

RECEIVED
DEPT OF REGIONAL PLANNING
TR74149 TENTATIVE
11 MAY 2016

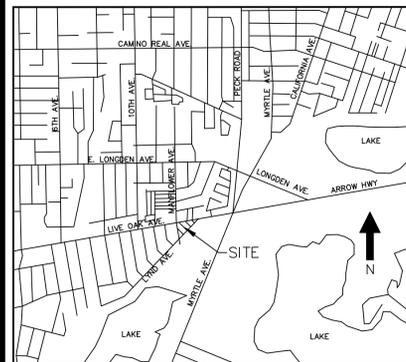
MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 74149 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXISTING EASEMENTS:

THERE ARE NO PLOTTABLE EXISTING EASEMENTS ON SITE

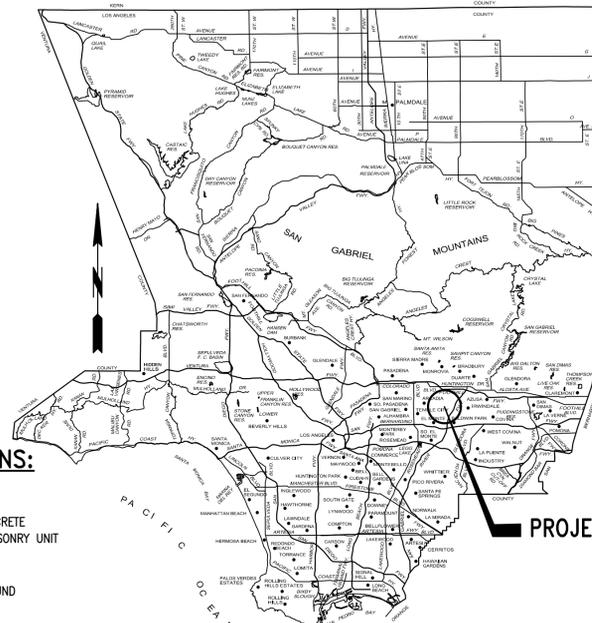
TITLE REPORT ITEMS OF NOTE:

- THE RIGHT TO RESTRICT ACCESS TO OR FROM A PORTION OF LIVE OAK AVENUE AS DEDICATED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED OCTOBER 21, 1993 AS INSTRUMENT NO. 93-2050510 OF OFFICIAL RECORDS.
- THE EFFECT OF A DEED DATED JULY 25, 2014, EXECUTED BY OLYMPIC 2000 INVESTMENTS GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTOR, TO WESTERN IMPERIAL 2000 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED AUGUST 06, 2014, AS INSTRUMENT NO. 20140819209 OF OFFICIAL RECORDS. THE REQUIREMENT THAT THIS OFFICE BE FURNISHED WITH EVIDENCE THAT THE DEED WAS AN ABSOLUTE CONVEYANCE FOR VALUE, AND THAT THERE ARE NO OTHER AGREEMENTS, ORAL OR WRITTEN, REGARDING THE OWNERSHIP OF THE LAND DESCRIBED HEREIN.



VICINITY MAP

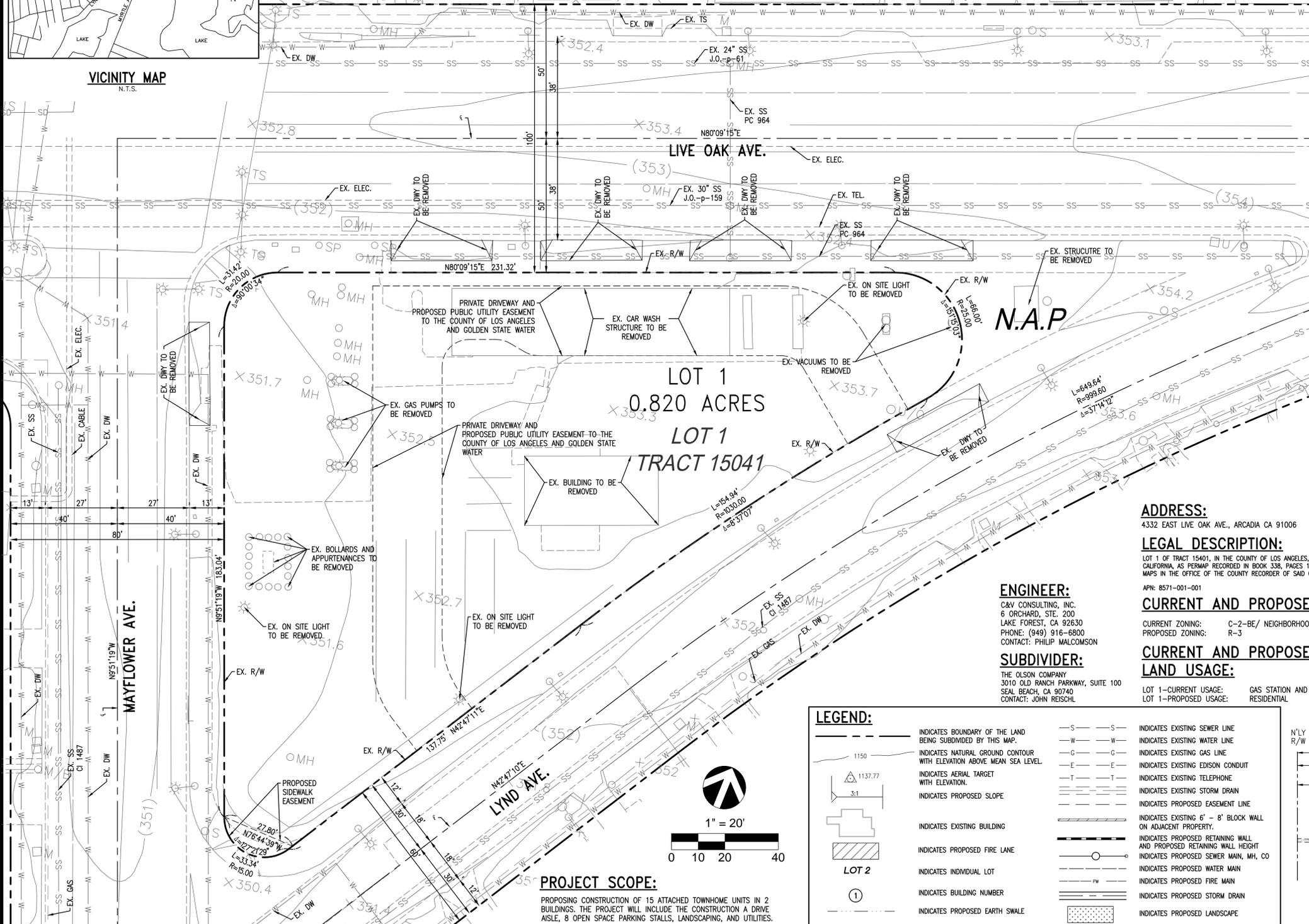
N.T.S.



VICINITY MAP

NOT TO SCALE

PROJECT SITE



ABBREVIATIONS:

- C CENTER LINE
- AVE AVENUE
- AC ASPHALT CONCRETE
- CMU CONCRETE MASONRY UNIT
- DWY DRIVEWAY
- EA EACH
- EG EXISTING GROUND
- ESMT EASEMENT
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GFF GARAGE FINISH FLOOR
- MIN MINIMUM
- N.A.P. NOT A PART
- NTS NOT TO SCALE
- P/L PROPERTY LINE
- PROP. PROPOSED
- R/W RIGHT OF WAY
- RET RETAINING
- SF SQUARE FEET
- SW SIDEWALK
- TC TOP OF CURB
- TF TOP OF FOOTING
- TRW TOP OF RET. WALL
- TW TOP OF WALL
- TYP TYPICAL

LOT SUMMARY		
LOT	GROSS (AC)	NET (AC)
1	0.535	0.530

ADDRESS:

4332 EAST LIVE OAK AVE., ARCADIA CA 91006

LEGAL DESCRIPTION:

LOT 1 OF TRACT 15041, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PERMAP RECORDED IN BOOK 338, PAGES 14 AND 15, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8571-001-001

CURRENT AND PROPOSED ZONING:

CURRENT ZONING: C-2-BE/ NEIGHBORHOOD BUSINESS
PROPOSED ZONING: R-3

CURRENT AND PROPOSED LAND USAGE:

LOT 1-CURRENT USAGE: GAS STATION AND CARWASH FACILITY
LOT 1-PROPOSED USAGE: RESIDENTIAL

ENGINEER:

C&V CONSULTING, INC.
6 ORCHARD, STE. 200
LAKE FOREST, CA 92630
PHONE: (949) 916-6800
CONTACT: PHILIP MALCOMSON

SUBDIVIDER:

THE OLSON COMPANY
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
CONTACT: JOHN REISCHL

LEGEND:

- INDICATES BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- INDICATES NATURAL GROUND CONTOUR WITH ELEVATION ABOVE MEAN SEA LEVEL.
- INDICATES AERIAL TARGET WITH ELEVATION.
- INDICATES PROPOSED SLOPE.
- INDICATES EXISTING BUILDING.
- INDICATES PROPOSED FIRE LANE.
- INDICATES INDIVIDUAL LOT.
- INDICATES BUILDING NUMBER.
- INDICATES PROPOSED EARTH SWALE.
- INDICATES EXISTING SEWER LINE.
- INDICATES EXISTING WATER LINE.
- INDICATES EXISTING GAS LINE.
- INDICATES EXISTING EDISON CONDUIT.
- INDICATES EXISTING TELEPHONE.
- INDICATES EXISTING STORM DRAIN.
- INDICATES PROPOSED EASEMENT LINE.
- INDICATES EXISTING 6' - 8' BLOCK WALL ON ADJACENT PROPERTY.
- INDICATES PROPOSED RETAINING WALL AND PROPOSED RETAINING WALL HEIGHT.
- INDICATES PROPOSED SEWER MAIN, MH, CO.
- INDICATES PROPOSED WATER MAIN.
- INDICATES PROPOSED FIRE MAIN.
- INDICATES PROPOSED STORM DRAIN.
- INDICATES PROPOSED LANDSCAPE.

PROJECT SCOPE:

PROPOSING CONSTRUCTION OF 15 ATTACHED TOWNHOME UNITS IN 2 BUILDINGS. THE PROJECT WILL INCLUDE THE CONSTRUCTION A DRIVE AISLE, 8 OPEN SPACE PARKING STALLS, LANDSCAPING, AND UTILITIES.

BENCHMARK
LACPW BM NO 1G316
L&T IN S CB 1 FT W/O BCR @SW COR LIVE OAK AVE. & MAYFLOWER AVE.
NAVD88 ELEVATION=351.907

BASIS OF BEARINGS
THE BEARINGS FOR THIS SURVEY IS N80°09'19"E ALONG THE CENTERLINE OF LIVE OAK AVE. ON TRACT NO. 15401, IN BOOK 338, PAGES 14&15 OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRAWN BY: AM DATE: 03/16/16
DESIGNED BY: AM DATE: 03/16/16
CHECKED BY: PCM DATE: 03/16/16
5/10/16
PHILIP O. MALCOMSON R.C.E. 67819 DATE



PLAN PREPARED BY:
C&V CONSULTING INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CALIFORNIA 92630
T. (949) 916-3800
F. (949) 916-3805

PLAN PREPARED FOR / DEVELOPER:
THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 400
SEAL BEACH, CA 90740-2751
(562) 596-4770

APPROVED BY:

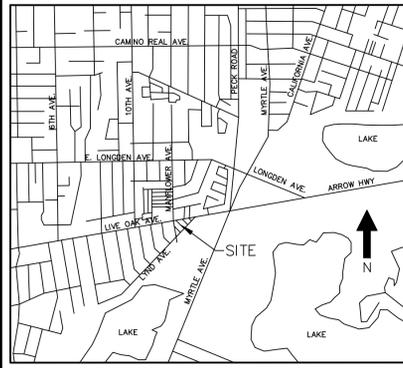
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

COUNTY OF LOS ANGELES
VESTING TENTATIVE TRACT NO. 74149
4332 EAST LIVE OAK AVE.
ARCADIA, CA 91006
APN 8571-001-001

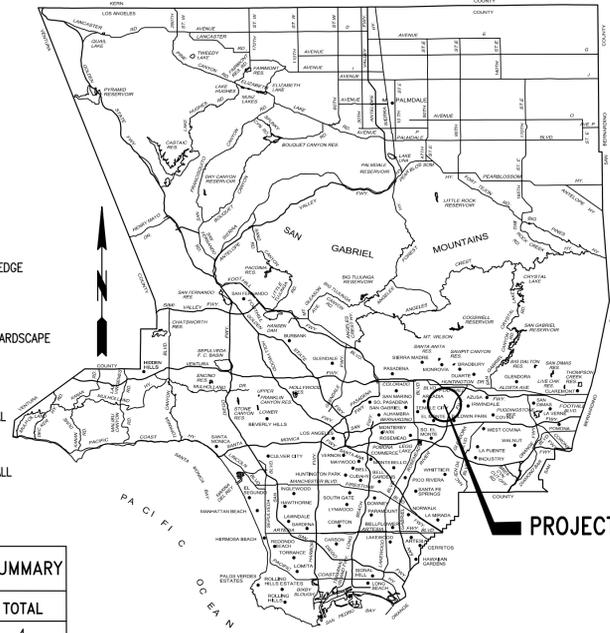
SHEET
1 OF 1

RECEIVED
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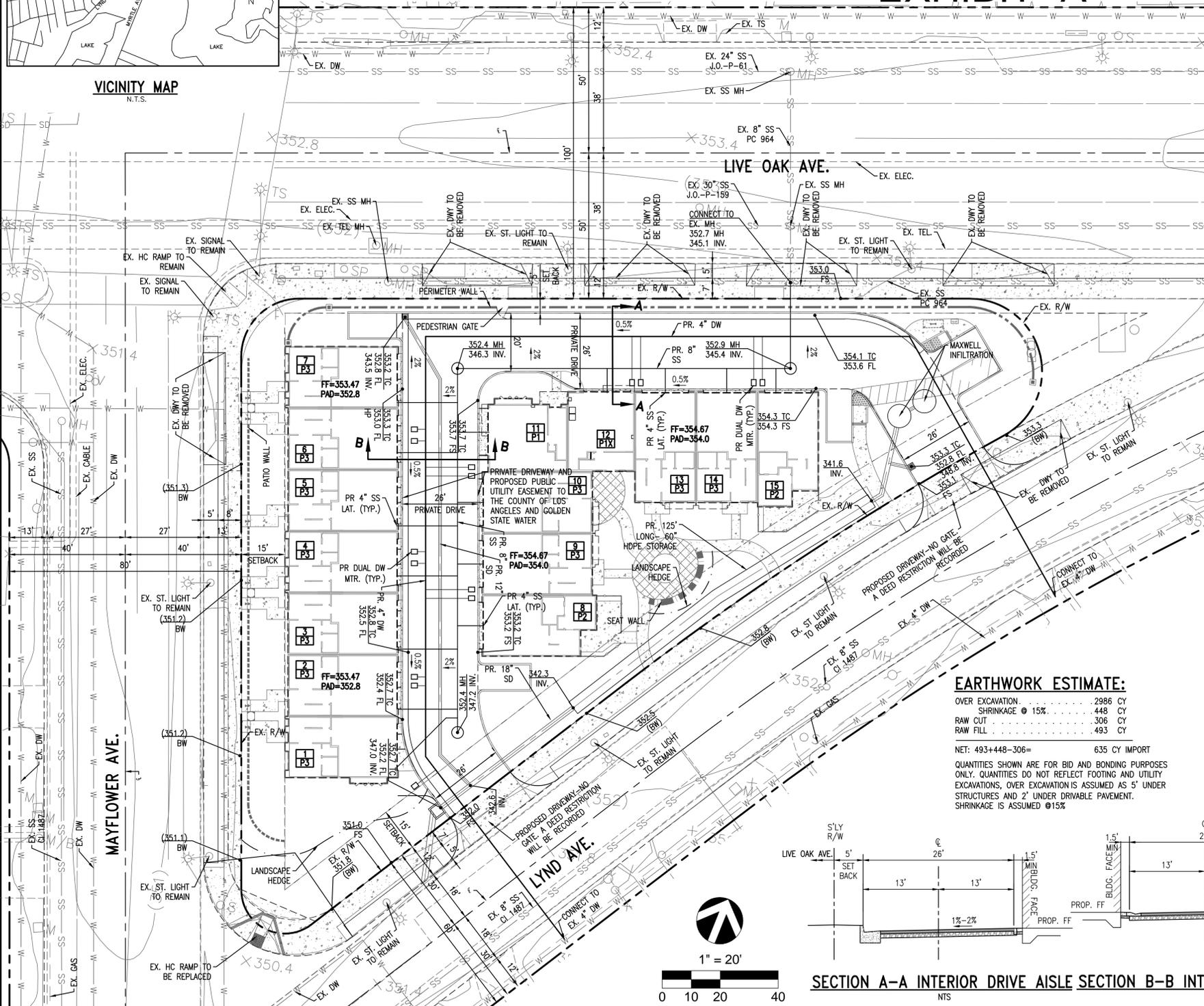
MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 74149 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA EXHIBIT "A"



VICINITY MAP
N.T.S.



PROJECT SITE



LEGEND

- FLOWLINE
- CENTERLINE
- DAYLIGHT LINE
- TRACT BOUNDARY / RIGHT-OF-WAY LINE
- LOT LINE
- EX. FENCE
- EX. STORM DRAIN LINE
- PROP. STORM DRAIN
- CATCH BASIN / LOCAL DEPRESSION
- JUNCTION STRUCTURE
- EX. WATER LINE
- PROP. WATER LINE
- FIRE HYDRANT
- WATER VALVE
- EX. SEWER LINE
- PROP. SEWER LINE
- MANHOLE
- CLEANOUT
- PROP. RETAINING WALL
- EX. WALL
- EX. CONTOUR LINE
- EX. POWER POLE
- SLOPE (2:1 UNLESS OTHERWISE INDICATED)
- LANDSCAPE HEDGE
- CONCRETE
- DECORATIVE HARDSCAPE
- WATER
- SEWER
- TRAFFIC SIGNAL STREET LIGHT
- PATIO WALL
- PERIMETER WALL
- UNIT NUMBER
- PLAN TYPE

UNCOVERED PARKING SUMMARY

REGULAR	ACCESSIBLE	TOTAL
3	1	4

ABBREVIATIONS:

- Q AVE. CENTER LINE
- AC ASPHALT CONCRETE
- CMU CONCRETE MASONRY UNIT
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- TYP TYPICAL

EARTHWORK ESTIMATE:

OVER EXCAVATION 2986 CY
SHRINKAGE @ 15% 448 CY
RAW CUT 306 CY
RAW FILL 493 CY

NET: 493+448-306= 635 CY IMPORT

QUANTITIES SHOWN ARE FOR BID AND BONDING PURPOSES ONLY. QUANTITIES DO NOT REFLECT FOOTING AND UTILITY EXCAVATIONS, OVER EXCAVATION IS ASSUMED AS 5' UNDER STRUCTURES AND 2' UNDER DRIVABLE PAVEMENT. SHRINKAGE IS ASSUMED @15%

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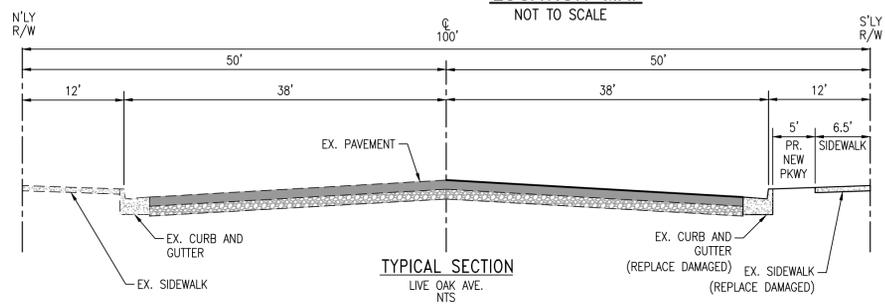
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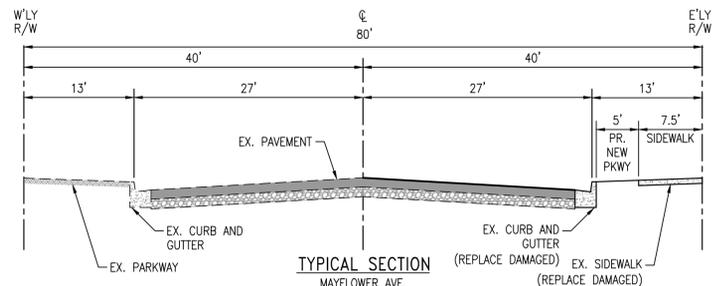
LEGAL DESCRIPTION:

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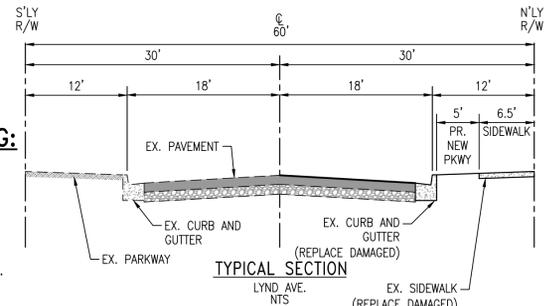
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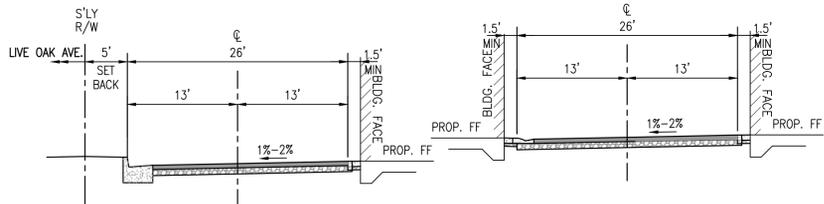
TYPICAL SECTION
LIVE OAK AVE.
NTS



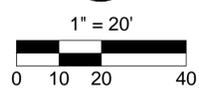
TYPICAL SECTION
MAYFLOWER AVE.
NTS



TYPICAL SECTION
LYND AVE.
NTS



SECTION A-A INTERIOR DRIVE AISLE SECTION B-B INTERIOR DRIVE AISLE
NTS



1" = 20'

BENCHMARK
LACPW BM NO 1G316
L&T IN S CB 1 FT W/O BCR @SW COR LIVE OAK AVE. &
MAYFLOWER AVE.
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APPROVED BY:
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

COUNTY OF LOS ANGELES SHEET
VESTING TENTATIVE TRACT NO. 74149-EXHIBIT "A"
4332 EAST LIVE OAK AVE.
ARCADIA, CA 91006
APN 8571-001-001
1 OF 1