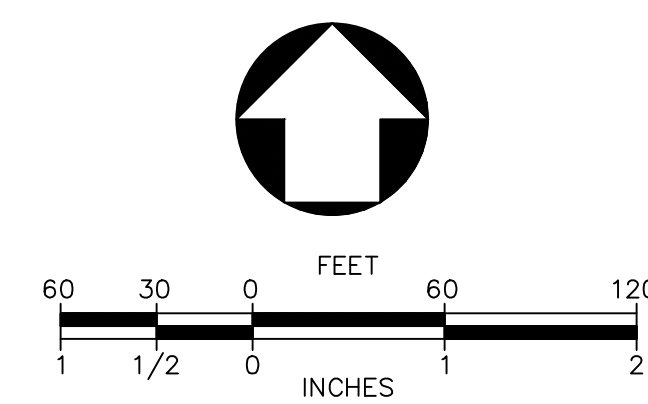
DESIGNED: DE/MH
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO. 1NLF0115.00
SHEET 16 OF 23

REV: 4/21/2015



CONDOMINIUM

LOT No. 907
TRIPLEX/CONDOMINIUM - 2 STORY

Total Site Area: 17.4 Acres
Land Use: M
Total Units: 99 Homes

Number of Buildings: 33 Buildings
Max Height: 45'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	66	1.5 (99)	.5 (33)	.25 (17)	149 Spaces
3 Bedroom	33	1.5 (50)	.5 (17)	.25 (9)	76 Spaces
Total	99	149	50	26	225 Spaces

Provided:

Garage	198 Spaces
Open	27 Spaces
Total	225 Spaces (2.27 Space/DU)

Res. Handicap Parking: 2% of total units
2

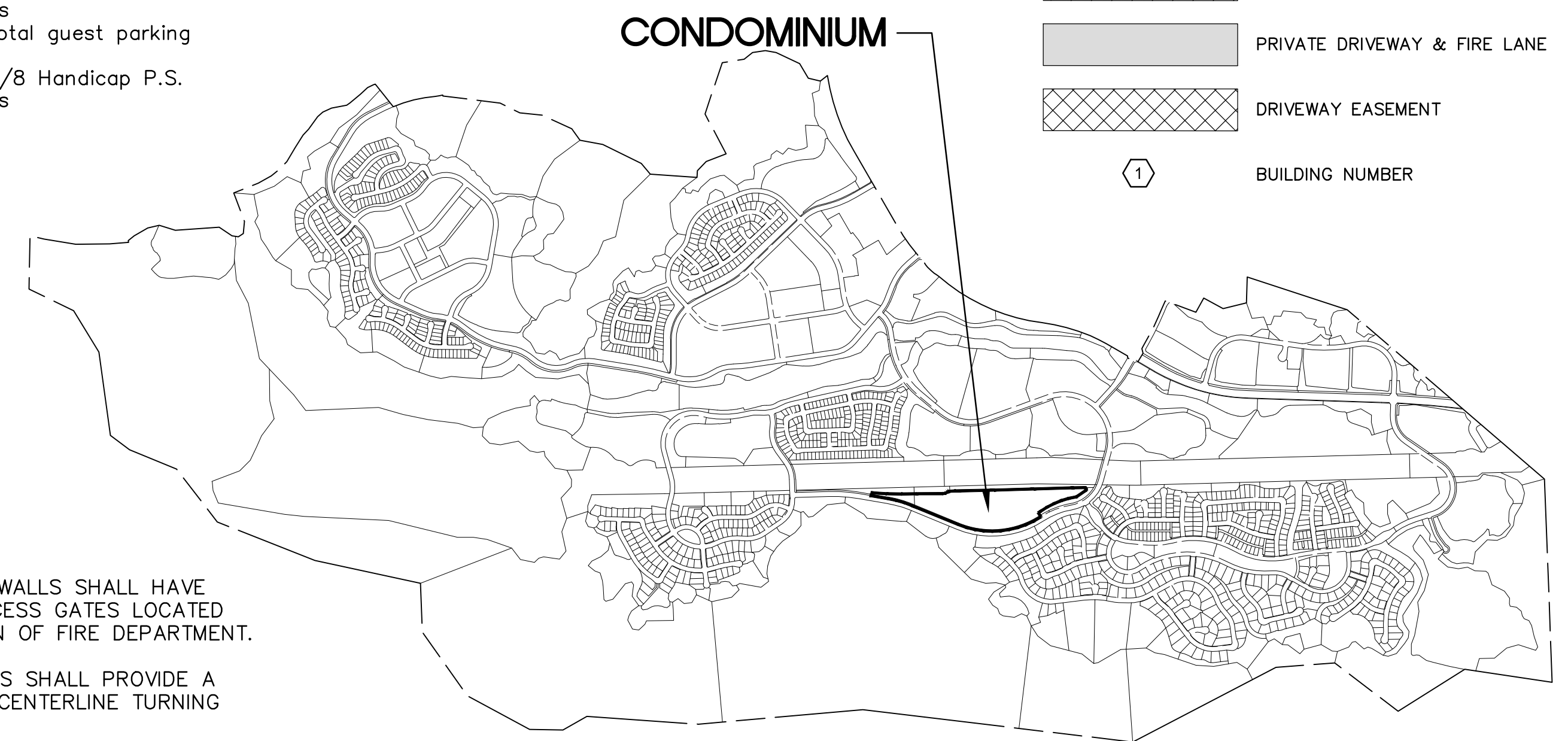
Res. Handicap Van: 1 Space/8 Handicap P.S.
1 Spaces

Guest Handicap Parking: 5% of total guest parking
2

Guest Handicap Van: 1 Space/8 Handicap P.S.
1 Spaces

LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER



NOTE:

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REV: 4/21/2015
DATE: 4/21/2015

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CONDOMINIUM

LOT No. 1539
CONDOMINIUM - 2 STORY

Total Site Area: 13.6 Acres
Land Use: LM
Total Units: 89 Homes
Number of Buildings: 89 Buildings
Max Height: 35'

Parking Summary:

Required:

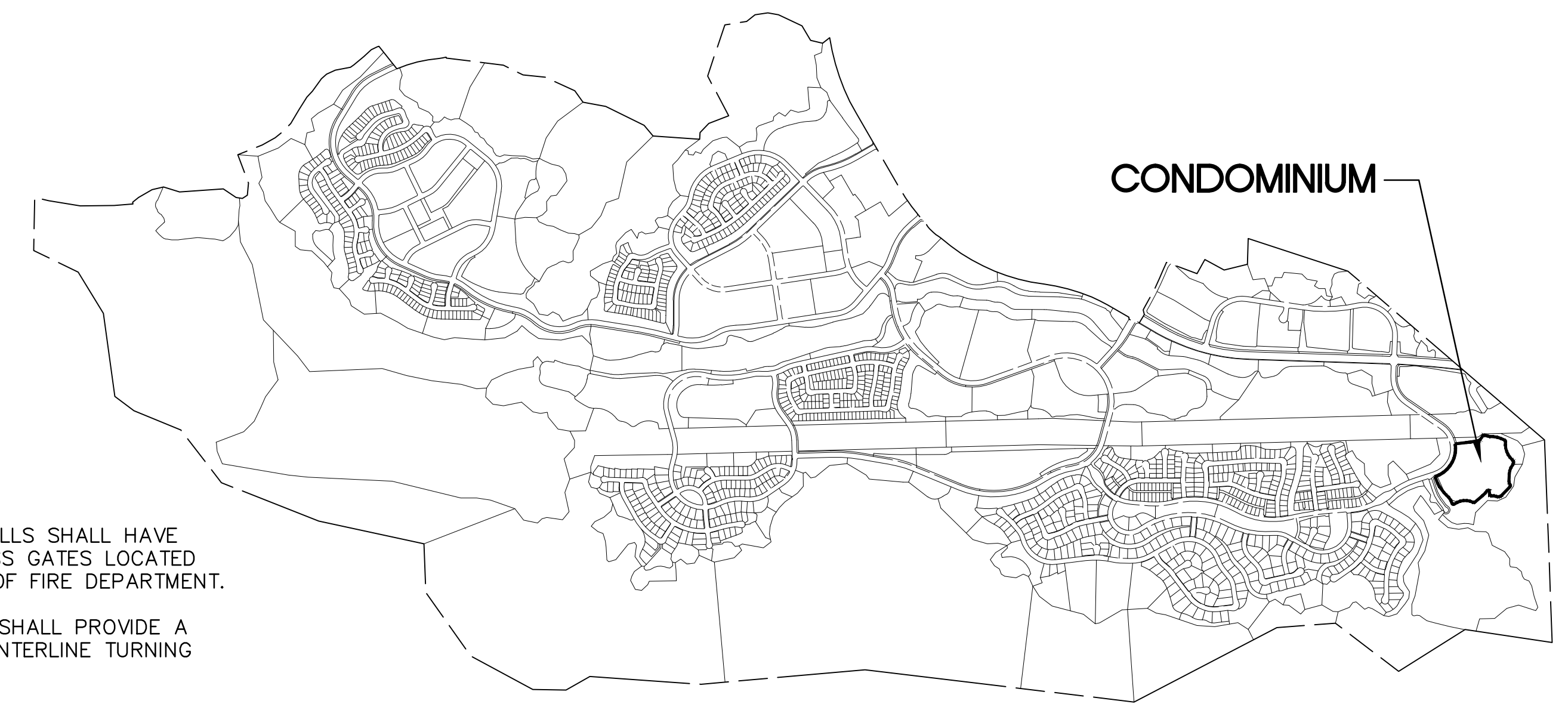
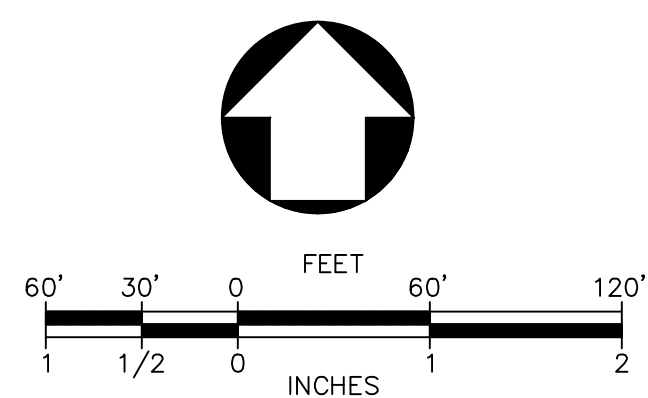
Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	62	1.5 (93)	.5 (31)	.25 (16)	140 Spaces
4 Bedroom	27	1.5 (41)	.5 (14)	.25 (7)	62 Spaces
Total	89	134	45	23	202 Spaces

Provided:

Garage	178 Spaces
Open	24 Spaces
Total	202 Spaces (2.26 Space/DU)
Res. Handicap Parking	2% of total units
	2
Res. Handicap Van	1 Space/8 Handicap P.S.
	1 Spaces
Guest Handicap Parking	5% of total guest parking
	2
Guest Handicap Van	1 Space/8 Handicap P.S.
	1 Spaces

LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER



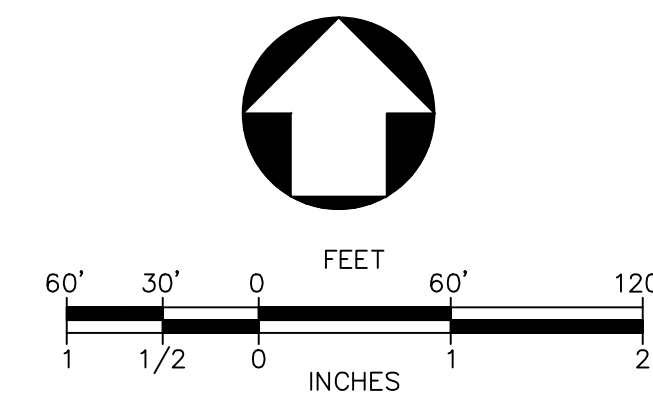
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REV: 4/21/2015
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OVERLOOK RETAINING WALLS
8' MAX HEIGHT - SUPERCEDED



APARTMENT/CONDOMINIUM

LOT No. 1545
APARTMENT - 3 STORY

Total Site Area: 11.2 Acres
Land Use: M
Total Units: 214 Homes

Number of Buildings: 19 Buildings
Max Height: 45'

Parking Summary:

Required:	Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	60	1.5 (90)	.25 (15)			105 Spaces
2 Bedroom	94	1.5 (141)	.5 (47)	.25 (24)		212 Spaces
3 Bedroom	60	1.5 (90)	.5 (30)	.25 (15)		135 Spaces
Total	214	321	77	54	452	452 Spaces

Provided:

Garage: 208 Spaces
Carport: 114 Spaces
Open: 130 Spaces
Total: 452 Spaces (2.11 Space/DU)

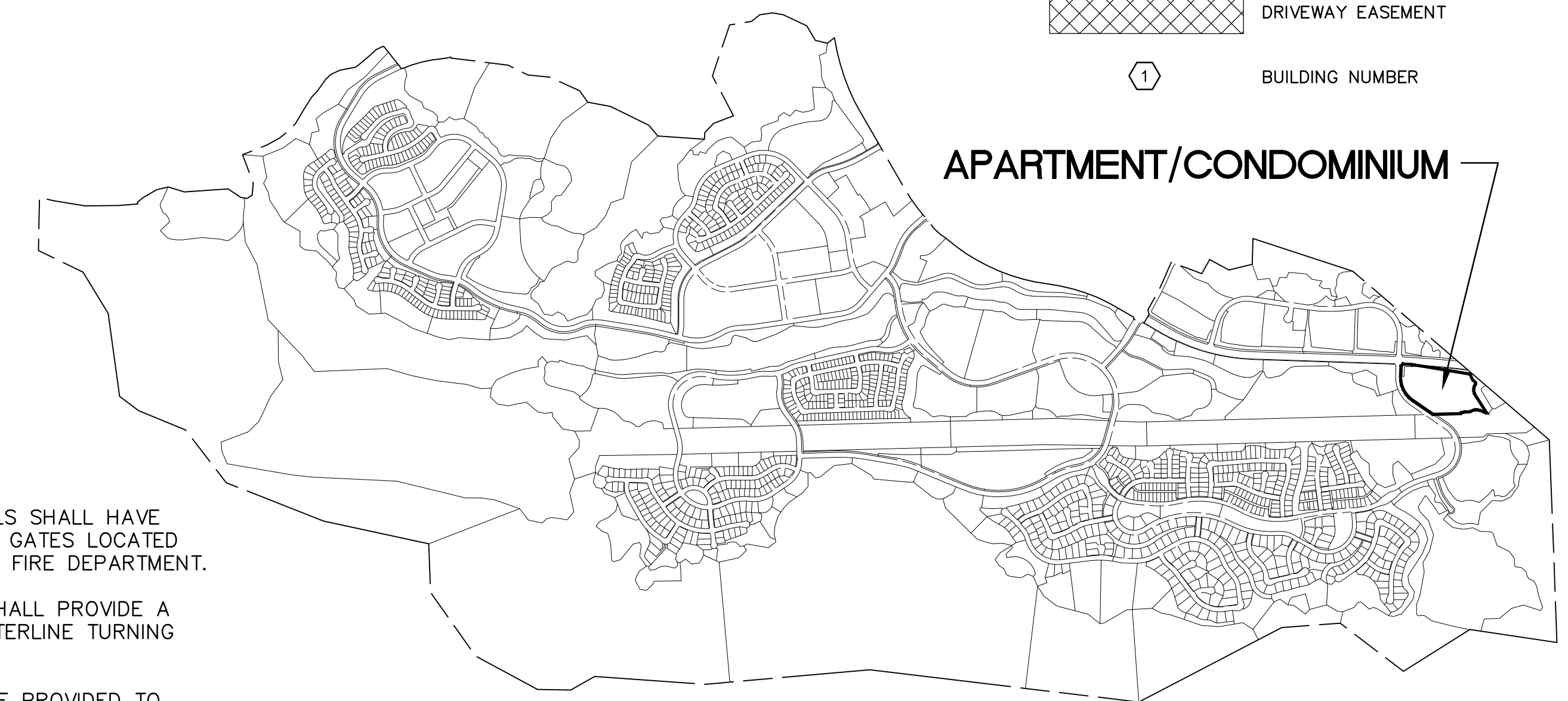
Res. Handicap Parking: 2% of total units (5 Spaces)
Res. Handicap Van: 1 Space/8 Handicap P.S.
Guest Handicap Parking: 5% of total guest parking (3 Spaces)
Guest Handicap Van: 1 Space/8 Handicap P.S.
Short Term Bike Spaces: 1 Space/10 Units (22 Spaces)
*Long term bike parking to be provided within buildings

LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- 0.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- 950 PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER

NOTE:

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



KEYMAP

SCALE: 1"=1500'

REV: 4/21/2015
DATE: 4/21/2015

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APARTMENT/CONDOMINIUM

LOT No. 1554
APARTMENT - 3 STORY

Total Site Area: 6.9 Acres
Land Use: M
Total Units: 158 Homes

Number of Buildings: 11 Buildings
Max Height: 45'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	38	1.5 (57)		.25 (10)	67 Spaces
2 Bedroom	82	1.5 (123)	.5 (41)	.25 (21)	185 Spaces
3 Bedroom	38	1.5 (57)	.5 (19)	.25 (10)	86 Spaces
Total	158	237	60	41	338 Spaces

Provided:

Garage	212 Spaces
Carport	24 Spaces
Open	102 Spaces
Total	338 Spaces (2.14 Space/DU)

Res. Handicap Parking: 2% of total units
 4 Spaces
 1 Space/8 Handicap P.S.
 1 Spaces

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

Short Term Bike Spaces: 1 Space/10 Units
 16 Spaces

*Long term bike parking to be provided within buildings

APARTMENT/CONDOMINIUM

LOT No. 1555
APARTMENT - 3 STORY

Total Site Area: 5.7 Acres
Land Use: M
Total Units: 128 Homes

Number of Buildings: 8 Buildings
Max Height: 45'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	32	1.5 (48)		.25 (8)	56 Spaces
2 Bedroom	64	1.5 (96)	.5 (32)	.25 (16)	144 Spaces
3 Bedroom	32	1.5 (48)	.5 (16)	.25 (8)	72 Spaces
Total	128	192	48	32	272 Spaces

Provided:

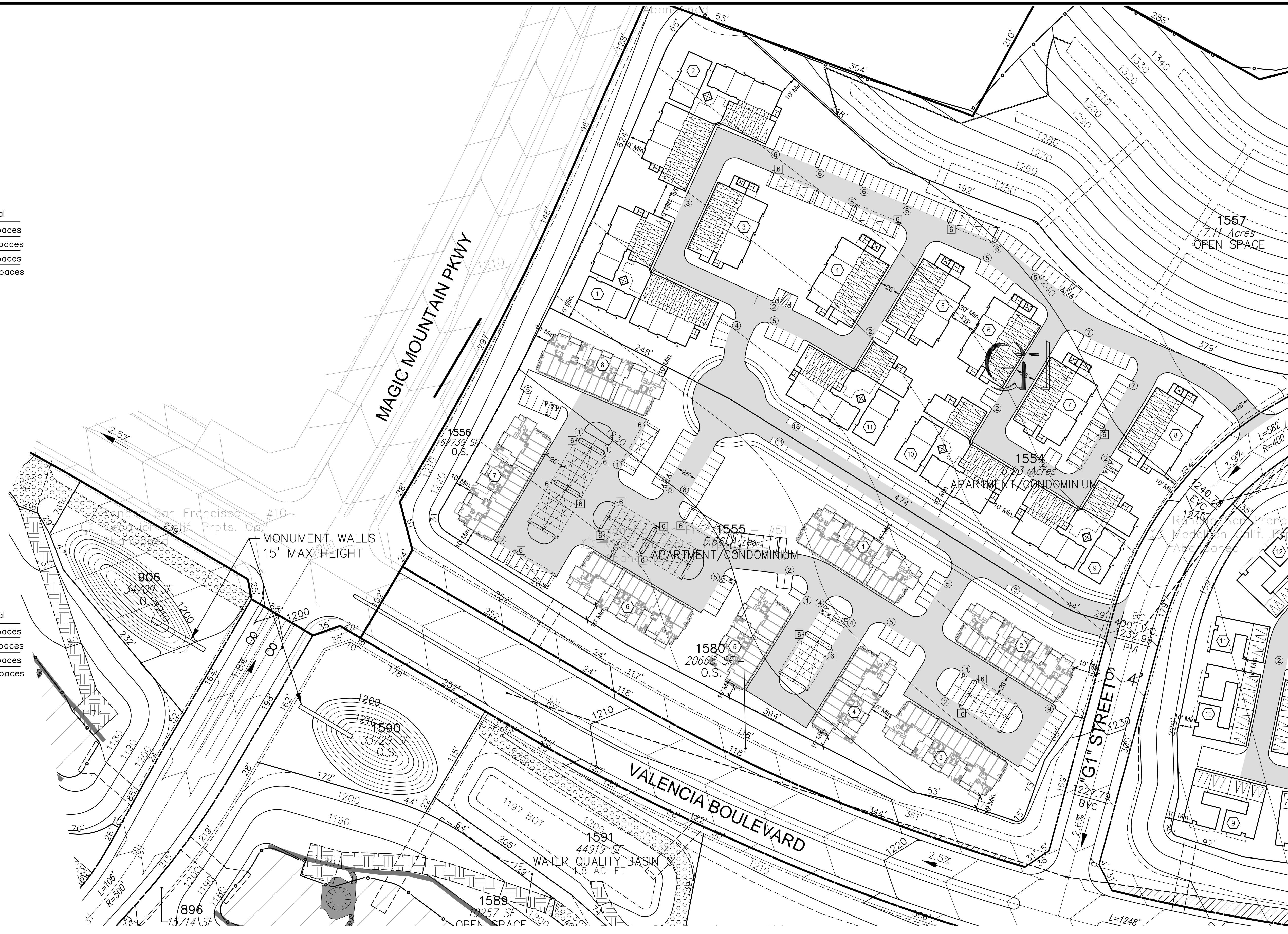
Garage	98 Spaces
Carport	96 Spaces
Open	78 Spaces
Total	272 Spaces (2.12 Space/DU)

Res. Handicap Parking: 2% of total units
 3 Spaces
 1 Space/8 Handicap P.S.
 1 Spaces

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

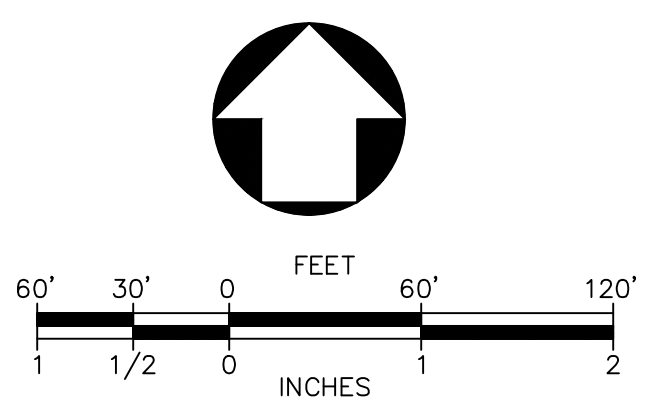
Short Term Bike Spaces: 1 Space/10 Units
 13 Spaces

*Long term bike parking to be provided within buildings

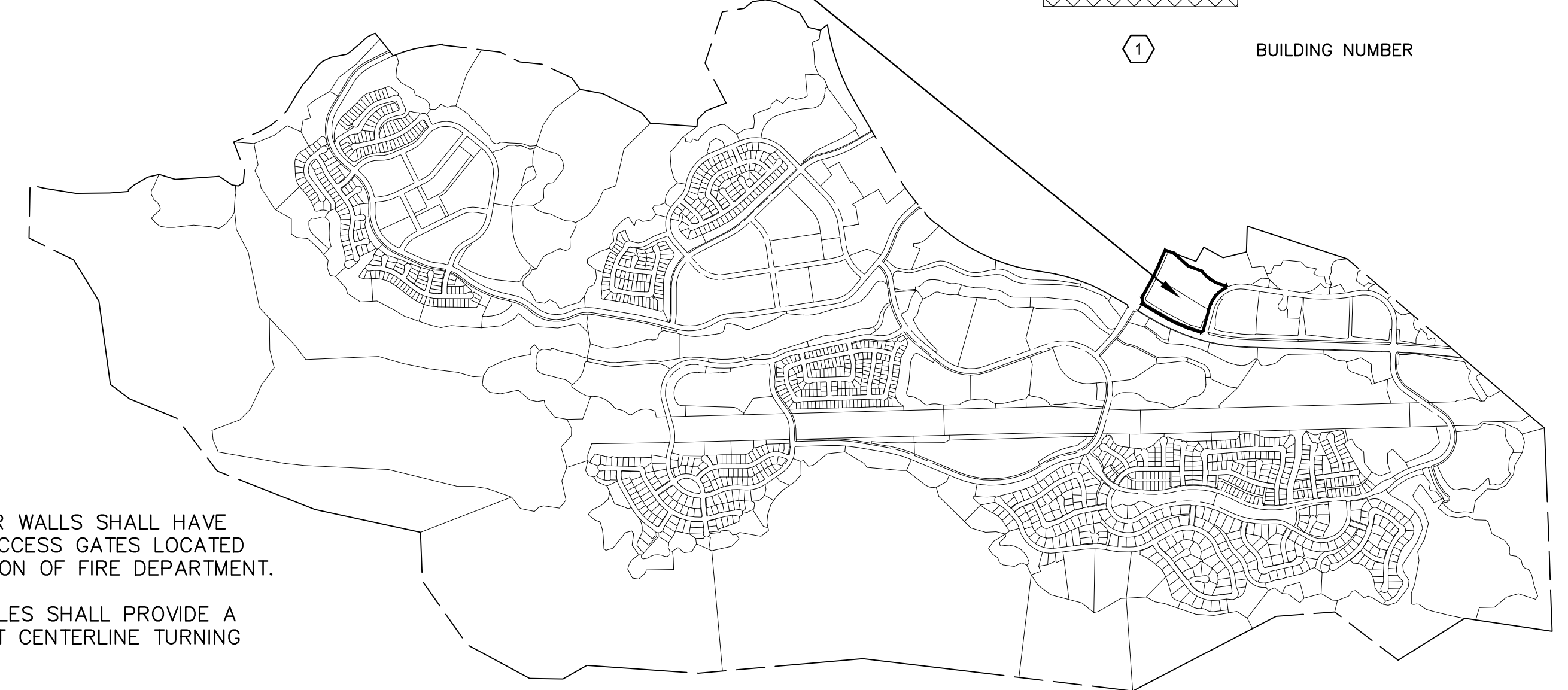


LEGEND:

674	LOT NUMBER
106689 SF	LOT AREA (SQUARE FEET)
CONDOMINIUM	LAND USE
O.S.	OPEN SPACE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	PROPOSED CONTOUR
---	DAYLIGHT LINE
---	CUT & FILL
---	RIDGE LINE
(PVT)	PRIVATE DRIVE
+	ABANDONED OIL WELL
R/W	RIGHT OF WAY
EVA	EMERGENCY VEHICLE ACCESS
4	COVERED PARKING (NUMBER OF SPACES IN BOX)
4	NUMBER OF OPEN PARKING SPACES
---	LINE OF SIGHT EASEMENT
---	PRIVATE DRIVEWAY & FIRE LANE
---	DRIVEWAY EASEMENT
1	BUILDING NUMBER



APARTMENT/CONDOMINIUM



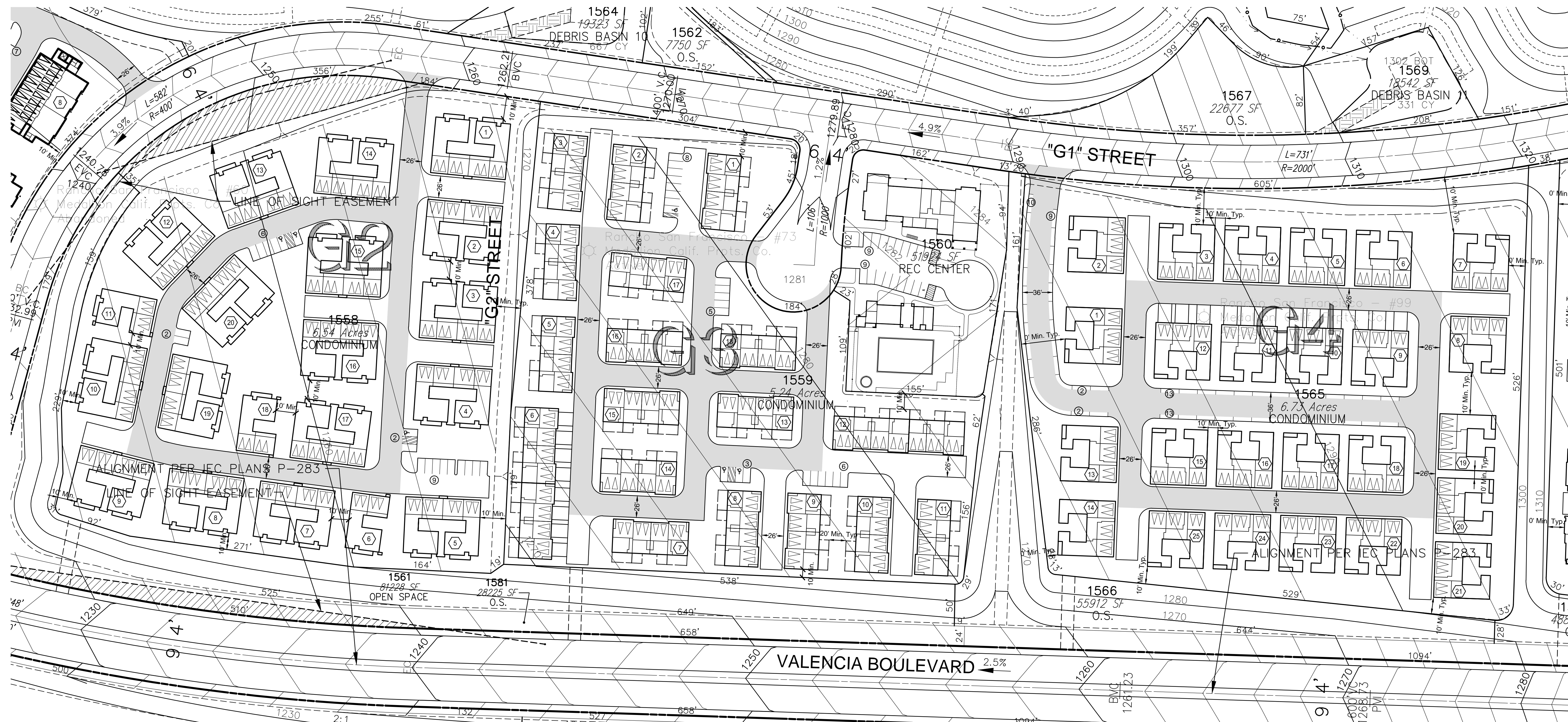
NOTE:

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

KEYMAP
SCALE: 1"=1500'

REV: 4/21/2015
DATE: 4/21/2015

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			DRAFTED : DE/DZ		
PROJECT NO. 1NLF0115.00		SHEET <u>20</u> OF <u>23</u>		DATE: 4/21/2015	



LEGEND:

- 674 LOT NUMBER
- 106689 SF LOT AREA (SQUARE FEET)
- CONDOMINIUM LAND USE
- O.S. OPEN SPACE
- TRACT BOUNDARY
- PROPERTY LINE
- PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT & FILL
- RIDGE LINE
- (PVT) PRIVATE DRIVE
- ABANDONED OIL WELL
- R/W RIGHT OF WAY
- EVA EMERGENCY VEHICLE ACCESS
- COVERED PARKING (NUMBER OF SPACES IN BOX)
- NUMBER OF OPEN PARKING SPACES
- LINE OF SIGHT EASEMENT
- PRIVATE DRIVEWAY & FIRE LANE
- DRIVEWAY EASEMENT
- BUILDING NUMBER

CONDOMINIUM

LOT No. 1558
CONDOMINIUM - 2 STORY
Total Site Area: 6.5 Acres
Land Use: M
Total Units: 74 Homes
Number of Buildings: 20 Buildings
Max Height: 45'
Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total
2 Bedroom 26 1.5 (39) .5 (13) .25 (7) 59 Spaces
3 Bedroom 48 1.5 (72) .5 (24) .25 (12) 108 Spaces
Total 74 111 37 19 167 Spaces
Provided:
Garage 148 Spaces
Open 19 Spaces Guest: (19)
Total 167 Spaces (2.25 Space/DU)
Res. Handicap Parking 2% of total units
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
1
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

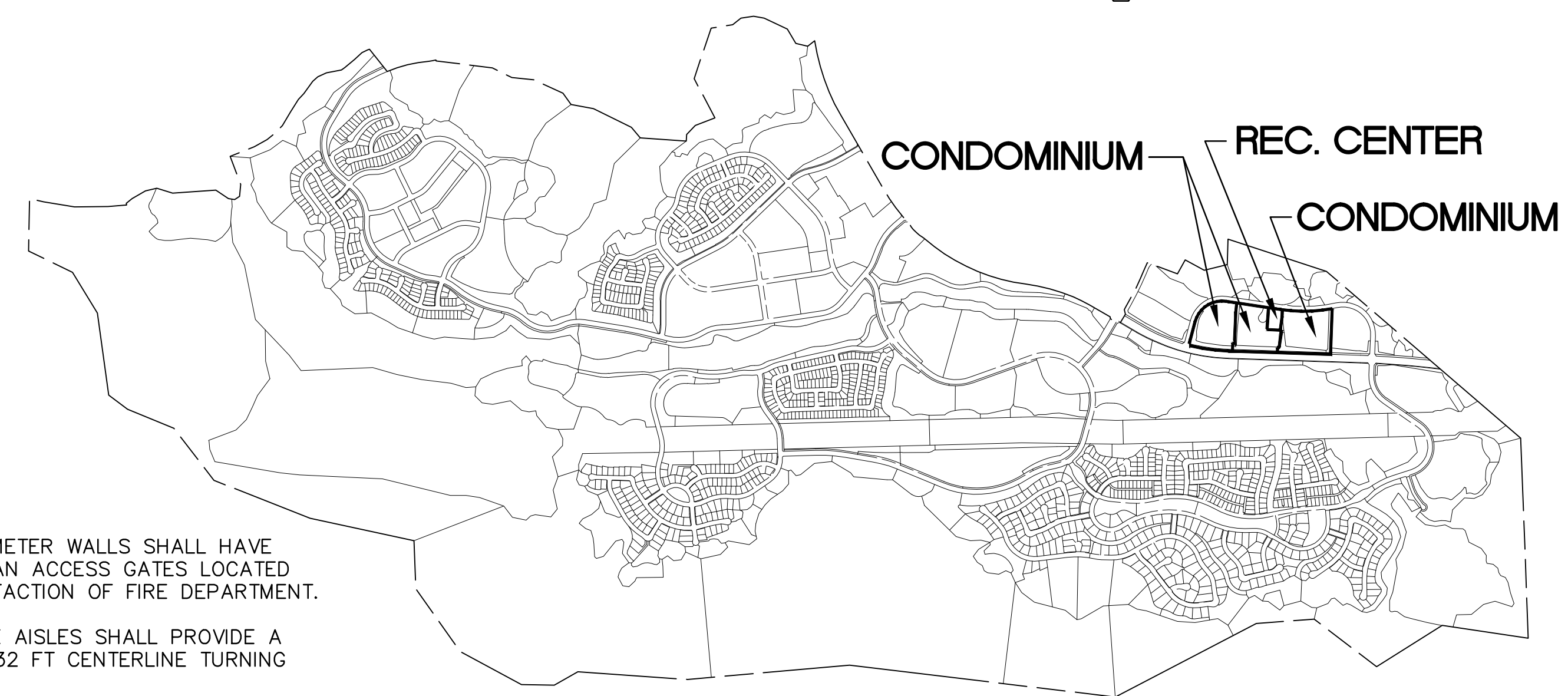
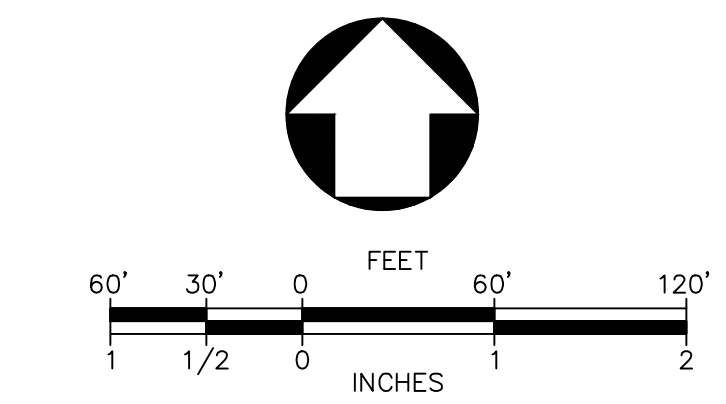
CONDOMINIUM

LOT No. 1559
CONDOMINIUM - 2 STORY
Total Site Area: 5.2 Acres
Land Use: M
Total Units: 79 Homes
Number of Buildings: 18 Buildings
Max Height: 45'
Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total
2 Bedroom 29 1.5 (44) .5 (15) .25 (8) 67 Spaces
3 Bedroom 50 1.5 (75) .5 (25) .25 (13) 113 Spaces
Total 79 119 40 21 180 Spaces
Provided:
Garage 158 Spaces
Open 22 Spaces Guest: (21)
Total 180 Spaces (2.37 Space/DU)
Res. Handicap Parking 2% of total units
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
1
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

CONDOMINIUM

LOT No. 1565
CONDOMINIUM - 2 STORY
Total Site Area: 6.7 Acres
Land Use: M
Total Units: 75 Homes
Number of Buildings: 25 Buildings
Max Height: 45'
Parking Summary:
Required:
Bedroom Count # Units Covered Uncovered Guest Total
3 Bedroom 50 1.5 (75) .5 (25) .25 (13) 113 Spaces
4 Bedroom 25 1.5 (38) .5 (13) .25 (7) 58 Spaces
Total 75 113 38 20 171 Spaces
Provided:
Garage 150 Spaces
Open 21 Spaces Guest: (20)
Total 171 Spaces (2.28 Space/DU)
Res. Handicap Parking 2% of total units
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
1
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces

Lot No. 1560
Recreation - 2-Story
Total Site Area: 1.2 AC
Land Use: M
Total S.F.: 9,500 SF
No. of Buildings: 4 Buildings
Max. Height: 45'
Parking Required:
On-Site Parking Provided:
Standard 15 Spaces
Guest Accessible Standard 1 Space
Guest Accessible Van 1 Space
Total Provided: 17 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"=1500'

REV: 4/21/2015

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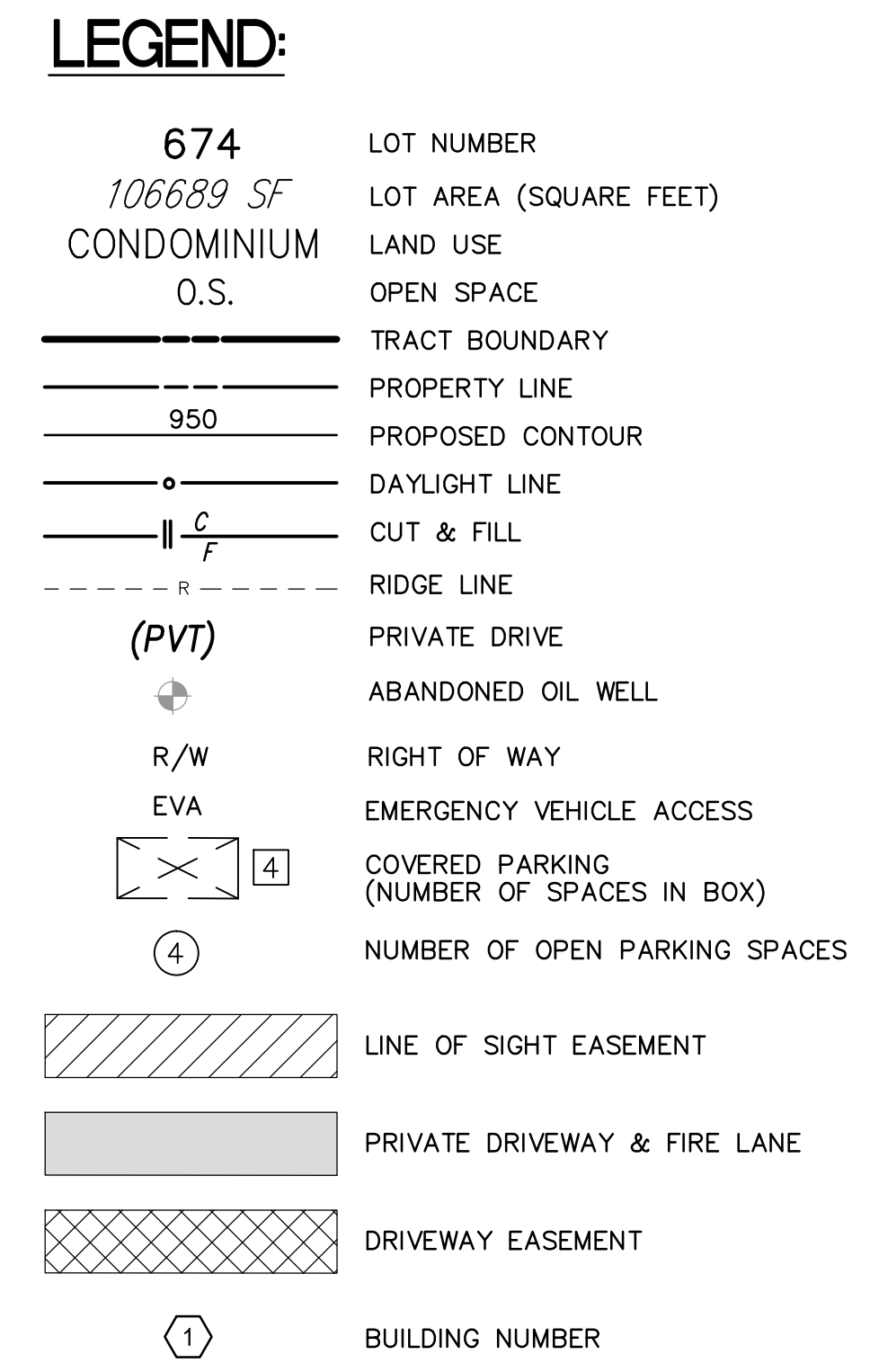
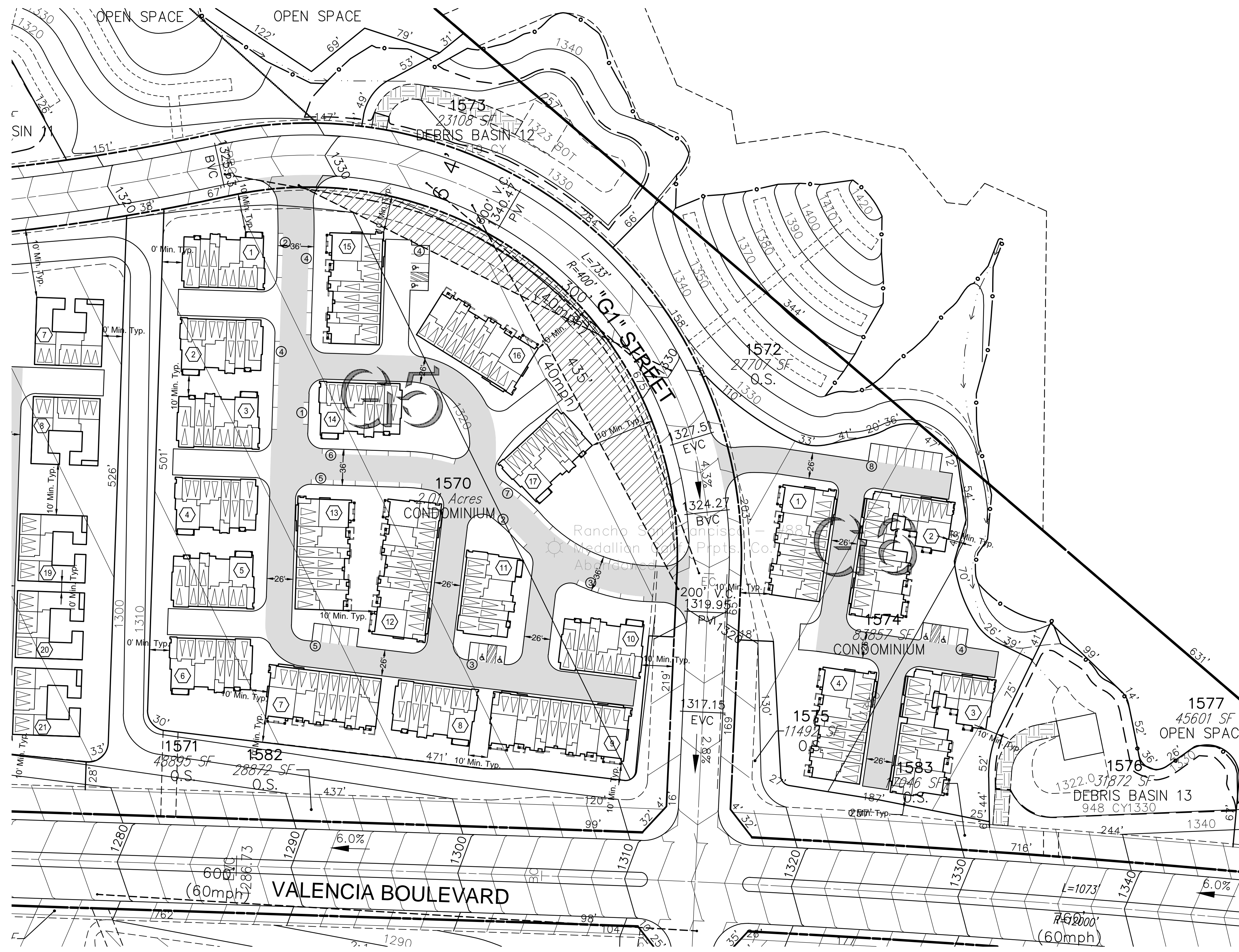


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m.g.heideman
4/21/2015
MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE

DESIGNED: DE/MH
DRAFTED: DE/DZ
CHECKED: MH

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

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA
PROJECT NO. 1NLF0115.00
SHEET 21 OF 23
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CONDOMINIUM

LOT No. 1570
CONDOMINIUM - 3 STORY

Total Site Area: 6.0 Acres
Land Use: M
Total Units: 99 Homes

Number of Buildings: 17 Buildings
Max Height: 45'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	57	1.5 (86)	.5 (29)	.25 (15)	130 Spaces
3 Bedroom	42	1.5 (63)	.5 (21)	.25 (11)	95 Spaces
Total	99	149	50	26	225 Spaces

Provided:

Garage 198 Spaces
Open 27 Spaces Guest: (26)
Total 225 Spaces (2.27 Space/DU)

Res. Handicap Parking 2% of total units
2
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
5
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Short Term Bike Spaces 1 Space/10 Units
10 Spaces
*Long term bike parking to be provided within buildings

CONDOMINIUM

LOT No. 1574
CONDOMINIUM - 3 STORY

Total Site Area: 1.9 Acres
Land Use: M
Total Units: 32 Homes

Number of Buildings: 4 Buildings
Max Height: 45'

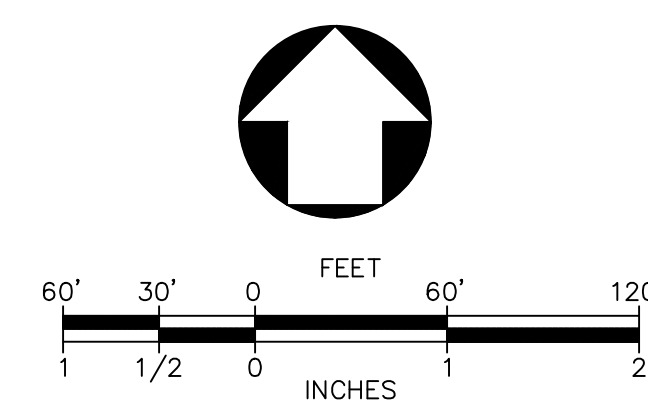
Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	24	1.5 (36)	.5 (12)	.25 (6)	54 Spaces
3 Bedroom	8	1.5 (12)	.5 (4)	.25 (2)	18 Spaces
Total	32	48	16	8	72 Spaces

Provided:

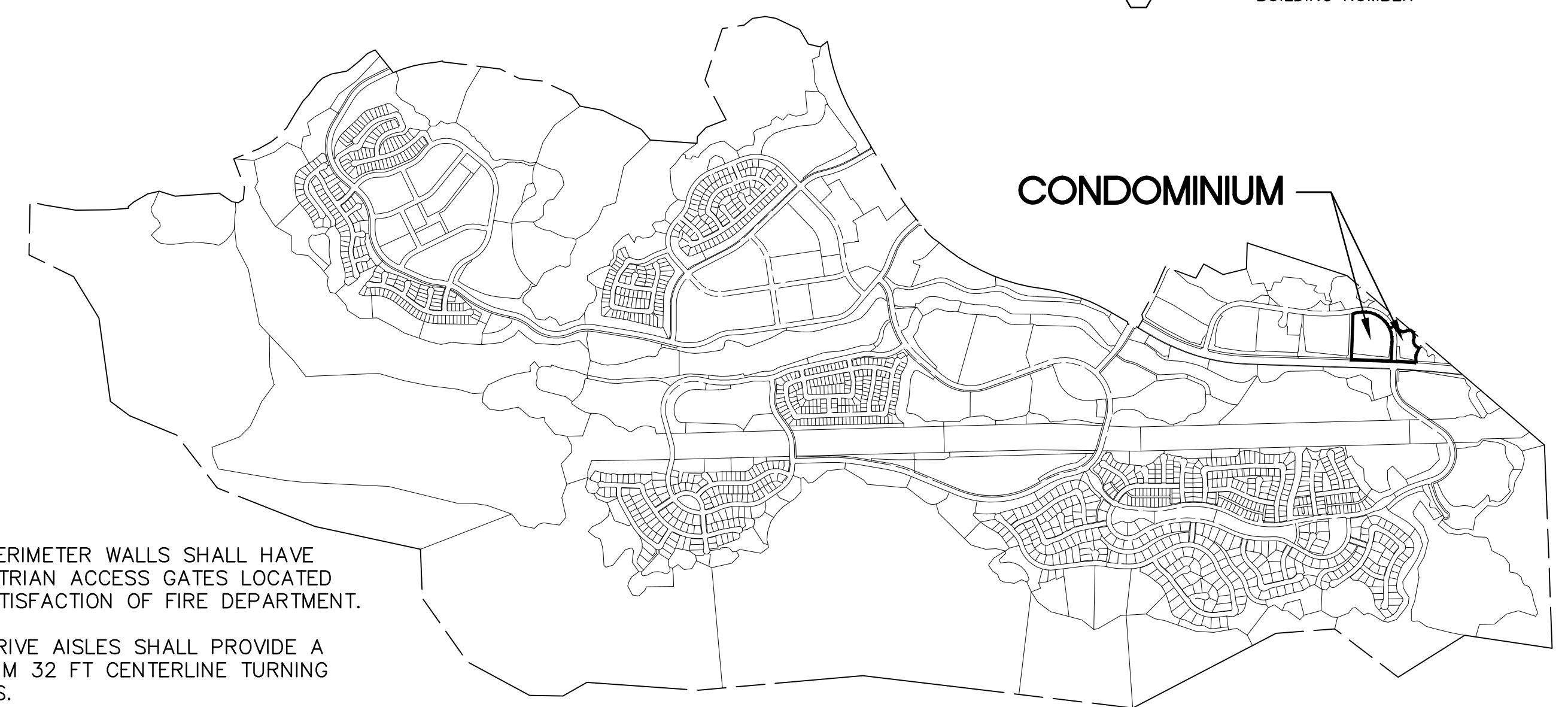
Garage 62 Spaces
Open 10 Spaces Guest: (8)
Total 72 Spaces (2.25 Space/DU)

Res. Handicap Parking 2% of total units
1
Res. Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Guest Handicap Parking 5% of total guest parking
5
Guest Handicap Van 1 Space/8 Handicap P.S.
1 Spaces
Short Term Bike Spaces 1 Space/10 Units
4 Spaces
*Long term bike parking to be provided within buildings



NOTE:

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KEYMAP
SCALE: 1"=1500'

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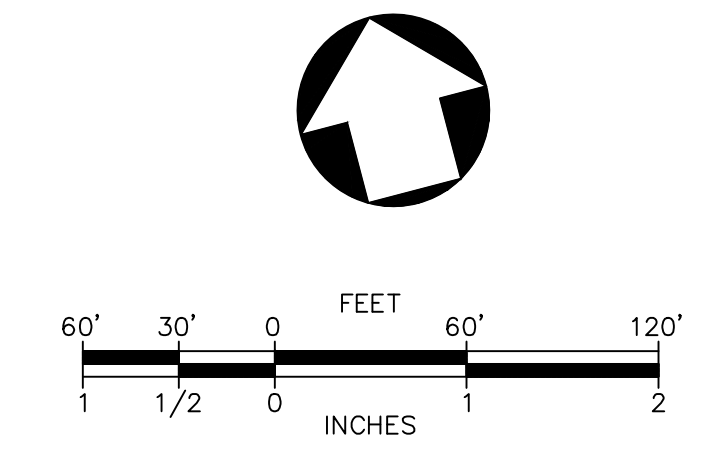
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 061911
SITE PLAN - EXHIBIT MAP
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PROJECT NO. 1NLF0115.00
SHEET 22 OF 23



VISITOR CENTER

Lot No. 1242 (Visitor Center)
Recreation - 2-Story

Total Site Area: 36.6 AC
Land Use: VS
Total S.F.: 2,285 SF

No. of Buildings: 5 Buildings
Max. Height: 35'

Parking Required: N/A

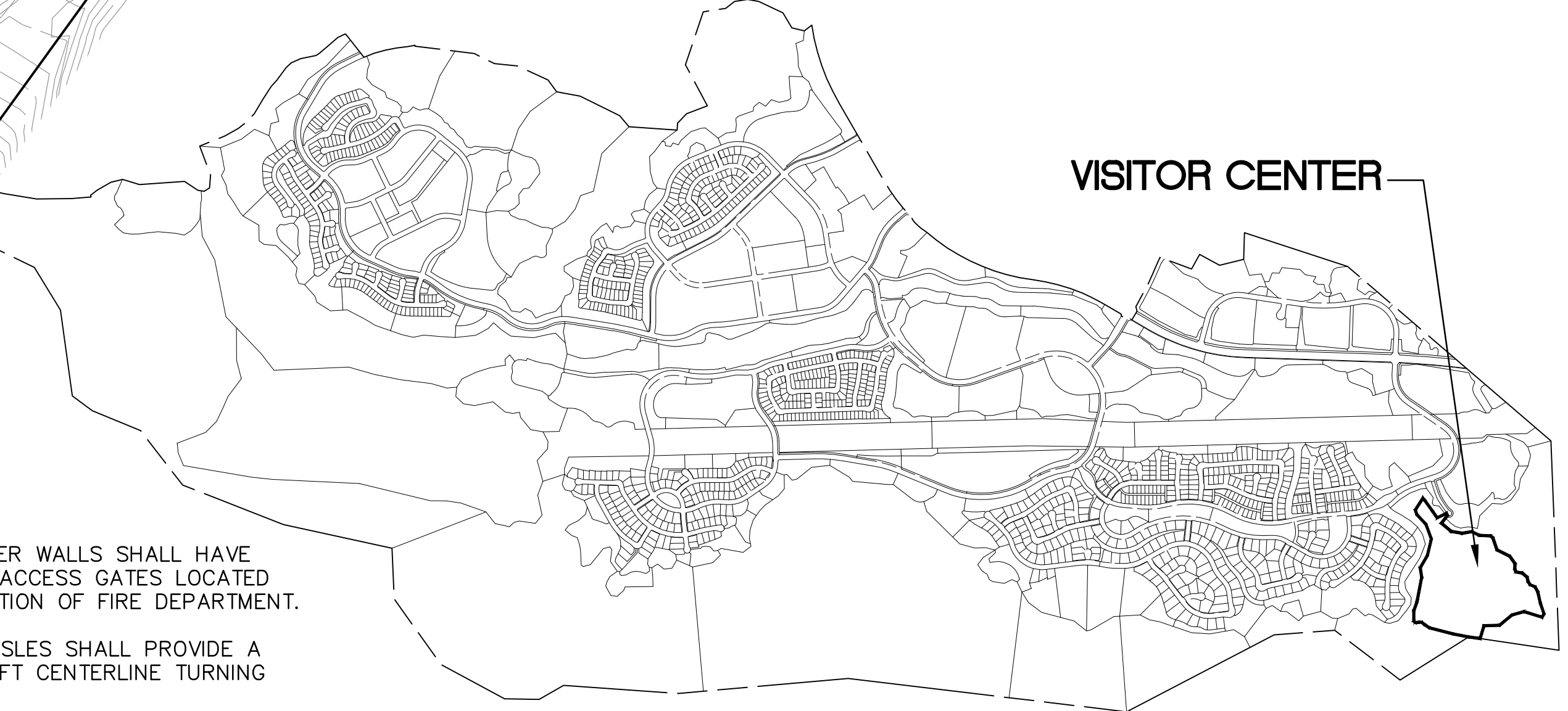
On-Site Parking Provided:

Standard	5 Spaces
Guest Accessible Standard	0 Space
Guest Accessible Van	1 Space
Total Provided:	6 Spaces

LEGEND:

674	LOT NUMBER
106689 SF	LOT AREA (SQUARE FEET)
CONDOMINIUM	LAND USE
O.S.	OPEN SPACE
---	TRACT BOUNDARY
---	PROPERTY LINE
950	PROPOSED CONTOUR
○	DAYLIGHT LINE
—C—	CUT & FILL
---	RIDGE LINE
(PVT)	PRIVATE DRIVE
+	ABANDONED OIL WELL
R/W	RIGHT OF WAY
EVA	EMERGENCY VEHICLE ACCESS
⊠ 4	COVERED PARKING (NUMBER OF SPACES IN BOX)
④	NUMBER OF OPEN PARKING SPACES
▨	LINE OF SIGHT EASEMENT
▩	PRIVATE DRIVEWAY & FIRE LANE
▤	DRIVEWAY EASEMENT
⬡	BUILDING NUMBER

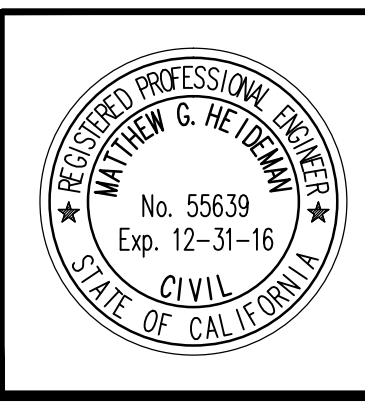
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