

VICINITY MAP (NTS)



LEGEND

TC	TOP OF CURB		
FL	FLOWLINE		
TW	TOP OF WALL		
FF	FINISH FLOOR		
P.A.	PLANTING AREA		
FS	FINISH SURFACE	---	EX. PROPERTY LINE
FG	FINISH GRADE	---	PROPOSED PROPERTY LINE
MIN.	MINIMUM	---	PROPOSED RETAINING WALL
W.V.	WATER VALVE		
BW	BACK OF WALK		
x	SPOT ELEVATION		
	BLOCK OR RETAINING WALL		
	CENTERLINE		
	PROPERTY LINE		
	CONTOUR LINE		
	SEWER LINE		
	WOODEN FENCE		
	CHAIN LINK FENCE		
	CONCRETE		
	A.C. PAVEMENT		

SITE PLAN NOTES

- 1 DRIVEWAY APPROACH PER CITY OF LONG BEACH STANDARDS.
- 2 EXISTING STRUCTURE TO REMAIN
- 3 NEW SINGLE FAMILY HOME

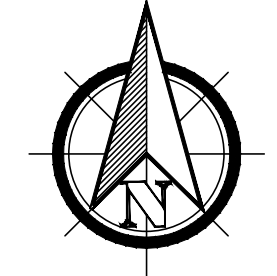
CITY OF LONG BEACH BENCHMARK

BM#	COR	DESCRIPTION	NGVD 29 MSL
782	SW	KENNEBECK AVE @ 1 ST. ST. BOLT IN CURB 14.0' W / BCR	1985 69.63 FT.

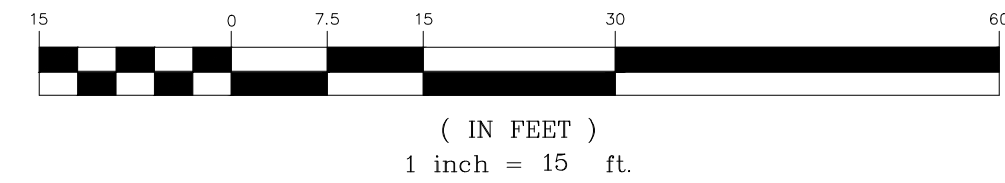
LEGAL DESCRIPTION:

LOTS 9 & 10 IN BLOCK 49 OF RESUBDIVISION OF PART OF ALAMITOS BEACH TOWNSITE IN , IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE 55, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

No.	REVISION	DATE



NORTH GRAPHIC SCALE



TENTATIVE PARCEL MAP
TPM No. 82376
29 KENNEBECK AVENUE
LONG BEACH, CA 90803
APN No. 7264-021-009

GENERAL INFORMATION

SITE ADDRESS:
29 KENNEBECK AVENUE
LONG BEACH, CA 90803

ENGINEER INFORMATION:
HAMILTON LAND DEVELOPMENT, INC.
2147 IRIS PLACE
COSTA MESA, CA 92627
949.791.8401 (O)
PE No. CA 63322

OWNER'S INFORMATION:
Kennebe & First LLC
2355 Pieper Lane
Tustin, Ca 92782

ACREAGE:
0.34 ACRES (15,000 SF) GROSS

EXISTING ZONE: RS-3
EXISTING GENERAL PLAN DESIGNATION: RESIDENTIAL
EXISTING No. OF LOTS: 1
EXISTING No. OF STRUCTURES: 2
PROPOSED No. OF LOTS: 2
PROPOSED No. OF STRUCTURES: 4

EXISTING WATERCOURSES:
NONE

FLOODING POTENTIAL:
FEMA FLOODPLAIN MAP No. 06037C1970F SHOWS ZONE X IN THIS LOCATION (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD)

ADJACENT LAND USE:
NORTH: RESIDENTIAL
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
WEST: RESIDENTIAL

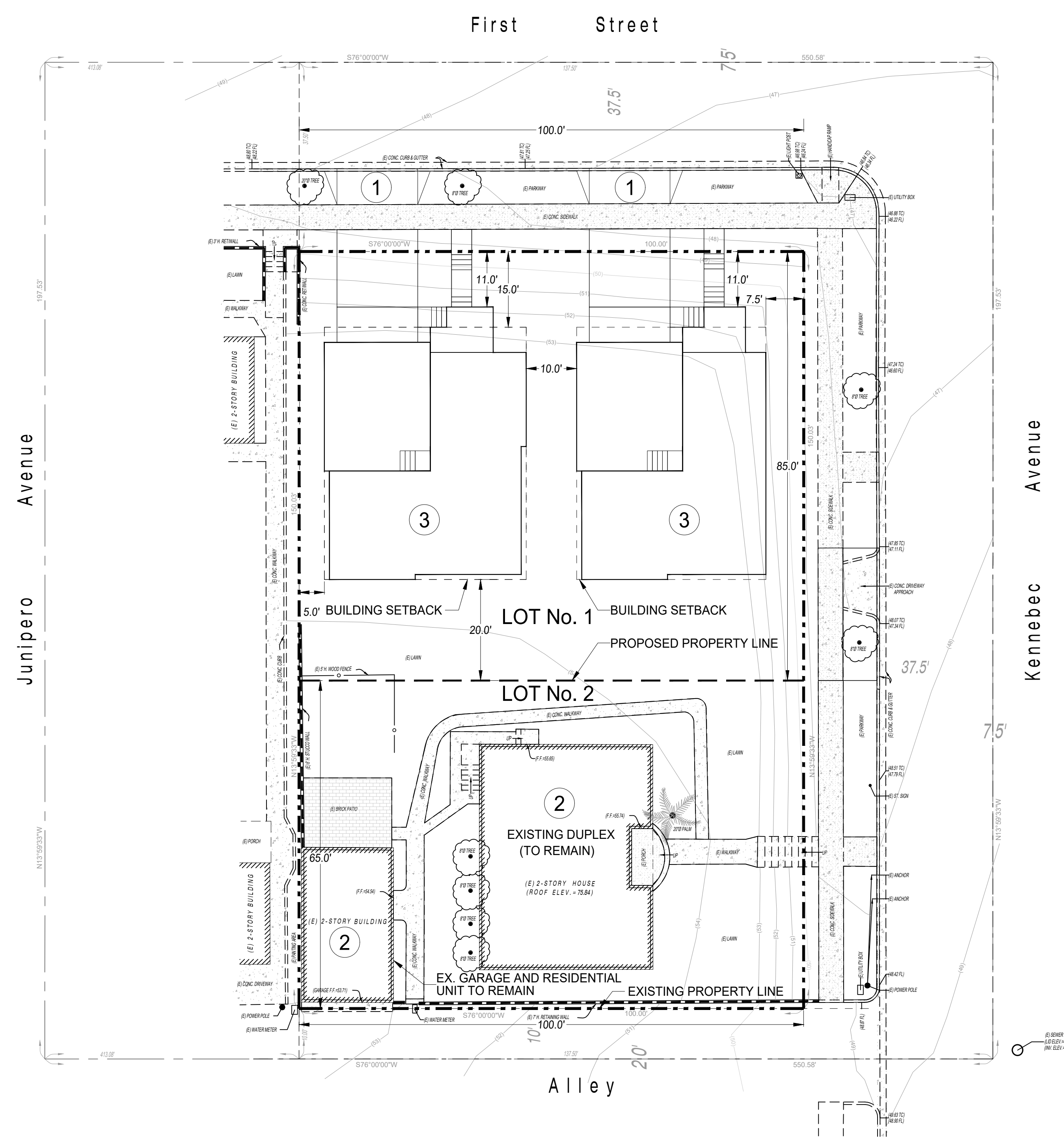
GENERAL NOTES:

- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- PAD ELEVATIONS TO BE DETERMINED ON GRADING PLAN
- MINIMUM PRIVATE DRIVE AND FIRE LANE GRADE: 0.5%
- THE TWO NEW SINGLE FAMILY HOMES WILL BE MAPPED AS CONDOMINIUM UNITS
- EACH NEW SINGLE FAMILY HOME SHALL BE APPROX. 2,800-3,000 SF, 2 STORIES, TYPE V CONSTRUCTION.

PROPOSED RESIDENTIAL LOT SIZES

LOT No.	AREA (SF)
1	8,500
2	6,500

TOTAL NUMBER OF LOTS = 2 (TWO)



SUBMITTAL DATE: SEPTEMBER, 2018

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LONG BEACH, CA 90803
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CITY OF LONG BEACH
COUNTY OF LOS ANGELES, CALIFORNIA USA

TRACKING NO.

PLAN CHECK NO.
1
SHEET
1
OF 1