



WEST		FUCHSIA (SFR)	
PLAN 1			
1834 SF	2 STORY		
PLAN 2			
2061 SF	2 STORY	SIDE-IN	
PLAN 3			
2324 SF	2 STORY		
PLAN 4			
2492 SF	2 STORY	SIDE-IN	
PLAN 5			
2539 SF	2 STORY		
PLAN 6			
2788 SF	2 STORY		

Lot W	44'	46'	48'	46'	46'	48'	
Garage		Side-In	Side-In				
W	33'	35.7'	37.7'	35.7'	35.7'	37.7'	
SF	1834	2061	2324	2492	2539	2788	
Plan Phase	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	Total
Model	1			1	1	3	
2		3		3	4	2	12
4	1	4	1	1	5	2	14
7	1	4		1	2	1	9
9		1	1	1	2	4	9
10	3	4	2	1	2	1	13
12	3	3		1	3		10
13	1	2	1	2	1	2	9
15		2	1	1	2	3	9
17	2	3	2	2	1	3	13
18	2	1	1	2	3	4	13
19	2	1	3	4	4	4	14
20		2		3	4		9
21	1	1	2	1	2	1	8
BO	1	3	1	1	1	1	8
Total	15	36	13	23	37	29	153
%	10%	24%	8%	15%	24%	19%	100%

EAST		VERBENA (DETACHED CONDO)	
PLAN 1			
1433 SF	2 STORY		
PLAN 2			
1767 SF	2 STORY		
PLAN 3			
1984 SF	3 STORY		
PLAN 4 / 4X			
2255 SF	2 STORY		

Lot W	31'	34'	34'	48'	
Lot L	56'	57'	56'	57'	
Plan Phase	Plan 1	Plan 2	Plan 3	4 / 4X	Total
SF	1433	1767	1984	2255	
Model	1	1	1	3	
1	3	6	4	2	15
3	3	4	3	4	14
5	3	5	4	3	15
6	2	6	3	4	15
8	2	8	7	3	20
11	4	7	6	1	18
14	6	5	5	1	17
16	2	7	5	-	14
Total	25	49	38	19	131
%	19%	37%	29%	14%	100%



SCALE : 1/50  
09-06-2017 REV

- LEGEND:**
- FUCHSIA (SFR)
  - VERBENA (DETACHED CONDO)
  - RECREATION CENTER (Lot 154)
  - LINEAR PARK (LOT C & D)
  - LA AVENUE LMD LANDSCAPE (LOT A, & B)
  - MAIN ENTRY
  - SECONDARY ENTRY
  - MULTI PURPOSE DETENTION BASIN 1 (LOT F)
  - MULTI PURPOSE DETENTION BASIN 2 (LOT E)
  - SECONDARY EXIT
  - ACCESS TO TRAIL @ DRAINAGE CHANNEL
  - 9'x18' VERBENA PRIVATE PARKING SPACE
  - 8'x24' VERBENA PRIVATE PARKING SPACE

# CONCEPTUAL SITE PLAN

## PACIFIC ARROYO

### VTTM 5882

## CITY OF MOORPARK

TOTAL AREA CALCULATIONS	
DESCRIPTION	AREA Ac
Single Family (Lots 1-153)	13.21
Detached Condos (Lots 155-162/Units 1-131)	11.34
Private Streets (Lots I-V)	7.11
Clubhouse (Lot 154)	0.50
Open Space (Lots A-F)	3.18
VCWPD Future Dedication (Lots G&H)	3.39
PROJECT TOTAL	38.73
DESCRIPTION	AREA Ac
City Owned Parcel	1.64
Swap Parcel	1.64
Leta Yancy Road Street Dedication	0.16

OPEN SPACE CALCULATIONS	
Common Open Space	Area (Ac)
Clubhouse/Res Center Lot 154	0.50
Open Space Lots A-F	3.18
VCWPD Future Dedication Lot G&H	3.39
Common Open Space Lots 155-162	2.76
Total Common Open Space	9.83
Private Open Space	
Private Open Space Lots 1-153, 155-162	9.33
Total Open Space (Common and Private)	19.16
Open Space, Percentage of Project Total	49%

RESIDENTIAL PLANNED DEVELOPMENT (RPD)		
Lot Area	Single Family	Detached Condo
Building Setbacks	3,290 SF	N/A
- Front	10' to side load garage, 8' to living space	5'
- Side	5'	10' between buildings
- Street Side	10'	10'
- Rear	13'	3' to garage
Maximum Building Height		
- Dwelling Units	35'	35'
- Accessory Structures	15'	15'
- Patio Cover	12'	12'

RESIDENTIAL PLANNED DEVELOPMENT (RPD)-CONT'D		
Lot Area	Single Family	Detached Condo
Parking	3,290 SF	N/A
- Garage	2 car private garage, per dwelling unit; additional parking on-street (see parking table)	
Open Space		
- Private Open Space	450 SF, 13' min. dimension	450 SF, 10' min. dimension
- Common Open Space	Refer to Area Calculation Tables	
On-street parking Single Family	159 spaces	
On-street parking Detached Condo	186 spaces	