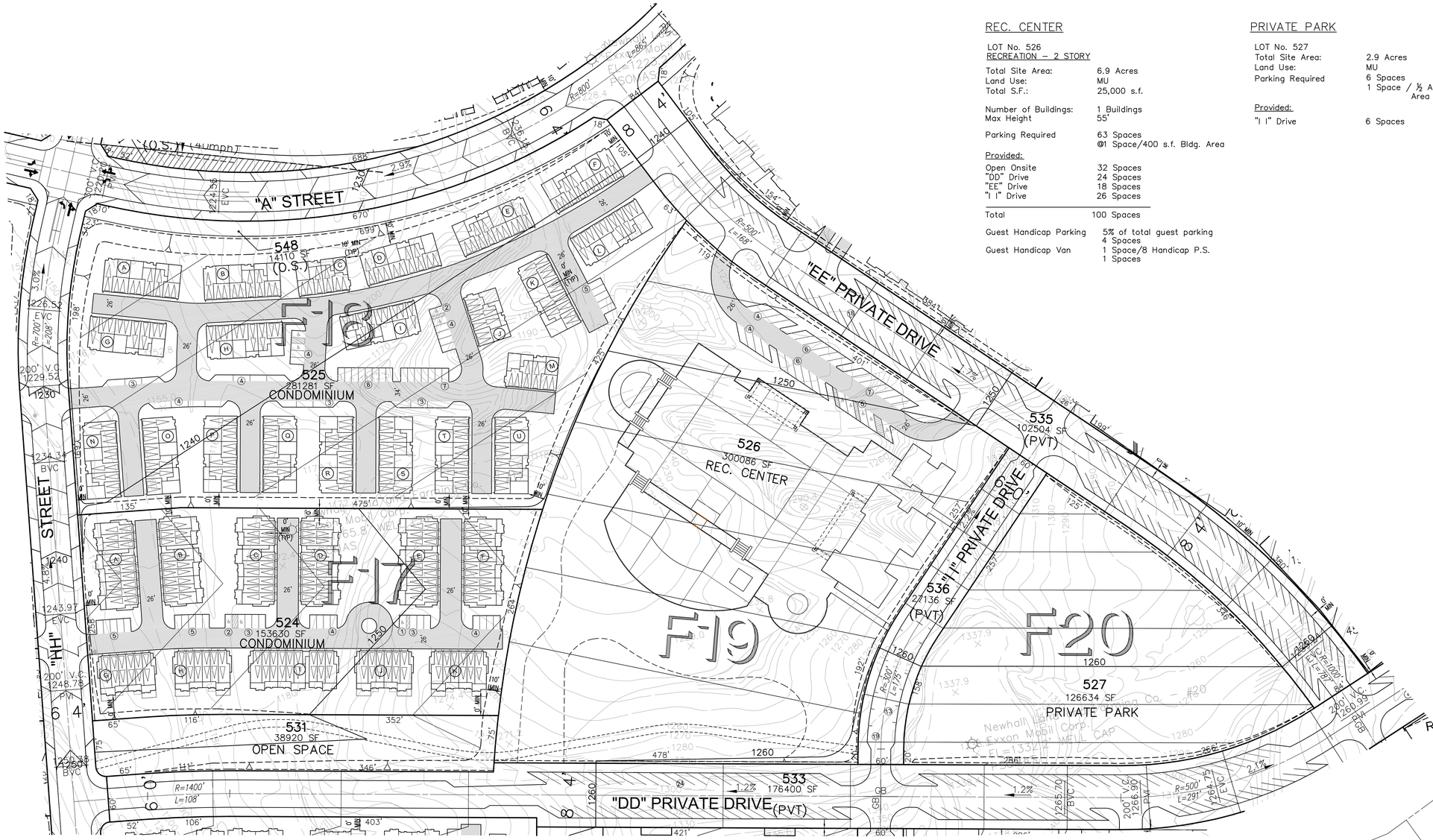


REC. CENTER

LOT No. 526
RECREATION – 2 STORY

Total Site Area:	6.9 Acres
Land Use:	MU
Total S.F.:	25,000 s.f.
Number of Buildings:	1 Buildings
Max Height	55'
Parking Required	63 Spaces @1 Space/400 s.f. Bldg. Area
Provided:	
Open Onsite	32 Spaces
"DD" Drive	24 Spaces
"EE" Drive	18 Spaces
"I I" Drive	26 Spaces
Total	100 Spaces
Guest Handicap Parking	5% of total guest parking 4 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces

PRIVATE PARK

LOT No. 527

Total Site Area:	2.9 Acres
Land Use:	MU
Parking Required	6 Spaces 1 Space / ½ Acre of Developed Park Area up to 15 Acres
Provided:	
"I I" Drive	6 Spaces

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
	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 PEDESTRAIN 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.

CONDOMINIUM

LOT No. 524
CONDO – 3 STORY

Total Site Area:	3.5 Acres
Land Use:	MU–Residential
Total Units:	87 Homes
Number of Buildings:	11 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	29	1.5 (44)		.25 (8)	52 Spaces
2 Bedroom	29	1.5 (44)	.5 (15)	.25 (8)	67 Spaces
3 Bedroom	29	1.5 (44)	.5 (15)	.25 (8)	67 Spaces
Total	87	132	30	24	186 Spaces

Provided:

Garage	174 Spaces	
Open	24 Spaces	Guest: (24) Total
Total	198 Spaces	(2.28 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 1 Spaces	
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces	

CONDOMINIUM

LOT No. 525
CONDO – 3 STORY

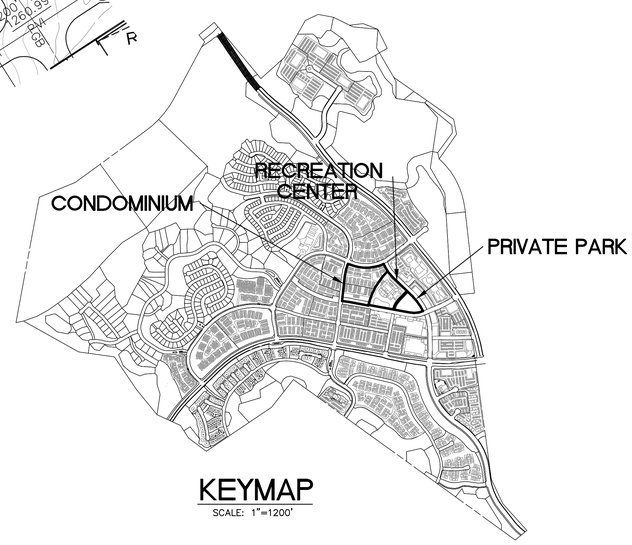
Total Site Area:	6.5 Acres
Land Use:	H
Total Units:	120 Homes
Number of Buildings:	21 Buildings
Max Height	55' – Minimum fire lane width for structures>35' in height is 28'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
1 Bedroom	21	1.5 (32)		.25 (6)	38 Spaces
2 Bedroom	78	1.5 (117)	.5 (39)	.25 (20)	176 Spaces
3 Bedroom	21	1.5 (32)	.5 (11)	.25 (6)	49 Spaces
Total	120	181	50	32	263 Spaces

Provided:

Garage	240 Spaces	
Open	32 Spaces	Guest: (32)
Total	272 Spaces	(2.27 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	



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 12
OF 20

Apr 16, 2010 – 1:35PM – M:\NEWHALL\PRODDATA\MESASFAST–MP\ENGR\DESIGN\VTM\PLMED18–12.DWG

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