

DEPT OF REGIONAL PLANNING  
PM071909 SITE PLAN  
10 APR 2013

# SITE PLAN

## TO ACCOMPANY VESTING TENTATIVE PARCEL MAP NO. 71909

**TITLE INFORMATION**

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NHSC-3976163 (29) DATED FEBRUARY 21, 2012, ISSUED BY FIRST AMERICAN TITLE COMPANY, RANCHO CUCAMONGA, CALIFORNIA (TITLE OFFICER: HUGO TELLO, TELEPHONE (951) 256-5883. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE UNINCORPORATED ARE OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 121 OF THE SPRINGDALE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 194, OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

**PROPERTY ADDRESS**

1932 EAST 119TH STREET

**ASSESSOR'S PARCEL No.**

6150-007-902

**OWNER**

COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES, A PUBLIC BODY CORPORATE AND POLITIC

CONTACT PERSON:  
ISMAEL MAYANS  
MAYANS DEVELOPMENT  
22343 LA PALMA AVENUE SUITE 132  
YORBA LINDA, CA 92887  
PH. (714) 692-1900  
FAX (714) 692-1933  
EMAIL: ismael@mayansdevelopment.com

**BENCHMARK**

LOS ANGELES COUNTY OF PUBLIC WORKS BM Y-11382

LOS ANGELES TAG IN CB 13 FT. S/O BCR @ SW COR OF IMPERIAL HIGHWAY & WILMINGTON AVE.

ELEVATION = 94.422' U.S. SURVEY FEET (NAVD'88 PUBLISHED, 2005)

**ENGINEER/SURVEYOR**

PASCAL APOTHELOZ, PLS# 7734  
DRC ENGINEERING, INC  
160 S. OLD SPRINGS ROAD  
SUITE 210  
ANAHEIM, CA 92808  
PH. (714) 685-6860  
FAX (714) 685-6861  
EMAIL: papothe@rc-eng.com

**FLOOD ZONE**

THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1815F, DATED SEPTEMBER 26, 2008

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF 119TH STREET PER SPRINGDALE TRACT, AS PER MAP RECORDED IN BOOK 6 PAGE 194 OF MAPS, RECORDS OF LOS ANGELES COUNTY, BEING WEST.

**EXISTING ZONING**

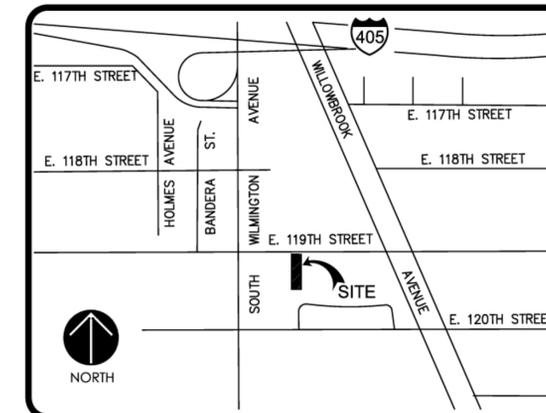
THE PROPERTY SHOWN HEREON IS ZONED "R1 / SINGLE FAMILY RESIDENCE" PER THE COUNTY OF LOS ANGELES ZONING ORDINANCE.

**EARTHWORK**

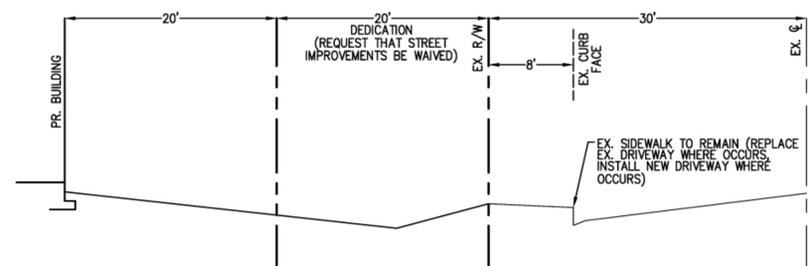
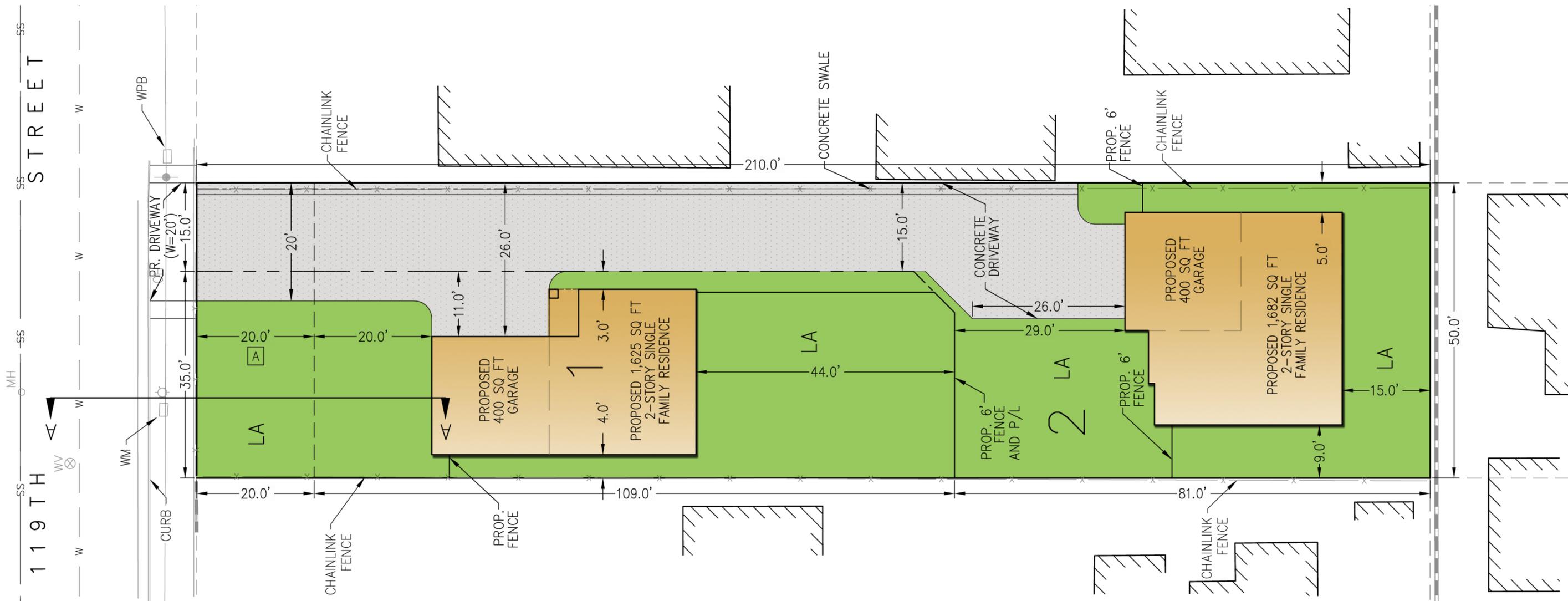
FILL 280 CUBIC YARDS  
CUT 10 CUBIC YARDS

**PARCEL AREAS**

TOTAL SITE AREAS	
SITE BEFORE DEDICATIONS	10,501 SF / 0.24 AC
DEDICATIONS	1,000 SF
SITE AFTER DEDICATIONS	9,501 SF / 0.22 AC
PARCEL AREAS (AFTER DEDICATIONS)	
PARCEL 1 GROSS	3,704 SF / 0.09 AC
PARCEL 1 SHARED DRIVEWAY	200 SF
PARCEL 1 NET	3,504 SF / 0.08 AC
PARCEL 2 GROSS	5,797 SF / 0.13 AC
PARCEL 2 SHARED DRIVEWAY	1,410 SF
PARCEL 2 NET	4,387 SF / 0.10 AC



VICINITY MAP  
NOT TO SCALE



SECTION A-A  
SCALE: 1/8"=1'

**LEGEND**

—	PROPERTY LINE	BW	BACK OF WALK DRIVEWAY
- - -	CENTER LINE	DW	EDGE OF GUTTER
- X -	FENCE	EPB	ELECTRIC PULLBOX
- - -	ADJACENT PROPERTY	FG	FINISH GRADE
- - -	OVERHEAD LINE	FL	FLOWLINE
- - -		FS	FINISHED SURFACE
- - -		PP	POWER POLE
- - -		TC	TOP OF CURB
- - -		WM	WATER METER
- - -		WPB	WATER PULLBOX
- - -		WV	WATER VALVE
[Symbol]	BUILDING	[Symbol]	INDICATES PROPOSED STREET DEDICATION
[Symbol]	POWER POLE		
[Symbol]	LIGHT POLE		
[Symbol]	FIRE HYDRANT		
[Symbol]	SINGLE TREE		
[Symbol]	BLOCKWALL		

JANUARY, 2013  
SCALE: 1/8" = 1'  
JOB NO. 11-439G

**DRC Engineering, Inc.**  
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210  
Anaheim Hills, California 92808  
(714) 685-6860

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