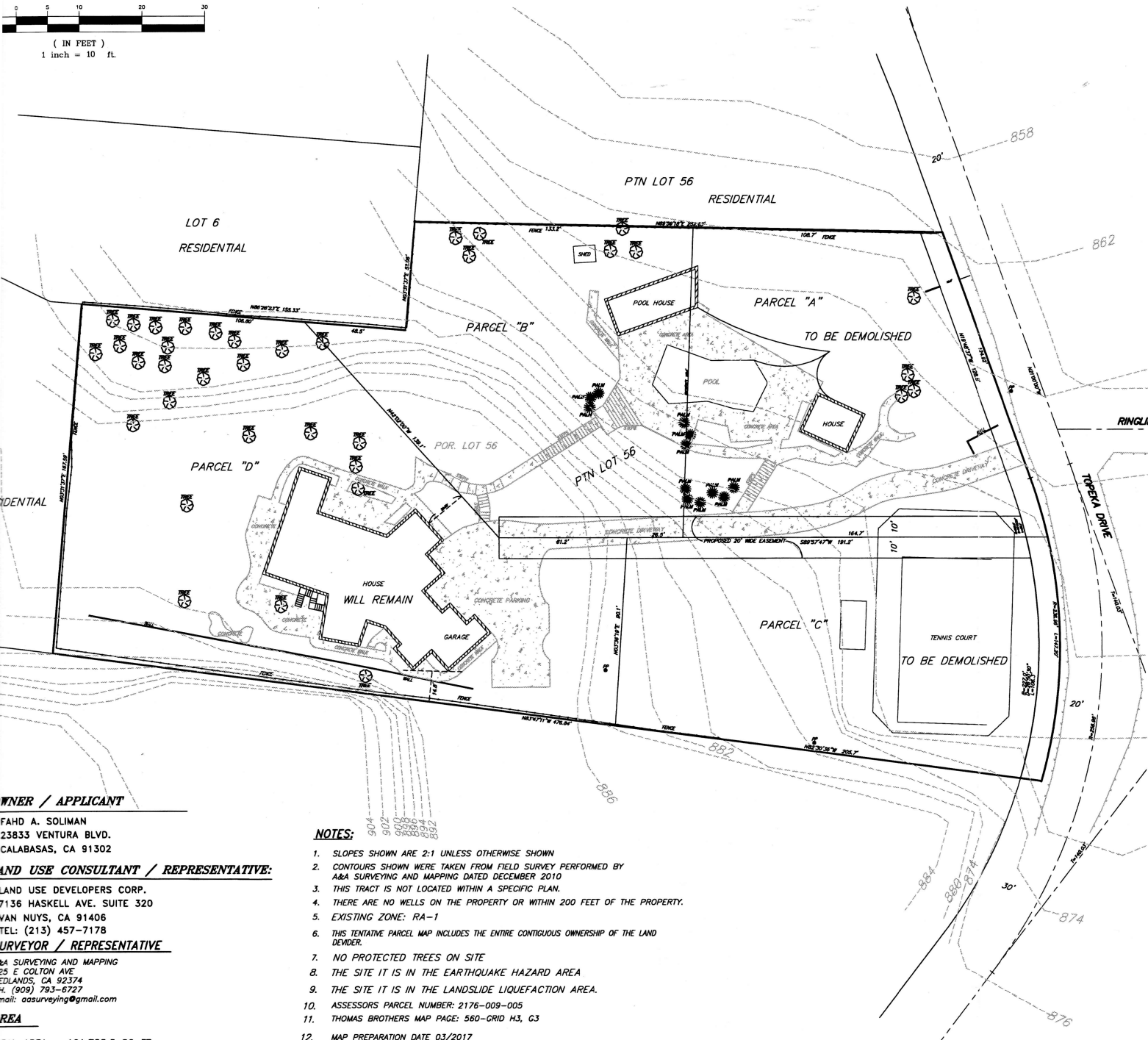
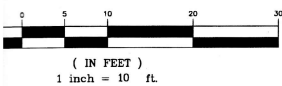


PRELIMINARY PARCEL MAP L.A. M FOR SUBDIVISION PURPOSES IN THE CITY OF LOS ANGELES, STATE OF 5021 TOPEKA DRIVE, LOS ANGELES CA 9

GRAPHIC SCALE



OWNER / APPLICANT

FAHD A. SOLIMAN
23833 VENTURA BLVD.
CALABASAS, CA 91302

LAND USE CONSULTANT / REPRESENTATIVE:

LAND USE DEVELOPERS CORP.
7136 HASKELL AVE. SUITE 320
VAN NUYS, CA 91406
TEL: (213) 457-7178

SURVEYOR / REPRESENTATIVE

AA&A SURVEYING AND MAPPING
25 E COLTON AVE.
EDLANDS, CA 92374
TEL: (909) 793-6727
email: aasurveying@gmail.com

AREA

TOTAL AREA = 101,755.5 SQ FT.
PARCEL A = 20,187.5 SQ FT.
PARCEL B = 20,204.6 SQ FT.
PARCEL C = 20,375.6 SQ FT.
PARCEL D = 38,226.10 SQ FT.
ROAD DEDICATION = 2,720.7 SQ FT.

NOTES:

1. SLOPES SHOWN ARE 2:1 UNLESS OTHERWISE SHOWN
2. CONTOURS SHOWN WERE TAKEN FROM FIELD SURVEY PERFORMED BY A&A SURVEYING AND MAPPING DATED DECEMBER 2010
3. THIS TRACT IS NOT LOCATED WITHIN A SPECIFIC PLAN.
4. THERE ARE NO WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THE PROPERTY.
5. EXISTING ZONE: RA-1
6. THIS TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
7. NO PROTECTED TREES ON SITE
8. THE SITE IT IS IN THE EARTHQUAKE HAZARD AREA
9. THE SITE IT IS IN THE LANDSLIDE LIQUEFACTION AREA.
10. ASSESSORS PARCEL NUMBER: 2176-009-005
11. THOMAS BROTHERS MAP PAGE: 560-009-H3, G3
12. MAP PREPARATION DATE 03/2017
13. NUMBER OF LOTS: 4 NUMBERED LOTS.
14. PROPERTY ADDRESS: 5021 TOPEKA DRIVE, LOS ANGELES 91356
15. GROSS AREA: 101,755.5 SQ FT. NET AREA: 99,034.8
16. NO HAZARDOUS CONDITIONS ARE ON SITE
17. EXISTING USE: FOUR SINGLE FAMILY DWELLINGS
18. PROPOSED USE: FOUR SINGLE FAMILY DWELLINGS
19. PROPOSED ZONE: RA-1
21. PROPERTY IS NOT IN METHANE HAZARD
22. COMMUNITY PLAN AREA: ENCINO - TARZANA

$$S = \frac{2*5032}{101,775.5} \times 100 = 9.9\%$$

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

AA - 2017 - 4368 *PMLA*

Env. Case Number

ENV 2017 - 4367 CE

Application Type

PARCEL MAP

Case Filed With (Print Name)

DENNIS CHEN

Date Filed

10/30/17

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.***1. PROJECT LOCATION**Street Address¹ 5021 N TOPEKA DRIVE, LOS ANGELES 91356Unit/Space Number NONELegal Description² (Lot, Block, Tract) LOT: PT 56, BLOCK: NONE, TRACT: TR 2605Assessor Parcel Number 2176-009-005Total Lot Area 101,775.5 (sq ft)**2. PROJECT DESCRIPTION**Present Use Single Family ResidenceProposed Use 4 Single Family Lots/Residences

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

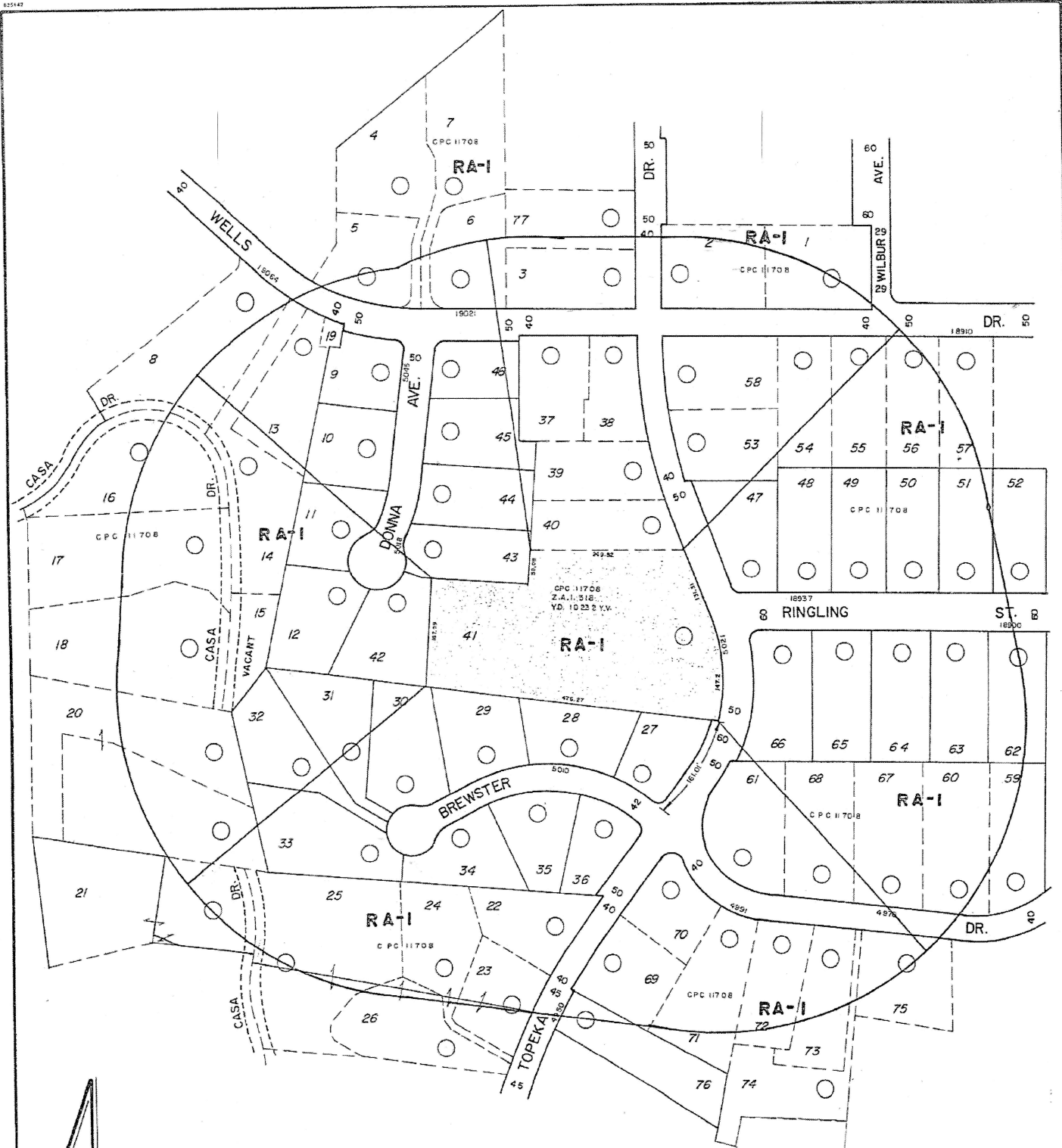
Preliminary Parcel Map of (1) One Lot into (4) Four Lots.

Additional information attached

☐ YES☒ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☒ Site has existing buildings (provide copies of building permits)☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)☐ Site is located within 500 feet of a freeway or railroad☐ Site is located within 500 feet of a sensitive use (e.g. school, park)☐ Site has special designation (e.g. National Historic Register, Survey LA)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)



CONTACT PERSON: LIROY HAYAT
(855) 850-3040

LEGAL: TRACT 2605, LOT 56 (POR.)
SEE APPLICATION

2017-4368

PRELIMINARY PARCEL MAP NO. _____ NET AC. = 2.29

THOMAS BROS.

PAGE: 560 , GRID: 3/G,H

C.D. 3 C.T. 1398.01 P.A. 240



CONTINENTAL MAPPING SERVICE
6315 Van Nuys Boulevard, Van Nuys, CA 91401
(818) 787-1663

CASE NO.:

DATE: 2-21-17 9-13-17

SCALE: 1" = 100'

USES: FIELD

D.M.: 171B121