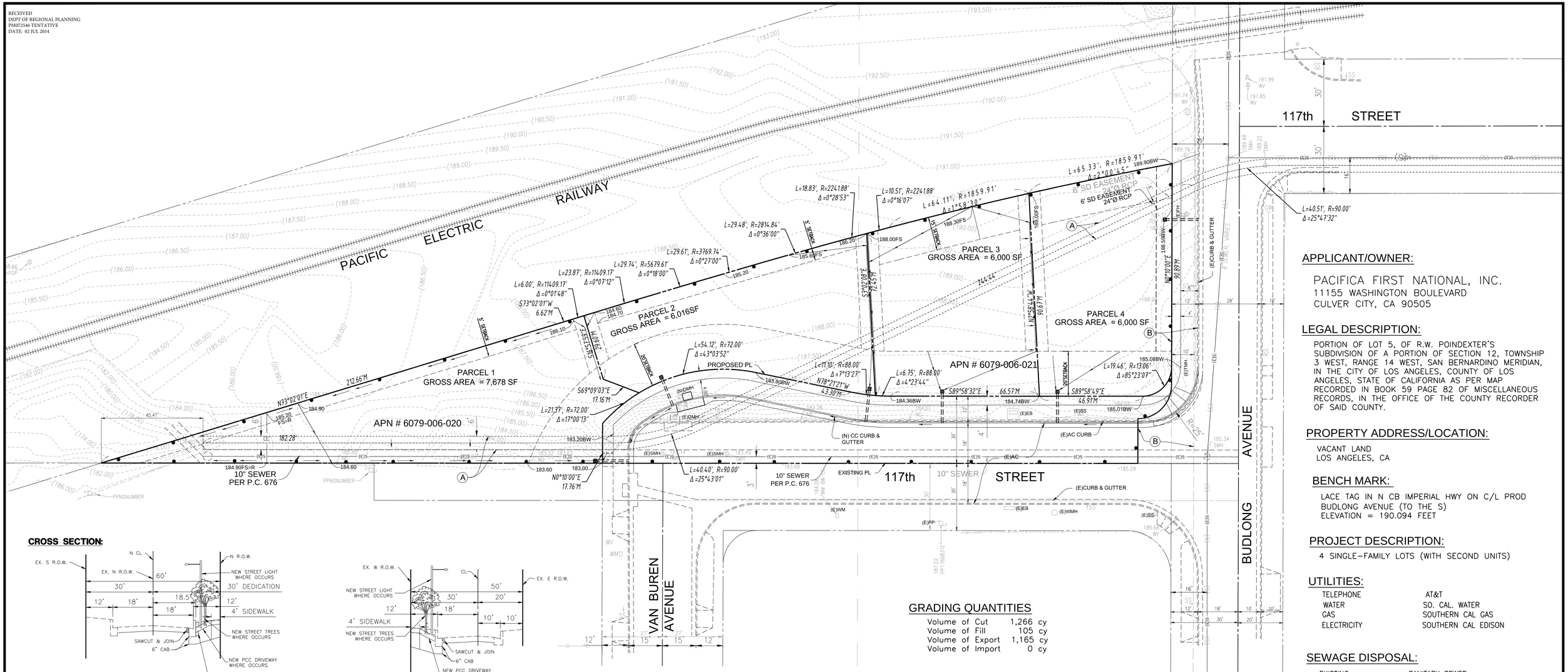
RECEIVED
DEPT OF REGIONAL PLANNING
PM072546 TENTATIVE
DATE: 02 JUL 2014



CROSS SECTION:

117TH STREET
SCALE:1"=20'

BUDLONG AVENUE
SCALE:1"=20'

GRADING QUANTITIES

Volume of Cut	1,266 cy
Volume of Fill	105 cy
Volume of Export	1,165 cy
Volume of Import	0 cy

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

NOTES:
THERE ARE NO AREAS SUBJECT TO INUNDATION OR STORM WATER OVERFLOW. ALL EXISTING BUILDINGS WITHIN THE PROJECT SITE ARE TO BE DEMOLISHED.

LEGEND:

PROPERTY LINE ——— ℄ OR ———
CENTERLINE ——— ℄ OR ———

HAZARDOUS MATERIALS

THERE ARE NO HAZARDOUS MATERIALS ON-SITE AND IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.

TITLE NOTES:

COMPANY : FIDELITY NATIONAL TITLE COMPANY
ORDER NO : 00038601-955
DATE : JUNE 11, 2014

EASEMENT NOTES:

Ⓐ AN EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT PER DDI 25 117TH STORM DRAIN PLAN. TO REMAIN.

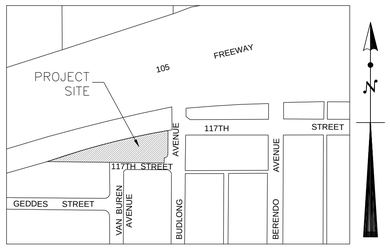
Ⓑ EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO THE COUNTY OF LOS ANGELES PER BOOK 4520 REC. 7-23-59 O.R. TO REMAIN.

LAND USE CATEGORY:

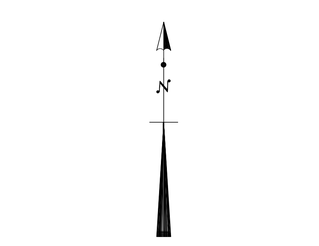
EXISTING	CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)
PROPOSED	CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)

LOT SUMMARY TABLE

PARCEL #	USE	NO. OF UNITS	NET AREA
1	SINGLE FAMILY LOT	1	7,678 SF
2	SINGLE FAMILY LOT	1	6,016 SF
3	SINGLE FAMILY LOT	1	6,000 SF
4	SINGLE FAMILY LOT	1	6,000 SF



VICINITY MAP
SCALE:1"=300'



SCALE: 1"=20'

ENGINEER:

P.A. ARCA ENGINEERING, INC.
CIVIL ENGINEERS — LAND SURVEYORS
500 EAST CARSON PLAZA DR., STE 201 CARSON, CA 90746
TEL : (310) 768-3828 www.paarcaengineering.com FAX : (310) 768-3977

REGISTERED PROFESSIONAL ENGINEER — PERFECTO A. ARCA, PE — 28918 — Exp. 3-31-15 — CIVIL — STATE OF CALIFORNIA

PERFECTO A. ARCA, PE
RCE 028918

DATE

APPLICANT/OWNER:

PACIFICA FIRST NATIONAL, INC.
11155 WASHINGTON BOULEVARD
CULVER CITY, CA 90505

LEGAL DESCRIPTION:

PORTION OF LOT 5, OF R.W. POINDEXTER'S SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 3 WEST, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY ADDRESS/LOCATION:

VACANT LAND
LOS ANGELES, CA

BENCH MARK:

LACE TAG IN N CB IMPERIAL HWY ON C/L PROD BUDLONG AVENUE (TO THE S)
ELEVATION = 190.094 FEET

PROJECT DESCRIPTION:

4 SINGLE-FAMILY LOTS (WITH SECOND UNITS)

UTILITIES:

TELEPHONE	AT&T
WATER	SO. CAL. WATER
GAS	SOUTHERN CAL GAS
ELECTRICITY	SOUTHERN CAL EDISON

SEWAGE DISPOSAL:

EXISTING	SANITARY SEWER
PROPOSED	SANITARY SEWER

DRAINAGE DISPOSAL:

EXISTING	SHEET FLOW
PROPOSED	SHEET FLOW

AREAS:

GROSS	33,661 SQ. FT. (0.77 AC)
NET	22,950 SQ. FT. (0.53 AC)

ZONING

EXISTING	R1/R2 (ONE/TWO-FAMILY RESIDENCE)
PROPOSED	R1/R2 (ONE/TWO-FAMILY RESIDENCE)

OAK TREE:

NO OAK TREE ON SITE

NOTE:

BOUNDARY MONUMENTS WILL BE SET PRIOR TO FINAL MAP

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 072546
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

15 10 0 20 40 60

SCALE IN FEET

SCALE: 1"=20'

NOT A PART

NOT A PART

NOT A PART

PACIFIC ELECTRIC RAILWAY

117th STREET

BUDLONG AVENUE

VAN BUREN AVENUE

PARCEL 1
GROSS AREA = 7,678 SF

PARCEL 2
GROSS AREA = 6,016SF

PARCEL 3
GROSS AREA = 6,000 SF

PARCEL 4
GROSS AREA = 6,000 SF

APN # 6079-006-020

APN # 6079-006-021

PROPOSED BUILDING

FF= 186.70

FF = 186.20

FF = 188.90

FF = 188.00

FF = 189.40

GARAGE

CONCRETE

PROPOSED PL

PROPOSED 6" CBW

6' SD EASEMENT
24'0 REW

(N) CC CURB & GUTTER

EXISTING PL

10" SEWER
PER P.C. 676

(E)CURB & GUTTER

(E)AC CURB

(E)SS

(E)WM

(E)EB

(E)WMH

(E)PP

(E)SMH

(E)DMH

(E)EPH

(E)TMH

(E)WV

(E)AC

(E)JB

(E)WVB

(E)WVA

(E)WVC

(E)WVD

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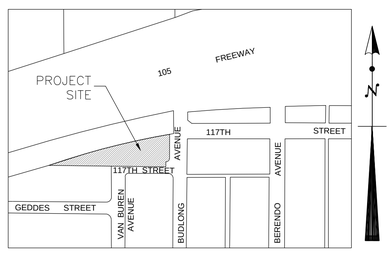

VICINITY MAP

SCALE:1"=300'

APPLICANT/OWNER:

PACIFICA FIRST NATIONAL, INC.
11155 WASHINGTON BOULEVARD
CULVER CITY, CA 90505

LEGAL DESCRIPTION:

PORTION OF LOT 5, OF R.W. POINDEXTER'S SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 3 WEST, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY ADDRESS/LOCATION:

VACANT LAND
LOS ANGELES, CA

BENCH MARK:

LACE TAG IN N CB IMPERIAL HWY ON C/L PROD BUDLONG AVENUE (TO THE S)
ELEVATION = 190.094 FEET

PROJECT DESCRIPTION:

4 SINGLE-FAMILY LOTS (WITH SECOND UNITS)

UTILITIES:

TELEPHONE	AT&T
WATER	SO. CAL. WATER
GAS	SOUTHERN CAL GAS
ELECTRICITY	SOUTHERN CAL EDISON

SEWAGE DISPOSAL:

EXISTING	SANITARY SEWER
PROPOSED	SANITARY SEWER

DRAINAGE DISPOSAL:

EXISTING	SHEET FLOW
PROPOSED	SHEET FLOW

AREAS:

GROSS	33,661 SQ. FT. (0.77 AC)
NET	22,950 SQ. FT. (0.53 AC)

ZONING

EXISTING	R1/R2 (ONE/TWO-FAMILY RESIDENCE)
PROPOSED	R1/R2 (ONE/TWO-FAMILY RESIDENCE)

OAK TREE:

NO OAK TREE ON SITE

NOTE:

BOUNDARY MONUMENTS WILL BE SET PRIOR TO FINAL MAP

HAZARDOUS MATERIALS

THERE ARE NO HAZARDOUS MATERIALS ON-SITE AND IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.

TITLE NOTES:

COMPANY : FIDELITY NATIONAL TITLE COMPANY
ORDER NO : 00038601-955
DATE : JUNE 11, 2014

EASEMENT NOTES:

(A) AN EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT PER DDI 25 117TH STORM DRAIN PLAN. TO REMAIN.

(B) EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO THE COUNTY OF LOS ANGELES PER BOOK 4520 REC. 7-23-59 O.R. TO REMAIN.

LAND USE CATEGORY:

EXISTING	CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)
PROPOSED	CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

NOTES:
THERE ARE NO AREAS SUBJECT TO INUNDATION OR STORM WATER OVERFLOW. ALL EXISTING BUILDINGS WITHIN THE PROJECT SITE ARE TO BE DEMOLISHED.

LEGEND:

PROPERTY LINE — ℙ OR
CENTERLINE — ℄ OR
FLOW LINE — FL OR
RIDGE LINE — R R R
DRIVEWAY — DWY
CONCRETE
LAWN/GROUND

GRADING QUANTITIES

Volume of Cut	1,266 cy
Volume of Fill	105 cy
Volume of Export	1,165 cy
Volume of Import	0 cy

LOT SUMMARY TABLE

PARCEL #	USE	NO. OF UNITS	NET AREA
1	SINGLE FAMILY LOT	1	7,626 SF
2	SINGLE FAMILY LOT	1	6,068 SF
3	SINGLE FAMILY LOT	1	6,000 SF
4	SINGLE FAMILY LOT	1	6,000 SF

ENGINEER:

P. A. ARCA ENGINEERING, INC.
CIVIL ENGINEERS — LAND SURVEYORS
500 EAST CARSON PLAZA DR., STE 201 CARSON, CA 90746
TEL : (310) 768-3828 www.paarcaengineering.com FAX : (310) 768-3977

REGISTERED PROFESSIONAL ENGINEER — PERFECTO A. ARCA, P.E. — 28918 — Exp. 3-31-15 — CIVIL — STATE OF CALIFORNIA

PERFECTO A. ARCA, PE
RCE 028918

DATE

"EXHIBIT MAP"
MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 072546
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA