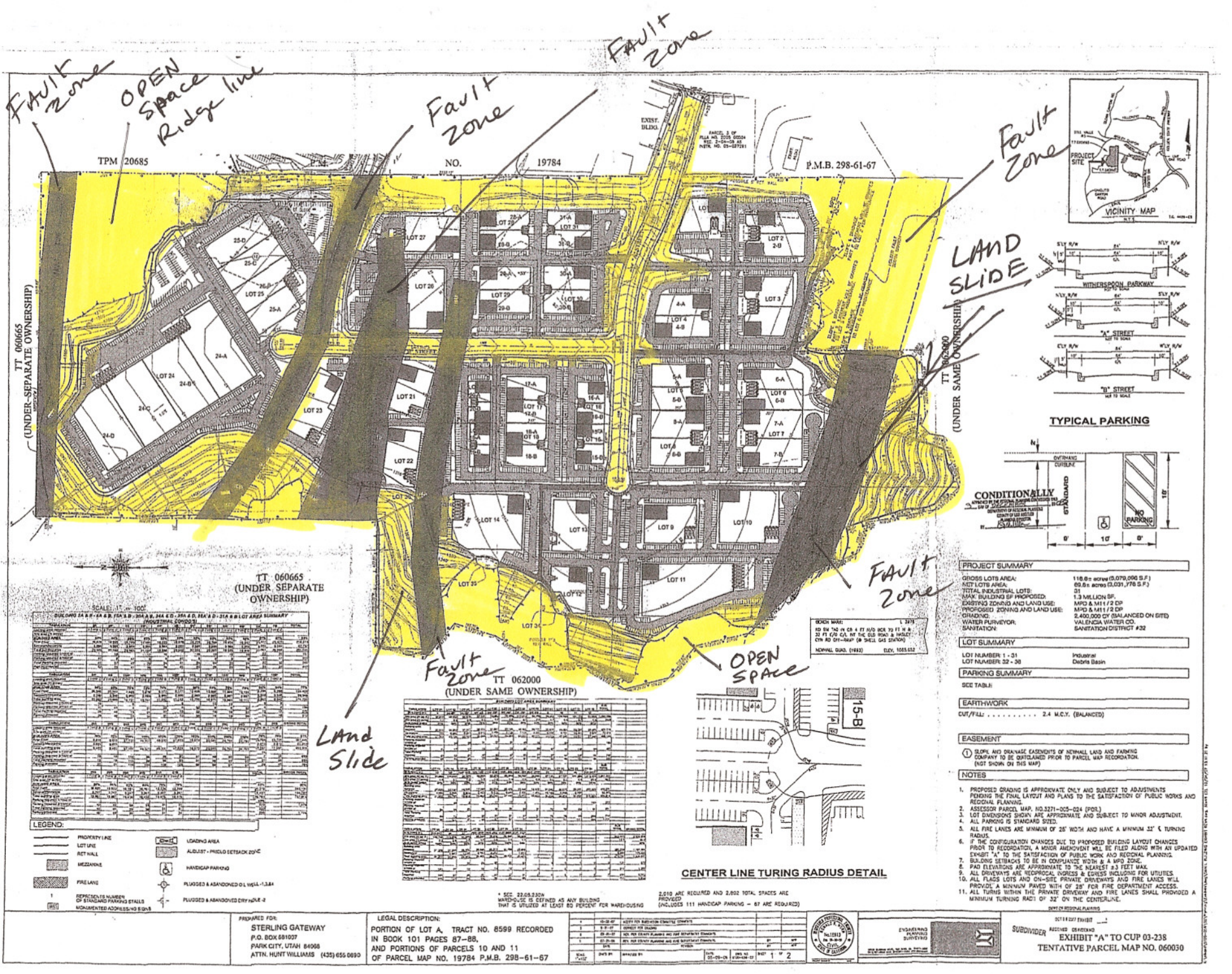
Fault Zone
OPEN Space Ridge line
Fault Zone
Fault Zone
Fault Zone
TPM 20685
P.M. NO. 19784
P.M.B. 298-61-67
TT 060665 (UNDER SEPARATE OWNERSHIP)
TT 062000 (UNDER SAME OWNERSHIP)
LAND SLIDE
VICINITY MAP
PROJECT SITE
WITHERSPOON PARKWAY
"A" STREET
"B" STREET
TYPICAL PARKING
CONDITIONALLY
STANDARD
NO PARKING
TT 060665 (UNDER SEPARATE OWNERSHIP)
TT 062000 (UNDER SAME OWNERSHIP)
Fault Zone
Fault Zone
Land Slide
OPEN SPACE
LEGEND:
PROPERTY LINE
LOT LINE
RET WALL
MEZZANINE
FIRE LANE
LOADING AREA
HANDICAP PARKING
PLUGGED & ABANDONED OIL WELL-1,384
PLUGGED & ABANDONED DRY HOLE-2
CENTER LINE TURING RADIUS DETAIL
PROJECT SUMMARY
GROSS LOTS AREA: 116.0± acres (5,079,096 S.F.)
NET LOTS AREA: 69.5± acres (3,031,776 S.F.)
TOTAL INDUSTRIAL LOTS: 31
MAX. BUILDING SF PROPOSED: 1.3 MILLION SF.
EXISTING ZONING AND LAND USE: MPD & M1 / 2 DP
PROPOSED ZONING AND LAND USE: MPD & M11 / 2 DP
GRADING: 2,400,000 CY (BALANCED ON SITE)
WATER PURVEYOR: VALENCIA WATER CO.
SANITATION: SANITATION DISTRICT #32
LOT SUMMARY
LOT NUMBER: 1 - 31 Industrial
LOT NUMBER: 32 - 38 Debris Basin
PARKING SUMMARY
SEE TABLE:
EARTHWORK
CUT/FILL: . . . . . 2.4 M.C.Y. (BALANCED)
EASEMENT
1 SLOPE AND DRAINAGE EASEMENTS OF NEWHALL LAND AND FARMING COMPANY TO BE QUITCLAIMED PRIOR TO PARCEL MAP RECORDATION. (NOT SHOWN ON THIS MAP)
NOTES
1. PROPOSED GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING THE FINAL LAYOUT AND PLANS TO THE SATISFACTION OF PUBLIC WORKS AND REGIONAL PLANNING.
2. ASSESSOR PARCEL MAP NO.3271-005-024 (POR.)
3. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENT.
4. ALL PARKING IS STANDARD SIZED.
5. ALL FIRE LANES ARE MINIMUM OF 28' WIDTH AND HAVE A MINIMUM 32' ℄ TURNING RADIUS.
6. IF THE CONFIGURATION CHANGES DUE TO PROPOSED BUILDING LAYOUT CHANGES PRIOR TO RECORDATION, A MINOR AMENDMENT WILL BE FILED ALONG WITH AN UPDATED EXHIBIT "A" TO THE SATISFACTION OF PUBLIC WORK AND REGIONAL PLANNING.
7. BUILDING SETBACKS TO BE IN COMPLIANCE WITH M & A MPD ZONE.
8. PAD ELEVATIONS ARE APPROXIMATE TO THE NEAREST ±3 FEET MAX.
9. ALL DRIVEWAYS ARE RECIPROCAL INGRESS & EGRESS INCLUDING FOR UTILITIES.
10. ALL PLACE LOTS AND ON-SITE PRIVATE DRIVEWAYS AND FIRE LANES WILL PROVIDE A MINIMUM PAVED WITH OF 28' FOR FIRE DEPARTMENT ACCESS.
11. ALL TURNS WITHIN THE PRIVATE DRIVEWAY AND FIRE LANES SHALL PROVIDED A MINIMUM TURNING RADII OF 32' ON THE CENTERLINE.
BENCH MARK: 1 STD 50 DIA "HS 24 CB 4 FT H/O BCR 70 FT N & 32 FT E/O C/L INT THC OLD ROAD & HASLEY CYN RD OFF-RAMP (@ SHELL GAS STATION)
NORWALL QUAD. (1993) ELEV. 1065.052
* SEC. 22.08.230N WAREHOUSE IS DEFINED AS ANY BUILDING THAT IS UTILIZED AT LEAST 80 PERCENT FOR WAREHOUSING
2,010 ARE REQUIRED AND 2,802 TOTAL SPACES ARE PROVIDED (INCLUDES 111 HANDICAP PARKING - 67 ARE REQUIRED)
PREPARED FOR:
STERLING GATEWAY
P.O. BOX 681027
PARK CITY, UTAH 84068
ATTN. HUNT WILLIAMS (435) 655 0890
LEGAL DESCRIPTION:
PORTION OF LOT A, TRACT NO. 8599 RECORDED IN BOOK 101 PAGES 87-88, AND PORTIONS OF PARCELS 10 AND 11 OF PARCEL MAP NO. 19784 P.M.B. 298-61-67
SUBDIVIDER
EXHIBIT "A" TO CUP 03-238
TENTATIVE PARCEL MAP NO. 060030