RECEIVED
DEPT OF REGIONAL PLANNING
TR073191 EXHIBIT
DATE: 04 AUG 2015

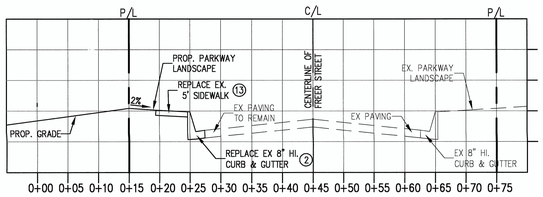
EXHIBIT MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 073191

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

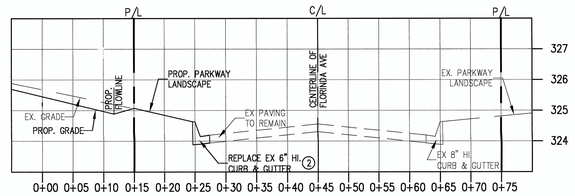
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 10982, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 124 PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NORTH

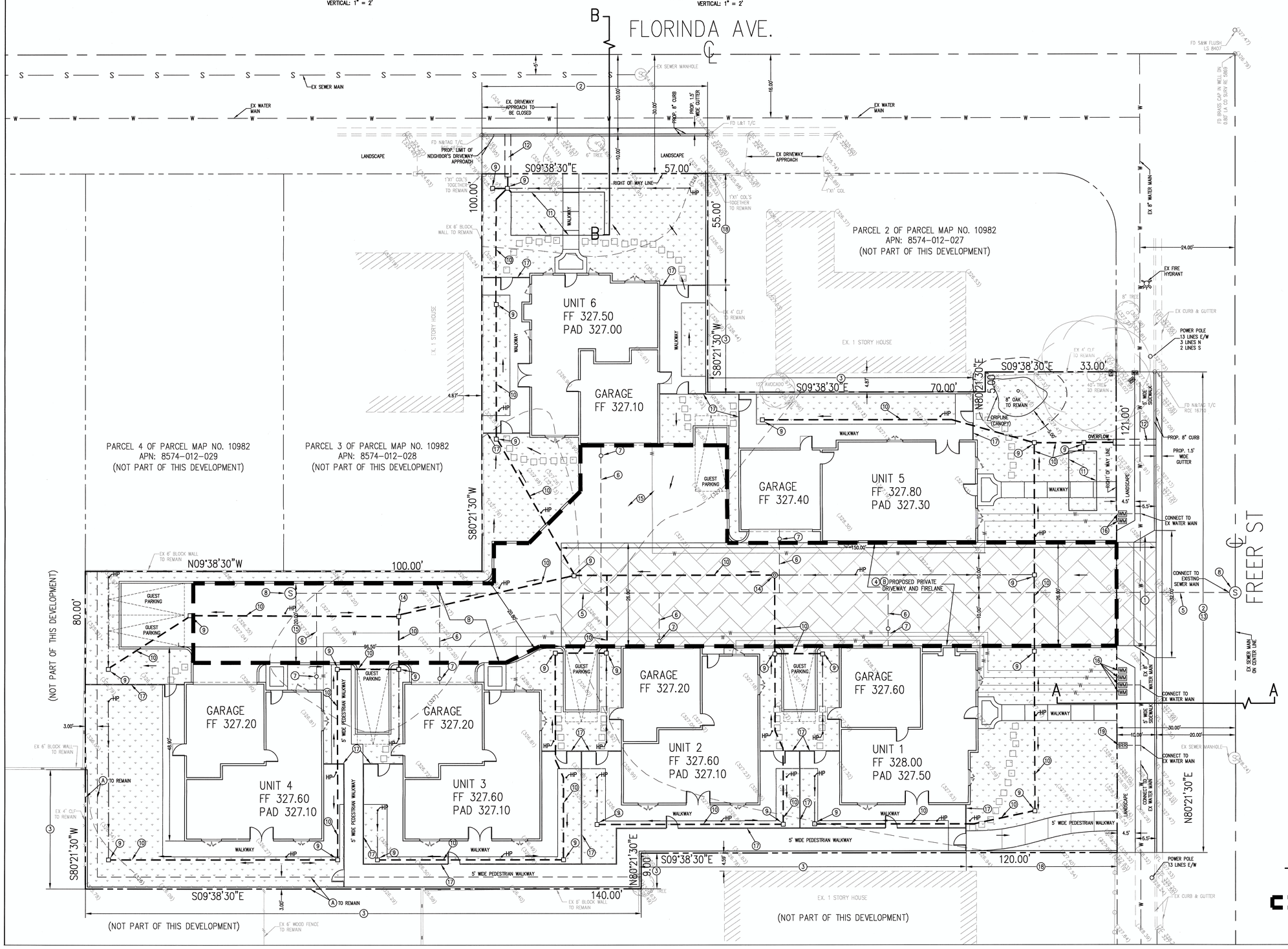
SCALE : 1"=10'-0"

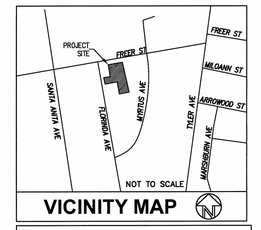


TYPICAL FREER STREET SECTION "A–A" (PROPOSED CONDITION)
SCALE: HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'



TYPICAL FLORINDA AVE SECTION "B–B" (PROPOSED CONDITION)
SCALE: HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'





VICINITY MAP

PROJECT SITE IS NOT WITHIN COUNTY ADOPTED FLOODWAY.
PROJECT SITE NOT WITHIN FEMA FLOOD ZONE "A".

OWNER:
DEXTER 11108 FREER, LLC
255 E. SANTA CLARA ST. #220,
ARCADIA, CA 91006
TEL: 626–445–4500
FAX: 626–445–4511

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A,
ARCADIA CA 91006
PH: 626–263–3588
FAX: 626–263–3599

EARTHWORK:
CUT.....100 CY
FILL.....100 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

NOTES
APN: 8574–012–026
EXISTING ZONING: A–1
PROPOSED ZONING: A–1
LOCAL PLAN CATEGORY: 1–LOW DENSITY RESIDENTIAL (1–6 DU/AC)
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: 6–UNIT CONDOMINIUM
GROSS LOT SIZE(TO STREET CENTERLINE): 35,560 S.F. (0.82 ACRE)
NET LOT SIZE(TO PROPERTY LINE INCLUDING EASEMENT (A)): 30,220 S.F. (0.69 ACRE)
EXISTING LOT: 1
PROPOSED LOTS: 1
PROPOSED UNITS: 6
PARKING: 18 (12 GARAGE AND 6 GUEST PARKINGS)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

UTILITY SERVICES:
WATER – GOLDEN STATE WATER COMPANY
SEWER – COUNTY OF LOS ANGELES SANITATION DISTRICT NO. 15
GAS – SOUTH CALIFORNIA GAS CO.
ELECTRICAL – SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE – AT&T
SCHOOL – EL MONTE SCHOOL DISTRICT
FIRE – LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF – LOS ANGELES COUNTY SHERIFF DEPARTMENT

BENCHMARK:
BENCH MARK: G 302
ELEVATION=354.625'
BT SPIKE IN SOUTH CURB 2.4 METERS WEST OF BCR AT THE SOUTH/WEST CORNER OF LIVE OAK AVE & WELLAND AVE 17 METERS WEST & 11.6 METERS SOUTH OF THE CENTERLINE OF THE INTERSECTION

SURVEY WAS PROVIDED BY
ALFRED J. THELWELL, LS 6999 ON JUNE 6, 2014.

EASEMENT NOTE:
NO EXISTING PRIVATE EASEMENT ON SITE.
(A) EX. 3' WIDE PUBLIC UTILITY AND RIGHT INCIDENTAL EASEMENT RECORDED IN BOOK 21214, PAGE 369 OF OFFICIAL RECORDS. (TO REMAIN)
(B) PROPOSED 20' WIDE MIN. PRIVATE DRIVEWAY AND FIRELANE.

CONSTRUCTION NOTE:
(1) PROPOSED NEW DRIVEWAY APPROACH.
(2) PROPOSED NEW CURB & GUTTER.
(3) PROPOSED 6' HI. BLOCK WALL.
(4) PROPOSED PRIVATE DRIVEWAY AND FIRELANE.
(5) PROPOSED SEWER MAIN.
(6) PROPOSED SEWER LATERAL.
(7) PROPOSED SEWER CLEANOUT.
(8) PROPOSED SEWER MANHOLE.
(9) PROPOSED CATCH BASIN.
(10) PROPOSED DRAINAGE PIPES.
(11) PROPOSED UNDERGROUND INFILTRATION CHAMBER.
(12) PROPOSED PARKWAY DRAIN.
(13) PROPOSED NEW SIDEWALK.
(14) PROPOSED STORM WATER CLEANOUT.
(15) PROPOSED CONCRETE DRIVEWAY.
(16) CONSTRUCT 6–DOMESTIC WATER METERS AND SERVICE LINE (1 PER UNIT).
(17) PROPOSED 6' HI. VINYL FENCE.
(18) PROPOSED 3' HI. BLOCK WALL.
(19) PROPOSED 1–DOMESTIC WATER METER FOR COMMON AREA IRRIGATION PURPOSES.

LEGENDS AND ABBREVIATIONS

(98.23).....EXISTING ELEVATION
99.00.....PROPOSED ELEVATION
—(100)— EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURES
.....PROPOSED STRUCTURE
—S—.....EXISTING SEWER MAIN
—W—.....PROP. WATER SERVICE LINE
.....PROPERTY LINE
.....STORMWATER CLEANOUT
.....STORMWATER DRAIN PIPES
.....PROPOSED PRIVATE DRIVEWAY
.....PROPOSED PRIVATE DRIVEWAY AND FIRELANE AREA

EX .....EXISTING
T.C.....TOP OF CURB
F.L.....FLOW LINE
F.F.....FINISH FLOOR
H.P.....HIGH POINT
R/W.....RIGHT OF WAY
P/L.....PROPERTY LINE
WM .....WATER METER
WM .....IRRIGATION METER
GAS .....GAS METER
.....SEWER MANHOLE
℄ .....STREET CENTER LINE
.....PROPOSED CATCH BASINS
.....EX FIRE HYDRANT
.....PROPOSED LANDSCAPING AREAS 9685 SF/32% OF PROJECT SITE

PROJECT LOCATION:
NEW 6-UNIT CONDOMINIUM
11108 FREER ST
LA COUNTY UNINCORPORATED, CA 91780

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REVISIONS	BY
07/23/15	SY

RELEASED DATE

PREPARED FOR:
DEXTER 11108 FREER, LLC
255 E SANTA CLARA ST., #220
ARCADIA, CA 91006
PH: 626-445-4500

EGL Associates, Inc.
11819 Goldring Road, Unit A
Arcadia, CA 91006
Tel: (626) 263-3588
Fax: (626) 263-3599

REGISTERED PROFESSIONAL ENGINEER HANK HSIEN-LI JONG No. 45540 EXP. 12/31/15 CIVIL STATE OF CALIFORNIA

DRAWN	SY
CHECKED	HJ
DATE	10/21/14
JOB NO.	14–114–010
SCALE	1"=10'
FILE	14114010T.DWG

DRAWING 2 of 2

T-2