VESTING TENTATIVE MAP TRACT 69976

"6433 LA TUNA CANYON ROAD"

A PORTION OF LOT 46, SUBDIVISION OF THE RANCHO LA CANADA
(BK 4 PAGE 351) AND PORTIONS OF SECTIONS 20, 29 & 30 T2N, R13W, S.B.B. & M.
FOR SMALL LOT SUBDIVISION PURPOSES
CITY OF LOS ANGELES, CALIFORNIA
OCTOBER, 2015
REVISED AUGUST 25, 2017

LEGAL DESCRIPTION - EXISTING PARCELS

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TITLE PARCEL 1:

THAT PORTION OF LOT 46, SUBDIVISION OF THE RANCHO LA CANADA, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 4 PAGE 351 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE PORTIONS OF SECTIONS 20 AND 29, TOWNSHIP 2 NORTH, RANGE 13 WEST, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-725, SHEET 5 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF TUJUNGA CANYON BOULEVARD WITH THE PARTITION LINE BETWEEN RANCHO LA CANADA AND RANCHO SAN RAFAEL, AS SHOWN ON SAID COUNTY SURVEYOR'S MAP; SAID INTERSECTION BEING SOUTH 6°49'03" EAST 166.45 FEET FROM STATION 18 AS SHOWN ON SAID COUNTY SURVEYOR'S MAP; THENCE ALONG SAID PARTITION LINE AS SHOWN ON SAID LAST MENTIONED MAP NORTH 66°49'03" WEST 166.45 FEET, SOUTH 89°00'00" WEST 462.09 FEET AND NORTH 63°53'28" WEST 597.83 FEET TO THE CENTER LINE OF THE 60 FOOT STRIP OF LAND DESCRIBED IN THE DEED OF EASEMENT TO THE CITY OF LOS ANGELES, RECORDED DECEMBER 9, 1953 AS INSTRUMENT NO. 2260 IN BOOK 43849 PAGE 165, OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID CENTER LINE TO THE WEST LINE OF SAID SECTION 29; THENCE, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID SECTION 20, NORTH 0°08'57" WEST TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE PARCEL OF LAND SHOWN ON LAST MENTIONED MAP AS "HERMAN FEHLHABER, 23.02 AC."; SAID LAST MENTIONED INTERSECTION BEING SOUTH 65°55'45" EAST 657.01 FEET FROM CORNER NO. 18 IF AS SHOWN ON SAID LAST MENTIONED MAP; THENCE ALONG THE BOUNDARIES OF SAID LAST MENTIONED PARCEL OF LAND AS SHOWN ON SAID MAP SOUTH 65°55'45" EAST 210.87 FEET, SOUTH 87°03'05" EAST 87.58 FEET, NORTH 71°49'35" EAST 223.04 FEET AND SOUTH 18°43'23" EAST 472.40 FEET TO STATION 6 OF SAID PARTITION LINE AS SHOWN ON SAID MAP; THENCE SOUTH 1°09'00" EAST 280.24 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF THAT PORTION OF TUJUNGA CANYON BOULEVARD DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 6261 PAGE 155 OF DEEDS; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON DECEMBER 28, 1945 AS INSTRUMENT NO. 585 IN BOOK 22634 PAGE 165, OFFICIAL RECORDS; THENCE WESTERLY, SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE BOUNDARIES OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED TO THE SOUTH LINE OF SAID 60 FOOT STRIP OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 43849 PAGE 165 OF SAID OFFICIAL RECORDS; SAID SOUTH LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 730 FEET; THENCE, EASTERLY ALONG SAID CURVE TO THE WEST LINE OF SAID TUJUNGA CANYON BOULEVARD; THENCE SOUTHERLY ALONG SAID BOULEVARD TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF SAID LAND INCLUDED WITHIN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 13 WEST, IN V. BEAUDRY'S MOUNTAINS, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 36 PAGES 97 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING SOUTHERLY OF THE SOUTHERLY LINE OF LA TUNA CANYON ROAD, 60.00 FEET WIDE, DESCRIBED IN THE DEED RECORDED IN BOOK 43849 PAGE 165, OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 20, DISTANT THEREON NORTH 0°09'57" WEST 335.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE CONTINUING ALONG SAID WEST LINE NORTH 0°09'57" WEST 203.25 FEET TO THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND LABELED "HERMAN FEHLHABER, 23.02 ACRES" ON SAID COUNTY SURVEYOR'S MAP; THENCE ALONG THE BOUNDARIES OF SAID LAND SOUTH 65°55'45" EAST 210.87 FEET, SOUTH 87°03'05" EAST 87.58 FEET AND NORTH 71°49'35" EAST 225.04 FEET; THENCE SOUTH 18°43'23" EAST 224.41 FEET; THENCE NORTH 89°00'00" WEST 360.60 FEET TO THE POINT OF BEGINNING.

TITLE PARCEL 3:

THAT PORTION OF LOT 46, SUBDIVISION OF THE RANCHO LA CANADA, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 4 PAGE 351 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY, AND THAT PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE V. BEAUDRY'S MOUNTAINS, AS SHOWN ON MAP RECORDED IN BOOK 36 PAGES 97 TO 99 INCLUSIVE OF SAID MISCELLANEOUS RECORDS, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT A POINT IN THE CENTER LINE OF TUJUNGA CANYON BOULEVARD, FORMERLY AN UNNAMED ROAD, 33 FEET WIDE, LYING ALONG THE WESTERLY LINE OF LOT 8, BLOCK F OF THE SOUTHERN PORTION OF BLOCKS A, B, E, F, I, L, M, N, P, OF CRESCENTA CANADA, AS SHOWN ON MAP RECORDED IN BOOK 7 PAGE 68 OF SAID MISCELLANEOUS RECORDS, SAID POINT BEING SOUTH 0°56'03" WEST ALONG SAID CENTER LINE, 718 FEET FROM THE CENTER LINE OF HONOLULU AVENUE, FORMERLY AN UNNAMED ROAD, 66 FEET WIDE, LYING ALONG THE NORTH EASTERLY LINE OF SAID LOT 11, SAID POINT BEING ALSO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 700 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS SOUTH 27°58'23" EAST; THENCE SOUTH 27°58'23" EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID RADIAL 30.00 FEET TO A CURVE CONCENTRIC WITH AND 30 FEET SOUTHEASTERLY, MEASURED RADIALLY, FROM SAID CURVE; THENCE WESTERLY ALONG SAID CONCENTRIC CURVE TO A POINT IN THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED DECEMBER 28, 1945 AS INSTRUMENT NO. 585 IN BOOK 22634 PAGE 165, OFFICIAL RECORDS, A RADIAL OF SAID CONCENTRIC CURVE TO SAID LAST MENTIONED POINT BEARS SOUTH 20°27'59" EAST, SAID LAST MENTIONED POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID CONCENTRIC CURVE TO A POINT IN THE SOUTHWESTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND, A RADIAL OF SAID CONCENTRIC CURVE TO SAID LAST MENTIONED POINT BEARS SOUTH 3°58'04" EAST; THENCE NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHERLY AND WESTERLY ALONG THE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF SAID CERTAIN PARCEL OF LAND THE FOLLOWING DESCRIBED COURSES: NORTH 9°07'05" WEST 115.77 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 16°39'25" WEST 337.15 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 9°23'30" EAST 152.98 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 50°49'08" EAST 292.72 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 25°35'50" EAST 218.43 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 67°53'39" EAST 135.91 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 41°32'50" EAST 183.84 FEET TO A NANGLE POINT THEREIN; THENCE SOUTH 89°44'25" EAST 66.58 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 0°16'35" WEST 1001.47 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 89°43'25" WEST 69.61 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED DECEMBER 28, 1953 AS INSTRUMENT NO. 1587 IN BOOK 43474 PAGE 307 OF SAID OFFICIAL RECORDS; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID LAST MENTIONED CERTAIN PARCEL OF LAND THE FOLLOWING DESCRIBED COURSE AND CURVE: SOUTH 27°45'55" EAST 465.81 FEET TO A POINT IN A CURVE CONCENTRIC WITH AND 30 FEET NORTHWESTERLY, MEASURED RADIALLY FROM THE ABOVE DESCRIBED 700 FOOT RADIUS CURVE, A RADIAL OF SAID LAST MENTIONED CONCENTRIC CURVE TO SAID LAST MENTIONED POINT BEARS SOUTH 25°49'22" EAST; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CONCENTRIC CURVE 467.76 FEET TO A POINT IN THE EASTERLY BOUNDARY OF FIRST ABOVE MENTIONED CERTAIN PARCEL OF LAND, A RADIAL OF SAID LAST MENTIONED CONCENTRIC CURVE TO SAID LAST MENTIONED POINT BEARS SOUTH 22°20'02" EAST; THENCE SOUTH 0°58'35" WEST ALONG SAID LAST MENTIONED EASTERLY BOUNDARY 64.54 FEET TO SAID TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO HERMAN H. BRUEDT, ET AL., RECORDED IN BOOK 7109 PAGE 356 OF SAID OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF WITHIN THAT CERTAIN 40 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES FOR TUJUNGA CANYON BOULEVARD, RECORDED IN BOOK 6261 PAGE 155 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF WITHIN A STRIP OF LAND 50 FEET WIDE, LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 41°32'50" EAST 183.84 FEET IN THE NORTHWESTERLY BOUNDARY OF ABOVE DESCRIBED PARCEL OF LAND, THAT IS NORTH 41°32'50" EAST THEREON 69.09 FEET FROM THE SOUTHWESTERLY TERMINUS THEREOF, SAID POINT BEING ALSO IN A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 800 FEET AND TANGENT TO A LINE PARALLEL WITH AND 915 WESTERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF SOUTH 0°58'35" WEST 1001.47 FEET IN THE EASTERLY BOUNDARY OF ABOVE DESCRIBED PARCEL OF LAND; THENCE SOUTHERLY ALONG SAID CURVE 291.24 FEET TO SAID PARALLEL LINE; THENCE, SOUTHERLY, ALONG SAID PARALLEL LINE 582.34 FEET TO THE BEGINNING OF A CURVE, WHICH IS CONCAVE TO THE EAST, HAS A RADIUS OF 800 FEET, IS TANGENT TO SAID PARALLEL LINE AND PASSES THROUGH A POINT IN THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF SOUTH 0°16'35" WEST 248.70 FEET IN THE EASTERLY BOUNDARY OF ABOVE MENTIONED CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 22634 PAGE 165, OFFICIAL RECORDS, SAID LAST MENTIONED POINT BEING NORTHERLY ALONG SAID LAST MENTIONED CERTAIN COURSE 128.61 FEET FROM THE SOUTHERLY TERMINUS THEREOF; THENCE SOUTHERLY ALONG SAID LAST MENTIONED CURVE 157.69 FEET TO SAID LAST MENTIONED POINT; THENCE CONTINUING SOUTHERLY ALONG SAID LAST MENTIONED CURVE 50 FEET.

THE SIDE LINES OF ABOVE DESCRIBED 50 FOOT STRIP OF LAND SHALL BE CONTINUED OR SHORTENED AT THE BEGINNING, THEREOF, SO AS TO TERMINATE IN THE NORTHWESTERLY BOUNDARY OF SAID LAST MENTIONED CENTER PARCEL OF LAND.

ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED IN THE DEED RECORDED JULY 25, 2006 AS INSTRUMENT NO. 1381468, SAID OFFICIAL RECORDS.

EXCEPT ALL OIL, GAS, HYDROCARBONS, OR OTHER MINERALS IN AND UNDER THE ABOVE DESCRIBED LAND, WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE DEVELOPMENT THEREOF, AS RESERVED BY THE COUNTY OF LOS ANGELES, A BODY CORPORATE AND POLITIC, RECORDED JUNE 16, 1959 IN BOOK D5504 PAGE 222 OFFICIAL RECORDS.

TITLE PARCEL 7:

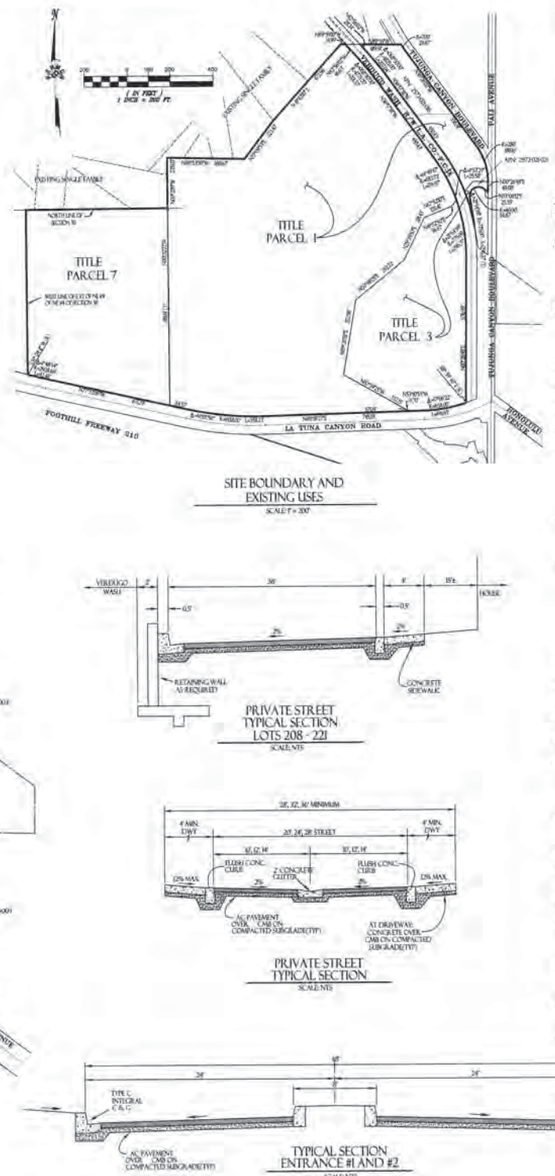
THAT PORTION OF LOT 46, SUBDIVISION OF THE RANCHO LA CANADA, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 36 PAGES 97 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY, AND THAT PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 13 WEST, AS PER MAP OF V. BEAUDRY'S MOUNTAINS RECORDED IN BOOK 36 PAGE 67 ET SEQ., IF MISCELLANEOUS RECORDS, BOUNDED AS A WHOLE AS FOLLOWS:

ON THE SOUTH BY THE CENTER LINE OF THE 60 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON DECEMBER 9, 1953 AS INSTRUMENT NO. 2260 IN BOOK 43849 PAGE 165, OFFICIAL RECORDS; ON THE WEST BY THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, AS SAID SECTION IS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-725 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; ON THE NORTH BY THE NORTH LINE OF SECTION 30, AS SHOWN ON SAID MAP OF V. BEAUDRY'S MOUNTAINS; AND BOUNDED ON THE EAST BY THE EAST LINE OF SAID SECTION 30, AS SHOWN ON SAID COUNTY SURVEYOR'S MAP AND THE PROLONGATION OF SAID EAST LINE.

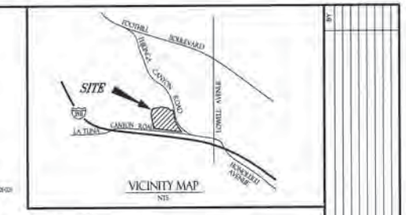
EXCEPT THAT PORTION OF LAND DESCRIBED AS PARCEL #2 IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON DECEMBER 17, 1970 AS INSTRUMENT NO. 88.

APNS: 2572 - 021 - 030,
2572 - 021 - 037,
2572 - 021 - 020,
2572 - 021 - 024,
2572 - 025 - 006,
2572 - 028 - 030,
2572 - 028 - 031,
2572 - 028 - 032

SITE PLAN
SCALE: 1" = 100'



SITE BOUNDARY AND EXISTING USES
SCALE: 1" = 200'



VICINITY MAP
NTS.

SITE NOTES

PROPERTY ADDRESS: 6433 LA TUNA CANYON ROAD
LOS ANGELES, CALIFORNIA 91042

OWNER/DEVELOPER: SNOWBALL WEST INVESTMENTS, LP.
C/O HOWARD EINBERG
P. O. BOX 641277
LOS ANGELES, CA. 90064
(310) 475 - 9784

ENGINEER: PERMCO ENGINEERING AND MANAGEMENT
1470 CIVIC COURT, STE. 320
CONCORD, CALIFORNIA 94520
(855) 963 - 7433

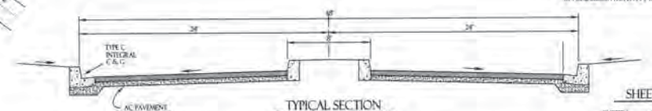
NOTES:

SMALL LOT SINGLE FAMILY SUBDIVISION IN THE [Q] R-1 ZONE PURSUANT TO ORDINANCE NO. 176, 354.

1) NET AREA: 56.70 ACRES (2,469,852 SF.) (AFTER STREET DEDICATION)
GROSS AREA: 59.80 ACRES (2,604,200 SF.) (TO CL ADJOINING STREETS)
2) EXISTING LAND USE: GOLF COURSE & VACANT
3) PROPOSED LAND USES: 215 SINGLE FAMILY DETACHED
4) RESIDENTIAL UNITS: 1 UNIT - 22' X 45'
34 UNITS - 22' X 52'
34 UNITS - 28' X 40'
3 UNITS - 26' X 48'
67 UNITS - 28' X 52'
3 UNITS - 26' X 60'
1 UNITS - 40' X 45'
5) EXISTING GENERAL PLAN: MINIMUM RESIDENTIAL
VERY LOW II RESIDENTIAL
LOW II RESIDENTIAL
LOW MEDIUM I RESIDENTIAL
6) EXISTING ZONING: A1 - AGRICULTURAL
APNs: 2572-021-020 (PORTION), -030 (PORTION)
2572-021-030
2572-021-031, -032, -033
R-M - SUBURBAN
APNs: 2572-021-031, -037 (NON ISOL), -020 (PORTION), -024 (PORTION)
R-1 - 1 - RESIDENTIAL ESTATES
APN: 2572-021-037 (NON ISOL)
7) PROPOSED ZONING: RD1.5-1 (LOTS 1-214) (SMALL LOT SUBDIVISION)
R-1 (LOTS 215 - 221) (SINGLE FAMILY LOTS)
8) PROPOSED PARKING: 430 GARAGE PARKING (2 PER UNIT)
022 GUEST PARKING (1/PACUNIT)(1/4 UNITS)
**(6 GUEST SPACES ARE ACCESSIBLE SPACES)
9) THERE ARE (196) TREES ON THIS SITE. SEE TREE REPORT FOR TREES TO BE REMOVED.
10) SEWAGE TO BE TAKEN TO PUBLIC SEWER SYSTEM AVAILABLE ON LA TUNA CANYON ROAD AND TUJUNGA CANYON BOULEVARD.
11) DRAINAGE TO BE CONVEYED TO THE EXISTING STORM DRAINAGE SYSTEM IN LA TUNA CANYON RD. AN ON-SITE DRAIN SYSTEM CONSISTING OF CONCRETE LINED DITCHES AND STORM DRAIN PIPE. DRAINAGE TO BE CONVEYED TO VERDUGO WASH VIA EXISTING STORM DRAIN SYSTEM. (SEE DEBRIS PROTECTION EVALUATION REPORT PREPARED BY PERMCO ENGINEERING AND MANAGEMENT, DATED 7/4/2012)
12) ALL FLOATABLE EASEMENTS OF RECORD PER "FIRST AMERICAN TITLE COMPANY" PRELIMINARY REPORT DATED DECEMBER 05, 2005 (ORDER NO. 2665393 (50) FOR MMH DEVELOPMENT CORP.
13) THERE ARE NO HAZARDS OR, HAZARDOUS MATERIALS ON THE SITE.
14) EROSION CONTROL:
HYDROSEED ALL GRADED SLOPES.
SILTATION DEVICES AROUND GRADED AREAS.
15) PRIVATE STREETS:
ALL NEW STREETS AND PARKING AREAS ON SITE SHALL BE PRIVATE.
16) DEMOLITION:
ALL EXISTING STRUCTURES, BUILDINGS, PARKING, LOTS, SEWER, WATER, AND DRAINAGE FACILITIES TO BE REMOVED. ALL GOLF COURSE STRUCTURES, FACILITIES ETC., TO BE REMOVED.
17) PROPERTY ADDRESS:
6400, 6433, 6550, 6551, 6600, 6601, 6633 & 6655 LA TUNA CANYON ROAD;
900, 920 & 939 N. TUJUNGA CANYON BLVD. LOS ANGELES, CA. 91042.
18) MULTIPLE FINAL MAPS:
SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
19) LOT 215 CREATED TO ACCOMMODATE EXISTING ACCESSORY BUILDING ENTIRELY ON NEIGHBORS PROPERTY (1875 TUJUNGA CANYON BLVD.) ONTO PROJECT PROPERTY.

PRIVATE STREET
TYPICAL SECTION
LOTS 208 - 221
SCALE: NTS

PRIVATE STREET
TYPICAL SECTION
SCALE: NTS



TYPICAL SECTION
ENTRANCE #1 AND #2
SCALE: NTS

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 LOT / BUILDING DIMENSION PLAN
SHEET 3 GRADING PLAN
SHEET 4 UTILITY PLAN & BLDG DEMOLITION PLAN

PARCEL AREAS

DESCRIPTION	SF.	ACRES
TITLE PARCEL 1	1,544,202 SF.	35.45 AC.
TITLE PARCEL 3	392,476 SF.	9.01 AC.
TITLE PARCEL 7	565,844 SF.	18.99 AC.
TOTAL	2,502,522 SF.	57.45 AC.

EXISTING PARCEL AREA
(PER ASSESSOR'S PARCEL MAP):

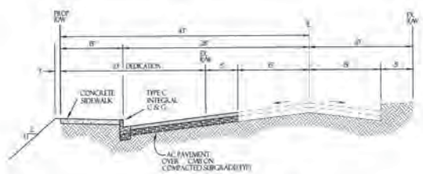
DESCRIPTION	ACRES
APN: 2572-021-030	2.33 AC.
APN: 2572-021-037	8.86 AC.
APN: 2572-021-020	29.96 AC.
APN: 2572-021-031	0.20 AC.
APN: 2572-025-006	0.80 AC.
APN: 2572-028-030	9.85 AC.
APN: 2572-028-031	0.63 AC.
APN: 2572-028-032	2.51 AC.
TOTAL	57.45 AC.

LEGEND

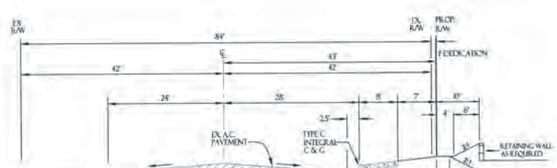
84	LOT NUMBER
———	LOT LINE
———	BOUNDARY LINE
- - - - -	PRIVATE, COMMON ACCESS EASEMENT & PUBLIC UTILITY EASEMENT LINE
"A" (28')	STREET LETTER, AND WIDTH

ABBREVIATIONS

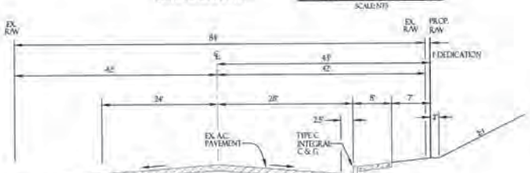
AC	ASPHALT CONCRETE	PP	POWER POLE
AE	ACCESS EASEMENT	PSDE	PRIVATE STORM DRAIN EASEMENT
BW	BOTTOM OF WALL	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	R	RADIUS
CL	CENTERLINE	R/W	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
ESME.	EASEMENT	SDMH	STORM DRAIN MANHOLE
EX.	EXISTING	ST	STREET
FC	FACE OF CURB	STD	STANDARD
FF	FINISH FLOOR	T	TOTAL
FG	FINISH GRADE	TC	TOP-OF-CURB
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TYP.	TYPICAL
GF	GARAGE FLOOR	UON	UNLESS OTHERWISE NOTED
INV	INVERT	SF	SQUARE FEET
LLA	LOT LINE ADJUSTMENT	VC	VERTICAL CURB



TUJUNGA CANYON BLVD.
TYPICAL ROAD SECTION
SCALE: NTS



LA TUNA CANYON ROAD
TYPICAL ROAD SECTION
WEST OF STREET "B"
SCALE: NTS



LA TUNA CANYON ROAD
TYPICAL ROAD SECTION
TUJUNGA CANYON BLVD. TO STREET "B"
SCALE: NTS

MRCA
Attachment 1
August 8, 2018
Agenda Item XII

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD L. BOONE
RCE No. 27803

PERMCO
Engineering & Management
1470 Civic Center Drive, Suite 320 Concord, CA 94520
Phone: (855) 963-7433 Fax: (925) 212-2589

VESTING TENTATIVE MAP TRACT 69976
"6433 LA TUNA CANYON ROAD"
COVER SHEET
CITY OF LOS ANGELES LOS ANGELES COUNTY, CALIFORNIA 91042

DATE: 8/25/17
DESIGNED: RA
DRAWN: BJB
SCALE: 1" = 100'
SHEET NO: 1 OF 4
JOB NO. S0070001

NO. | DATE | DESCRIPTION

FILE: AUG 25, 2017 08:20:4 #####.DWG LAST SAVED BY: JEFF SHEET 1 Z:\2015\S0070001\CIVIL\EXHIBIT #####\SHEET 1.DWG XYZ DWG