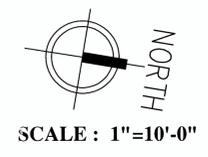
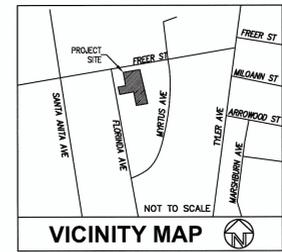
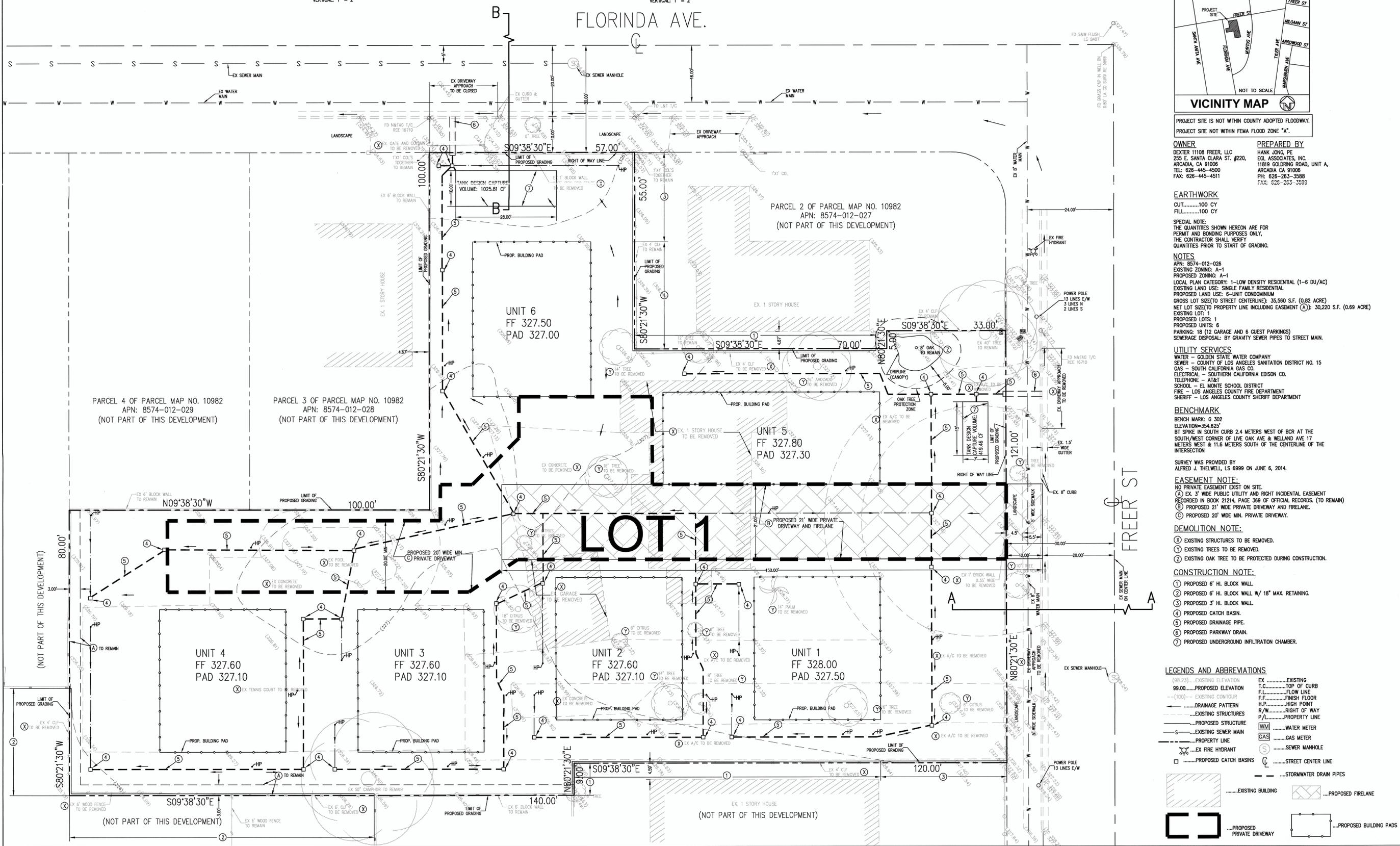
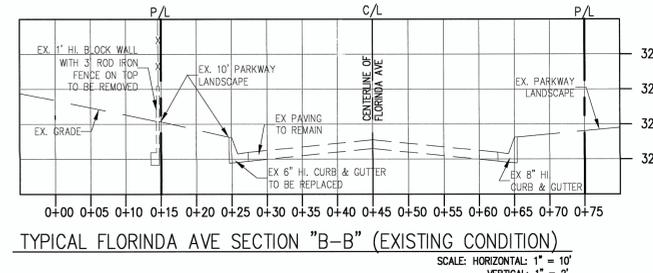
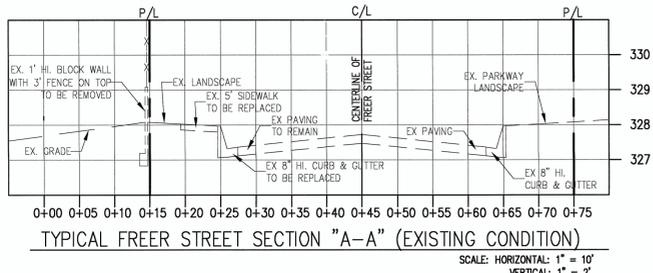


MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 073191
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



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.



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 GOLDING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-3588
FAX: 626-263-3589

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: 8574-012-028
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'
BY SPIKE IN SOUTH CURB 2.4 METERS WEST OF BOR AT THE SOUTH/WEST CORNER OF LIVE OAK AVE & WELAND AVE 17 METERS WEST & 11.6 METERS SOUTH OF THE CENTERLINE OF THE INTERSECTION

EASEMENT NOTE:
NO PRIVATE EASEMENT EXIST 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 21' WIDE PRIVATE DRIVEWAY AND FIRELANE.
(C) PROPOSED 20' WIDE MIN. PRIVATE DRIVEWAY.

DEMOLITION NOTE:
(X) EXISTING STRUCTURES TO BE REMOVED.
(Y) EXISTING TREES TO BE REMOVED.
(Z) EXISTING OAK TREE TO BE PROTECTED DURING CONSTRUCTION.

CONSTRUCTION NOTE:
(1) PROPOSED 6' HI. BLOCK WALL.
(2) PROPOSED 6' HI. BLOCK WALL W/ 18" MAX. RETAINING.
(3) PROPOSED 3' HI. BLOCK WALL.
(4) PROPOSED CATCH BASIN.
(5) PROPOSED DRAINAGE PIPE.
(6) PROPOSED PARKWAY DRAIN.
(7) PROPOSED UNDERGROUND INFILTRATION CHAMBER.

LEGENDS AND ABBREVIATIONS

| | |
|--------------------------------|-----------------------------|
| (98.23).....EXISTING ELEVATION | EX.....EXISTING |
| 99.00.....PROPOSED ELEVATION | T.C.....TOP OF CURB |
| ---(100)---EXISTING CONTOUR | F.L.....FLOW LINE |
|DRAINAGE PATTERN | F.F.....FINISH FLOOR |
|EXISTING STRUCTURES | H.P.....HIGH POINT |
|PROPOSED STRUCTURE | R/W.....RIGHT OF WAY |
|EXISTING SEWER MAIN | P/L.....PROPERTY LINE |
|PROPOSED SEWER MAIN | WM.....WATER METER |
|PROPERTY LINE |GAS METER |
|EX FIRE HYDRANT | SM.....SEWER MANHOLE |
|PROPOSED CATCH BASIN |STREET CENTER LINE |
|EXISTING BUILDING |STORMWATER DRAIN PIPES |
|PROPOSED BUILDING PADS |PROPOSED FIRELANE |
|PROPOSED PRIVATE DRIVEWAY |PROPOSED BUILDING PADS |

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

REVISIONS

| NO. | DATE | BY |
|----------|------|----|
| 07/23/15 | ST | |
| 08/10/15 | ST | |

PREPARED FOR:
DEXTER 11108 FREER, LLC
255 E SANTA CLARA ST., #220
ARCADIA, CA 91006
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