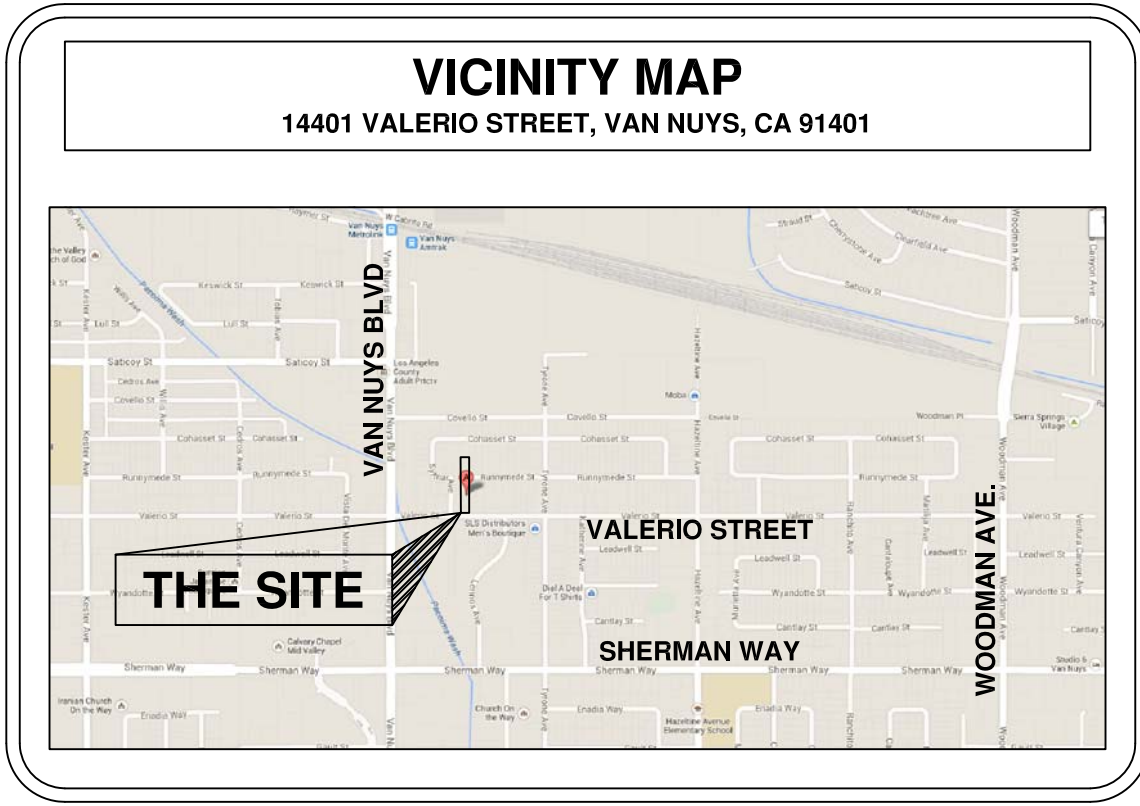
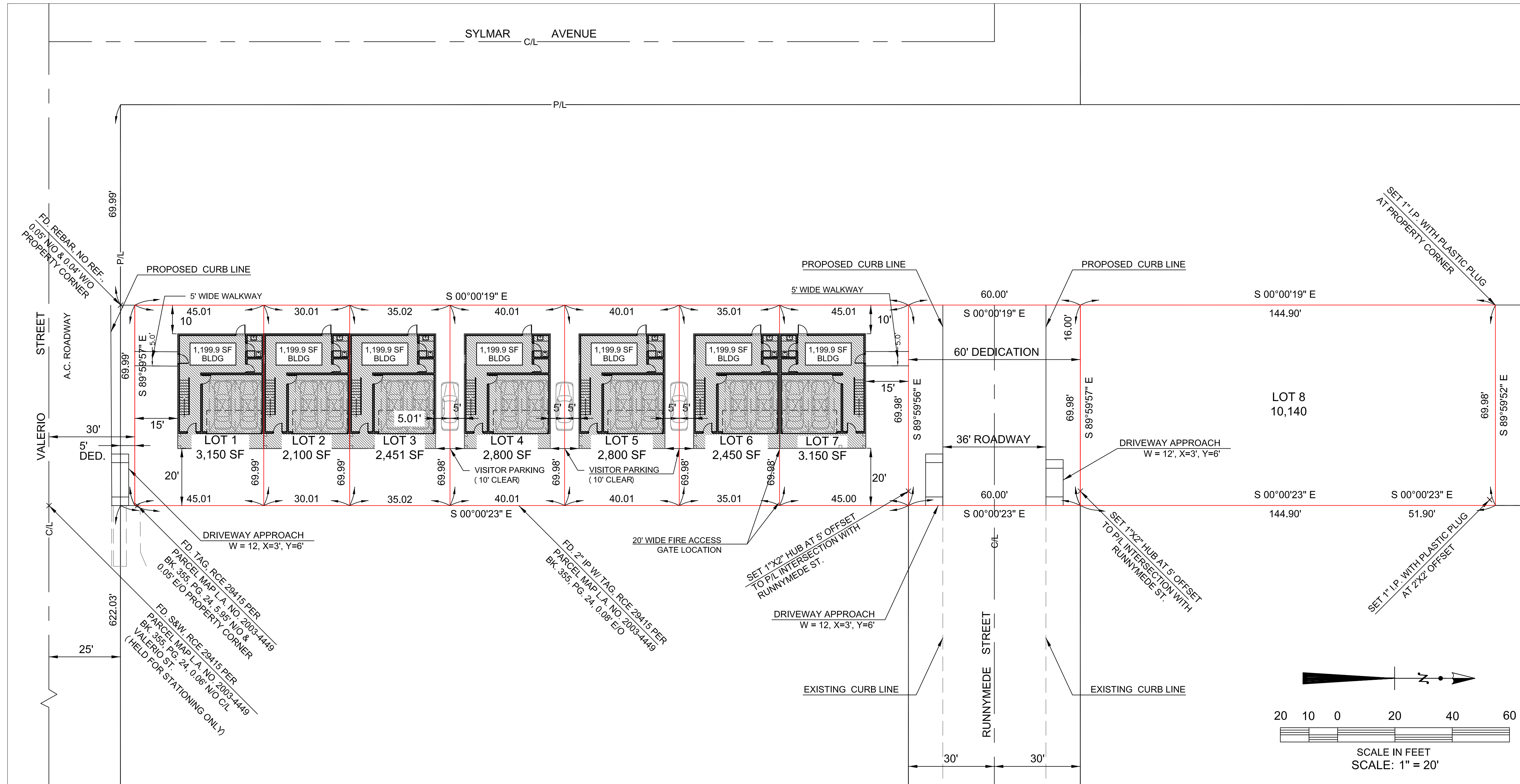


VESTING TENTATIVE TRACT MAP 72487

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES



PROPERTY PROFILE

- PARCEL LEGAL INFORMATION:**
TRACT: TRACT NO. 1000, M.B. 19-4
LOT: PORTION OF LOT 218
- BASIC ZONING INFORMATION:**
ALQUIST-PRIOLO FAULT ZONE: NO
COUNCIL DISTRICT: 2
DISTRICT MAP: 186B149
FLOOD HAZARD ZONE: NO
HILLSIDE GRADING AREA: NO
HILLSIDE ORDINANCE AREA: NO
BASELINE MANSIONIZATION ORDINANCE: YES
PLANNING AREA & COMMUNITY NAME:
VAN NUYS - NORTH SHERMAN OAKS
ZONE(S): R1-1 (PARCELS 9&10)
RD1.5 (PROPOSED FOR PARCELS 1-8)
GENERAL PLAN USE:
LOW MEDIUM II RESIDENTIAL &
LOW RESIDENTIAL
- GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:**
BUILDING AND SAFETY BRANCH OFFICE: VAN NUYS
CENSUS TRACT: 127102
THOMAS BROTHERS MAP GRID: 532 - A4
- CITY DOCUMENTS ASSOCIATED WITH PARCEL:**
CITY PLANNING CASES: CPC-28023
- ASSESSORS PARCEL NO.(S):**
221-502-5010 & 221-502-5012
- SEISMIC HAZARDS:**
ACTIVE FAULT NEAR SOURCE ZONE:
NEAREST FAULT (KM): 6.10
NEAREST FAULT (NAME): NORTHRIDGE

OWNER: CARL LAVERE HAMMOND
14401 VALERIO STRET
VAN NUYS, CA 91401

SURVEYOR: CESAR BREGAUDIT, PLS
22163 WINDFLOWER PLACE
SANTA CLARITA, CA 91390

APPLICANT REPRESENTATIVE: ARC LAND USE & ENTITLEMENTS, INC.
15610 MOOR PARK ST, UNIT 7
ENCINO, CA 91346
PHONE: (818) 905-8423
FAX: (818) 783-6692

ENGINEER: JOE ENGINEERING
3700 KIWANIS TRAIL, #1083
FRAZIER PARK, CA 93225
PHONE: (818) 235-9224

ENGINEER'S NOTES

- DATE OF SURVEY: JUNE 22, 2013, CESAR BREGAUDIT, PLS
- BOUNDARY SURVEY MEASUREMENTS REFERRED TO HEREON ARE BASED ON BOUNDARY SURVEY BY CESAR BREGAUDIT.
- TENTATIVE MAP PREPARED: OCTOBER 2, 2013
- NO OAK TREES ARE PRESENT ON SITE.
- NO TREES LARGER THAN 8" DIAMETER ARE PRESENT ON SITE.
- SITE ADDRESS: 14401 VALERIO STREET
VAN NUYS, CA 91401
- LOT SIZE:
EXISTING NUMBER OF LOTS: 2
GROSS EXISTING SIZE: 33,593.10

PROPOSED NUMBER OF PARCELS: 10
PROPOSED PARCEL NET AREAS:
LOT 1: 3,150 SF (ZONE RD1.5)
LOT 2: 2,100 SF (ZONE RD1.5)
LOT 3: 2,451 SF (ZONE RD1.5)
LOT 4: 2,800 SF (ZONE RD1.5)
LOT 5: 2,800 SF (ZONE RD1.5)
LOT 6: 2,450 SF (ZONE RD1.5)
LOT 7: 3,150 SF (ZONE RD1.5)
LOT 8: 10,140 SF (ZONE R1)

TOTAL: 29,041 SF

LEGEND AND SYMBOLS ABBREVIATIONS

SANITATION	POWER	TRAFFIC CONTROL	MISCELLANEOUS	ABBREVIATIONS
M MAINTENANCE HOLE	P POWER MH	LS LIGHT STANDARD	PH PUBLIC PHONE	TC TOP OF CURB
S SEWER MAINT HOLE	GP POWER POLE	OT TRAFFIC STANDARD	SI SIGN	FL FLOW LINE
SC SEWER CLEAN-OUT	GW GUY WIRE	LT LIGHT & TRAFFIC STANDARD	GP GUARD POST	C/L CONTROL LINE
STORM WATER	EV ELEC. VENT	TP TRAFFIC SIGNAL PULLBOX	NS NEWS STAND	P/L PROPERTY LINE
SD STORM DRAIN MH	EP ELECTRIC PULLBOX	GAS	PB PULLBOX	DRWY DRIVEWAY
	W WATER	GV GAS VALVE	PM PARKING METER	SGN SIGN
	WV WATER VALVE	COMMUNICATIONS	PA HANDICAP ACCESS	CLF CHAIN LINK FENCE
	WM WATER METER	TM TELEPHONE MH		TTS TOP OF TOP STEP
	FH FIRE HYDRANT			TBS TOP OF BOTTOM STEP
	PI PULLBOX IRRIGATION			TYP TYPICAL
				PA PLANTING AREA

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS MAP IS THE BEARING N90°00'00"E OF THE CENTERLINE OF VALERIO STREET, AS SHOWN ON PARCEL MAP L.A. NO. 2003 - 4449, BOOK 355, PAGE 24.

BENCHMARK

CITY OF LOS ANGELES PRECISE BM NO. 08-12481 DATUM : NAVD 1988
SPIKE, EAST CURB VAN NUYS BLVD, 17 FEET N/O BCR N/O VALERIO ST.
ELEVATION = 762.046 FEET, 2000 ADJUSTMENT

LEGAL DESCRIPTION

THAT PORTION OF LOT 218 OF TRACT 1000, RECORDED IN BOOK 19 PAGES 1-34 INCL MAPS, DESCRIBED AS FOLLOWS:
LOT COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF TRACT NO. 24639 THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 490 FEET OF LOT 218, THENCE WEST THEREON 70 FEET, THENCE NORTH TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE EAST 70 FEET OF THE BEGINNING PART SAID LOT, AS RECORDED IN BOOK 2215, PAGE 025, PAR. 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY;
THE EAST 70 FEET OF THE WEST 140 FEET OF THE EAST 792 FEET OF LOT 218, TRACT NO. 1000, AS PER MAP RECORDED IN BOOK 19 PAGES 1 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
EXCEPT: THEREFROM THE NORTH 490 FEET THEREOF.

SETBACK MATRIX

LOT #	ZONE	FRONT	REAR	NORTH	SOUTH
1	RD1.5	20'	10'	0'	15'
2	RD1.5	20'	10'	0'	0'
3	RD1.5	20'	10'	5.01'	0'
4	RD1.5	20'	10'	5'	5'
5	RD1.5	20'	10'	5'	5'
6	RD1.5	20'	10'	0'	5'
7	RD1.5	20'	10'	0'	0'
8	R1-1	N/A	N/A	N/A	N/A

NOTE:

- BUILDINGS SHALL NOT EXCEED 36 FEET IN HEIGHT.
- EACH LOT TO MAINTAIN THEIR OWN TRASH AND RECYCLING BINS
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5 ZONE, PURSUANT TO THE ORDINANCE NO. 176,354.

JOE ENGINEERING
CIVIL ENGINEERING
3700 KIWANIS TRAIL, BOX 1083, FRAZIER PARK, CA 93225
TEL. (818) 235-9224, JOE@JOENGINEERING.COM

DATE	DATE	DATE	DATE	DATE
12/23/13				
DRAWN	DESIGNED	CHECKED		
JP	JP	JP		
ENGR.				
REVISIONS				

PREPARED EXCLUSIVELY FOR: **ARC LAND USE**

TENTATIVE TRACT MAP
14401 VALERIO STREET
VAN NUYS, CA 91401

SHEET TITLE: **TM1**
1 of 1
JOB NO. **13021**