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:

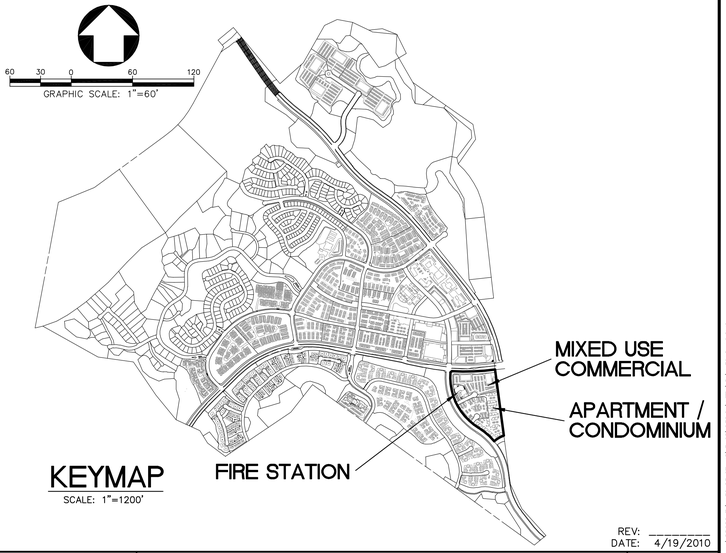
100	LOT NO.
5000 SF	LOT AREA (SQUARE FEET)
CONDOMINIUM	LAND USE
O. S.	OPEN SPACE
	PROJECT BOUNDARY
	PROPERTY LINE
950	PROPOSED CONTOUR
	DAYLIGHT LINE
C/F	CUT & FILL
R	RIDGE LINE
(PVT)	PRIVATE DRIVE
P & F	PRIVATE & FUTURE STREET
	ABANDONED OIL WELL
R/W	RIGHT OF WAY
EVA	EMERGENCY VEHICLE ACCESS
4	COVERED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

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

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

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

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 10 OF 20

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

ME018–10.dwg