RECEIVED
DEPT OF REGIONAL PLANNING
PM072916 TENTATIVE PG 1
DATE: 28 OCT 2015

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.

EXISTING LEGAL DESCRIPTION:

(APN: 8264-021-020 – COUNTY OF LOS ANGELES)

THAT PORTION OF THE RANCHO LA PUENTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS THE JOHN A. ROWLAND 166.64 ALLOTMENT OF THE PARTITION OF PART OF SAID RANCHO AS SHOWN ON THE MAP FILED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 5800 AND SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732 FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

THE FOLLOWING DESCRIPTION IS NOT A PART OF VESTING TENTATIVE PARCEL MAP NO. 072916, HOWEVER IS A PART OF THE PROJECT SITE PLAN: SEE DETAILS ON SHEET 2.
(APN: 8264-021-027 – CITY OF INDUSTRY)

THAT PORTION OF RAILROAD STREET, 50 FEET WIDE, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO LA PUENTE, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, AND VACATED BY RESOLUTION NO. 1186 OF THE CITY COUNCIL OF SAID COUNTY, A COPY OF WHICH RECORDED MAY 2,1983 AS INSTRUMENT NO. 83-486426, OFFICIAL RECORDS OF SAID COUNTY, WHICH LIES BETWEEN THE NORTHERLY PROLONGATIONS OF THE EASTERLY AND WESTERLY LINES OF THAT CERTAIN PARCEL SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732, AS PER MAP FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

EXISTING SITE CONDITIONS:

THE SITE IS CURRENTLY A NATURAL DIRT LOT WITH NATIVE GRASSES AND VEGETATION WITH THE EXCEPTION OF A NEWLY CONSTRUCTED ROAD THAT SPLITS THE SITE FROM NORTH TO SOUTH. IN GENERALLY, THE NORTHERLY HALF OF THE SITE SLOPES TO THE NORTH WITH AN OVERALL MAXIMUM FALL OF APPROXIMATELY 30 FEET TO AN EXISTING EARTHEN CHANNEL. THE SOUTHERLY HALF OF THE SITE SLOPES IN A SOUTHWESTERLY DIRECTION WITH AN OVERALL FALL OF APPROXIMATELY 22 FEET. THE EASTERLY PORTION OF THE SITE TENDS TO BE HIGHER THAN GALE AVENUE WHILE THE WESTERLY HALF IS MORE LEVEL WITH GALE AVENUE. THE SITE IS ELEVATED ABOVE THE ADJACENT SITES TO THE EAST AND WEST. THE STREET SLOPES ENTIRELY TO THE NORTH AND IS GENERALLY ELEVATED ABOVE THE NATURAL GROUND.

ZONING:

EXISTING LEGAL DESCRIPTION OF PARCEL A:

"CSD" LOS ANGELES COUNTY
COMMUNITY STANDARDS DISTRICT ROWLAND HEIGHTS.

EXISTING LEGAL DESCRIPTION OF PARCEL B:

"I" (INDUSTRIAL) CITY OF INDUSTRY

LAND USE IS SHOWN TO BE "INDUSTRIAL" IN THE "ROWLAND HEIGHTS COMMUNITY GENERAL PLAN".
THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING INTERNET MAPPING OUTPUT SHOWS THE LAND TO BE ZONED "M-1.5-BE" (RESTRICTED HEAVY MANUFACTURING-BILLBOARD EXCLUSION)

PROPOSED ZONING FOR THE HOTEL PROPERTY (PROPOSED PARCELS 2 & 3): TO C-3 (DP)

BENCHMARK:

CITY OF INDUSTRY:
FOUND BRASS CAP MONUMENT IN THE SOUTH CURB OF WALNUT DRIVE APPROXIMATELY MIDWAY BETWEEN OTTERBEIN STREET AND NOGALES ST., APPROXIMATELY 40 FEET EASTERLY OF STREET LIGHT #188987BE, ADJACENT TO FIRE HYDRANT, ABOUT 5 FEET WESTERLY OF EASTERLY DRIVEWAY TO PACIFIC STORAGE, 19102 WALNUT DRIVE.
ELEVATION = 455.233' (NGVD '29 / FOUND 08/2006)
(NGVD'29 PLUS 2.37' EQUALS L.A. CO. BM NAVD '88.)

COUNTY OF LOS ANGELES BENCHMARK NO. ¢ 5469:
L & BM TAG IN N CB 300MM(12") W/O BCR @ NW COR VALLEY BL & NOGALES ST 15.2M(50FT) N/O ℄ & 16.8M(55FT) W/O C/L INT.
ELEVATION = 460.507' (NAVD 88)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN CSRC CORS STATIONS "CCCO" AND "EWPP", BOTH PUBLISHED ON CSRC DATA SHEETS, BEING N 68°10'01.0926" E (2011.00 EPOCH).

PROTECTED TREE STATEMENT:

THERE ARE NO EXISTING ONSITE OAK TREES AND OTHER PROTECTED TREES. EXISTING ONSITE TREES & LANDSCAPE WILL BE REMOVED.

PROPOSED METHOD OF SEWAGE DISPOSAL:

A PROPOSED 8" SEWER LINE WILL CONNECT TO AN EXISTING 12" SEWER VCP SEWER LINE WHICH FLOWS WEST TO EAST IN VACATED RAILROAD STREET ALONG THE NORTHERLY SIDE OF PROJECT.

PROPOSED METHOD OF FLOOD AND EROSION DISPOSAL:

ONSITE RUNOFF FROM THE DEVELOPMENT WILL BE COLLECTED BY GRATE INLETS AND CATCH BASINS THROUGHOUT THE SITE. WATER QUALITY FEATURES INCLUDING CATCH BASIN INSERTS, UNDERGROUND STORAGE TO PROMOTE INFILTRATION AND BIORETENTION AREAS WILL BE UTILIZED THROUGHOUT THE SITE. AFTER TREATMENT, STORM DRAIN SYSTEMS WILL CONVEY STORMWATER RUNOFF TO EXISTING L.A.C.D.P.W. STORM DRAINS LOCATED AT THE NORTHWEST CORNER OF THE SITE AND IN GALE AVENUE TO THE SOUTH OF THE SITE. THE EXISTING PUBLIC STORM DRAIN SYSTEMS CONTINUE NORTHERLY UNDER THE RAILROAD TRACKS AND ULTIMATELY DISCHARGE INTO SAN JOSE CREEK LOCATED NORTH OF THE PROJECT SITE.

PROJECT DESCRIPTION:

PROPOSED PARCEL 1:
DEVELOPMENT OF FOUR (4) RETAIL BUILDINGS FOR COMMERCIAL CONDOMINIUM PURPOSES. ONE AND TWO STORY BUILDINGS WITH PARTIAL UNDERGROUND PARKING.

PROPOSED PARCEL 2:
DEVELOPMENT OF ONE (6) STORY BUILDINGS FOR HOTEL PURPOSES.
PHASE I: FULL SERVICE – HOTEL "A" WITH PROPOSED 275 KEYS.

PROPOSED PARCEL 3:
DEVELOPMENT OF ONE (6) STORY BUILDING FOR HOTEL PURPOSES.
PHASE II: SELECT SERVICE – HOTEL "B" WITH PROPOSED 202 KEYS.

SITE ADDRESS:

EXISTING ADDRESS OF PARCEL A: 18800 GALE AVE., L.A. COUNTY, CA.
EXISTING ADDRESS OF PARCEL B: NO SITE ADDRESS, CITY OF INDUSTRY, CA.

PROPOSED ADDRESS:
TO BE DETERMINED AT TIME OF PERMIT AND PLAN SUBMITTAL.

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	REVISED PER SUBDIVISION COMMITTEE MEETING 12/18/14	01/30/15
5	REVISED PER COUNTY MEETING AND COMMENTS	03/10/15
6	REVISED PER UPDATED SITE PLAN	05/11/15
7	REVISED PER COUNTY COMMENTS DATED 05/12/15	06/17/15
8	REVISED SITE PLAN AND COUNTY COMMENTS	10/27/15
–	–	–
–	–	–
–	–	–
–	–	–

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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	64.00'	N 86°55'24" E
L2	16.00'	N 86°55'25" E
L3	13.29'	N 03°04'36" W
L4	133.95'	S 30°12'19" E
L5	81.27'	S 30°12'19" E
L6	53.38'	N 15°57'56" E
L7	4.09'	N 54°10'58" E
L8	6.45'	N 54°10'58" E
L9	11.94'	S 70°42'13" E
L10	67.36'	N 63°25'52" E
L11	11.48'	N 17°47'08" E
L12	23.74'	S 27°12'52" E
L13	26.75'	S 27°12'52" E
L14	45.89'	N 62°47'08" E
L15	0.98'	N 89°58'45" E
L16	8.02'	N 54°10'58" E

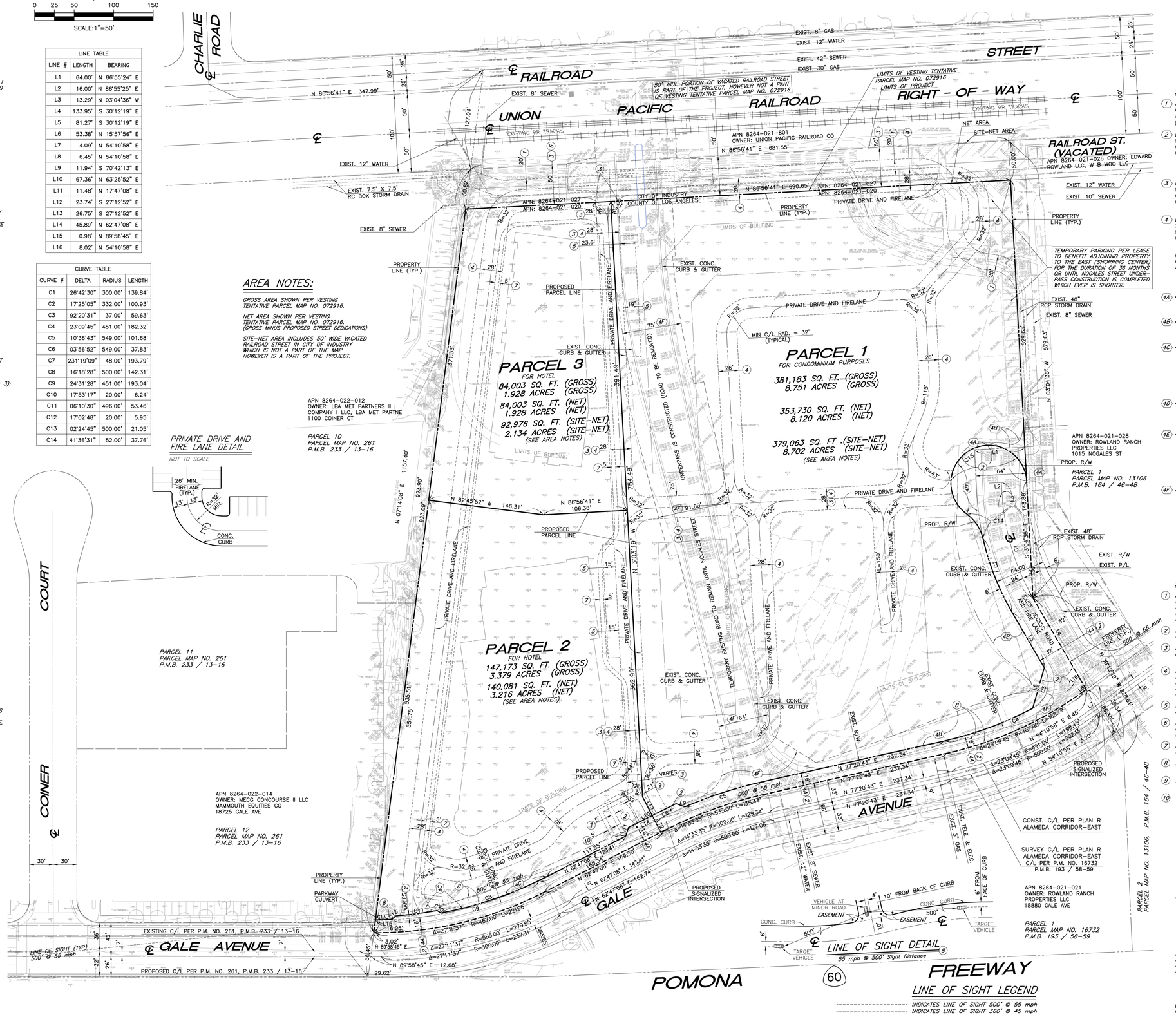
CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	26°42'30"	300.00'	139.84'
C2	17°25'05"	332.00'	100.93'
C3	92°20'31"	37.00'	59.63'
C4	23°09'45"	451.00'	182.32'
C5	10°36'43"	549.00'	101.68'
C6	03°56'52"	549.00'	37.83'
C7	231°19'09"	48.00'	193.79'
C8	16°18'28"	500.00'	142.31'
C9	24°31'28"	451.00'	193.04'
C10	17°53'17"	20.00'	6.24'
C11	06°10'30"	496.00'	53.46'
C12	17°02'48"	20.00'	5.95'
C13	02°24'45"	500.00'	21.05'
C14	41°36'31"	52.00'	37.76'

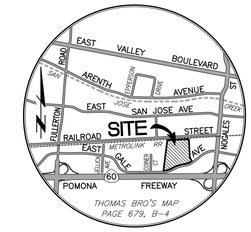
AREA NOTES:

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.





VICINITY MAP
NOT TO SCALE

EXISTING EASEMENTS:

1. ACCESS RIGHTS TO OR FROM POMONA FREEWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED BY FINAL ORDER OF CONDEMNATION RECORDED JANUARY 13, 1961, BOOK D1092, PAGE 90, OF OFFICIAL RECORDS. (RELINQUISHED ACCESS RIGHTS TO REMAIN)

2. EASEMENT: (THIS EASEMENT NOT PLOTTED HEREON, SEE BELOW)
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDED: AUGUST 30, 1971, INSTRUMENT NO. 2525, OF O.R.
(SAID EASEMENT WAS QUITCLAIMED NOVEMBER 12, 2013 BY INST. NO. 2013-1604882, O.R. AND THUS IS NOT PLOTTED HEREON)

3. EASEMENT:
GRANTED TO: DSL SERVICE COMPANY
PURPOSE: SANITARY SEWER AND WATERLINE AND INCIDENTAL PURPOSES
RECORDED: JANUARY 23, 1984, INSTRUMENT NO. 84-86161, O.R.
(EASEMENT TO REMAIN AND PLOTTED HEREON)

4. EASEMENT AS CONDEMNED BY FINAL DECREE OF CONDEMNATION, SUPERIOR COURT OF: LOS ANGELES
COUNTY CASE NO.: BC450 376 D14
IN FAVOR OF: ALAMEDA CORRIDOR -EAST CONSTRUCTION AUTHORITY, ON BEHALF OF THE SAN GABRIEL VALLEY COUNCIL OF GOVER
PURPOSE: JUDGMENT IN CONDEMNATION
RECORDED: FEBRUARY 11, 2013, INSTRUMENT NO. 20130216061, O.R.
AFFECTS: APN: 8264-021-020 AND 8264-021-027
A FINAL ORDER OF CONDEMNATION RECORDED MARCH 21, 2013 AS INSTRUMENT NO. 20130425099 OF OFFICIAL RECORDS.
EASEMENTS PLOTTED HEREON AS FOLLOWS:

4A. 4A. PERMANENT EASEMENT: ACE PARCEL NO. 20PP-PE (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED) SEE 2 BELOW

4B. 4B. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE1 (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

4C. 4C. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE2) (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

(THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENTS ARE NOT DESCRIBED IN SAID DOCUMENT AND ARE NOT PLOTTED HEREON):

4D. 4D. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-SE1-TCE (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

4E. 4E. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-SE2-TCE (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

(THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENT IS NOT DESCRIBED IN SAID DOCUMENT, PLOTTED HEREON BY CONSTRUCTION DRAWINGS AND SIMILAR AREA):

4F. 4F. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TCE1) (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

PROPOSED EASEMENTS:

1. A 20' WIDE STORM DRAIN EASEMENT TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.
NOTE: PORTION OF EASEMENT OVER VACATED RAILROAD STREET (APN: 8264-021-027) TO BE GRANTED TO THE COUNTY OF LOS ANGELES BY SEPARATE INSTRUMENT.

2. EASEMENTS FOR PUBLIC STREET PURPOSES TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.

3. A 28' AND VARIABLE WIDTH RECIPROCAL INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RESERVED ON PARCEL MAP.

4. PRIVATE DRIVE AND FIRELANE TO BE RESERVED ON PARCEL MAP.
NOTE: PORTION OF PRIVATE DRIVE AND FIRELANE OVER VACATED RAILROAD STREET (APN: 8264-021-027) FOR THE BENEFIT OF PARCELS 2 AND 3 SHALL BE GRANTED BY SEPARATE INSTRUMENT, SEE PROJECT DETAIL ON SHEET 2 OF 2.

5. RECIPROCAL STORM DRAIN EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RESERVED ON PARCEL MAP.

6. 50' WIDE INGRESS, EGRESS, PARKING AND UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 WILL BE GRANTED BY SEPARATE INSTRUMENT. (SEE PROJECT DETAIL ON SHEET 2 OF 2)

7. RECIPROCAL FIRE LINE EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 TO BE RESERVED ON PARCEL MAP.

8. INDICATES LINE OF SIGHT EASEMENTS (55mph @ 500' Sight Distance) TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.

9. INDICATES EASEMENT FOR TRAFFIC SIGNAL PURPOSES TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.

10. INDICATES 5' WIDE WATER LINE EASEMENT FOR THE BENEFIT OF PARCEL 3 TO BE RESERVED ON PARCEL MAP.

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:

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

10/27/15
DATE

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

Last Update: 10/27/15
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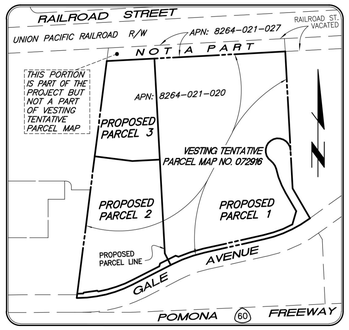
RECEIVED
DEPT OF REGIONAL PLANNING
PM072916 TENTATIVE PG 2
DATE: 28 OCT 2015

VESTING TENTATIVE PARCEL MAP NO. 072916

MAJOR LAND DIVISION – MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

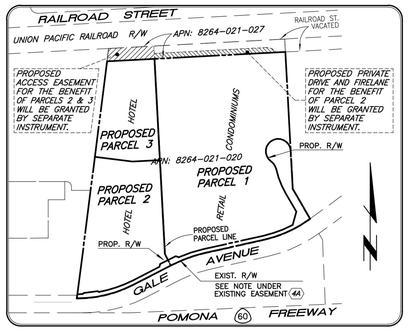
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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.



VESTING TENTATIVE PARCEL MAP DETAIL

NOT TO SCALE

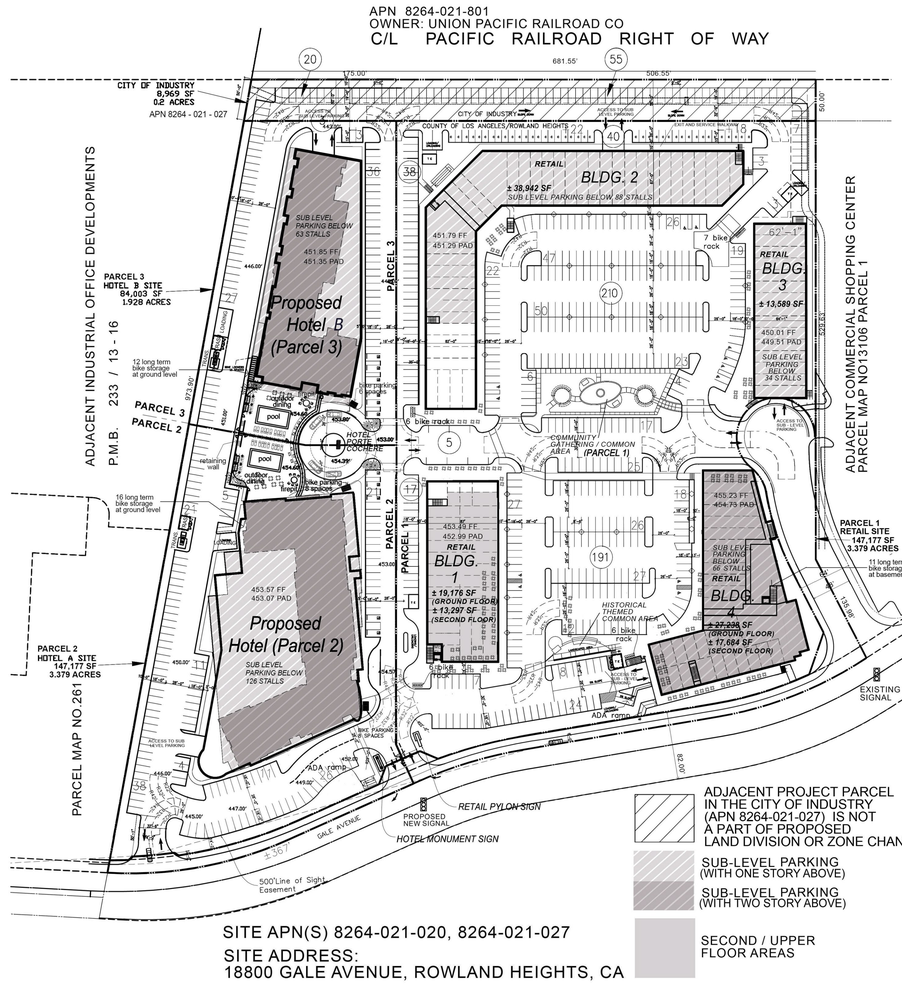


PROJECT DETAIL

NOT TO SCALE

LEGEND:

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



SITE APN(S) 8264-021-020, 8264-021-027

SITE ADDRESS:
18800 GALE AVENUE, ROWLAND HEIGHTS, CA

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

PROJECT SUMMARY

LAND AREA (GROSS - COUNTY OF LOS ANGELES) (NET - LESS STREET WIDENING AT GALE AVENUE)

PARCEL 1	381,183 SF	8.751 ACRES	PARCEL 1	353,730 SF	8.121 ACRES
PARCEL 2	147,173 SF	3.379 ACRES	PARCEL 2	140,081 SF	3.216 ACRES
PARCEL 3	84,003 SF	1.928 ACRES	PARCEL 3	84,003 SF	1.928 ACRES

BUILDING AREAS (GROSS)	FLOOR AREA (GROSS)	FLOOR AREA (NET)	RETAIL USE (NET)	OFFICE (NET)	6 RESTAURANT / FOOD SERVICE USE (NET) AT 32% OF (NET) FLOOR AREA
PARCEL 1 - RETAIL					
BUILDING 1 (GROUND FLOOR)	19,176 SF	18,590 SF	12,388 SF		6,202 SF
BUILDING 1 (SECOND FLOOR)	13,297 SF	13,297SF	9,160 SF		4,637 SF
BUILDING 2	38,942 SF	37,964 SF	26,582 SF		11,382 SF
BUILDING 3	13,589 SF	13,589 SF	9,512 SF		4,077 SF
BUILDING 4 (GROUND FLOOR)	27,238 SF	24,696 SF	16,406 SF		8,290 SF
BUILDING 4 (SECOND FLOOR)	17,684 SF	17,684 SF	9,510 SF	2,000 SF	5,674 SF
SUB TOTAL	**129,926 SF**	**125,820SF**	**83,707 SF**	**2,000 SF**	**40,113 SF**
% OF FLOOR AREA			**66%**	**2%**	**32%**
PARCEL 2					
HOTEL A - FULL SERVICE (6) SIX STORIES	189,950 SF	275 KEYS			
PARCEL 3					
HOTEL B - EXTENDED STAY (6) SIX STORIES	130,930 SF	202 KEYS			
SUB TOTALS	**320,880 SF**	**477 KEYS**			
TOTAL	**450,806 SF**		**(TOTAL GROSS BLDG. AREA PARCELS 1, 2 & 3)**		

F.A.R. CALCULATIONS

SITE AREA PARCEL 1 (NET)	353,730 SF	8.121 ACRES
FLOOR AREA (GROSS)	129,926 SF	
F.A.R	**0.367**	
SITE AREA PARCEL 2 (NET)	140,081 SF	3.216 ACRES
FLOOR AREA (GROSS)	189,950 SF	
F.A.R	**1.35**	
SITE AREA PARCEL 3(NET)	84,003 SF	1.928 ACRES
FLOOR AREA (GROSS)	130,930 SF	
F.A.R	**1.55**	

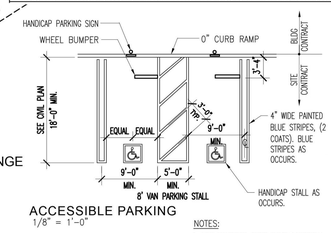
REFER TO CIVIL SHEETS FOR ALL ENGINEERING HORIZONTAL AND VERTICAL INFORMATION

COUNTY OF LOS ANGELES PARKING REQUIREMENTS BASED ON FLOOR AREA (NET)

PARCEL 1			PARCEL 2		PARCEL 3		
RETAIL USE	OFFICE USE	RESTAURANT / OUTDOOR SEATING ASSOCIATED WITH USE	HOTEL A	MEETING ROOMS (12,000 SF)	HOTEL RESTAURANT	HOTEL B	TOTAL
83,707 SF @1/250	2000 SF@ 1/400	(40,113 X 55%)/15)/3) + 40,113 X 45%)/200/3)	0.5 X 261 KEYS 1.0 X 14 KEYS	12,000/15/3	RESTAURANT (3,600/15/3)+ BAR (600/15/3)+ KTCHEN (1800/200/3)	1.0 X 70 KEYS 0.5 X 132 KEYS	
335	5	520	145	266	96	136	1,503

PARKING	REQUIRED / CODE	REQUIRED (W/SHARED ANALYSIS)**	PROVIDED	NOTE
STANDARD STALLS	1,503	1,143	1,156	PARCEL 1 - SURFACE 501 STALLS - STRUCTURE 188STALLS + (INCL) ADJACENT CITY OF INDUSTRY LAND (55 STALLS) TOTAL PARKING STALLS (PARCEL 1) = 744 STALLS
CLEAN AIR VEHICLES 8% (STANDARD STALLS)	21 (TWENTY PLUS ONE) FOR EACH 100			+ PARCEL 2 - SURFACE 129 STALLS - STRUCTURE 126 STALLS + PARCEL 3 - SURFACE 74 STALLS - STRUCTURE 63 STALLS
ACCESSIBLE STALLS				+ (INCL) ADJACENT CITY OF INDUSTRY LAND (20 STALLS) TOTAL PARKING STALLS (PARCEL 2 & 3) = 412 STALLS
ACCESSIBLE VAN STALLS	1/8 ACCESSIBLE STALL			
PARKING TOTAL	**1,503**	**1,143**	**1,156**	

**** REQUIRED PARKING BASED ON SHARED PARKING ANALYSIS STUDY PREPARED BY LINSCOTT, LAW & GREENSPAN, ENGINEERS**



ACCESSIBLE PARKING
1/8" = 1'-0"

BIKE PARKING

	PARCEL 1	PARCEL 2	PARCEL 3	TOTAL
SHORT TERM	25	16	6	47
LONG TERM	11	16	12	39

NOTES:
1. FOR HANDICAP CURB RAMP/LANDING/ SIDEWALK/GROOVE BORDER and FINISH, REFER TO CIVIL PLANS – TYP.
2. SURFACE SLOPES OF PARKING SPACES SHALL NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION.

RETAIL UNITS AREA SUMMARY

BUILDING 1(1st FLOOR) UNIT NO.	FLOOR AREA
1- 101	560 SF
1- 102	455 SF
1- 103	455 SF
1- 104	968 SF
1- 105	658 SF
1- 106	658 SF
1- 107	658 SF
1- 108	658 SF
1- 109	658 SF
1- 110	658 SF
1- 111	658 SF
1- 112	658 SF
1- 113	658 SF
1- 114	1,140 SF
1- 115	875 SF
1- 116	915 SF
1- 117	580 SF
1- 118	560 SF
1- 119	560 SF
1- 120	560 SF
1- 121	560 SF
1- 122	560 SF
1- 123	560 SF
1- 124	560 SF
1- 125	560 SF
1- 126	560 SF
1- 127	560 SF
1- 128	560 SF
1- 129	560 SF

BUILDING 1(2nd FLOOR) UNIT NO.	FLOOR AREA
1- 201	1,175 SF
1- 202	1,350 SF
1- 203	994 SF
1- 204	994 SF
1- 205	994 SF
1- 206	994 SF
1- 207	994 SF
1- 208	994 SF
1- 209	994 SF
1- 210	994 SF
1- 211	994 SF
1- 212	994 SF
1- 213	832 SF

BUILDING 2(1st FLOOR) UNIT NO.	FLOOR AREA
2- 101	744 SF
2- 102	744 SF
2- 103	744 SF
2- 104	744 SF
2- 105	868 SF
2- 106	868 SF
2- 107	868 SF
2- 108	868 SF
2- 109	868 SF
2- 110	732 SF
2- 111	868 SF
2- 112	868 SF
2- 113	868 SF
2- 114	868 SF
2- 115	868 SF
2- 116	2,213 SF
2- 117	951 SF
2- 118	952 SF
2- 119	2,653 SF
2- 120	943 SF
2- 121	943 SF
2- 122	943 SF
2- 123	943 SF
2- 124	943 SF
2- 125	943 SF
2- 126	943 SF
2- 127	943 SF
2- 128	1,018 SF
2- 129	1,018 SF
2- 130	943 SF
2- 131	943 SF
2- 132	943 SF
2- 133	943 SF
2- 134	943 SF
2- 135	943 SF
2- 136	943 SF
2- 137	943 SF
2- 138	910 SF
2- 139	773 SF

BUILDING 3(1st FLOOR) UNIT NO.	FLOOR AREA
3- 101	1,031 SF
3- 102	897 SF
3- 103	897 SF
3- 104	897 SF
3- 105	897 SF
3- 106	897 SF
3- 107	897 SF

BUILDING 3(1st FLOOR) UNIT NO.	FLOOR AREA
3- 108	897 SF
3- 109	897 SF
3- 110	897 SF
3- 111	897 SF
3- 112	897 SF
3- 113	897 SF
3- 114	897 SF
3- 115	897 SF

BUILDING 4(1st FLOOR) UNIT NO.	FLOOR AREA
4- 101	881 SF
4- 102	932 SF
4- 103	983 SF
4- 104	1,035 SF
4- 105	1,085 SF
4- 106	1,049 SF
4- 107	731 SF
4- 108	731 SF
4- 109	731 SF
4- 110	731 SF
4- 111	731 SF
4- 112	731 SF
4- 113	761 SF
4- 114	463 SF
4- 115	463 SF
4- 116	463 SF
4- 117	463 SF
4- 118	463 SF
4- 119	435 SF
4- 120	435 SF
4- 121	435 SF
4- 122	623 SF
4- 123	865 SF
4- 124	812 SF
4- 125	763 SF
4- 126	433 SF
4- 127	433 SF
4- 128	433 SF
4- 129	3,528 SF
4- 130	2,074 SF

BUILDING 4(2nd FLOOR) UNIT NO.	FLOOR AREA
4- 201	1,105 SF
4- 202	491 SF
4- 203	491 SF
4- 204	491 SF
4- 205	491 SF
4- 206	491 SF
4- 207	491 SF
4- 208	491 SF
4- 209	491 SF
4- 210	722 SF
4- 211	1,122 SF
4- 212	602 SF
4- 213	551 SF
4- 214	500 SF
4- 215	449 SF
4- 216	398 SF
4- 217	348 SF
4- 218	297 SF
4- 219	641 SF
4- 220	616 SF
4- 221	616 SF
4- 222	713 SF
4- 223	713 SF
4- 224	713 SF
4- 225	713 SF
4- 226	713 SF
4- 227	713 SF
4- 228	457 SF
4- 229	1,054 SF

VICINITY MAP

HOTEL ARCHITECT

GENE FONG ASSOCIATES
1130 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024
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ATTN: GENE FONG

RETAIL ARCHITECT

ARCHITECTS ORANGE
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ORANGE, CALIFORNIA 92866
PHONE: (714) 639–9860
ATTN: KEN SMITH

OWNER:

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c/o PARALLAX INVESTMENT CORP.
26 SOHO STREET, SUITE 205
TORONTO, ON, M5T 1Z7, CANADA
PHONE: (416) 944–0968

SUBDIVIDER:

PARALLAX INVESTMENT CORP.
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ENGINEER:

THIENES ENGINEERING, INC.
14349 FIRESTONE BOULEVARD
LA MIRADA, CAIFORNIA 90638
PHONE: (714) 521–4811
ATTN: JEFF POTTER

UTILITY PURVEYORS:

STORM DRAIN:
LA COUNTY DEPARTMENT OF PUBLIC WORKS
900 S. FREMONT AVENUE, 6TH FLOOR
ALHAMBRA, CA. 91706
ATTN: GEORGE AINTABLIAN
PHONE: (626) 458–7959
FAX: (626) 458–7827

SEWER:
COUNTY SANITATION DISTRICT OF LOS ANGELES
1955 WORKMAN MILL ROAD
WHITTIER, CA 90601
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3021 S. FULLERTON ROAD
ROWLAND HEIGHTS, CA 91748
ATTN: TED CARRERA
PHONE: (562) 697–1726
FAX: (562) 697–6149

ELECTRICAL:
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SAN DIMAS, CALIFORNIA 91773
ATTN: ALBERT MACIAS
PHONE: (909) 394–2833
FAX: (909) 394–2836

GAS:
SOUTHERN CALIFORNIA GAS COMPANY – REDLANDS
1981 W. LUGONIA AVENUE, P.O. BOX 3033
REDLANDS, CALIFORNIA 92374–9720
ATTN: CARLOS FLORES
PHONE: (909) 335–7851
FAX: (909) 335–7527

PHONE:
VERIZON – POMONA
1400 E. PHILLIPS BOULEVARD
POMONA, CALIFORNIA 91766
ATTN: CO GATEWAY
PHONE: (909) 469–6332
FAX: (909) 620–6256

CABLE:
TIME WARNER
17777 CENTER COURT DRIVE, 8TH FLOOR
CERRITOS, CALIFORNIA 90703
ATTN: CO GATEWAY
PHONE: (909) 469–6332
FAX: (909) 620–6256

SITE PLAN

SP1

rev. 2015-10-28

2011-278 2014-07-25

N

0' 60' 120' 180'

SCALE: 1" = 60'-0"

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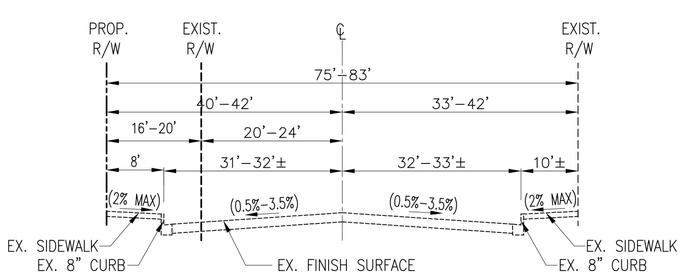

GALE AVENUE TYPICAL SECTION

N.T.S.

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	REVISED PER SUBDIVISION COMMITEE MEETING 12/18/14	01/30/15
5	REVISED PER COUNTY MEETING AND COMMENTS	03/10/15
6	REVISED PER UPDATED SITE PLAN	05/11/15
7	REVISED PER COUNTY COMMENTS DATED 05/12/15	06/17/15
8	REVISED SITE PLAN AND COUNTY COMMENTS	10/27/15
9	–	–
10	–	–
11	–	–

APPLICANT / REPRESENTATIVE:

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CIVIL ENGINEERING • LAND SURVEYING
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LA MIRADA, CALIFORNIA 90638
PH.(714)521–4811 FAX(714)521–4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

10/27/15
BRIAN L. THIENES DATE
P.L.S. NO. 5750
REG. EXP. 12/31/15
brianlt@thieneseng.com

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

Last Update: 10/27/15
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