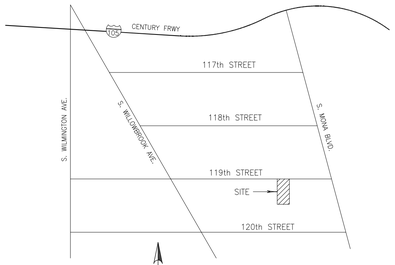
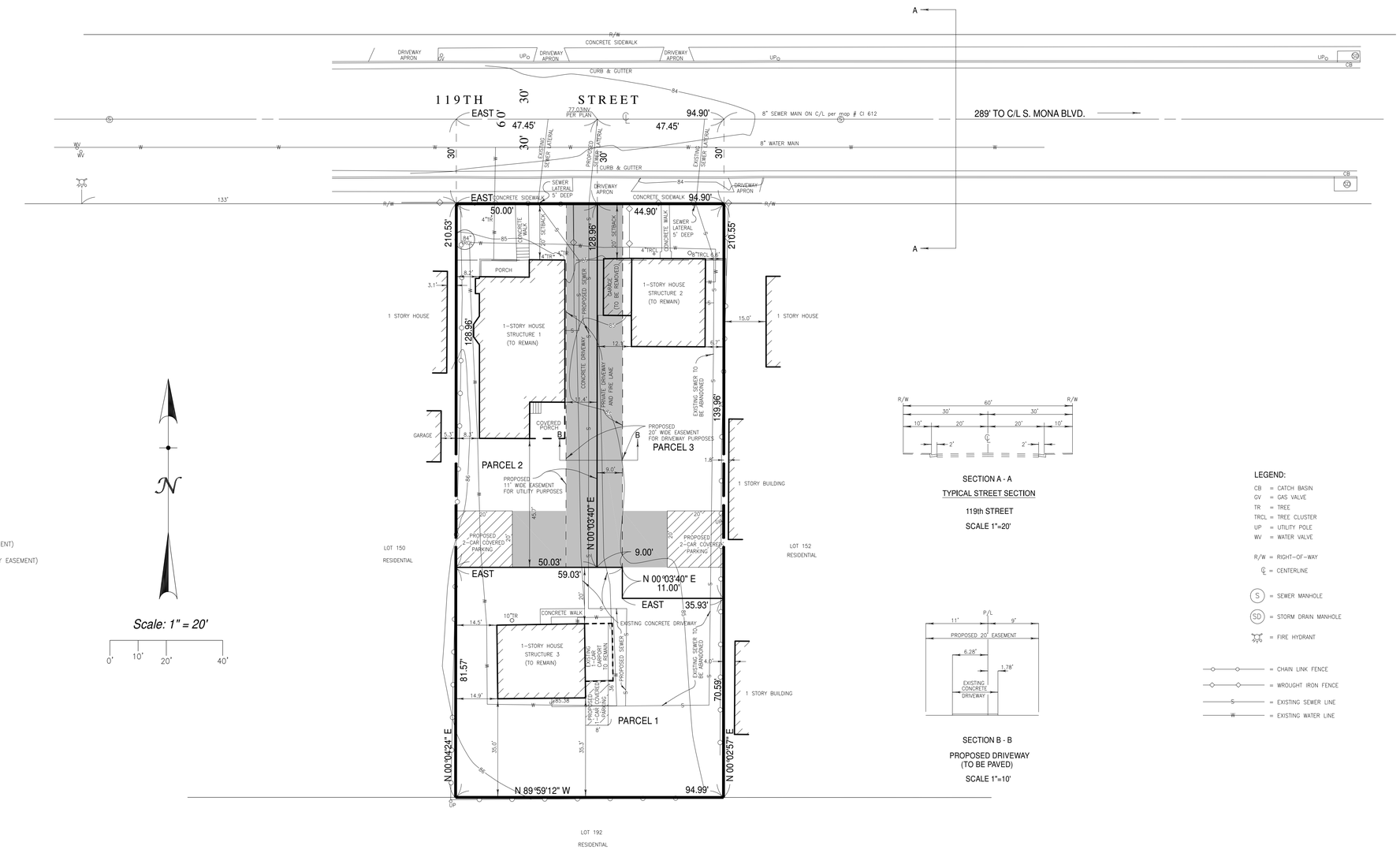
RECEIVED
DEPT OF REGIONAL PLANNING
PM070145 TENTATIVE
DATE: 06 AUG 2014

# MINOR LAND DIVISION
# TENTATIVE PARCEL MAP NUMBER 070145
# LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA




VICINITY MAP:
NOT TO SCALE







Scale: 1" = 20'







SECTION A - A
TYPICAL STREET SECTION
119th STREET
SCALE 1"=20'




SECTION B - B
PROPOSED DRIVEWAY
(TO BE PAVED)
SCALE 1"=10'

NOTES:

UNDERGROUND WATER MAIN LINE LOCATION PER PHONE CONVERSATION WITH WATER PURVEYOR ON 3/25/14. WATER PURVEYOR WILL NOT RELEASE WATER LINE MAP.

A WAIVER OF STREET FRONTAGE FOR PARCEL 1 AND A WAIVER OF LOT WIDTHS FOR PARCELS 1 & 2 IS BEING REQUESTED.

THERE IS NO EXISTING GARAGE ON PARCEL 2.

WATER PURVEYOR:

GOLDEN STATE WATER COMPANY

TREES:

ALL TREES TO REMAIN

EASEMENTS:

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS

PLAN DESIGNATION:

2 (LOW-MEDIUM DENSITY; 6-12 DU/AC) - NO CHANGE

ZONING:

R-1 (SINGLE-FAMILY RESIDENCE - 5,000 SQUARE FEET MINIMUM REQUIRED LOT AREA) - NO CHANGE

ASSESSOR'S PARCEL NUMBER:

6150-022-006

AREA:

LOT 151 - 22,836 SQ. FT. (TO CENTERLINE)
0.52 ACRES GROSS
0.40 ACRES NET
PARCEL 1 - 8,318 SQ. FT.
PARCEL 2 - 7,259 SQ. FT. GROSS (TO CENTERLINE)
4,975 SQ. FT. NET (EXCLUDING STREET & DRIVEWAY EASEMENT)
PARCEL 3 - 7,259 SQ. FT. GROSS (TO CENTERLINE)
4,237 SQ. FT. NET (EXCLUDING STREET & DRIVEWAY/UTILITY EASEMENT)

SETBACKS:

FRONT YARD - 20 FEET
REAR YARD - 15 FEET
SIDE YARD - 5 FEET

BENCHMARK:

L.A.C.O. BENCHMARK NO. 11385

L&T IN N CB 300MM (1FT) E/O BCR @ NE COR IMPERIAL HWY & CROESUS AVE

ELEVATION = 91.479

SITE ADDRESS:

2332, 2336 & 2340 E. 119th STREET

LEGAL DESCRIPTION:

LOT 151 OF SPRINGDALE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 6, PAGE 194 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/SUBDIVIDER:

Michael Zatulovsky, Owner
Dr. Mila Zatulovsky, Subdivider
1223 Wilshire Blvd. #583
Santa Monica, CA
(310) 666-8671

SURVEYOR:

MARK R. DANIELSON, PLS 7882
DANIELSON SURVEYING
13741 FOOTHILL BLVD., STE. 200
(818)362-8886

SURVEY'S STATEMENT:

FINAL MONUMENTS WILL BET SET PRIOR TO FILING WITH THE COUNTY RECORDER OF THE FINAL MAP.

LEGEND:

CB = CATCH BASIN
GV = GAS VALVE
TR = TREE
TRCL = TREE CLUSTER
UP = UTILITY POLE
WV = WATER VALVE

R/W = RIGHT-OF-WAY
℄ = CENTERLINE

(S) = SEWER MANHOLE
(SD) = STORM DRAIN MANHOLE
= FIRE HYDRANT

= CHAIN LINK FENCE
= WROUGHT IRON FENCE
S = EXISTING SEWER LINE
W = EXISTING WATER LINE