VESTING TENTATIVE TRACT MAP
MAP NO. 74731
FOR LOT MERGER AND SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION (3990 CHEVY CHASE DRIVE) REFER TO SHEET 3

PARCEL 1: (PORTION OF APN: 5594-015-019)

LOTS 56, 57, 58, 59 AND 60 OF TRACT NO. 5673, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERAL AND COAL IN MILL LANDS AND RIGHT OF WAY AND SPACE FOR WORKING SAME, AS RESERVED IN DEED RECORDED IN BOOK 107, PAGE 447, OF DEEDS.

PARCEL 2: (PORTION OF APN: 5594-015-019)

THAT PORTION OF LOT 2 OF WATTS SUBDIVISION OF A PORTION OF THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 200 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 59 OF TRACT NO. 5673, AS PER MAP RECORDED IN BOOK 61, PAGE 58 OF MAPS, RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 58, 57 AND 56 OF SAID TRACT NO. 5673, A DISTANCE OF 60 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 115 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY OF EDENHURST AVENUE, AS SHOWN ON THE MAP OF SAID TRACT NO. 5673; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 120 FEET TO THE NORTHERLY LINE OF LOT 1 OF TRACT NO. 11437, AS PER MAP RECORDED IN BOOK 231, PAGE 35 OF SAID MAP RECORDS; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND ITS WESTERLY PROLONGATION, 60 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 58; THENCE NORTHERLY ALONG SAID LAST MENTIONED PROLONGATION 120 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL MINERAL AND COAL IN MILL LANDS AND RIGHT OF WAY AND SPACE FOR WORKING SAME, AS PROVIDED BY DEED RECORDED IN BOOK 107, PAGE 447, OF DEEDS.

PARCEL 3: (PORTION OF APN: 5594-016-015)

THAT PORTION OF LOT 2 OF WATTS SUBDIVISION OF A PART OF RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGES 200 AND 201, MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 1 OF TRACT NO. 11437, AS SHOWN ON MAP OF SAID TRACT, RECORDED IN BOOK 231, PAGES 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON, SOUTH 89° 51' 25" WEST 10.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1; SAID POINT BEING ALSO IN A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 175.00 FEET, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF EDENHURST AVENUE (60 FEET IN WIDTH) AS SHOWN ON SAID MAP OF TRACT NO. 11437; THENCE NORTH 0° 08' 00" WEST, ALONG SAID PARALLEL LINE 120.00 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 59 OF TRACT NO. 5673, AS SHOWN ON MAP OF SAID TRACT, RECORDED IN BOOK 61, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 89° 51' 25" WEST ALONG THE SOUTHERLY LINES OF LOT 59 AND 60 OF TRACT NO. 5673, AND THE PROLONGATION WESTERLY OF SAID SOUTHERLY LINES 274.00 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 449.00 FEET, MEASURED AT RIGHT ANGLES FROM THE ABOVE MENTIONED WESTERLY LINE OF EDENHURST AVENUE; THENCE SOUTH 0° 08' 00" EAST, LONG SAID LAST MENTIONED PARALLEL LINE 239.75 FEET, MORE OR LESS TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 430.00 FEET, MEASURED AT RIGHT ANGLES FROM THE WESTERLY PROLONGATION OF THE CENTER LINE OF VERDANT STREET (60 FEET IN WIDTH) AS SHOWN ON MAP OF TRACT NO. 11437, ABOVE MENTIONED; THENCE NORTH 89° 52' 15" EAST, AND PARALLEL WITH SAID WESTERLY PROLONGATION OF SAID CENTER LINE, 284 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 11437; THENCE NORTH 0° 08' 00" WEST, ALONG SAID WESTERLY BOUNDARY LINE 119.82 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1 OF TRACT NO. 11437 ABOVE MENTIONED; THENCE SOUTH 89° 51' 25" WEST, ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (PORTION OF APN: 5594-016-015)

THE NORTH 100 FEET OF THE SOUTH 430 FEET OF THE EAST 284 FEET OF THAT PORTION OF LOT 2 OF WATTS SUBDIVISION OF A PART OF THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGES 200 AND 201 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTH OF THE WESTERLY PROLONGATION OF THE CENTER LINE OF VERDANT STREET (60 FEET IN WIDTH) AS SHOWN ON MAP OF TRACT NO. 11437, RECORDED IN BOOK 231, PAGE 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND WEST OF THE WEST BOUNDARY LINE OF SAID TRACT NO. 11437.

PARCEL 5:

A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PARCELS OF LAND; THOSE PORTIONS OF LOT 2 ABOVE MENTIONED AND LOT 3 OF SAID WATTS SUBDIVISION DESCRIBED AS FOLLOWS:

(A) A STRIP OF LAND OF UNIFORM WIDTH OF 30 FEET, THE WEST LINE OF WHICH IS THE SOUTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL 4, BOUNDED ON THE NORTH BY THE MOST SOUTHERLY LINE OF SAID PARCEL 4, AND BOUNDED ON THE SOUTH BY THE ABOVE MENTIONED WESTERLY PROLONGATION OF THE CENTER LINE OF VERDANT STREET.

(B) A STRIP OF LAND OF UNIFORM WIDTH OF 30 FEET, THE NORTH LINE OF WHICH IS THE SAID WESTERLY PROLONGATION OF THE CENTER LINE OF VERDANT STREET, BOUNDED ON THE WEST BY THE SAID SOUTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL 4, AND BOUNDED ON THE EAST BY EDENHURST AVENUE, ABOVE MENTIONED.

LEGAL DESCRIPTION (4000 THRU 4010 E. CHEVY CHASE DRIVE)

PARCEL 1:

THAT PORTION OF LOT 2 OF WATTS SUBDIVISION OF A PORTION OF THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 200 AND 201 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 60 OF TRACT NO. 5673 AS PER MAP RECORDED IN BOOK 61 PAGE 58 OF MAPS, RECORDS OF SAID COUNTY, SAID CORNER BEING A POINT IN THE SOUTHERLY LINE OF PARKDALE AVENUE, NOW CHEVY CHASE DRIVE, AS SHOWN ON SAID MAP OF TRACT NO. 5673; THENCE SOUTH 0° 08' 00" EAST ALONG THE WESTERLY LINE OF SAID LOT 60, 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 60; THENCE SOUTH 89° 51' 25" WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 60, 224 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 449.00 FEET, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE AND ITS PROLONGATION NORTHERLY OF EDENHURST AVENUE (60 FEET IN WIDTH) AS SHOWN ON SAID MAP OF TRACT NO. 5673; THENCE NORTH 0° 08' 00" WEST ALONG SAID PARALLEL LINE 150.00 FEET MORE OR LESS TO A POINT IN THE NORTHERLY LINE OF SAID LOT 2 OF WATTS SUBDIVISION; THENCE NORTH 89° 51' 25" EAST ALONG SAID NORTHERLY LINE 223.34 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF CHEVY CHASE DRIVE ABOVE MENTIONED; THENCE SOUTH 0° 08' 35" EAST ALONG SAID LAST MENTIONED WESTERLY LINE 50.00 FEET TO THE SOUTHWEST CORNER OF CHEVY CHASE DRIVE; THENCE NORTH 89° 51' 25" EAST ALONG THE SOUTHERLY LINE OF SAID CHEVY CHASE DRIVE, 0.65 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

THAT PORTION OF LOT 2 ABOVE MENTIONED AND OF LOT 3 OF SAID WATTS SUBDIVISION, DESCRIBED AS FOLLOWS:

A STRIP OF LAND OF UNIFORM WIDTH OF 30 FEET, THE WEST LINE OF WHICH IS THE SOUTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF THE ABOVE DESCRIBED REAL PROPERTY BOUNDED ON THE NORTH BY THE MOST SOUTHERLY LINE OF SAID REAL PROPERTY AND BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE CENTER LINE OF VERDANT STREET (60 FEET IN WIDTH), AS SHOWN ON THE MAP OF TRACT 11437, AS PER MAP RECORDED IN BOOK 231 PAGES 35 AND 36 OF MAPS, RECORDS OF SAID COUNTY.

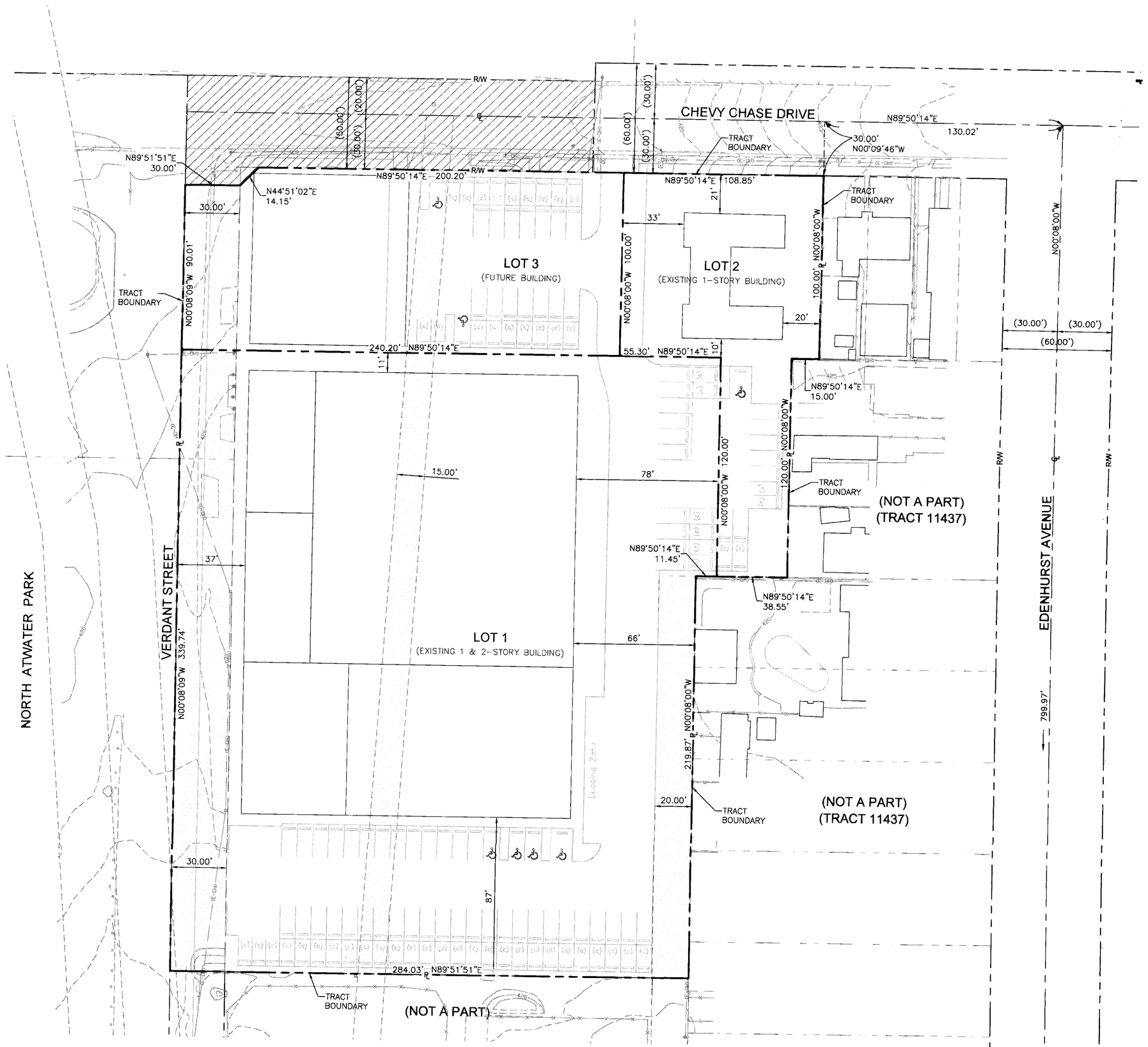
PARCEL 2B:

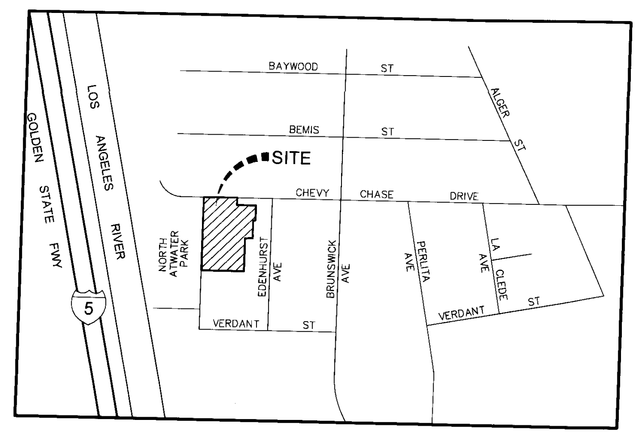
A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

THAT PORTION OF LOTS 2 AND 3 OF SAID WATTS SUBDIVISION, DESCRIBED AS FOLLOWS:

A STRIP OF LAND OF UNIFORM WIDTH OF 30 FEET, THE NORTH LINE OF WHICH IS THE SAID WESTERLY PROLONGATION OF THE CENTER LINE OF VERDANT STREET BOUNDED ON THE WEST BY THE SAID SOUTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF SAID REAL PROPERTY AND BOUNDED ON THE EAST BY EDENHURST AVENUE ABOVE MENTIONED.

APN: 5594-016-001





VICINITY MAP
SCALE: N.T.S.
THOMAS GUIDE: 564-C6 & C7

OWNER / SUBDIVIDER (3990 CHEVY CHASE DRIVE)

COMMERCIAL COATING COMPANY
6671 SUNSET BOULEVARD, SUITE 1575
LOS ANGELES, CA 90028
TEL: (323) 463-5611
FAX: (323) 463-0297
CONTACT: LINDA DUTTENHAVER

OWNER / SUBDIVIDER (4000 THRU 4010 E. CHEVY CHASE DRIVE)

4000 CHEVY CHASE, LLC
6671 SUNSET BOULEVARD, SUITE 1575
LOS ANGELES, CA 90028
TEL: (323) 463-5611
FAX: (323) 463-0297
CONTACT: LINDA DUTTENHAVER

ENGINEER

FUSCOE ENGINEERING
600 WILSHIRE SUITE 1470
LOS ANGELES, CA 90017
TEL: (213) 988-8802
FAX: (213) 988-8803
CONTACT: ANDREW WILLROOT, PE

PROJECT ADDRESS

3990 & 4000 THRU 4010 E. CHEVY CHASE DRIVE
LOS ANGELES, CA 90039

PROJECT INFORMATION

EXISTING AND FUTURE BUILDINGS FOR CREATIVE OFFICE SPACE.

PARKING

TOTAL REQUIRED PARKING SPACES FOR FUTURE USES = 130 SPACES (INCLUDES CREDIT FOR ON-SITE BICYCLE PARKING)

PROPOSED LOTS

TOTAL GROSS AREA:	148,589 SF/3.41 ACRES
TOTAL NET AREA (AFTER DEDICATIONS):	137,074 SF/3.15 ACRES
LOT 1:	97,892 SF/2.25 ACRES
LOT 2:	15,512 SF/0.36 ACRES
LOT 3:	23,670 SF/0.54 ACRES

RIGHT-OF-WAY DEDICATIONS

PROPOSED DEDICATIONS (11,515 SF) ALONG CHEVY CHASE DRIVE AND 10'x10' CORNER CUT AT CHEVY CHASE DR AND VERDANT ST INTERSECTION.

GENERAL NOTES

1. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER LINES DIRECTLY ADJACENT TO THE PROPERTY.
2. ALL BOUNDARY MONUMENTS SHALL BE BONDED FOR OR SET WITHIN 24 MONTHS AFTER FINAL MAP RECORDATION.

ASSESSOR'S PARCEL MAP INFORMATION

APN: 5594-016-001
5594-016-015
5594-015-019

FLOOD ZONE

THE ZONING DESIGNATION AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM IS:

ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 06037C1345F
EFFECTIVE DATE: SEPTEMBER 26, 2008

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EDENHURST AVENUE BEING NORTH 0° 08' WEST AS SHOWN ON TRACT NO. 11437, M.B. 231/35-36, RECORDS OF LOS ANGELES COUNTY.

BENCHMARK

BENCHMARK:	09-01495
DATUM:	NAVD 1988
YEAR OF ADJUSTMENT:	2000
ELEVATION:	433.965 FEET

DESCRIPTION : SPK N CURB CHEVY CHASE DR; 2.2 FT W/O C/L PROD PERLITA AVE

REQUESTED ENTITLEMENTS

- GENERAL PLAN AMENDMENT (TO BE FILED AT A LATER DATE)
- VESTING ZONE CHANGE (TO BE FILED AT A LATER DATE)
- VESTING TENTATIVE TRACT MAP

SHEET INDEX

TITLE SHEET	1
EXISTING CONDITIONS	2

SPECIAL PLANNING AREAS

1. PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
2. PROJECT IS NOT LOCATED WITHIN A TSUNAMI INUNDATION ZONE.
3. PROJECT IS NOT LOCATED WITHIN A MUD-PRONE AREA,
4. PROJECT IS NOT LOCATED WITHIN A HIGH WIND VELOCITY AREA.
5. PROJECT IS NOT LOCATED WITHIN THE HILLSIDE ORDINANCE AREA.
6. PROJECT IS NOT LOCATED WITHIN THE HILLSIDE GRADING AREA.
7. PROJECT IS NOT LOCATED WITHIN THE COASTAL ZONE.
8. PROJECT IS NOT A METHANE HAZARD SITE.
9. PROJECT IS NOT LOCATED WITHIN A CRA AREA
10. PROJECT IS LOCATED WITHIN A LIQUEFACTION ZONE.
11. PROJECT IS LOCATED WITHIN A RIO (RIVER IMPROVEMENT OVERLAY ZONE).

PROPOSED METHOD OF SEWAGE DISPOSAL

THE PROJECT WILL BE SERVED BY EXISTING PUBLIC SEWER MAINS ON CHEVY CHASE DRIVE AND/OR VERDANT STREET.

PROPOSED METHOD OF FLOOD AND EROSION CONTROL

THE STORM DRAINAGE LOW FLOWS WILL BE DIRECTED TO ON-SITE INFILTRATION BASINS. A STORM DRAIN SYSTEM WILL BE DESIGNED TO BYPASS AND DISCHARGE HIGH FLOWS AT THE EXISTING STORM DRAIN ON CHEVY CHASE DRIVE. CASQA BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO PROVIDE EROSION CONTROL DURING CONSTRUCTION.

ON-SITE TREES

THERE ARE CURRENTLY NO OAK TREES OR ANY OTHER TYPE OF PROTECTED TREES EXISTING ON THE PROJECT SITE.

GRADING

THE PROPOSED PROJECT IS ANTICIPATED TO BE A CUT SITE AND WILL REQUIRE APPROXIMATELY 1,000 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES.

BOUNDARY RECORD DATA NOTE:

THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON MAY 9, 2014 AND SEPTEMBER 2, 2014 BY FUSCOE ENGINEERING.

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS REFERENCED FROM THE ALTA SURVEY PREPARED BY FUSCOE ENGINEERING DATED MAY 9, 2014.

EXISTING ZONING

3990 CHEVY CHASE DRIVE
PARCEL 1: R1-1-RIO
PARCEL 2: OS-1XL-RIO
PARCEL 3: A1-1-RIO
PARCEL 4: A2-1-RIO & OS-1XL-RIO
PARCEL 5: A1-1-RIO & OS-1XL-RIO

4000 THRU 4010 CHEVY CHASE DRIVE
PARCEL 1: A1-1-RIO
PARCEL 2: A1-1-RIO & OS-1XL-RIO

LEGEND & ABBREVIATIONS

- PROPOSED PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET CENTER LINE
- APN ASSESSOR'S PARCEL NUMBER
- ℄ CENTERLINE
- L LENGTH
- ℙ PROPERTY LINE
- R/W RIGHT-OF-WAY
- AREA TO BE DEDICATED
- EXISTING EASEMENT TO REMAIN (SEE SHEET 2)

NO.	REVISIONS	APP'D.	DATE

FUSCOE ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com
Name Date Nov. 3, 2016

REGISTERED PROFESSIONAL ENGINEER ANDREW JEFFERSON WILLROOT No. C49881 CIVIL STATE OF CALIFORNIA

MAP NOTICE OF INTENT OF CITY ENGINEER
SUBMITTED FOR FILING
☐ TENTATIVE MAP
NOV 07 2016
☐ REVISED MAP ☐ PARK MAP UNIT
☐ TIME EXTENSION
BUREAU OF ENGINEERING
CITY OF LOS ANGELES

N
30' 0' 15' 30'
SCALE: 1" = 30'

VESTING TENTATIVE TRACT MAP MAP NO. 74731
FOR LOT MERGER AND SUBDIVISION PURPOSES

DRAWN:	F.E.I.L.A
DESIGN:	F.E.I.L.A
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1325.001
DATE:	11/03/16

SHEET 1 OF 2

F:\PROJECTS\1325\001\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\1325-001-TPM-01T5.DWG (11-04-16 11:07:32AM) Plotted by: Archie Dornidon