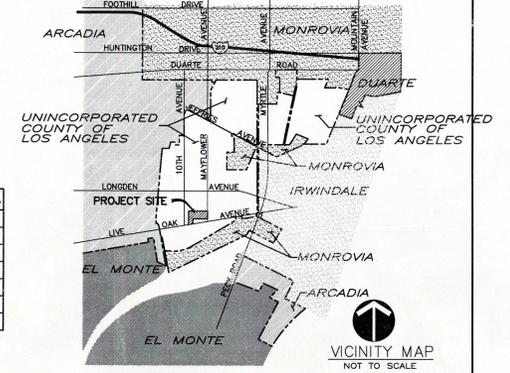


PHASE / LOT AND PARKING SUMMARY

PHASE	LOT NO.	LOT AREA (sq ft)	UNIT PER LOT/PHASE	PARKING	GUEST PARKING	ADA PARKING*
I	1	163,217 sq ft	38	76	56	4
II	2	64,942 sq ft	38	76	4	0
III	3	47,563 sq ft	29	58	0	0
IV	4	31,578 sq ft	16	32	6	0
V	5	88,977 sq ft	49	98	5	0
	6	98,129 sq ft	148	298	37	8
TOTAL		494,406 sq ft	318	638	108	12

* ADA PARKING INCLUDED IN UNIT AND GUEST PARKING



PROJECT DATA:

- EXISTING GENERAL PLAN: RESIDENTIAL AGRICULTURE LIMITED MULTIPLE RESIDENCE & COMMERCIAL
- PROPOSED GENERAL PLAN: LIMITED MULTIPLE RESIDENCE
- EXISTING ZONING: R-A
R-3-P
C-3
R-3-DP
- PROPOSED ZONING: R-3-P
- NUMBER OF EXISTING LOTS: 6
- NUMBER OF PROPOSED LOTS: 6
- Site Net Area: 11.35 AC.
Mayflower Ave. and Live Oak Ave. +0.70 AC.
Total Site Gross Area 12.05 AC.
- GRADING QUANTITIES: CUT 123,520 CY.
FILL 132,280 CY.
IMPORT 3,260 CY.

PROJECT SUMMARY:

PROPOSED USE: 318 RESIDENTIAL UNITS

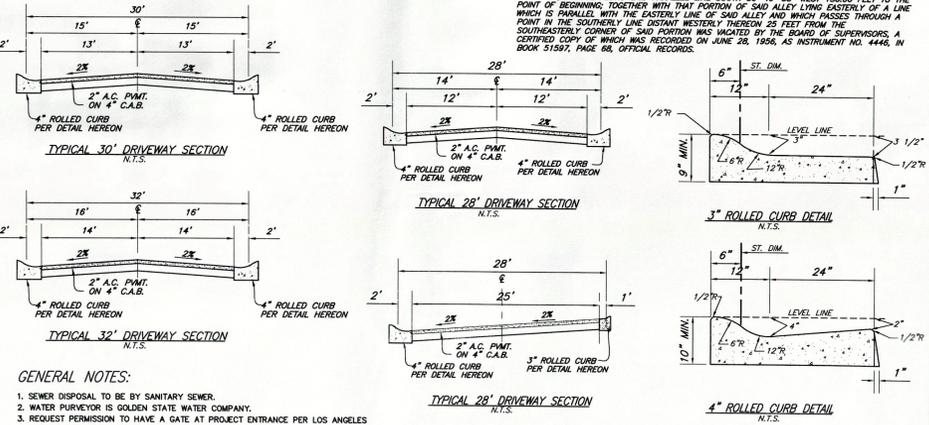
PARKING: RESIDENTIAL 638 SPACES
GUEST 108 SPACES (25 PER UNIT)

NOTE:

THIS PROJECT IS PROPOSED IN FIVE PHASES WITH PHASE I TO BE BUILT FIRST. THE OTHER FOUR PHASES MAY NOT BE BUILT IN NUMERICAL ORDER AND THE APPLICANT IS REQUESTING THAT NO CONDITION BE LEVIED THAT REQUIRES THE PHASING BE IMPLEMENTED IN NUMERICAL ORDER.

EASEMENT DATA

- AN EASEMENT FOR SANITARY SEWERS RECORDED IN BOOK 51597 OF OFFICIAL RECORDS, PAGE 68 AFFECTS A PORTION OF SAID LAND AS MORE FULLY DESCRIBED THEREIN. SAID MATTERS AFFECT PARCEL 4.
- AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED APRIL 27, 1960 IN BOOK 0-1827 OF OFFICIAL RECORDS, PAGE 721 AFFECTS A PORTION OF SAID LAND AS MORE FULLY DESCRIBED THEREIN. SAID MATTERS AFFECT PARCEL 1.
- AN EASEMENT FOR SANITARY SEWER AS SHOWN ON THE MAP FOR TRACT 14718 AFFECTS SAID LAND. SAID MATTERS AFFECT PARCEL 2.
- AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 25201 OF OFFICIAL RECORDS, PAGE 61 AFFECTS A 1 FOOT STRIP ALONG A LINE AS MORE FULLY DESCRIBED THEREIN SAID MATTERS AFFECT PARCEL 1.
- AN EASEMENT FOR POLE LINES RECORDED OCTOBER 10, 1948 IN BOOK 28242 OF OFFICIAL RECORDS, PAGE 366 AFFECTS THE POLES OF SAID LINE SHALL BE LOCATED WITHIN 1 FOOT OF A LINE 1 FOOT SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINES OF LOTS 1 TO 17, OF TRACT NO. 15100, RECORDED IN BOOK 319, PAGE 14 OF MAPS.
- AN EASEMENT FOR POLE AND CONDUITS RECORDED OCTOBER 18, 1950 IN BOOK 34866 OF OFFICIAL RECORDS, PAGE 359 AFFECTS THE NORTHERLY 5 FEET OF LOTS 2 TO 5 INCLUSIVE. ALSO AN EASEMENT 5 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE FULLY DESCRIBED THEREIN.
- COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT RECORDED SEPTEMBER 21, 1951 IN BOOK 37260 OF OFFICIAL RECORDS, PAGE 351.
- AN EASEMENT FOR POLES RECORDED OCTOBER 24, 1952 IN BOOK 40155 OF OFFICIAL RECORDS, PAGE 399 AFFECTS A STRIP OF LAND 10 FEET IN WIDTH, LYING WITHIN LOTS 4 AND 5 AND AFFECTING LOT 5 OF PARCEL 2, THE CENTER LINE OF SAID STRIP AS DESCRIBED MORE FULLY THEREIN. SAID MATTERS AFFECT PARCEL 2.



GENERAL NOTES:

- SEWER DISPOSAL TO BE BY SANITARY SEWER.
- WATER PURVEYOR IS GOLDEN STATE WATER COMPANY.
- REQUEST PERMISSION TO HAVE A GATE AT PROJECT ENTRANCE PER LOS ANGELES COUNTY FIRE DEPARTMENT STANDARDS.
- A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY AND OPEN SPACE AREAS.
- ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO PROJECT CONSTRUCTION.
- REQUEST PERMISSION TO ADJUST LOT LINES ON THE FINAL MAP.
- BUILDING DOES NOT PROJECT INTO DRIVEWAY.

MAJOR LAND DIVISION

PHASING PLAN TRACT NO. 68400
PHASING PLAN FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 11-04-2008
SCALE: 1"=40'
JN 2006319
SHT. 1 OF 1 SHTS.

BENCH MARK
ELEV. = 350.202
PK NAIL IN N CB (SERVICE ROAD) LIVE OAK AVENUE 5M
N/O C/L ON C/L PROD 10TH AVE
ARCADIA QUAD 2000 ADJ.

NO.	DESCRIPTION	DATE	BY

B & E ENGINEERS

CIVIL ENGINEERS SURVEYING LAND PLANNING
24 W. ST. JOSEPH ST.
ARCADIA, CA 91007-2854 FAX (626) 446-6566



By: JAMES T. EMERSON

*ALL STREETS IN THE PROJECT SITE ARE TO BE PRIVATE DRIVEWAY AND FIRELANE



SCALE 1"=40'