

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: papotheoz@drc-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

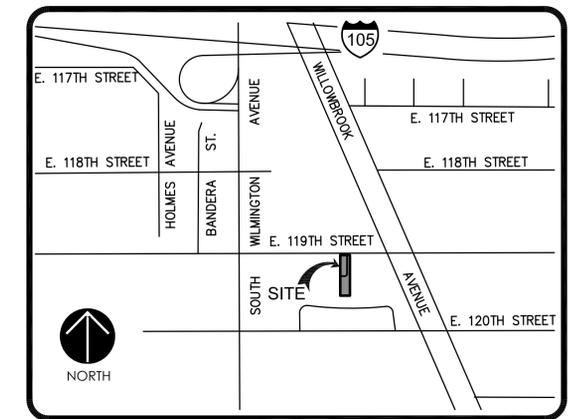
EASEMENTS

- 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

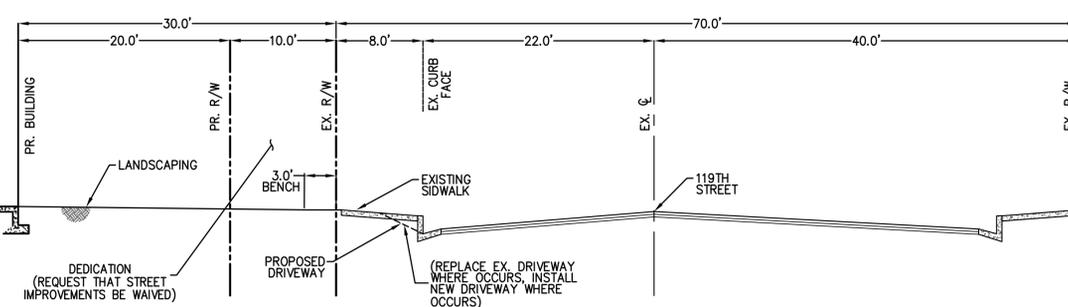
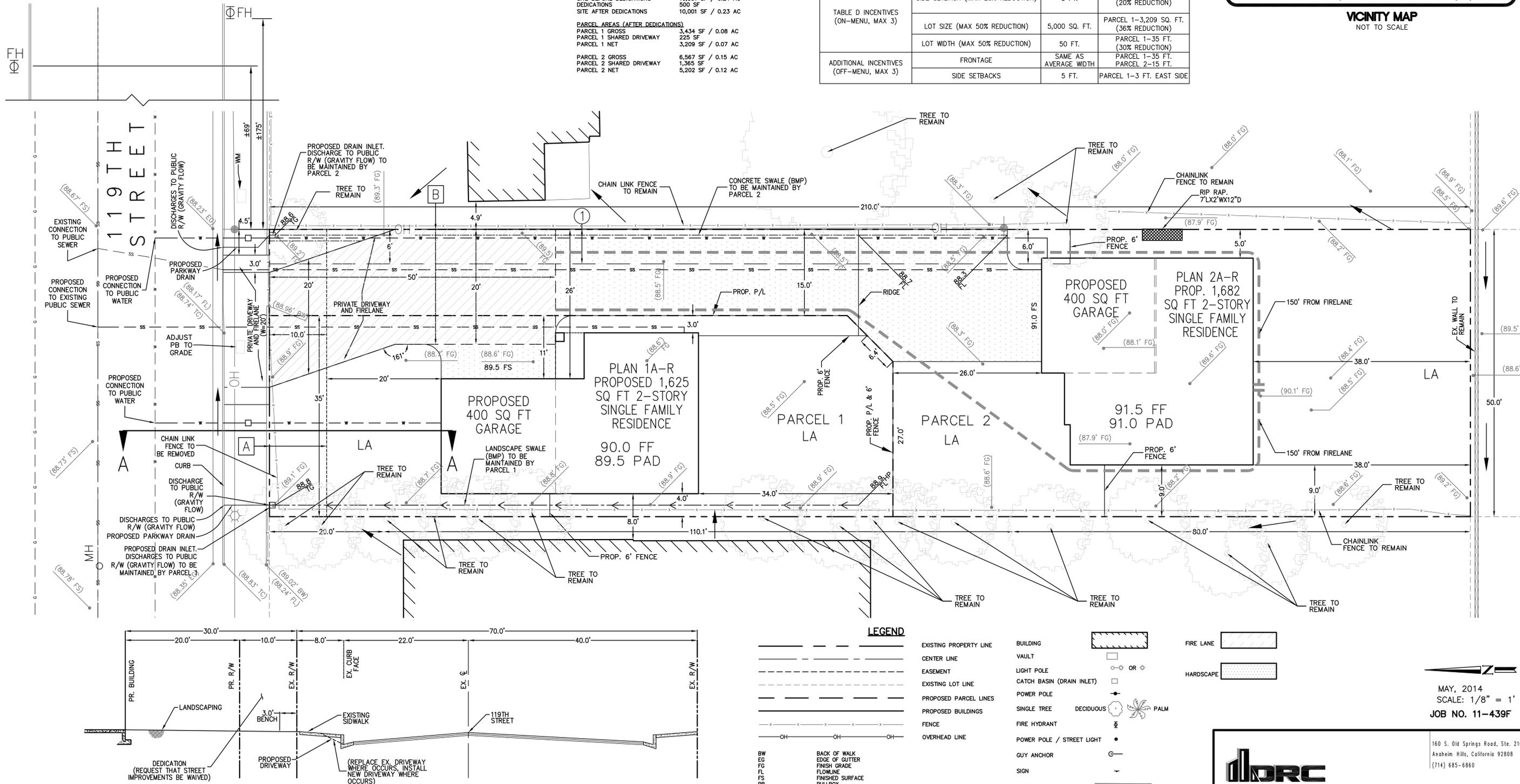
EARTHWORK

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

PM 071910 REQUESTED INCENTIVES			
TABLE D INCENTIVES (ON-MENU, MAX 3)	DEVELOPMENT STANDARDS		PROPOSING
	REQUIRED	PROPOSING	
	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
- - - 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
- FIRE HYDRANT
- POWER POLE / STREET LIGHT
- GUY ANCHOR
- SIGN
- BLOCKWALL
- DIRECTION OF FLOW
- FIRE LANE
- HARDSCAPE
- DECIDUOUS TREE
- PALM TREE

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

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

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

FILENAME: W:\2014\11-439_Mayans\11-439_2014_05_13\071910 EXHIBIT MAP.dwg, LAST SAVED ON: May 27 2014 6:38pm, PLOTTED BY: ROBERT, ON: May 27 2014 6:38pm