

VESTING TENTATIVE TRACT MAP 84598 FOR CONDOMINIUM PURPOSES

NOTES

CONTACT INFORMATION:

OWNER/. 21611 PERRY STREET, LLC
SUBDIVIDER
ATTN: VINCE MANZENBERGER
659 N. ROBERTSON BOULEVARD
WEST HOLLYWOOD, CA. 90069

SURVEYOR/ENGINEER. HUNSAKER & ASSOCIATES
ATTN: SEAN SWANSON
3 HUGHES
IRVINE, CA. 92618
(949) 583-1010

PROJECT INFORMATION:

PROJECT ADDRESS 21611 S. PERRY STREET
CARSON, CA. 90745
APN: 7327-010-014 AND 7327-010-015

FLOOD ZONE: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE "X". FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06037C1935F EFFECTIVE DATE SEPTEMBER 26, 2008.

AREA BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:
122,102 S.F. = 2.80 ACRES

PUBLIC EASEMENTS: THERE ARE PUBLIC EASEMENTS ON THE PROPERTY, SEE EXISTING CONDITIONS

STREET DESIGNATION ACCESS ON THE WEST SIDE OF PERRY STREET, A 50' WIDE PUBLICLY DEDICATED STREET

GENERAL PLAN DESIGNATION CORRIDOR MIXED USE

ZONING: CARSON, LOS ANGELES, CA.
ZONE: CA - PERRY STREET SPECIFIC PLAN
(ORD. 22-2218)

ENTITLEMENT PERMITS VTM 84598

PROPOSED ZONING PERRY STREET SPECIFIC PLAN

EXISTING BUILDING AND IMPROVEMENTS NO EXISTING BUILDINGS, ANY EXISTING DRIVEWAY/WALKWAYS TO BE DEMOLISHED

EXISTING USE VACANT LAND

PROPOSED USE 62 RESIDENTIAL UNITS,
TOWNHOME/CONDOMINIUMS

CONTOURS EXISTING CONTOURS PER RJ LUNG SURVEY 2024

TREES MOST EXISTING TREES ON SITE WILL BE REMOVED AND/OR REPLACED.

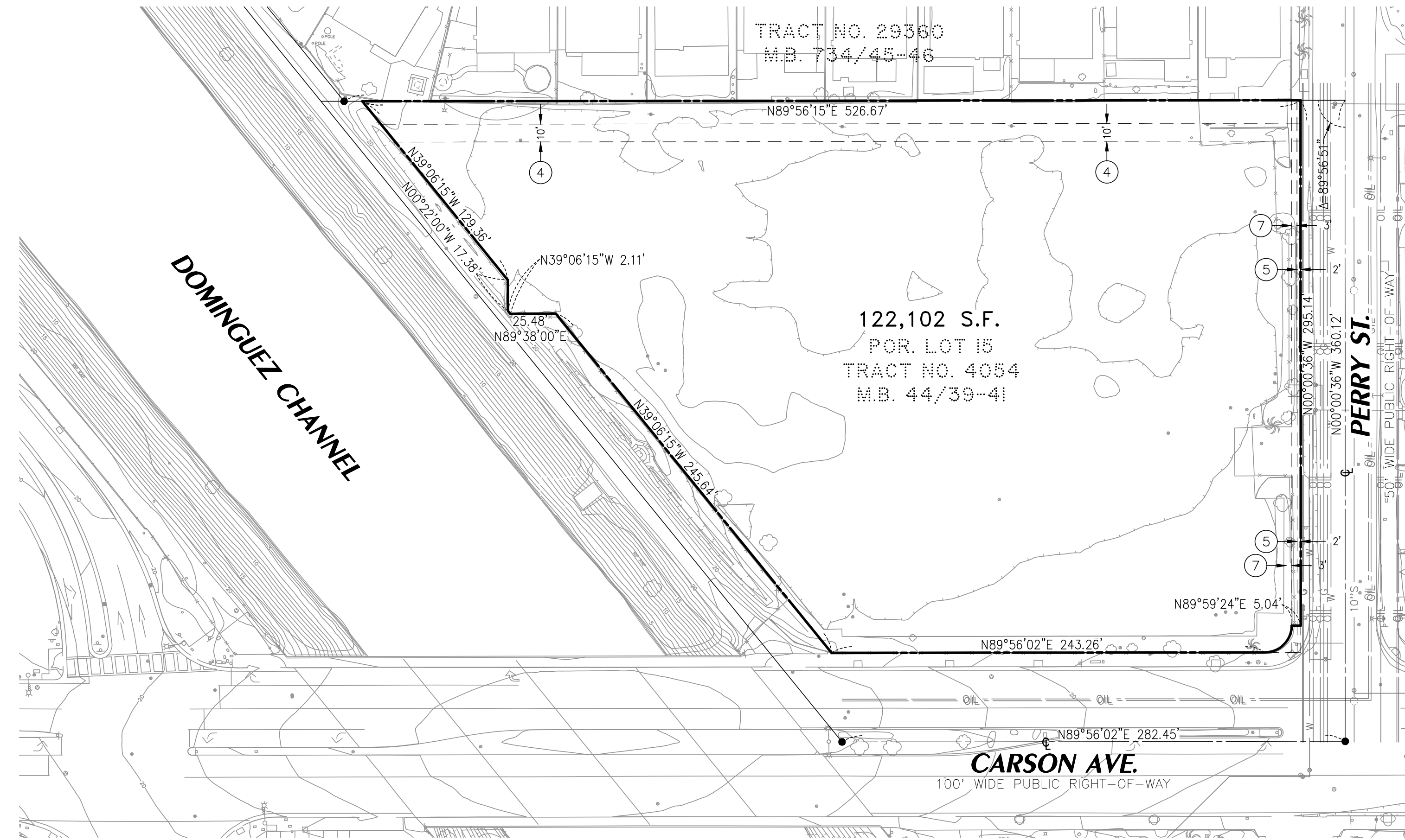
EXISTING PARKING N/A

EARTHWORK/QUANTITIES CUT: 380 CY
FILL: 5,400 CY
FINAL EARTHWORK: 5,780 CY

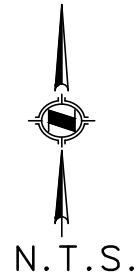
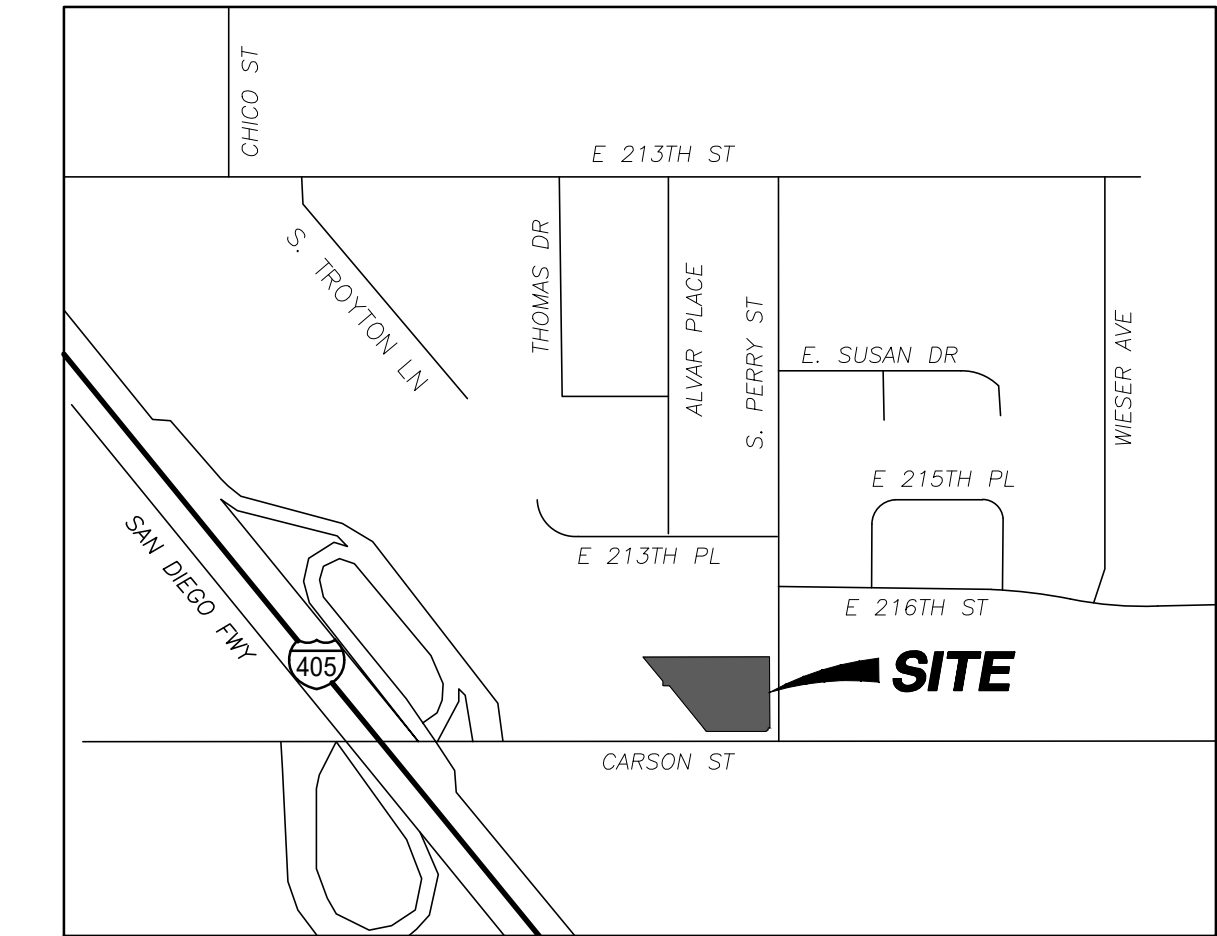
DRAINAGE ALL ON-SITE DRAINAGE DEVICES TO BE MAINTAINED BY THE PRIVATE HOA AND/OR PRIVATE MAINTENANCE ENTITY FOR THE DEVELOPMENT.

PROJECT NOTES:

- LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
- UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
- SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY/COUNTY SYSTEMS.
- SUBDIVIDER RESERVES THE RIGHT TO CONSOLIDATE LOTS.
- NO EXISTING BUILDINGS, ANY EXISTING DRIVEWAY/WALKWAYS TO BE DEMOLISHED.
- PROPERTY IS NOT IN A SPECIAL HAZARD AREA.
- PROPERTY IS NOT IN THE HILLSIDE GRADING AREA.
- PROPERTY IS NOT IN A MUD-PRONE AREA.
- PROPERTY IS IN A METHANE ZONE.
- PROPERTY IS NOT A GEOLOGICALLY HAZARDOUS AREA.
- INFORMATION REGARDING GRADING AND UTILITY IMPROVEMENTS/EASEMENTS SUBJECT TO THE CITY/COUNTY'S SUBSEQUENT DISCRETIONARY REVIEW AND APPROVAL.
- NO PUBLIC STREETS PROPOSED WITHIN PROJECT SITE.



VICINITY MAP



SHEET INDEX:

| SHEET NO. | DESCRIPTION |
|-----------|-----------------------------|
| TTM-1 | SITE UTILIZATION MAP |
| TTM-2 | VESTING TENTATIVE TRACT MAP |
| TTM-3 | CONCEPTUAL GRADING PLAN |
| TTM-4 | CONCEPTUAL UTILITY PLAN |
| TTM-5 | STREET CROSS SECTIONS |

LEGEND

| | |
|--|------------------------------|
| | PROPERTY LINE |
| | EXISTING RIGHT OF WAY |
| | EXISTING CENTER LINE |
| | RATE OF GRADE |
| | PROPOSED CONTOUR & ELEVATION |
| | EXISTING CONTOUR & ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| | RETAINING WALL HEIGHT |
| | EXISTING FIRE HYDRANT |
| | EXISTING GRAVITY SEWER |
| | EXISTING SEWER FORCE MAIN |
| | EXISTING WATER |
| | EXISTING STORM DRAIN |
| | EXISTING OIL LINE |
| | EXISTING GAS |
| | EXISTING MONUMENT |

BENCHMARK:

LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK NO. 7Y11316
ELEVATION: 18.479
DATUM: NAVD 88 (2013)

DESCRIPTION:
LACO BM TAG IN SOUTH CURB 3.3' W/O BCR @ SOUTHWEST CORNER OF 213TH ST & PERRY ST

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CORS CONTROL STATION "HBCO" AND STATION "CSDH" BEING PER RECORDS ON FILE IN THE OFFICE OF THE LOS ANGELES COUNTY SURVEYOR.

EASEMENT NOTES

ITEMS NUMBERS WITH A CIRCLE (○) REFLECT ITEMS WHICH ARE PLOTTED HEREON:

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPELINES
RECORDING DATE: SEPTEMBER 23, 1930
RECORDING NO: BOOK 10027, PAGE 310 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPELINES AND WATER DISTRIBUTION SYSTEM
RECORDING DATE: NOVEMBER 09, 1922
RECORDING NO: BOOK 1515, PAGE 265 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES
RECORDING DATE: JUNE 07, 1962
RECORDING NO: 6424, BOOK D1640, PAGE 796 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND HIGHWAY
RECORDING DATE: DECEMBER 19, 1967
RECORDING NO: 2944 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC STREET OR HIGHWAY
RECORDING DATE: NOVEMBER 04, 1975
RECORDING NO: 3450 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

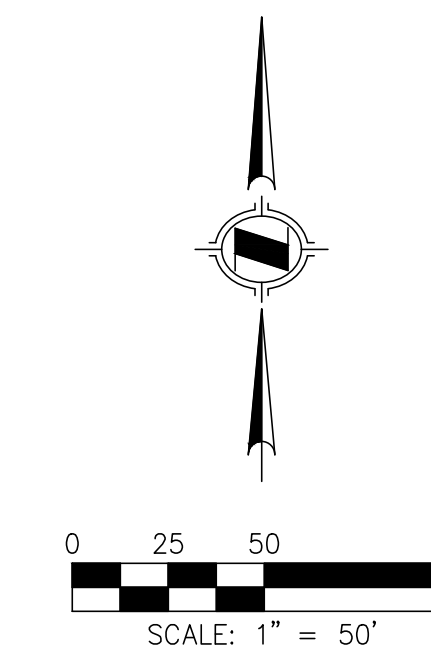
PREPARED UNDER THE SUPERVISION OF:

SEAN SWANSON
RCE NO. 95596 EXP. 03/31/26

1/15/2025
DATE



| DATE | REVISION DESCRIPTION |
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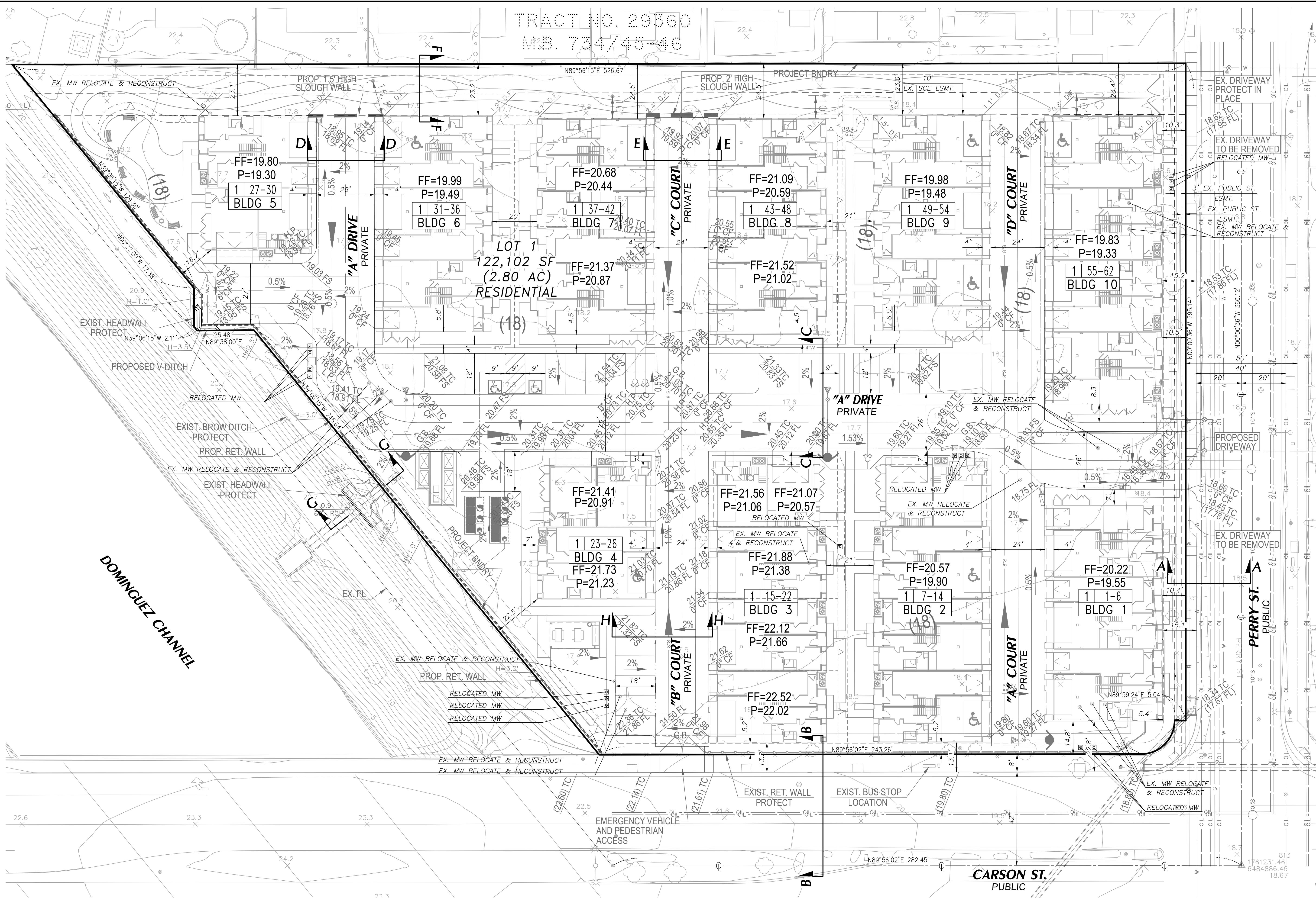


| | | | |
|---|---------------|--|-------------|
| APPLICANT: 21611 PERRY STREET, LLC <small>659 N. ROBERTSON BLVD WEST HOLLYWOOD, CA 90069 (424) 332-1111</small> | | PREPARED BY: HUNSAKER & ASSOCIATES <small>IRVINE, INC PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0799</small> | |
| CITY OF CARSON | | | |
| VESTING TENTATIVE TRACT NO. 84598 SITE UTILIZATION MAP FOR CONDOMINIUM PURPOSES | | | |
| DESIGNED BY: LL/TS/SS | DATE: 1/15/25 | CITY FILE NO.: | SHEET TTM-1 |
| DRAFTED BY: LL/TS | | | |
| CHECKED BY: SS | | | |

TRACT NO. 29360
 MB. 734/45-46

- LEGEND**
- PROPERTY LINE
 - EXISTING RIGHT OF WAY
 - EXISTING CENTER LINE
 - 1.2% RATE OF GRADE
 - 90 PROPOSED CONTOUR & ELEVATION
 - (65) EXISTING CONTOUR & ELEVATION
 - SLOPE
 - RETAINING WALL
 - 3' RETW RETAINING WALL HEIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING GRAVITY SEWER
 - EXISTING SEWER FORCE MAIN
 - EXISTING WATER
 - EXISTING STORM DRAIN
 - EXISTING OIL LINE
 - EXISTING GAS

LEGAL DESCRIPTION
 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 15 OF TRACT NO. 4054, AS PER MAP RECORDED IN BOOK 44, PAGES 39 THROUGH 41, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PROJECT SUMMARY

| LOT NUMBERS | TOTAL LOTS | AREA (AC) | GROSS% | PROPOSED LAND USE | COMMENTS |
|------------------------|------------|-----------|---------|--|----------|
| 1 | 1 | 2.80 | 100.00% | RESIDENTIAL MFD | |
| DEVELOPMENT AREA GROSS | | 2.80 | LOT 1 | 22 DU/AC GROSS DENSITY (62 DU/2.80 AC) | |

NOTE:
 SEE SHEET TTM-5 FOR CROSS SECTIONS

APPLICANT:
 21611 PERRY STREET, LLC
 859 N. ROBERTSON BLVD
 WEST HOLLYWOOD, CA 90069
 (424) 332-1111

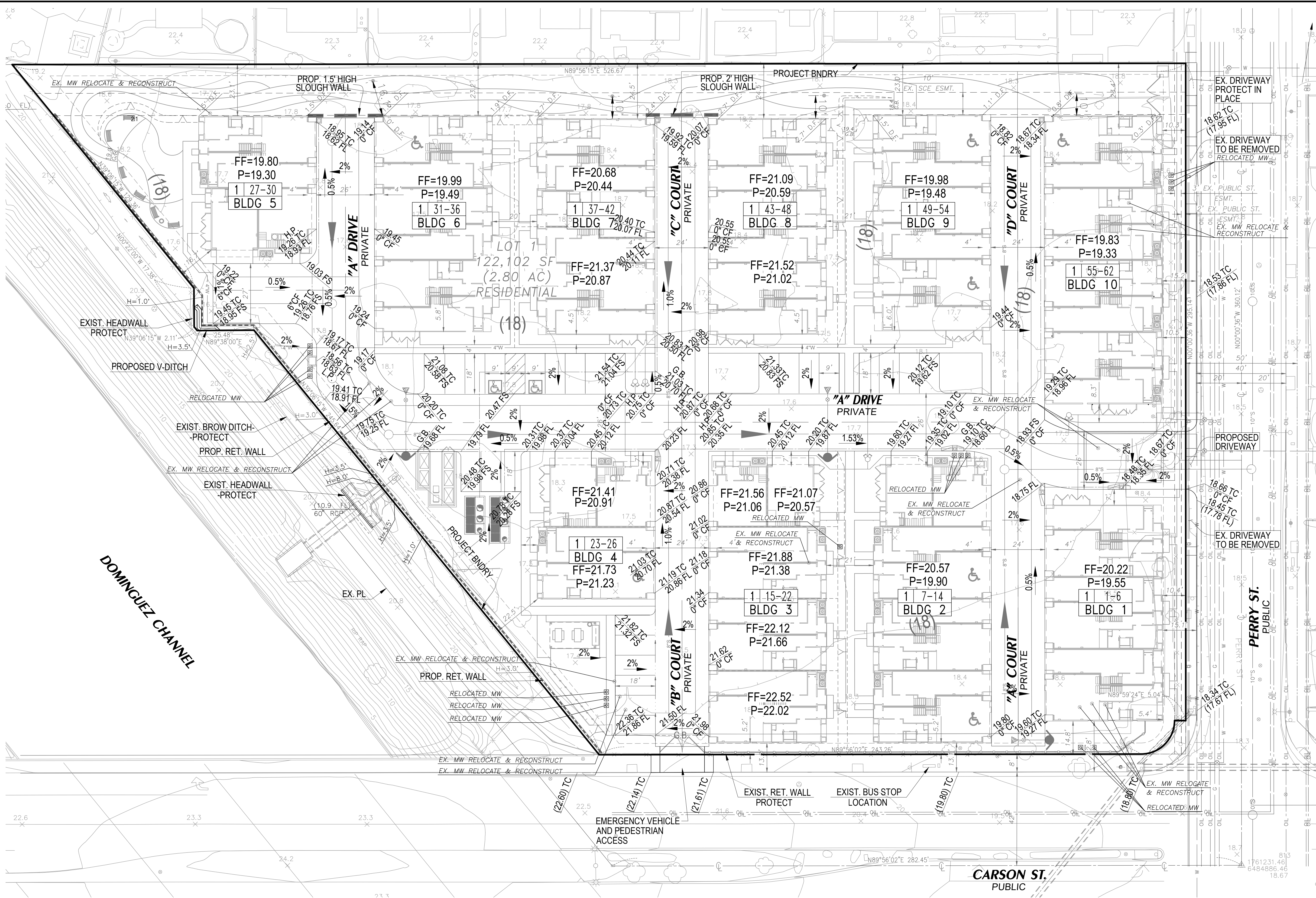
PREPARED BY:
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CITY OF CARSON

VESTING TENTATIVE TRACT NO. 84598
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES

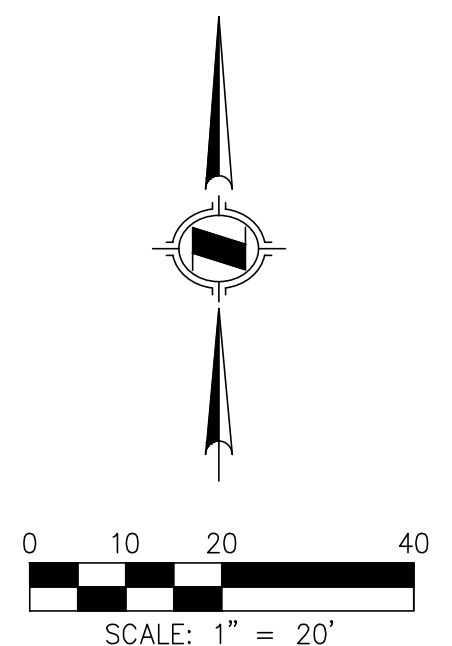
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 DRAFTED BY: LL/TS
 CHECKED BY: SS

DATE: 1/15/25
 CITY FILE NO.:
 SHEET **TTM-2**



LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTER LINE
- RATE OF GRADE
- PROPOSED CONTOUR & ELEVATION
- EXISTING CONTOUR & ELEVATION
- SLOPE
- RETAINING WALL
- RETAINING WALL HEIGHT
- EXISTING FIRE HYDRANT
- EXISTING GRAVITY SEWER
- EXISTING SEWER FORCE MAIN
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING OIL LINE
- EXISTING GAS
- EXISTING MONITORING WELL
- RELOCATED MONITORING WELL



DOMINGUEZ CHANNEL

CITY OF CARSON

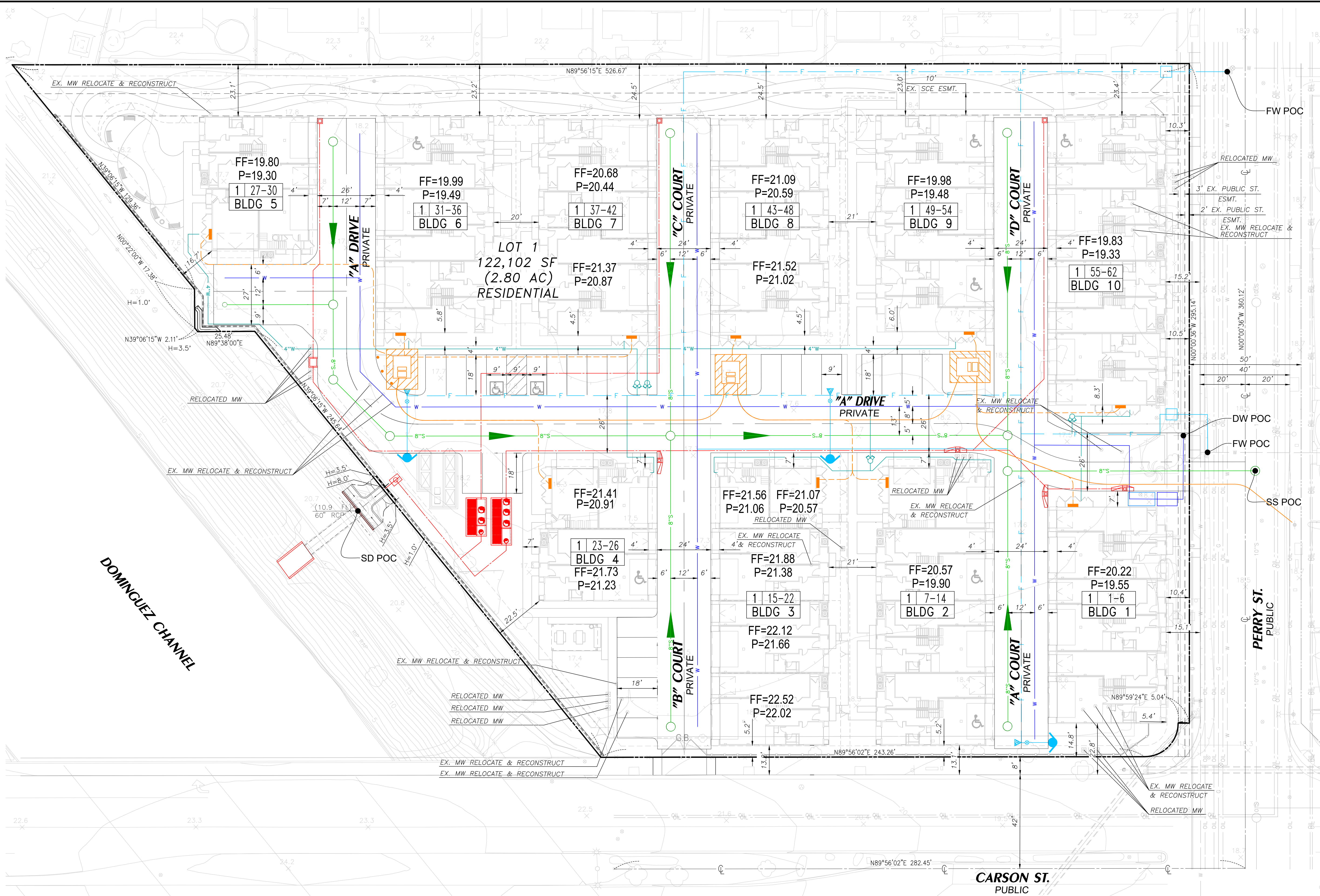
VESTING TENTATIVE
TRACT NO. 84598
CONCEPTUAL GRADING PLAN
FOR CONDOMINIUM PURPOSES

| | | | |
|-----------------------|---------------|----------------|--------------------|
| DESIGNED BY: LL/TS/SS | DATE: 1/15/25 | CITY FILE NO.: | SHEET TTM-3 |
| DRAFTED BY: LL/TS | | | |
| CHECKED BY: SS | | | |

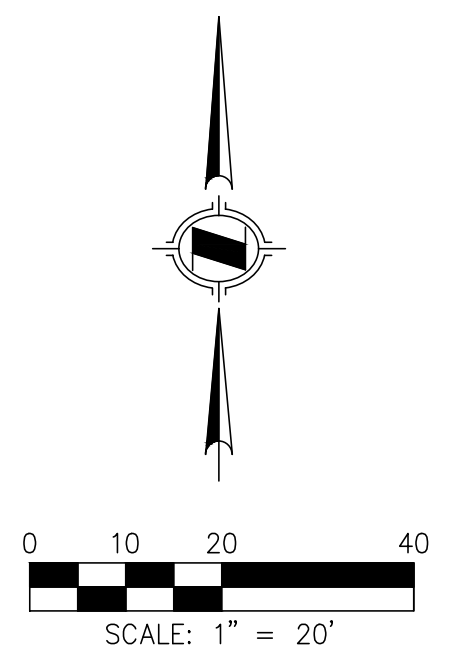
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| <p>APPLICANT: 21611 PERRY STREET, LLC <small>859 N. ROBERTSON BLVD WEST HOLLYWOOD, CA 90069 (424) 332-1111</small></p> | <p>PREPARED BY: HUNSAKER & ASSOCIATES <small>PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0799</small></p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">REVISION</th> <th style="width: 15%;">DATE</th> <th style="width: 70%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | REVISION | DATE | DESCRIPTION | | | | | | |
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| REVISION | DATE | DESCRIPTION | | | | | | | | | |
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W.C. 3916-192X



- LEGEND**
- 8" S PROPOSED SANITARY SEWER LINE
 - 4" W PROPOSED DOMESTIC WATER LINE
 - F PROPOSED PRIVATE FIRE MAIN
 - 4" W PROPOSED PRIVATE 4" FIRE LINE
 - SD PROPOSED STORM DRAIN LINE
 - PROPOSED CATCH BASIN/MANHOLE
 - PROPOSED DRY UTILITIES/JOINT TRENCH LINE
 - EXISTING DOMESTIC WATER LINE (SIZE VARIES)
 - EXISTING SEWER LINE (SIZE VARIES)
 - EXISTING STORM DRAIN LINE
 - SEWER MANHOLE
 - FIRE HYDRANT ASSEMBLY
 - REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY
 - DOMESTIC WATER METER VAULT
 - FIRE DEPARTMENT CONNECTION
 - FIRE WATER DOUBLE DETECTOR CHECK
 - TRACT BOUNDARY
 - RIGHT OF WAY
 - PROPERTY LINE
 - EXISTING EASEMENT
 - MODULAR WETLAND SYSTEM
 - PROPOSED BROOKS BOX SD INLET



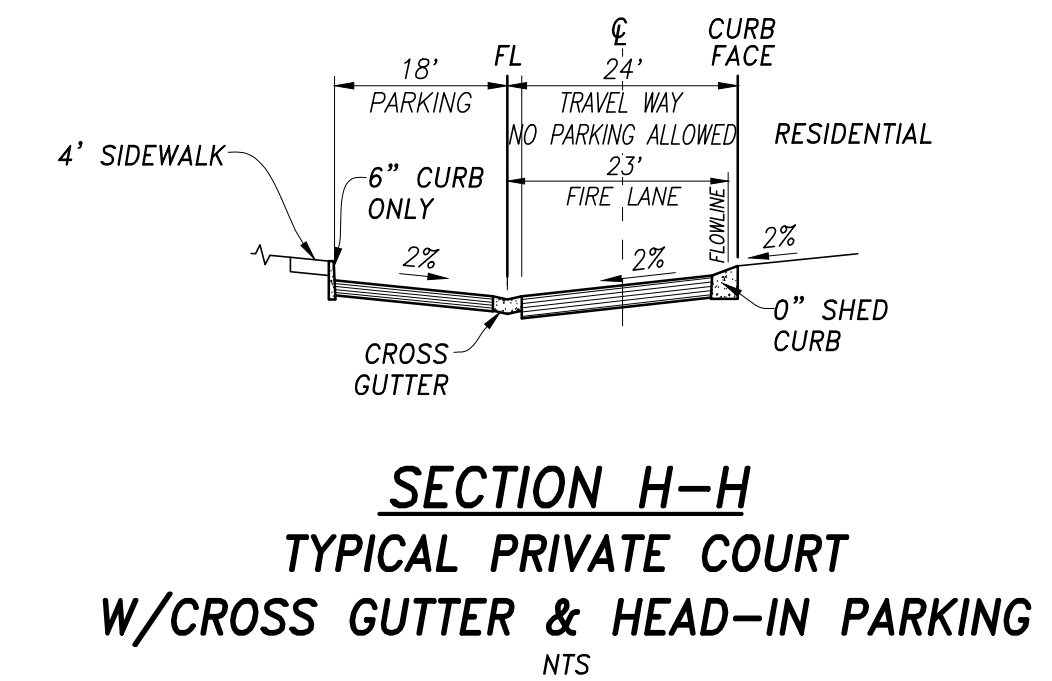
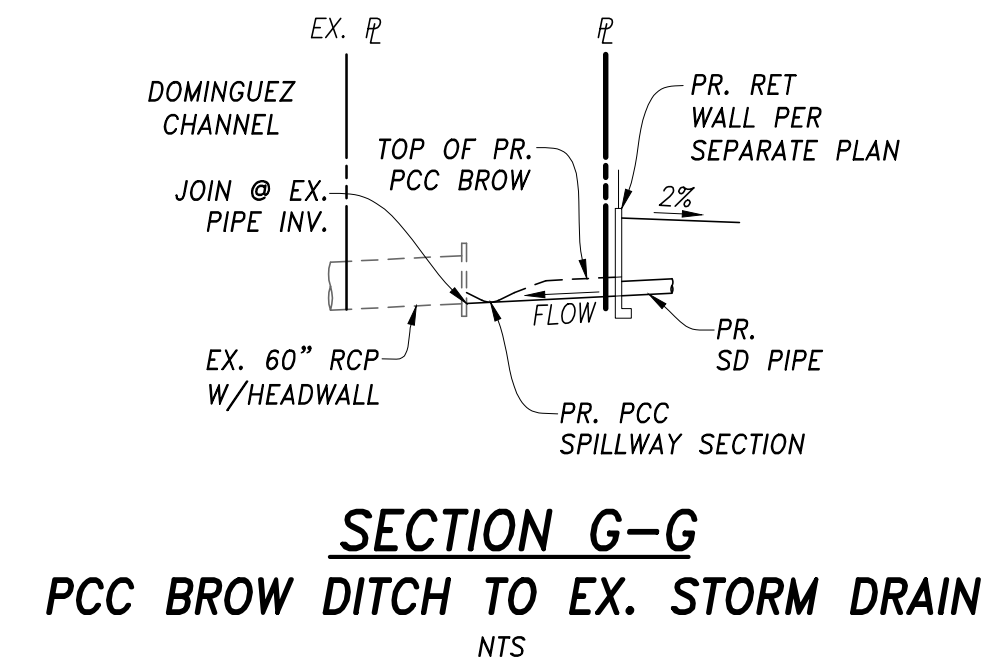
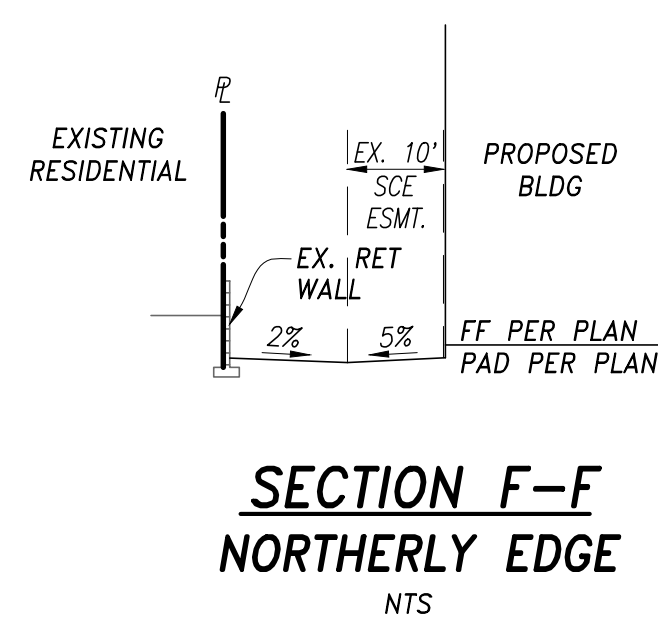
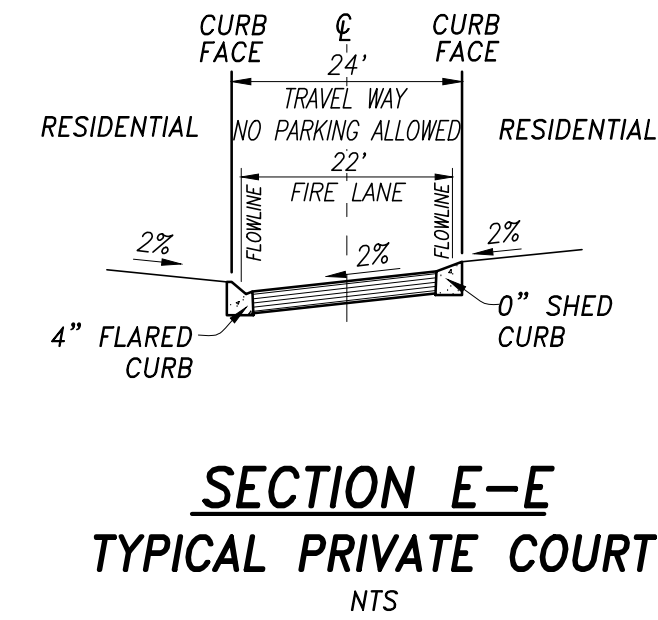
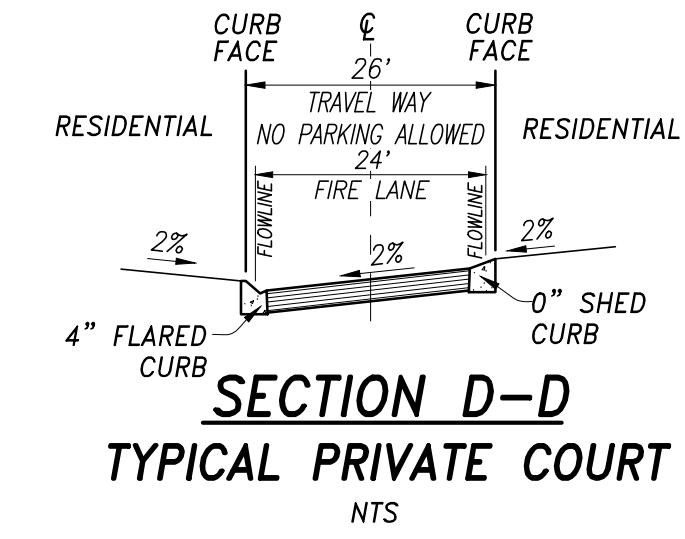
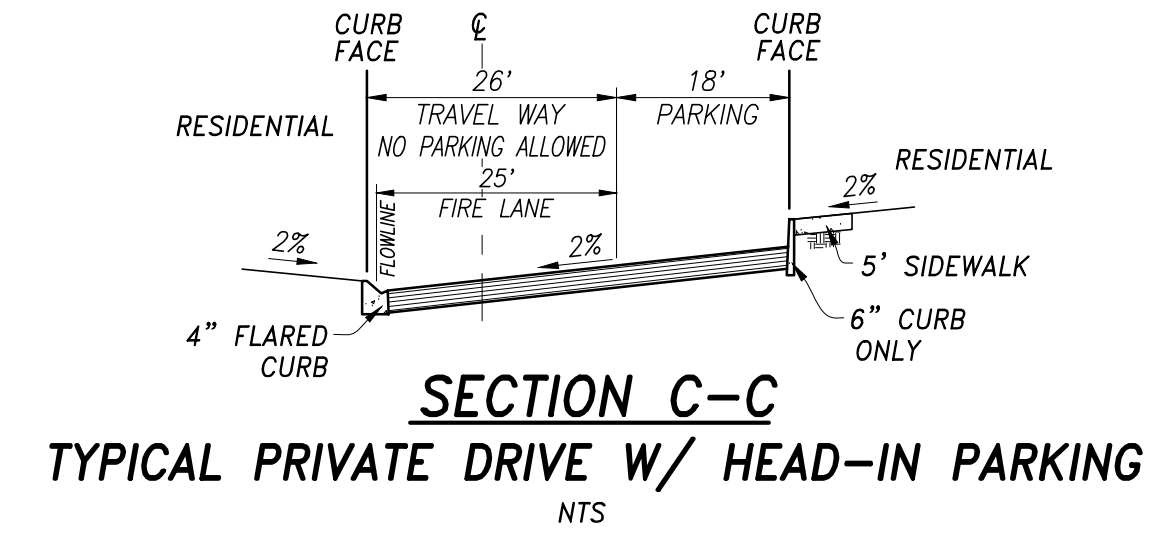
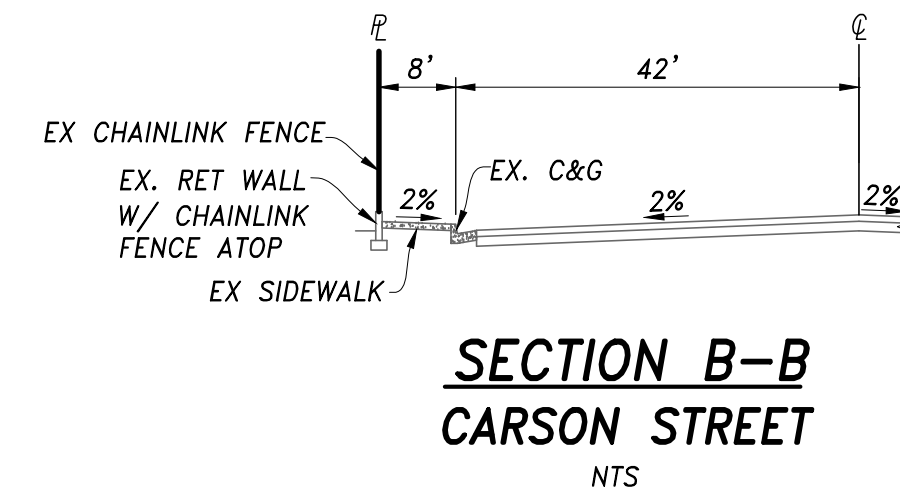
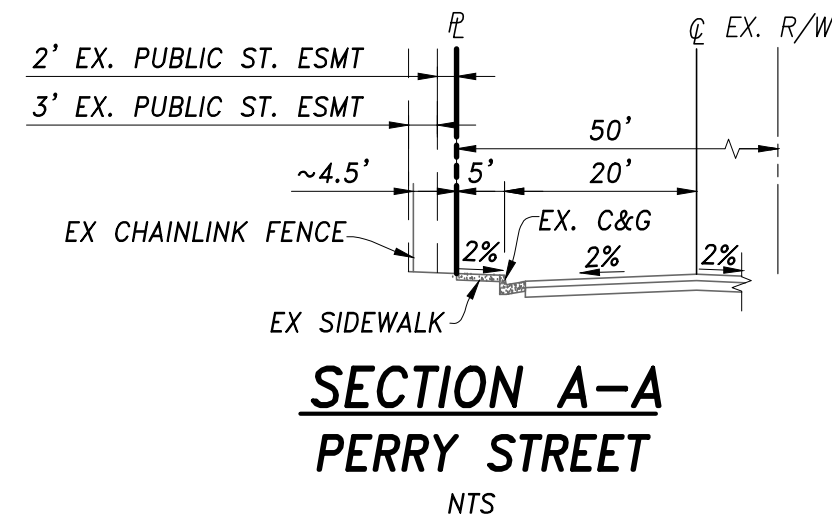
CITY OF CARSON

VESTING TENTATIVE
TRACT NO. 84598
CONCEPTUAL UTILITY PLAN
FOR CONDOMINIUM PURPOSES

| | | |
|-----------------------|---------------|----------------|
| DESIGNED BY: LL/TS/SS | DATE: 1/15/25 | CITY FILE NO.: |
| DRAFTED BY: LL/TS | | |
| CHECKED BY: SS | | |

SHEET **TTM-4**

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|--|--|-------------------------------------|
| APPLICANT: 21611 PERRY STREET, LLC <small>859 N. ROBERTSON BLVD WEST HOLLYWOOD, CA 90069 (424) 332-1111</small> | PREPARED BY: HUNSAKER & ASSOCIATES <small>PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0799</small> | REVISION DATE DESCRIPTION |
|--|--|-------------------------------------|



NOTE:
SEE SHEET TTM-2 FOR PLAN VIEW CROSS SECTION LOCATIONS

APPLICANT:
21611 PERRY STREET, LLC
859 N. ROBERTSON BLVD
WEST HOLLYWOOD, CA 90069
(424) 332-1111

PREPARED BY:
HUNSAKER & ASSOCIATES
TR V I N E I N C
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Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0799

| DATE | REVISION DESCRIPTION |
|------|----------------------|
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CITY OF CARSON

VESTING TENTATIVE
TRACT NO. 84598
STREET CROSS SECTIONS
FOR CONDOMINIUM PURPOSES

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|-----------------------|---------------|----------------|
| DESIGNED BY: LL/TS/SS | DATE: 1/15/25 | CITY FILE NO.: |
| DRAFTED BY: LL/TS | | |
| CHECKED BY: SS | | |

SHEET **TTM-5**