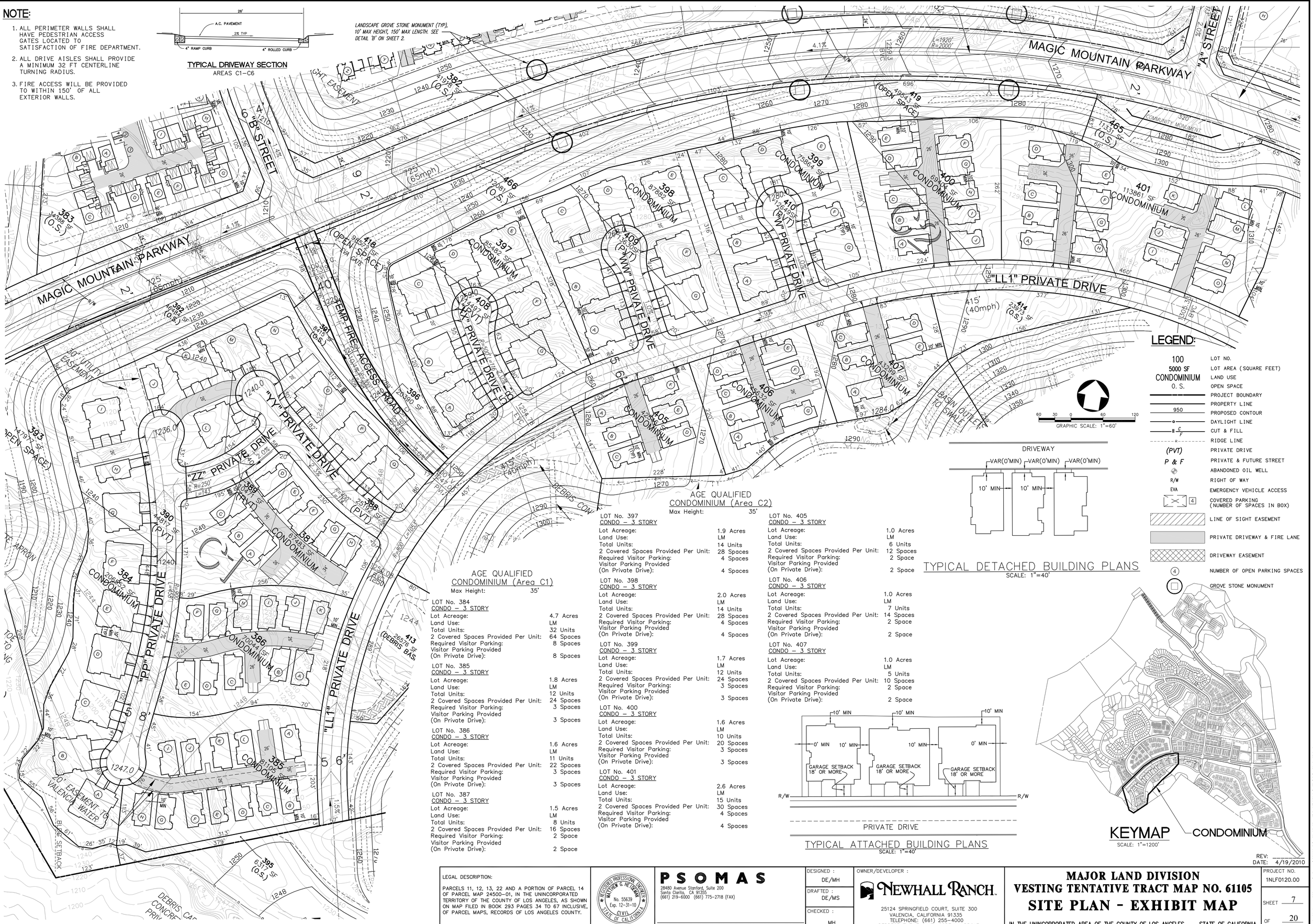
NOTE:

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.

TYPICAL DRIVEWAY SECTION
AREAS C1–C6

LANDSCAPE GROVE STONE MONUMENT (TYP), 10' MAX HEIGHT, 150' MAX LENGTH. SEE DETAIL 'B' ON SHEET 2.



AGE QUALIFIED CONDOMINIUM (Area C1)

Max Height: 35'

LOT No. 384
CONDO – 3 STORY

Lot Acreage:	4.7 Acres
Land Use:	LM
Total Units:	32 Units
2 Covered Spaces Provided Per Unit:	64 Spaces
Required Visitor Parking:	8 Spaces
Visitor Parking Provided (On Private Drive):	8 Spaces

LOT No. 385
CONDO – 3 STORY

Lot Acreage:	1.8 Acres
Land Use:	LM
Total Units:	12 Units
2 Covered Spaces Provided Per Unit:	24 Spaces
Required Visitor Parking:	3 Spaces
Visitor Parking Provided (On Private Drive):	3 Spaces

LOT No. 386
CONDO – 3 STORY

Lot Acreage:	1.6 Acres
Land Use:	LM
Total Units:	11 Units
2 Covered Spaces Provided Per Unit:	22 Spaces
Required Visitor Parking:	3 Spaces
Visitor Parking Provided (On Private Drive):	3 Spaces

LOT No. 387
CONDO – 3 STORY

Lot Acreage:	1.5 Acres
Land Use:	LM
Total Units:	8 Units
2 Covered Spaces Provided Per Unit:	16 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On Private Drive):	2 Space

AGE QUALIFIED CONDOMINIUM (Area C2)

Max Height: 35'

LOT No. 397
CONDO – 3 STORY

Lot Acreage:	1.9 Acres
Land Use:	LM
Total Units:	14 Units
2 Covered Spaces Provided Per Unit:	28 Spaces
Required Visitor Parking:	4 Spaces
Visitor Parking Provided (On Private Drive):	4 Spaces

LOT No. 398
CONDO – 3 STORY

Lot Acreage:	2.0 Acres
Land Use:	LM
Total Units:	14 Units
2 Covered Spaces Provided Per Unit:	28 Spaces
Required Visitor Parking:	4 Spaces
Visitor Parking Provided (On Private Drive):	4 Spaces

LOT No. 399
CONDO – 3 STORY

Lot Acreage:	1.7 Acres
Land Use:	LM
Total Units:	12 Units
2 Covered Spaces Provided Per Unit:	24 Spaces
Required Visitor Parking:	3 Spaces
Visitor Parking Provided (On Private Drive):	3 Spaces

LOT No. 400
CONDO – 3 STORY

Lot Acreage:	1.6 Acres
Land Use:	LM
Total Units:	10 Units
2 Covered Spaces Provided Per Unit:	20 Spaces
Required Visitor Parking:	3 Spaces
Visitor Parking Provided (On Private Drive):	3 Spaces

LOT No. 401
CONDO – 3 STORY

Lot Acreage:	2.6 Acres
Land Use:	LM
Total Units:	15 Units
2 Covered Spaces Provided Per Unit:	30 Spaces
Required Visitor Parking:	4 Spaces
Visitor Parking Provided (On Private Drive):	4 Spaces

LOT No. 405
CONDO – 3 STORY

Lot Acreage:	1.0 Acres
Land Use:	LM
Total Units:	6 Units
2 Covered Spaces Provided Per Unit:	12 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On Private Drive):	2 Space

LOT No. 406
CONDO – 3 STORY

Lot Acreage:	1.0 Acres
Land Use:	LM
Total Units:	7 Units
2 Covered Spaces Provided Per Unit:	14 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On Private Drive):	2 Space

LOT No. 407
CONDO – 3 STORY

Lot Acreage:	1.0 Acres
Land Use:	LM
Total Units:	5 Units
2 Covered Spaces Provided Per Unit:	10 Spaces
Required Visitor Parking:	2 Space
Visitor Parking Provided (On Private Drive):	2 Space

TYPICAL ATTACHED BUILDING PLANS
SCALE: 1"=40'

TYPICAL DETACHED BUILDING PLANS
SCALE: 1"=40'

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
	GROVE STONE MONUMENT

KEYMAP
SCALE: 1"=1200'

CONDOMINIUM

GRAPHIC SCALE: 1"=60'

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 7 OF 20

REV:
DATE: 4/19/2010

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