SCALE: 1" = 20'

MAJOR LAND DIVISION
VESTING TENTATIVE
TRACT NO. 71769

DEPT. OF REGIONAL PLANNING
15 JAN 2013 TENTATIVE MAP

IN THE CITY OF LOMITA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 87 OF TRACT NO. 848, AS PER MAP RECORDED IN BOOK 16, PAGES 90 AND 91, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
– CETECH ENGINEERING –

SHEET 1 OF 1 SHEET

LEGAL DESCRIPTION:
THE SOUTHERLY 108.5 FEET OF LOT 87 OF TRACT NO. 848, IN THE CITY OF LOMITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ENGINEER:
CETECH ENGINEERING
THOMAS T. YUGE, P.E.
2252 W. CARSON STREET
SUITE B
TORRANCE, CA 90501
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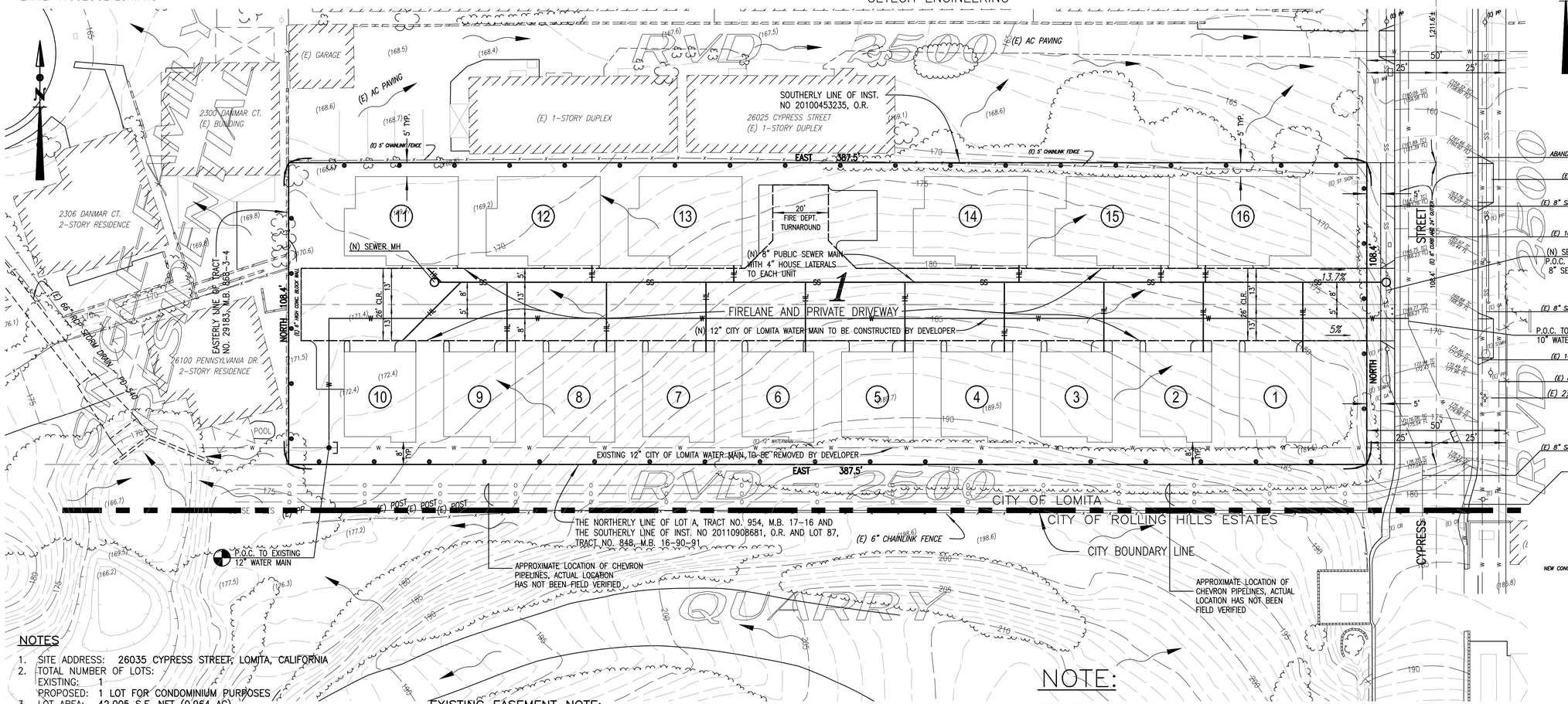
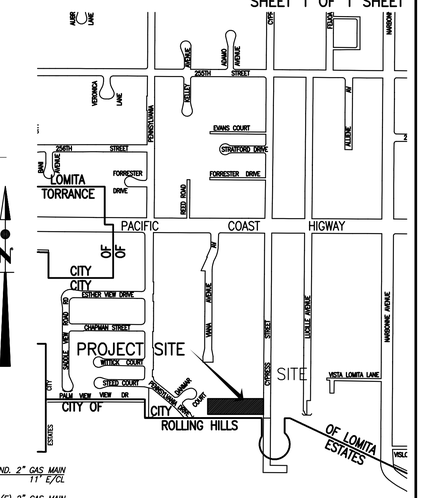
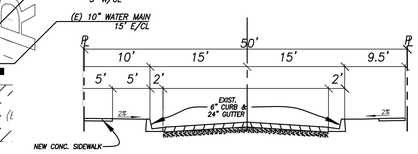
FAX (310) 533–1550
EMAIL: TYUGE@CETECH.PRO

OWNER / DEVELOPER:
STORM WESTERN DEVELOPMENT, INC.
23223 NORMANDIE AVENUE
TORRANCE, CA 90505
PH: (310) 534–2442





VICINITY MAP
NOT TO SCALE



CYPRESS STREET
TYPICAL SECTION
LOOKING N'LY
N.T.S.

MAJOR LAND DIVISION
VESTING
TENTATIVE
TRACT NO. 71769
FOR CONDOMINIUM PURPOSES
DATE: SEPT. 29, 2012
REVISED: JAN. 09, 2013

NOTES

1. SITE ADDRESS: 26035 CYPRESS STREET, LOMITA, CALIFORNIA
2. TOTAL NUMBER OF LOTS:
   EXISTING: 1
   PROPOSED: 1 LOT FOR CONDOMINIUM PURPOSES
3. LOT AREA: 42,005 S.F. NET (0.964 AC)
   44,715 S.F. GROSS TO CENTERLINE OF STREET (1.02 AC)
4. PROPOSED DENSITY: 15.6 D.U. PER GROSS AREA
5. EXISTING AND PROPOSED ZONING: RVD–2500
6. ALL UTILITIES AVAILABLE TO SITE
7. EXISTING SANITARY SEWER SYSTEM SERVES THE SITE.
8. ALL IMPROVEMENTS EXCEPT PUBLIC SIDEWALK ARE EXISTING.
9. EXISTING SITE : VACANT
10. SITE TOPOGRAPHY IS ROLLING TERRAIN.
11. NO OAK OR OTHER SPECIMEN TREES EXIST ON SITE.
12. PROPOSED USE: 16 DETACHED SINGLE–FAMILY RESIDENTIAL CONDOMINIUM UNITS
13. ASSESSOR'S PARCEL NOS.: 7553–001–062
14. DATE OF PREPARATION: SEPT. 29, 2012, REVISED JAN. 09, 2013
15. SEE EXHIBIT MAP FOR PROPOSED SITE PLAN, PROPOSED PAD GRADES, GRADING AND DRAINAGE, AND SITE STATISTICS
16. THERE ARE NO EXISTING OR PROPOSED WELLS ON SUBJECT SITE.
17. THERE ARE NO EXISTING SEWAGE DISPOSAL SYSTEMS ON THE SUBJECT SITE WHICH ARE TO REMAIN.
18. THE SUBJECT SITE IS NOT SUBJECT TO INUNDATION OR FLOODING
19. PROPOSED NEW WATER MAIN AND SEWER MAIN LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DURING PROJECT DESIGN STAGE.
20. REQUIRED EASEMENTS FOR NEW WATER MAIN AND SEWER MAIN TO BE RESERVED OR DEDICATED ON FINAL MAP OR BY SEPARATE DOCUMENT.
21. NEW WATER MAIN TO BE USED AS SOURCE FOR INDIVIDUAL METER SERVICE TO UNITS
22. SEE EXHIBIT MAP SHEET EM–1 FOR DETAILED GRADING AND DRAINAGE INFORMATION.

EXISTING EASEMENT NOTE:
EASEMENT IN FAVOR OF THE CITY OF LOMITA, A MUNICIPAL CORPORATION, SUCCESSOR IN INTEREST TO THE NARBONNE RANCH WATER CO. NO. 5, FOR WATER LINE PURPOSES, PER DEED RECORDED AUGUST 7, 1912, AS INST. NO. 167 IN BOOK 5092, PAGE 256, OF DEEDS, SAID EASEMENT IS BLANKET IN NATURE. SAID BLANKET EASEMENT TO BE ABANDONED UPON CONSTRUCTION OF NEW REPLACEMENT WATER LINE AND DEDICATION OF NEW 10' WIDE EASEMENT TO CITY OF LOMITA FOR NEW ALIGNMENT. – SEE NOTE 20, HEREON.

CONDOMINIUM NOTE:
THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 16 UNITS WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

NOTE:
SEE EXHIBIT MAP FOR PROPOSED SITE DRAINAGE, GRADING, RETAINING WALLS, FIRELANE AND PRIVATE DRIVEWAY DETAILS.

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

LEGEND

⇝	EXISTING DRAINAGE FLOW DIRECTION
(8)	UNIT NO.
1	LOT NO.
RVD – 2500	ZONING

20 0 20 40 60
SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER THOMAS T. YUGE No. 29861 CIVIL STATE OF CALIFORNIA

PREPARED BY:
Cetech Engineering
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THOMAS T. YUGE, P.E.
REGISTERED CIVIL ENGINEER
R.C.E. NO. 29861
01–09–13
DATE
CETECH Project No. P–848.0

NO.	DATE	REVISION	BY

SITE ADDRESS:
26035 CYPRESS STREET
LOMITA, CALIFORNIA

TITLE

DR:	C.V.	APVD:	T.Y.	DRAWING NO.
SCALE:	AS SHOWN	DATE:	01–09–13	TTM–1
SHEET	1	OF	1	

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