

SCALE: 1" = 20'

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
PH: (310) 533-1550
FAX (310) 533-1550
EMAIL: TYUGE@CETECH.PRO

OWNER / DEVELOPER:

STORM WESTERN DEVELOPMENT, INC.
23223 NORMANDIE AVENUE
TORRANCE, CA 90505
PH: (310) 534-2442

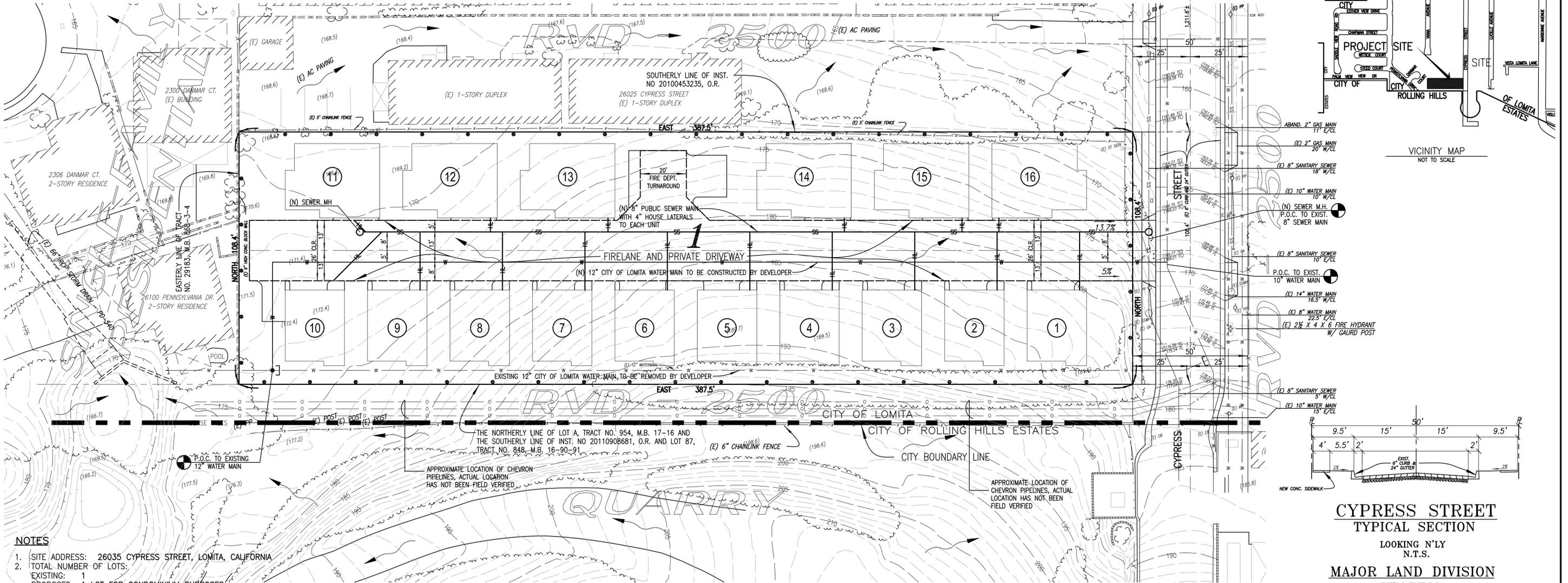
DEPT OF REGIONAL PLANNING
OCT 4 2012 TENTATIVE
RECEIVED CS INDEX NO.

MAJOR LAND DIVISION
VESTING TENTATIVE
TRACT NO. 71769

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



NOTES

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

EXISTING EASEMENT NOTES:

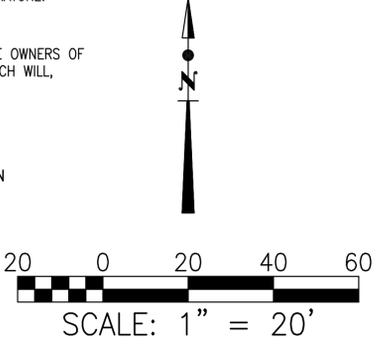
EASEMENT IN FAVOR OF THE CITY OF LOMITA, A MUNICIPAL CORPORATION, SUCCESSOR IN INTEREST TO THE NARBONNE RANCH WATER CO. NO. 5, FOR WATER LINE PURPOSES, PER DEED RECORDED AUGUST 7, 1912, AS INST. NO. 167 IN BOOK 5092, PAGE 256, OF DEEDS, SAID EASEMENT IS BLANKET IN NATURE.

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.

LEGEND

- (Symbol: Arrow) EXISTING DRAINAGE FLOW DIRECTION
- (Symbol: Circle with 8) UNIT NO.
- (Symbol: Circle with 1) LOT NO.
- (Symbol: Dashed line) ZONING



INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



PREPARED BY:
Cetech Engineering
ENGINEERS PLANNERS SURVEYORS
2252 West Carson Street, Suite B, Torrance, California, 90501
Ph: 310.533.1550 Fax: 310.533.1550 Email: cetecheengineering@sbcglobal.net
THOMAS T. YUGE, P.E.
REGISTERED CIVIL ENGINEER
R.C.E. NO. 29861
09-29-12
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.
SCALE: AS SHOWN	DATE: 09-29-12
SHEET 1 OF 1	DRAWING NO.

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

