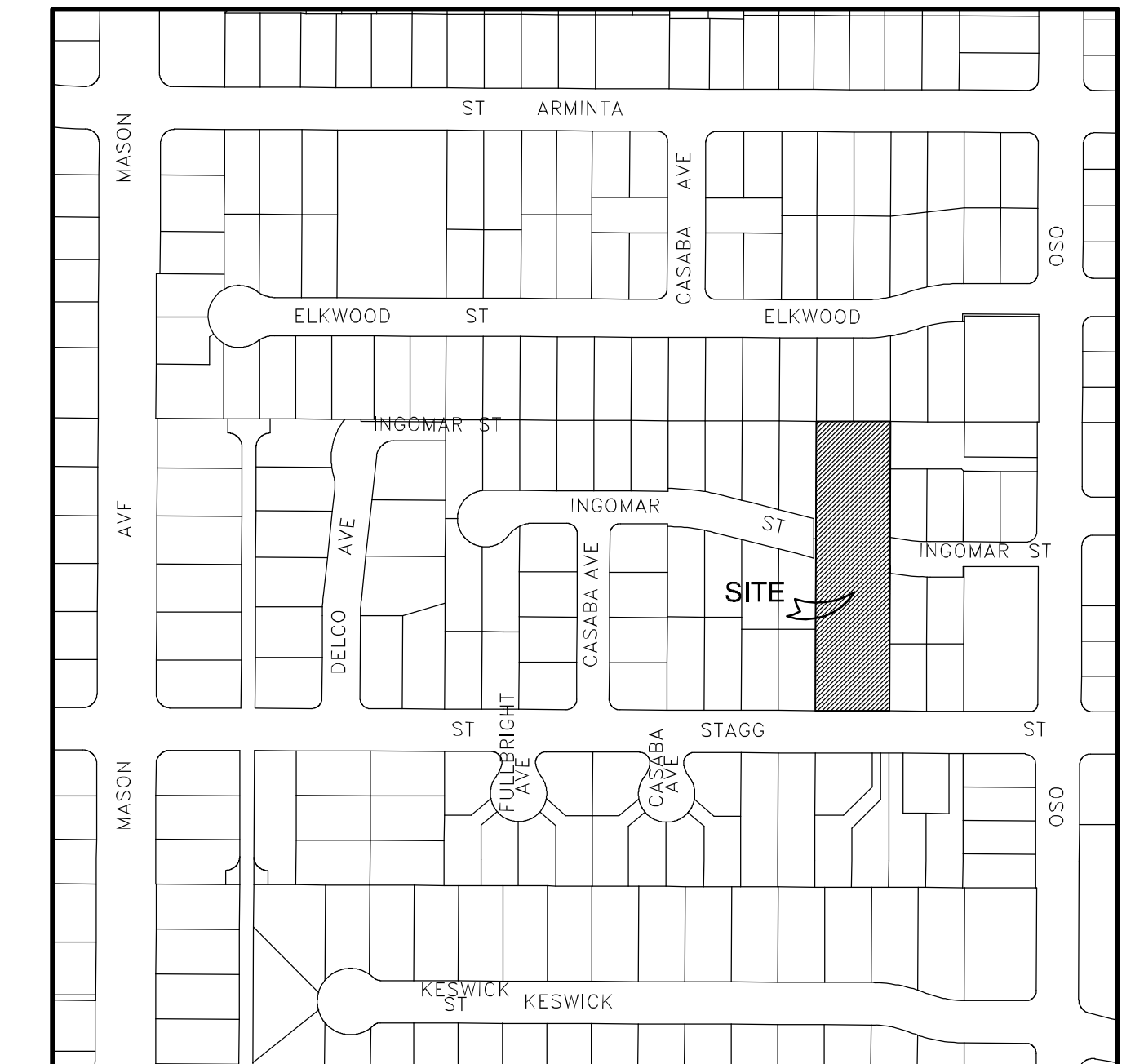
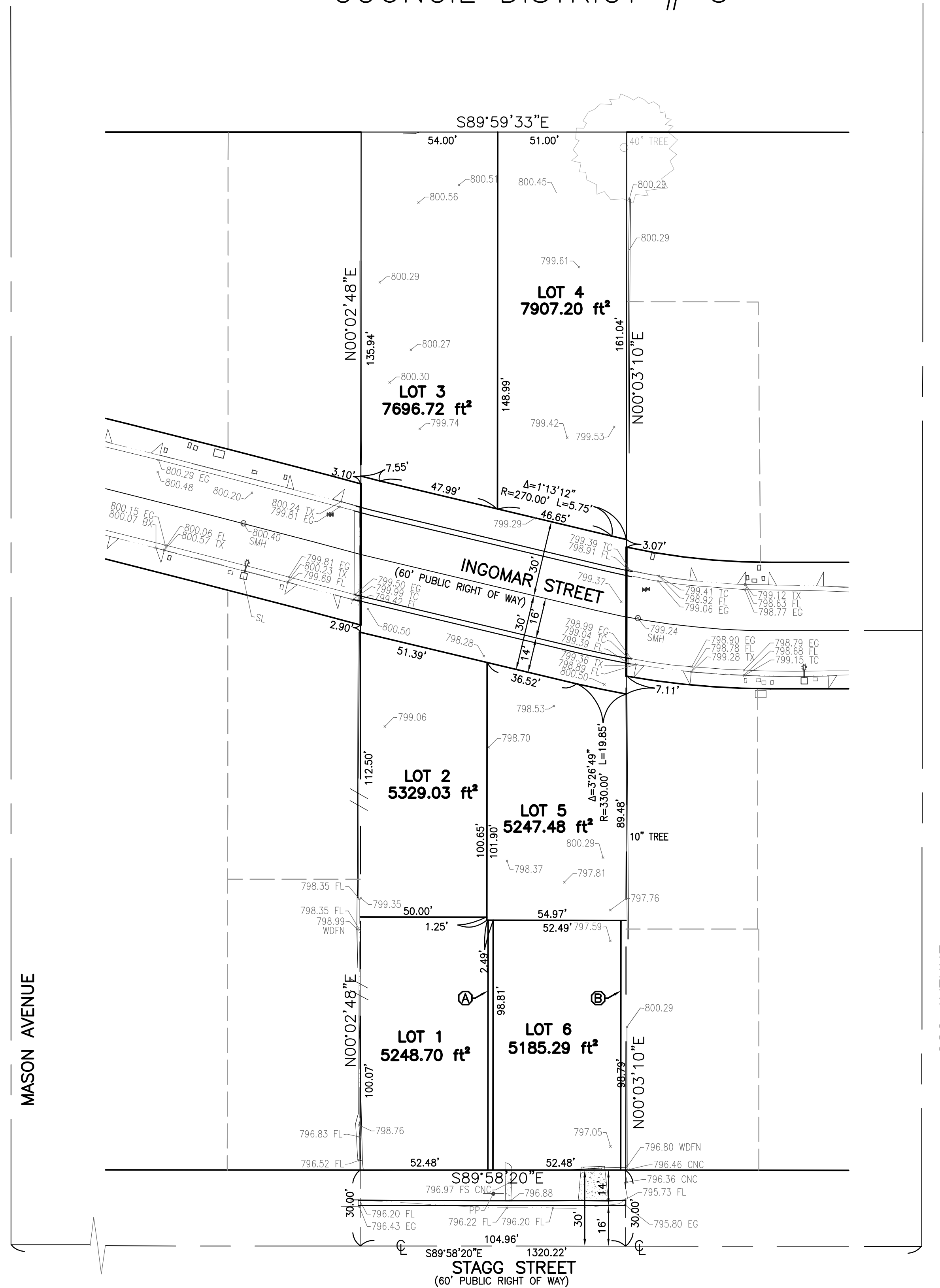


- NOTES:**
- EXISTING USE: VACANT LOTS
 - PROPOSED DEVELOPMENT: 6 LOT - SUBDIVISION
6 SINGLE FAMILY HOMES
 - NET LOT AREA = 36,614.43 SF (0.841 ACRE)
GROSS LOT AREA TO CENTERLINE OF INGOMAR = 43,085.05 SF (0.989 ACRE)
 - SINGLE FAMILY SUBDIVISION IN THE R1-1-RIO ZONE.
 - EXISTING UTILITIES:
10" SEWER MAIN LINE ON STAGG STREET
6" WATER MAIN LINE ON STAGG STREET
 - PROPOSED UTILITIES:
SEWER AND WATER SERVICE LINES WILL EITHER BE CONSTRUCTED OR EXTENDED IN INGOMAR STREET FOR LOTS 2-5.
 - DRAINAGE: LOTS 3 & 4 WILL DRAIN TO INGOMAR STREET VIA SURFACE OR PIPE FLOW. LOTS 1 & 6 WILL DRAIN DIRECTLY TO STAGG STREET VIA SURFACE OR PIPE FLOW. LOTS 2 & 5 WILL DRAIN DIRECTLY TO STAGG STREET VIA PIPE FLOW USING AN EASEMENT THROUGH LOTS 1 & 6. PROJECT WILL COMPLY WITH LID ORDINANCE.
 - PROPOSED SEWAGE DISPOSAL TO EXISTING SANITARY SEWER IN INGOMAR STREET AND STAGG STREET. SEWER LINE MAIN LINE IN INGOMAR STREET MAY NEED TO BE EXTENDED.
 - FLOOD ZONE: C
FEMA PANEL #: 0601370027C
 - THIS PROPERTY IS NOT IN A LANDSLIDE AREA.
 - THIS PROPERTY IS IN A LIQUEFACTION AREA.
 - THIS PROPERTY IS NOT IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
 - THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS WITHIN THIS PROPOSED DEVELOPMENT.
 - THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.
 - DISTRICT MAP NO. 189B113
 - COMMUNITY PLAN AREA: CANOGA PARK - WINNETKA - WOODLAND HILLS - WEST HILLS
 - TRASH WILL BE COLLECTED ON INGOMAR AND STAGG STREET
 - THERE ARE NO PROTECTED TREE SPECIES ON SITE. SEE TREE REPORT.
 - THOMAS BROTHERS MAP GRID 530-D3

- PROPOSED EASEMENTS:**
- PROPOSED CROSS LOT DRAINAGE EASEMENT TO ALLOW DRAINAGE TO FLOW FROM LOT 2 TO STAGG STREET VIA LOT 1. WIDTH OF EASEMENT T.B.D.
 - PROPOSED CROSS LOT DRAINAGE EASEMENT TO ALLOW DRAINAGE TO FLOW FROM LOT 5 TO STAGG STREET VIA LOT 6. WIDTH OF EASEMENT T.B.D.

VESTING TENTATIVE TRACT MAP NO. 83547

IN THE CITY OF LOS ANGELES FOR SUBDIVISION PURPOSES COUNCIL DISTRICT # 3



VICINITY MAP
N.T.S.

ADDRESS:
20327 & 20329 STAGG ST.
LOS ANGELES, CALIFORNIA 91306

ASSESSORS PARCEL NUMBER:
2107-014-004

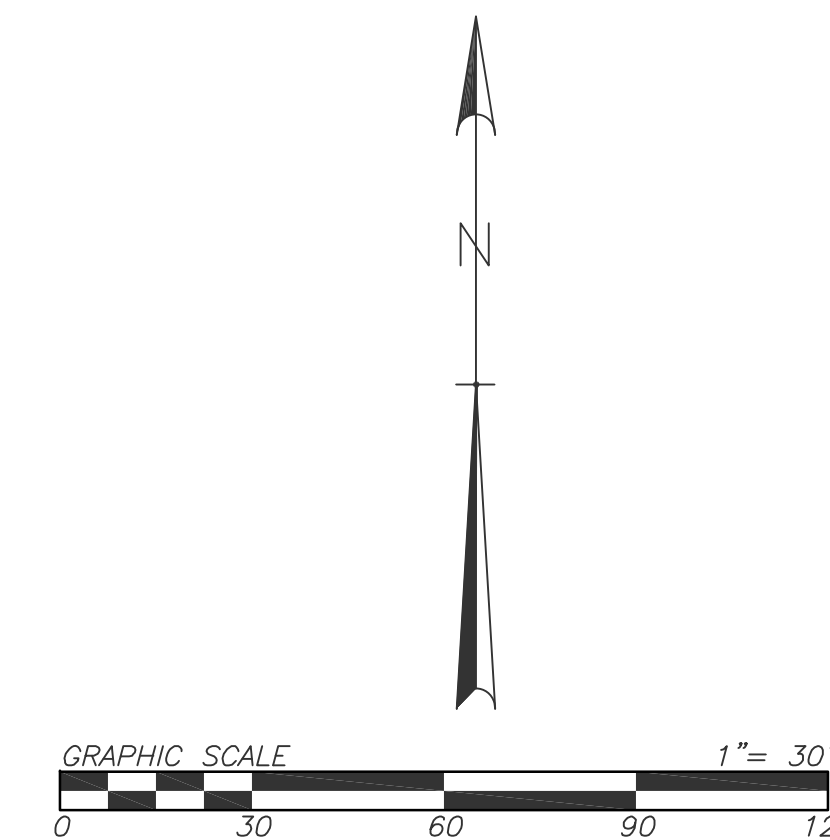
OWNER/SUBDIVIDER:
STAGG HOMES, LLC
254 S. MCCARTHY DRIVE
BEVERLY HILLS, CA 90212
TEL: 310-869-1930
REPRESENTATIVE: CALEB PATE

ENGINEER:
FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD.
SAN FERNANDO, CA, 91340
TEL: (818) 832-1710 EXT 101
CONTACT: MIKE WHITE

LEGAL DESCRIPTION:
LOT 3 OF TRACT 9992, IN THE CITY OF LOS ANGELES, BOOK 141 PAGES 3 AND 4 OF MAPS, IN THE OFFICE COUNTY RECORDER OF LOS ANGELES COUNTY, ALSO KNOWN AS: 20327-29 STAGG STREET, WINNETKA CA 91306
ASSESSOR'S PARCEL NUMBER: 2107-014-004

BENCHMARK:
BENCH MARK: 07-07672 YEAR OF ADJUSTMENT: 2000
ELEVATION: 798.749 FT
DESCRIPTION: WIRE SPK IN W CURB MASON AVE; 5FT S OF BC CURB RET S OF STAGG ST

BASIS OF BEARINGS:
THE BEARING OF THE CENTERLINE OF STAGG STREET AS SHOWN IN TRACT 9992, IN THE CITY OF LOS ANGELES, BOOK 141 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA; WAS HELD TO BE NORTH 89°58'20" WEST.



PREPARED FOR:
STAGG HOMES LLC
254 S. MCCARTHY DRIVE, BEVERLY HILLS, CA 90212
CONTACT : CALEB PATE TEL - (310) 869-1930

VESTING TENTATIVE MAP
TRACT 83547
20327 & 20329 STAGG ST.
LOS ANGELES, CA 91306

DEVELOPER'S ENGINEER:
FORMA ENGINEERING INC.
400 San Fernando Mission Blvd. San Fernando, CA 91340
Phone: (818) 832-1710 · Fax: (818) 832-1740
Shereef Surur
SHEREEF SURUR P.L.S. 7295 DATE 7/30/2021



No.	DATE	REVISION

DESIGNER:
G.A.
CHECKED BY:
M.W.
DATE:
07/30/2021
SHEET OF
1