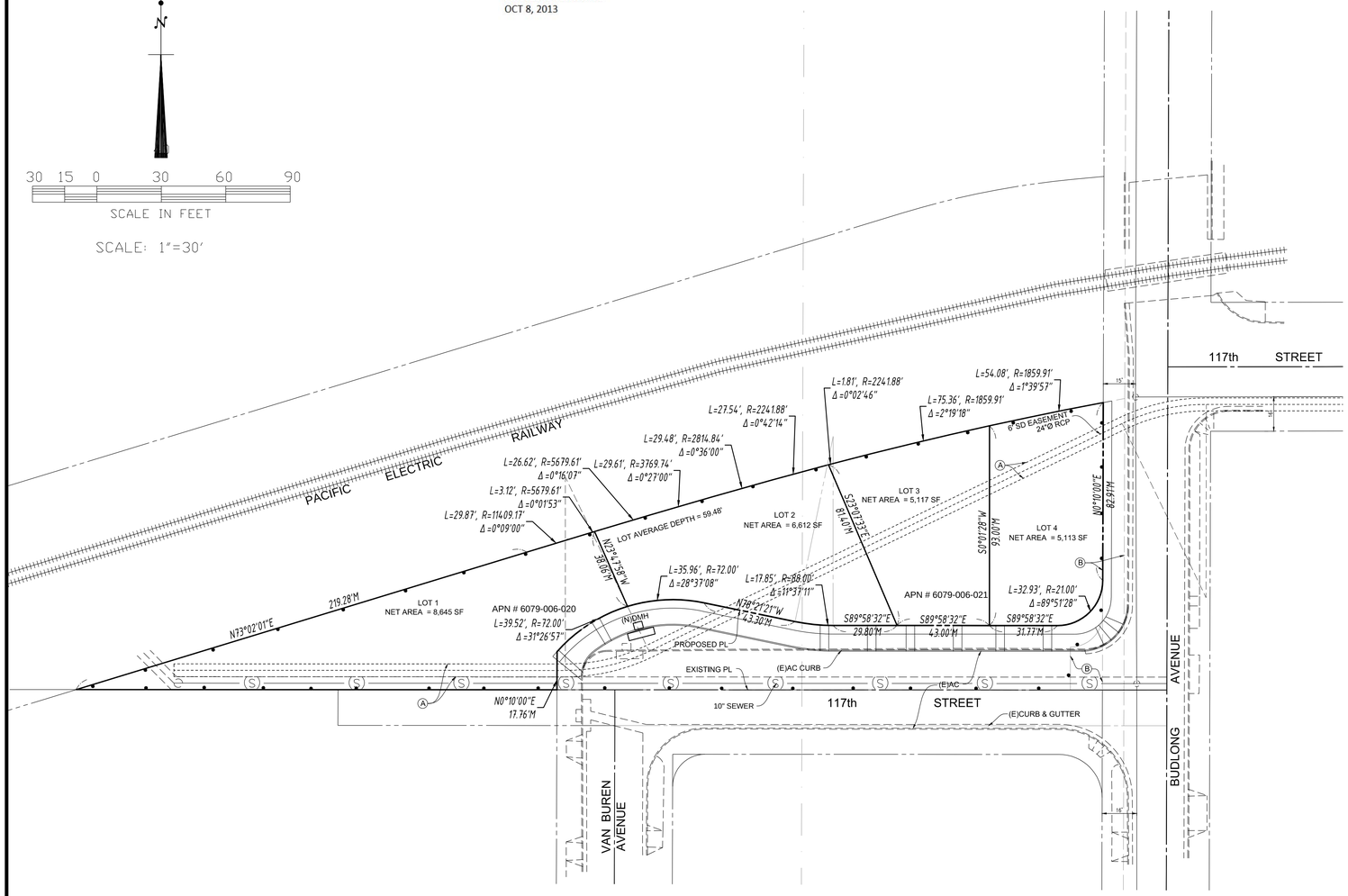
DEPT OF REGIONAL PLANNING
PM072546 TENTATIVE
OCT 8, 2013

30 15 0 30 60 90
SCALE IN FEET

SCALE: 1"=30'



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 ———

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 : JULY 30, 2013

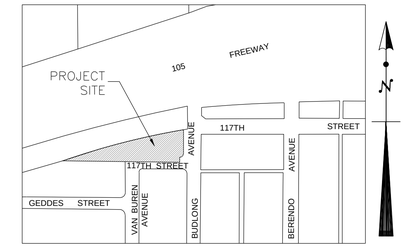
EASEMENT NOTE:

(A) AN EASEMENT FOR STORM DRAIN PURPOSES. TO REMAIN.

(B) RIGHTS OF THE PUBLIC AS TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS BUDLONG AVENUE. 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)



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-LOT SUBDIVISION

UTILITIES:

TELEPHONE	PACIFIC BELL
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	25,487 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

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

MINOR LAND SUBDIVISION
TENTATIVE PARCEL MAP NUMBER 72546
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA