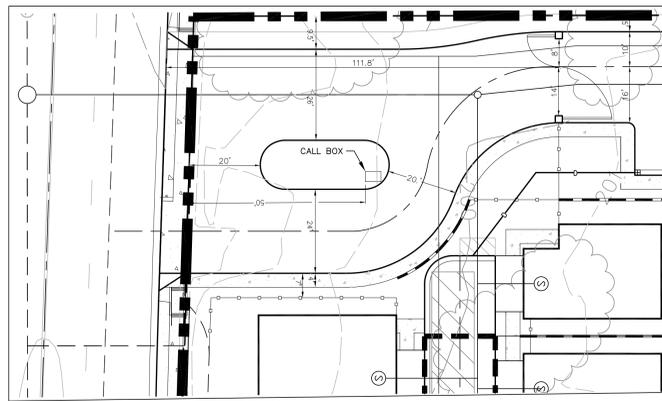


MAJOR LAND DIVISION – VESTING TENTATIVE TRACT NUMBER 073465 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXHIBIT MAP



Project Description:

Applicant proposes to subdivide 3 current parcels on roughly 7.88 acres into 3 legal parcels. Parcel One shall consist of a 56 unit detached condominium project, parcel two shall become a private park amenity and parcel three is undeveloped lot.
APN: 6079-002-026, 6079-002-028, 6079-002-029, 6079-002-064, 6079-002-076.

Site Area:

GROSS = 7.88 Acres
NET (LOTS 1&2 ONLY) = 7.06 Acres

Site Address:

1448 AND 1403 WEST 120TH STREET
LOS ANGELES, CA 90047

Lot Area:

RESIDENTIAL LOT: 231,764 SQ.FT.
PARK LOT: 91,578 SQ.FT.
LOT 3: 20,293 SQ.FT.

Subdivider:

STORM PROPERTIES, INC.
23223 NORMANDIE AVE.
TORRANCE, CA 90501
(310) 986-2430

Utility Service Agencies:

ELECTRIC: SOUTHERN CALIFORNIA EDISON
WATER: GOLDEN STATE WATER COMPANY
SEWER: LOS ANGELES COUNTY SEWER MAINTENANCE
TELEPHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE/INTERNET: TIME WARNER

Zoning and Planning

CURRENT ZONING: R1
PROPOSED ZONING: R1
EXISTING WEST ATHENS-WESTMONT COMMUNITY PLAN RD2.3 (1-8 D.U./ACRE)
PROPOSED WEST ATHENS-WESTMONT COMMUNITY PLAN RD2.3 (1-8 D.U./ACRE)
COMMUNITY STANDARDS DISTRICT: WEST ATHENS-WESTMONT CSD

Parking Requirements:

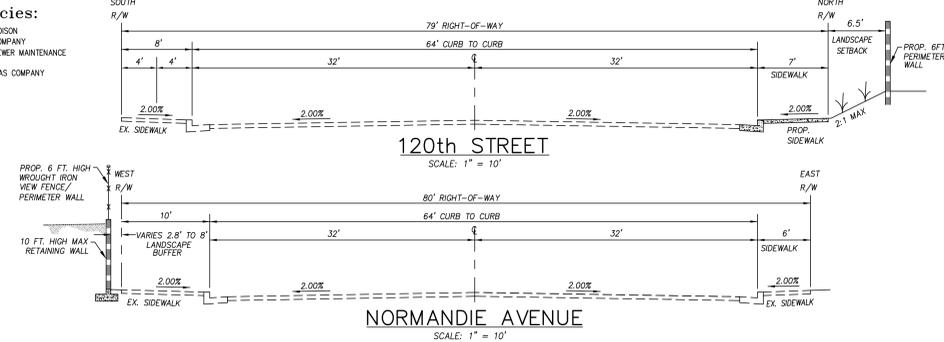
Detached Condo Residential: 56 Units
2 Covered Parking Stalls per Unit = 112 spaces 112 Provided
Guest Parking 1 per space per 4 Units = 14 spaces 27 Provided
(15 Standard Parking Spaces, 7 Compact Spaces 5 Parallel Spaces)
Parking Stall Size:
8.5' x 15' (Compact), 10' x 24' (Parallel)
8.5' x 18' (Standard)

Oak Trees:

No existing oak trees on site.

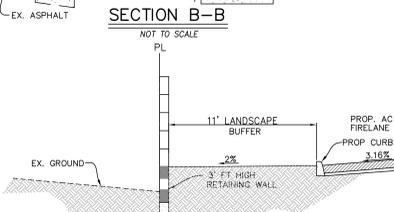
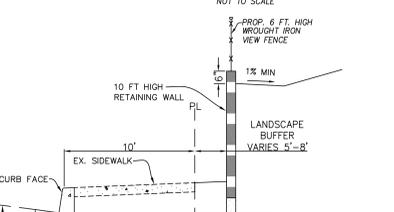
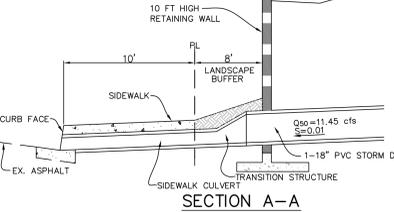
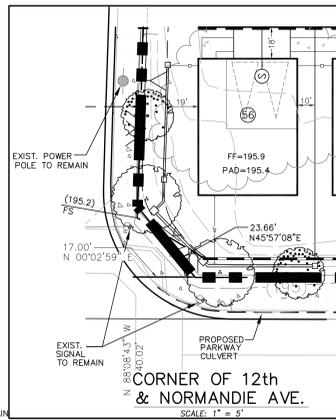
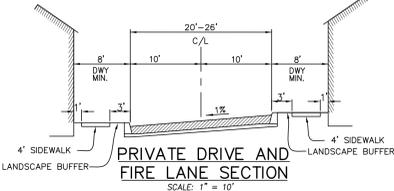
Flood Zone Note:

THIS SITE IS NOT INCLUDED IN THE FLOOD INSURANCE NATIONAL PROGRAM



AIR SPACE LOT NO.	GROSS AREA (ft ²)	NET AREA (ft ²)	DESCRIPTION	AIR SPACE LOT NO.	GROSS AREA (ft ²)	NET AREA (ft ²)	DESCRIPTION
1	2,415	2,415	SINGLE FAMILY AIRSPACE	29	1,838	1,838	SINGLE FAMILY AIRSPACE
2	2,089	2,089	"	30	1,821	1,821	"
3	2,092	2,092	"	31	1,821	1,821	"
4	2,095	2,095	"	32	1,838	1,838	"
5	2,111	2,111	"	33	1,838	1,838	"
6	2,411	2,411	"	34	1,889	1,889	"
7	2,208	2,208	"	35	1,805	1,805	"
8	2,024	2,024	"	36	1,930	1,930	"
9	2,038	2,038	"	37	1,930	1,930	"
10	1,746	1,746	"	38	1,913	1,913	"
11	2,112	2,112	"	39	1,913	1,913	"
12	2,265	2,265	"	40	1,930	1,930	"
13	2,265	2,265	"	41	1,930	1,930	"
14	2,388	2,388	"	42	1,796	1,796	"
15	3,251	3,251	"	43	3,202	2,742	"
16	2,136	2,136	"	44	2,932	2,749	"
17	2,087	2,087	"	45	2,980	2,980	"
18	1,794	1,794	"	46	2,352	2,352	"
19	1,875	1,875	"	47	2,992	2,992	"
20	1,675	1,675	"	48	3,705	3,538	"
21	1,833	1,833	"	49	2,725	2,725	"
22	2,082	2,082	"	50	2,318	2,318	"
23	2,481	2,481	"	51	2,317	2,317	"
24	2,101	2,101	"	52	2,316	2,316	"
25	2,148	2,148	"	53	2,315	2,315	"
26	2,370	2,370	"	54	2,313	2,313	"
27	1,658	1,658	"	55	2,312	2,312	"
28	1,838	1,838	"	56	2,492	2,492	"

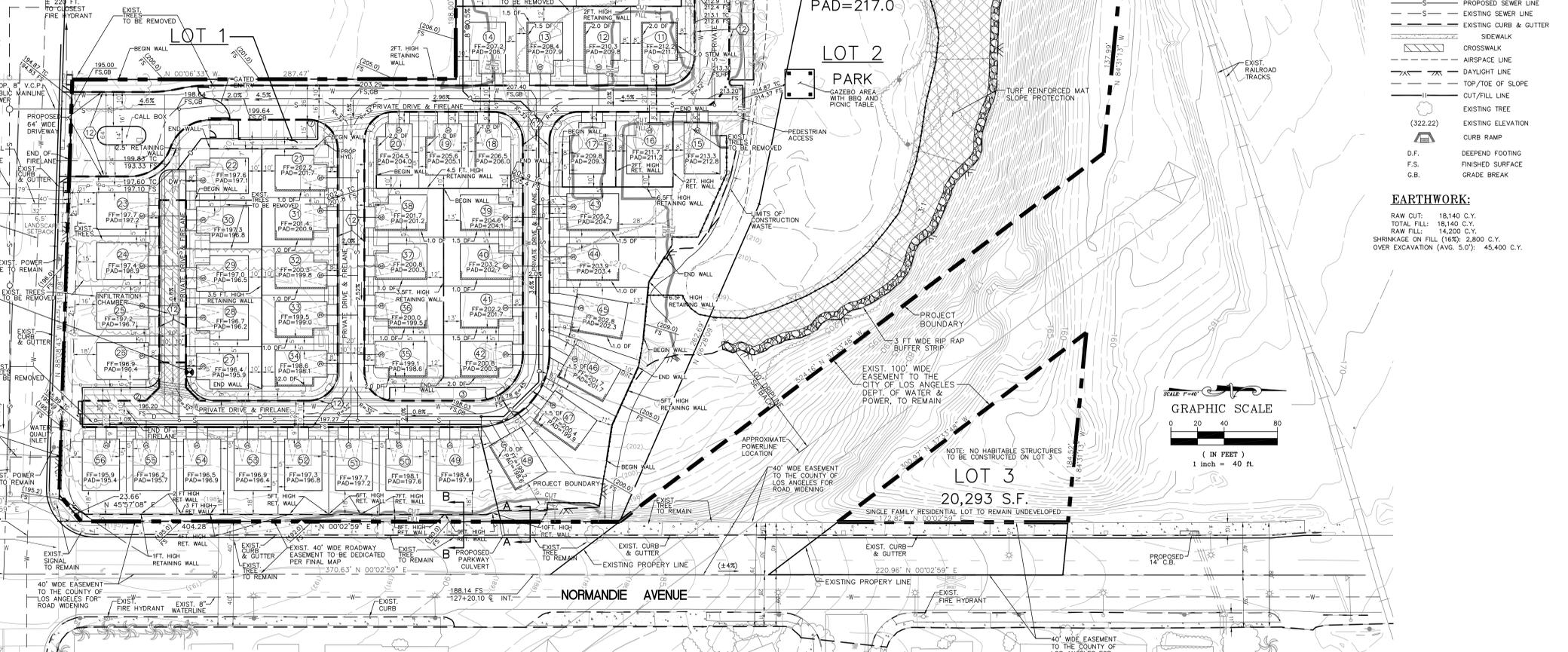
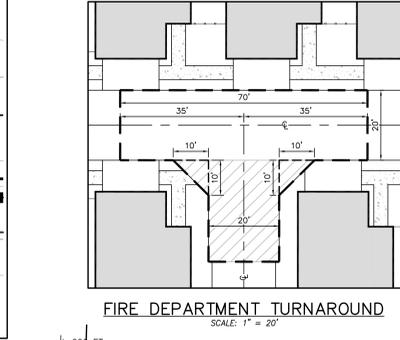
NOTE: EXIST. 746.02 LINEAR FEET OF STREET FRONTAGE



- NOTES:**
- ALL EXISTING BUILDING, SLABS AND EXISTING PAVING ON THE PROJECT SITE WILL BE DEMOLISHED.
 - EXISTING CHAINLINK FENCE TO BE REMOVED.
 - THE REQUIRED FIRE FLOW FOR DWELLINGS LOCATED ON A LOT LESS THAN ONE ACRE SHALL BE 1250 GALLONS PER MINUTE FOR A DURATION OF TWO HOURS AND PUBLIC HYDRANTS WILL BE SPACED NOT MORE THAN 600 FT. APART.
 - DRIVEWAY DESIGN SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND FIRE TRUCK.
 - STREET TREES WILL BE PLANTED ALONG THE FRONTAGE OF 120TH STREET AND NORMANDIE AVE. TO THE SATISFACTION OF PUBLIC WORKS.
 - REPAIR ANY DISPLACED, BROKEN, OR DAMAGED CURB, GUTTER, SIDEWALK AND PAVEMENT ALONG 120TH STREET TO THE SATISFACTION OF PUBLIC WORKS.
 - CLOSE ANY UNUSED DRIVEWAY WITH STANDARD CURB, GUTTER AND SIDEWALK ON PROPERTY FRONTAGE ON 120TH.
 - CONSTRUCT FULL WIDTH SIDEWALK ALONG PROPERTY FRONTAGE ON 120TH STREET.
 - COMPLY WITH STREET LIGHTING REQUIREMENTS.
 - PRESENT USE OF PROPERTY IS VACANT.
 - ALL PROPOSED DRAINAGE DEVICES TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.
 - ALL SEWER SHOWN, WITHIN THE PROJECT BOUNDARY, TO BE PUBLIC 8" V.C.P. MAINLINE. RESIDENTIAL CONNECTIONS WILL BE 4".
 - A BLANKET EASEMENT /FOR PUBLIC UTILITIES TO BE DEDICATED OVER PROJECT FIRELANE.
 - A STREET FRONTAGE WAIVER IS REQUESTED FOR LOT 2.
 - PROJECT CONSISTS OF ±910 LINEAR FEET OF STREET FRONTAGE.

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

OWNER/DEVELOPER:
STORM PROPERTIES, INC.
23223 NORMANDIE AVE.
TORRANCE, CA 90501
(310) 986-2430



- EASEMENT EXCEPTIONS:**
- PROPOSED VARIABLE WIDTH EASEMENT TO THE COUNTY OF LOS ANGELES FOR ALL UTILITIES

NOTE: EASEMENT TO BE GRANTED OVER PROPOSED FIRELANE FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE

NO.	REVISIONS	APP'D. DATE

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE. CARLSBAD, CA 92008
(760) 431-9896
PLANS PREPARED UNDER THE DIRECTION OF:
JASON F. VROOM NO. 61297 4/18/16 DATE



EXHIBIT MAP
COUNTY OF LOS ANGELES, CA
VESTING T.T. 073465
SHEET 1 OF 1