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)

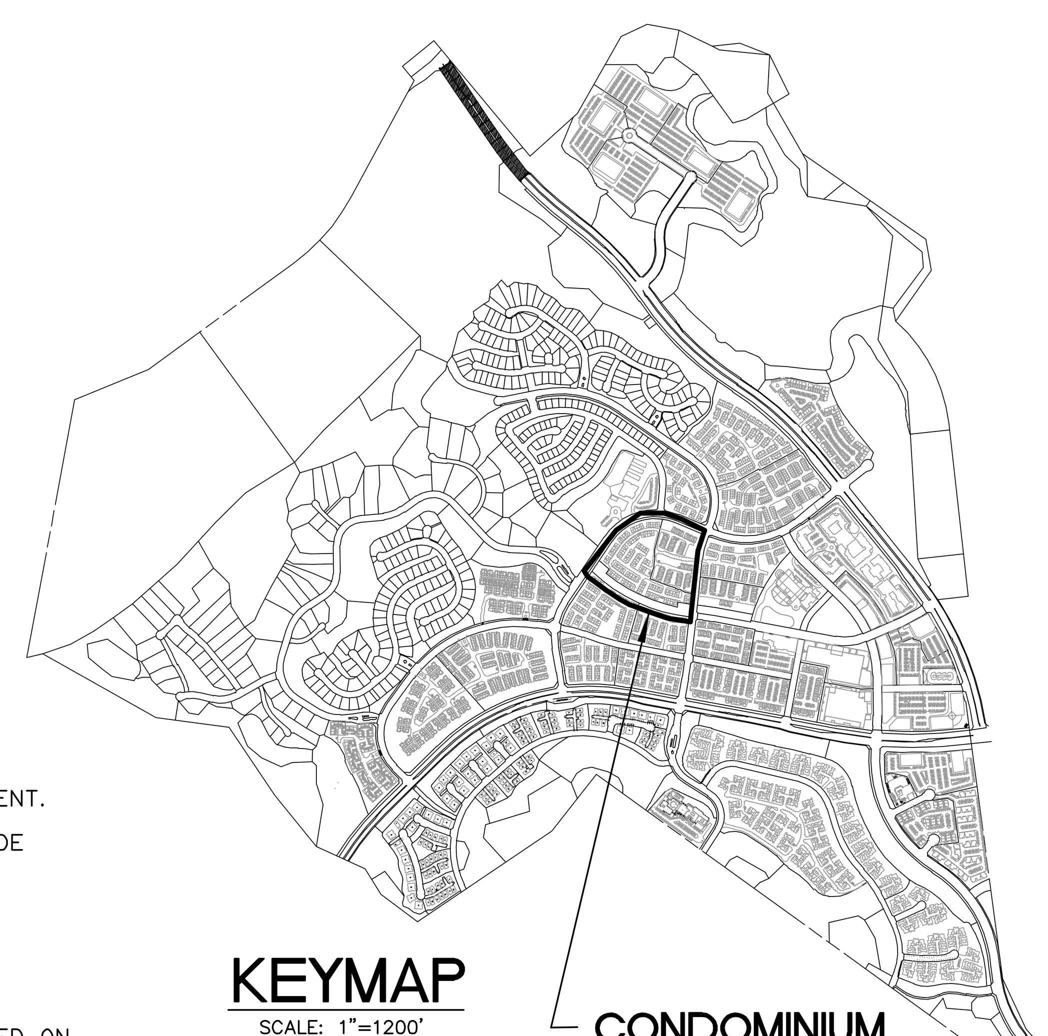
Res. Handicap Parking	2% of total units 3 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 2 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces

LEGEND:

Symbol	Meaning
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'

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

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 11 OF 20

Apr 15, 2010 – 5:14PM – M:\NEWHALL\PRODDATA\MESASEAST-MP\ENGR\DESIGN\VTTM\PL\ME018-11.DWG

ME018–11.dwg