

# MINOR LAND DIVISION HOUSING PERMIT SITE PLAN TO ACCOMPANY VESTING TENTATIVE PARCEL MAP NO. 71910 HOUSING PERMIT NO. 201300002 EXHIBIT MAP

**TITLE INFORMATION**

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NHC-3976174 (28) DATED AUGUST 1, 2013, ISSUED BY FIRST AMERICAN TITLE COMPANY, CORONA, 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 127 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.

**ASSESSOR'S PARCEL NO.**

6150-007-905

**PROPERTY ADDRESS**

2026 EAST 119TH STREET  
LOS ANGELES, CA 90059

**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 BOR @ 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: papothe@drce-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 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	3,434 SF / 0.08 AC
PARCEL 1 SHARED DRIVEWAY	225 SF
PARCEL 1 NET	3,209 SF / 0.07 AC
PARCEL 2 GROSS	6,567 SF / 0.15 AC
PARCEL 2 SHARED DRIVEWAY	1,365 SF
PARCEL 2 NET	5,202 SF / 0.12 AC

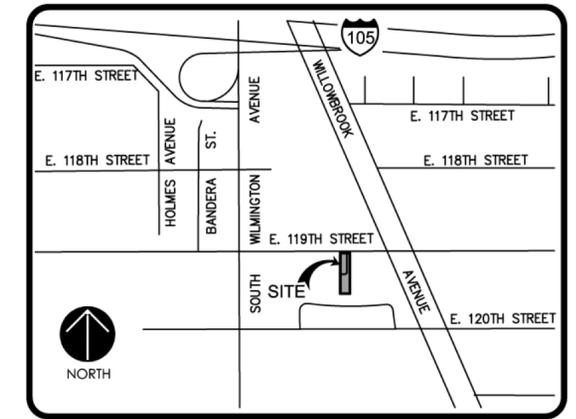
**EASEMENTS**

- ① INDICATES EXISTING SCE EASEMENT 46065-158, RECORDED NOV 9, 1954 (TO REMAIN)
- [A] INDICATES PROPOSED OFFER OF STREET DEDICATION
- [B] INDICATES PROPOSED SHARED ACCESS AND PRIVATE UTILITY EASEMENT BETWEEN PARCEL 1 AND PARCEL 2

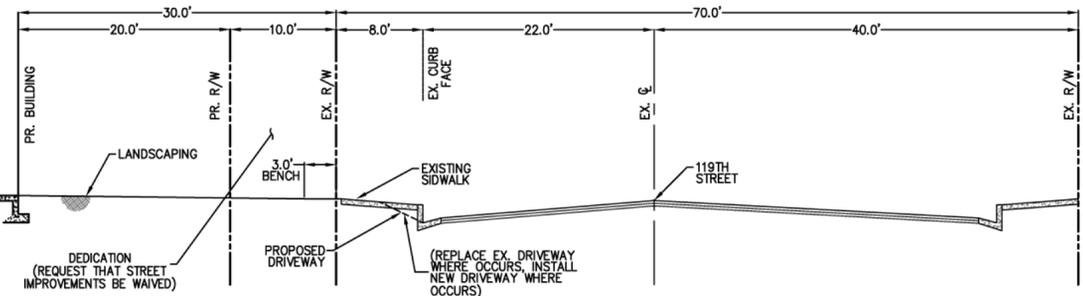
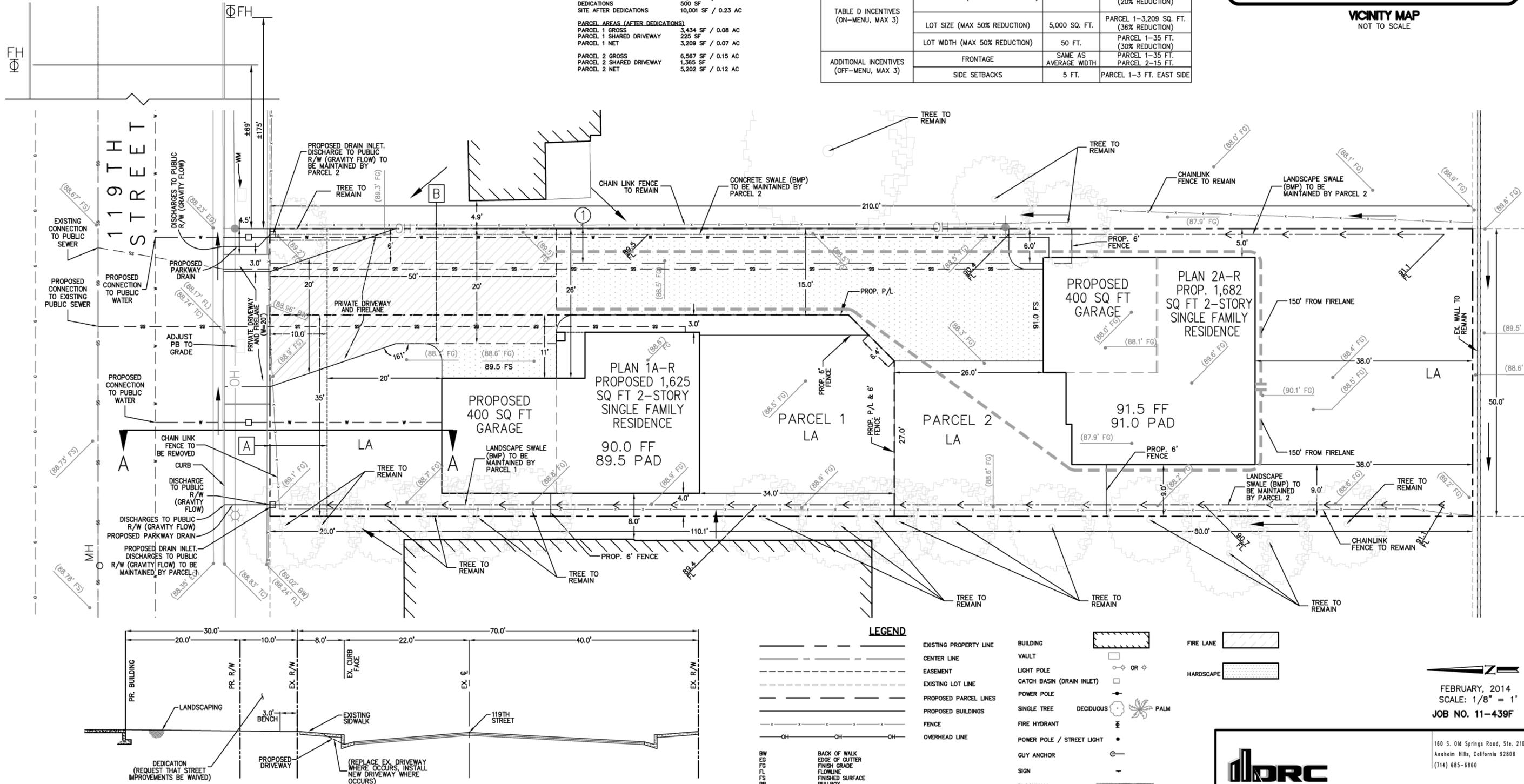
**EARTHWORK**

FILL 20 CUBIC YARDS  
CUT 40 CUBIC YARDS  
NET 20 CUBIC YARDS (EXPORT)

PM 071910 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 1-3,209 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 1-3 FT. EAST SIDE



**VICINITY MAP**  
NOT TO SCALE



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

**LEGEND**

---	EXISTING PROPERTY LINE	▨	BUILDING VAULT	▨	FIRE LANE
---	CENTER LINE	○	LIGHT POLE	▨	HARDSCAPE
---	EASEMENT	○	CATCH BASIN (DRAIN INLET)	○	
---	EXISTING LOT LINE	○	POWER POLE	○	
---	PROPOSED PARCEL LINES	○	SINGLE TREE	○	
---	PROPOSED BUILDINGS	○	FIRE HYDRANT	○	
---	FENCE	○	POWER POLE / STREET LIGHT	○	
---	OVERHEAD LINE	○	GUY ANCHOR	○	
---		○	SIGN	○	
---		○	BLOCKWALL	○	
---		○	DIRECTION OF FLOW	○	

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

FEBRUARY, 2014  
 SCALE: 1/8" = 1'  
 JOB NO. 11-439F

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

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