

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 073082 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PROJECT NOTES:

- THE CURRENT AND PROPOSED ZONING FOR THE PROJECT IS C-1 (RESTRICTED BUSINESS ZONE). THE PROPOSED PROJECT WOULD BE PERMITTED IN THIS ZONE WITH A CONDITIONAL USE PERMIT (CUP).
- THE CURRENT AND PROPOSED LAND USE CATEGORY FOR THE PROJECT SITE IS CG (GENERAL COMMERCIAL). RESIDENTIAL USES ARE PERMITTED AT A DENSITY OF 0-50 DU/NET ACRE. A NET AREA OF 77,216 SQUARE FEET WOULD PERMIT A MAXIMUM OF 88 UNITS.
- A HILLSIDE MANAGEMENT (HM) CUP IS REQUIRED FOR THE PROPOSED PROJECT. AN HM CUP BURDEN OF PROOF SHALL BE SUBMITTED. AN OPEN SPACE DEDICATION OF 25% OF THE NET AREA IS REQUIRED FOR URBAN AREAS.

VESTING TENTATIVE TRACT MAP NO. 073082 (VTM):
CREATE ONE LOT FOR RESIDENTIAL CONDOMINIUM PURPOSES - 88 UNIT CONDOMINIUM AIR UNITS, OPEN SPACE AND COMMON USE ROOMS IN THE RESIDENTIAL PORTION.

PROPOSED PROJECT:
THE APPLICANT PROPOSES TO ENTITLE AND CONSTRUCT A RESIDENTIAL BUILDING CONSISTING OF 88 CONDOMINIUM UNITS.

ACCESS:
VEHICULAR ACCESS WILL BE FROM OVERHILL DRIVE AT BOTH THE NORTH AND SOUTH END OF THE PROPERTY. PEDESTRIAN ACCESS WILL BE AVAILABLE FROM BOTH OVERHILL DRIVE AND LA BREA AVENUE.

PARKING:
THERE WILL BE 198 SPACES. 10 AT THE ENTRY COURTYARD, AND 188 IN THE UNDERGROUND GARAGE.

BENCHMARK NOTE:
ADD 4.09" TO ALL PLAN ELEVATIONS SHOWN HEREON TO ACHIEVE LOS ANGELES COUNTY BENCHMARK NO. 5Y11361 (QUAD YEAR 2005; ELEVATION 439.851 FT.) AS FOUND ON THE LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION WEBSITE.

WATER QUALITY NOTE:
THE DEVELOPER/ENGINEER ACKNOWLEDGES THAT THE SIZE OF THE WATER QUALITY IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGES TO WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.

WATER QUALITY MAINTENANCE NOTE:
ALL WATER QUALITY AND LID BMPs ARE TO BE PRIVATELY MAINTAINED BY ENTITIES CONTRACTED BY THE PROPERTY OWNER.

RECEIVED
DEPT OF REGIONAL PLANNING
TR073082 TENTATIVE
24 AUG 2016

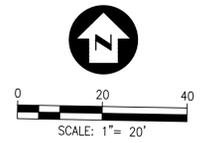
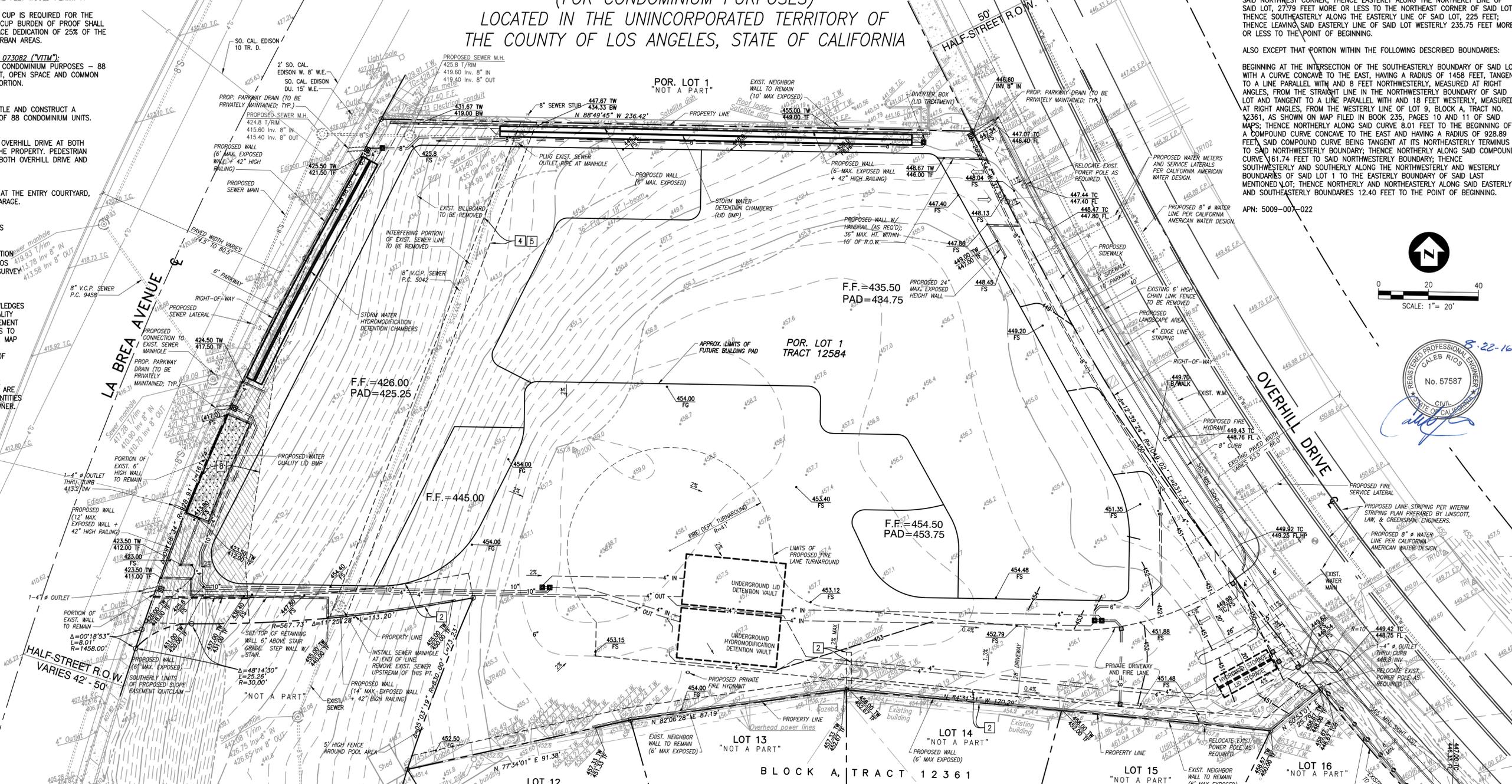
LEGAL DESCRIPTION:
LOT 1 OF TRACT NO. 12584, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1 DISTANT SOUTHWESTERLY THEREON 225 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT, 225 FEET TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 27.79 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT, 225 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID LOT WESTERLY 235.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED BOUNDARIES: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF SAID LOT WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1458 FEET, TANGENT TO A LINE PARALLEL WITH AND 8 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE STRAIGHT LINE IN THE NORTHWESTERLY BOUNDARY OF SAID LOT AND TANGENT TO A LINE PARALLEL WITH AND 18 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF LOT 9, BLOCK A, TRACT NO. 12361, AS SHOWN ON MAP FILED IN BOOK 235, PAGES 10 AND 11 OF SAID MAPS; THENCE NORTHERLY ALONG SAID CURVE, 8.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 928.89 FEET, SAID COMPOUND CURVE BEING TANGENT AT ITS NORTHEASTERLY TERMINUS TO SAID NORTHWESTERLY BOUNDARY; THENCE NORTHERLY ALONG SAID COMPOUND CURVE 161.74 FEET TO SAID NORTHWESTERLY BOUNDARY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1 TO THE EASTERLY BOUNDARY OF SAID LAST MENTIONED LOT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHEASTERLY BOUNDARIES 12.40 FEET TO THE POINT OF BEGINNING.

APN: 5009-007-022



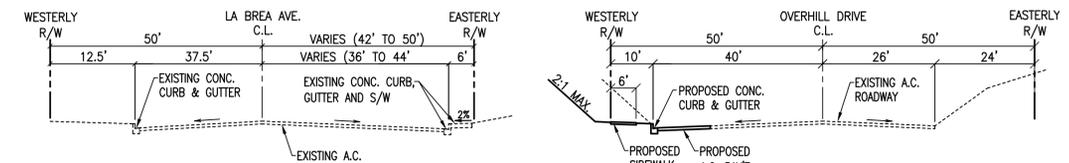
SITE AREA TABLE:

	SQ. FT.	ACRES
SITE AREA	80,390	1.846
GROSS AREA	103,900	2.385
EASEMENTS TO REMAIN	3,174	0.073
NET AREA	77,216	1.773 CY

EASEMENT NOTES

ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 12362913 DATED JULY 30, 2014 UNLESS NOTED OTHERWISE.

- 2'-2', 5' AND 10' EASEMENT FOR POLE LINES PURPOSES RECORDED MAY 13, 1941 IN BOOK 18434, PAGE 87, OF OFFICIAL RECORDS. TO REMAIN.
- 3- AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED MARCH 15, 1943 IN BOOK 19868, PAGE 236, OF OFFICIAL RECORDS. (DOES NOT AFFECT PROPERTY)
- 4- AN EASEMENT FOR SEWER PIPE LINE RECORDED SEPTEMBER 6, 1950 IN BOOK 34255, PAGE 131, OF OFFICIAL RECORDS. TO BE QUITCLAIMED ON FINAL MAP.
- 5- 6' EASEMENT FOR SANITARY SEWERS RECORDED DECEMBER 10, 1952 IN BOOK 40485, PAGE 241, OF OFFICIAL RECORDS. TO BE QUITCLAIMED ON FINAL MAP.
- 7- AN EASEMENT FOR CUTS & FILLS PURPOSES RECORDED AUGUST 11, 1970 AS INSTRUMENT NO. 2412. (DOES NOT AFFECT PROPERTY)
- 8- AN EASEMENT FOR SLOPE PURPOSES AS SHOWN AND DELINEATED ON THE ASSESSOR'S MAP BOOK 5009, PAGE 7, OF LOS ANGELES COUNTY, STATE OF CALIFORNIA. PORTION TO BE QUITCLAIMED ON FINAL MAP.



TYPICAL SECTION - LA BREA AVE.

TYPICAL SECTION - OVERHILL DR.

SITE DATA

OWNER/SUBDIVIDER: PEAK CAPITAL INVESTMENTS, LLC
EXISTING LAND USE: VACANT LOT
BENCHMARK: #5Y11361 (SEE BENCHMARK NOTE HEREON)
EARTHWORK: CUT: 28,150 C.Y. / FILL: 300 C.Y. / EXPORT: 27,850 C.Y.
EXPORT DESTINATION: 1270 E. ARROW HIGHWAY IRVINDALE, CA
NUMBER OF LOTS PROPOSED: 1 LOT
NUMBER OF UNITS: 88 UNITS
UTILITIES:
GAS SERVICE: SOUTHERN CALIFORNIA GAS
ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON
SEWER: LOS ANGELES COUNTY SANITATION DISTRICT
WATER: CALIFORNIA AMERICAN WATER COMPANY 8657 GRAND AVENUE ROSEMEAD, CA 91770
TELEPHONE SERVICE: AT&T, COX, VERIZON
TELEVISION SERVICE: TIME WARNER COMMUNICATIONS

TOAL ENGINEERING, INC.
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VESTING TENTATIVE TRACT MAP
5101 S. OVERHILL DRIVE (POR. LOT 1, TRACT 12584)
LOS ANGELES, CALIFORNIA
PREPARED FOR: PEAK CAPITAL INVESTMENTS, LLC

DATE	BY	REVISIONS
8/22/16		
11/20/15		
9/25/14		

SHEET **TTM-1**
1 of 1
JOB NO. **15341**
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