

TENTATIVE PARCEL MAP NO. 77115
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



OWNER:
3085 WEATHERING HEIGHTS, LLC
PO BOX 41896
LONG BEACH, CA 90803

DATE OF SURVEY:
MARCH 04, 2017

TAX ASSESSOR'S PARCEL NO.:
7264-016-012

EXISTING LAND AREA:
20,317 SQ. FT. = 0.466 ACRES

ZONING INFORMATION:
PROJECT AREA
R-2-L "TWO FAMILY RESIDENTIAL LARGE LOT"

MINIMUM SETBACKS R-2-L:

FRONT BUILDING = 15 FEET
SIDE = 4 FEET
REAR = 10 FEET

MAXIMUM HEIGHT R-2-L:

MAX HEIGHT = 35 FEET

FLOOD ZONE:

PER FEMA'S WEBSITE ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
PER PANEL NO. 06037C1970F DATED SEPT. 26, 2008.

APPLICANT:

RJ TAVASCI ARCHITECTURE
320 PINE STREET STE 400
LONG BEACH, CA 90802
PHONE: 562-843-1494

ARCHITECTS INFORMATION

RJ TAVASCI ARCHITECTURE
320 PINE STREET STE 400
LONG BEACH, CA 90802
PHONE: 562-843-1494

ENGINEER INFORMATION

KES TECHNOLOGIES INC.
1 VENTURE STE 130
IRVINE, CA 92618
PHONE NO. 949-339-5331

PROPOSED LOT AREAS

PARCEL 1 8,000 SQ. FT. = 0.183 ACRES
PARCEL 2 12,317 SQ. FT. = 0.283 ACRES
TOTAL 20,317 SQ. FT. = 0.466 ACRES

LEGEND:

- | | | | |
|-----------------|-----------------|---|-------------------|
| CONC | CONCRETE | + | POWER POLE |
| ASPH | ASPHALT | - | GYMRE/ANCHOR |
| TREE | TREE | + | METER |
| BUSH | BUSH | + | POST (NO LABEL) |
| PALM TREE | PALM TREE | + | VALVE |
| MAIL BOX | MAIL BOX | + | MANHOLE |
| STREET LIGHT | STREET LIGHT | + | UTILITY BOX |
| SIGN (10') | SIGN (10') | + | STAND PIPE |
| SIGN (5') | SIGN (5') | + | MONITOR WELL |
| LARGE SIGN POST | LARGE SIGN POST | + | |
| CATCH BASIN | CATCH BASIN | + | SEWER LINE |
| DROP INLET | DROP INLET | + | BURIED GAS LINE |
| LIGHT POLE | LIGHT POLE | + | BURIED WATER LINE |
| PARKING METER | PARKING METER | + | OVERHEAD WIRES |
| DROP INLET | DROP INLET | + | SCREEN WALL |
| SIGN | SIGN | + | RETAINING WALL |
| FIRE HYDRANT | FIRE HYDRANT | + | TREE LINE |
| | | + | BRUSH LINE |

LEGAL DESCRIPTION

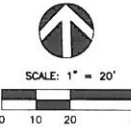
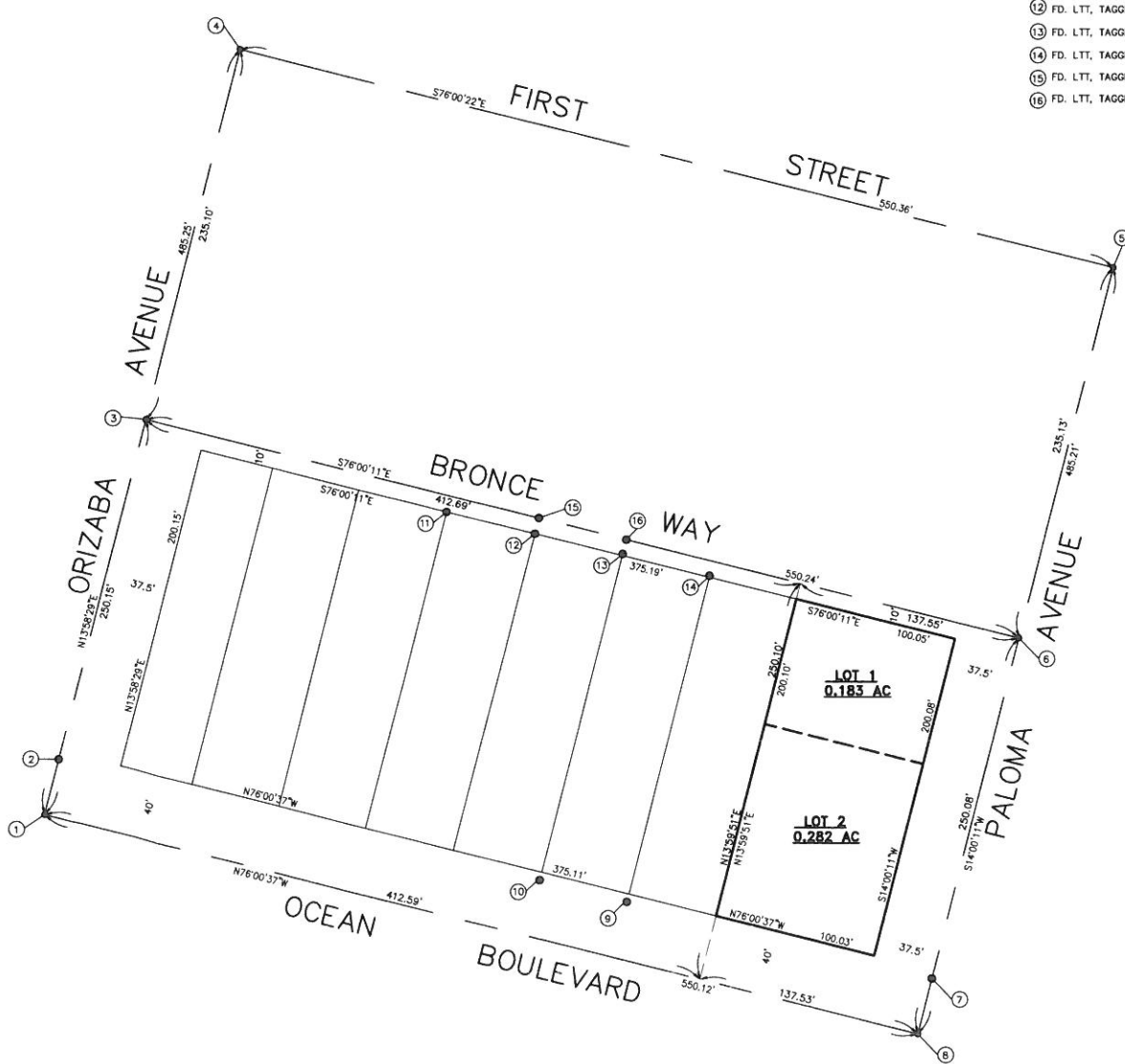
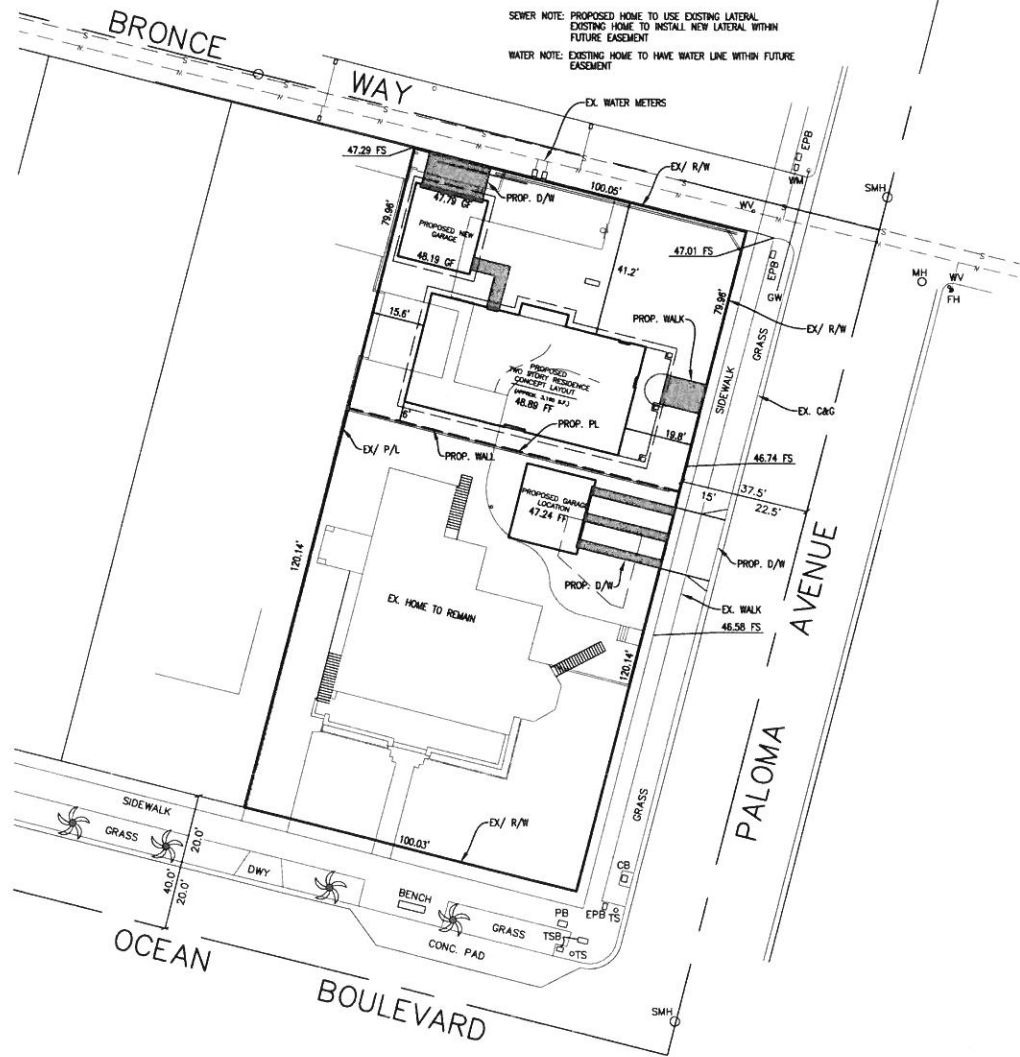
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 10 & 11 OF THE RESUBDIVISION OF PART OF ALAMITOS BEACH TOWNSITE AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 55 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS N76°00'37"W ALONG THE CENTERLINE OF OCEAN BOULEVARD, AS SHOWN ON PARCEL MAP 66009, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 386 PAGE 60-62 OF PARCEL MAPS.

MONUMENT NOTES:

1. C.L.B. MON. NO. 2851A, FD. BRASS CAP MON IN C.I. WELL, DN 8", STAMPED "RCE 9785 CLB 1982" PER C.L.B.F.B. L-46-196
2. C.L.B. MON. NO. 2851 FD. R.R. SPIKE STAMPED "CLB 1982", FLUSH, PER C.L.B.F.B. L-46-195.
3. FD. SPIKE & WASHER STAMPED L.S. 7325 PER PM 66009 PMB 386-60-6
4. C.L.B. MON. NO. 5368, FD. R.R. SPIKE, FLUSH, STAMPED "CLB" PER C.L.B.F.B. L-46-91 & L-71-164
5. C.L.B. MON. NO. 5369, FD. SPIKE & WASHER STAMPED L.S. 5203, FLUSH, PER C.L.B.F.B. 21-164
6. FD. SPIKE AND WASHER STAMPED "L.S. 5203", FLUSH, PER C.L.B.T.B. 23-211
7. C.L.B. MON. NO. 2852, FD. R.R. SPIKE, FLUSH, STAMPED "CLB 1982", FLUSH, PER C.L.B.F.B. L-46-197
8. C.L.B. MON. NO. 2852A, FD. BRASS CAP IN C.I. WELL, DN 11", STAMPED "RCE 9785 CLB 1982" PER C.L.B.F.B. L-46-198
9. FD. LTT, TAGGED LS 5411, AT A 5.0' OFFSET, NO REF.
10. FD. LTT, TAGGED LS 5411, AT A 5.0' OFFSET, NO REF.
11. FD. LTT, TAGGED LS 7325, PER PARCEL MAP 66009 PMB 386-60/62
12. FD. LTT, TAGGED LS 7325, PER PARCEL MAP 66009 PMB 386-60/62
13. FD. LTT, TAGGED RCE 28918, AT A 1.0' OFFSET, NO REF.
14. FD. LTT, TAGGED RCE 28918, AT A 1.0' OFFSET, NO REF.
15. FD. LTT, TAGGED LS 5203, NO REF.
16. FD. LTT, TAGGED LS 5203, NO REF.



REVISIONS		
NO	DATE	DESCRIPTION

BENCH MARK:
CITY OF LONG BEACH
BM# 1074
LEAD & TACK AT THE NORTHWEST CORNER OF PALOMA AVE. & OCEAN BLVD. 25.3 FEET NORTH OF THE NORTH CURB ON OCEAN BLVD.
ELEVATION = 46.14'

OWNER OR DEVELOPER:
RJ TAVASCI ARCHITECTURE
320 PINE STREET STE 400
LONG BEACH, CA 90802

SOILS ENGINEER:

PREPARED BY:
KES TECHNOLOGIES INC
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
1 VENTURE STE 130
IRVINE, CALIFORNIA 92618
PHONE (949) 339-5331
FAX (949) 426-2281



I hereby certify that:
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on MAY, 2017.

ENGINEER _____ DATE _____

TENTATIVE PARCEL MAP 77115
SITE ADDRESSES:
3085 OCEAN AVENUE
LONG BEACH, CALIFORNIA
SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: DSK
CITY OF LONG BEACH
SHEET 1 OF 1