

SCALE: 1"=20'
 CONTOUR INTERVAL: 1'

RECEIVED
 DEPT OF REGIONAL PLANNING
 PM74214 TENTATIVE
 2016 AUG 03

MINOR LAND DIVISION
 TENTATIVE PARCEL MAP NO. 74214
 FOR CONDOMINIUM PROPOSES
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

NOTES AND INFORMATION:

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 74212.

LEGAL DESCRIPTION: THE SOUTH 80 FEET OF LOT 156 OF HAWTHORNE ACRES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 128 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE EAST 140 FEET THEREOF.

EXISTING SITE ADDRESS: 11130 S. EASTWOOD AVE., LENNOX, CA 90304

A.P.N. 4035-021-011, T.G. 703 D6, COUNTY INDEX MAP NO. 084-177

PROJECT SCOPE OF THE PROPOSED SUBDIVISION: CONDOMINIUM 1 LOT SUBDIVISION, 4 PROPOSED UNITS

EXISTING AND PROPOSED ZONING: R2

LAND SURVEYOR: ERIC CHIANG, P.L.S. 6671, 301 W. OAKMONT DR., MONTEBELLO, CA 90640, (323) 888-8687

OWNER AND SUBDIVIDER NAME:
 GOLDEN STATE ALLIANCE, LLC; CONTACT PERSON: DANNY HERB HASSAN
 13541 PRAIRIE AVE., HAWTHORNE, CA 90250.

BENCH MARK:
 BM NUMBER Y 10976, NAVD 1988, HAWTHORNE QUAD 2005, ELEVATION = 70.782 FEET.
 DPW BM TAG IN NORTH CURB 5 M. (16.4') W/O BCR @ NW CORNER PRAIRIE AVE. AND IMPERIAL HWY. (E. END C.B.)
 ELEVATION SHOWN ARE EXISTING UNLESS OTHERWISE STATED.

BASIS OF BEARINGS:
 THE BEARING OF N89°52'53"W OF THE CENTERLINE OF 111TH ST. AS SHOWN ON R.S. 224-86 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. BOUNDARY ESTABLISHED PER RECORD DATA PER SAID R.S.

DRAINAGE: PROPOSED SURFACE DRAINAGE, SUSUMPS DEVICE PER COUNTY APPROVAL.

GRADING: EXISTING TERRAIN IS LEVEL AND VACANT LOT. MINIMAL GRADING IS NEEDED.

NEW DRIVEWAY CONC. APRON PER COUNTY STANDARD. JOIN EXISTING.

PARKWAY LANDSCAPING: PLANT PARKWAY TREES PER COUNTY APPROVAL.

SEWER: PROPOSED 8" V.C.P. SEWER ON CENTERLINE PRIVATE DRIVEWAY AND FIRELANE.

WATER: CONNECT TO EXISTING WATER SYSTEM PER COUNTY APPROVAL.

UTILITIES INFORMATION WAS TAKEN FROM L.A. CO. DPW STREET PLAN PH082468, SUBSTRUCTURE PLANS H30 AND H42 CONTRACTOR/ENGINEER SHALL VERIFY INFORMATION BEFORE DESIGN AND CONNECTIONS.

CONTRACTOR/ENGINEER SHALL VERIFY INFORMATION BEFORE DESIGN AND CONNECTIONS.

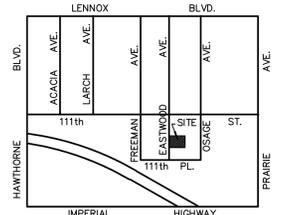
BUILDING DATA:
 TYPICAL UNIT AREA 1455 S.F.
 1ST FLOOR AREA 523 S.F.
 2ND FLOOR AREA 932 S.F.
 BALCONY 30 S.F.
 2 CAR GARAGE 420 S.F.
 LOT COVERAGE 3728/11200 S.F.= 33%

TITLE INFORMATION BY FIRST AMERICAN TITLE COMPANY
 1250 CORONA POINTE COURT, SUITE 200, CORONA, CA 92879
 ORDER NUMBER NHSC-5119808(29) DATED 02/26, 2016
 TITLE OFFICER: HUGO TELLO (951) 256-5883, HTELLO@FIRSTAM.COM
 ITEM 4: EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES DOCUMENT RECORDED IN BOOK 3264 OF DEEDS, PAGE 160. LOCATION CANNOT BE DETERMINED.
 ITEM 5: EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES RECORDED JUNE 22, 1953 AS INSTRUMENT NO. 3459 IN BOOK 42030, PAGE 293 OF O.R. IN FAVOR OF LOS ANGELES COUNTY.
 ITEM 6: EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JANUARY 7, 1955 AS INSTRUMENT NO. 3056 IN BOOK 46582, PAGE 431 OF O.R. IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION.
 ITEM 8: EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED JANUARY 14, 1959 AS INSTRUMENT NO. 3535 IN BOOK D335, PAGE 441 OF O.R.

Legend:

..... Indicates the boundary of the land being subdivided by this map.

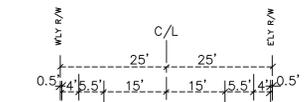
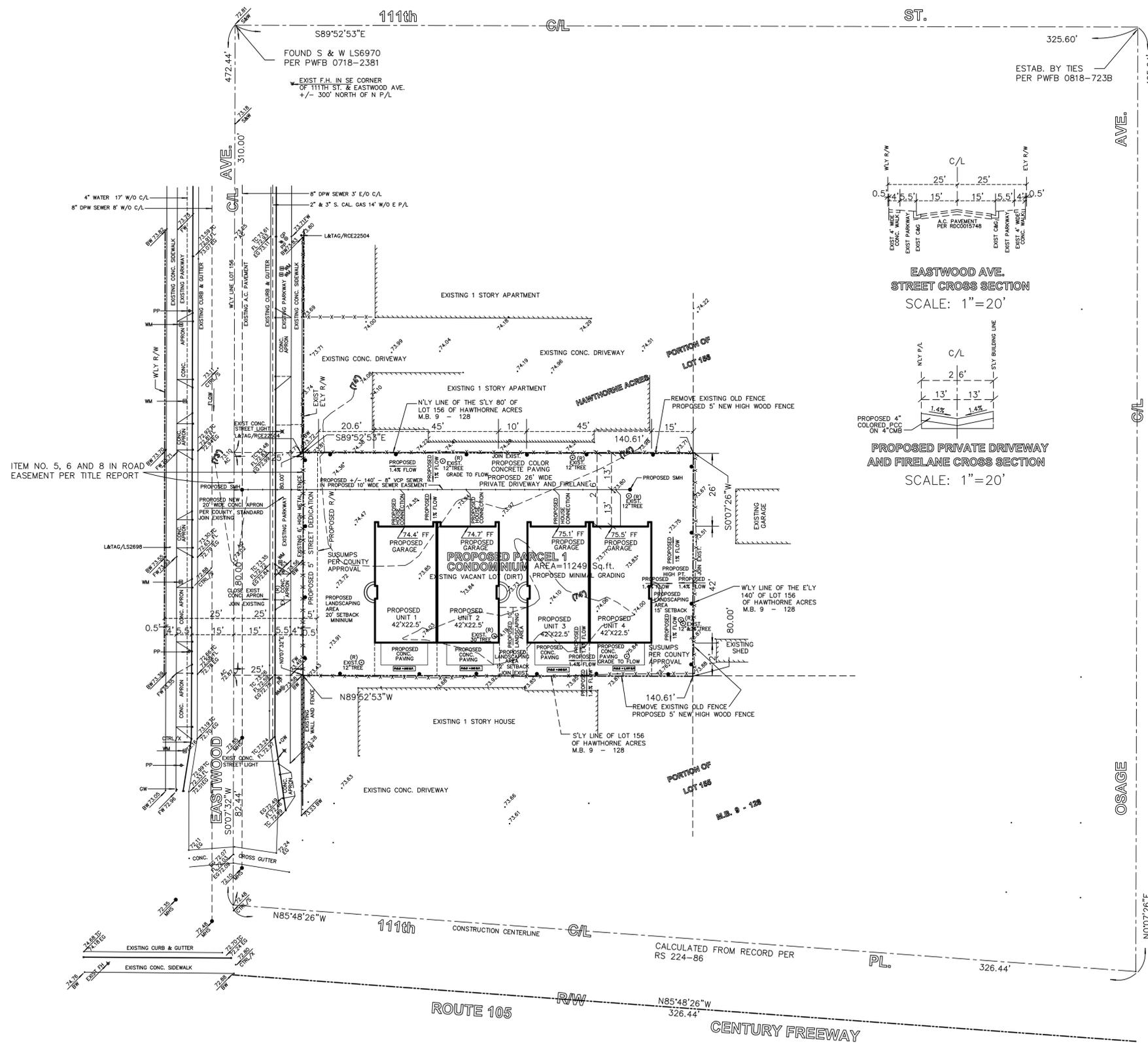
SLW	Street Light Wood	GW	Guy Wire
S.L.C.	Street Light Concrete	UM	Unknown Meter
PP	Power Pole	WV	Water Valve
GP	Guy Pole	CB	CATCH BASIN
WM	Water Meter	D	DIRT
MHS	Manhole sewer	W	WALL
GM	Gas Meter	F	FENCE
FH	Fire Hydrant	FW	FRONT OF WALK
		BW	BACK OF WALK
TC	Top of Curb		
FL	Flow Line		
EG	Edge of Gutter		
(R)	TO BE REMOVED		



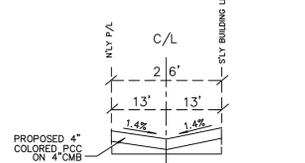
VICINITY MAP
 NOT TO SCALE

TENTATIVE PARCEL MAP NO. 74214
 IN THE UNINCORPORATED TERRITORY
 OF THE COUNTY OF LOS ANGELES

PROJECT NO. 160326	SCALE: 1" = 20'
DRAWN BY: E.K.C.	DATE: 03-26-16
CHECKED BY:	SHT. OF:
APPROVED BY:	1 OF 1



EASTWOOD AVE.
 STREET CROSS SECTION
 SCALE: 1"=20'



PROPOSED PRIVATE DRIVEWAY
 AND FIRELANE CROSS SECTION
 SCALE: 1"=20'