MODIFICATION TO RECORDED TRACT MAP NO. 54341

FOR LOT 1 ONLY

SCALE: 1"=20'-0"

CONSTRUCTION NOTES

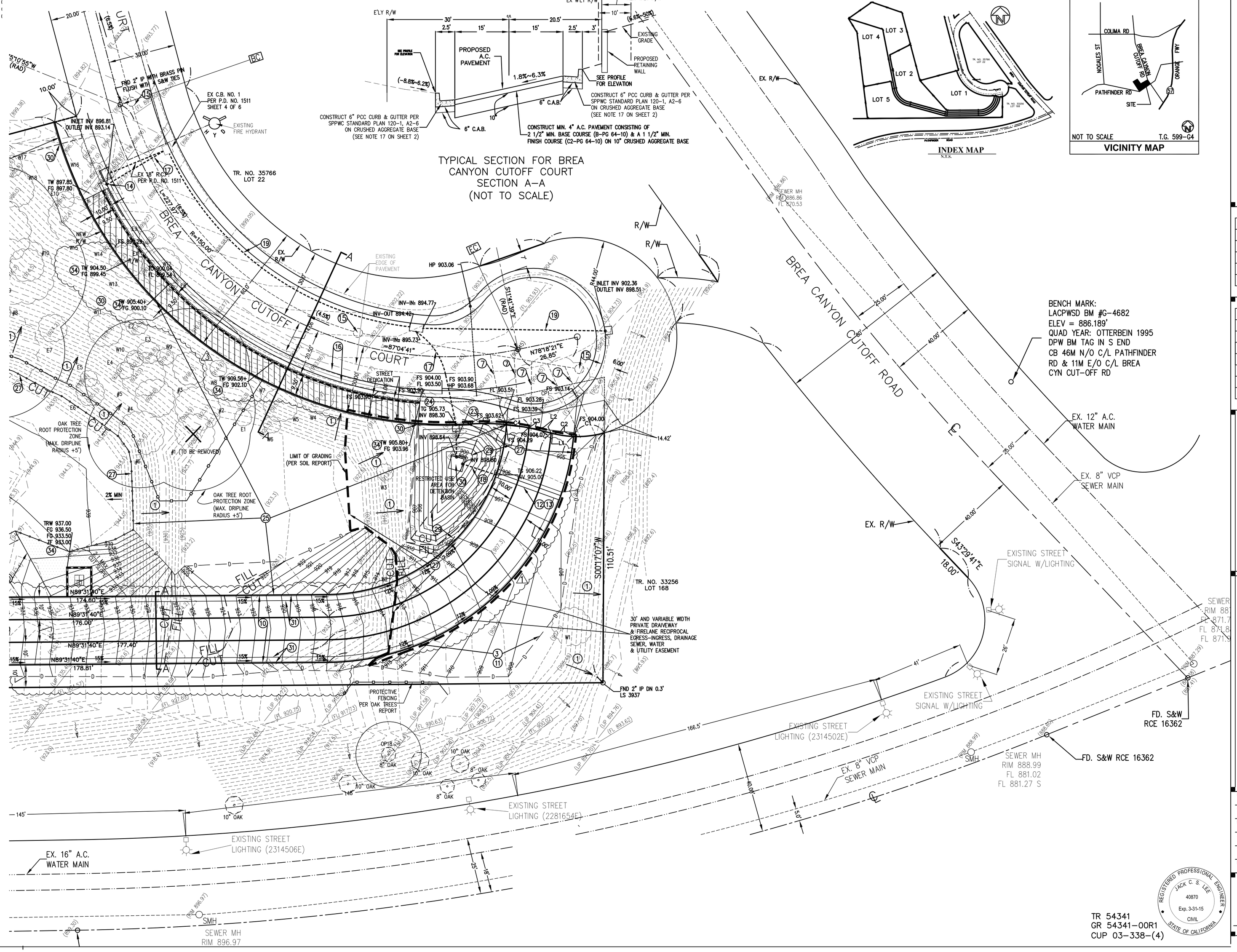
1. MAINTAIN EXISING SHEETFLOW DRAINAGE PATTERN, NO CONCENTRATED FLOW
2. CONSTRUCT 2:1 (H:V) MAX. CUT SLOPE.
3. CONSTRUCT 2:1 (H:V) MAX. FILL SLOPE PER SOIL ENGINEER'S REQUIREMENT
4. CONSTRUCT FILL OVER NATURAL SLOPE PER DETAIL HEREON
5. CONSTRUCT SOIL BERM PER DETAIL ON C-1.
6. CONSTRUCT GUARD RAIL IF NECESSARY
7. 6" ABS SEWER LATERAL PER SEPARATE PERMIT
8. ~~4" ABS SEWER LATERAL PER SEPARATE PERMIT (TYP)~~
9. APPROXIMATE LOCATION OF STABILIZATION CAISSONS, RECOMMENDED TOTAL LENGTH=40.5', CAISSON DIAMETER AND SPACING PER SOIL REPORT AND TABLE BELOW, PER DETAIL ON C-4 AND STRUCTURAL ENGINEER'S REQUIREMENT.
10. CONSTRUCT 4" THK. AC DRIVEWAY ON 6" MIN. C.A.B., PER DETAILS HEREON
11. SLOPED FLATER THAN 5:1 TO BE HYDROSEEDED WITH A NATURE MIX AND PROVIDED WITH IRRIGATION SYSTEM ON TIMER, PER DETAILS ON SHEET 3.
12. CONSTRUCT 24" CHANNEL DRAIN WITH TRAFFIC GRATE
13. CONSTRUCT FILTRATION SYSTEM BY FLO-GARD CATCH BASIN INSERTS, 15-FF-24D, OR EQUIVALENT. "INSPECTIN AND MAINTENANCE WILL BE LEFT TO THE HOMEOWNER ASSOCIATION." (AT A MINIMUM, INSPECTION AND MAINTENANCE MUST BE CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION OR ANNUALLY, WHICHEVER IS MOR FREQUENT.
14. CURB OPENING CATCH BASIN, PER L.A.C.D.P.W. STANDARD PLAN 1180-1, PER SEPERATE PERMIT
15. SEWER MANHOLE, PER SEPARATE PERMIT (TYP)
16. 4' WIDE INVERTED SHOULDER AT FRONTAGE PER STREET PLAN
17. 18" R.C.P., 1.0% SLOPE MINIMUM, PER SEPARATE PERMIT
18. CONSTRUCT 2-10" PVC PIPE, 15% SLOPE MINIMUM
19. 24" R.C.P. PIPE, 0.5% SLOPE MINIMUM, PER SEPARATE PERMIT
20. CONSTRUCT 4' X 4' X 3.5' (DEEP) SUMP PIT WITH NON-TRAFFIC GRATE.
21. CONSTRUCT FILTRATION SYSTEM BY ULTRA-DRAIN GUARD, OIL & SEDIMENT PLUS MODEL 9219, OR EQUIVALENT. "INSPECTIN AND MAINTENANCE WILL BE LEFT TO THE HOMEOWNER ASSOCIATION." (AT A MINIMUM, INSPECTION AND MAINTENANCE MUST BE CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION OR ANNUALLY, WHICHEVER IS MOR FREQUENT.
22. APPROXIMATE LOCATION OF STABILIZATION CAISSONS, RECOMMENDED TOTAL LENGTH=33.5', CAISSON DIAMETER AND SPACING PER SOIL REPORT AND TABLE BELOW, PER DETAIL ON C-4 AND STRUCTURAL ENGINEER'S REQUIREMENT.
23. CONSTRUCT 2-6" PVC PIPE, SLOPE=3%
24. 30"X30" CATCH BASIN WITH NON-TRAFFIC COVER, PER DETAILS ON C-2.
25. PROPOSED 70% OPEN SPACE AREA
26. CONSTRUCT PAVED SWALE, PER DETAILS HEREON
27. APPROXIMATE LIMITS AND DEPTH OF REMOVAL AND RECOMPACTION OF UNSUITABLE SOILS
28. CONSTRUCT PAVED SWALE, PER DETAILS HEREON
29. CONSTRUCT STABILIZATION/BUTTRESS FILL PER DETAIL HEREON
30. CONSTRUCT PRIVATELY MAINTAINED DESILTING BASIN (DESILTING WALL AND STANDPIPE), PER DETAIL HEREON
31. CONSTRUCT CURB AND GUTTER PER SPPWC STD. PLAN 120-2, A2-6
32. CONSTRUCT RETAINING WALL, PER DETAILS ON SHEET 5.
33. CONSTRUCT RETAINING WALL, PER DETAILS ON SHEET 5.
34. CONSTRUCT RETAINING WALL.

1. APPROXIMATE LIMITS AND DEPTH OF REMOVAL AND RECOMPACTION OF UNSUITABLE SOILS. PER THE SOILS ENGINEER, IT IS ANTICIPATED UP TO 11 FEET OF UNSUITABLE SOILS WITHIN THE BUILDING LIMITS SHALL BE REMOVED AND RECOMPACTED.
2. GRADING REQUIRED FOR CONSTRUCTION OF BUTTRESS/STABILIZATION FILLS.
3. ALL RECOMMENDED MITIGATION MEASURES PRESENTED IN THE SOIL REPORT BY QUARTECH CONSULTANT SHOULD BE MADE PART OF THIS PLAN.

LEGAL DESCRIPTION:

LOTS 1 THRU 5 OF TRACT NO. 54341, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1367 PAGE(S) 50 THRU 52, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DEPT OF REGIONAL PLANNING
TR54341 MOD TO RECORDED
MAP 17 APR 2013



NOTES:

1. EXISTING ZONING: A-1-1
2. PROPOSED ZONING: A-1-1
3. EXISTING LOT: 1
4. PROPOSED LOT: 5
5. PROPOSED TENTATIVE TRACT MAP MODIFICATION TO ROAD CONDITION AND SETBACKS FOR OVER HEIGHT WALL (MAX. WALL HEIGHT = 8.2') .
6. ONLY LOT 1 OF TRACT NO. 54341 IS A PART ON THIS " MODIFICATION TO RECORDED TRACT MAP", LOTS 2 THRU 5 ARE NOT A PART OF THIS MAP OR APPLICATION.
7. ONLY ONE OAK TREE ARE TO BE ENCROACHED AS A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP"

LEGEND:

(182.63).....EXISTING ELEVATION
184.00.....PROPOSED ELEVATION
--(185)-- EXISTING CONTOUR
.....DRAINAGE PATTERN
.....PROPOSED STRUCTURE
.....FIRE HYDRANT
RL .....RIDGE LINE
P .....PLANTER
B/W.....BACK OF SIDEWALK
EC .....END OF CONCRETE
EP .....END OF PAVEMENT
EX .....EXISTING
TG .....TOP GRATE
INV.....INVERT ELEVATION
.....EXISTING DRAINAGE PATTERN
FS .....FINISH SURFACE
BP.....BOTTOM OF SUMP PIT
T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FINISH FLOOR
H.P.....HIGH POINT
TC.....TOP OF CURB
-D---D-....DAYLIGHT LINE
.....OVER-EXCAVATION LIMITS
.....PROPERTY LINE
TRW.....TOP OF RETAINING WALL
TF.....TOP OF FOOTING
.....PAD AREA
.....OAK TREE PROTECTIVE FENCE
.....CAISSON
.....PROPOSED AREA TO BE VACATED

TR 54341
GR 54341-OOR1
CUP 03-338-(4)

REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-15
CIVIL
STATE OF CALIFORNIA

CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD, BREA, CA 92821
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RELEASED

REVISIONS

OWNER/ SUBDIVIDER
HARMONY FAMILY LIMITED PARTNERSHIP
13047 ARTESIA BLVD., # C104
CERRITOS, CALIFORNIA 90703
PH: (562) 897-2293

PROJECT LOCATION:
2625 BREA CANYON CUTOFF ROAD
COUNTY OF LOS ANGELES, CA 91789

DRAWN:
CHECKED:
DATE: 03/26/13
JOB NO.:
SCALE:
FILE NAME: