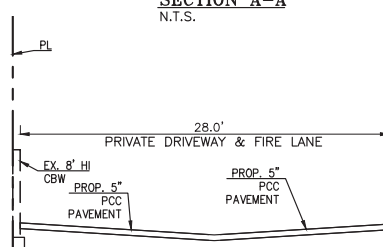
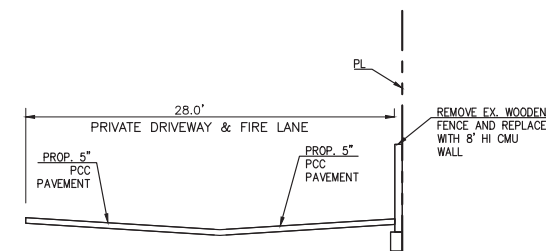
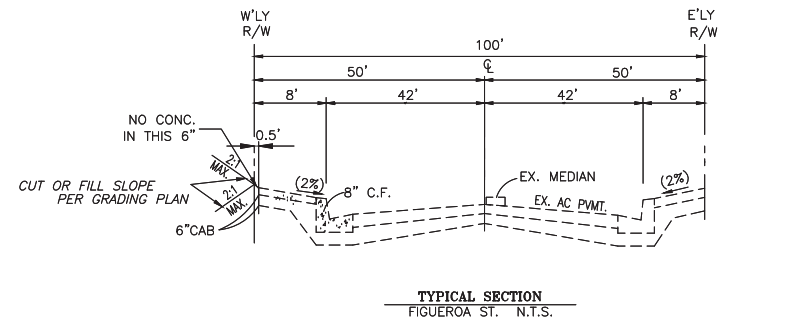
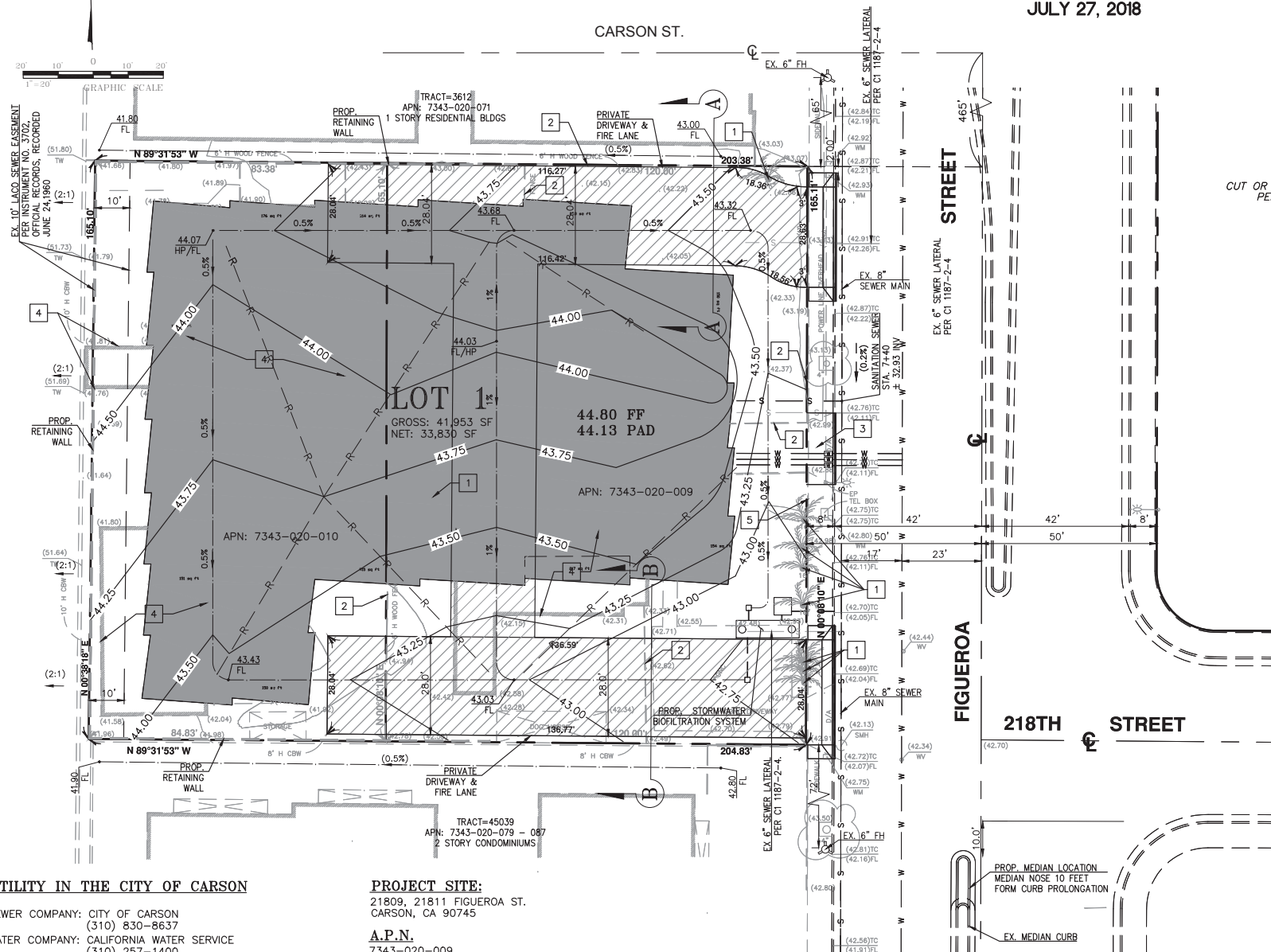


REVIEWED BY:	RECOMMENDED BY:	APPROVED BY:
<u>RICK BOUTROS, PE – ASSOCIATE CIVIL ENGINEER</u> <u>DATE</u>	<u>RAYMOND VELASCO, PE – SENIOR CIVIL ENGINEER</u> <u>DATE</u>	<u>GILBERT MARQUEZ, PE – CITY ENGINEER</u> <u>DATE</u>

- 1 EX. TREE TO BE REMOVED.
- 2 EX. WOODEN FENCE TO BE REMOVED.
- 3 CLOSE EX. DWY APPROACH.
- 4 EX. BUILDING TO BE DEMOLISHED.
- 5 EX. CLF TO BE REMOVED.

FOR CONDOMINIUM PURPOSES  
JULY 27, 2018



1. ANY IMPROVEMENTS DAMAGED DURING CONSTRUCTION, ALONG THE PROPERTY FRONTAGE ON FIGUEROA STREET SHALL BE REPAIRED, TO THE SATISFACTION OF THE CITY OF CARSON.
2. ALL NEW UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE CITY OF CARSON.
3. ALL ON-SITE IMPROVEMENTS SHALL BE MAINTAINED BY PROPERTY OWNER.

SEWER COMPANY: CITY OF CARSON  
(310) 830-8637

WATER COMPANY: CALIFORNIA WATER SERVICE  
(310) 257-1400

GAS COMPANY: SOUTHERN CALIFORNIA GAS COMPANY  
1(800) 427-2200

ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON  
1(800) 655-4555

WASTE COMPANY: CITY OF CARSON  
(310) 328-0900

**CIVIL ENGINEER/LAND SURVEYOR:**  
APPLE ENGINEERING GROUP  
9080 TELSTAR AVE. SUITE 309  
EL MONTE, CA 91731  
Tel. (626) 552-9818  
EMAIL: INFO@APPLEENGINEERING.NET  
WEB: WWW.APPLEENGINEERING.NET

REAL QUEST HOLDING LLC  
CONTACT PERSON: CHIH WANG  
3129 S. HACIENDA BLVD. #649  
HACIENDA HEIGHTS, CA 91745  
Tel. (626) 271-5322

ANTHONY LANEY AIA  
13110 HAWTHORNE BLVD. UNIT A  
HAWTHORNE CA, 90250  
Tel. (310) 498-2455

CUT: 0 CY  
FILL: 1355 CY  
IMPORT: 1355 CY  
EXPORT: 0 CY  
EXCAVATION: 1532 CY

THE LAND REFERRED TO HEREIN IS SITUATED BELOW IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 41 OF TRACT NO. 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTH 165 FEET AND THAT PORTION OF SAID LAND LYING WEST OF THE WEST LINE OF THE EAST 235 FEET THEREOF AS GRANTED TO THE STATE OF CALIFORNIA IN BOOK 47490, PAGE 312 OF OFFICIAL RECORDS.

THE REMAINDER OF SAID LAND WAS AS GRANTED TO THE STATE OF CALIFORNIA IN THAT CERTAIN DEED RECORDED ON MARCH 30, 1960 AS INSTRUMENT NO. 2388 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 165.00 FEET OF SAID LOT, DISTANT EASTERLY ALONG SAID SOUTH LINE 407.03 FEET FROM THE WEST LINE OF SAID LOT; THENCE SOUTHERLY IN A DIRECT LINE, TO A POINT ON THE SOUTH LINE OF SAID LOT, DISTANT EASTERLY ALONG SAID SOUTH LINE OF SAID LOT 405.73 FEET FROM THE SAID WEST LINE; THENCE WESTERLY ALONG SAID LAST MENTIONED SOUTH LINE 4.53 FEET TO THE WEST LINE OF THE WEST 235 FEET OF SAID LOT; THENCE NORTHERLY ALONG SAID LAST MENTIONED WEST LINE 165.00 FEET TO THE SAID SOUTH LINE OF THE NORTH 165.00 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED LINE, 5.78 FEET TO THE POINT OF BEGINNING.



GUOXIN MIAO      8/6/2018  
Date

Apple Engineering Group  
Subdivision, Engineering Design & Survey
















9080 TELSTAR AVENUE, SUITE 309  
EL MONTE, CA 91731  
Tel: (626) 552-9818 EMAIL: [info@appleengineering.net](mailto:info@appleengineering.net)

B.M. NUMBER: 7Y10536  
ELEV. 47.686

DESCRIPTION: L & SPK IN CB  
10.7M(35') N/O BCR ®  
NW COR NORMANDIE  
AVE & CARSON ST

[illegible]

APN	ASSESSOR'S PARCEL NUMBER	PM	PARCEL MAP
CA	CALIFORNIA	PVC	POLYVINYL CHLORIDE
C.B.	CATCH BASIN	PL	PROPERTY LINE
CBW	CONC. BLOCK WALL	S	SOUTH
C/L, CL	CENTERLINE	SMH	SEWER MANHOLE
CF	CURB FACE	STD	STANDARD
CLF	CHAIN LINK FENCE	ST	STREET
CMU	CONCRETE MASONRY UNIT	SL	STREET LIGHT
CONC.	CONCRETE	TC	TOP OF CURB ELEVATION
CONST.	CONSTRUCT	TC	TOP OF CURB ELEVATION
DWA	DRAINAGE MANHOLE	TYP	TYPICAL
D/A	DRIVEWAY APPROACH	WF	WOODEN FENCE
DWY	DRIVEWAY	W	WEST
E	EAST	WM	WATER METER
EP	EDISON POLE		
EL. ELEV	ELEVATION		
EXIST / EX	EXISTING		
FF	FINISH FLOOR ELEVATION		
FH	FIRE HYDRANT		
FL	FLOW LINE ELEVATION		
FG	FINISH GRADE ELEVATION		
FS	FINISH SURFACE ELEVATION		
FT	FOOT, FEET		
HI	HIGH		
INV.	INVERT		
LA	LANDSCAPING		
M.B.	MAP BOOK		
MH	MAIN HOLE		
N	NORTH		
NTS	NOT TO SCALE		
NO	NUMBER		

PROPERTY LINE	
CENTERLINE	
EX. TREE	 
POWER POLE	 PP
EX. FIRE HYDRANT	
EXISTING ELEVATION	(100.00) <sup>x</sup>
PROP. ELEVATION	99.00
ROAD/DRIVEWAY	 
EX. STRUCTURE	
EX. CONCRETE BLOCK WALL	
PROP. CMU WALL	
FLOW LINE/SHEET FLOW	
PROP. BUILDING	
EX. STREET LIGHT	
RIDGE LINE	

CITY OF CARSON

ENGINEERING SERVICES DIVISION

# TENTATIVE MAP FOR TR 76070

PROJECT NO. <b>P17052</b>	SHEET 1 OF 4	PLAN NO.
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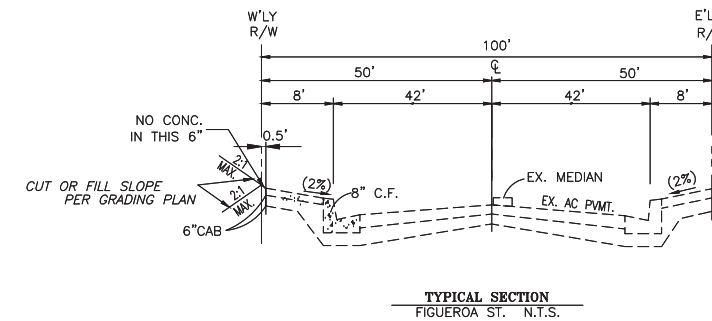
\\appleserver\company\Apple Engineering\P-Projects\2017\P17052- 21809-21811 Figueroa St., Carson\2. Design\220. Tentative Map\Gen04\21809-21811 TM -Mike.dwg



REVIEWED BY:	RECOMMENDED BY:	APPROVED BY:
<u>RICK BOUTROS, PE - ASSOCIATE CIVIL ENGINEER</u> DATE _____	<u>RAYMOND VELASCO, PE - SENIOR CIVIL ENGINEER</u> DATE _____	<u>GILBERT MARQUEZ, PE - CITY ENGINEER</u> DATE _____

FOR CONDOMINIUM PURPOSES  
JULY 27, 2018

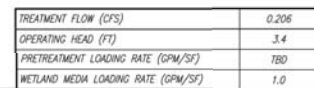
**JULY 27, 2018**



- | SITE SPECIFIC DATA                        |           |                           |              |
|---|-----------|---------------------------|--------------|
| PROJECT NAME                              |           | TR76070                   |              |
| PROJECT LOCATION                          |           | 21809-21811 FIG/JEROA ST. |              |
| STRUCTURE ID                              |           |                           |              |
| TREATMENT REQUIRED                        |           |                           |              |
| VOLUME BASED (CF)                         |           | FLOW BASED (CFS)          |              |
|   |           | 0.188                     |              |
| TREATMENT HGL AVAILABLE (FT)              |           |                           |              |
| PEAK BYPASS REQUIRED (CF) - IF APPLICABLE |           |                           |              |
| PIPE DATA                                 | LINE      | MATERIAL                  | DIAMETER     |
| INLET PIPE 1                              | 42.02 INN | PVC                       | 4"           |
| INLET PIPE 2                              | 41.81 INN | PVC                       | 4"           |
| OUTLET PIPE                               | 38.58 INN | PVC                       | 4"           |
| PRETREATMENT                              |           | BIOFILTRATION             | DISCHARGE    |
| RIM ELEVATION                             |           | 43.25 TO                  |              |
| SURFACE LOAD                              |           | PARKWAY                   | OPEN PLANTER |
| FRAME & COVER                             |           | #30"                      | #24"         |
| WETLAND/MEDIA VOLUME (CY)                 |           | 1.81                      |              |
| WETLAND/MEDIA DELIVERY METHOD             |           | TSD                       |              |
| ORIPPE SIZE (DIA. INCHES)                 |           | #2.05"                    |              |
| MAXIMUM PICK WEIGHT (LBS)                 |           | 36000                     |              |
| NOTES:                                    |           |                           |              |

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED AT LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY MANUFACTURER. CONTRACTOR TO VERIFY AND REPORT TO VERY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTERLUDE BEYOND FLUSH). INVERT OF OUTLOW PIPE TO BE 2" BELOW WITHIN 10' OF CONCRETE. CONTRACTOR TO VERIFY AND REPORT TO VERY PROJECT ENGINEERS. ALL PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND INTACHES. CONTRACTOR TO GROUT ALL MANHOLES AND INTACHES WITH WATER PROOFING. CONTRACTOR TO PROVIDE AND MAINTAIN DRY OR SPRAY PROTECTION REQUIRED ON ALL UNITS WITH VEGETATION.

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262; 7,470,362; 7,674,376; 8,303,816; RELATED FOREIGN PATENTS OR OTHER PATENTS BEING

PROPRIETARY AND CONFIDENTIAL:

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.



MODULAR  
WETLANDS

*MWS-L-4-17-C*  
STORMWATER BIOFILTRATION SYSTEM  
STANDARD DETAIL

[illegible]

ENGINEERING SERVICES DIVISION

PROJECT NO. <b>P17052</b>	SHEET 2 OF 4	PLAN NO.
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CUT: 0 CY  
FILL: 1355 CY  
IMPORT: 1355 CY  
EXPORT: 0 CY  
EXCAVATION: 1532 CY

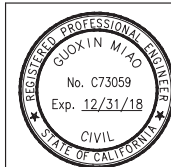
GUOXIN MIAO      8/6/2018  
\_\_\_\_\_  
Date

Apple Engineering Group  
Subdivision, Engineering Design & Survey

9080 TELSTAR AVENUE, SUITE 309  
EL MONTE, CA 91731  
Tel: (626) 552-9818 EMAIL: [info@appleengineering.net](mailto:info@appleengineering.net)

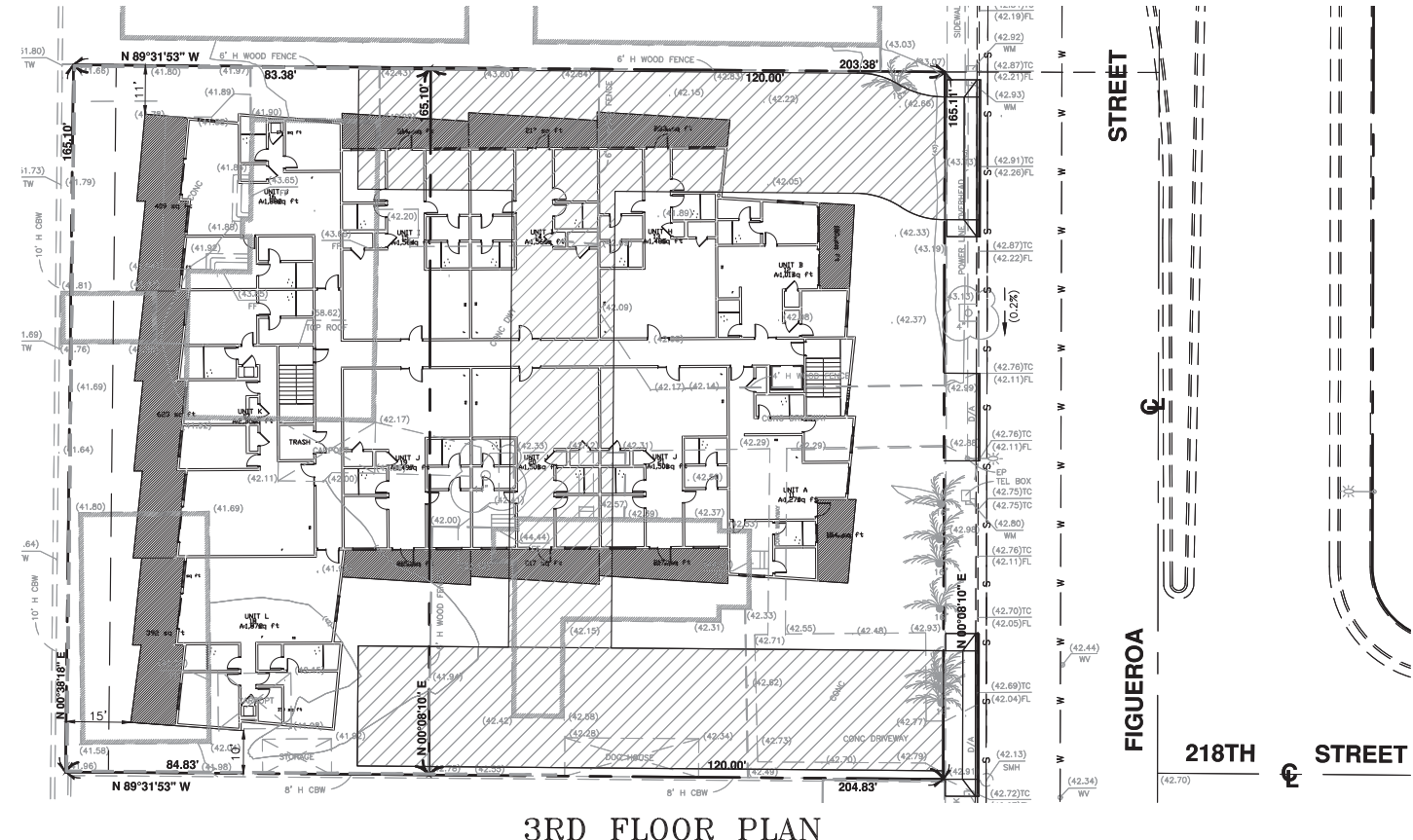
B.M. NUMBER:	7Y10536
ELEV.	47.686
QUAD (YEAR)	2005

DESCRIPTION: L & SPK IN CB  
10.7M(35') N/O BCR ©  
NW COR NORMANDIE  
AVE & CARSON ST



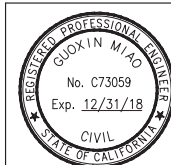
REVIEWED BY:	RECOMMENDED BY:	APPROVED BY:
<u>RICK BOUTROS, PE – ASSOCIATE CIVIL ENGINEER</u>	<u>RAYMOND VELASCO, PE – SENIOR CIVIL ENGINEER</u>	<u>GILBERT MARQUEZ, PE – CITY ENGINEER</u>
DATE _____	DATE _____	DATE _____

FOR CONDOMINIUM PURPOSES  
JULY 27, 2018



\\appleserver\company\Apple Engineering\P-Projects\2017\P17052- 21809-21811 Figueroa St., Carson\2. Design\220. Tentative Map\Gen04\21809-21811 TM --Mike.dwg

PROJECT NO.	SHEET 3 OF 4	PLAN NO.
<b>P17052</b>		

[illegible]

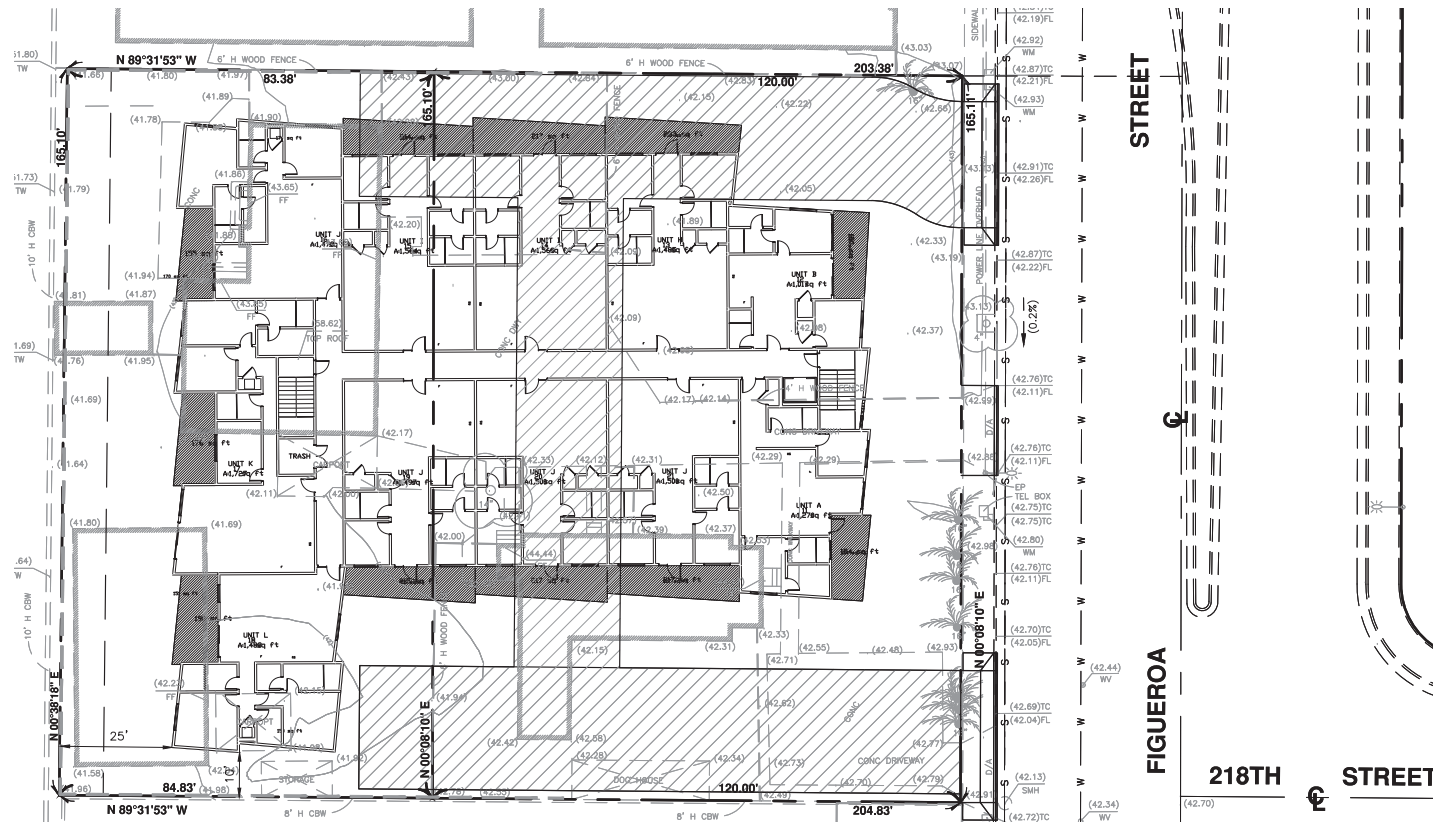
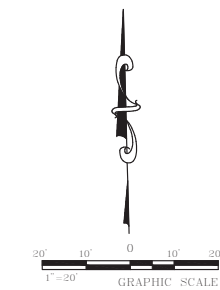
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DESCRIPTION: L & SPK IN CB  
10.7M(35') N/O BCR @  
NW COR NORMANDIE  
AVE & CARSON ST



REVIEWED BY:	RECOMMENDED BY:	APPROVED BY:
<u>RICK BOUTROS, PE – ASSOCIATE CIVIL ENGINEER</u>	<u>RAYMOND VELASCO, PE – SENIOR CIVIL ENGINEER</u>	<u>GILBERT MARQUEZ, PE – CITY ENGINEER</u>
DATE _____	DATE _____	DATE _____

FOR CONDOMINIUM PURPOSES  
JULY 27, 2018



## ROOF PLANS

# CITY OF CARSON

**EXHIBIT MAP  
FOR  
21809 FIGUEROA ST.**

PROJECT NO.	SHEET 4 OF 4	PLAN NO.
<b>P17052</b>		

[illegible]

Date \_\_\_\_\_

**Apple Engineering Group**  
Subdivision, Engineering Design & Survey

9080 TELSTAR AVENUE, SUITE 309  
EL MONTE, CA 91731  
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AVE & CARSON ST