

RECEIVED
DEPT OF REGIONAL PLANNING
TR74149 TENTATIVE
26 JULY 2016

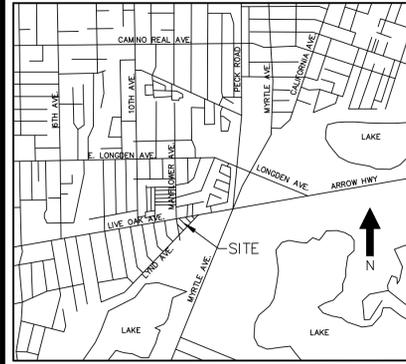
MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 74149 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXISTING EASEMENTS:

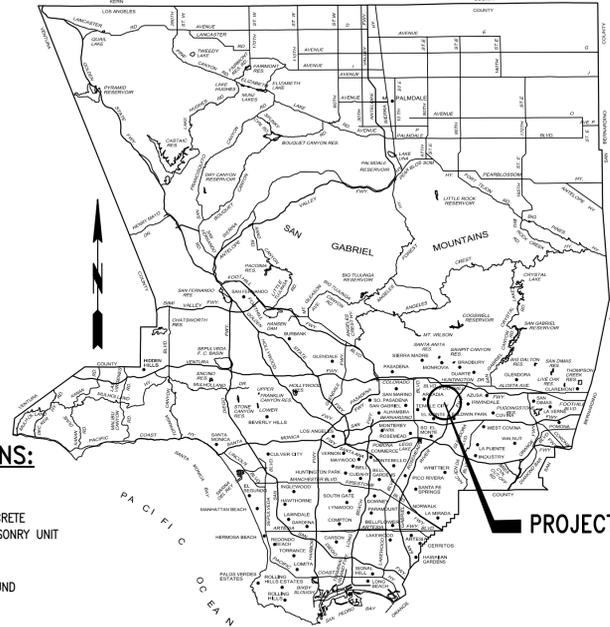
THERE ARE NO PLOTTABLE EXISTING EASEMENTS ON SITE

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.



PROJECT SITE

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:

- C AVE. CENTER LINE
- 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 15401, 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

LANDUSE DESIGNATION:

LANDUSE DESIGNATION: CG

ENGINEER:

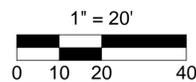
C&V CONSULTING, INC.
6 ORCHARD, STE. 200
LAKE FOREST, CA 92630
PHONE: (949) 916-6800
CONTACT: PHILIP MALCOMSON

SUBDIVIDER:

THE OLSON COMPANY
3020 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

PHILIP MALCOMSON R.C.E. 67819 DATE 7/25/16



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

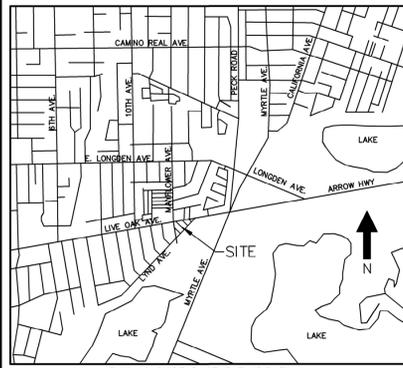
VESTING TENTATIVE TRACT NO. 74149
4332 EAST LIVE OAK AVE.
ARCADIA, CA 91006
APN 8571-001-001

SHEET

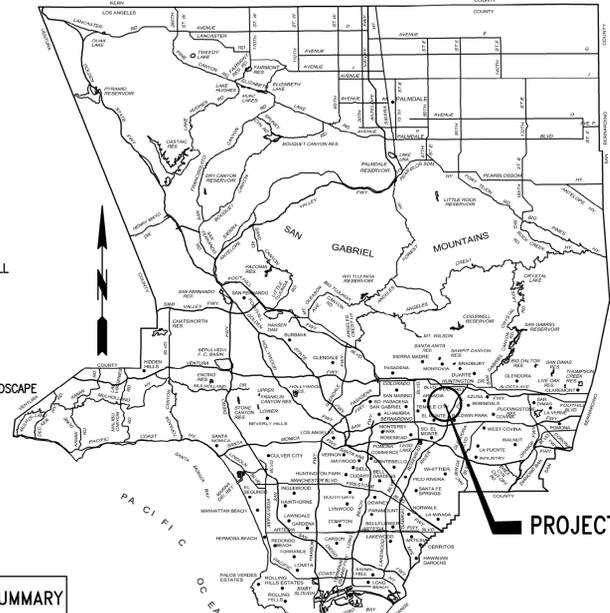
1 OF 1

RECEIVED
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TR74149 EXHIBIT PG 1
26 JULY 2016

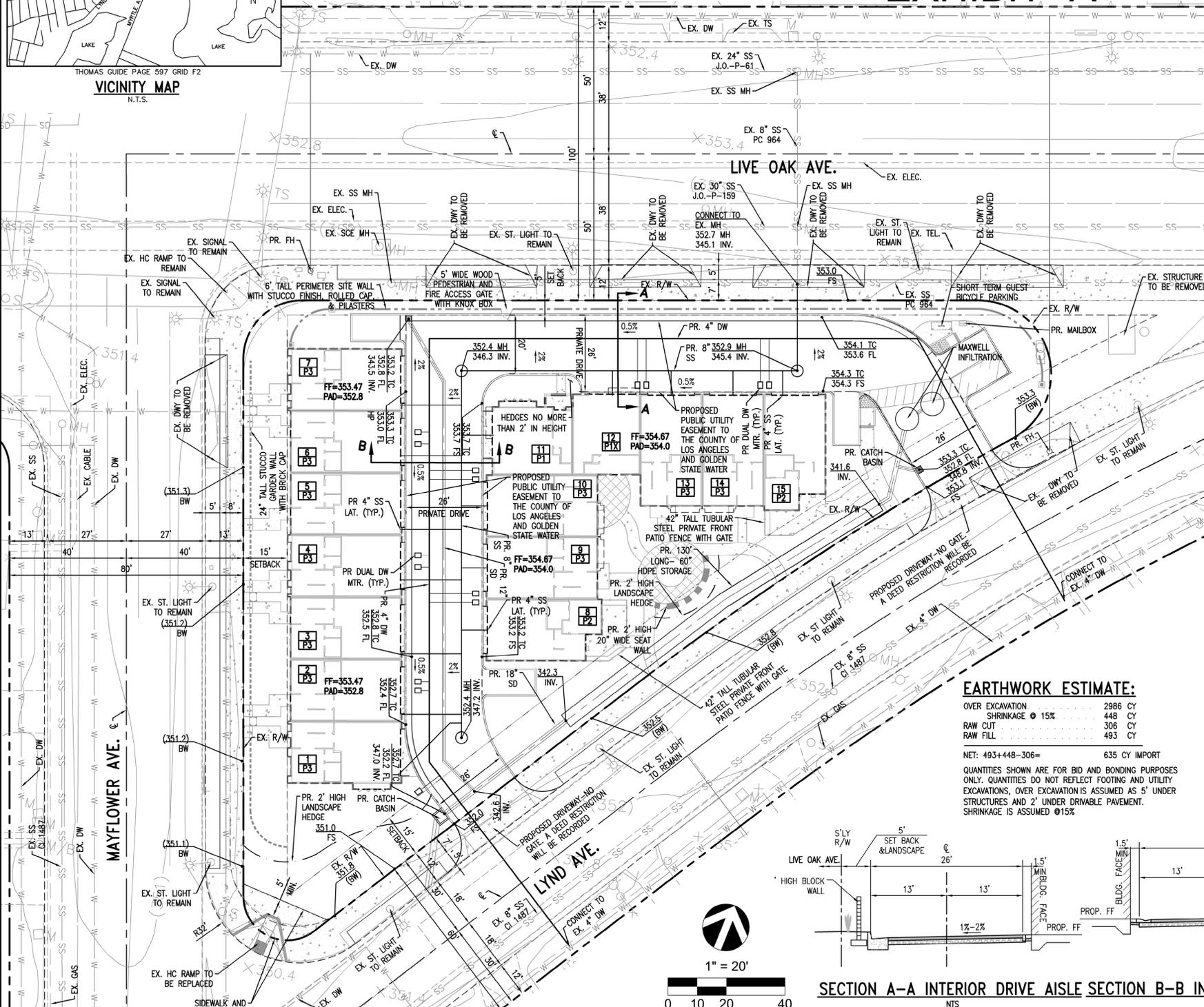
MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 74149 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA EXHIBIT "A"



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
- PR. PATIO WALL
- PR. BOCK WALL
- EX. CONTOUR LINE
- EX. POWER POLE
- SLOPE (2:1 UNLESS OTHERWISE INDICATED)

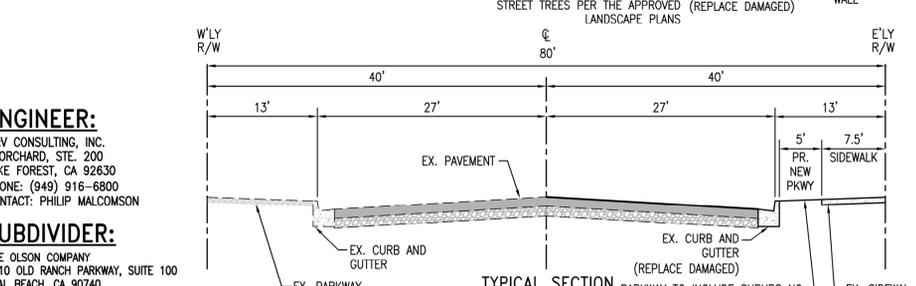
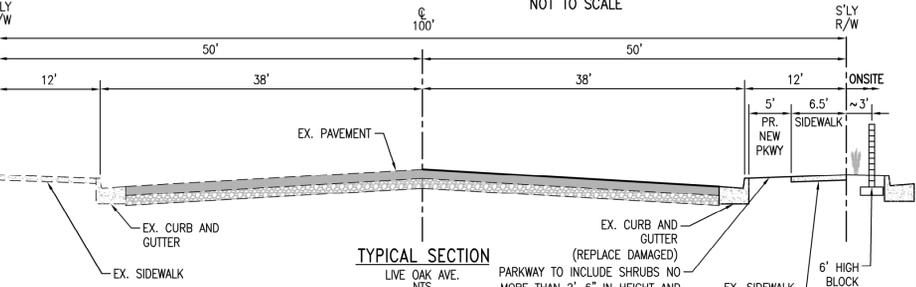
ABBREVIATIONS:

- CL CENTER LINE
- AVE AVENUE
- AC ASPHALT CONCRETE
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- DWY DRIVEWAY
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- SF SQUARE FEET
- SW SIDEWALK
- TC TOP OF CURB
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- TYP TYPICAL

UNCOVERED PARKING SUMMARY

REGULAR	ACCESSIBLE	TOTAL
3	1	4

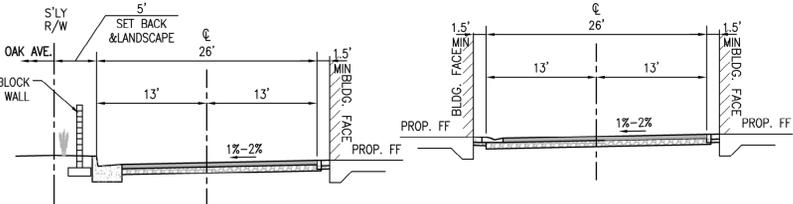
LOCATION MAP
NOT TO SCALE



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%



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

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

ADDRESS:

4332 EAST LIVE OAK AVE., ARCADIA CA 91006

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LANDUSE DESIGNATION:

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APN: 8571-001-001

BENCHMARK
LACPW BM NO 10316
L&T IN S CB 1 FT W/O BCR @SW COR LIVE OAK AVE. & MAYFLOWER AVE.
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DESIGNED BY: AM DATE 07/16/16
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PHILIP C. MALCOMSON R.C.E. 67819



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

1 OF 1

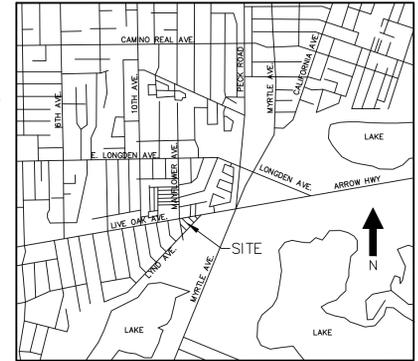
HYDROLOGY MAP DEVELOPED CONDITION TENTATIVE TRACT 74149

HYDROLOGY MAP NOTES:

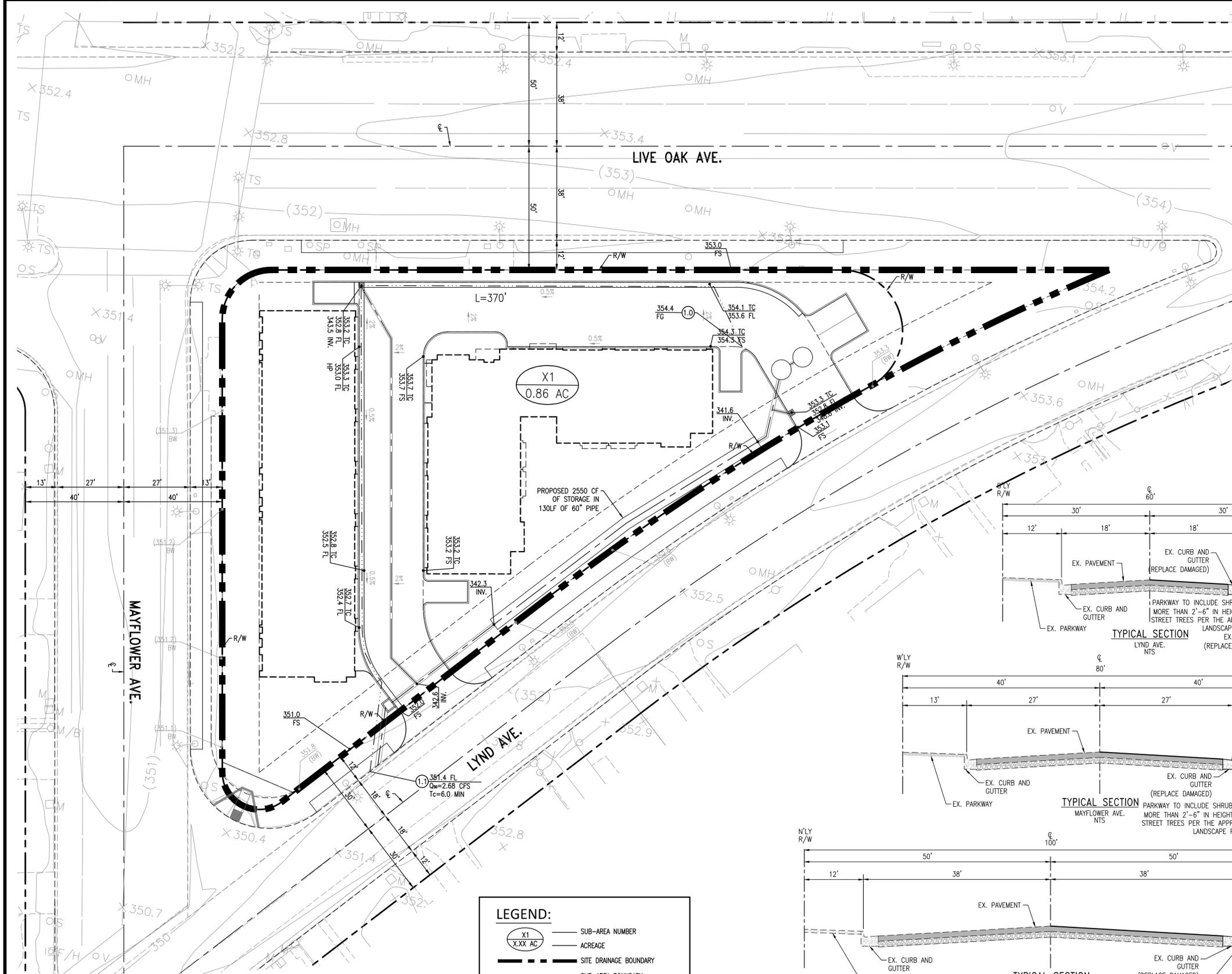
- PROJECT IS NOT WITHIN COUNTY ADOPTED FLOODWAY
- PROJECT IS NOT THIN FEMA FLOOD ZONE "A"
- ALL PROPOSED ONSITE DRAINAGE DEVICES INCLUDING CURBS, GUTTER, CATCH BASINS, AREA DRAIN SYSTEM, AND BMPs TO BE MAINTAINED BY OWNER AND HOA
- ALL EXISTING OFFSITE DRAINAGE DEVICES (CURBS AND GUTTERS) ARE MAINTAINED BY LOS ANGELES COUNTY

HYDROLOGY RESULTS SUMMARY:

STORM EVENT	SUB AREA	PEAK FLOW RATE (CFS)	VOLUME (CF)
PRE-DEVELOPED CONDITION			
2-YEAR	X1	0.80	7007.0
5-YEAR	X1	1.34	10579.0
10-YEAR	X1	1.86	12937.8
25-YEAR	X1	2.47	15915.2
50-YEAR	X1	2.82	18131.1
85TH PERCENTILE	X1	0.22	2662.6
0.75" RAINFALL	X1	0.15	1996.9
POST-DEVELOPED CONDITION			
2-YEAR	D1	0.73	6355.5
5-YEAR	D1	1.32	9607.2
10-YEAR	D1	1.74	11756.3
25-YEAR	D1	2.33	14473.7
50-YEAR	D1	2.68	16498.2
85TH PERCENTILE	D1	0.20	2414.9
0.75" RAINFALL	D1	0.14	1811.2

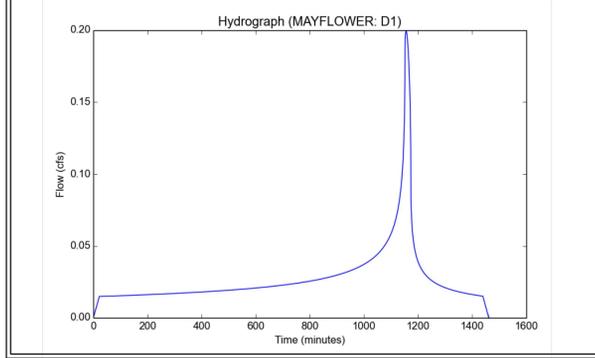


THOMAS GUIDE PAGE 597 GRID F2
VICINITY MAP
N.T.S.



85TH PERCENTILE CALCULATIONS:

Peak Flow Hydrologic Analysis	
File location: P:\O\150-092\Admin\Reports\Hydrology\D1-85.pdf	
Version: HydroCalc 0.2.0-beta	
Input Parameters	
Project Name	MAYFLOWER
Subarea ID	D1
Area (ac)	0.86
Flow Path Length (ft)	370.0
Flow Path Slope (vft/hft)	0.008
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.85
Soil Type	15
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True
Output Results	
Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.2974
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.78
Time of Concentration (min)	22.0
Clear Peak Flow Rate (cfs)	0.1995
Burned Peak Flow Rate (cfs)	0.1995
24-Hr Clear Runoff Volume (ac-ft)	0.0554
24-Hr Clear Runoff Volume (cu-ft)	2414.8948

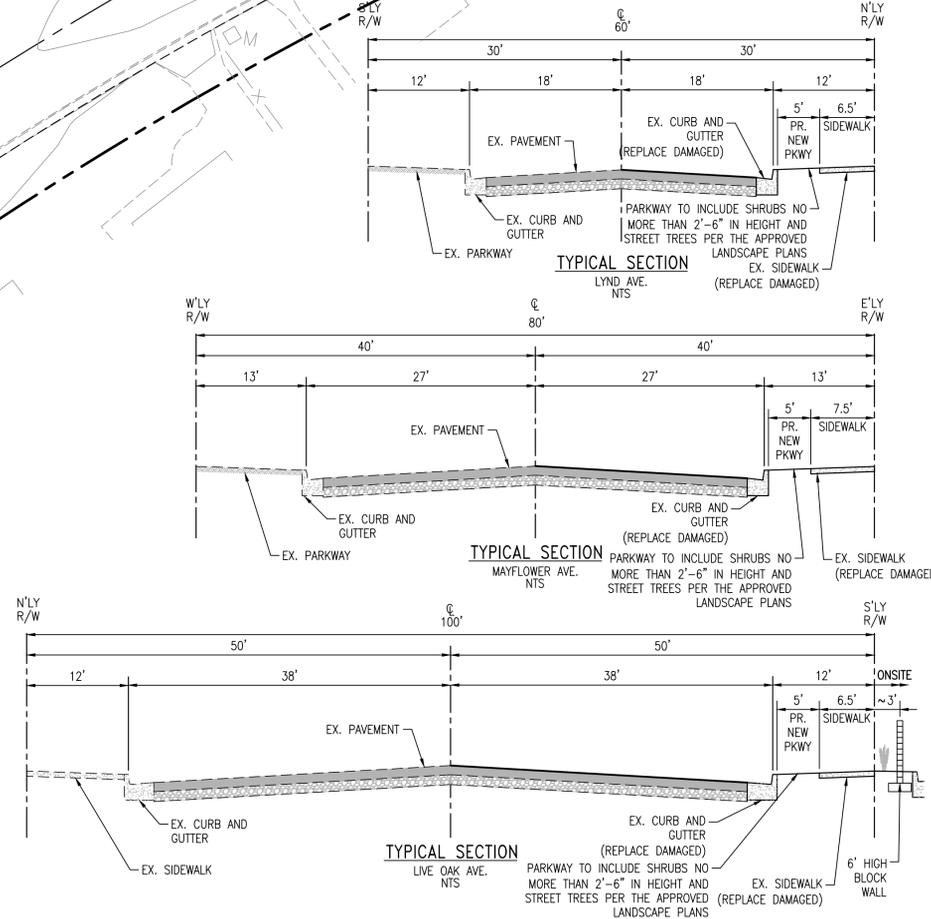


LEGEND:

- X1 SUB-AREA NUMBER
- X.XX AC ACREAGE
- SITE DRAINAGE BOUNDARY
- SUB-AREA BOUNDARY
- L=824' LENGTH BETWEEN NODES
- FLOW PATH
- (1.6) NODE NUMBER
- Q₁₀₀=X.XX CFS SUBAREA RUNOFF (100 YR STORM)
- T_c=X.XX MIN TIME OF CONCENTRATION (MINUTES)

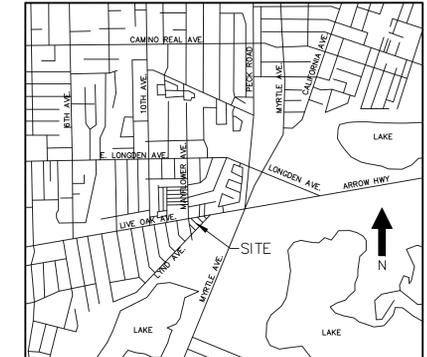
RECEIVED
DEPT OF REGIONAL PLANNING
TR74149 EXHIBIT PG 2
26 JULY 2016

1" = 20'



	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	COUNTY OF LOS ANGELES SHEET TRACT 74149 4332 EAST LIVE OAK AVE. ARCADIA, CA 91006 HYDROLOGY MAP-DEVELOPED CONDITION 1 OF 1
	7/25/16		

HYDROLOGY MAP EXISTING CONDITION TENTATIVE TRACT 74149



VICINITY MAP
N.T.S.

- HYDROLOGY MAP NOTES:**
- PROJECT IS NOT WITHIN COUNTY ADOPTED FLOODWAY
 - PROJECT IS NOT WITHIN FEMA FLOOD ZONE "A"
 - ALL EXISTING OFFSITE DRAINAGE DEVICES (CURBS AND GUTTERS) ARE MAINTAINED BY LOS ANGELES COUNTY

HYDROLOGY RESULTS SUMMARY:

STORM EVENT	SUB AREA	PEAK FLOW RATE (CFS)	VOLUME (CF)
PRE-DEVELOPED CONDITION			
2-YEAR	X1	0.80	7007.0
5-YEAR	X1	1.34	10579.0
10-YEAR	X1	1.86	12937.8
25-YEAR	X1	2.47	15915.2
50-YEAR	X1	2.82	18131.1
85TH PERCENTILE	X1	0.22	2662.6
0.75" RAINFALL	X1	0.15	1996.9
POST-DEVELOPED CONDITION			
2-YEAR	D1	0.73	6355.5
5-YEAR	D1	1.32	9607.2
10-YEAR	D1	1.74	11756.3
25-YEAR	D1	2.33	14473.7
50-YEAR	D1	2.68	16498.2
85TH PERCENTILE	D1	0.20	2414.9
0.75" RAINFALL	D1	0.14	1811.2

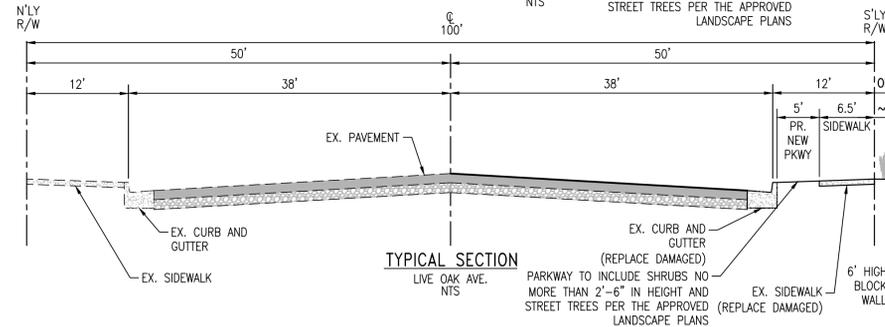
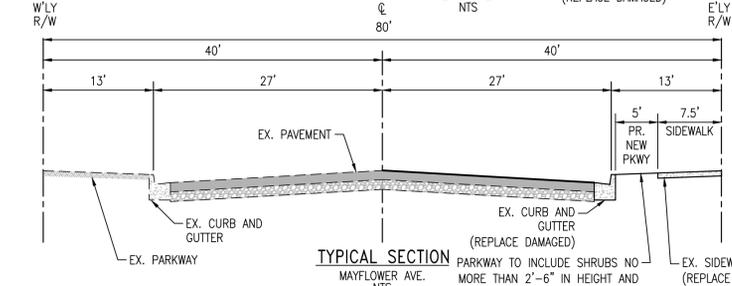
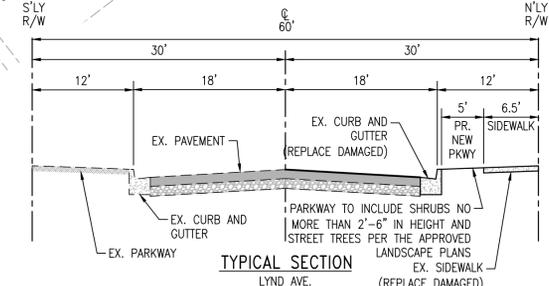
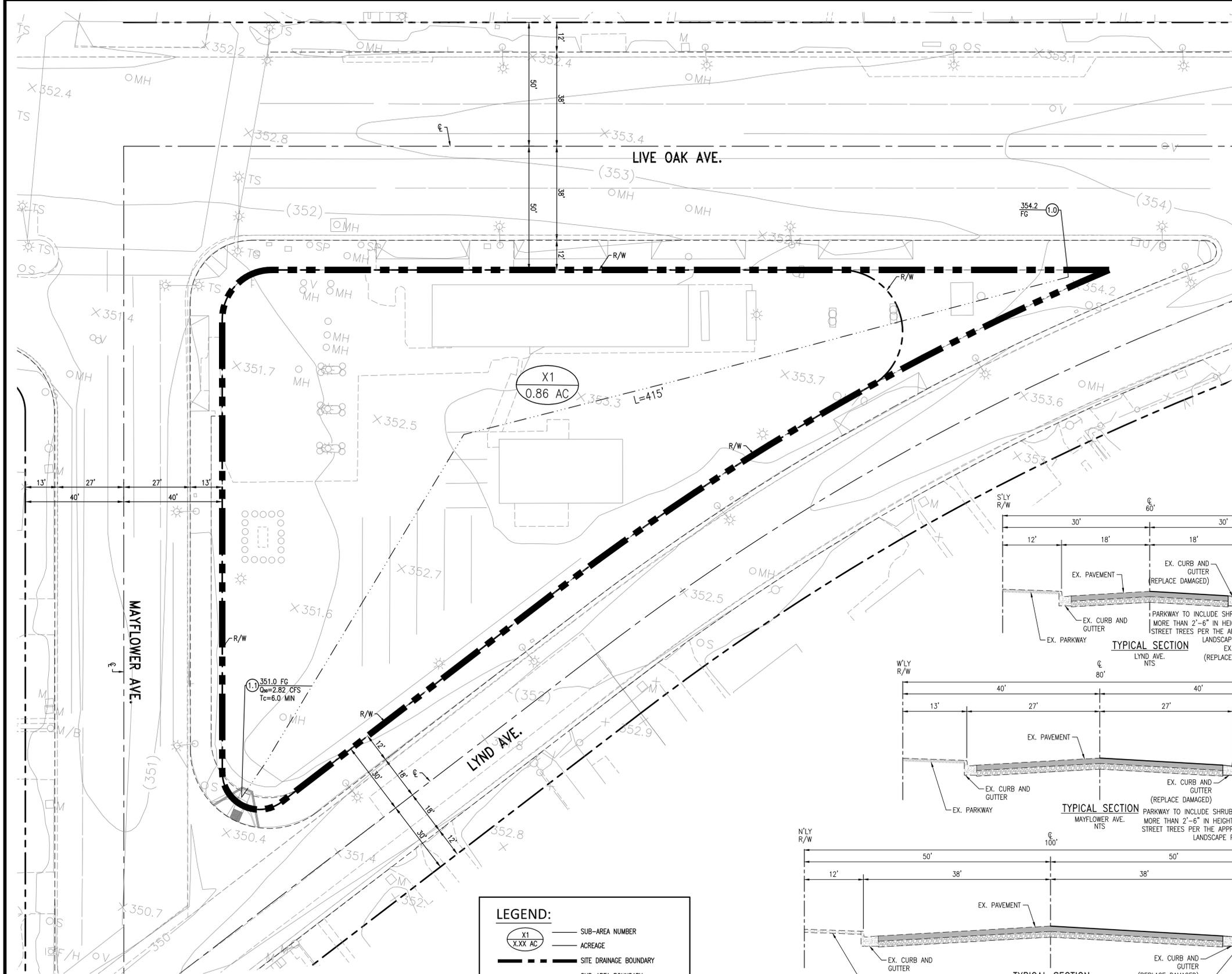
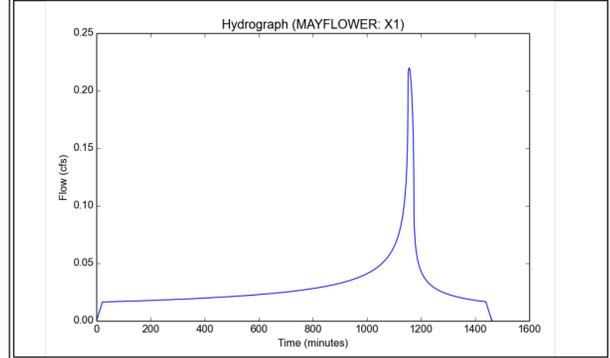
85TH PERCENTILE CALCULATIONS:

Peak Flow Hydrologic Analysis

File location: P:\O\OLSO-092\Admin\Reports\Hydrology\X1-85.pdf
Version: HydroCalc 0.2.0-beta

Input Parameters	Value
Project Name	MAYFLOWER
Subarea ID	X1
Area (ac)	0.86
Flow Path Length (ft)	415.0
Flow Path Slope (vft/hft)	0.008
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.95
Soil Type	15
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results	Value
Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.2974
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.86
Time of Concentration (min)	22.0
Clear Peak Flow Rate (cfs)	0.2199
Burned Peak Flow Rate (cfs)	0.2199
24-Hr Clear Runoff Volume (ac-ft)	0.0611
24-Hr Clear Runoff Volume (cu-ft)	2662.5764



LEGEND:

- X1
X.XX AC — SUB-AREA NUMBER
- ACREAGE
- SITE DRAINAGE BOUNDARY
- SUB-AREA BOUNDARY
- L=824' — LENGTH BETWEEN NODES
- FLOW PATH
- (1.0) — NODE NUMBER
- Q₁₀₀=X.XX CFS — SUBAREA RUNOFF (100 YR STORM)
- T_c=X.XX MIN — TIME OF CONCENTRATION (MINUTES)

RECEIVED
DEPT OF REGIONAL PLANNING
TR74149 EXHIBIT PG 3
26 JULY 2016

1" = 20'

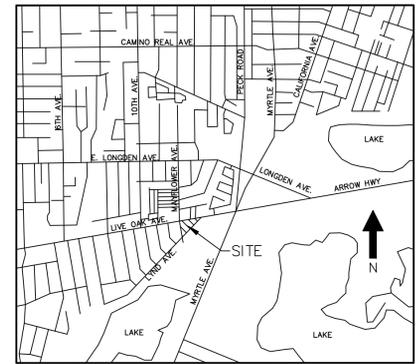
0 10 20 40

	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	COUNTY OF LOS ANGELES SHEET TRACT 74149 4332 EAST LIVE OAK AVE. ARCADIA, CA 91006 HYDROLOGY MAP-EXISTING CONDITION 1 OF 1
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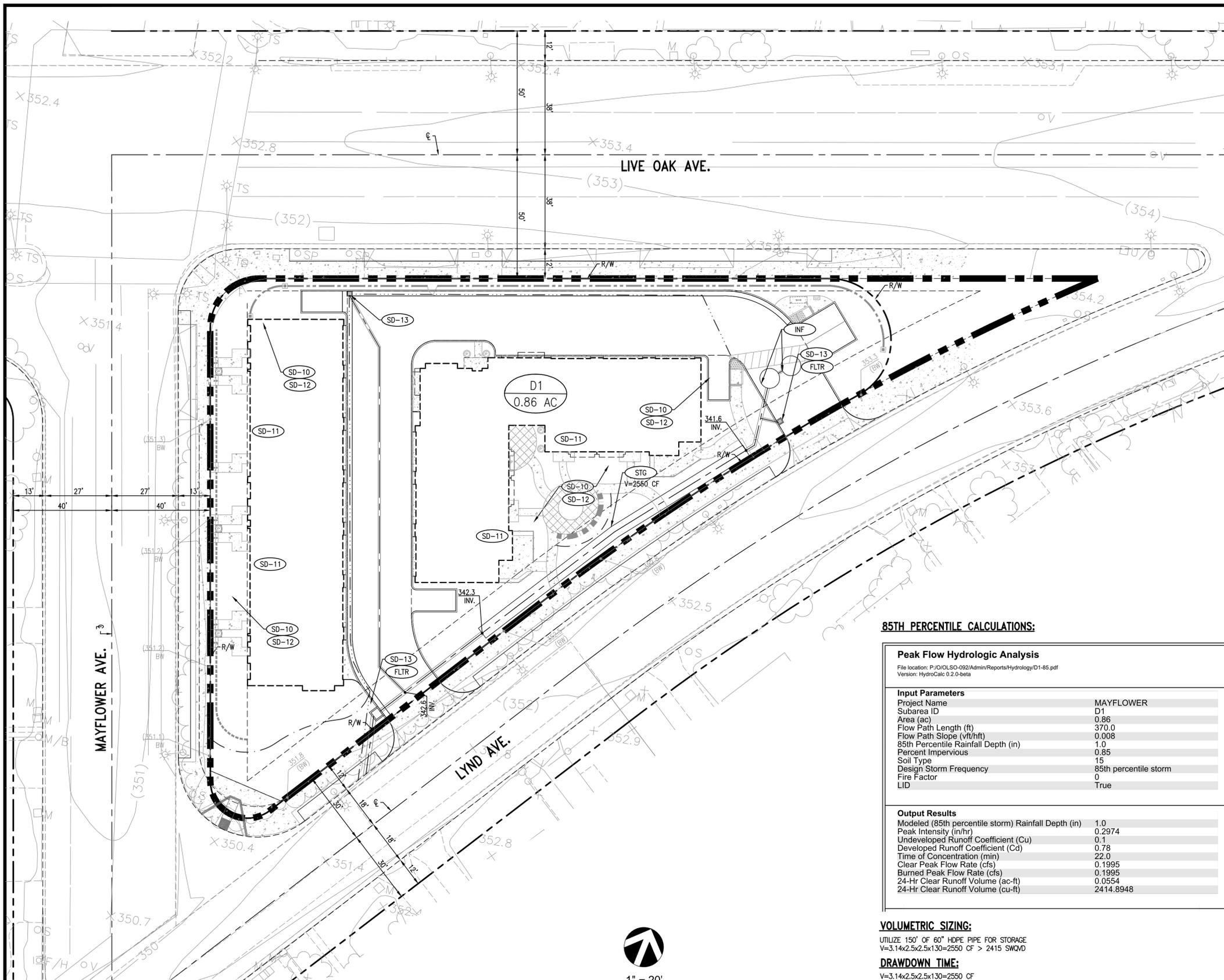
LID EXHIBIT TENTATIVE TRACT 74149

BEST MANAGEMENT PRACTICES

- SD-10 — SITE DESIGN & LANDSCAPE PLANNING
- SD-11 — ROOF RUNOFF CONTROLS
- SD-12 — EFFICIENT IRRIGATION
- SD-13 — STORM DRAIN SIGNAGE, MAINTAINED BY HOA
- SE-7 — STREET SWEEPING & VACUUMING
- STG — STORM WATER STORAGE, MAINTAINED BY HOA
- INF — MAXWELL INFILTRATION WELL, MAINTAINED BY HOA
- FLTR — CATCH BASIN FILTER, MAINTAINED BY HOA



THOMAS GUIDE PAGE 597 GRID F2
VICINITY MAP
N.T.S.



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Developed Runoff Coefficient (Cd)	0.78
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24-Hr Clear Runoff Volume (ac-ft)	0.0554
24-Hr Clear Runoff Volume (cu-ft)	2414.8948

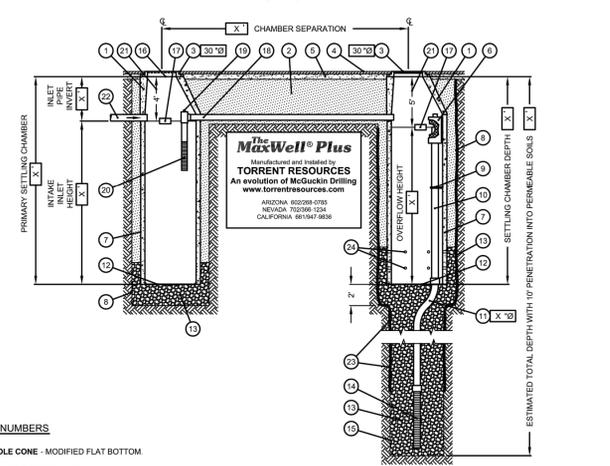
VOLUMETRIC SIZING:

UTILIZE 150' OF 60" HDPE PIPE FOR STORAGE
 $V = 3.14 \times 2.5 \times 2.5 \times 130 = 2550$ CF > 2415 SWQVD

DRAWDOWN TIME:

$V = 3.14 \times 2.5 \times 2.5 \times 130 = 2550$ CF
CONTACT AREA @ BOT. OF DRYWELL: 28.26 SF
INFILTRATION RATE: 90 IN./HR (PER SOILS REPORT)
DRAWDOWN TIME:
 $T = \text{SWQVD} \times 12 / (1/2 \times A) = 2550 \times 12 / (28.26 \times 90) = 12$ HRS < 96 HRS

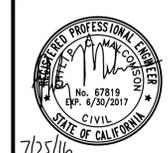
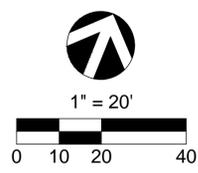
Modified MaxWell® Plus Drainage System Detail And Specifications



ITEM NUMBERS

1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. STABILIZED BACKFILL - TWO-SACK SLURRY MIX.
3. BOLTED RING & GRATE COVER - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION 1/8" OF FLANS.
4. GRADED BASIN OR PAVING (BY OTHERS)
5. COMPACTED BASE MATERIAL (BY OTHERS)
6. PUREFLOW® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .26" MAX. 8/64" FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
7. PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
8. MIN. 6" Ø DRILLED SHAFT.
9. SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
10. OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
11. DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
12. BASE SEAL - GEOTEXTILE, POLY LINER OR CONCRETE SLURRY.
13. ROCK - CLEAN AND WASHED 3/8" TO 1-1/2" AGGREGATE.
14. FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 96" OVERALL LENGTH WITH TRI-S COUPLER.
15. MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
16. FABRIC SEAL - UV RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
17. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL TWO (2) PER CHAMBER.
18. CONNECTOR PIPE - 4" Ø SCH. 40 PVC.
19. VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR.
20. INTAKE SCREEN - 4" Ø SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
21. FREEDBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
22. OPTIONAL INLET PIPE (BY OTHERS).
23. NON-WOVEN GEOTEXTILE SLEEVE, MIRAFI 140 NL, MIN. 6 FT Ø, HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
24. EIGHT (8) 1.25" DIAMETER HOLES PER FOOT WHERE NOTED.

INF — MAXWELL INFILTRATION CHAMBER



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

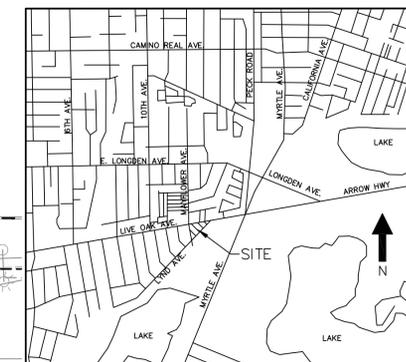
PLAN PREPARED FOR / DEVELOPER:
THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 400
SEAL BEACH, CA 90740-2751
(562) 596-4770

COUNTY OF LOS ANGELES SHEET
TENTATIVE TRACT 74149
4332 EAST LIVE OAK AVE.
ARCADIA, CA 91006
LID EXHIBIT
1 OF 1

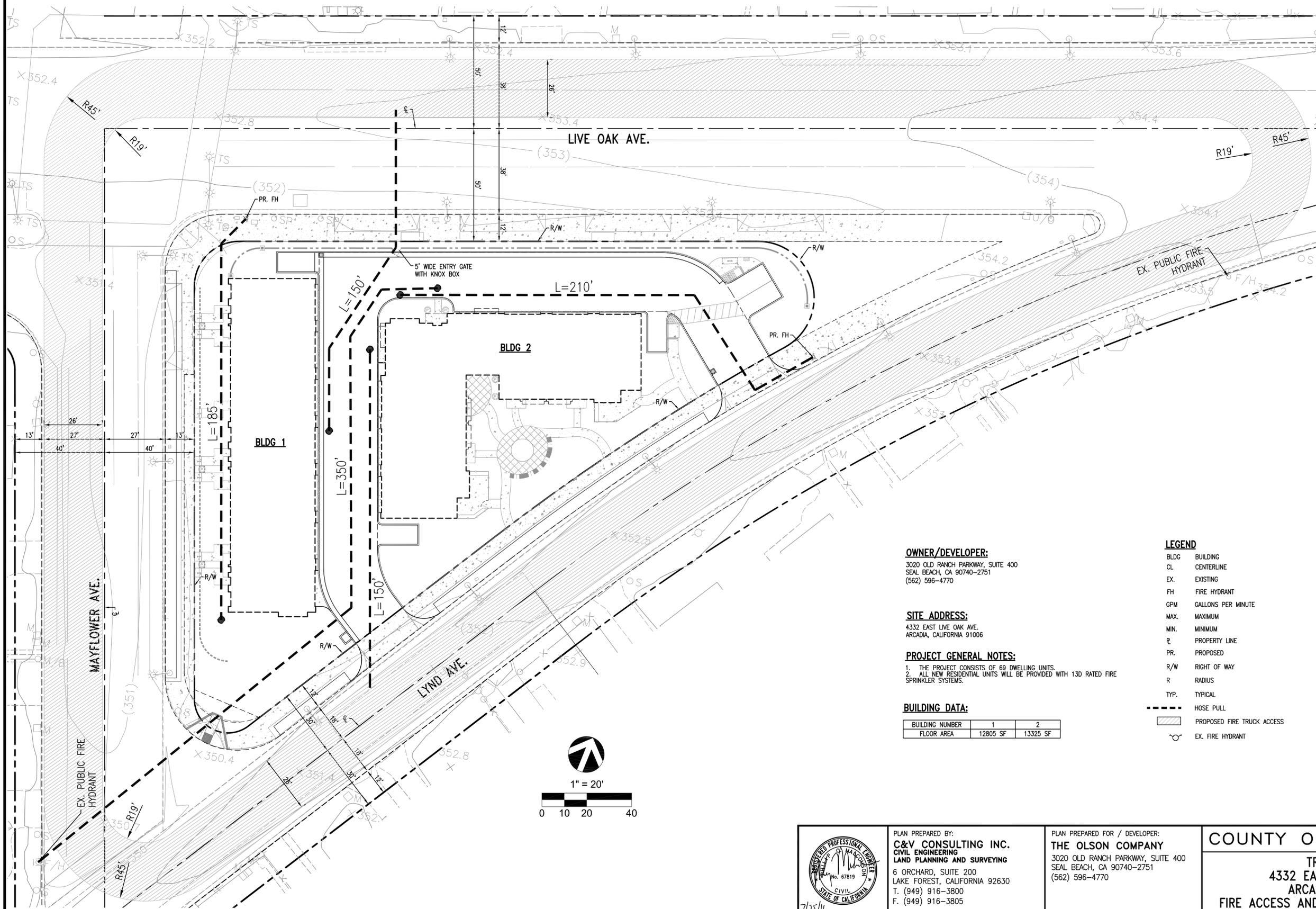
FIRE ACCESS AND HYDRANT LOCATION PLAN

TENTATIVE TRACT 74149

COUNTY OF LOS ANGELES



VICINITY MAP
 N.T.S.



OWNER/DEVELOPER:
 3020 OLD RANCH PARKWAY, SUITE 400
 SEAL BEACH, CA 90740-2751
 (562) 596-4770

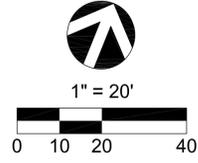
SITE ADDRESS:
 4332 EAST LIVE OAK AVE.
 ARCADIA, CALIFORNIA 91006

PROJECT GENERAL NOTES:
 1. THE PROJECT CONSISTS OF 69 DWELLING UNITS.
 2. ALL NEW RESIDENTIAL UNITS WILL BE PROVIDED WITH 130 RATED FIRE SPRINKLER SYSTEMS.

BUILDING DATA:

BUILDING NUMBER	1	2
FLOOR AREA	12805 SF	13325 SF

- LEGEND**
- BLDG BUILDING
 - CL CENTERLINE
 - EX. EXISTING
 - FH FIRE HYDRANT
 - GPM GALLONS PER MINUTE
 - MAX. MAXIMUM
 - MIN. MINIMUM
 - ℄ PROPERTY LINE
 - PR. PROPOSED
 - R/W RIGHT OF WAY
 - R RADIUS
 - TYP. TYPICAL
 - HOSE PULL
 - ▨ PROPOSED FIRE TRUCK ACCESS
 - ⊙ EX. FIRE HYDRANT



	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	COUNTY OF LOS ANGELES SHEET TRACT 74149 4332 EAST LIVE OAK AVE. ARCADIA, CA 91006 FIRE ACCESS AND HYDRANT LOCATION PLAN 1 OF 1
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