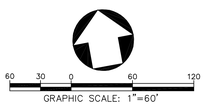


CONDOMINIUM

LOT No. 361
CONDO – 2 STORY

Total Site Area:	6.7 Acres
Land Use:	LM
Total Units:	60 Homes
Number of Buildings:	35 Buildings
Max Height	35'

Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
3 Bedroom	18	1.5 (27)	.5 (9)	.25(5)	41 Spaces
4 Bedroom	42	1.5 (63)	.5 (21)	.25(11)	95 Spaces
Total	60	90	30	16	136 Spaces

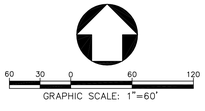
Provided:

Garage	120 Spaces
Open	16 Spaces Guest: (16)
Total	136 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 1 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 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



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

CONDOMINIUM

LOT No. 376
CONDO – 3 STORY

Total Site Area:	9.4 Acres
Land Use:	LM
Total Units:	80 Homes
Number of Buildings:	40 Buildings
Max Height	35'

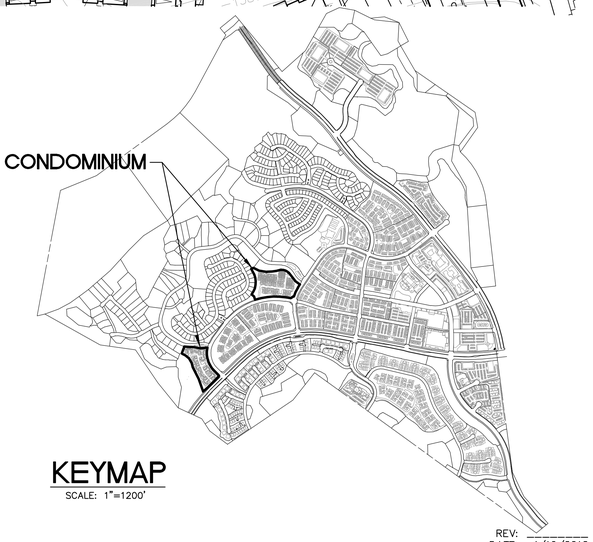
Parking Summary:
Required:

Bedroom Count	# Units	Covered	Uncovered	Guest	Total
2 Bedroom	20	1.5 (30)	.5 (10)	.25(5)	45 Spaces
3 Bedroom	40	1.5 (60)	.5 (20)	.25(10)	90 Spaces
4 Bedroom	20	1.5 (30)	.5 (10)	.25(5)	45 Spaces
Total	80	120	40	20	180 Spaces

Provided:

Garage	160 Spaces
Open	20 Spaces Guest: (20)
Total	180 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 1 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces



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

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 91355
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 3
OF 20

Apr 15, 2010 - 2:37PM - W:\NEWHALL\PRODATA\MESAS\ASP-MP\ENGR\VESION\VTM\PLM\ME018-03.DWG

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