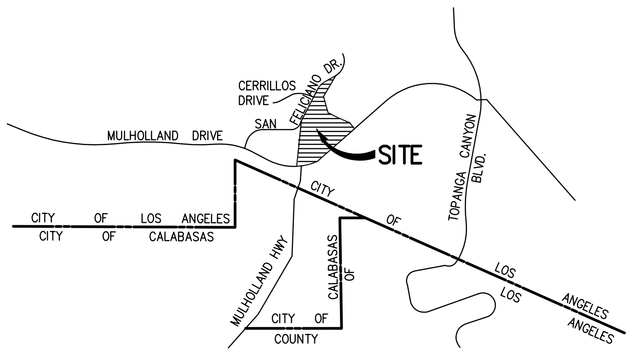
VESTING TENTATIVE TRACT MAP NO. 67505

22255 MULHOLLAND DRIVE

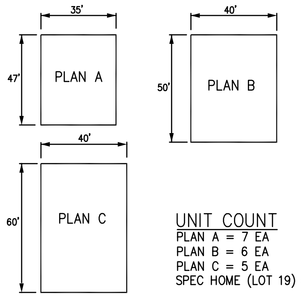
GRAPHIC SCALE: 1"=40'



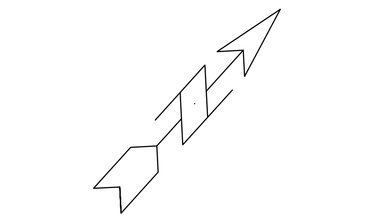
VICINITY MAP
NOT TO SCALE

CURVE DATA

	DELTA	RADIUS	LENGTH
1	84° 05'05"	78.00'	114.46'
2	84° 05'05"	105.00'	154.09'
3	84° 05'05"	132.00'	193.72'
4	12° 06'06"	127.00'	26.71'
5	12° 06'06"	100.00'	21.03'
6	12° 06'06"	73.00'	15.35'
7	12° 02'22"	175.00'	36.77'
8	12° 02'22"	148.00'	31.10'
9	64° 35'10"	40.00'	45.09'
10	232° 32'48"	44.00'	178.58'
11	25° 50'31"	25.00'	11.28'



UNIT COUNT
PLAN A = 7 EA
PLAN B = 6 EA
PLAN C = 5 EA
SPEC HOME (LOT 19) = 1 EA



GENERAL NOTES:

1. RECORD OWNER: SAN FELICIANO HOLDING COMPANY, LLC
   6363 WILSHIRE BLVD., SUITE 600
   LOS ANGELES, CA. 90048
   (323) 658-1511
2. SUBDIVIDER: HARRIDGE DEVELOPMENT GROUP
   6363 WILSHIRE BLVD., SUITE 600
   LOS ANGELES, CA. 90048
   (323) 658-1511
3. ENGINEER: WESTCON ENGINEERING, INC.
   6355 TOPANGA CANYON BLVD., SUITE 345
   WOODLAND HILLS, CA. 91367
   818 226-0444 OFFICE 818 226-0448 FAX
4. PROJECT ADDRESS: 22255 MULHOLLAND DRIVE, WOODLAND HILLS, CA. 91364
5. GROSS SITE AREA: 269,857 SQ FT (6.20 ACRES)
   NET SITE AREA: 237,798 SQ FT (5.49 ACRES)
6. PROPOSED DEVELOPMENT AREA: 19 SINGLE FAMILY RESIDENTIAL DWELLING UNITS WITH 38 PARKING SPACES.
7. EXISTING ZONE: R-1
8. PROPOSED ZONE: R-1
9. DISTRICT MAP: 165 B 101
10. COMMUNITY PLANNING AREA: CANOGA PARK – WINNETKA WOODLAND HILLS – WEST HILLS
11. COUNCIL DISTRICT: COUNCIL DISTRICT 3
12. APN: 2076-023-019
13. THOMAS GUIDE: LA 559-J5
14. FLOOD ZONE: NOT IN A FLOOD ZONE
15. CONTOUR INTERVAL: 1 FT
16. STREET DESTINATION: MULHOLLAND DRIVE – MAJOR HIGHWAY
    SAN FELICIANO DRIVE – COLLECTOR
17. THERE ARE PROTECTED TREES ON SITE. SEE TREE REPORT FOR TREES TO BE REMOVED.
18. THIS PROPERTY IS LOCATED IN THE MOUNTAIN & FIRE DISTRICT, HILLSIDE AND LIQUEFACTION AREAS.
19. THERE ARE NO POTENTIAL HAZARDOUS AREAS ON SITE.
20. PROPOSED SEWAGE DISPOSAL TO EXISTING SANITARY SEWER LOCATED IN SAN FELICIANO DRIVE.
21. THE PROJECT IS LOCATED IN THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN AREA.

EARTHWORK GRADING SUMMARY:

EARTHWORK –

CUT =	3,040 CY ±
FILL =	7,240 CY ±
TOTAL EARTHWORK =	10,280 CY ±
TOTAL IMPORT =	4,200 CY ±

LOT INFORMATION LEGEND:

(XX) —— LOT NUMBER

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOT 1083 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 1 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1077 OF TRACT NO. 6170, AS PER MAP RECORDED IN THE BOOK 75, PAGE 6, ETSEQ., OF SAID MAPS; THENCE SOUTH 6°11' WEST 59.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300 FEET; THENCE SOUTHERLY ALONG SAID CURVE 59.83 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 10853, PAGE 54, OFFICIAL RECORDS; THENCE CONTINUING SOUTHWEST ALONG SAID CURVE 221.87 FEET TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE RECITED IN SAID DEED AS HAVING A BEARING OF NORTH 27°42' 23" EAST AND A LENGTH OF 238.91 FEET; THENCE TANGENT TO SAID CURVE SOUTH 59°59' WEST 30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 318.608 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE 178.80 FEET TO THE TRUE POINT OF BEGINNING, A RADIAL LINE TO SAID TRUE POINT OF BEGINNING BEARS NORTH 62°10' 10" WEST; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 77.00 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 13°59' 00" WEST 325.00 FEET; THENCE SOUTH 21°51' 30" WEST 89.89 FEET; THENCE SOUTH 29°30' 18" WEST 431.64 FEET TO A POINT IN THE NORTHERLY LINE OF MULHOLLAND HIGHWAY 200 FEET WIDE, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 3162, PAGE 41, OFFICIAL RECORDS, SAID LAST MENTIONED POINT BEING IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 599.72 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 4°21' 32" EAST, THENCE NORTHEASTERLY ALONG SAID CURVE 397.09 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE AND ALONG THE NORTHWESTERLY LINE OF SAID MULHOLLAND HIGHWAY, NORTH 47°42' 13" EAST 510.85 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THAT CERTAIN COURSE RECITED IN SAID DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 10853, PAGE 54, OFFICIAL RECORDS, AS HAVING A BEARING OF NORTH 42°17' 47" WEST AND A LENGTH OF 20 FEET; THENCE TO AND ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED; THE FOLLOWING COURSE: NORTH 42°17' 47" WEST 30 FEET; THENCE SOUTH 82°55' 50" WEST 158.46 FEET; THENCE NORTH 65°00' 10" WEST 180.00 FEET; THENCE NORTH 1°43' 40" WEST 200.00 FEET; THENCE NORTH 27°42' 23" EAST 44.15 FEET TO A LINE WHICH BEARS SOUTH 62°10' 10" EAST FROM THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, NORTH 62°10' 10" WEST 65.28 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1083 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.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1077 OF TRACT NO. 6170, AS PER MAP RECORDED IN BOOK 75, PAGE 6, OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 6°11' WEST 59.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300 FEET; THENCE SOUTHERLY ALONG SAID CURVE 59.83 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 10853, PAGE 54 OFFICIAL RECORDS; THENCE CONTINUING SOUTHWEST ALONG SAID CURVE 221.87 FEET TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE RECITED IN SAID DEED AS HAVING A BEARING OF NORTH 27°42' 23" EAST AND A LENGTH OF 238.91 FEET, BEING THE TRUE POINT BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 27°42' 23" WEST ALONG SAID COURSE 194.76 FEET TO THE MOST NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO JOE A NORIN AND WIFE, RECORDED IN BOOK 15929 PAGE 304, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE NORTH 62°10' 10" WEST 65.28 FEET TO A POINT IN A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 318.608 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 62°10' 10" EAST, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LAND OF NORIN; THENCE SOUTHERLY ALONG SAID CURVE 77 FEET; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY LINE OF THE LAND OF NORIN THE FOLLOWING COURSES: SOUTH 13°59' WEST 325.00 FEET; THENCE SOUTH 21°51' 30" WEST 89.89 FEET; THENCE SOUTH 29°30' 18" WEST 431.64 FEET TO A POINT IN THE NORTHWESTERLY LINE OF MULHOLLAND DRIVE 200 FEET WIDE, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THE LAND OF NORIN; THENCE NORTH 11°52' 40" EAST 431.79 FEET; THENCE NORTH 30°07' 30" EAST 513.60 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 338.302 FEET, A RADIAL TO SAID POINT BEARS SOUTH 32°35' EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, 59.045 FEET; THENCE TANGENT TO SAID CURVE, NORTH 47°25' EAST 129.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 7.62 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 13.64 FEET TO THE POINT OF BEGINNING.

EASEMENT DATA, EXCEPTIONS & EXCLUSIONS:

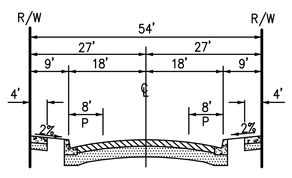
PER PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE,
ORDER NO. 09507426-27 DATED JULY 31, 2009 AT 7:30 AM.

GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS) WHICH EFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID REPORT AND ARE AS FOLLOWS:

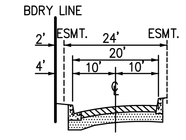
ITEM 2:
PURPOSE: POLE LINES AND CONDUITS.
IN FAVOR OF: TITLE INSURANCE AND TRUST COMPANY
RECORDING DATE: BOOK 15929, PAGE 304 O.R.
AFFECTS: ENTIREE PARCEL 1

ITEM 4:
PURPOSE: POLES, CONDUITS
IN FAVOR OF: CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
RECORDING DATE: BOOK 16205, PAGE 176 O.R.
AFFECTS: AS SHOWN HEREON

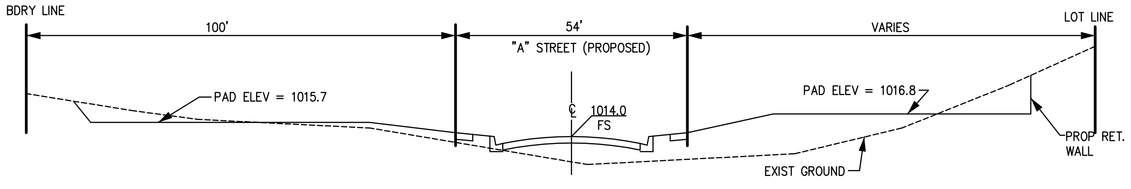
ITEM 6:
PURPOSE: COVERED STORM DRAIN
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL
RECORDING DATE: MAY 22, 1970 AS INST. NO. 2087, O.R.
AFFECTS: AS SHOWN HEREON



"A" STREET (PROPOSED)
NOT TO SCALE



ACCESS ROADWAY (PROPOSED)
NOT TO SCALE



TYPICAL GRADING SECTION "A" – "A"
NOT TO SCALE

LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RETAINING WALL
- EASEMENT LINE (W=WIDTH)
- PROPOSED STORM DRAIN
- PROPOSED SANTITARY SEWER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING WATER LINE
- STREET LIGHT
- TRAFFIC SIGNAL W/STREET LIGHT
- FIRE HYDRANT
- GAS/WATER METER
- GAS/WATER VALVE
- SIGNAGE
- PROPOSED SLOPE
- TREE

LOT SUMMARY

LOT No.	LOT AREA SQ. FT.	LOT AREA ACRES	PAD AREA SQ. FT.	PAD AREA ACRES
1	10,695	0.25	1,645	0.04
2	10,147	0.23	1,645	0.04
3	10,370	0.24	1,645	0.04
4	15,300	0.35	1,645	0.04
5	24,658	0.57	1,645	0.04
6	14,430	0.33	2,000	0.05
7	17,344	0.40	2,400	0.06
8	16,855	0.39	2,000	0.05
9	11,499	0.26	2,000	0.05
10	12,505	0.29	2,000	0.05
11	18,563	0.43	1,645	0.04
12	11,372	0.26	2,000	0.05
13	11,893	0.27	1,645	0.04
14	8,018	0.18	2,000	0.05
15	9,000	0.21	2,400	0.06
16	9,000	0.21	2,400	0.06
17	8,044	0.18	2,400	0.06
18	8,066	0.19	2,400	0.06
19	10,039	0.23	1,740	0.04
TOTAL	237,798	5.46	37,255	0.86

REGISTERED PROFESSIONAL ENGINEER
JOHN J. VLASSIS
No. 49830
Expires 09/30/16
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
WESTCON ENGINEERING, INC.
LAND PLANNING ENGINEERING LAND SURVEYING
6355 TOPANGA CANYON BLVD.; SUITE 345
WOODLAND HILLS, CA. 91367
818-226-0444 VOICE 818-226-0448 FAX
E-MAIL: info@westconeng.com

JOHN VALASSIS R.C.E. 49830 ____ DATE

REV.	DATE	DESCRIPTION	DATE	APP'D
△	1/04/13	ADDED CURVE DATA, ELIMINATED REVERSE CURVE ON "A" ST., REVISED ENGINEER INFO		
	4/19/13	ADDED "PRIVATE STREET" TO "A" STREET, REALIGNED PROPOSED STORM DRAIN		
	4/14/15	REVISED DRIVEWAY LOCATION LOTS 11 & 12, REVISED SETBACK ON LOT 13 FROM 13' TO 16', REVISED SIDEYARD ON LOT 4 FROM 7' TO 9'		

BENCH MARK:
LOS ANGELES COUNTY PUBLIC WORKS SURVEY DIVISION
MALIBU QUAD 1998 (ADJ)
BM NUMBER: Y10436
DPW BM TAG W CB 1M S/O BCR @ SW COR MULHOLLAND DR & MULHOLLAND HWY 27M & 9M W/O C/L INT.
ELEV = 1046.966 1998 ADJ

VESTING TENTATIVE TRACT MAP FOR SUBDIVISION PURPOSES:

VESTING TENTATIVE TRACT MAP
TRACT NO. 67505

DS VENTURES, LLC

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: AUG. 21, 2009	SHEET 1 OF 1 SHEETS
SCALE: 1"=40'	
JOB NO.	
DESIGNED BY:	
DRAFTED BY:	
CHECKED BY:	