VESTING TENTATIVE MAP 73814

IN THE CITY OF LOS ANGELES
FOR MERGER AND SMALL LOT SUBDIVISION PURPOSES
COUNCIL DISTRICT # 12

A SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD5 ZONE, PURSUANT TO ORDINANCE NO. 176,354

LEGAL DESCRIPTION:

THAT PORTION OF LOT 1056 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 1 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT NO. 33306, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 879, PAGES 33 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTH 89°58'18" WEST ALONG THE NORTH LINE OF BELL CREEK, A 70 FOOT WIDE FLOOD CONTROL CHANNEL AS DESCRIBED IN BOOK 29643, PAGE 354 OF THE OFFICIAL RECORDS, A DISTANCE OF 176.80 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF THE PUBLIC STREET EASEMENT FOR WOODLAKE AVENUE PER INSTRUMENT NUMBER 1743 AND INSTRUMENT NUMBER 77-18724 OF THE OFFICIAL RECORDS, THENCE NORTH 10°31'22" WEST ALONG SAID SOUTHERLY PROJECTION OF THE EAST LINE AND SAID EAST LINE, A DISTANCE OF 47.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 929.55 FEET AND A CENTRAL ANGLE OF 07°48'47"; THENCE NORTHWESTERLY ALONG SAID CURVE OF SAID EAST LINE, AN ARC DISTANCE OF 126.76 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1145.00 FEET AND A CENTRAL ANGLE OF 07°32'27"; THENCE NORTHWESTERLY ALONG SAID CURVE OF SAID EAST LINE, AN ARC DISTANCE OF 150.69 FEET; THENCE LEAVING SAID EAST LINE NORTH 78°33'45" EAST, A DISTANCE OF 352.97 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 18.26 FEET TO THE SOUTH LINE OF THE LAND CONVEYED TO ARTHUR M. HOEFER AND EMMA HOEFER, BY DEED RECORDED IN BOOK 7130, PAGE 284 OF DEEDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LAND AS FOLLOWS: SOUTH 85° 39' 49" EAST, A DISTANCE OF 83.53 FEET; THENCE NORTH 85°55'11" EAST, A DISTANCE OF 24.70 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT NO. 33306; THENCE SOUTH 00°01'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 9.39 FEET; THENCE SOUTH 57° 46' 18" WEST ALONG SAID WEST LINE, A DISTANCE OF 212.84 FEET; THENCE SOUTH 00°01'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 270.00 FEET TO THE SAID POINT OF BEGINNING.

AS SHOWN IN A CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2012 AS INSTRUMENT NO. 20121313052, OFFICIAL RECORDS

YARD SETBACK MATRIX

LOT NO.	FRONT	REAR	RIGHT SIDE YARD (RSY)	LEFT SIDE YARD (LSY)
1	15	20	12	6
2	12	20	6	4
3	28	8	15	9
4	17	25	6	22
5	18	15	6	6
6	25	20	6	10
7	18	20	20	5.75
8	18	20	5.75	5.75
9	18	20	5.75	5.75
10	18	20	5.75	15
11	24	20	9	10
12	15	17	7	7
13	15	17	7	7
14	19	19	7	7
15	13	19	7	10

VICINITY MAP

EASEMENTS:

(A) PROPOSED 10' TEMPORARY SLOPE AND CONSTRUCTION EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES FOR FUTURE CONSTRUCTION OF THE WOODLAKE AVE BRIDGE CROSSING THE FLOOD CONTROL CHANNEL.

(B) EXISTING 10' TEMPORARY SLOPE EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES PER INSTRUMENT No. 1743, RECORDED OCTOBER 25, 1973 IN BOOK D6060, PAGE 823 OF OFFICIAL RECORDS AND PER INSTRUMENT No. 77-18724 OF OFFICIAL RECORDS RECORDED JANUARY 6, 1977. TO BE MERGED ON FINAL MAP.

(C) PROPOSED VARIABLE WIDTH PRIVATE RECIPROCAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, EMERGENCY ACCESS, UTILITIES, INFRASTRUCTURE, CROSS LOT DRAINAGE AND COMMON LANDSCAPING PURPOSES.

ASSESSOR PARCEL NUMBERS:
2026-001-135

ZONING INFORMATION:
EXISTING: A1-1
PROPOSED: RD5

SITE ADDRESS:
23200 SHERMAN WAY
WEST HILLS, CA 91364

OWNER:
SHERMAN WAY-WEST HILLS PARTNERS, LLC

NOTES:

1. EXISTING USE: VACANT LAND
2. PROPOSED DEVELOPMENT: 16 LOT - SMALL LOT SUBDIVISION
3. AREA: EXISTING LOT AREA=84,709 SF (1.9446 ACRES)
   DEDICATION = 0 SF (0 ACRES)
   RIGHT-OF-WAY MERGER = 651 SF (0.0149 ACRES)
   SLOPE EASEMENT MERGER = 3,271 SF (0.0751 ACRES)
   NET=85,360 SF (1.9596 ACRES)
   GROSS AREA TO CENTERLINE =99,185 SF (2.2770 ACRES)
4. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD5 ZONE, PURSUANT TO ORDINANCE NO. 176,354.
5. EXISTING UTILITIES:
   8" SEWER MAIN LINE IN VOSE STREET
   6" WATER MAIN LINE IN VOSE STREET AND 8" MAIN LINE IN SHERMAN WAY
6. DRAINAGE: THE ENTIRE SITE DRAINS TO WOODLAKE AVE VIA SURFACE FLOW.
7. FLOOD ZONE: ZONE X, FEMA PANEL: 0611C-1010E
8. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS WITHIN THIS PROPOSED DEVELOPMENT.
9. ALL EXISTING STRUCTURES WILL BE DEMOLISHED.
10. 26'-8" VEHICULAR BACKUP SPACE IS PROVIDED.
12. DISTRICT MAP NO. 183B141
13. CANOGA PARK-WINNETKA-WEST HILLS-WOODLAND HILLS PLANNING AREA
14. TRASH WILL BE COLLECTED IN EACH UNITS GARAGE.
15. THERE ARE NO OAK TREES ON SITE AND NO PROTECTED TREES ON SITE.
16. STREET DESIGNATION:
    SHERMAN WAY - AVENUE I
    WOODLAKE AVE - AVENUE II
17. THOMAS GUIDE PAGE 529, GRID G5

PREPARED FOR:

SHERMAN WAY-WEST HILLS PARTNERS, LLC

22801 VENTURA BLVD, SUITE 111, WOODLAND HILLS, CA 91364

CONTACT: MICHAEL HARRIS TEL (818) 322-6777

VESTING TENTATIVE MAP
TRACT 73814
23200 SHERMAN WAY
WEST HILLS, CA 91307

DEVELOPER'S ENGINEER:

FORMA ENGINEERING INC.

10814 Reseda Boulevard, Northridge, CA 91326
Phone: (818) 832-1710 · Fax: (818) 832-1740

CHRIS NELSON P.L.S. 3/04/2016 DATE

PROFESSIONAL LAND SURVEYOR CHRIS D. NELSON No. 6385 STATE OF CALIFORNIA

No.	DATE	REVISION

DESIGNER: S.L.
CHECKED BY: M.W.
DATE: 3/04/2016
SHEET 1 OF 2