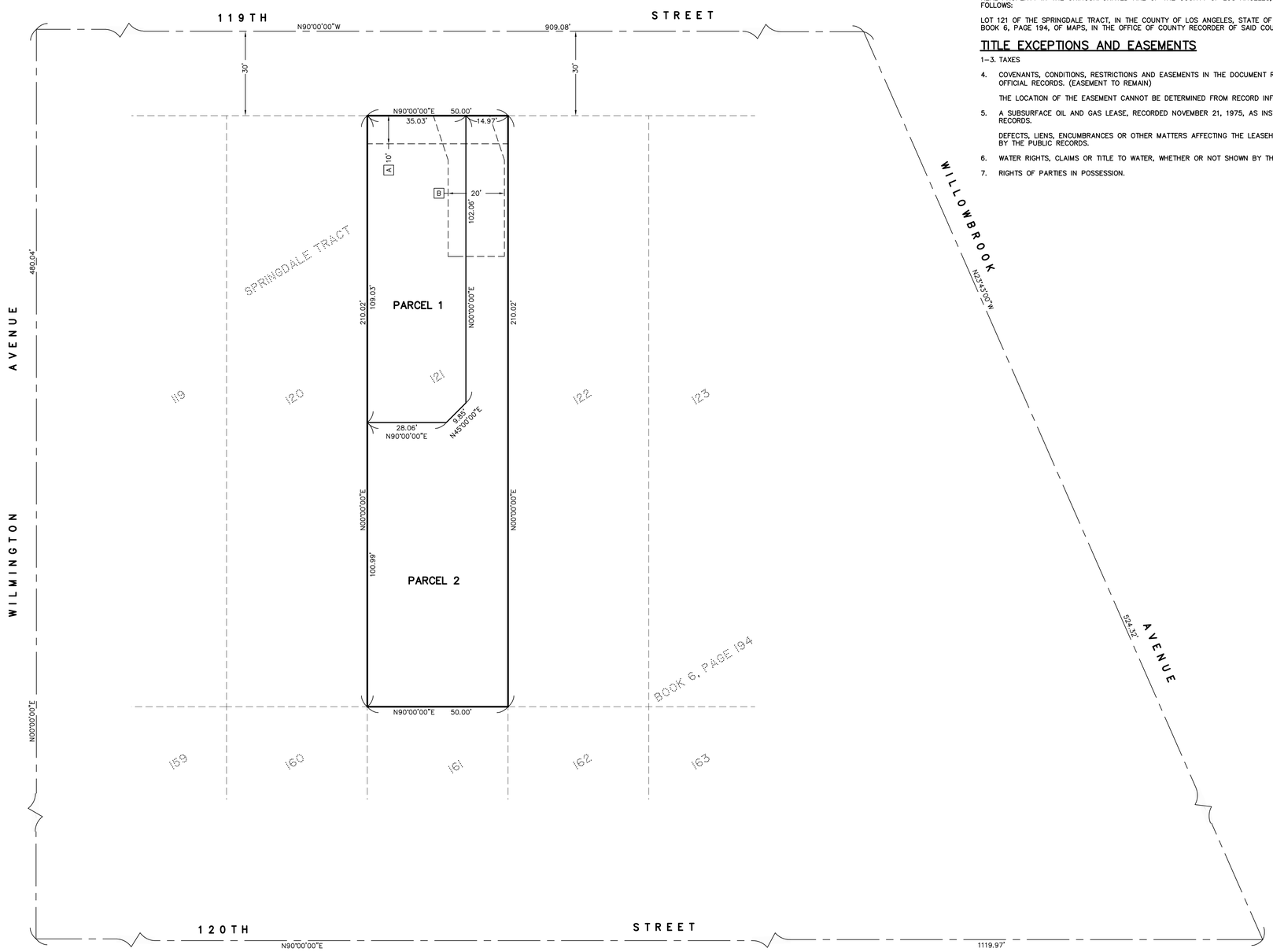
DEPT OF REGIONAL PLANNING
PM071909 TENTATIVE
OCT 15 2013



TITLE INFORMATION

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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.

TITLE EXCEPTIONS AND EASEMENTS

1-3. TAXES

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2812, PAGE 83, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN)

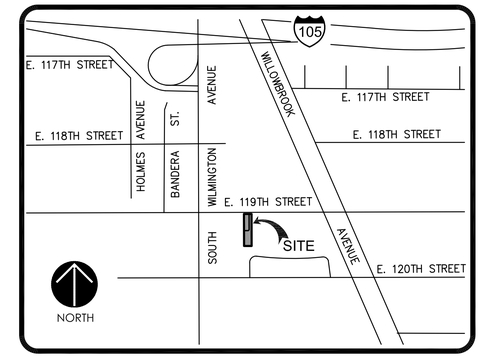
   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

5. A SUBSURFACE OIL AND GAS LEASE, RECORDED NOVEMBER 21, 1975, AS INSTRUMENT NO. 4616 OF OFFICIAL RECORDS.

   DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORD.

7. RIGHTS OF PARTIES IN POSSESSION.



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- CENTERLINE
- EASEMENT
- PROPOSED LOT LINE
- ADJACENT PROPERTY

PROPERTY ADDRESS

1932 EAST 119TH STREET
LOS ANGELES, CA 90059

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 AVENUE

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) 685-6801
EMAIL: papotheloz@drc-eng.com

LICENSED LAND SURVEYOR
PASCAL R. APOTHELOZ
LS 7734
STATE OF CALIFORNIA

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 THE 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.

PARCEL AREAS

TOTAL SITE AREAS

SITE BEFORE DEDICATIONS	10,501 SF / 0.24 AC
DEDICATIONS	500 SF
SITE AFTER DEDICATIONS	10,001 SF / 0.23 AC

PARCEL AREAS (AFTER DEDICATIONS)

PARCEL 1 GROSS	3,445 SF / 0.08 AC
PARCEL 1 SHARED DRIVEWAY	259 SF
PARCEL 1 NET	3,186 SF / 0.07 AC
PARCEL 2 GROSS	6,556 SF / 0.15 AC
PARCEL 2 SHARED DRIVEWAY	1,378 SF
PARCEL 2 NET	5,178 SF / 0.12 AC

EASEMENTS

A INDICATES PROPOSED OFFER OF STREET DEDICATION

B INDICATES PROPOSED SHARED ACCESS AND PRIVATE UTILITY EASEMENT BETWEEN PARCEL 1 AND PARCEL 2

NOTE

SEE HOUSING PERMIT SITE PLAN FOR LIST OF REQUESTED INCENTIVES TO MODIFY REQUIRED FRONTAGE, AVERAGE WIDTH, AND LOT SIZE.

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

N

OCTOBER, 2013
SCALE: 1" = 20'
JOB NO. 11-439G

MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 71909
TO ACCOMPANY HOUSING PERMIT SITE PLAN

IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A MINOR LAND DIVISION OF LOT 121 OF THE SPRINGDALE TRACT, RECORDED IN BOOK 6, PAGE 194, OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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MINOR LAND DIVISION
HOUSING PERMIT SITE PLAN
TO ACCOMPANY VESTING TENTATIVE PARCEL MAP NO. 71909
HOUSING PERMIT NO. 201300001 EXHIBIT MAP

PROPERTY ADDRESS
1932 EAST 119TH STREET
LOS ANGELES, CA 90059

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:
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BENCHMARK
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EARTHWORK
FILL 260 CUBIC YARDS
CUT 10 CUBIC YARDS
NET 250 CUBIC YARDS (IMPORT)

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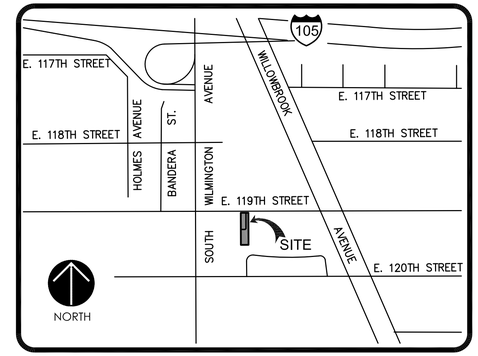

VICINITY MAP
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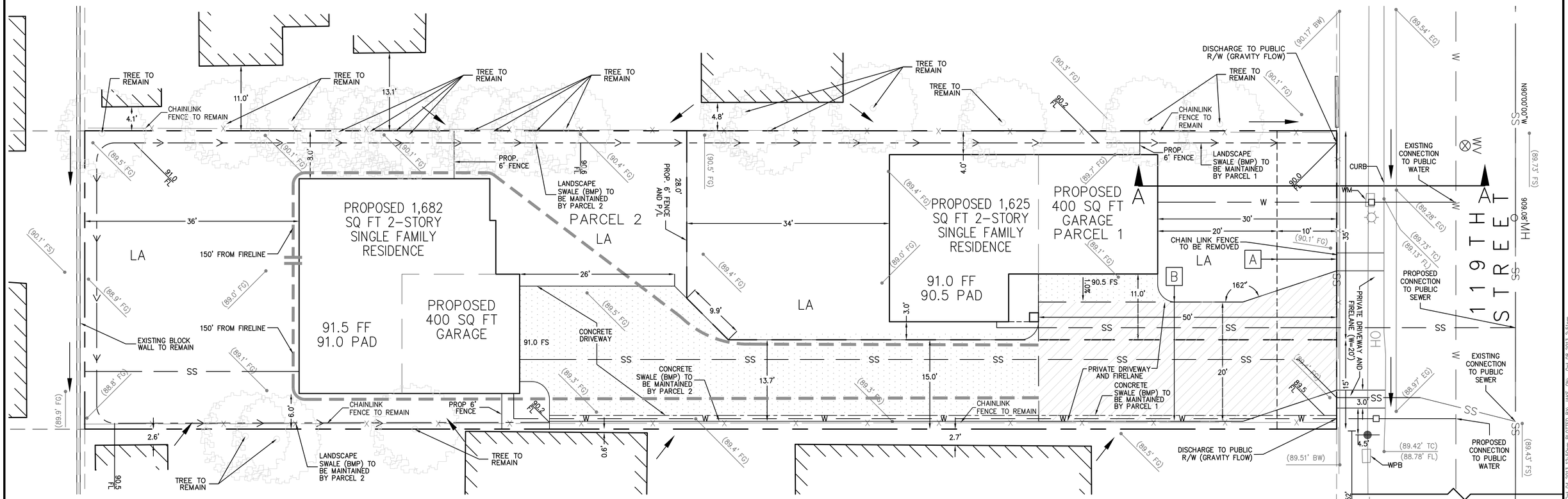

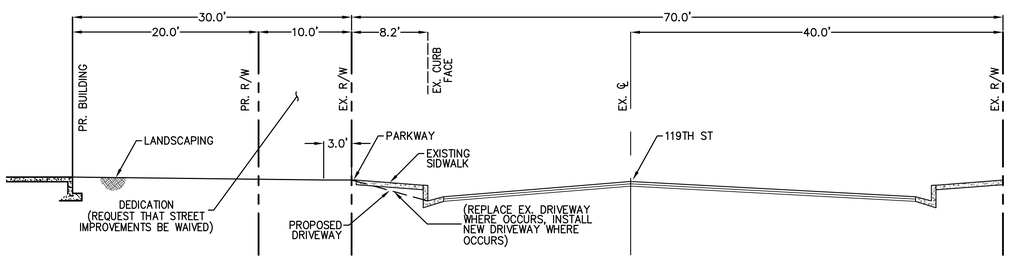

SECTION A–A
SCALE: 1/8"=1'

LEGEND

EXISTING PROPERTY LINE
CENTER LINE
EASEMENT
EXISTING LOT LINE
PROPOSED PARCEL LINES
PROPOSED BUILDINGS
FENCE
OVERHEAD LINE

BUILDING
VAULT
LIGHT POLE
CATCH BASIN (DRAIN INLET)
POWER POLE
SINGLE TREE — DECIDUOUS — PALM
FIRE HYDRANT
POWER POLE / STREET LIGHT
GUY ANCHOR
SIGN
BLOCKWALL
DIRECTION OF FLOW

FIRE LANE
HARDSCAPE

BW	BACK OF WALK
EG	EDGE OF GUTTER
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
PB	PULLBOX
PP	POWER POLE
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE

PM 071909 REQUESTED INCENTIVES

DEVELOPMENT STANDARDS		REQUIRED	PROPOSING
TABLE D INCENTIVES (ON-MENU, MAX 3)	SIDE SETBACK (MAX 20% REDUCTION)	5 FT.	PARCEL 1-4 FT. WEST SIDE (20% REDUCTION)
	LOT SIZE (MAX 50% REDUCTION)	5,000 SQ. FT.	PARCEL 1-3,186 SQ. FT. (36% REDUCTION)
	LOT WIDTH (MAX 50% REDUCTION)	50 FT.	PARCEL 1-35 FT. (30% REDUCTION)
ADDITIONAL INCENTIVES (OFF-MENU, MAX 3)	FRONTAGE	SAME AS AVERAGE WIDTH	PARCEL 1-35 FT. PARCEL 2-15 FT.
	SIDE SETBACKS	5 FT.	PARCEL 1-3FT EAST SIDE

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FILENAME: M:\2011\11-439 Mayans\11-439G 1932 E 119th\Exhibit A\11-439G EXH A.dwg, LAST SAVED ON: Oct 04 2013 12:50pm PLOTTED BY: JAKE, ON: Oct 09 2013 2:51pm