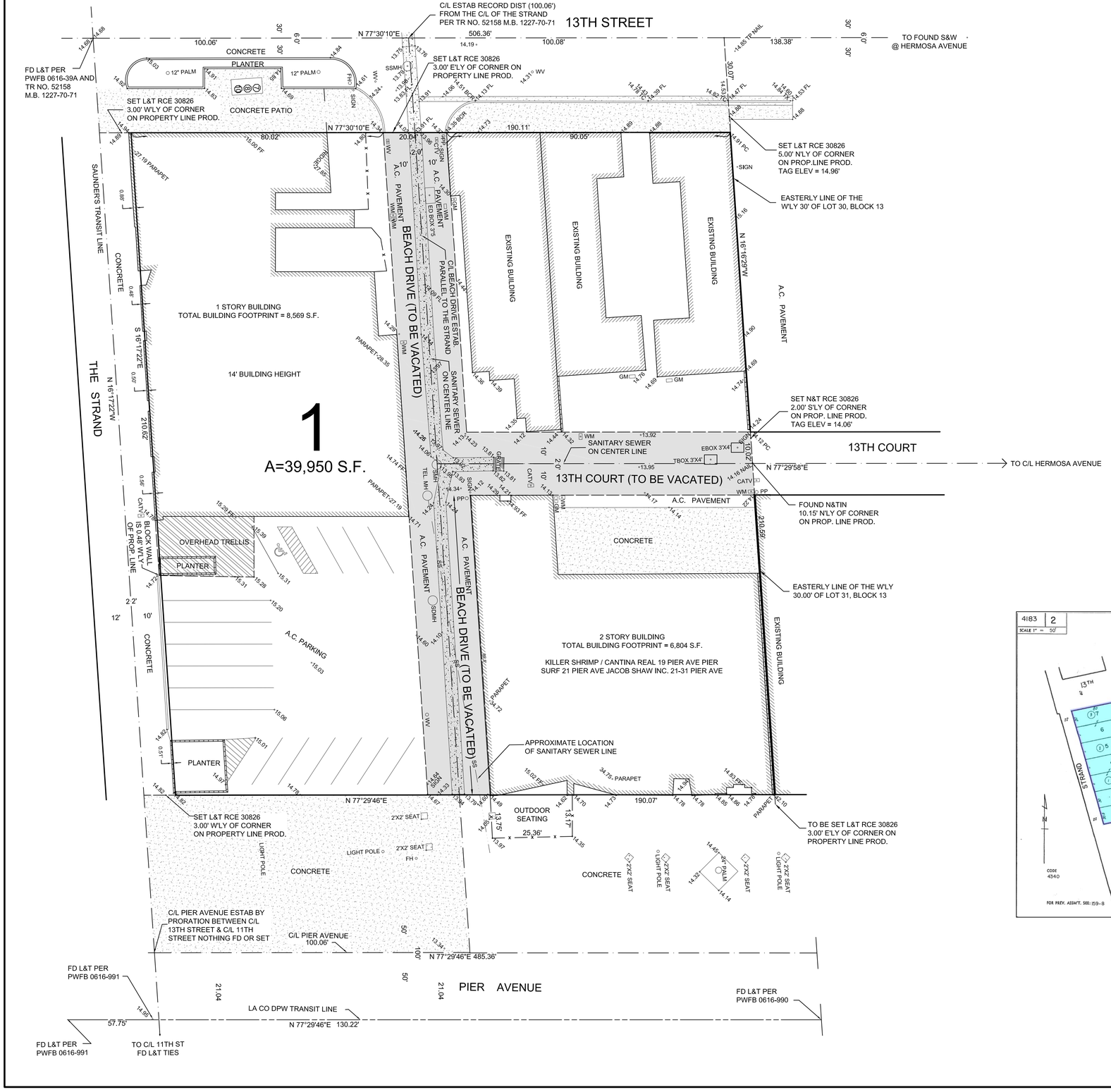
VESTING TENTATIVE

PARCEL MAP NO. 73198

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

FOR LOT CONSOLIDATION



SCALE: 1" = 16'

REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
No.30826
EXP. 3-31-16
CIVIL
STATE OF CALIFORNIA

ENGINEER

DENN ENGINEERS
3914 DEL AMO BLVD., STE. 921
TORRANCE, CA 90503
310-542-9433

GARY J. ROEHL R.C.E. 30826 DATE 10-29-15

OWNER
S&P HERMOSA PARENT LLC
8383 WILSHIRE BLVD., STE 920
BEVERLY HILLS, CA 90211

SUBDIVIDER
BOLOUR ASSOCIATES, INC
8383 WILSHIRE BLVD., STE 920
BEVERLY HILLS, CA 90211
(323) 677-0550

LEGAL DESCRIPTION
LOT 1, 19, 20, & PORTIONS OF LOTS 30 AND 31, TOGETHER WITH A PORTION OF TO BE VACATED BEACH DRIVE & 13TH COURT, BLOCK 13, HERMOSA BEACH, M.B. 1-25-26.

APN 4183-002-001, 002, 003, 004, 017, 018, 019

KNOWN SITE ADDRESSES
11 PIER AVENUE; 19 PIER AVENUE; 21 PIER AVENUE;
21-31 PIER AVENUE; 1250 THE STRAND; 1272 THE STRAND;
1286 THE STRAND,
HERMOSA BEACH, CA 90254

LEGEND

	EXISTING BUILDING
	CONCRETE
	BRICK
	WOOD DECK
+106.76	EXISTING ELEVATION
105	EXISTING CONTOUR
	BLOCK WALL
x x	EXISTING FENCE
BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
ELY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
NLY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
SLY	SOUTHERLY
SPK	SPIKE
SSMH	SANITARY SEWER MANHOLE
STN	STAKE
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DRIVEWAY APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS, PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS. FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

NOTES
1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS ALL EXISTING PUBLIC UTILITIES LOCATED WITHIN "TO BE VACATED" STREET ARE TO BE RELOCATED PER MUTUAL AGREEMENT(S) WITH UTILITY PURVEYORS.
3. THIS IS A 1 LOT CONSOLIDATION PROJECT.
4. WATER SUPPLY IS PROVIDED BY CALIFORNIA WATER COMPANY.
5. SANITARY SEWER DISPOSAL IS TO AN 8" VCP PUBLIC LINE LOCATED IN BEACH DRIVE AND 13TH COURT. THE MANHOLE AT THE CENTERLINE OF 13TH COURT AND BEACH DRIVE IS APPROXIMATELY 5.5 FEET DEEP.
6. THERE IS NO KNOWN FILL ON THIS SITE.
7. SITE DRAINAGE IS BY SURFACE FLOW TO ADJACENT STREETS.

JOB # 10-039E
SHEET 1 OF 1 SHEET