

VESTING TENTATIVE TRACT MAP NO. 5972

PROJECT INFORMATION		PROPOSED LOTTING			
PROJECT NAME	4875 SPRING ROAD	LOT	AREA (AC)	AREA (SF)	LAND USE
OWNER/SUBDIVIDER	ALLIANT STRATEGIC DEVELOPMENT 26050 MUREAU ROAD, STE 101 CALABASAS, CA 91302 (818) 483-4499	LOT 1	5.718	249,091.0	RESIDENTIAL
ARCHITECT	Y&M ARCHITECTS 724 S. SPRING STREET, #304 LOS ANGELES, CA 90014 (213) 623-2107	PARCEL X	2.428	105,757.7	VCWPD DEDICATION
THOMAS GUIDE	MAP PG 496 F2	R/W	0.188	8,175.5	ROADWAY DEDICATION
FLOOD ZONE	ZONE AE, MAP NUMBER 06111COB19E	GROSS AREA	8.335	363,024.21	
		NET AREA	5.718	249,091.0	
		BENCHMARK	VCPID 1231: 37-2 RM-1 1988 BRASS DISK IN CONCRETE CURB, AT THE SE COR OF THE INTERSECTION OF ROBERTS AVE AND SPRING RD 45 FT SOUTHERLY FROM THE CENTER OF THE ENTRANCE TO WOOD CREEK APTS, 32 FT EASTERLY FROM VENTER OF SPRING RD, 3 FT SOUTHERLY FROM BC IN CONCRETE CURB ELEV. 528.24, 1998 (NAVD 88)		

LEGAL DESCRIPTION
GRANT DEED: DOCUMENT NO. 20130625-00113055-0

PARCEL 1: THAT PORTION OF LOT 56, MAP OF FREMONT, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 56, AT THE NORTHWEST CORNER OF THE LAND CONVEYED TO CONRAD WILL BY DEED RECORDED OCTOBER 21, 1953 IN BOOK 1163, PAGE 510 OF OFFICIAL RECORDS, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 56, BEARS NORTH 338.8 FEET. THENCE ALONG THE NORTH AND WEST LINE OF SAID LAND OF WILL, 1ST: WEST 110 FEET; THENCE, 2ND: SOUTH 486.92 FEET TO THE SOUTHERLY LINE OF SAID LOT 56; THENCE ALONG SAID SOUTHERLY LINE, 3RD: SOUTH 46°45' WEST 526.53 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID LOT 56; THENCE ALONG THE WESTERLY LINE THEREOF, 4TH: NORTH 767.58 FEET, MORE OR LESS, TO THE SOUTHERLY EAST CORNER OF THE LAND CONVEYED TO MORE J. TEEL AND WIFE BY DEED RECORDED AUGUST 10, 1951 IN BOOK 1014, PAGE 444 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTH AND EAST LINE THEREOF, 5TH: EAST 156 FEET; THENCE, 6TH NORTH 100 FEET TO THE SW CORNER OF THE LAND CONVEYED TO LARRY ALBERTSON AND WIFE BY DEED RECORDED OCTOBER 18, 1955 IN BOOK 1345, PAGE 146 OF OFFICIAL RECORDS; THENCE, 7TH: EAST LINE OF SAID LOT 56; THENCE, 8TH: SOUTH 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PORTION OF LOT 56, FREMONT TRACT, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 3, PAGE 39 OF MAPS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 56, WHICH BEARS SOUTH 338.8 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID EAST LINE, 1ST: SOUTH 383.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 56; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, 2ND: SOUTH 56°45' WEST 151.02 FEET TO A POINT; THENCE ALONG A LINE PARALLEL TO SAID EAST LINE, 3RD: NORTH 486.92 FEET TO THE POINT OF INTERSECTION WITH A LINE WHICH BEARS WEST FROM THE POINT OF BEGINNING; THENCE, 4TH: EAST 110.00 FEET TO THE POINT OF BEGINNING.

TRACT 2:
A PART OF LOT 56 ACCORDING TO THAT CERTAIN MAP ENTITLED, "MAP OF FREMONT, A SUBDIVISION OF LOT "L" OF THE RANCHO SIMI, VENTURA CO., CAL.", IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MAPS, IN THE COUNTY RECORDER OF SAID COUNTY., AND WHICH PART IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH POINT IS THE NORTHWEST CORNER OF SAID LOT 56, AND RUNNING THENCE,
1ST: - EAST, ALONG THE NORTH LINE OF SAID LOT, 156 FEET TO A POINT; THENCE,
2ND: - SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT, 418.8 FEET TO A POINT; THENCE,
3RD: - WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT, 156 FEET TO A POINT IN THE WEST LINE THEREOF; THENCE,
4TH: - NORTH ALONG THE WEST LINE OF SAID LOT. 418.8 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 17 1970 IN BOOK 3705, PAGE 440 OF OFFICIAL RECORDS

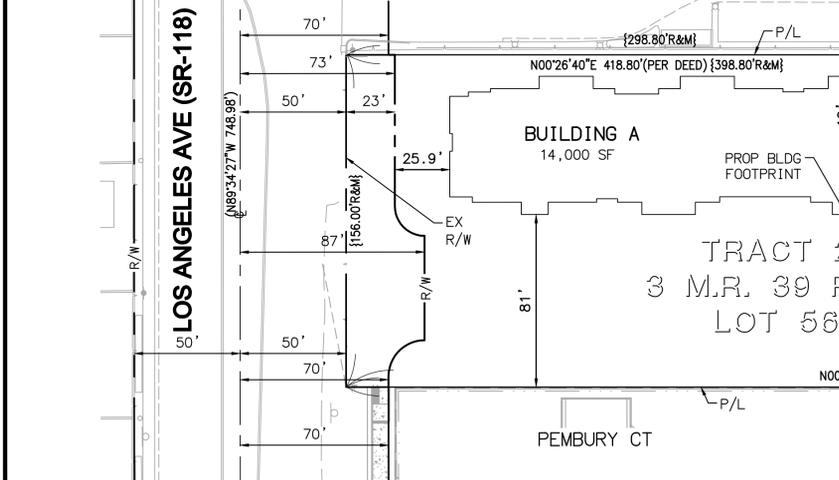
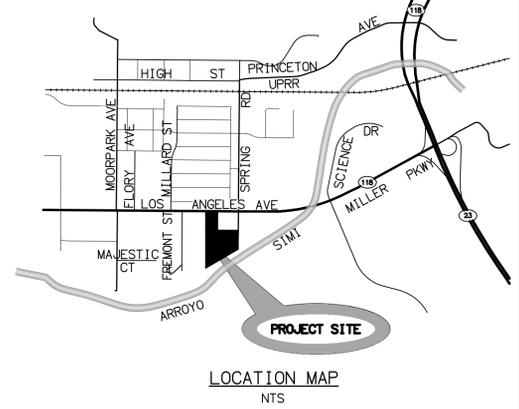
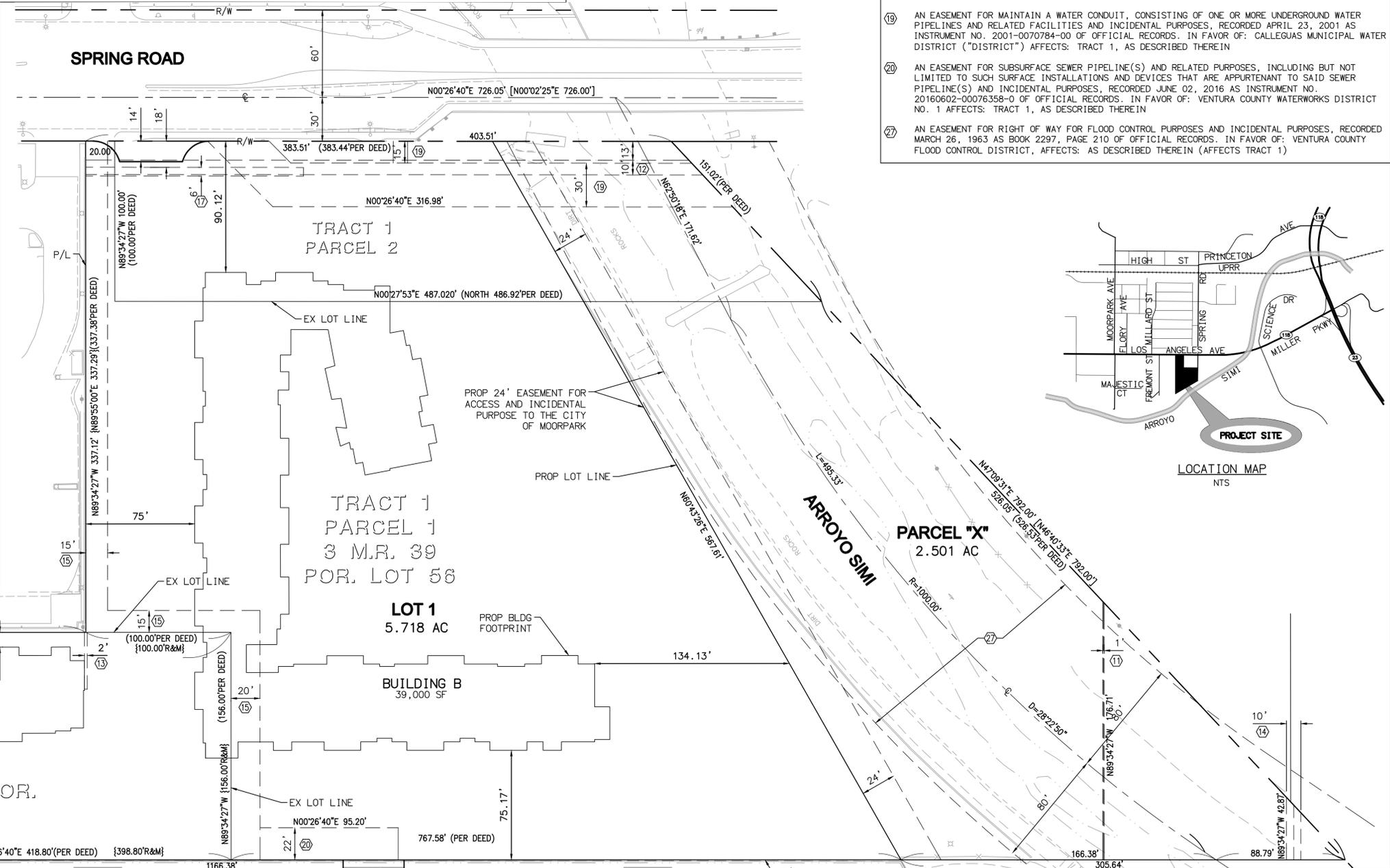
APN: 506-0-020-640 (AFFECTS TRACT 1)
APN: 506-0-020-570 (AFFECTS TRACT 2)

UTILITIES	
WATER:	CALLEGUAS MUNICIPAL WATER DISTRICT WATER & SEWER: VENTURA COUNTY WATERWORKS DISTRICT NO 1 2100 OLSEN ROAD THOUSAND OAKS, CA 91360-6800 805.579.7138
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 3589 FOOTHILL DRIVE THOUSAND OAKS, CA 91361 (805) 494-7016
TELEPHONE:	AT&T - DISTRIBUTION SUBSTRUCTURE RECORDS REQUEST CONSTRUCTION & ENGINEERING 600 E GREEN STREET RM 300 PASADENA, CA 91101
GAS:	SOUTHERN CALIFORNIA GAS - SIMI 9400 OKDALE AVE, ML9331 CHATSWORTH, CA 91311 818.701.3448
CABLE:	TIME WARNER CABLE 2525 KNOLL DRIVE NEWBURY PARK, CA 91003 (805) 732-8474
CALTRANS:	CALTRANS 5660 RESEDA BOULEVARD TARZANA, CA 91356 (805) 388-1426
OIL PRODUCTS:	CRIMSON PIPELINE LP UTILITY COORDINATOR 3780 KILROY AIRPORT WAY LONG BEACH, CA 90806 LANDDEPARTMENT@CRIMSONPL.COM

PARKING SUMMARY	
DESCRIPTION	UNITS
1ST ACCESS PARKING SPACES	184
GUEST PARKING SPACES	9
ACCESSIBLE PARKING SPACES	11
TOTAL PARKING SPACES	204

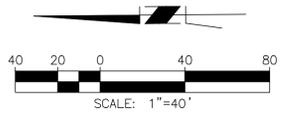
EARTHWORK SUMMARY	
CUT TO FS	1,300 CY
FILL TO FS	9,300 CY
IMPORT/EXPORT	8,000 CY

- EXISTING EASEMENTS**
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 16, 1948 AS BOOK 839, PAGE 365 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: TRACT 1, AS DESCRIBED THEREIN
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1952 AS BOOK 1079, PAGE 149 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: TRACT 1, AS DESCRIBED THEREIN
 - AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1956 AS INSTRUMENT NO. 29803 IN BOOK 1423 PAGE 413 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: TRACT 2, AS DESCRIBED THEREIN
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 16, 1959 AS BOOK 1693, PAGE 378 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: TRACT 1, AS DESCRIBED THEREIN
 - AN EASEMENT FOR SEWER PIPELINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 22, 1967 AS BOOK 3238, PAGE 592 OF OFFICIAL RECORDS. IN FAVOR OF: VENTURA COUNTY WATERWORKS DISTRICT NO. AFFECTS: TRACT 1, AS DESCRIBED THEREIN
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1989 AS INSTRUMENT NO. 89-095881 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: TRACT 1, AS DESCRIBED THEREIN
 - AN EASEMENT FOR MAINTAIN A WATER CONDUIT, CONSISTING OF ONE OR MORE UNDERGROUND WATER PIPELINES AND RELATED FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 2001 AS INSTRUMENT NO. 2001-0070784-00 OF OFFICIAL RECORDS. IN FAVOR OF: CALLEGUAS MUNICIPAL WATER DISTRICT ("DISTRICT") AFFECTS: TRACT 1, AS DESCRIBED THEREIN
 - AN EASEMENT FOR SUBSURFACE SEWER PIPELINE(S) AND RELATED PURPOSES, INCLUDING BUT NOT LIMITED TO SUCH SURFACE INSTALLATIONS AND DEVICES THAT ARE APPURTENANT TO SAID SEWER PIPELINE(S) AND INCIDENTAL PURPOSES, RECORDED JUNE 02, 2016 AS INSTRUMENT NO. 20160602-00076358-0 OF OFFICIAL RECORDS. IN FAVOR OF: VENTURA COUNTY WATERWORKS DISTRICT NO. 1 AFFECTS: TRACT 1, AS DESCRIBED THEREIN
 - AN EASEMENT FOR RIGHT OF WAY FOR FLOOD CONTROL PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 28, 1963 AS BOOK 2297, PAGE 210 OF OFFICIAL RECORDS. IN FAVOR OF: VENTURA COUNTY FLOOD CONTROL DISTRICT, AFFECTS: AS DESCRIBED THEREIN (AFFECTS TRACT 1)



SHEET INDEX

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DELANE ENGINEERING
400 W VENTURA BLVD, STE 265, CAMARILLO, CA 93010
PHONE: 310.546.5711 - DELANEENGINEERING.COM

4875 SPRING ROAD

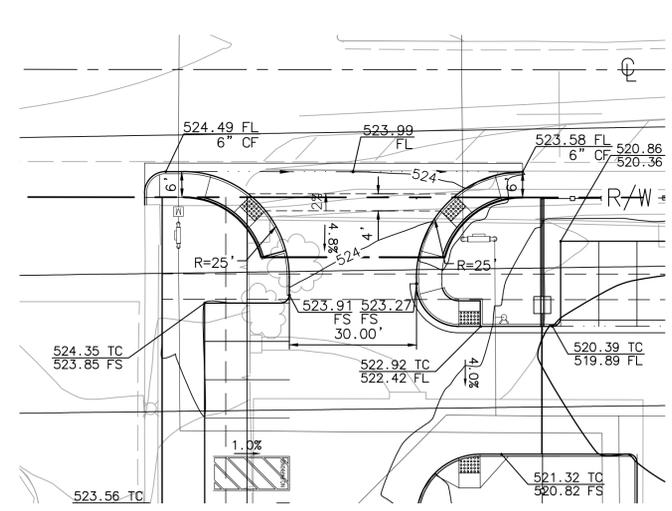
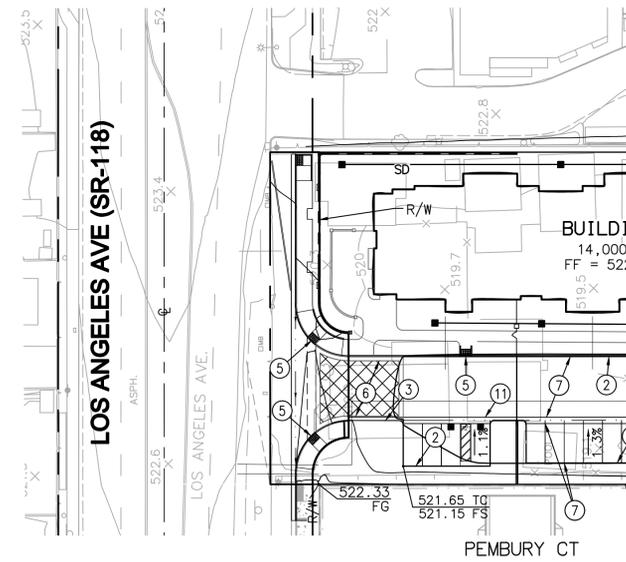
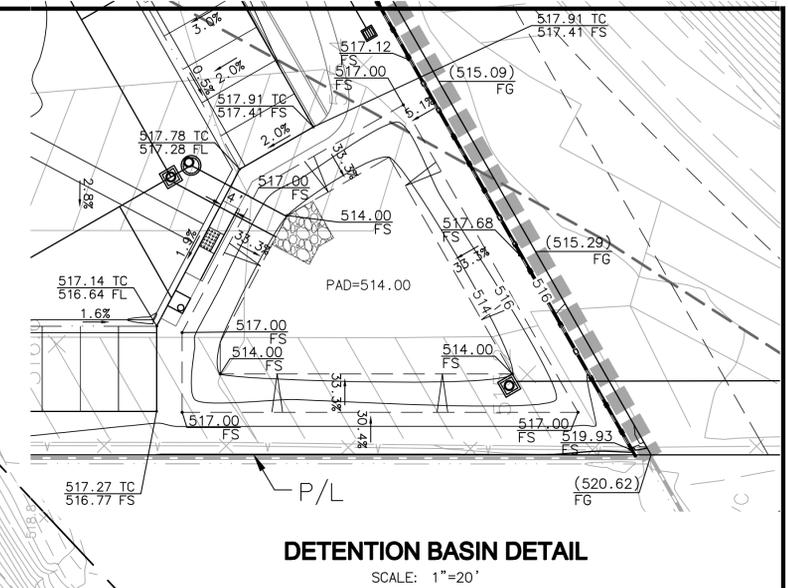
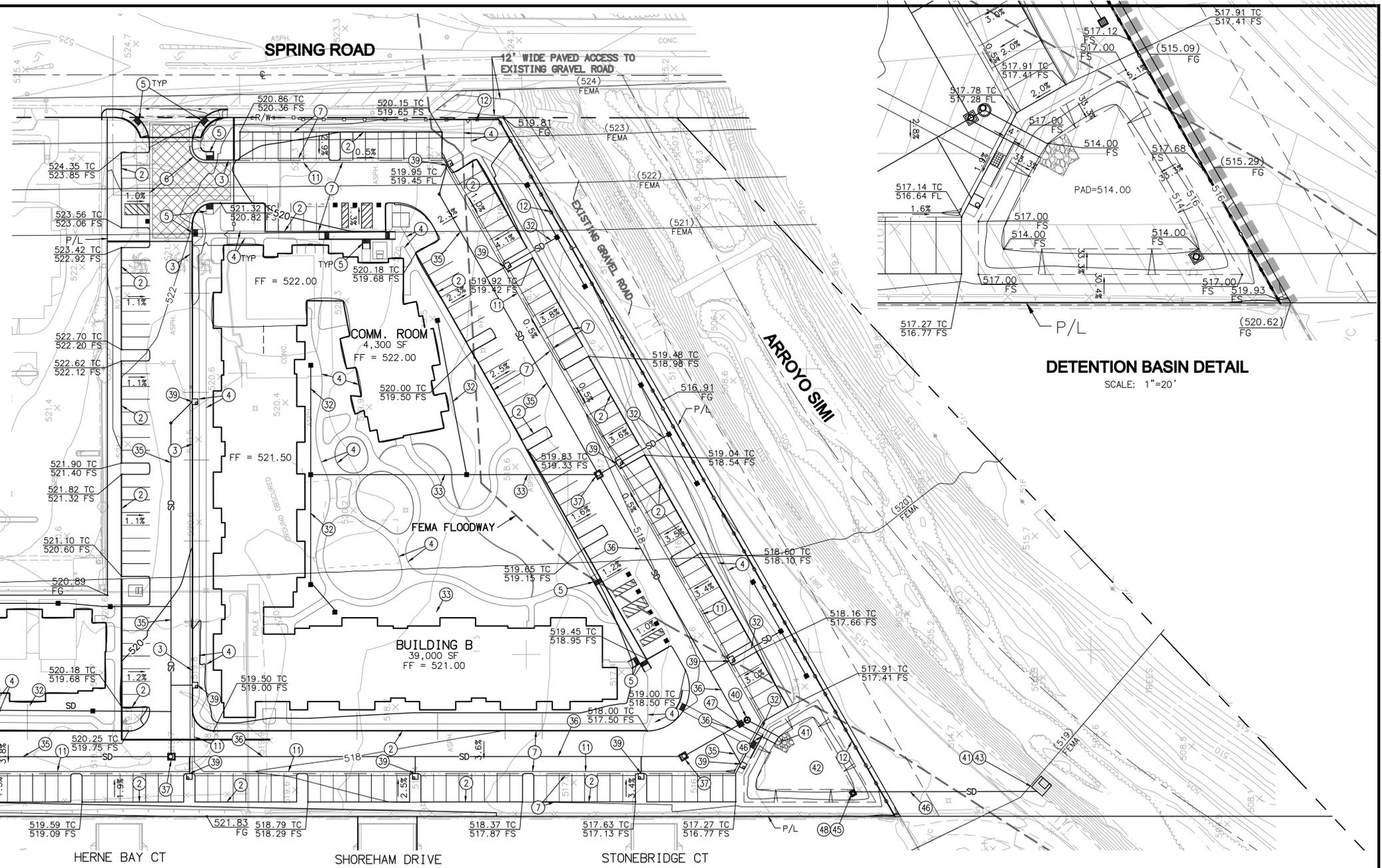
VESTING TENTATIVE TRACT MAP MOORPARK APARTMENTS

SHEET 1
OF 4 SHEETS

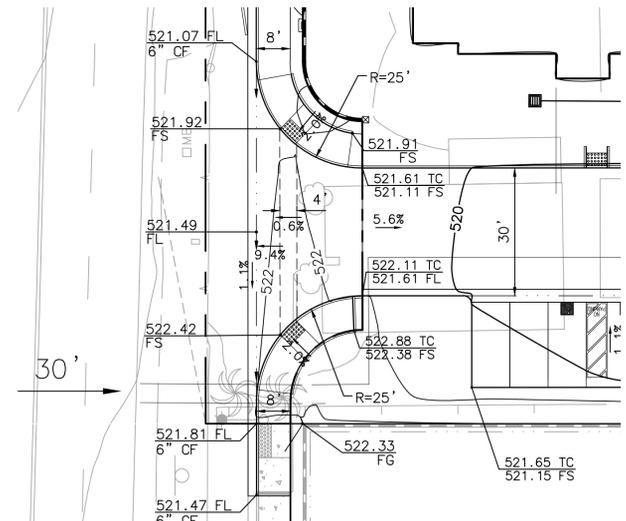
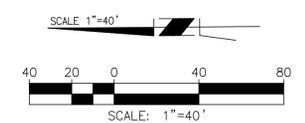
PROJ. NUMBER: 01-10371
DRN BY: KO CKD BY: SU

CONSTRUCTION NOTES

- ② CONCRETE CURB
- ③ CONCRETE CURB AND GUTTER
- ④ CONCRETE SIDEWALK
- ⑤ CURB RAMP
- ⑥ CONCRETE PAVEMENT
- ⑦ AC PAVEMENT
- ⑪ RIBBON GUTTER
- ⑫ CONSTRUCT VARIABLE HEIGHT RETAINING WALL; 6' MAX EXPOSED W/42" GUARD RAIL OR EQUIVALENT
- ⑬ CONSTRUCT 6" PVC SDR-35 STORM DRAIN PIPE, S=0.0050 UNLESS OTHERWISE NOTED
- ⑭ CONSTRUCT 8" PVC SDR-35 STORM DRAIN PIPE, S=0.0050 UNLESS OTHERWISE NOTED
- ⑮ CONSTRUCT 12" PVC SDR-35 STORM DRAIN PIPE, S=0.0050 UNLESS OTHERWISE NOTED
- ⑯ CONSTRUCT 18" PVC SDR-35 OR RCP STORM DRAIN PIPE, S=0.0050 UNLESS OTHERWISE NOTED
- ⑰ CONSTRUCT SD MAHOLE PER APWA STD PLATE 321-2
- ⑱ CONSTRUCT CATCH BASIN PER APWA STD PLATE 300-3, W AND V PER PLAN. INSTALL VOFCD PLACARD "DONT DUMP - DRAINS TO ARROYO"
- ⑲ CONSTRUCT CDS UNIT
- ⑳ CONSTRUCT ROCK RIP RAP
- ㉑ CONSTRUCT 6' FENCED DETENTION BASIN W/WARNING SIGNS
- ㉒ CONSTRUCT STRAIGHT HEADWALL PER CALTRANS STD PLAN D89
- ㉓ INSTALL CONTECH STORMMAX TRASH RACK AND OVERFLOW
- ㉔ CONSTRUCT 24" RCP STORM DRAIN PIPE, S=0.0050 UNLESS OTHERWISE NOTED
- ㉕ INSTALL CONTECH STORMGATE HIGH FLOW BYPASS
- ㉖ INSTALL WATERMAN FLAP GATE ON INSIDE FACE OF OVERFLOW RISER



GENERAL NOTES:
 1. HARD PIPE ALL ROOF DRAIN DOWNSPOUTS TO STORM DRAIN SYSTEM.



LOS ANGELES DRIVEWAY DETAIL
 SCALE: 1"=20'

SPRING ROAD DRIVEWAY DETAIL
 SCALE: 1"=20'



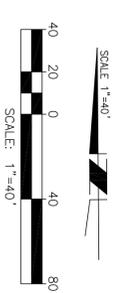
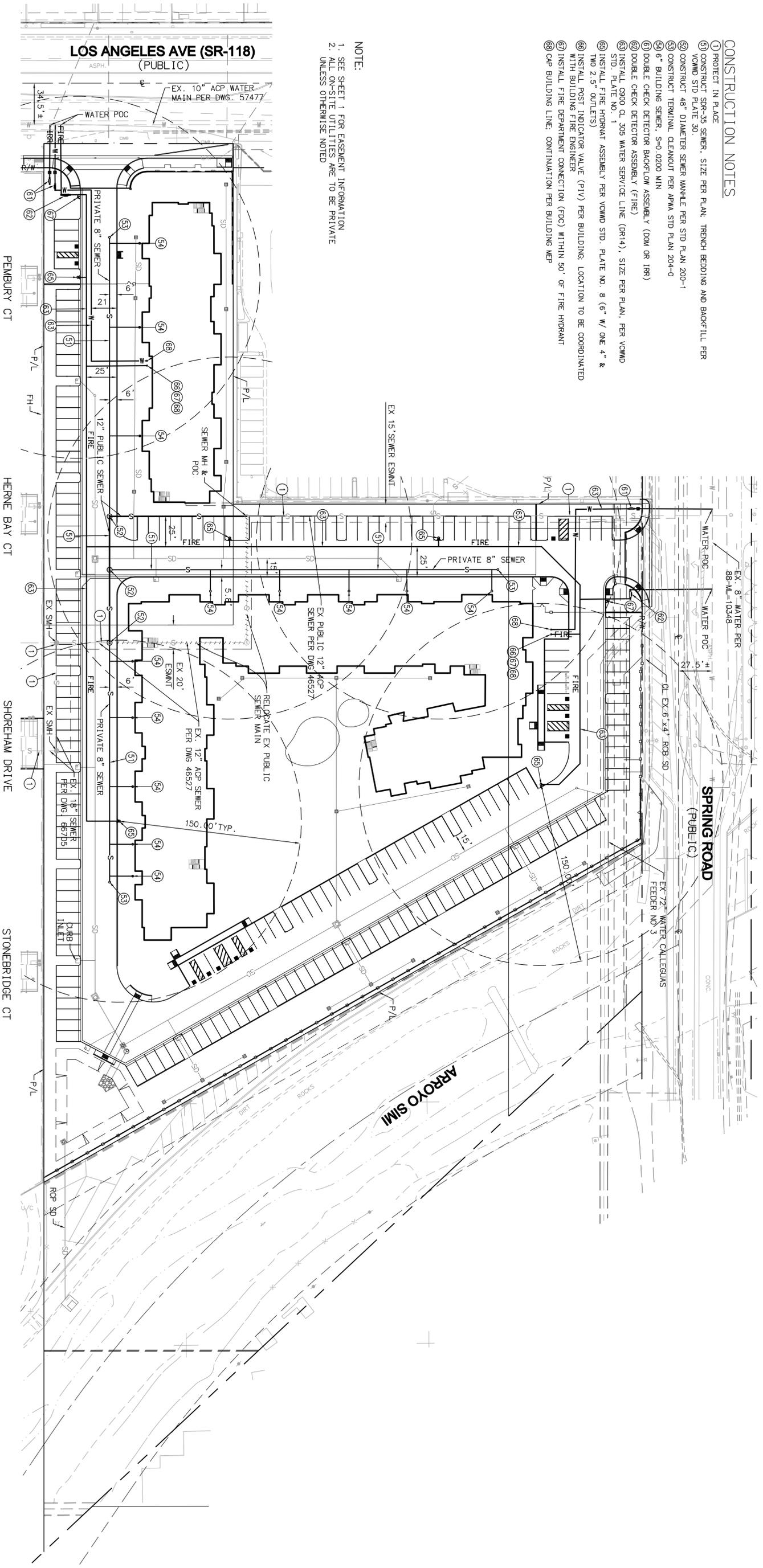
4875 SPRING ROAD		SHEET
GRADING AND DRAINAGE PLAN		2
MOORPARK APARTMENTS		OF 4 SHEETS
PROJ. NUMBER: 01-10371 DRN BY: KO CKD BY: SU		FOR:

CONSTRUCTION NOTES

- ① PROTECT IN PLACE
- ② CONSTRUCT SDR-35 SEWER, SIZE PER PLAN, TRENCH BEDDING AND BACKFILL PER VOWWD STD PLATE 30.
- ③ CONSTRUCT 48" DIAMETER SEWER MANHOLE PER STD PLAN 200-1
- ④ CONSTRUCT TERMINAL CLEANOUT PER APWA STD PLAN 204-0
- ⑤ 6" BUILDING SEWER, S=0.0200 MIN
- ⑥ DOUBLE CHECK DETECTOR ASSEMBLY (DCK OR DCR)
- ⑦ DOUBLE CHECK DETECTOR ASSEMBLY (FIRE)
- ⑧ INSTALL 0900 CL. 305 WATER SERVICE LINE (OR14), SIZE PER PLAN, PER VOWWD STD. PLATE NO. 1
- ⑨ INSTALL FIRE HYDRANT ASSEMBLY PER VOWWD STD. PLATE NO. 8 (6" W/ ONE 4" & TWO 2.5" OUTLETS)
- ⑩ INSTALL POST INDICATOR VALVE (PIV) PER BUILDING, LOCATION TO BE COORDINATED WITH BUILDING FIRE ENGINEER
- ⑪ INSTALL FIRE DEPARTMENT CONNECTION (FDC) WITHIN 50' OF FIRE HYDRANT
- ⑫ CAP BUILDING LINE; CONTINUATION PER BUILDING MEP

NOTE:

- 1. SEE SHEET 1 FOR EASEMENT INFORMATION
- 2. ALL ON-SITE UTILITIES ARE TO BE PRIVATE UNLESS OTHERWISE NOTED

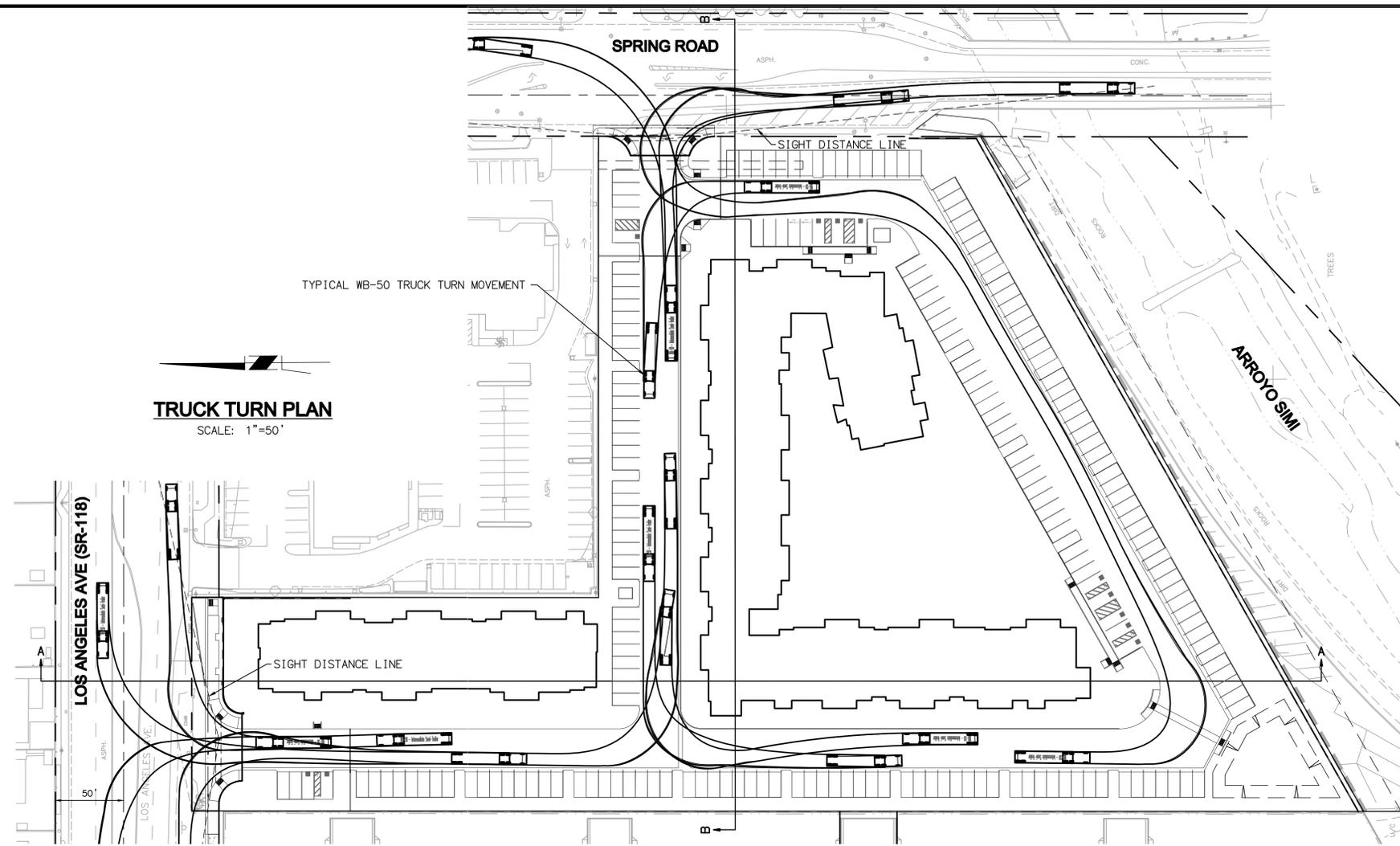


4875 SPRING ROAD

WATER AND SEWER PLAN
MOORPARK APARTMENTS

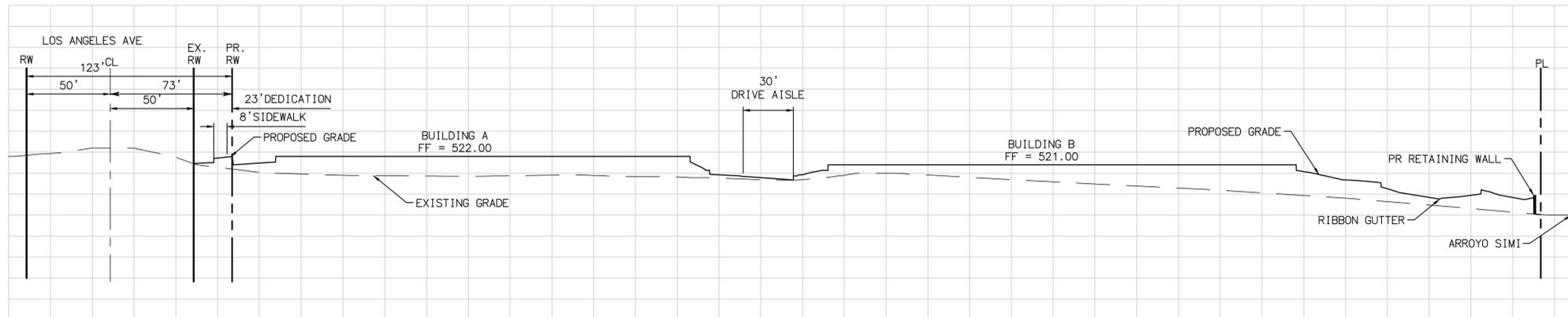


SHEET
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OF 4 SHEETS
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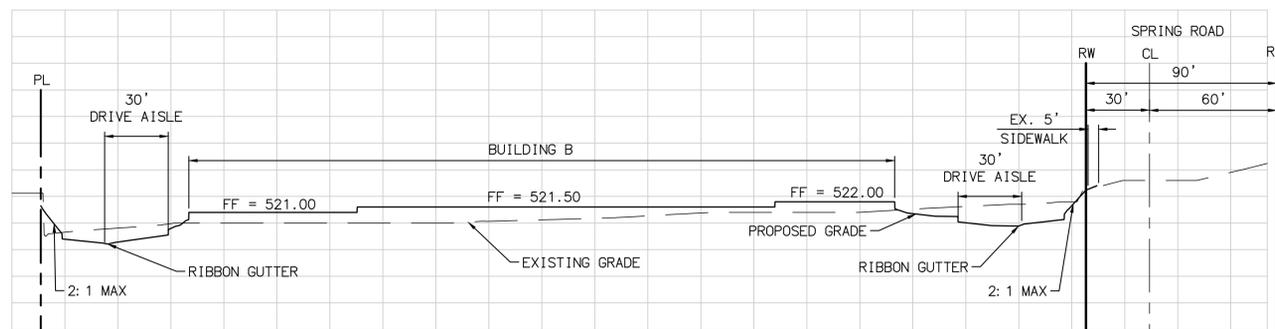
TRUCK TURN PLAN

SCALE: 1"=50'



SECTION A-A

SCALE: 1"=40'



SECTION B-B

SCALE: 1"=40'



4875 SPRING ROAD
SITE SECTIONS AND TRUCK TURN PLAN
MOORPARK APARTMENTS

SHEET

4

OF 4 SHEETS

PROJ. NUMBER: 01-10371

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FOR: