CITY OF CARSON
CONCEPTUAL GRADING
JEFFERSON ON AVALON

APPLICANT:
JPI DEVELOPMENT LLC
12250 EL CAMINO REAL # 380
SAN DIEGO, CA 92130
(858) 704-4728
CHRIS LIVONI

ENGINEER
KIMLEY HORN & ASSOCIATES, INC.
3880 LEMON STREET # 420
RIVERSIDE, CA 92501
ATTN: MATT MCCORMICK
(619) 744-0133
MATT.MCCORMICK@KIMLEY-HORN.COM

ARCHITECT
WMA ARCHITECTS, LLP
2251 W. 190TH STREET
TORRANCE, CA 90504
(424) 266-6929
CONTACT: DAN WITHEE, AIA

SURVEY
KIMLEY HORN & ASSOCIATES, INC.
3880 LEMON STREET # 420
RIVERSIDE, CA 92501
ATTN: MIKE KNAPTON

SURVEY DATE
FEBRUARY 19, 2019

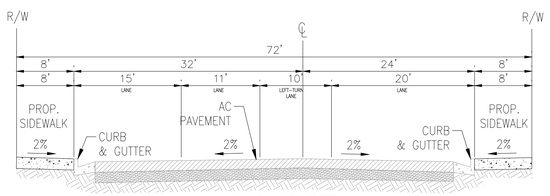
DATE PREPARED
7/25/19

BENCHMARK
BENCHMARK NUMBER: 7Y11303
QUAD NAME: GARDENA
DESCRIPTION: LACO BM TAG IN SE CB RET 1FT N/O @ SE CO R AVALON BLVD & 213TH ST
YEAR: 2005 ELEVATION:19.9'

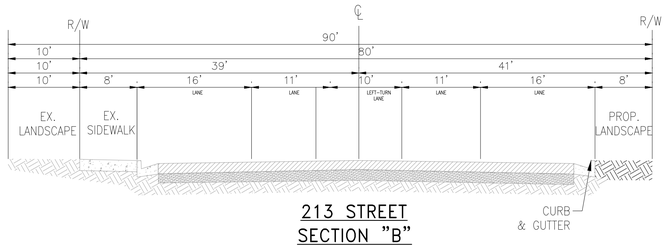
PROPERTY ADDRESS
21212 S. AVALON BLVD., 21243 S. AVALON BLVD., AND 640-644 E. 213RD ST., CARSON, CA 90745

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 49 OF TRACT NO. 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

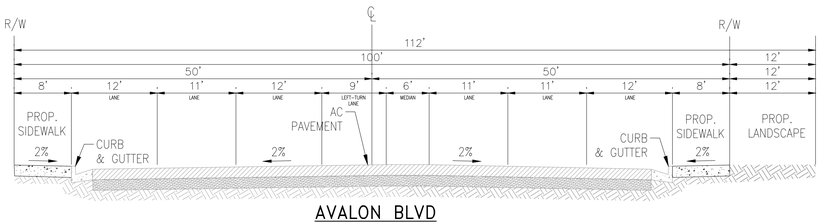
APN
7337-003-012,-013,-014, 7337-002-042,-043,
7337-008-031,-026,-030



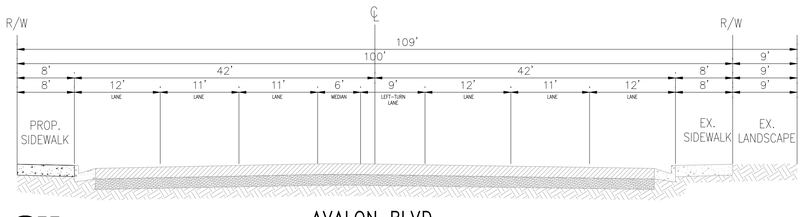
213 STREET
SECTION "A"
NTS



213 STREET
SECTION "B"



AVALON BLVD
STREET SECTION "C"
NTS



AVALON BLVD
STREET SECTION "D"
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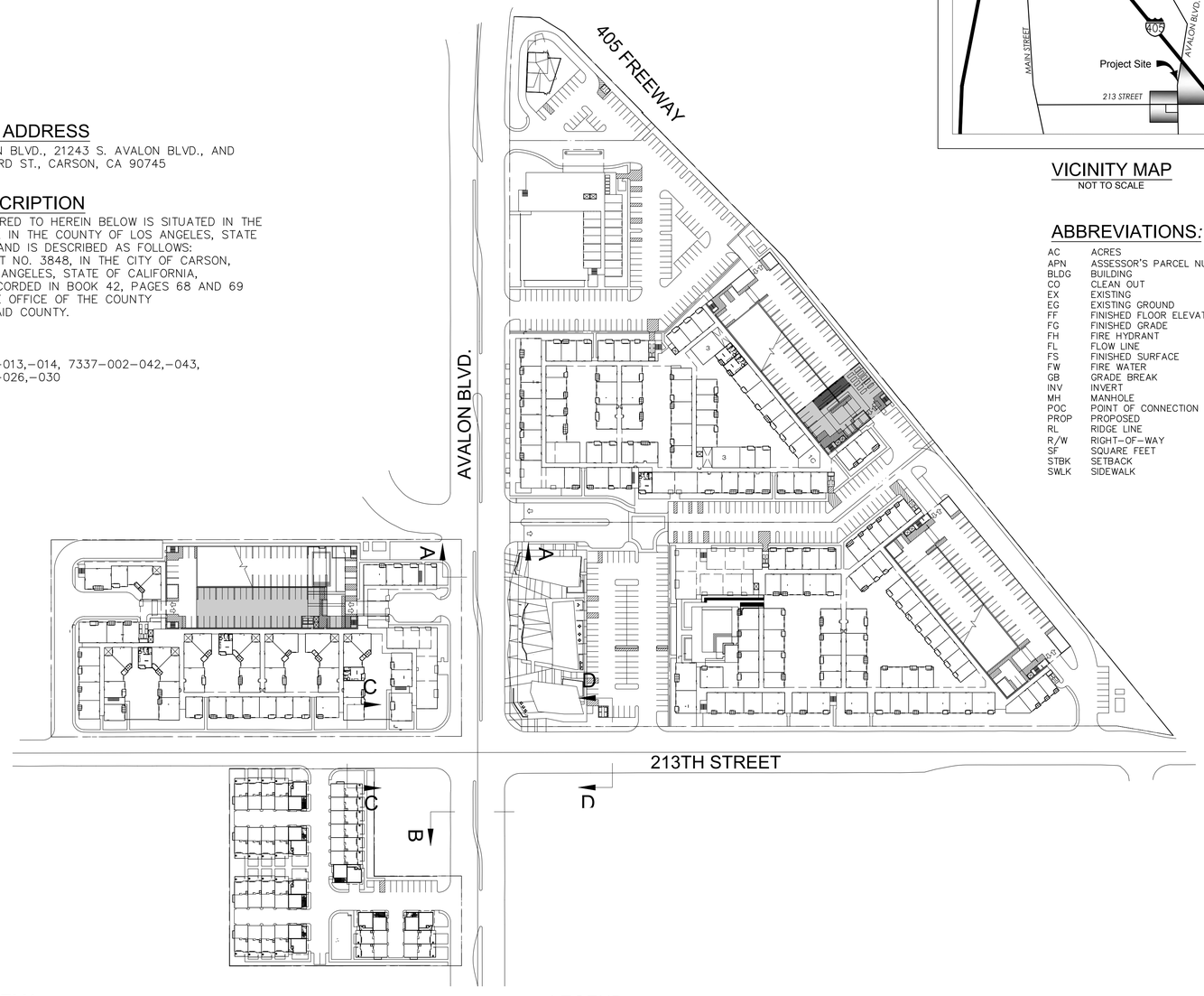

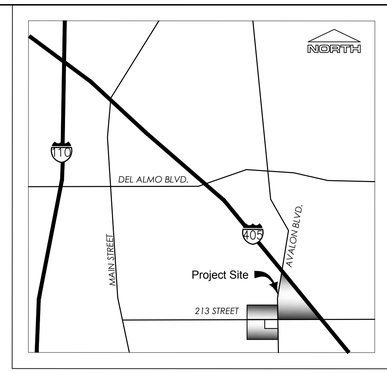

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:

AC	ACRES
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CO	CLEAN OUT
EX	EXISTING
EG	EXISTING GROUND
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
INV	INVERT
MH	MANHOLE
POC	POINT OF CONNECTION
PROP	PROPOSED
RL	RIDGE LINE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
STBK	SETBACK
SWLK	SIDEWALK

FEMA
THE SUBJECT PROPERTY LIES WITHIN OTHER FLOOD AREAS – ZONE "X" WITH 0.2% ANNUAL CHANCE FLOOD; 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD – AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY NUMBER/PANEL 060107/1935 AND MAP NUMBER 06037C1935F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

ACREAGE

GROSS	6.19 ACRES
DISTURBED	5.73 ACRES

CONTOUR INTERVAL
1'

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	EASEMENT OR SETBACK LINE
GB	GRADE BREAK LINE
R	RIDGE LINE
SS	PROPOSED SANITARY SEWER PIPE
SD	PROPOSED STORM DRAIN PIPE (< 12"ø)
	PROPOSED STORM DRAIN PIPE (> 12"ø)
W	PROPOSED WATER PIPE
DW	PROPOSED DOMESTIC WATER PIPE
FW	PROPOSED FIRE WATER PIPE

NORTH
GRAPHIC SCALE IN FEET
0 50 100 200
SCALE 1" = 100'

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER TO BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID.
UNDERGROUND SERVICE ALERT
TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

Know what's below. Call 811 before you dig.

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MATTHEW R. MCCORMICK No. 82326 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

KHA PROJECT 094912003	
DATE	07/25/19
SCALE	AS SHOWN
DESIGNED BY	KWR
DRAWN BY	KWR
CHECKED BY	MMC

COVER SHEET

JEFFERSON ON AVALON
PREPARED FOR
JPI REAL ESTATE ACQUISITION, LLC
CITY OF CARSON CALIFORNIA

SHEET NUMBER
C-01

Plotted By:Jacobson, Matthew Sheet Set:Kha Layout:COVER SHEET July 24, 2019 07:41:39pm K:\RIV_LDEV\094912003- jpi carson\CAD\plansheets\entitlements\Cover Sheet.dwg
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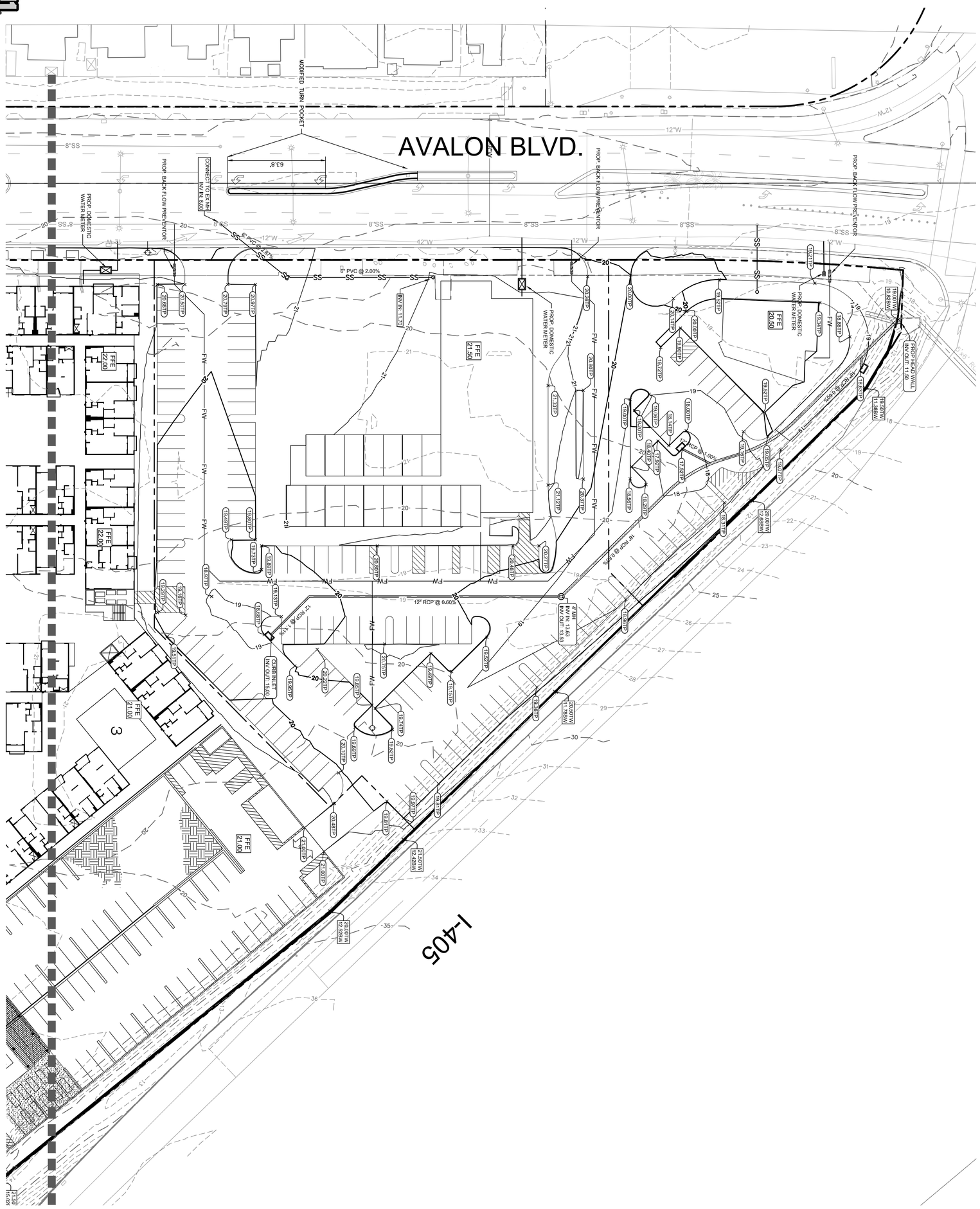

SEE SHEET C-03 FOR CONTINUATION

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

SHEET NUMBER	JEFFERSON ON AVALON	CONCEPTUAL GRADING 1	KHA PROJECT 094912003	REGISTERED PROFESSIONAL ENGINEER	Kimley»Horn
C-02	PREPARED FOR JPI REAL ESTATE ACQUSITION, LLC		DATE 07/25/19	MATTHEW B. McGRAWS No. 82326 CIVIL STATE OF CALIFORNIA	© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
	CITY OF CARSON CALIFORNIA		SCALE AS SHOWN		765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92868
			DESIGNED BY KWR		PHONE: 714-939-1030 FAX: 714-938-9488
			DRAWN BY KWR		WWW.KIMLEY-HORN.COM
			CHECKED BY MMC		

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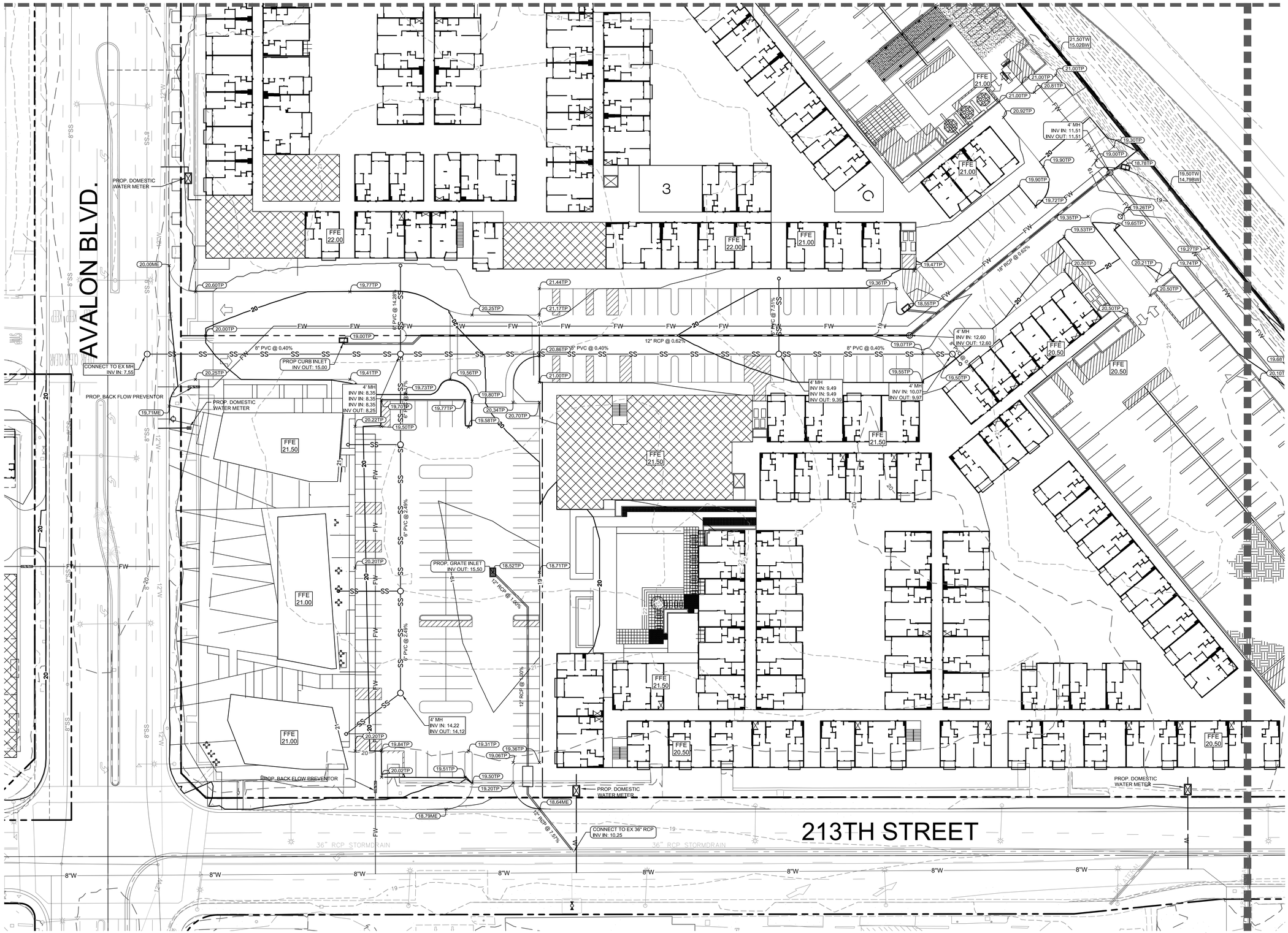

SEE SHEET C-04 FOR CONTINUATION

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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REGISTERED PROFESSIONAL ENGINEER
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No. 82326
CIVIL
STATE OF CALIFORNIA

KHA PROJECT 094912003
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CONCEPTUAL GRADING 2

JEFFERSON ON AVALON

PREPARED FOR
JPI REAL ESTATE ACQUISITION, LLC

CITY OF CARSON CALIFORNIA

SHEET NUMBER
C-03

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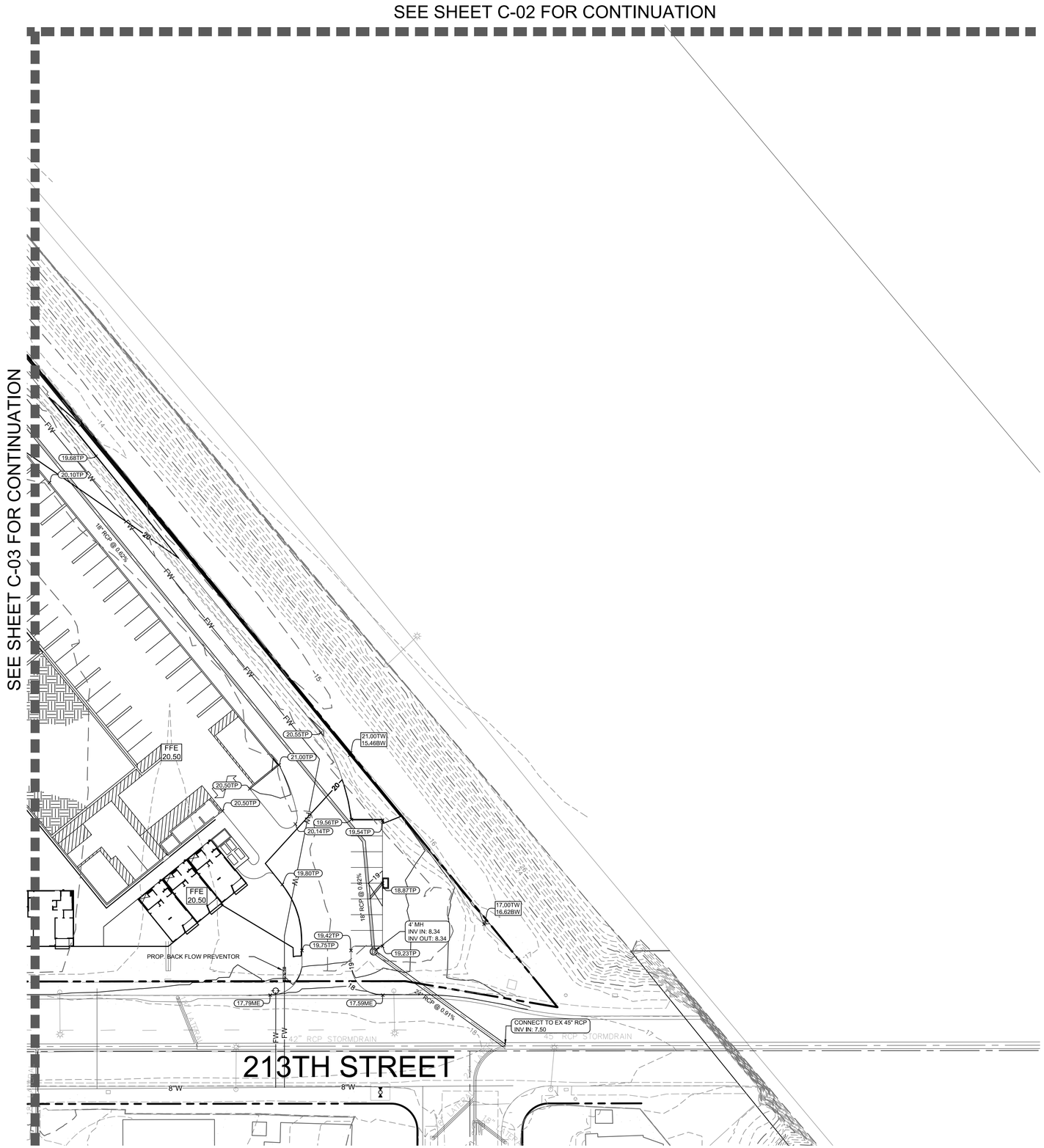

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CIVIL
STATE OF CALIFORNIA

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CONCEPTUAL GRADING 3

JEFFERSON ON AVALON
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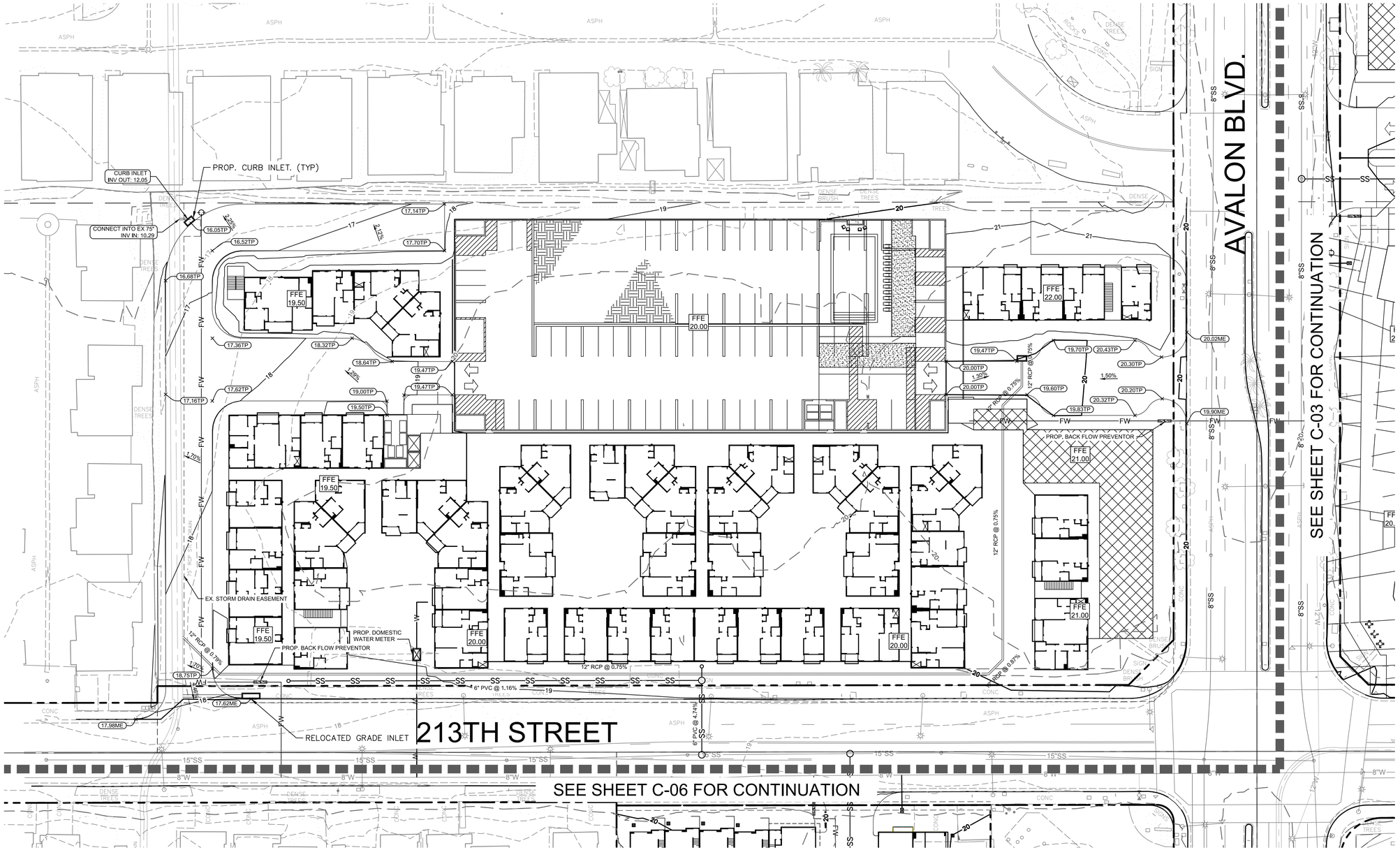
CITY OF CARSON CALIFORNIA

SHEET NUMBER
C-04



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JEFFERSON ON AVALON

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CITY OF CARSON CALIFORNIA

SHEET NUMBER

C-05

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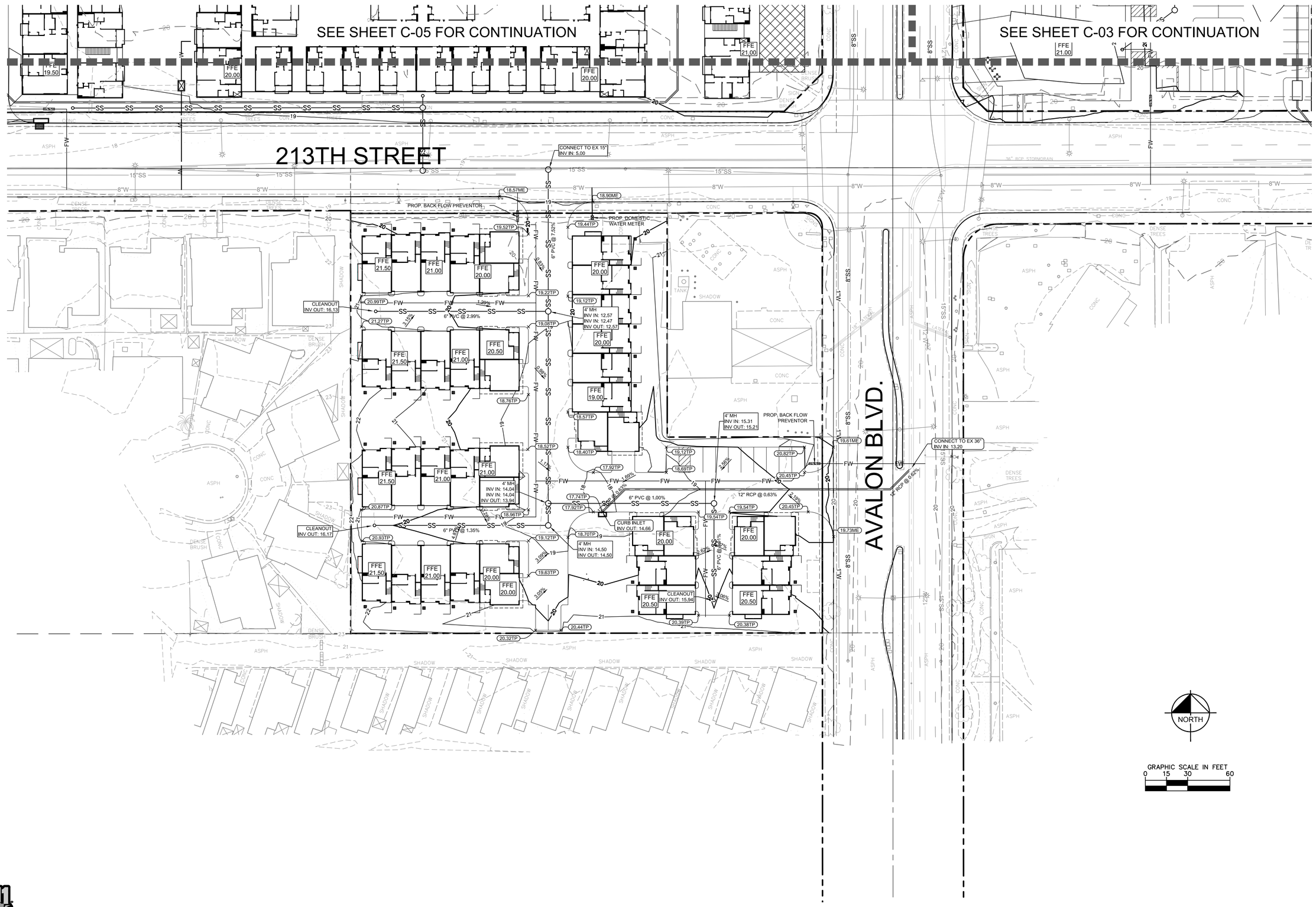

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CONSEPTUAL GRADING 5

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SHEET NUMBER
C-06

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