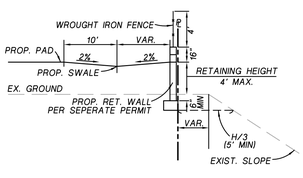
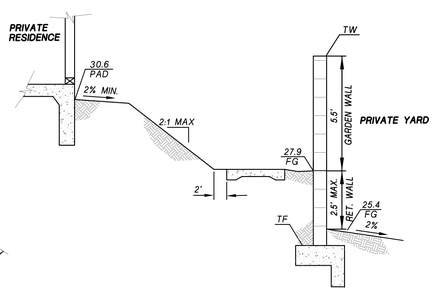
DEPT. OF REGIONAL PLANNING
20 Nov 2012 Amended Exhibit Map

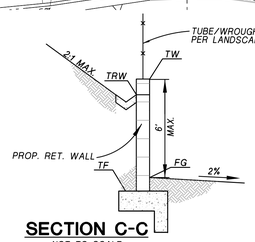
ADD 1200.00' TO PLAN ELEVATIONS



SECTION A-A
NOT TO SCALE

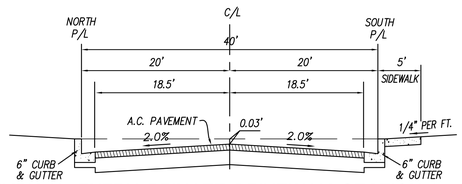


SECTION B-B
NOT TO SCALE

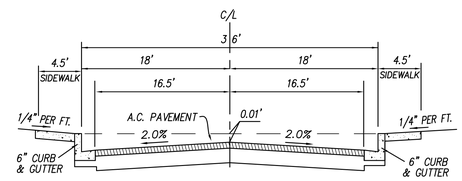


SECTION C-C
NOT TO SCALE

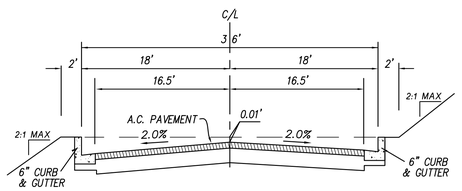
SCALE: 1" = 40'
0 40 80 120



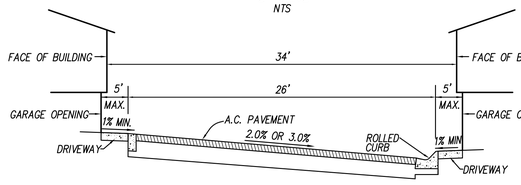
TYPICAL ENTRY PRIVATE DRIVEWAY SECTION (40')
EXISTING ARROYO SPRINGS DRIVE AND VISTA DEL RIO DRIVE
NTS



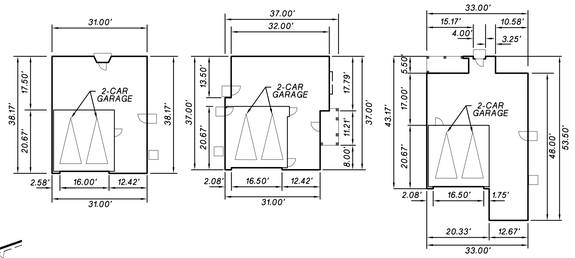
TYPICAL PRIVATE DRIVEWAY SECTION (36')
"A" DRIVE, "C" CIRCLE
NTS



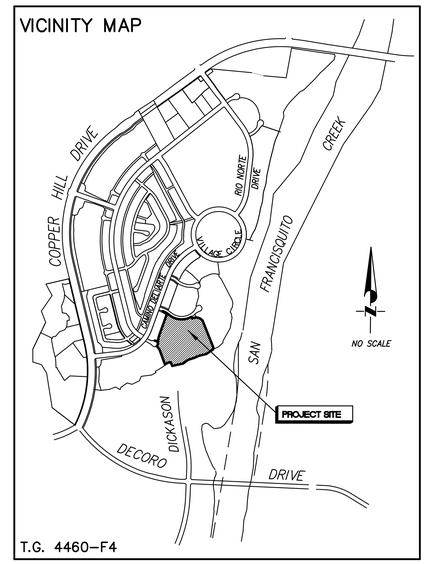
TYPICAL PRIVATE DRIVEWAY SECTION (36')
"B" DRIVE
NTS



TYPICAL PRIVATE DRIVEWAY (26')
(BETWEEN BUILDINGS)
"A" COURT, "B" COURT, "C" COURT, "D" COURT, "E" COURT, "F" COURT, "G" COURT, "H" COURT "I" COURT, "J" COURT, "K" COURT, "L" COURT, "M" COURT
NTS



TYPICAL UNIT LAYOUT
CH-2 (PLANS 1, 2, 3)
NTS



LEGAL DESCRIPTION:

LOT 313 OF TRACT NUMBER 52455-01 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

UNITS AND PARKING PROVIDED (LOT 313)

NUMBER OF BUILDINGS	NUMBER OF UNITS	GROSS AREA (ACRES)	COVERED PARKING REQUIRED	COVERED PARKING PROVIDED	GUEST PARKING REQUIRED	ONSITE GUEST PARKING PROVIDED
76	76	8.83	152	152	20	53

AREAS

TOTAL AREA CH-2	BUILDING FOOTPRINTS & DRIVEWAYS	PRIVATE DRIVEWAY & FIRELANE	PRIVATE YARDS	OPEN SPACE
384,654 S.F.	117,204 S.F.	91,187 S.F.	49,538 S.F.	126,095 S.F.

EARTHWORK QUANTITIES PER EXHIBIT "A"

RAW CUT: 4,125 C.Y.
RAW FILL: 24,290 C.Y.
IMPORT: 20,165 C.Y.

EARTHWORK WILL BE BALANCED BETWEEN WEST CREEK AND WEST HILLS PROJECTS.

LEGEND:

PROPERTY LINE / BOUNDARY
SETBACK LINE
EXISTING R/W
PROPOSED RETAINING WALL
PROPOSED SANITARY SEWER (S)
PROPOSED WATER LINE (W)
PROPOSED STORM DRAIN PIPE
EXISTING 36" R.C.P. STORM DRAIN
EXISTING 8" V.C.P. SANITARY SEWER (S)
EXISTING WATER LINE (W)

GENERAL NOTES:

1. EXISTING SANTA CLARITA VALLEY AREA PLAN LAND USE DESIGNATION U2 (URBAN 2 - 3.4 TO 6.6 UNITS/ACRE)
2. PROPOSED SANTA CLARITA VALLEY AREA PLAN LAND USE DESIGNATION U2 (URBAN 2 - 3.4 TO 6.6 UNITS/ACRE)
3. EXISTING ZONING ..... RPD-5000-10U (RESIDENTIAL PLANNED DEVELOPMENT)
4. PROPOSED ZONING ..... RPD-5000-10U (RESIDENTIAL PLANNED DEVELOPMENT)
5. GROSS AREA ..... 8.83 ACRES
6. NET AREA ..... 8.83 ACRES
7. EXISTING USE - VACANT
8. PROPOSED USE - 76 DETACHED CONDO UNITS
9. ONSITE STORM DRAIN NOT TO BE MAINTAINED BY LACFCD
10. ALL PRIVATE YARD FENCE/WALL TO BE 5'-6" HIGH
11. NO GATE IS BEING PROPOSED FOR THIS DEVELOPMENT
12. A.P.N. 2810-109-006 AND 2810-109-007
13. PROPOSED EARTHWORK TO BE BALANCED BETWEEN WEST CREEK AND WEST HILLS PROJECTS.
14. PROPOSED LANDSCAPING - OPEN SPACE QUANTITIES
    -HARDSCAPE - 21,976 S.F.
    -SOFTSCAPE (PLANTING) - 110,091 S.F.

C.U.P. #98-008(5)
FUTURE TR. 52455-11, LOT 1

BENCH MARK: L.A. CO. BM 5292
DPW BM TAG IN N CB 5FT E/O BCR @ NE CORNER SECO CYN RD AND COPPER HILL DR 70FT E AND 32 FT N/O C/L INTERSECTION (W END CB).
NGVD 29 1993 ADJUSTMENT ELEV. 1342.69'

REGISTERED PROFESSIONAL ENGINEER SIGWA HUA T. NO. 46026 EXP. 12-31-12 CIVIL STATE OF CALIFORNIA

DEVELOPER:
LENNAR HOMES
980 MONTECITO DRIVE, SUITE 302
CORONA, CA 92879
PHONE: (951) 817-3545
FAX: (951) 817-3650
CONTACT PERSON: RYAN COMBE

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE

DESIGNED DATE
DELINEATED DATE
CHECKED DATE

PLAN PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

REVISED EXHIBIT "A"

VESTING TENTATIVE TRACT MAP NO. 52455-01, AREA C LOT 313

(EXISTING V.T.T.M. NO. 52455, LOT 1387)

SHEET 1 OF 1 SHEETS

11/19/12