SCALE: 1" =20'

MAJOR LAND DIVISION

SHEET 1 OF 1 SHEET

VESTING TENTATIVE TRACT NO. 71925

FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

10-358

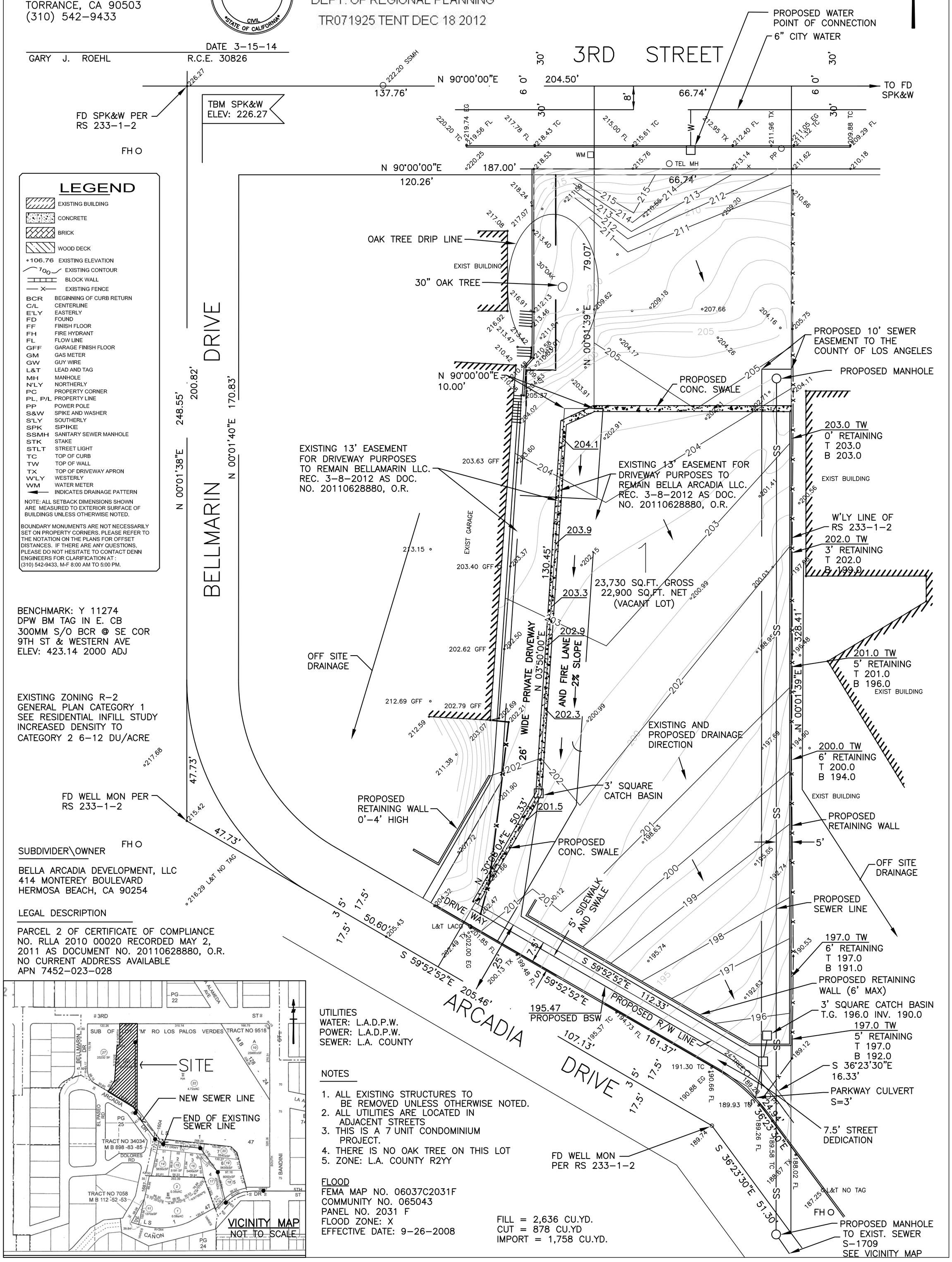
ENGINEER

DENN ENGINEERS
3914 DEL AMO BLVD., STE. 921
TORRANCE, CA 90503
(310) 542-9433

REGISTERED PROFESSIONAL ENGINEER GARY J. ROEHL No.30826 EXP. 3-31-14 CIVIL STATE OF CALIFORNIA

DEPT. OF REGIONAL PLANNING
TR071925 TENT DEC 18 2012

DATE 3-15-14
GARY J. ROEHL R.C.E. 30826



LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- ∘106.76 EXISTING ELEVATION
- 700 EXISTING CONTOUR
- BLOCK WALL
- —X— EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
E'LY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
N'LY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
S'LY	SOUTHERLY
SPK	SPIKE
SSMH	SANITARY SEWER MANHOLE
STK	STAKE
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DRIVEWAY APRON
W'LY	WESTERLY
WM	WATER METER
←	INDICATES DRAINAGE PATTERN

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT : (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

BENCHMARK: Y 11274
DPW BM TAG IN E. CB
300MM S/O BCR @ SE COR
9TH ST & WESTERN AVE
ELEV: 423.14 2000 ADJ

EXISTING ZONING R-2
GENERAL PLAN CATEGORY 1
SEE RESIDENTIAL INFILL STUDY
INCREASED DENSITY TO
CATEGORY 2 6-12 DU/ACRE

SUBDIVIDER\OWNER

BELLA ARCADIA DEVELOPMENT, LLC
414 MONTEREY BOULEVARD
HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION

PARCEL 2 OF CERTIFICATE OF COMPLIANCE NO. RLLA 2010 00020 RECORDED MAY 2, 2011 AS DOCUMENT NO. 20110628880, O.R.
NO CURRENT ADDRESS AVAILABLE
APN 7452-023-028

UTILITIES
WATER: L.A.D.P.W.
POWER: L.A.D.P.W.
SEWER: L.A. COUNTY

NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS
3. THIS IS A 7 UNIT CONDOMINIUM PROJECT.
4. THERE IS NO OAK TREE ON THIS LOT
5. ZONE: L.A. COUNTY R2YY

FLOOD
FEMA MAP NO. 06037C2031F
COMMUNITY NO. 065043
PANEL NO. 2031 F
FLOOD ZONE: X
EFFECTIVE DATE: 9-26-2008

FILL = 2,636 CU.YD.
CUT = 878 CU.YD
IMPORT = 1,758 CU.YD.

10-358