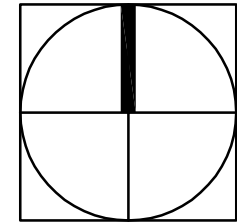
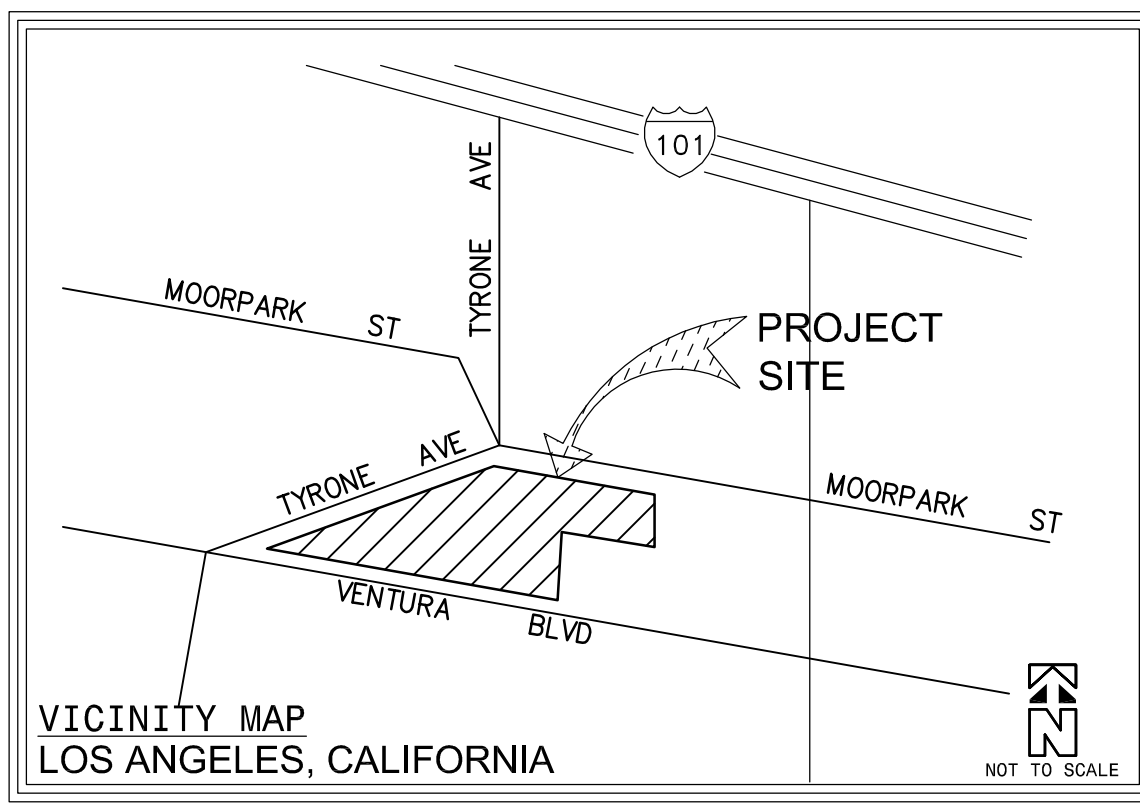


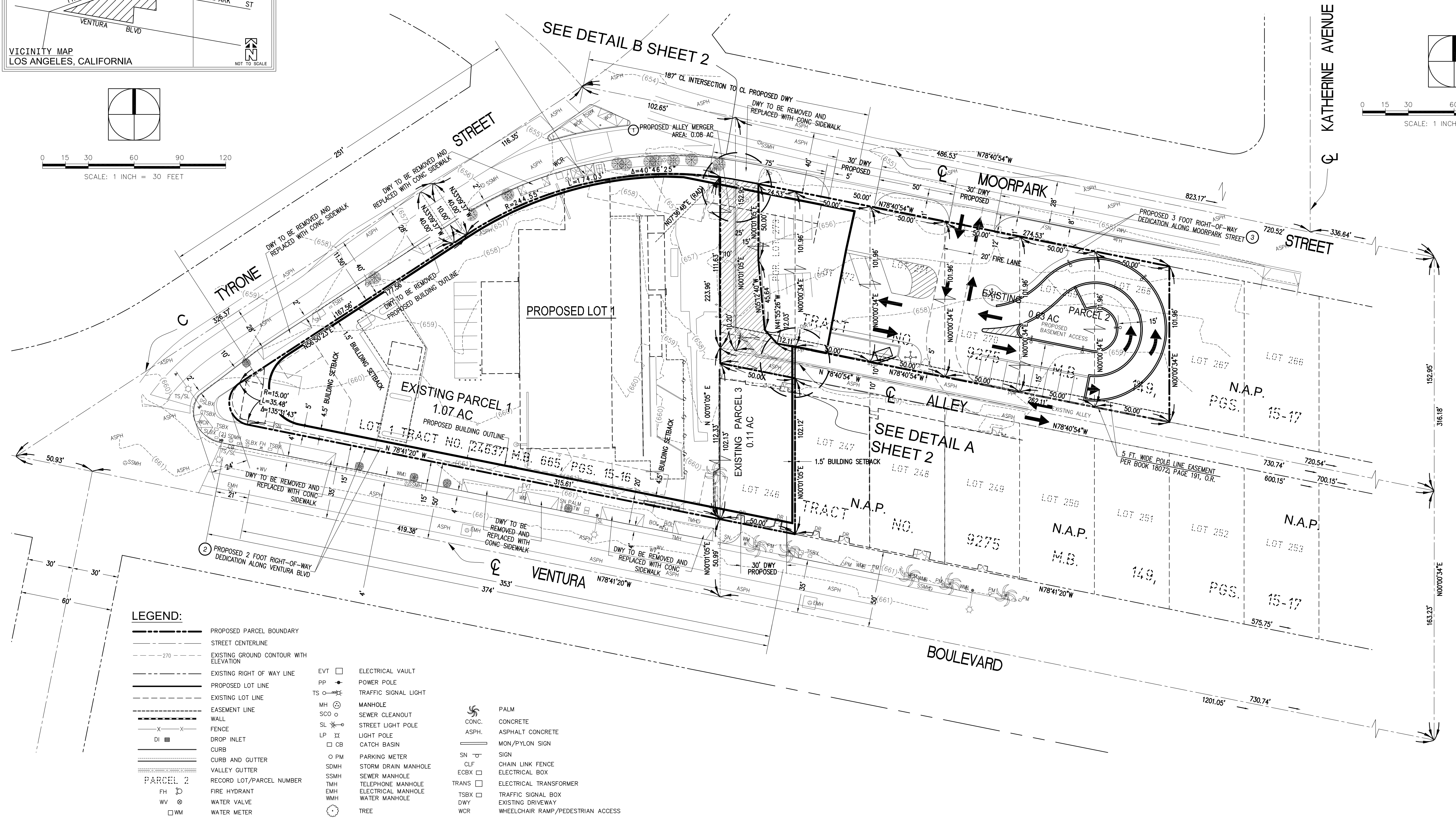
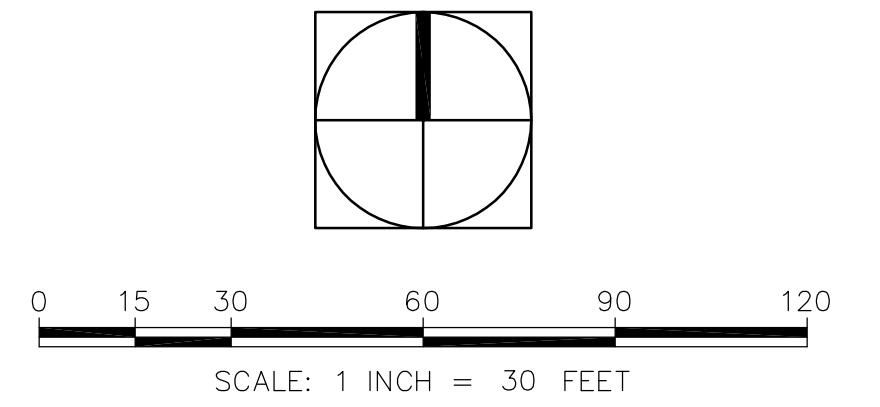
VESTING TENTATIVE TRACT MAP NO. 74577

FOR LOT CONSOLIDATION AND ALLEY MERGER PURPOSES

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A MERGER OF LOT 1, OF TRACT NO. 24637, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 665, PAGES 15 AND 16 OF MAPS, LOTS 246, AND LOTS 268 TO LOT 273, INCLUSIVE, AND THE MERGER OF A PORTION OF AN ALLEY AS SHOWN ON TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17 INCLUSIVE, OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



SCALE: 1 INCH = 30 FEET



LEGEND:

— — — — —	PROPOSED PARCEL BOUNDARY	EVT □	ELECTRICAL VAULT
— — — — —	STREET CENTERLINE	PP ●	POWER POLE
- - - - -270	EXISTING GROUND CONTOUR WITH ELEVATION	TS ○	TRAFFIC SIGNAL LIGHT
— — — — —	EXISTING RIGHT OF WAY LINE	MH ⊙	MANHOLE
— — — — —	PROPOSED LOT LINE	SCO ○	SEWER CLEANOUT
— — — — —	EXISTING LOT LINE	SL ⊙	STREET LIGHT POLE
— — — — —	EASEMENT LINE	LP ⊙	LIGHT POLE
— — — — —	WALL	□ CB	CATCH BASIN
— — — — —	FENCE	○ PM	PARKING METER
— — — — —	DROP INLET	○ SDMH	STORM DRAIN MANHOLE
— — — — —	CURB	○ SSMH	SEWER MANHOLE
— — — — —	CURB AND GUTTER	TMH ⊙	TELEPHONE MANHOLE
— — — — —	VALLEY GUTTER	EMH ⊙	ELECTRICAL MANHOLE
— — — — —	RECORD LOT/PARCEL NUMBER	WMH ⊙	WATER MANHOLE
— — — — —	PARCEL 2	○	TREE
FH ⊙	FIRE HYDRANT	○	PALM
WV ⊙	WATER VALVE	CONC.	CONCRETE
WM ⊙	WATER METER	ASPH.	ASPHALT CONCRETE
		MON/PYLON SIGN	MON/PYLON SIGN
		SIGN	SIGN
		CHAIN LINK FENCE	CHAIN LINK FENCE
		ELECTRICAL BOX	ELECTRICAL BOX
		ELECTRICAL TRANSFORMER	ELECTRICAL TRANSFORMER
		TRAFFIC SIGNAL BOX	TRAFFIC SIGNAL BOX
		EXISTING DRIVEWAY	EXISTING DRIVEWAY
		WHEELCHAIR RAMP/PEDESTRIAN ACCESS	WHEELCHAIR RAMP/PEDESTRIAN ACCESS

BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE CENTERLINE OF MOORPARK STREET, BEING NORTH 78°40'54" WEST, AS SHOWN ON TRACT MAP NO. 9275, ON FILE IN BOOK 665 PAGES 15 AND 126 OF MAPS, RECORDS OF LOS ANGELES, CALIFORNIA.

BENCH MARK
 CITY OF LOS ANGELES BENCHMARK NO: 08-15936
 SPIKE SET 1 FT. SOUTH OF THE SOUTH CURB LOCATED AT VENTURA BLVD., 18.6 FT. EAST OF THE BCR EAST OF BEVERLY GLEN BLVD. AT THE EAST END OF A CATCH BASIN.
 ELEVATION: 660.610 FEET (NAVD 88 DATUM) (ADJ. 2000)

NO.	DATE	REVISION DESCRIPTION	APPROVED	DATE

CANYON CONSULTING
 PLANNING • ENGINEERING • SURVEYING
 11801 PIERCE ST., SUITE 200, RIVERSIDE, CA 92505

PETER E. WEILBACHER 09/30/16 DATE

VESTING TENTATIVE TRACT MAP NO. 74577
 14311 VENTURA BOULEVARD
 LOS ANGELES, CA
 NORTHEAST CORNER OF TYRONE STREET AND VENTURA BOULEVARD

JOB NO. 15-058
 DATE: SEPT 20, 2016
 SHEET 1
 OF 2 SHEETS

VESTING TENTATIVE TRACT MAP NO. 74577

FOR LOT CONSOLIDATION AND ALLEY MERGER PURPOSES

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A MERGER OF LOT 1, OF TRACT NO. 24637, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 665, PAGES 15 AND 16 OF MAPS, LOTS 246, AND LOTS 268 TO LOT 273, INCLUSIVE, AND THE MERGER OF A PORTION OF AN ALLEY AS SHOWN ON TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17 INCLUSIVE, OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION

VESTING TENTATIVE TRACT MAP NO. 74577, BEING A DIVISION OF THE FOLLOWING:

PARCEL 1:

LOT 1, OF TRACT NO. 24637, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 665, PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 268 TO 273 INCLUSIVE OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM LOT 273 OF TRACT NO. 9275 THAT PORTION LYING WITHIN SAID TRACT NO. 24637.

PARCEL 3:

LOT 246 OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING EASEMENTS

- AN EASEMENT FOR POLES, CABLES, ANCHORS AND CONDUITS, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 18072, PAGE 191, OFFICIAL RECORDS. (AFFECTS THE SOUTHERLY 5 FEET OF LOTS 268 TO 273, 275 AND 276.)

NOTES

- VESTING TENTATIVE TRACT MAP IS FOR LOT CONSOLIDATION AND ALLEY MERGER PURPOSES ONLY.
- DATA SHOWN IS FROM A SURVEY IN 2015 AND AN UPDATED TITLE REPORT IN 2016.

GENERAL NOTES

- EXISTING LAND USE: GENERAL COMMERCIAL ZONE.
- EXISTING ZONING: THIS PROJECT IS DESIGNATED "C2-1VL", COMMERCIAL ZONE AND "[Q] P-1VL", AUTOMOBILE PARKING ZONE.
- SPECIFIC PLAN: VENTURA-CAHUENGA BLVD CORRIDOR.
- PROPOSED USE: GROCERY STORE WITH +/- 52,433 SQ. FT. FLOOR AREA.
- PROPOSED PARKING: 240 SPACES.
- PROPOSED METHOD OF SEWAGE:
- NO PROTECTED TREES ONSITE.
- PROPOSED BUILDING HEIGHT: 38 FEET 10 INCHES

LOT SIZE

EXISTING NUMBER OF PARCELS: 3
EXISTING PARCEL NET AREAS:

PARCEL 1 = 46,512 SQ. FEET (1.07 AC.)
APN: 2265-019-001
PARCEL 2 = 27,296 SQ. FEET (0.63 AC.)
APNS: 2265-019-022; -023; -024; -025; -026; -027
PARCEL 3 = 5,007 SQ. FEET (0.11 AC.)
APN: 2265-019-002
TOTAL NET AREA: = 78,815 SQ. FEET (1.81 AC.)

PROPOSED ALLEY TO BE MERGED

- AREA TO BE MERGED: 3,699 SQ. FT./0.08 ACRES

 ALLEY AREA TO BE MERGED

PROPOSED RIGHT-OF-WAY DEDICATION

- AREA TO BE DEDICATED: 693 SQ. FT./0.01 ACRES
- AREA TO BE DEDICATED: 930 SQ. FT./0.02 ACRES

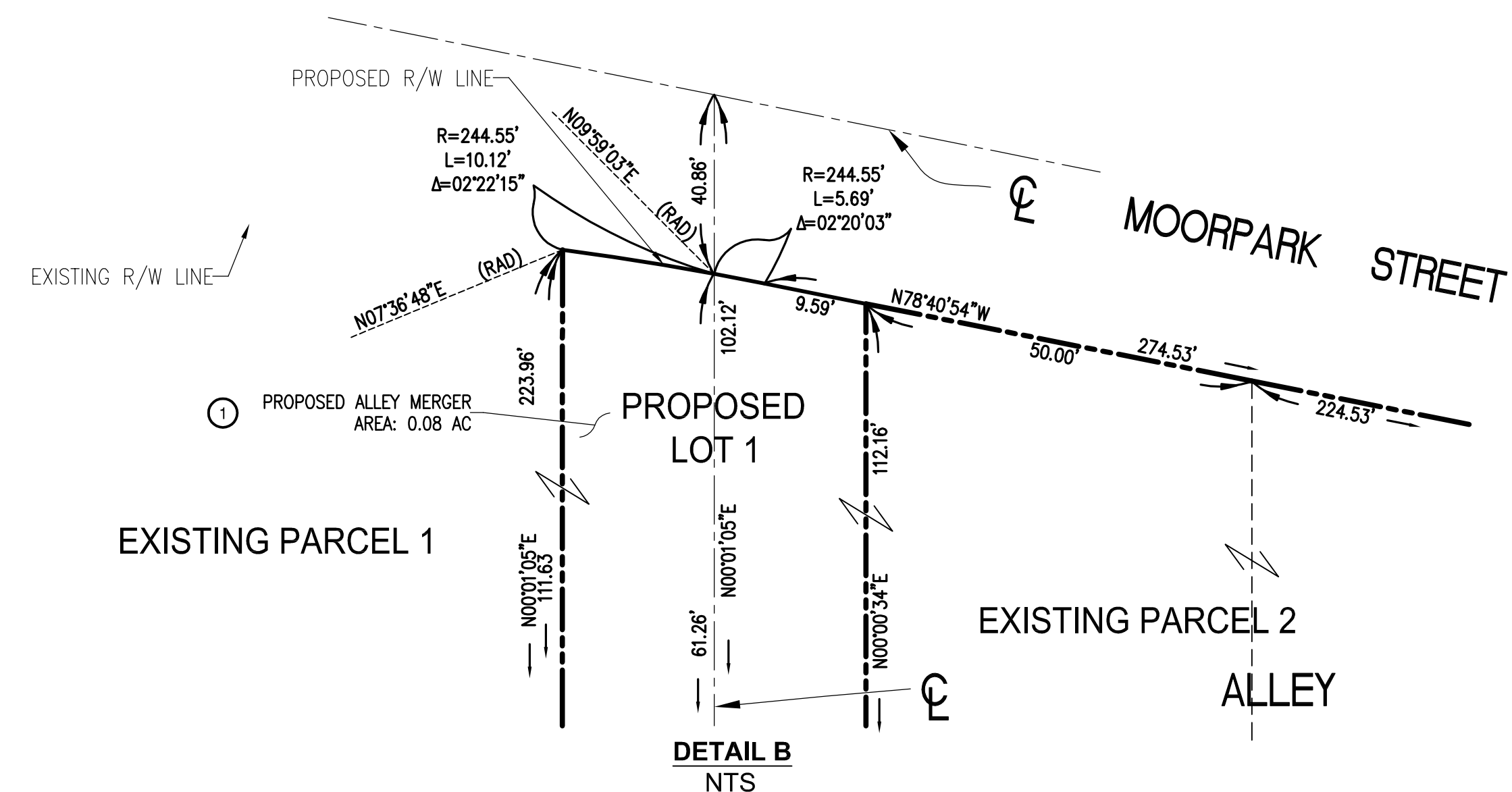
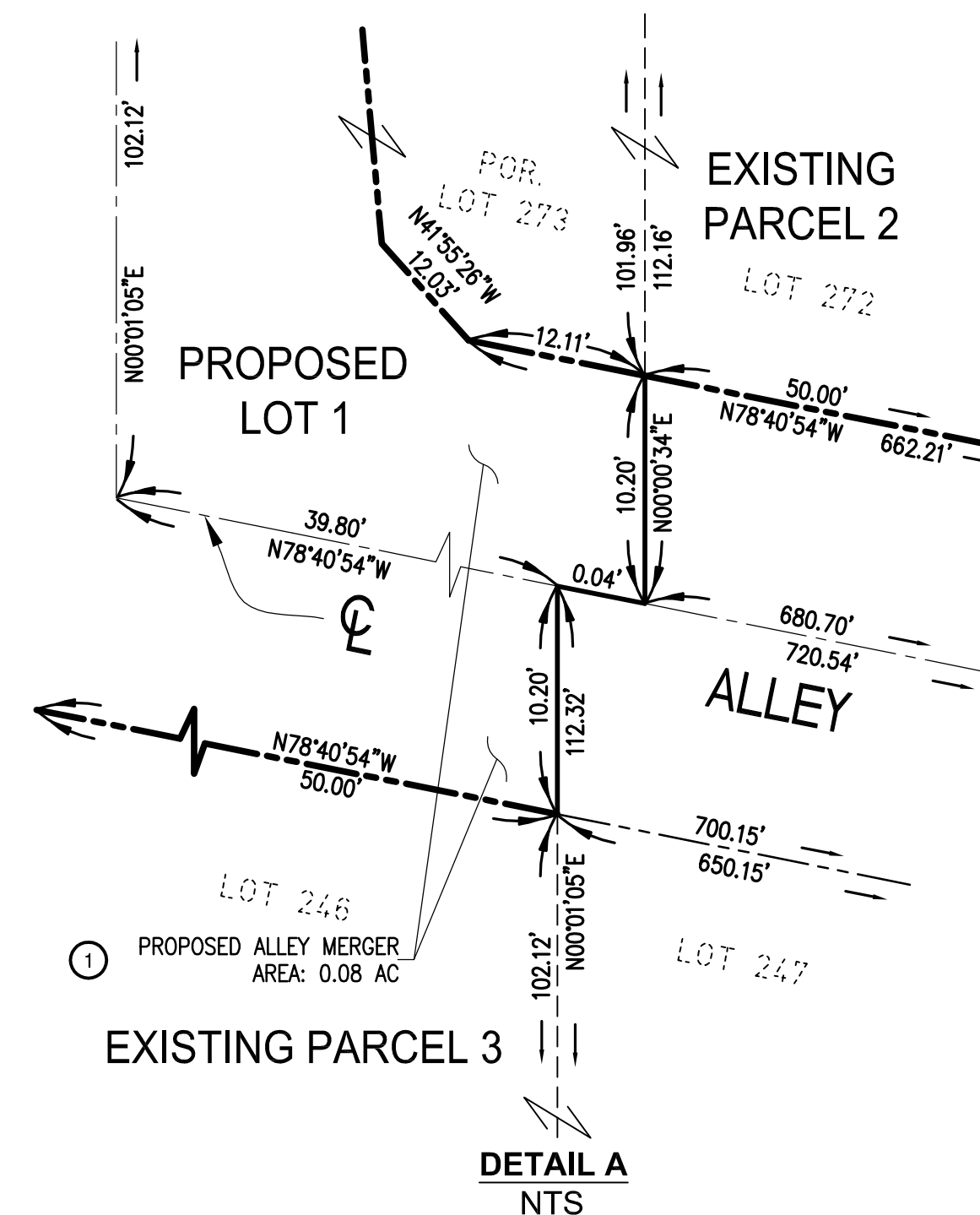
PROPOSED NUMBER OF LOTS: 1
GROSS LOT AREA (INCLUDING ALLEY TO BE MERGED): : 82,514 SQ. FEET (1.89 AC)
NET LOT AREA: 80,891 SQ. FEET (1.86 AC)

GRADING PLAN NOTES

CUT: 32,100 CUBIC YARDS
FILL: 0 CUBIC YARDS
TOTAL EXPORT: 32,100 CUBIC YARDS

OWNER/APPLICANT

BRETT WOOD
14311 VENTURA DEVELOPMENT, LLC
1318 BROADWAY, 2ND FLOOR
SANTA MONICA, CA 90404



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OF 2 SHEETS	

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