RECEIVED
DEPT OF REGIONAL PLANNING
TR073465 EXHIBIT
DATE: 07 JUL 2015

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

VISTA POINTE
EXHIBIT MAP
03/27/15

Project Description:

Applicant proposes to subdivide 5 current parcels on roughly 7.42 acres into 2 legal parcels and 1 NOT A PART. One parcel shall consist of a 57 unit detached condominium project and the other parcel shall become a private park amenity.
APN: 6079-002-026, 6079-002-028, 6079-002-029, 6079-002-064, 6079-002-076.

Site Area:

GROSS = 7.42 Acres
NET = 6.63 Acres

Site Address:

1449 AND 1423 WEST 120TH STREET
LOS ANGELES, CA 90047

Lot Area:

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

Subdivider

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

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: 57 Units
2 Covered Parking Stalls per Unit =114 spaces — 114 Provided
Guest Parking 1 per space per 4 Units =14 spaces — 25 Provided
(13 Standard Parking Spaces, 12 Parallel Spaces)
Parking Stall Size:
8.5' x 18' (Standard), 8' x 22' (Parallel)

Oak Trees:

No existing oak trees on site.

Flood Zone Note:

THIS SITE IS NOT INCLUDED IN THE FLOOD INSURANCE NATIONAL PROGRAM

Utility Service Agencies:

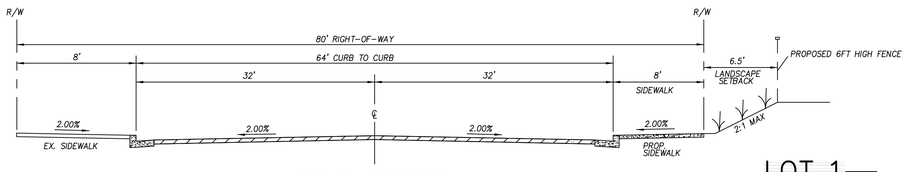
ELECTRIC: SOUTHERN CALIFORNIA EDISON
WATER: GOLDEN STATE WATER COMPANY
SEWER: LOS ANGELES COUNTY SANITATION DISTRICT
TELEPHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE/INTERNET: TIME WARNER

LEGEND:

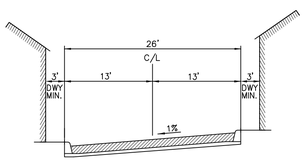
- PROJECT BOUNDARY
- PROPOSED DRAIN LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- AIRSPACE LINE
- DAYLIGHT LINE
- TOP/TOE OF SLOPE

EARTHWORK:

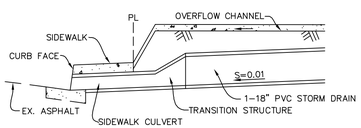
RAW CUT: 17,000 C.Y.
TOTAL FILL: 17,000 C.Y.
RAW FILL: 14,200 C.Y.
SHRINKAGE ON FILL (16%)
OVER EXCAVATION (AVG. 5.0'): 45,400 C.Y.



120th STREET:
NOT TO SCALE



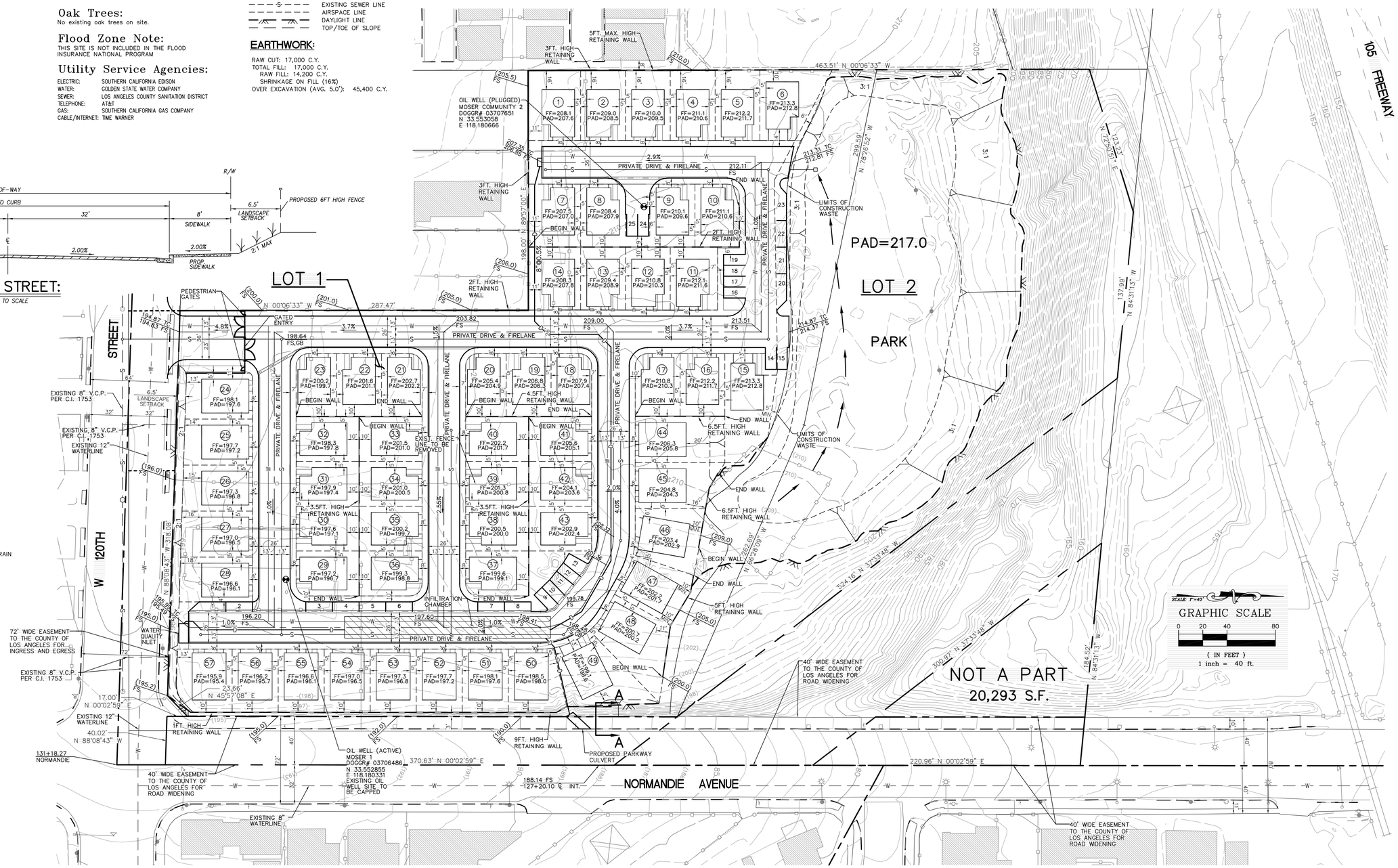
PRIVATE DRIVE AND FIRE LANE SECTION
NOT TO SCALE



SECTION A–A
NOT TO SCALE

NOTES:

1. ALL EXISTING BUILDING, SLABS AND EXISTING PAVING ON THE PROJECT SITE WILL BE DEMOLISHED.
2. EXISTING CHAINLINK FENCE TO BE REMOVED.
3. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS IS 1500 GPM AT 20 PSI FOR A DURATION OF 2 HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. 1 HYDRANT FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FIRE FLOW FOR PRIVATE ON-SITE FIRE HYDRANTS IS 2500 GPM AT 20 PSI. EACH PRIVATE ON-SITE HYDRANT MUST BE CAPABLE OF FLOWING 1250 GPM AT 20 PSI WITH TWO HYDRANTS FLOWING SIMULTANEOUSLY, ONE OF WHICH MUST BE THE FURTHEST FROM THE PUBLIC WATER SOURCE.
4. DRIVEWAY DESIGN SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND FIRE TRUCK.
5. STREET TREES WILL BE PLANTED ALONG THE FRONTAGE OF 120TH STREET AND NORMANDIE AVE. TO THE SATISFACTION OF PUBLIC WORKS.
6. REPAIR ANY DISPLACED, BROKEN, OR DAMAGED CURB, GUTTER, SIDEWALK AND PAVEMENT ALONG 120TH STREET TO THE SATISFACTION OF PUBLIC WORKS.
7. CLOSE ANY UNUSED DRIVEWAY WITH STANDARD CURB, GUTTER AND SIDEWALK ON PROPERTY FRONTAGE ON 120TH.
8. CONSTRUCT FULL WIDTH SIDEWALK ALONG PROPERTY FRONTAGE ON 120TH STREET.
9. COMPLY WITH STREET LIGHTING REQUIREMENTS.
10. PRESENT USE OF PROPERTY IS VACANT.



Underground Service Alert	OWNER/DEVELOPER:	NO.	REVISIONS	APP'D.	DATE
Call: TOLL FREE 1-800 227-2600	STORM PROPERTIES, INC. 23223 NORMANDIE AVE. TORRANCE, CA. 90501 (310) 986-2430				
TWO WORKING DAYS BEFORE YOU DIG					

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 — 3/27/15 DATE

REGISTERED PROFESSIONAL ENGINEER — JASON F. VROOM — NO. 61297 — EXP 6-30-15 — CIVIL — STATE OF CALIFORNIA

EXHIBIT MAP
VISTA POINTE
COUNTY OF LOS ANGELES, CA

VESTING T.T.M. 073465

SHEET 1 OF 1

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