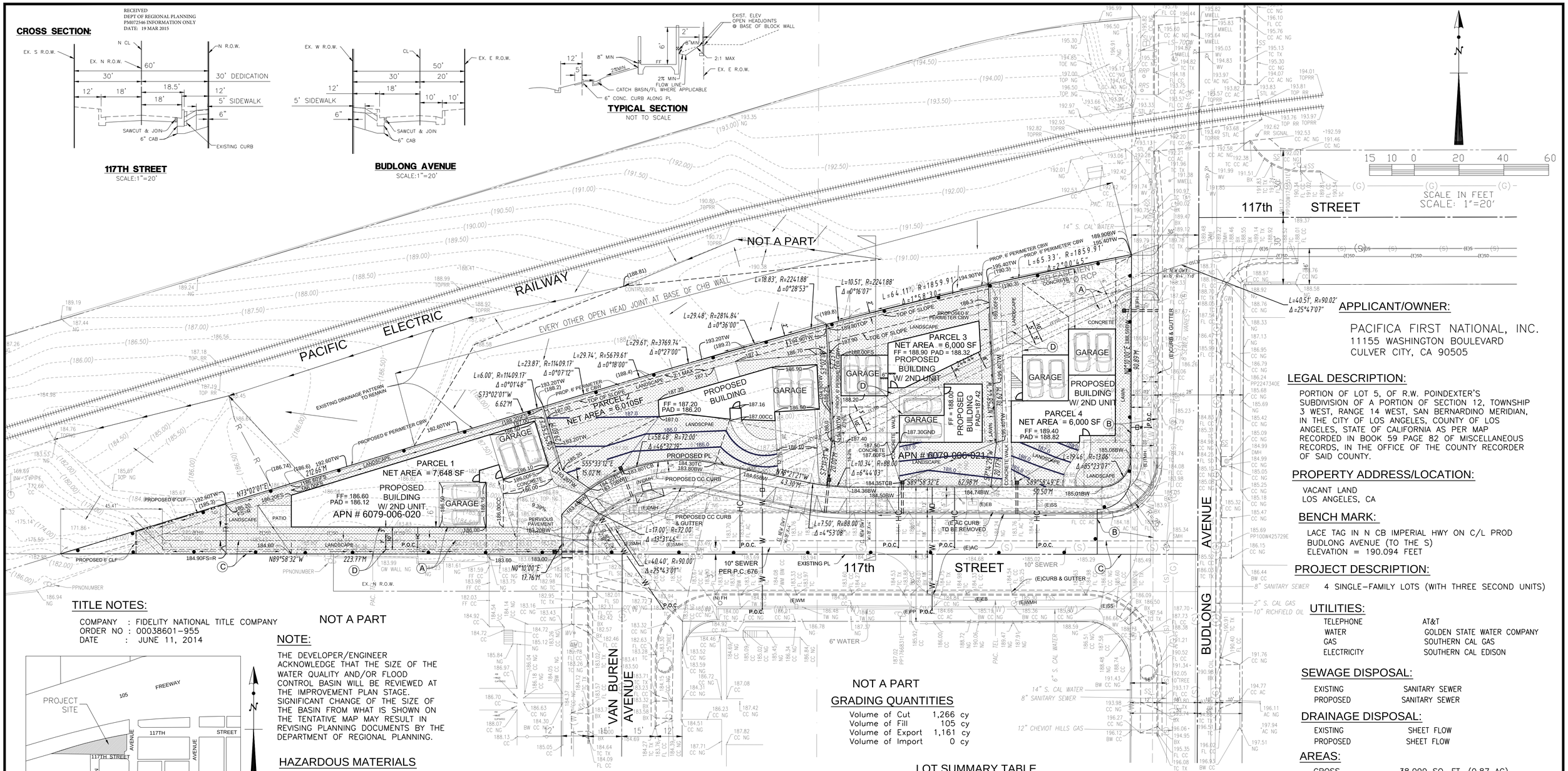
RECEIVED
DEPT OF REGIONAL PLANNING
PM072546 INFORMATION ONLY
DATE: 19 MAR 2015

CROSS SECTION:

117TH STREET
SCALE:1"=20'

BUDLONG AVENUE
SCALE:1"=20'

TYPICAL SECTION
NOT TO SCALE



TITLE NOTES:

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

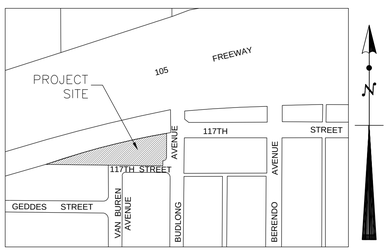
NOT A PART

NOTE:

THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.

HAZARDOUS MATERIALS

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



VICINITY MAP
SCALE:1"=300'

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
LANDSCAPE
PERVIOUS PAVEMENT

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 AND TO BE UPDATED

(B) EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO THE COUNTY OF LOS ANGELES AS SHOWN ON ASSESSOR'S MAP 6079-006. TO REMAIN.

(C) 6' WIDE SANITARY SEWER RIGHT-OF-WAY PER DDI 25 117TH STORM DRAIN PLAN. TO REMAIN.

(D) PROPOSED 10' WIDE STORM DRAIN EASEMENT PER DPW REQUIREMENT.

NOT A PART

GRADING QUANTITIES

Volume of Cut	1,266 cy
Volume of Fill	105 cy
Volume of Export	1,161 cy
Volume of Import	0 cy

LOT SUMMARY TABLE

PARCEL #	USE	NO. OF UNITS	GROSS AREA	NET AREA	FRONT YARD	FRONT YARD LANDSCAPING
1	SINGLE FAMILY LOT	1	8,245 SF	7,648 SF	829 SF	279 SF - LANDSCAPE 481 SF - PERVIOUS PVMT
2	SINGLE FAMILY LOT	1	9,583 SF	6,010 SF	2,395 SF	1,912 SF
3	SINGLE FAMILY LOT	1	8,203 SF	6,000 SF	1,466 SF	997 SF
4	SINGLE FAMILY LOT	1	12,068 SF	6,000 SF	1,191 SF	1,000 SF
PROPOSED STREET 117TH ST.				7,994 SF		
BUDLONG AVENUE				4,447 SF		
TOTAL			38,099 SF	38,099 SF	6,065 SF	4,188 SF - LANDSCAPE 481 SF - PERVIOUS PVMT

ENGINEER:

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

PERFECTO A. ARCA, PE
RCE 028918

DATE

REGISTERED PROFESSIONAL ENGINEER
PERFECTO A. ARCA, P.E.
28918
Exp. 3-31-17
CIVIL
STATE OF CALIFORNIA

LAND USE CATEGORY:

EXISTING RD2.3: SINGLE FAMILY RESIDENCE (0-8 DWELLING UNITS PER NET ACRE)
PROPOSED RD2.3: SINGLE FAMILY RESIDENCE (0-8 DWELLING UNITS PER NET ACRE)

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 THREE SECOND UNITS)

UTILITIES:

TELEPHONE	AT&T
WATER	GOLDEN STATE WATER COMPANY
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	38,099 SQ. FT. (0.87 AC)
NET	25,658 SQ. FT. (0.59 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

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