

LEGEND:

- (527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
-(530).....EXISTING COUNTOUR
-530.....PROPOSED ELEVATION
.....DRAINAGE PATTERN
.....PROPOSED RETAINING WALL
.....PROPOSED RETAINING WALL WITH FENCE ON TOP
.....PROPOSED BLOCK WALL
.....EXISTING BLOCK WALL
SW.....SIDE WALK
*.....LIGHT
.....CENTER LINE
.....PROPERTY LINE
.....CONSTRUCTION NOTES
.....SANDBAG LINE
.....PERMEABLE PAVERS
.....CONCRETE
-DRIVEWAY
.....PEDESTRIAN PATH DELINEATION
.....LANDSCAPE
T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FLOOR FINISH
H.P.....HIGH POINT
P.P.....POWER POLE
D.W.....DRIVEWAY
W.M.....WATER METER
INV.....INVERT ELEVATION
T.G.....TOP OF GRATE

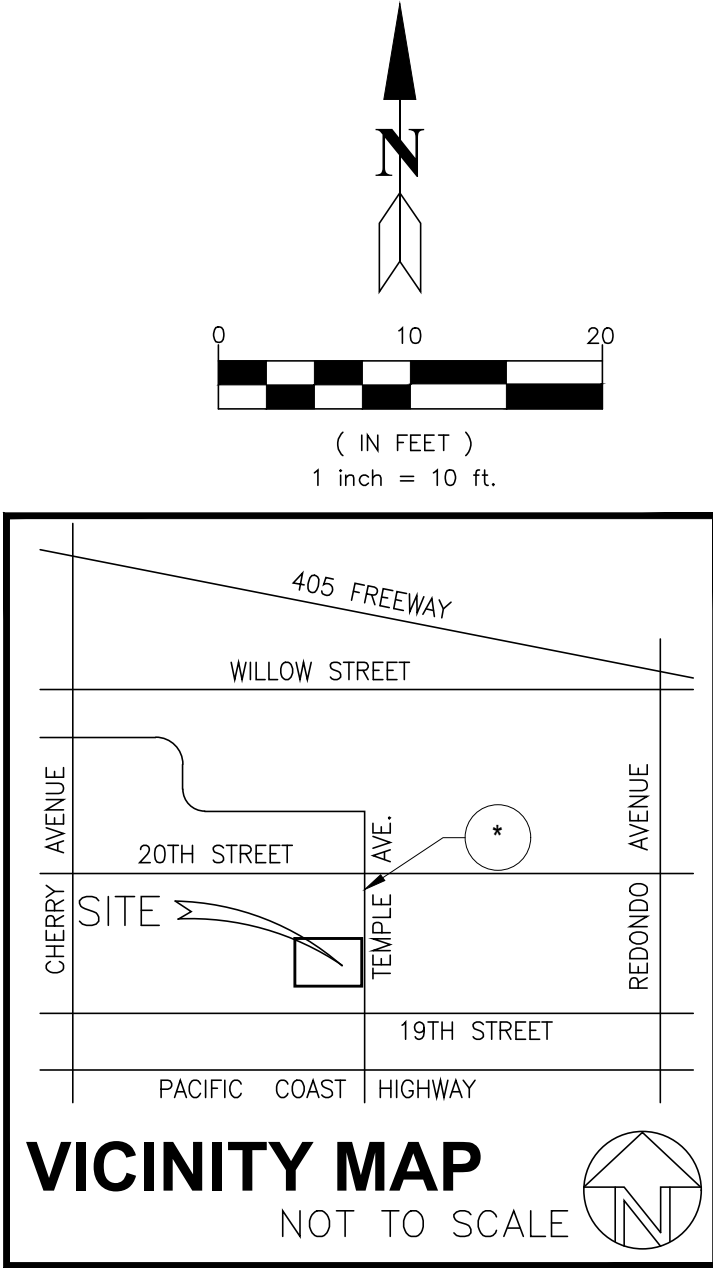
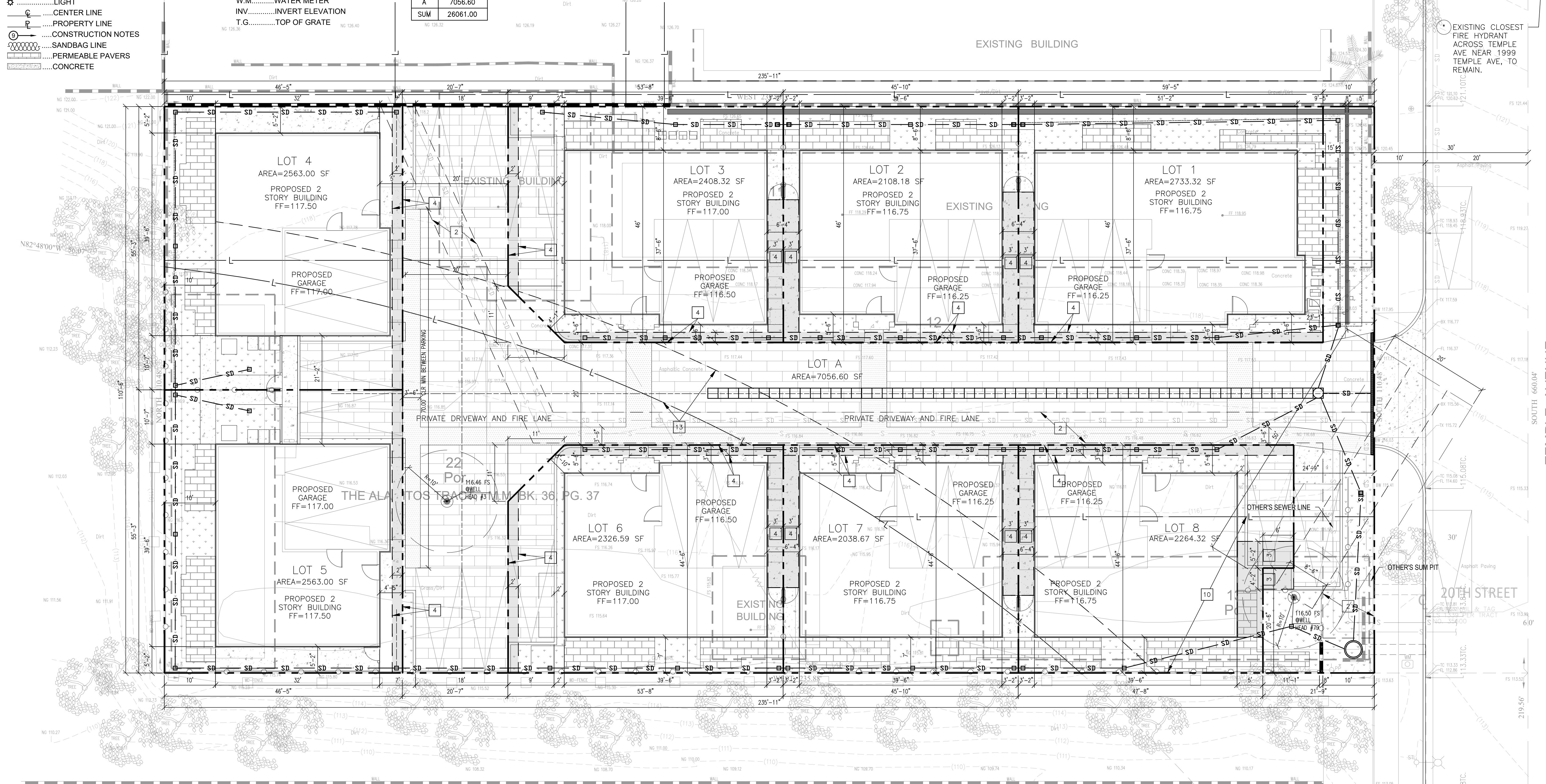
LOT AREA

LOT#	AREA
1	2732.32
2	2108.18
3	2408.32
4	2563.00
5	2563.00
6	2326.59
7	2038.67
8	2264.32
A	7056.60
SUM	26061.00

TENTATIVE TRACT MAP 74232

FOR SUBDIVISION PURPOSES

ALL THAT PORTION OF FARM LOT 22 OF THE ALAMITOS TRACT AS SHOWN ON MAP RECORDED IN BOOK 36, PAGE 37, ET SEQ., OF MISCELLANEOUS RECORDS AND LOTS 11, 12 AND A PORTION OF LOT 13 OF THE PRICE AND PETERSON TRACT, AS PER MAP RECORDED IN BOOK 12, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



FLOOD ZONE CLASSIFICATION

ZONE X PER FEMA FLOOD INSURANCE RATE MAP NO. 06037, PANEL 1970, SUFFIX F, COMMUNITY: CITY OF SIGNAL HILL

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SIGNAL HILL IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 7216-020-011)

LOTS 11, 12 AND 13 OF THE PRICE AND PETERSON TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 13 THAT PORTION THEREOF LYING SOUTH OF A LINE PARALLEL WITH AND 219.56 FEET NORTH OF THE CENTER LINE OF 19TH STREET, AS ESTABLISHED ON JANUARY 20, 1948, ALSO EXCEPTING THEREFROM ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND.

PARCEL 2: APN 7216-021-002

ALL THAT PORTION OF FARM LOT 22 OF THE ALAMITOS TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 36 PAGE 37, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EAST OF A LINE PARALLEL WITH AND 265.88 FEET WEST OF THE CENTER LINE OF TEMPLE AVENUE AND LYING NORTH OF A LINE PARALLEL WITH AND 219.56 FEET NORTH OF THE CENTER LINE OF 19TH STREET, AS ESTABLISHED ON JANUARY 20, 1948, AND LYING SOUTHWEST OF THE SOUTHWEST LINE OF PRICE & PETERSON TRACT, AS SHOWN ON MAP RECORDED IN BOOK 12, PAGE 85 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SOUTH OF A COURSE IN THE STREET CENTERLINE OF TEMPLE AVENUE AS SHOWN ON THE MAP OF THE PRICE & PETERSON TRACT, M.B. 12, PAGE 85.

BENCHMARK

CITY OF SIGNAL HILL BENCH MARK NO. 055 LOCATION: PACIFIC COAST HWY. & TEMPLE AVE. DESCRIPTION: SE COR. BRASS CAP MON IN WELL 57' S & 22' E/O C.L. INT. (3.5' E/O C.F. & 7' S/O B.C.R.) C.L.B. NO. 104 ELEVATION = 77.441 (1985)

PROJECT DETAIL

PROJECT ADDRESS: 1933 & 1939 TEMPLE AVE., SIGNAL HILL, CA 90755
APN: 7216-020-011 & 7216-021-002
EXISTING ZONE: RESIDENTIAL
PRESENT LAND USE DESIGNATION: RESIDENTIAL
PROPOSED LAND USE DESIGNATION: RESIDENTIAL
LOT SIZE: 26,061.0 SF (0.59 ACRE)
PROPOSED UNITS: 8
PROJECT DESCRIPTION: TO CONSTRUCT 8 UNITS

UTILITY SERVICE

- WATER - CITY OF SIGNAL HILL
SEWER - LA COUNTY
GAS - ENERGY RESOURCES DEPARTMENT
ELECTRICAL - CITY OF LONG BEACH
TELEPHONE - AT&T
SCHOOL - LONG BEACH UNIFIED SCHOOL
FIRE - LA COUNTY
POLICE - SIGNAL HILL POLICE DEPT.
TRASH - EDCO

CURRENT ZONING

RH - RESIDENTIAL, HIGH DENSITY

GENERAL NOTES

- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED. HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS, ANY DEVIATION OR MISUSE OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY CORE CIVIL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES CORE CIVIL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS FIELD SURVEY WAS PREPARED ON 7TH APRIL, 2022 BY GM SURVEYING.
- PURPOSE OF TENTATIVE MAP IS TO CREATE SUBDIVISION FOR SINGLE FAMILY PURPOSES.
- EXISTING SITE IS TO BE FULLY DEMOLISHED.
- NO NEW BUILDING CONSTRUCTION IS REQUESTED.
- SITE SEWER, WATER, ELECTRIC, GAS, & CABLE ARE SERVICED BY PUBLIC MEANS AND SERVICE IS AVAILABLE IN FROM THE PUBLIC RIGHT OF WAY.
- EXISTING ASSESSOR PARCEL NUMBERS ARE 7216-020-011 & 7216-021-002.
- THE OWNER OF SUBJECT PROPERTY DOES NOT OWN ANY CONTIGUOUS PROPERTY.
- MAINTENANCE COVENANT AGREEMENT TO BE PROVIDED.
- NO PREVIOUS FILL AREAS DETERMINED FROM RECORD.

ARCHITECT

DCS DESIGN CONSTRUCTION SERVICES, INC
2201 E. WILLOW ST, STE D#319 SIGNAL HILL, CA 90755

SOIL ENGINEER

R MCCARTHY CONSULTING, INC.
23 CORPORATE PLAZA, SUITE 150
NEWPORT BEACH, CA 92660
949.629.2539 OFFICE

SURVEY PROVIDED BY GM SURVEYING,
SURVEYOR NAME:
GEORGE BAJARAS, LIC# PLS 8399

EXISTING EASEMENT TO BE VACATED

ITEM NUMBERS SHOWN HEREON CORRESPOND TO FIRST AMERICAN TITLE INSURANCE COMMITMENT NUMBER 997-30101612-TS4 DATED MARCH 30, 2023.

- 10 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 8, 1931 AS BOOK 10629, PAGE 3 OF OFFICIAL RECORDS
13 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 15730, PAGE 302 OF OFFICIAL RECORDS
OWNER IS WORKING WITH FIDELITY NATIONAL TITLE COMPANY TO GET A "SUBDIVISION GUARANTEE" TO MAKE SURE THAT WE CAN BUILD OVER THESE EASEMENTS.

PROPOSED EASEMENT NOTES

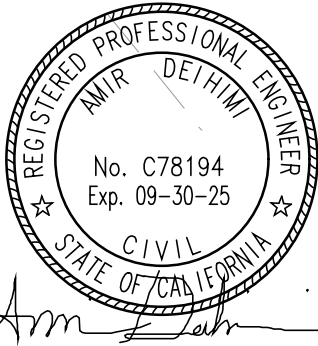
- 2 AN EASEMENT FOR SANITARY SEWER LINE, SUMP PUMP AND STORM WATER DRAIN LINE. (RECORDED IN OFFICIAL RECORDS RECORDER'S OFFICE, LOS ANGELES COUNTY, CALIFORNIA NO. 20240498772)

- 3 RECIPROCAL EASEMENT FOR EGRESS, INGRESS, DRAINAGE, PRIVATE UTILITIES, OIL WELLS AND LANDSCAPE MAINTENANCE FOR LOT 1-8.
4 RECIPROCAL EASEMENT FOR EGRESS, INGRESS, DRAINAGE, PRIVATE UTILITIES, FOR ADJACENT LOTS.

OIL WELL INFORMATION

DABNEY-JOHNSTON OIL CORPORATION WELL NO. 79 A.P.I. NO. 037-09476 (AS SHOWN HEREON)

THE TERMO COMPANY WELL NO. 3 A.P.I. NO. 037-11166 (AS SHOWN HEREON)



REVISIONS			
NO.	DATE	INITIAL	DESCRIPTION

REFERENCES	

SCALE: AS SHOWN PREPARED UNDER THE SUPERVISION OF AMIR DEIHIMI R.C.E. NO. 78194 DESIGNED BY [A.L.] REVIEWED BY [A.L.] APPROVED CITY ENGINEER	DATE 09/12/2024
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THE COURTYARD TENTATIVE TRACT MAP 1933 & 1939 TEMPLE AVENUE CITY OF SIGNAL HILL	SHEET 1 OF 1 SHEETS 22035 PLAN NUMBER
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