

SCALE: 1"=10'

SHEET 1 OF 1

SUBDIVIDER

KIMIKO INOUE
3753 HOWARD HUGHES PKWY
LAS VEGAS, NV 89169

LEGAL DESCRIPTION

LOT NO. 53
WALTER RANSOM CO'S
VENABLE PLACE
M.B. 9-150

JOB ADDRESS

707 3RD ST,
HERMOSA BEACH, CA 90254

VESTING TENTATIVE PARCEL MAP NO. 84115

IN THE CITY OF HERMOSA BEACH
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA.

LAND SURVEYOR

EAGLE EYE LAND SURVEYING

1311 MANHATTAN BEACH BLVD, UNIT 4
MANHATTAN BEACH CA 90266
(562) 452-3519

Matthew Profet

DATE 3-02-2023

MATTHEW PROFET L.S. 9755



NOTES:

- ALL EXISTING STRUCTURES TO BE REMOVED.
- ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
- THIS IS A TWO UNIT CONDOMINIUM PROJECT.
- UTILITY COMPANY INFORMATION:
CALIFORNIA WATER SERVICE
SOUTHERN CALIFORNIA EDISON
SOUTHERN CALIFORNIA GAS
SEWER - CITY OF HERMOSA BEACH
- SANITARY SEWER DISPOSAL IS TO AN 8" VITRIFIED CLAY PIPE PUBLIC LINE. THE 8" VITRIFIED CLAY PIPE IS LOCATED IN 3RD ST. APPROXIMATE DEPTH = 3.70' +/-
- SEE SOILS REPORT FOR POTENTIAL FILL.
- SITE DRAINAGE IS THROUGH STORM DRAINS FLOWING TO AN INVERT IN ADJACENT STREET.
- EXISTING AND PROPOSED ZONING IS R2.
- THERE ARE NO PROTECTED TREES ON THIS SITE.
- FLOOD ZONE X. FLOOD MAP 06037C1907G. EFFECTIVE DATE 04/21/2021
- THERE ARE NO EASEMENTS OF SAID PROPERTY.
- PROPOSED EARTH WORK:
TOTAL CUT: 751 CY TOTAL FILL: 33 CY
TOTAL EXPORT: 718 CY TOTAL IMPORT: 0 CY

EXISTING CONDITION

