

ML-D" MANUFACTURING, LIGHT "D" DESIGN REVIEW OVERLAY

ZONING:

EXISTING EASEMENTS:

(5)
15. AN EASEMENT FOR WATER PIPES AND AQUEDUCTS, WATER SYSTEM, ARTESIAN WELL PIPES, PIPE LINES, FLUMES, RESERVORS, WATER GATES AND INCIDENTAL PURPOSES, IN FUNCE OF GARBOUM WATER SUPPLY COMPANY, RECORDED JULY 29, 1891 IN BOOK 743 OF DEEDS, PAGE 61.

EASEMENT NOT PLOTTABLE, BLANKET IN NATURE—SAID EASEMENT TO REMAIN)

(EASEMENT FEUTIEL TREASURATION ON ORIGINALY AND INCIDENTIAL PURPOSES.

32. ML SECRET FOR PUBLIC ROLD AND HORMANY AND INCIDENTIAL PURPOSES.
33.—MAYOR OF THE CITY OF CHROIN, RECORDED MAY 04, 1993 AS INSTRUMENT NO.
35.—MAYOR OF OFFICIAL RECORD.—SAD EASEMENT TO REMAN).

(46) 48. AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 2023 AS INSTRUMENT NO. 20230529719 OF OFFICIAL RECORDS. (EASEMENT PLOTTED HEREON—SAID EASEMENT TO REMAIN)

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 84421

LOCATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING A SUBDINISION OF PARCEL "1" AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 302-21 RECORDED JULY 28, 2022, A INSTRUMENT NO. 20220765432, OF OFFICIAL RECORDS OF SMID COUNTY.

SHEET 1 OF NOTES: DATE OF PREPARATION: 1-18-2024
GROSS ADREAGE: 13.603
ART ACRESCE: 13.603
ART ACRESCE: 13.603
ALL UTUIT BOXES AND STRUCTURES TO BE CONSTRUCTED UNDERGROUND
BUILDINGS SHOWN HEREON ARE EXISTING
SCOPE OF PROPOSED WHILE PARKELS / EXISTING BUILDINGS
NO PROPOSED PARTHMORK GUARMES AS THE BUILDINGS ARE EXISTING
NO PROPOSED PARTHMORK GUARMES AS THE BUILDINGS ARE EXISTING

6125-017-800 & 6125-017-029

BUILDING TABULATION.

	BLDG.1	BLDG.2 TOTAL (DOSTING)	
SITE AREA			
In sf.	348,250 SF	219,658 SF	567,908 SF
In acres	7.995 AC	5.043 AC	13.037 AC
BUILDING AREA			
BUILDING FOOTPRINT AREA	179,241 SF	100,240 SF	279,481 SF
AUTO PARKING REQUIRED			
Office: 1/300 s.f. (if exceeds 10% GFA)	nh	n/a	n/a
Whse: 1/1,500 s.f.	123	69	192 stalk
TOTAL	123	69	192 stalk
AUTO PARKING PROVIDED			
Standard (9" x 18")	10)	70	176 stall
Van Accessible (12' x 18')	1	1	2 stali
Standard Accessible (9' x 18')		3	7 state
Geen Air (9' x 18')	13	10	28 state
EV Van Accessible (12' x 18')	1	1	2 stalk
EV Accessible (9' x 18')	1	1	2 stalk
EV Ambulatory (10' x 18'))	0	0 stalk
Standard EV (9' x 18')	11	7	18 stalk
TOTAL	142	93	235 stali
TRAILER PARKING PROVIDED			
Trailer (10' x 55')	39		39 stali
Zoning Designation - Manufacturing Light			
- Doverlay			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - no limit			
SETBACKS			
Building	Landscare		
Front - 25'	10"		
Side - 10'	10'		
Rear - min 5' but not greater than 10'	10		
Buildings above 50' feet in height, the required			
setback shall be increased by 1" for each 2" ht i	spove or,		
TRASH ENCLOSURE REQUIRED	200	200 s f	
1st 20,000s.f.: 10s.f. per 1,000 s.f.	200	200 s.f.	

UTILITY PROVIDERS.

WATER GOLDEN STATE
WATER COMPANY
1600 W. REDONDO BEACH BLVD.
SUITE 101
GARDENA, CA 90247
PHONE: (310) 767-8200
CONTACT: JOSEPH 2140

TELEPHONE:

AT&T.

AT&T.

100 W. ALONDRA BLVD., ROOM A202
GARDENA, CA 90248
PHONE: (310) 515-4029
CONTACT: CARL RANDOLPH

CABLE: CHARTER COMMUNICATIONS 1529 VALLEY DR. HERMOSA BEACH, CA 90254 PHONE: (310) 750-9185 CONTACT: ANTHONY XANTHIS

SCE 1924 E CASHDAN ST. COMPTON, CA 90220

SEWER
CITY OF CARSON
FACILITIES MAINTENANCE DIVISION
701 E. CARSON STREET
CARSON, CA 90745
PHONE: (310) 830-7600

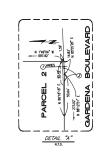
SEWER-MAINTENANCE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS-SEWER DIVISION STORM DRAIN INTY OF LOS ANGELES PUBLIC WORKS-FLOOD CONTROL

DISTING STHER HONE OF CONNECTION EXISTING WATER POINT OF CONNECTION

MAIN STREET NOT A PART PARCEL 1 8,555 AC. (GROSS) 7.995 AC. (NET) PARCEL 2 5.048 AC. (GROSS)

PROPOSED EASEMENTS:

- (1) AN EASEMENT FOR SIDEWALK PURPOSES, IN FAVOR OF THE CITY OF CARSON, TO BE DEDICATED ON THE PARCEL MAP (SEE DETAIL "A").
- 2 EASEMENT FOR STORM DRAIN PURPOSES OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1 TO BE RESERVED ON PARCEL MAP.



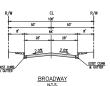
BROADWAY

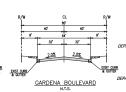
EXIST CURB.

ALONDRA BOULEVARD

STREET SECTIONS:

& GUTTER MAIN STREET N.T.S.





APPLICANT: LINK LOGISTICS REAL ESATE 3333 MICHELSON DRIVE, SUITE 725 IRVINE, CA 92612 (949) 344-2209

ARCHITECT: HPA ARCHITECTURE 18831 BARDEEN AVENUE, SUITE 10 31 BARDEEN AVENUE, SUITE 100 IRVINE, CA 92612 PHONE: (949) 863-1770

CIVIL ENGINEER: Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
143.49 FIRESTONE BOULEVARD
LA MIRADA, CALFORNIA 90638
ANGELIA (14)821-41171 INXIVIN921-41173





CITY OF CARSON

TENTATIVE PARCEL MAP NO. 84421 BEING A SUBDIVISION OF PARCEL "1" AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 303—21 RECORDED JULY 28, 2022, AS INSTRUMENT NO. 20220765432, OF OFFICIAL RECORDS OF SAID COUNT