RECEIVED
DEPT OF REGIONAL PLANNING
PM072916 EXHIBIT
DATE: 19 NOV 2014

EXHIBIT "A"
VESTING TENTATIVE PARCEL MAP NO. 072916

MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LINE LEGEND:

- EXISTING PARCEL BOULDARY
- PROPOSED PROPERTY LINE
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- GRADE BREAK LINE
- 450 EXIST. CONTOUR
- 450 PROP. CONTOUR
- DIRECTION OF SURFACE FLOW
- INDICATES TRASH AREA
- LIGHT POLE
- FIRE HYDRANT

LEGEND:

ABAN	ABANDONED
ACC	ACCEPTED
AC	ASPHALTIC CONCRETE
AP	ANGLE POINT
BC	BEGINNING OF CURVE
BLDG	BUILDING
BR	BRASS
BRMP	BOTTOM OF RAMP
BSTP	BOTTOM STEP
BW	BACK OF WALK
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CC & R's	COVENANTS, CONDITIONS AND RESTRICTIONS
CEFB	COUNTY ENGINEER'S FIELD BOOK
CF	CURB FACE
C/L	CENTERLINE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
COR	CORNER
Δ	DELTA=CENTRAL ANGLE
Δ	DELTA=CENTRAL ANGLE
DCV	DETECTOR CHECK VALVE
DESC	DESCRIBED
DI	DROP INLET
D/W	DRIVEWAY
E	EAST
E'LY	EASTERLY
EC	EDGE OF CONCRETE
EC	END OF CURVE
ELEC	ELECTRIC
EM	ELECTRIC METER
EMH	ELECTRIC MAN HOLE
EPB	ELECTRIC PULL BOX
ESMT	EASEMENT
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
FL IFOB	FL AT INSIDE WALL CB
FNC	FENCE
FP	FINISH PAVEMENT
FS	FINISH SURFACE
FW	FRONT OF WALK
———	DIRECTION OF DRAINAGE FLOW
G	GAS LINE
GA	GUY ANCHOR
GM	GAS METER
GP	GUARD POST
GTE	GENERAL TELEPHONE CONDUIT
GTE MH	GENERAL TELEPHONE MANHOLE
GTE VLT	GENERAL TELEPHONE VAULT
GV	GAS VALVE
HB	HOSE BIB
HC	HANDICAP
HCR	HANDICAP RAMP
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
INST. NO.	INSTRUMENT NUMBER
INT	INTERSECTION
INV	INVERT
IP	IRON PIPE
L	LENGTH
LIP	LIP OF GUTTER
LP	LIGHT POLE
LS	LICENSED SURVEYOR
L&T	LEAD AND TAG
L&T	LEAD TACK AND TAG
LTLT	LOT LIGHT
LT STD	LIGHT STANDARD
M	MEASURED
MH	MANHOLE
MS	MOW STRIP
MW	MONITORING WELL
N	NORTH
N'LY	NORTHERLY
N.A.P.	NOT A PART
NE	NORTHEAST
NEC	NORTHEAST CORNER
NE'LY	NORTHEASTERLY
NG	NATURAL GROUND
NO.	NUMBER
NW	NORTHWEST
NWC	NORTHWEST CORNER
NW'LY	NORTHWESTERLY
OIL W.W.	OIL WASTE WATER LINE
O.R.	OFFICIAL RECORDS
O/S	OFF SET
PA	PLANTER AREA
PB	PULL BOX
PCC	POINT OF COMPOUND CURVE
PCL	PARCEL
PED	PEDESTAL
PL	PROPERTY LINE
PIV	POST INDICATOR VALVE
PKWY	PARKWAY
P.M.	PARCEL MAP
P.M.B.	PARCEL MAP BOOK
P.O.B.	POINT OF BEGINNING
POC	POINT ON CURVE
P.O.C.	POINT OF CONNECTION
POS	POINT ON SLOPE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PROD	PROLONGATION
PTR	PRELIMINARY TITLE REPORT
PWD	PARKWAY DRAIN
R	RADIUS
R 11 W	RANGE 11 WEST
RAD	RADIAL
R.C.B.	REINFORCED CONCRETE BOX
RCE	REGISTERED CIVIL ENGINEER
RCLW	RECLAIMED WATER LINE
RD.	ROOF DRAIN
R.D.F.B.	ROAD DEPARTMENT FIELD BOOK
REC	RECORD
REF	REFERENCE
RET	RETAINING
RR	RAILROAD
R/W	RIGHT OF WAY
S	SEWER LINE
S	SOUTH
S'LY	SOUTHERLY
S&W	SPIKE & WASHER
SCE FUEL	SOUTHERN CALIF. EDISON FUEL LINE
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SE'LY	SOUTHEASTERLY
SEC	SOUTHEAST CORNER
SEC 7	SECTION 7
S F	SQUARE FEET
SFN	SEARCHED, FOUND NOTHING
SLCB	STREET LIGHT CONTROL BOX
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
SP	SIGN POST
ST LT	STREET LIGHT
SW	SOUTHWEST
SWC	SOUTHWEST CORNER
SW'LY	SOUTHWESTERLY
SW&T	SPIKE WASHER & TIN
S/W	SIDEWALK
T	TANGENT
T 3 S	TOWNSHIP 3 SOUTH
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TELE	TELEPHONE
TELE SW B	TELEPHONE SWITCH BOX
TG	TOP OF GRATE
10" TR	10" DIAMETER TREE
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
T.P.O.B.	TRUE POINT OF BEGINNING
TR.	TRACT
TRANS	TRANSFORMER
TRMP	TOP OF RAMP
TS	TRAFFIC SIGN
TSCB	TRAFFIC SIGNAL CONTROL BOX
TSPB	TRAFFIC SIGNAL PULL BOX
TSTP	TOP STEP
TW	TOP OF WALL
TWB	TOP OF BLOCK WALL
TYP.	TYPICAL
UDG	UNDERGROUND CONDUIT
ULT.	ULTIMATE
UTIL	UTILITY
UTIL B	UTILITY BOX
UTIL CAB	UTILITY CABINET
V	VALVE
VG	VALLEY GUTTER
VLT	VAULT
W	WATER LINE
W	WEST
W/	WITH
W'LY	WESTERLY
WA	WATER ASSEMBLY
WDF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WM	WATER METER
WSO	WATER SHUT OFF VALVE
WV	WATER VALVE
W VLT	WATER VAULT
X-ARM	CROSS ARM
	TREE
	PALM TREE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	18.85'	N 7°14'08" E
L2	0.69'	S 30°12'19" E
L3	59.20'	S 3°04'36" E
L4	191.14'	S 3°04'36" E
L5	64.00'	N 86°55'24" E
L6	59.20'	S 3°04'36" E
L7	83.67'	S 30°12'19" E

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	25°37'09"	530.00'	236.98'
C2	14°33'35"	549.50'	139.64'
C3	15°12'21"	450.50'	119.56'
C4	92°20'41"	37.00'	59.63'
C5	27°07'43"	320.00'	151.51'
C6	27°07'43"	288.00'	136.36'

AREA NOTES:

GROSS AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916.

NET AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916. (GROSS MINUS PROPOSED STREET DEDICATIONS)

SITE-NET AREA INCLUDES 50' WIDE VACATED RAILROAD STREET IN CITY OF INDUSTRY WHICH IS NOT A PART OF THE MAP HOWEVER IS A PART OF THE PROJECT.

HYDRANT AND ACCESS NOTES:

ALL HYDRANTS SHALL BE INSTALLED IN CONFORMANCE WITH TITLE 20, COUNTY OF LOS ANGELES GOVERNMENT CODE AND COUNTY OF LOS ANGELES FIRE CODE, OR APPROVED CITY REGULATIONS.

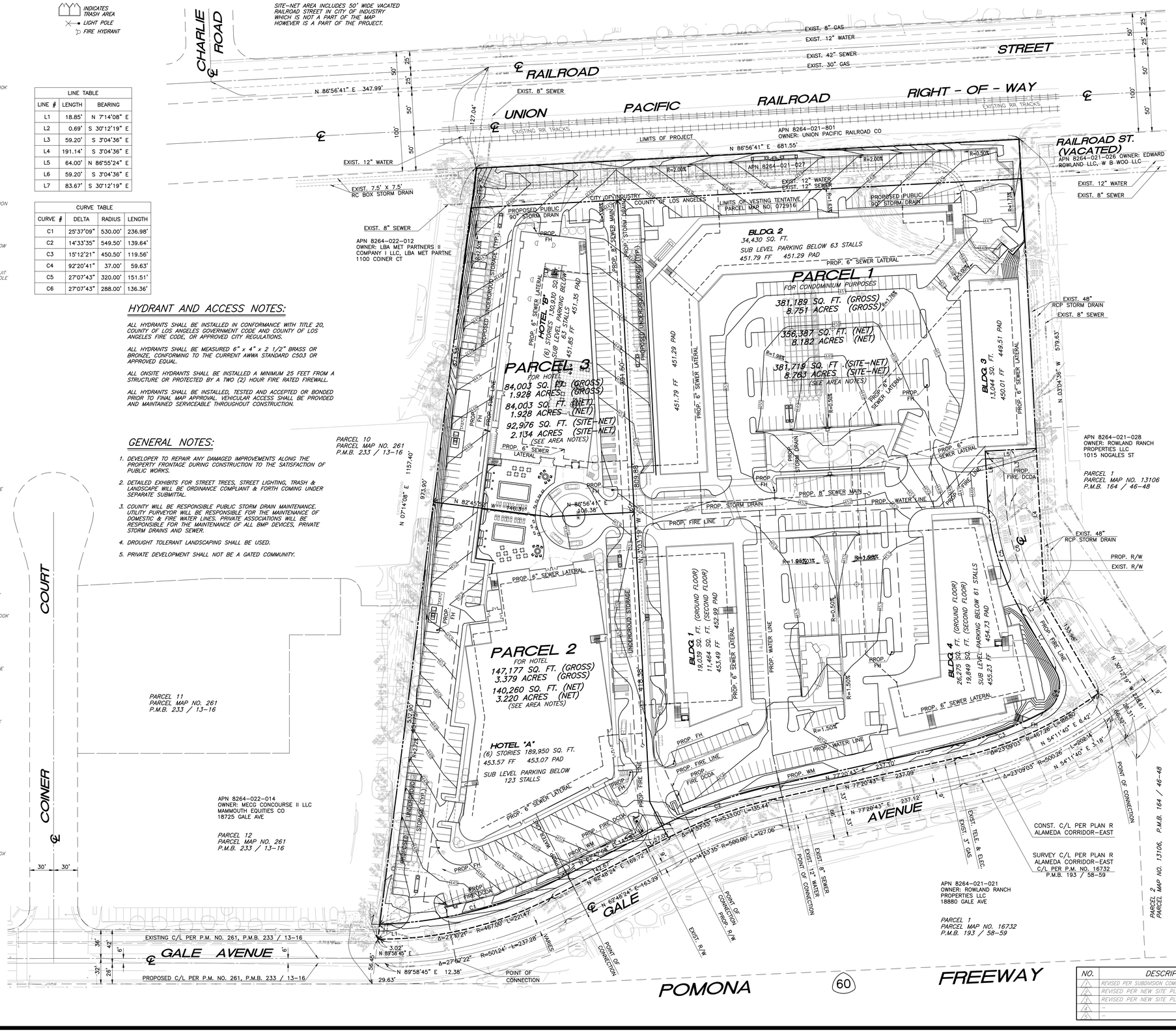
ALL HYDRANTS SHALL BE MEASURED 6" x 4" x 2 1/2" BRASS OR BRONZE, CONFORMING TO THE CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.

ALL ONSITE HYDRANTS SHALL BE INSTALLED A MINIMUM 25 FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR FIRE RATED FIREWALL.

ALL HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED OR BONDED PRIOR TO FINAL MAP APPROVAL. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.

GENERAL NOTES:

1. DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF PUBLIC WORKS.
2. DETAILED EXHIBITS FOR STREET TREES, STREET LIGHTING, TRASH & LANDSCAPE WILL BE ORDINANCE COMPLIANT & FORTH COMING UNDER SEPARATE SUBMITTAL.
3. COUNTY WILL BE RESPONSIBLE PUBLIC STORM DRAIN MAINTENANCE. UTILITY PURVEYOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DOMESTIC & FIRE WATER LINES. PRIVATE ASSOCIATIONS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BMP DEVICES, PRIVATE STORM DRAINS AND SEWER.
4. DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
5. PRIVATE DEVELOPMENT SHALL NOT BE A GATED COMMUNITY.



0 25 50 100 150
SCALE:1"=50'

VICINITY MAP
NOT TO SCALE

PRELIMINARY EARTHWORK

SITE NAME:	Parallax - Gale Avenue - LA County - Rowland Ranch	
LOCATION:	18800 Gale Avenue, Los Angeles County, CA	
CLIENT:	Parallax Investment Corporation	
JOB NO.	3090 PRIMARY	
PROJECT COORDINATOR	JEFF POTTER	
SOURCE:	3090EW.dwg	UNIT
BLDG PAD AREA:	234,207	SF
A. SITE AREA:	620,075	SF
B. STRIPPING:	0.000	FT
C. SUBSIDENCE:	0.100	FT
D. SHRINKAGE FACTOR:	0.100	FT/FT
E. **CALCULATED CUT: MATERIAL AVAILABLE**	184,094	CY
REDUCTIONS TO MATERIAL AVALIABLE		
F. STRIPPING: (AxB)/27=	-	CY
G. SUBSIDENCE: (AxC)/27=	(2,297)	CY
H.1 SHRINKAGE: (D*E)=	(18,409)	CY
H.2 SHRINKAGE - TOP 12 INCHES OF BLDG PAD	(434)	CY
ADDITIONS TO MATERIAL AVAILABLE		
J. RECYCLED PVMT, WALLS, etc.	-	CY
K.1 PIPE AND BEDDING - STORM DRAIN	3,355	CY
K.2 PIPE AND BEDDING - WATER	542	CY
K.3 PIPE AND BEDDING - SEWER	273	CY
L. UNDERGROUND FACILITY	3,151.36	CY
M. BUILDING FOOTINGS, GRADE BEAM, AND BACKFILL	949	CY
N. WALL FOOTING AND STRUCTURAL BACKFILL	284	CY
O. POUR STRIP	255	CY
P. SHRINKAGE FOR K.1, K.2, K.3, & L	(121)	CY
ADJUSTED CUT: MATERIAL AVAILABLE=	171,643	CY
Q. **CALCULATED FILL: MATERIAL REQUIRED**	130,534	CY
TOTAL (IMPORT) OR EXPORT:	**41,109**	CY

PHASE I EARTHWORK

SITE NAME:	Parallax - Gale Avenue - LA County - Rowland Ranch	
LOCATION:	18800 Gale Avenue, Los Angeles County, CA	
CLIENT:	Parallax Investment Corporation	
JOB NO.	3090 PHASE I	
PROJECT COORDINATOR	JEFF POTTER	
SOURCE:	3090EW-PH.dwg	UNIT
BLDG PAD AREA:	193,812	SF
A. SITE AREA:	620,075	SF
B. STRIPPING:	0.000	FT
C. SUBSIDENCE:	0.100	FT
D. SHRINKAGE FACTOR:	0.100	FT/FT
E. **CALCULATED CUT: MATERIAL AVAILABLE**	164,913	CY
REDUCTIONS TO MATERIAL AVALIABLE		
F. STRIPPING: (AxB)/27=	-	CY
G. SUBSIDENCE: (AxC)/27=	(2,297)	CY
H.1 SHRINKAGE: (D*E)=	(16,491)	CY
H.2 SHRINKAGE - TOP 12 INCHES OF BLDG PAD	(359)	CY
ADDITIONS TO MATERIAL AVALABLE		
J. RECYCLED PVMT, WALLS, etc.	-	CY
K.1 PIPE AND BEDDING - STORM DRAIN	3,355	CY
K.2 PIPE AND BEDDING - WATER	542	CY
K.3 PIPE AND BEDDING - SEWER	273	CY
L. UNDERGROUND FACILITY	3,151.36	CY
M. BUILDING FOOTINGS, GRADE BEAM, AND BACKFILL	698	CY
N. WALL FOOTING AND STRUCTURAL BACKFILL	284	CY
O. POUR STRIP	185	CY
P. SHRINKAGE FOR K.1, K.2, K.3, & L	(121)	CY
ADJUSTED CUT: MATERIAL AVAILABLE=	154,134	CY
Q. **CALCULATED FILL: MATERIAL REQUIRED**	118,548	CY
TOTAL (IMPORT) OR EXPORT:	**35,586**	CY

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

11/18/14
DATE

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/15
brian@thienesengg.com

PROFESSIONAL LAND SURVEYOR BRIAN L. THIENES L.S. NO. 5750 EXP.12/31/15 STATE OF CALIFORNIA

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISED PER SUBDIVISION COMMITTEE MEETING 07/10/14	08/25/14
2	REVISED PER NEW SITE PLAN DATED 10/28/14	10/28/14
3	REVISED PER NEW SITE PLAN	11/18/14
4	--	--
5	--	--

Last Update:11/18/14
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