MEMORANDUM
TENTATIVE SUBDIVISION MAP REPORT

To: , Group Manager
   Land Development Group, STOP #901
   201 n. Figueroa St., Suite 200
   Los Angeles, CA  90012

From: , District Engineer
       Engineering District
       Bureau of Engineering

GENERAL

Tract / Parcel Layout is: ☐ Satisfactory ☐ Unsatisfactory
☐ Recommend Disapproval

Remarks:
☐ The prior recordation of subdivision, ____ may be required to provide
   (access, sewer service, drainage).
☐ Submit street plans prior to recordation.
☐ Street alignment should be adjusted as follows: _____
☐ Profiles for the future extension of ____ may be required.
☐ Slope easements are required at ____.

Subdivision Map No: _____________________
Date: _____________________
Location: _____________________
CD: ________________ District Map: ______

Figure D 249.2
STREET DESCRIPTION

Existing:
Street Name: Street Classification:

TOTAL DIMENSIONS:
Right-of-way Width: Plan: Roadway Width: ______

EXISTING HALF DIMENSIONS AND CONDITIONS ADJACENT TO THE SITE:
Half R/W: Half Road: Half Island: Border: ______
SW Width: SW Offset: Gutter: CF: ______
The adjacent half roadway Its condition is ______.

Recommendations:
Dedication:

Improvement:

To be relocated / removed if widening is recommended:
Street Tree(s): Age: Mean Diameter: Type:
Bus Pad(s): Bus Stop/Shelter(s):
Street Light(s): Utility Pole(s):
Catch Basin(s): Traffic Signal(s):
Retaining Wall: Guard Rail:

DOT concurrence with the widening recommendation.

Insert Photo Insert Photo

(/S), looking . (/S), looking .

Figure D 249.2(2)
ALLEY DESCRIPTION

**Existing:** (Use additional sheets for other streets)
Alley Name: _______________________

**TOTAL DIMENSIONS AND CONDITIONS**
Total Right-of-way width: Improvement Plan: ________

This right-of-way is ________. This improvement consists of pavement, and longitudinal concrete gutter.

**EXISTING HALF DIMENSIONS ADJACENT TO THE SITE**
Half R/W: Half Roadway: ______

There exists 1 utility pole(s) adjacent to the site.

**Recommendations:**
Dedication:

Improvement:

Insert Photo Insert Photo

Alley /S of property, looking__________. Alley /S of property, looking__________.
DRAINAGE

☒ The property is located on Drainage Map No..
☐ (Hydrology and hydraulic) calculations (may, will, will not) be required prior to recordation.
☐ Drainage plans (may, will, will not) be required prior to recordation.
☐ Storm Drain construction (may, will, will not) be required _____.
☐ On-site flood protective facilities (may, will, will not) be required _____.
☐ Off-site flood protective facilities (may, will, will not) be required _____.
☐ Maintenance fees (may, will, will not) be required.
☐ Findings for Flood Hazard Management Specific Plan are attached.
☐ Los Angeles County Department of Public Works review and approval is required for: _____.
☐ The property is located in Drainage District _____, and Drainage District Fee (may, will, will not) be required. The Drainage District Fee is $_____.
☐ Drainage easements (may, will, will not) be required _____.
☐ Other: .
SEWERS

Service

☑ The property is located on Sewer Wye Map No:.
☐ This subdivision is served by existing sewer(s) in _____.
☐ The nearest available sewer(s) (is, are) located in _____.
☐ A sewer outlet (is assured, will be located) at _____.
☐ The existing sewer in _____ does not have adequate capacity to serve the subdivision.
☐ Other: _____.

Construction

☐ Submit sewer plans prior to recordation.
☐ Main line sewer construction (may, will, will not) be required.
☐ Construct house connection sewer(s) to serve (the subdivision, each lot).
☐ Construct house connection sewer(s) to serve lot/parcel nos. _____.
☐ Construct on-site sewers to serve the subdivision.
☐ Construct off-site sewer(s) to serve the subdivision; an easement (may, will, will not) be required. See attached sketch.
☐ Extend existing house connection(s) serving (the subdivision, each lot) to the new property line.
☐ Extend existing house connection(s) serving lot/parcel nos. _____ to the new property line.
☐ City construction of _____ must be completed with an agreement with the City.
☐ Sewer easements (may, will, will not) be required _____ See attached Sketch.
☐ Private house connection sewer easement will be necessary over the Parcel _____ for the benefit of Parcel _____.
☐ Other: .

Figure D 249.2(5)
SEWERS CONTINUED

Fees

☐ Accept Sewerage Facilities Charge deposit of $_____ based on $_____ / (lot, acre, SFD).

☐ Accept Sewerage Facilities Charge deposit based on ___15%___ of the normal charge since this property is within the Los Angeles County Sanitation District.

☐ Do not collect Sewerage Facilities Charge deposit at this time. The project is to construct the necessary off-site sewers to serve the development.

☐ Do not collect Sewerage Facilities Charges under the provisions of Section 64.11.2 of the Municipal Code. SFC was paid for the existing structure on the site on _____. (For use with commercial & residential condominium conversion.)

☐ Revenue from future bonded sewer fees, house connection sewer construction charges, and Sewerage Facilities Charges (along the off-site) will be $_____. (Required when off-site sewer cost exceeds Sewerage Facilities Charge by a 10:1 ratio or the City’s obligation is over $50,000).

☐ Bonded sewer fee of _____ (may, will, will not) be required prior to recordation.

☐ Based on the SFC deposit of $____, additional Sewerage Facilities Charges (may, will, will not) be required at such time as permits for connections are issued for additional floor area or alteration of existing structures.

Exemptions

☐ (All, A portion) of the tract area is exempt from the Sewerage Facilities Charge for technical reasons such as: street vacation, reversion to acreage, or condominium conversion etc.

☐ Remarks: _____.

Figure D 249.2(6)
SEWERS CONTINUED

**Credits (S.F.C.)**

☐ (All, A portion) of the subdivision area will receive a credit towards the Sewerage Facilities Charge. (Shown on attached sketch, Sketch not included)

Description: _____.

☐ A Sewerage Facilities Charge was paid on _____ under the following subdivision: _____.

☐ Sewerage Facilities Charge of $____ was paid on _____ with Certificate No. _____.

(Additional Sewerage Facilities Charge deposit (may, will, will not) be required at the map recordation).

☐ A Sewerage Facilities Charge credit will be available after removal of existing structures.

☐ The property is already connected to the public sewer.

☐ Other: _____.

**Credits (B.S.F.)**

☐ Participated in existing sewer(s) in _____ previously constructed under permit.

☐ Participated in existing sewer(s) in _____ previously constructed under Assessment Act proceedings.

☐ A Bonded Sewer Fee was paid on (all, a portion) of this area with Certificate No. _____.

☐ Additional Comments: _____.

Figure D 249.2(7)
1. The potential for flood related damage to this development from rupture, breakage or failure of a dam, reservoir, aqueduct or other such facility due to earthquake or other cause has been considered.

2. It can reasonably be expected that this development will not seriously endanger human life, health or property.

3. No serious adverse effect on existing development is expected.

4. The potential for mudflow has been evaluated by the private engineer. There is no potential for mudflow.

5. The water surface for a base flood is:
   ( ) below top of curb
   ( ) below property line elevation
   ( ) ___ feet above top of curb (property line) located at ___

6. ( ) The Flood Hazard Study was prepared under the direction of __________, C.E. License No. __________ and the project conforms to the Flood Hazard Management Specific Plan.
   ( ) No Flood Hazard Study was made by private engineer.

To the best of my knowledge, the facts presented and mitigation concepts proposed and on file in this office conforms to Ordinance No. 154,405 and present policies of the City Engineer. Accordingly, I recommend that you make the necessary findings.

Gary Lee Moore, P.E.
City Engineer
by

_________________________, District Engineer
District Office

Figure D 249.2(8)
INFORMATION SHEET
FOR PRIVATE DEVELOPMENT
IN HILLSIDE AND FLOOD HAZARD AREAS
ORDINANCE 154.405

Reference: _____________________________ Date: _____________________________

1. Is any part of the development subject to flood hazard? Yes ( ) No ( )

   If yes, identify the hazard ____________________________________________

2. Is development in special hazard area? Yes ( ) No ( )

   If yes, what zone? ____________________________________________

   If yes, see note on Sheet 2.

3. Is development in hillside area? Yes ( ) No ( )

   If yes, see note on Sheet 2.

4. Is development in a floodway? Yes ( ) No ( )

   If yes, see note on Sheet 2.

5. The potential for damage to the development from rupture, breakage or failure of a dam, reservoir, aqueduct or other such facility due to earthquake or other cause has been considered. State or identify facility. ____________________________________________

6. Is development in a mud-prone area? Yes ( ) No ( )

   If yes, what measures will be used to control mud flows during and after development.

   Mudflow analysis (is/is not) included in Consultant's Geology and Soil's Engineering Reports.

7. Will this development have any adverse effect on existing developments? Yes ( ) No ( )

   If so, what effect? ____________________________________________

8. This development (is) (is not) affected by a base flood.

Figure D 249.2 (9)
9. The water surface for a base flood is:
   ( ) below top of curb
   ( ) below property line elevation
   ( ) _______ feet above top of curb (property line) located at

10. Private engineer’s statement:
   a) This development will be reasonably safe and will not seriously endanger life, health or existing property;
   or
   b) The following (attached) measures are proposed to mitigate risk to life, health or existing property:

11. Certification:

    I have prepared a flood hazard study for this development and certify that, to the best of my knowledge, this project conforms to the specific provisions and intent of Ordinance 154.405.

(Type Name & Sign - Private Engineer)

C. E. License Number

(Registered Civil Engineer Seal Here) Firm

NOTE: Private engineer may be required to submit data to the Bureau of Engineering supporting his certification. He may also be required to approve a time extension to defer action on the tentative map, so he can prepare the required data for submittal to the City Engineer.

CP-6114 (11/14/86) Figure D 249.2 (10)