

VERDUGO HILLS GOLF COURSE PROJECT
VESTING TENTATIVE TRACT MAP 69976
PROJECT FACT SHEET

Project Site Size:	58.32 Acres (2,540,300 Square Feet) Net 60.67 Acres (2,642,900 Square Feet) Gross
Proposed Land Use:	229 Single-Family Detached Housing Units
Lot Sizes:	130 Lots @ 35' x 80' (2,800 Square Feet) 99 Lots @ 40' x 80' (3,200 Square Feet)
Proposed Density:	3.93 Units/Acre (229 Units ÷ 58.32 Acres)
Existing General Plan:	Low Medium 1 Residential Permitted Density Range: 9+ to 18 Units/Acre Permitted Density Mid Range: 13.5 Units/Acre Corresponding Zoning: R2, RD3, RD4, RZ3, RZ4, RU, RW1
Existing Zoning	RA-1 (Residential Agricultural Zone) A1-1 (Agricultural Zone) RE-40-1 (Residential Estates)
Proposed Zoning	RD5-1 (Restricted Density Multiple Family Zone)
Development Footprint:	Approximately 28.0 Acres
Potential Open Space	Approximately 30.3 Acres
Method of Protection:	Conservation Easement
Maintenance Responsibility:	Homeowners' Association
Earthwork Quantities	378,700 Cut 489,700 Fill 111,000 Import
	All grading restricted to average lot slope gradients of 15% or less

Proposed Homes:

Square Footage -	1,800 to 2,700 Square Feet of Building Area
Maximum Height -	35 Feet (Two-Stories)
No. of Bedrooms -	4-Bedroom Homes (130 units) 5-Bedroom Homes (99 Units)

Internal Circulation

Road Widths

Private Roads/Gated Community
Entrances: 48 Feet of Pavement
Streets "A" and "B": 28 Feet of Pavement
Streets "C" to "N": 20 Feet of Pavement

Site Access

2 Locations of Primary Access
2 Emergency Access Points

La Tuna Canyon Road at Streets "A" and "B"
Tujunga Canyon Road
Gated; No Commuter Access
Emergency Vehicles Only

Proposed Parking

458 Spaces (2 Spaces Per Unit, Covered)
116 Guest Spaces (Uncovered)