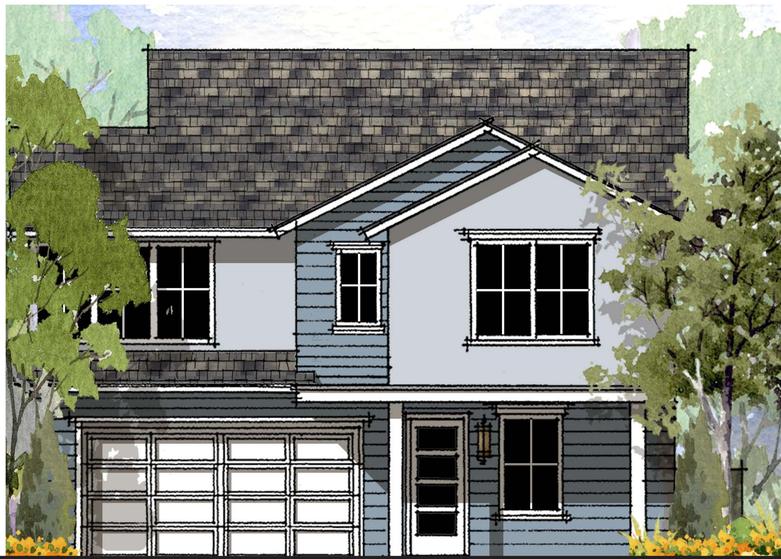
Appendix A

Proposed Project Site Plans

LB El Dorado Park 3655, LLC

Dorado

October 28, 2015



Our Team

Developer:

Contact: Matt Hamilton
Business: 949.335.3300

LB El Dorado Park 3655, LLC
4100 MacArthur Blvd., Suite 330
Newport Beach, CA 92660

Landscape Architect:

Contact: Masumi Ozawa
Business: 949.399.0870
www.cdpcinc.com

CDPC
3195-C Airport Loop Drive
Costa Mesa, CA 92626

Architect/Planner:

Designer: Nick Manea
Planning: Denise Ashton
Business: 949.250.0607
wharchitects.com

William Hezmalhalch Architects, Inc.
2850 Redhill Avenue, Suite 200
Santa Ana, CA 92705

Civil Engineer:

Contact: Julian Castandea
Business: 949.458.5417
www.hunsaker.com

Hunsacker & Associates
3 Hughes
Irvine, CA 92618

List of Exhibits:

Conceptual Technical Site Plan SP-1
Plan 1: Floor Plan A-1
Plan 1: Roof Plan & Sections A-2
Plan 1: Elevations A-3
Plan 2: Floor Plan A-4
Plan 2: Roof Plan & Sections A-5
Plan 2: Elevations A-6
Plan 2x: Floor Plan A-7
Plan 2x: Roof Plan & Sections A-8
Plan 2X: Elevations A-9
Conceptual Landscape Plan L-1
Conceptual Enlargements and Material Images L-2
Tentative Tract Map C-1
Tentative Tract Map C-2

Cell tower equipment

Cell tower

Decorative paving

Multi-Family Senior Housing

Retain Fire Access Road

Neighborhood Paseo / Recreation Amenity

- Green at entry
- Creates walking loop
- 1/4 mile loop
- Tot Lot
- BBQs

Artesia - Norwalk Drainage Channel

Secondary Recreation Amernity

Single Family Homes

Norwalk Blvd.

Project Summary

Total Site Area: ± 5.76 Acres

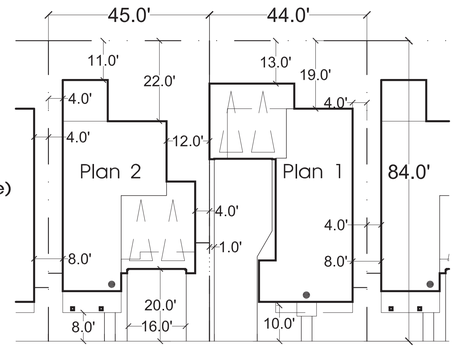
Total Units: 40 Homes
- 88' x 82' 2-pack homes
- (18) Plan 1 Min.: 2,475 S.F., 4 Bedrooms, 3 Bath
- (13) Plan 2 Min.: 2,530 S.F., 4 Bedrooms, 3 Bath
- (9) Plan 2x Min: 2,700 S.F., 4 Bedrooms, 3 Bath

Density: 6.94 Homes per Acre

Parking:

Required: 90 Spaces (2.25 spaces per home)
- (40) Homes x 2.0 Spaces = 80 Spaces
- (40) Guest x 0.25 Spaces = 10 Spaces

Provided: 189 Spaces (4.7 spaces per home)
- Garage: 84 Spaces
- Driveway: 84 Spaces (2 spaces/drive)
- Parallel: 18 Spaces (8.5' x 18' w/ 5' clear zone)
- Head-in: 3 Spaces (8.5' x 18')



Typical Setback Diagram (Minimums)

typical
2-Story Conventional SFD
- ± 2,475 - 2,700 S.F.
- 3 - 4 bedrooms
- 2 car side-by-side garage
- Private rear yards
- Interlocking lots

Gated Entry
- Call box in island
- Grand entry to community

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2015

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.

Conceptual Technical Site Plan

LB El Dorado Park 3655, LLC

0 15 30

Dorado
Long Beach, CA

William Hezmalhalch Architects Inc.

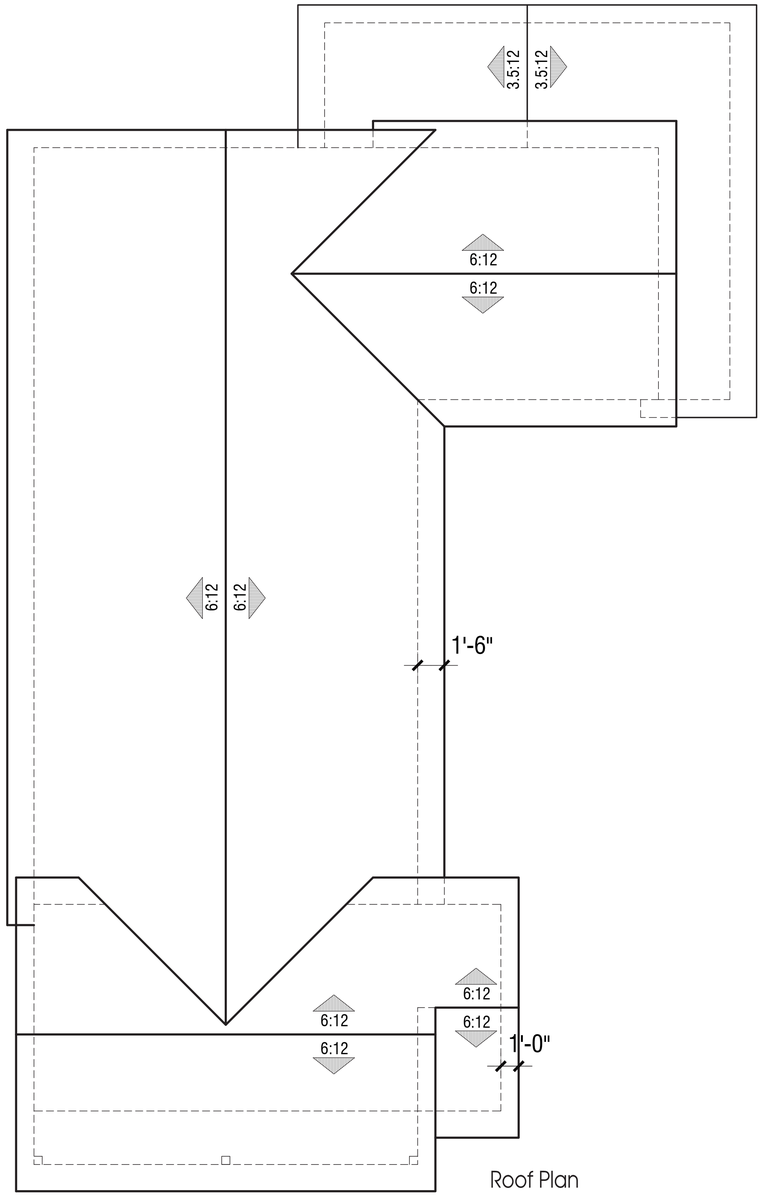
2015285 ▪ October 28, 2015

SP-1

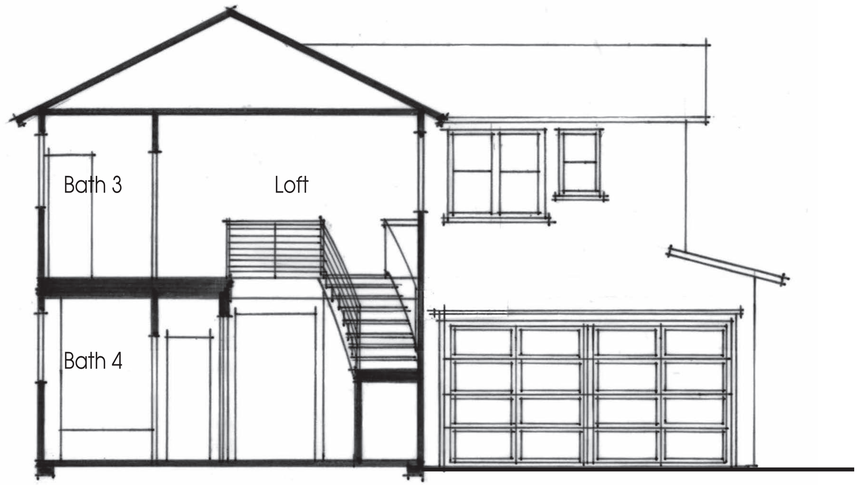
Plan 1
2,475 sf
4 beds/3 bath
2 Car Garage

Plan 1: Floor Plan

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.



Roof Plan

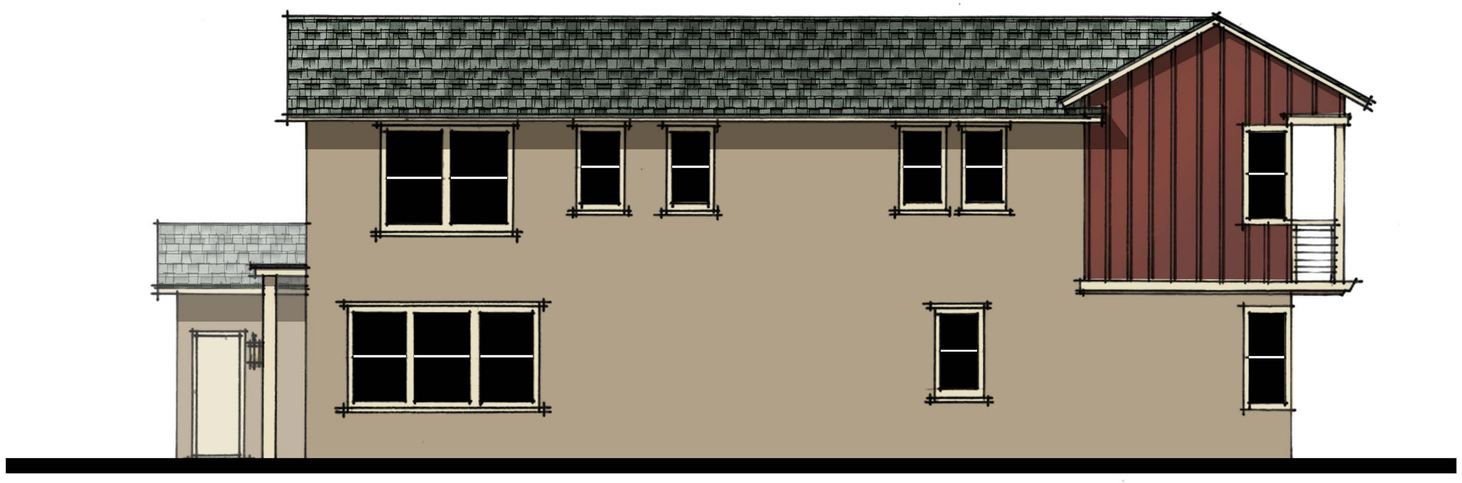


Section 2

Section 1

Plan 1: Roof Plan & Sections

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.



Left

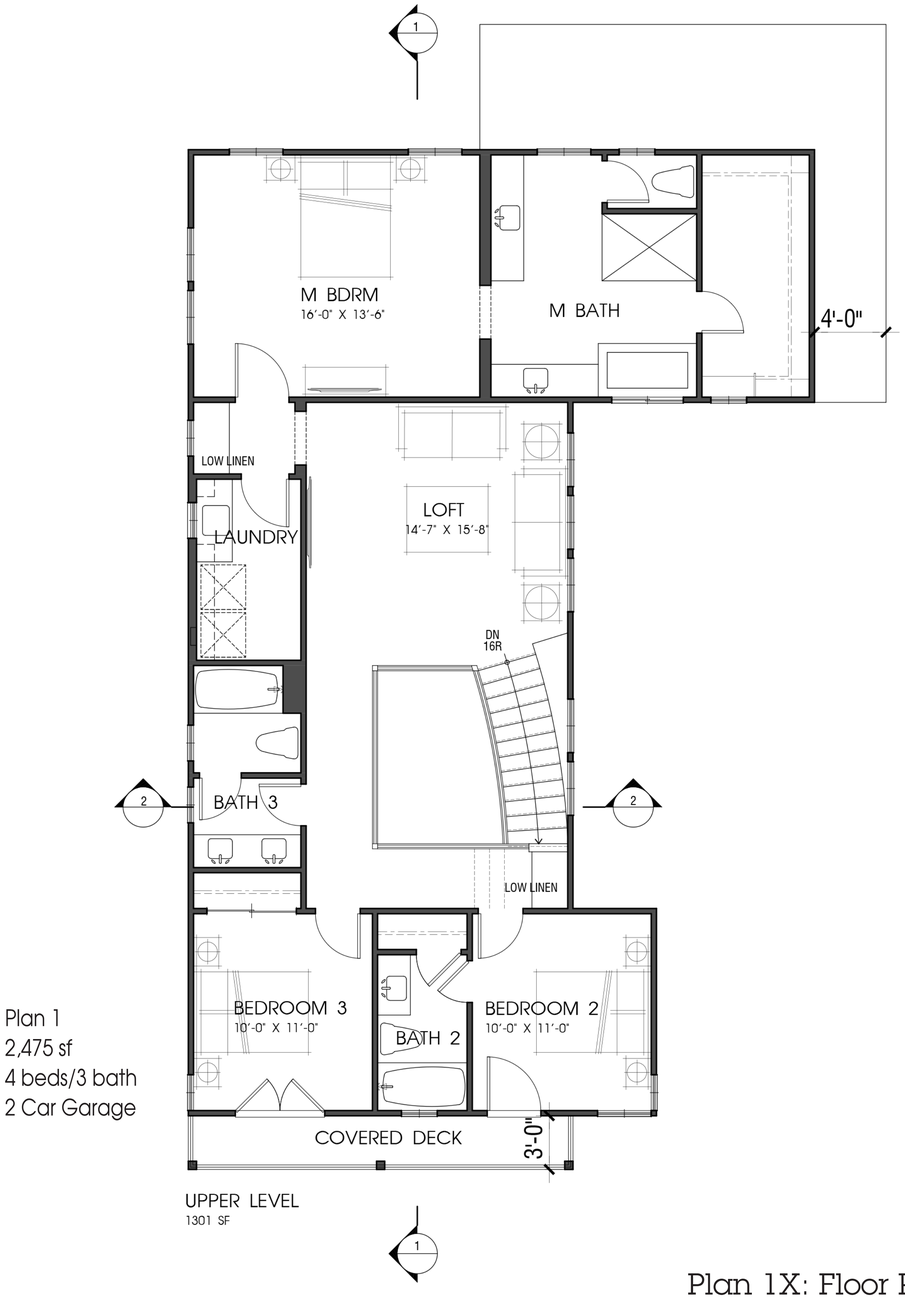
Front

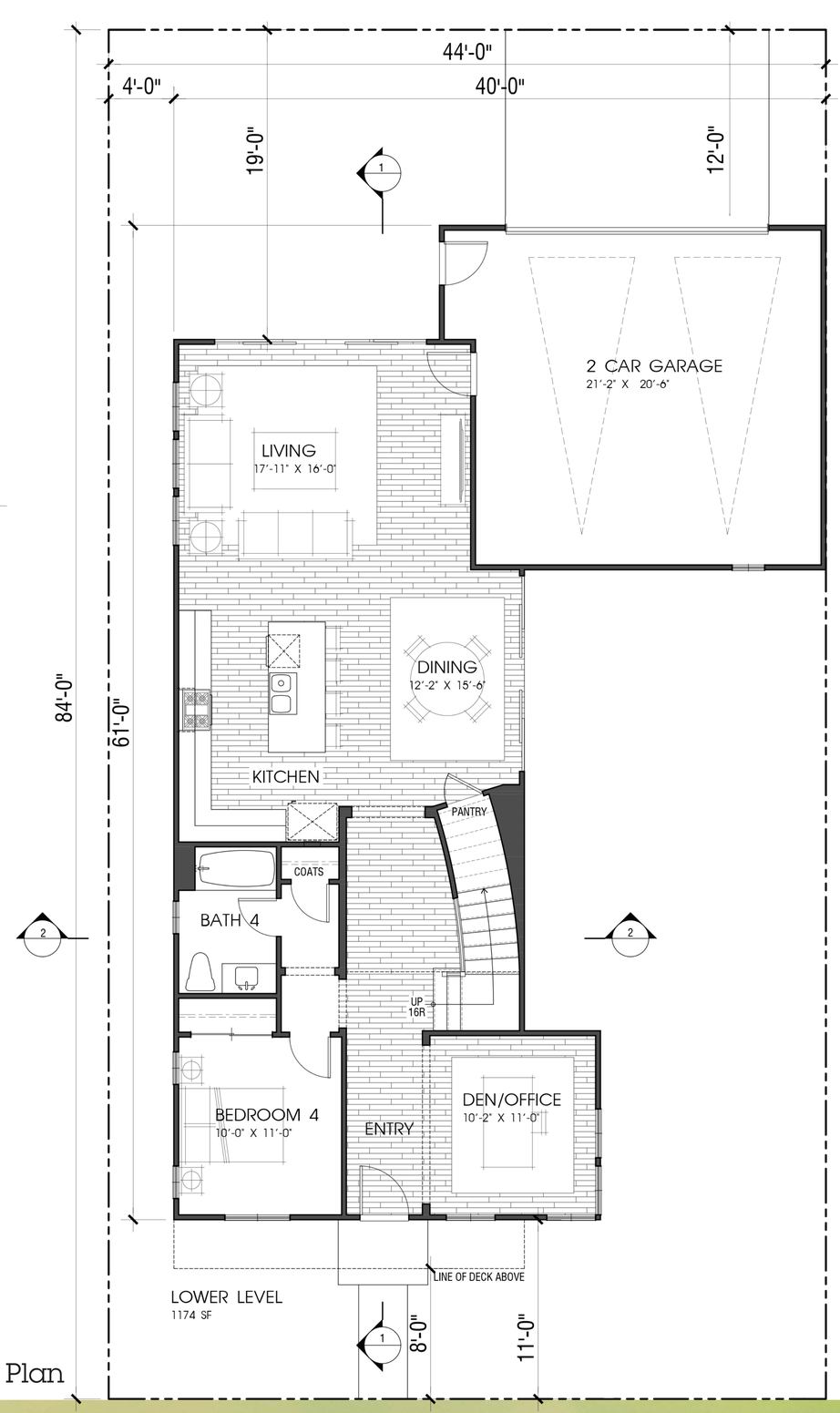
Right

Rear

Plan 1: Elevations

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.

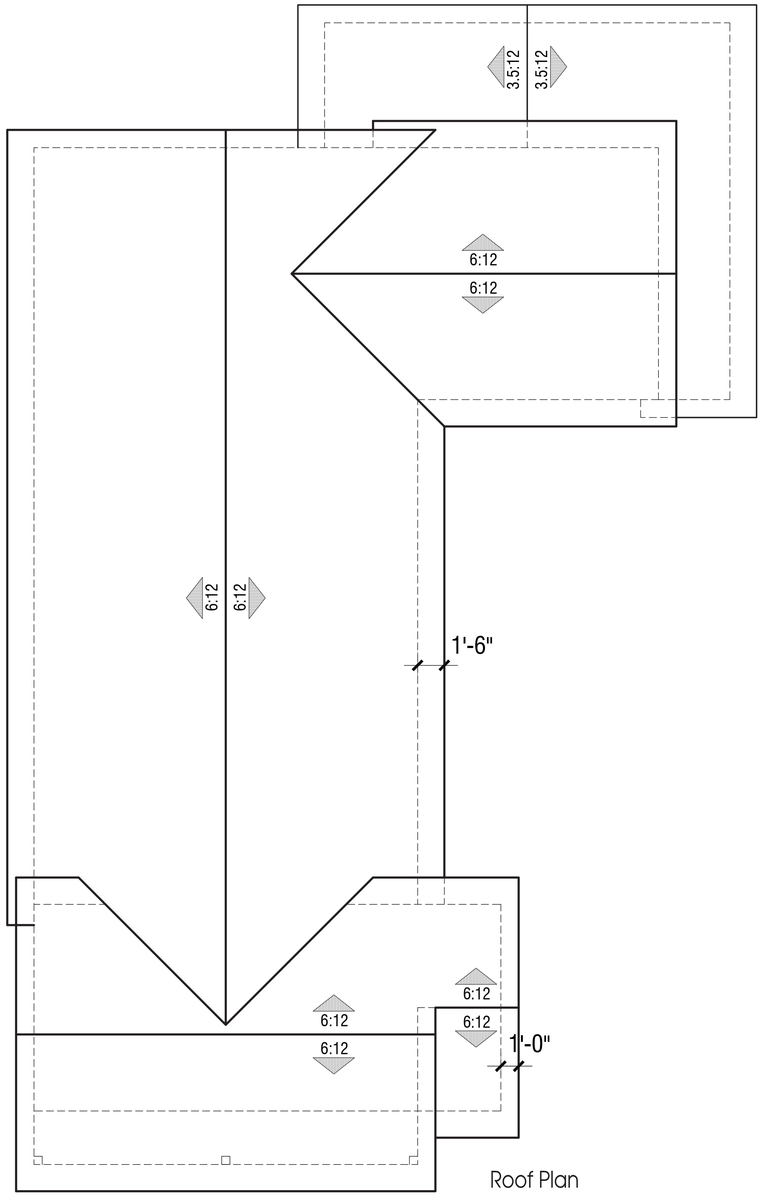




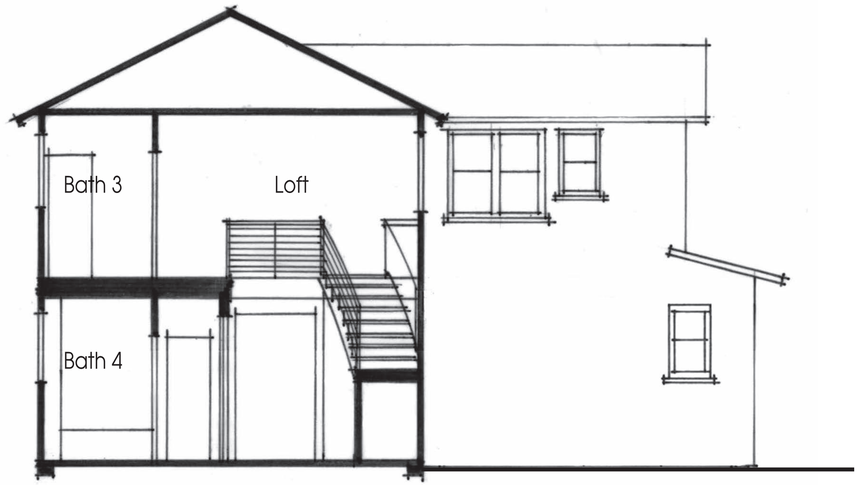
Plan 1
2,475 sf
4 beds/3 bath
2 Car Garage

Plan 1X: Floor Plan

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.



Roof Plan

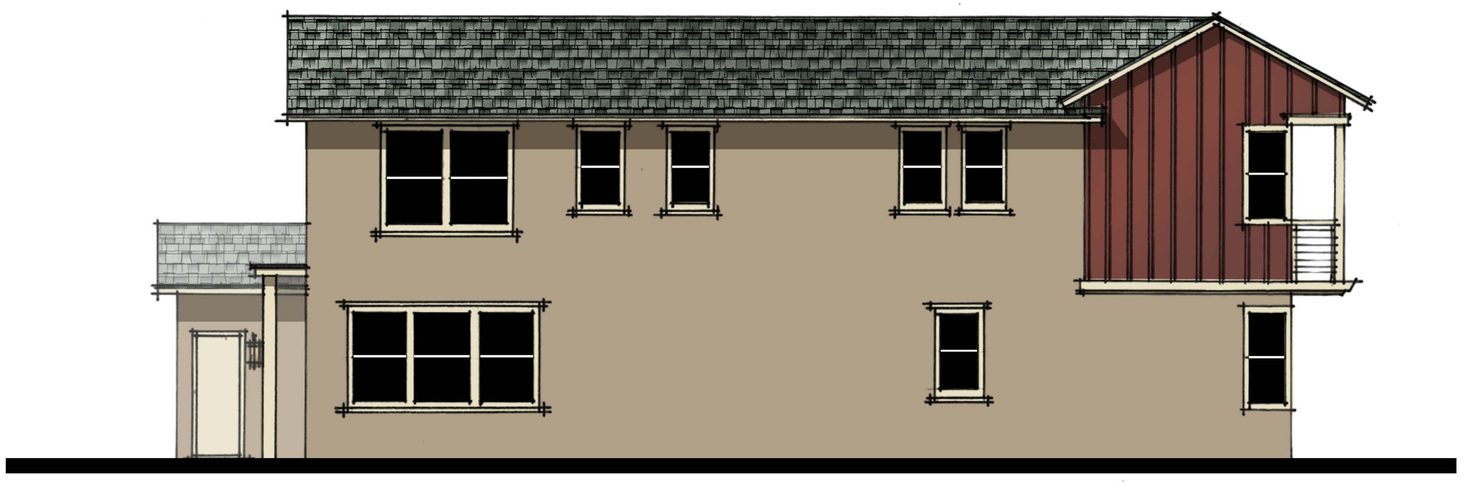


Section 2

Section 1

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.

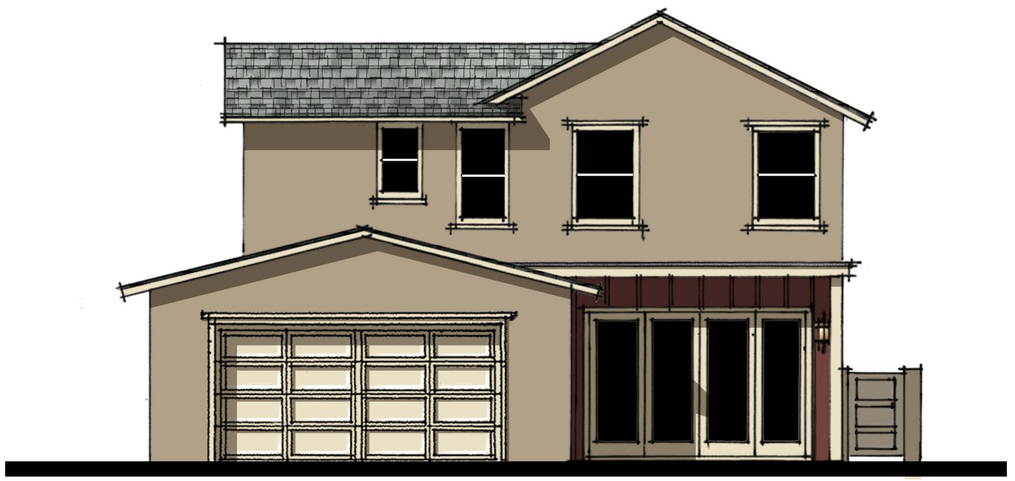
Plan 1X: Roof Plan & Sections



Left

Front

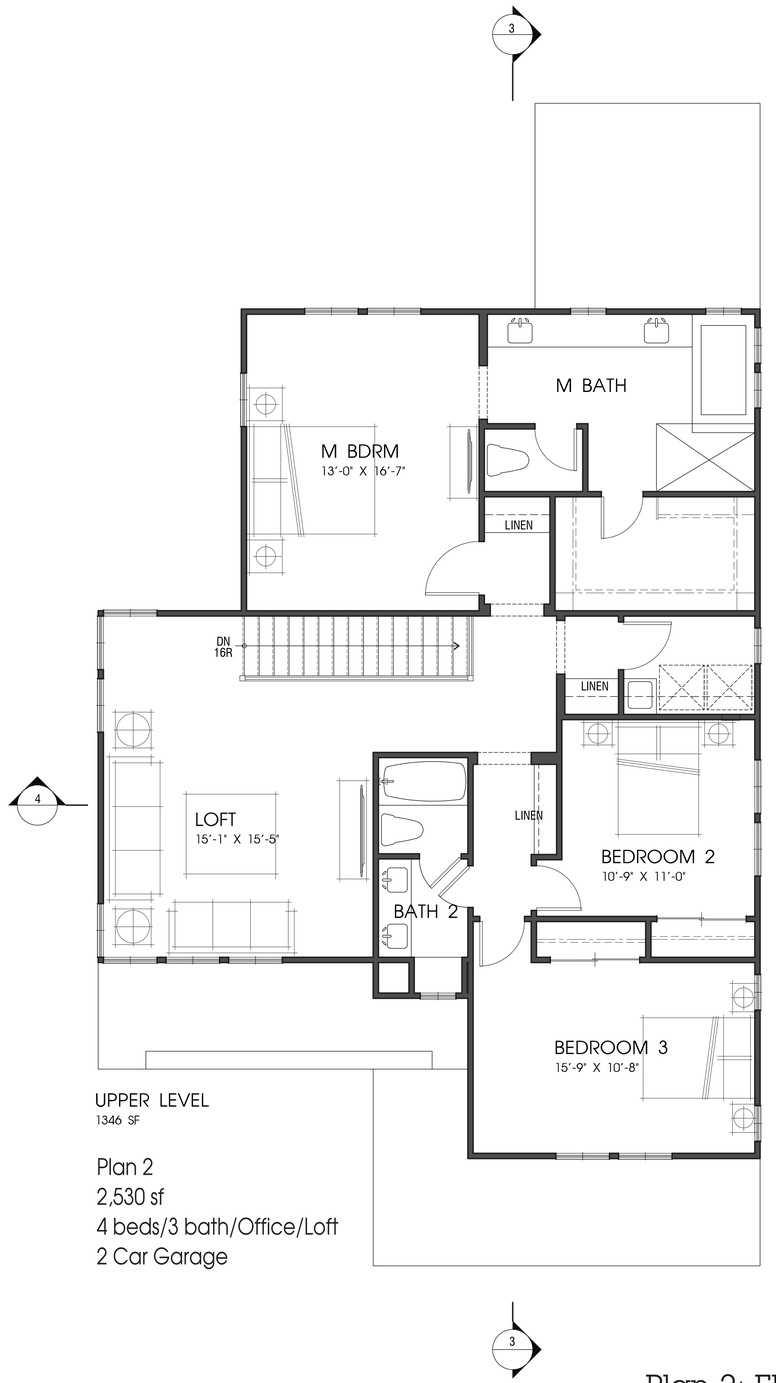
Right



Rear

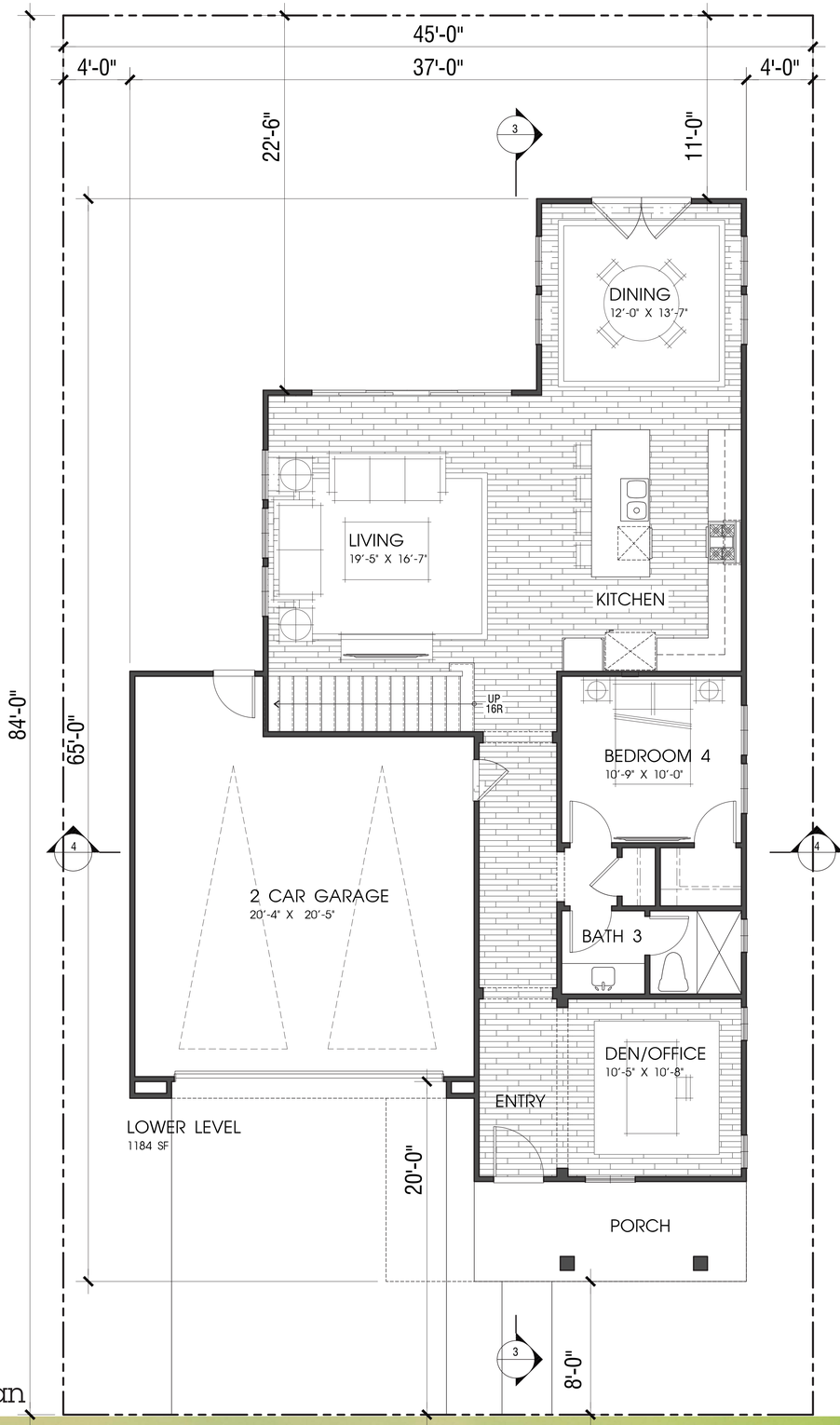
Plan 1X: Elevations

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.



UPPER LEVEL
1346 SF

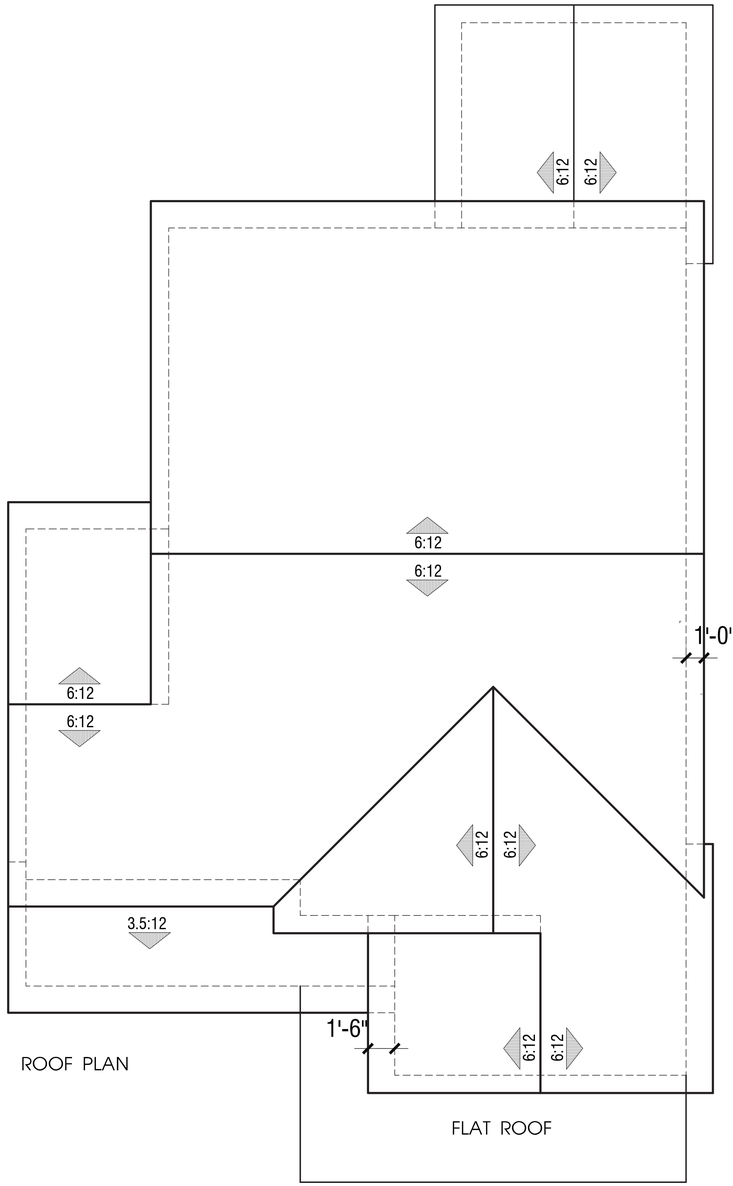
Plan 2
2,530 sf
4 beds/3 bath/Office/Loft
2 Car Garage



LOWER LEVEL
1184 SF

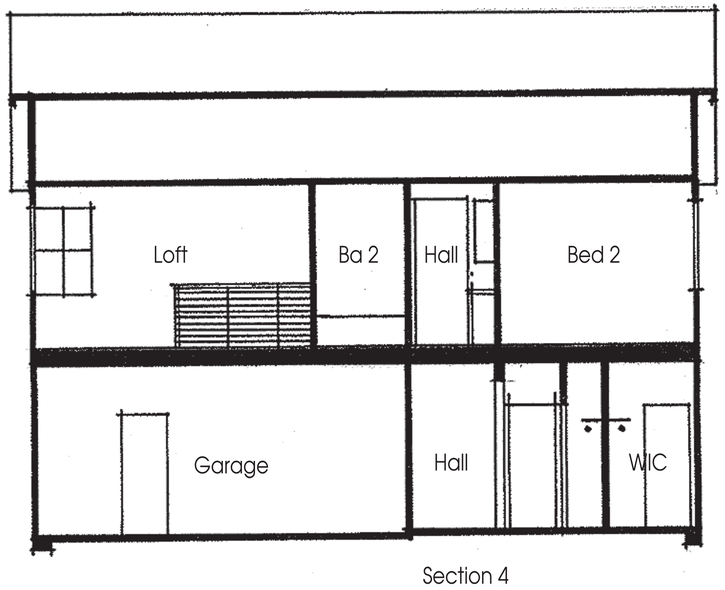
Plan 2: Floor Plan

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.



ROOF PLAN

FLAT ROOF

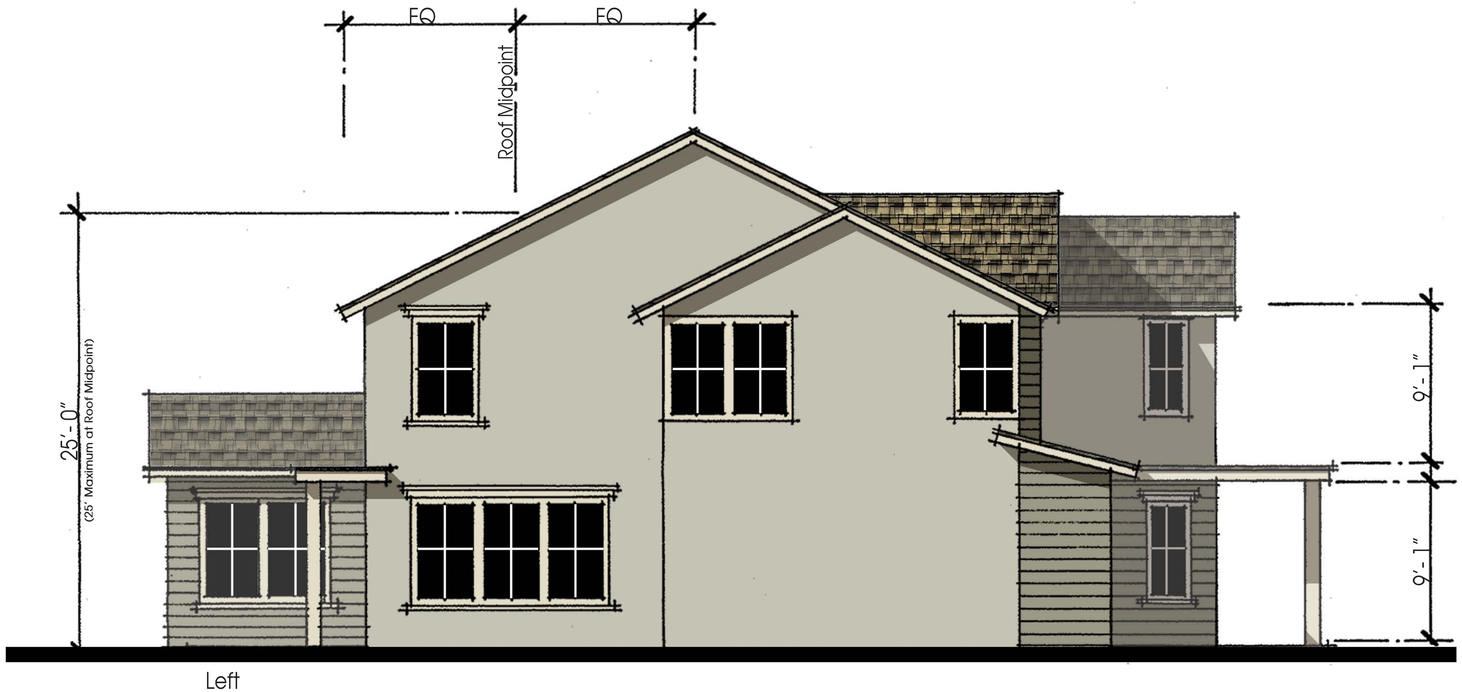


Section 4

Section 3

Plan 2: Roof Plan & Sections

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.



Left

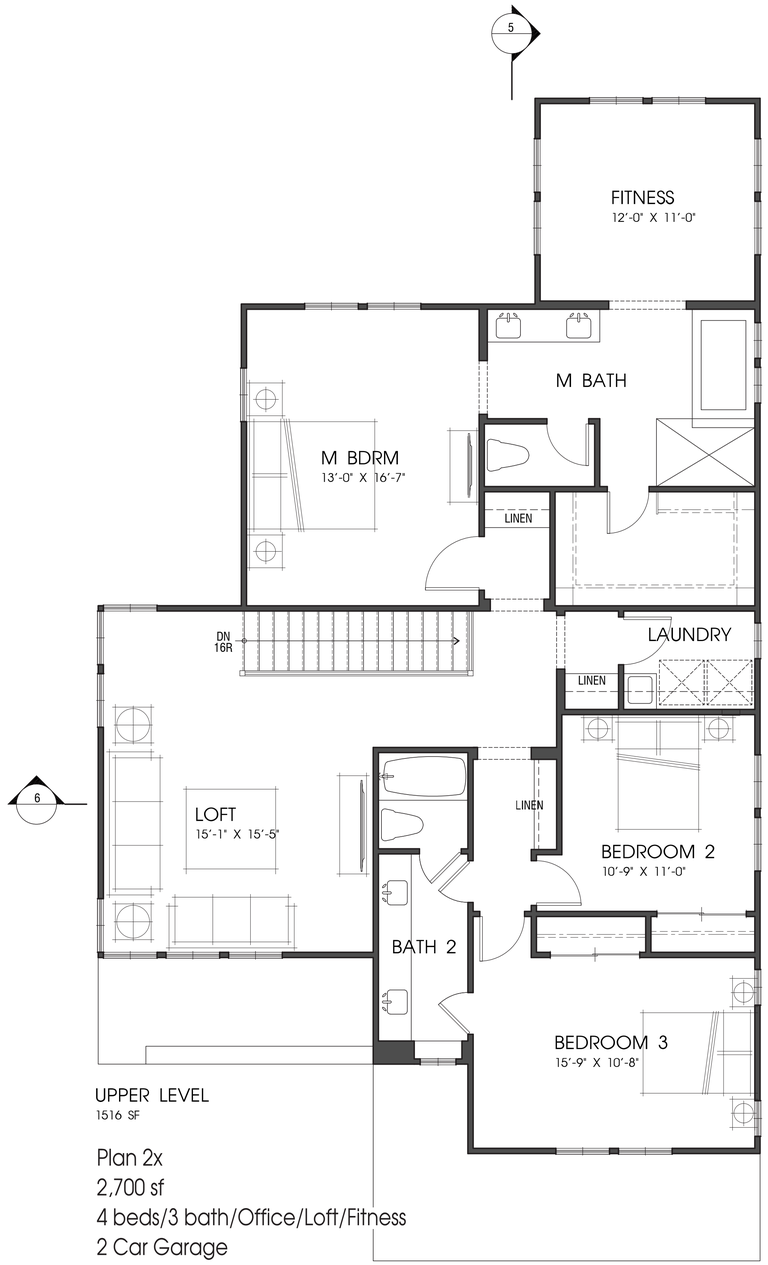
Front

Right

Rear

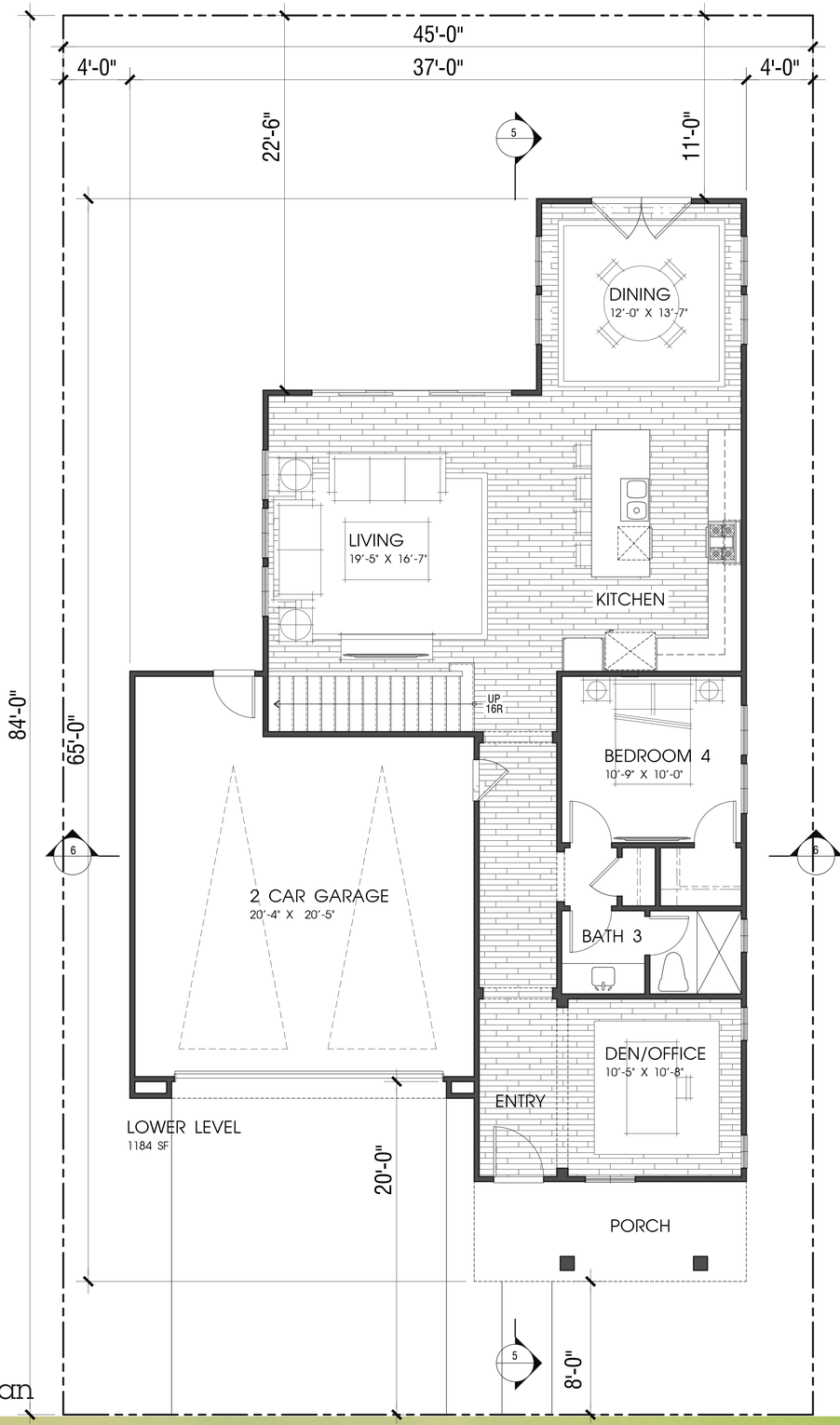
Plan 2: Elevations

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.



UPPER LEVEL
1516 SF

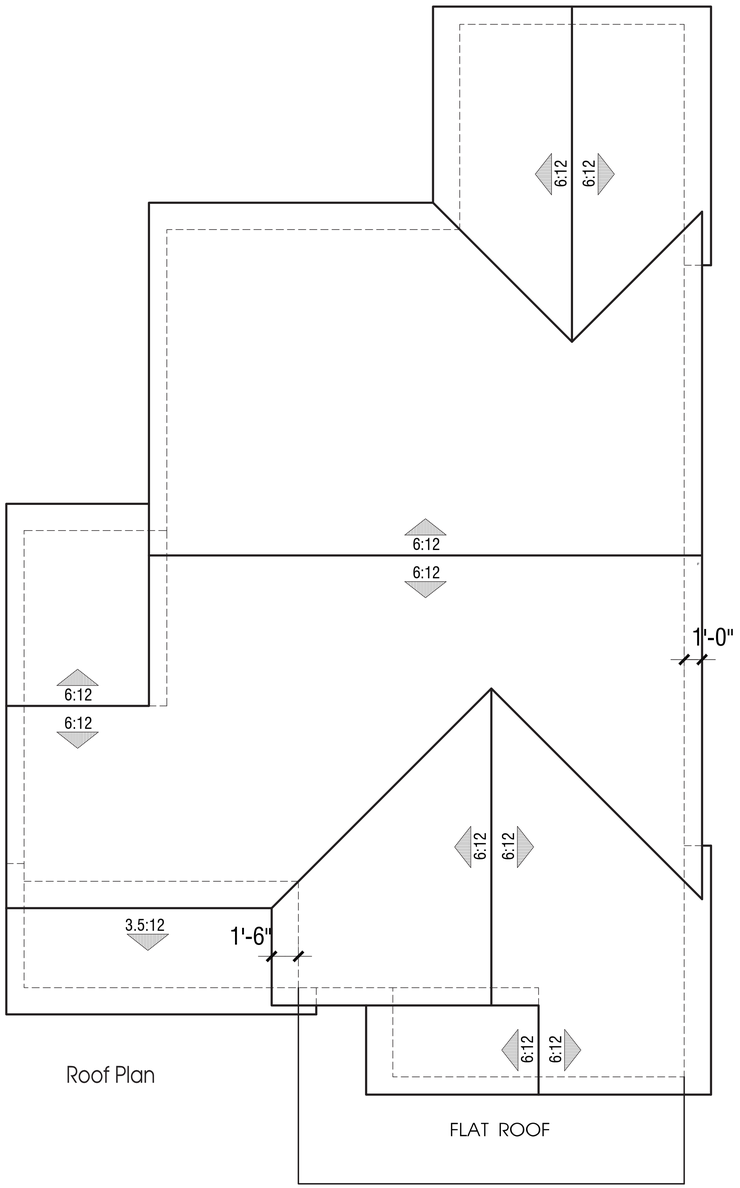
Plan 2x
2,700 sf
4 beds/3 bath/Office/Loft/Fitness
2 Car Garage



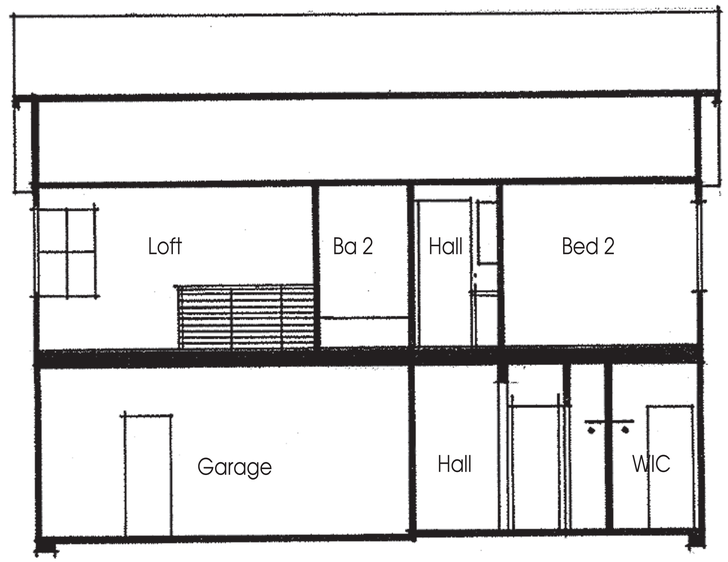
LOWER LEVEL
1184 SF

Plan 2x: Floor Plan

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.



Roof Plan

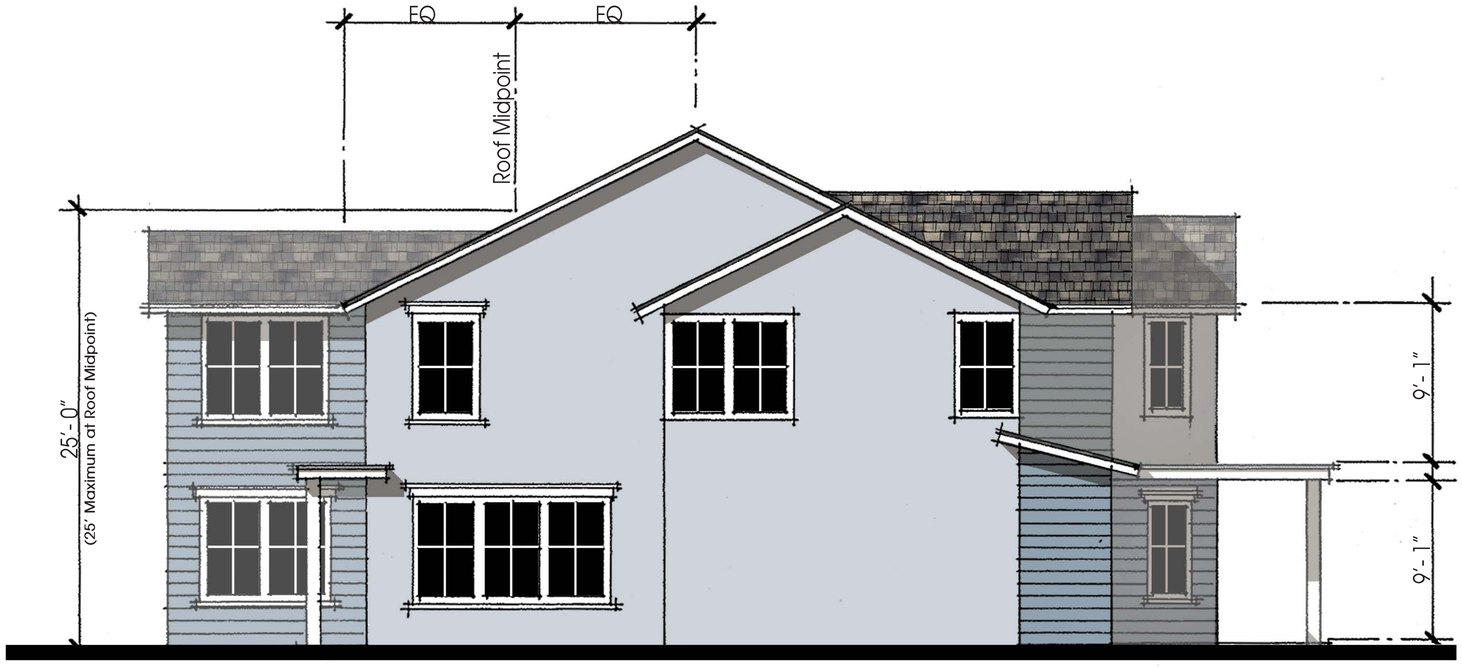


Section 6

Section 5

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.

Plan 2x: Roof Plan & Sections



Left

Front

Right

Rear

Plan 2X: Elevations

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.

PLANT PALETTE

Symbol	Botanical Name	Common Name	Size	WATER USE PER MUCOLS
TREES				
	Arbutus 'Marina'	Strawberry Tree	24" box	L
	Brachychiton populneus	Bottle Tree	24" box	L
	Geijera parvifolia	Australian Willow	24" box	L
	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	24" box	M
	Albezia julibrissin	Silk Tree	24" box	L
	Pinus canariensis	Canary Island Pine	24" box	L
	Platanus racemosa	California Sycamore	48" box	M
	Schinus molle	California Pepper	24" box	L
	Tabebuia impetiginosa	Pink Trumpet Tree	24" box	L
SHRUBS AND GROUND COVERS				
ACCENT PLANTS				
	Aloe rookkappie	Little Red Ridinghood Aloe	5 gallon	L 2'
	Aloe vera	Aloe Vera	5 gallon	L 3'
	Bougainvillea 'Co La La'	Bougainvillea	5 gallon	L 4'
	Bougainvillea 'Raspberry Ice'	Variegated Bougainvillea	5 gallon	L 4'
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	5 gallon	L 4'
	Crassula 'Campfire'	Campfire Crassula	1 gallon	L 8"
	Echeveria harmsii 'Puly Oliver'	Red Echeveria	4" pots	L 18"
	Grevillea l. 'Coastal Gem'	Wooly Grevillea	5 gallon	L 3'
	Hesperaloe parvifolia	Red Yucca	5 gallon	L 3'
	Kalanchoe luciae	Paddle Plant	1 gallon	L 12"
	Sedum 'Coppertone'	Coppertone Sedum	1 gallon	L 12"
BORDERS AND HEDGES				
	Callistemon v. 'Little John'	Dwarf Bottlebush	5 gallon	L 4'
	Dodonea viscosa 'Purpurea'	Purple Hopseed Bush	5 gallon	L 4'
	Elaeagnus pungens	Silverberry	5 gallon	L 4'
	Myrtus communis compacta variegata	Dwarf Variegated Myrtle	1 gallon	L 3'
	Nandina domestica var.	Heavenly Bamboo	5 gallon	L 3'
	Pennisetum orientale	Chinese Fountain Grass	1 gallon	L 3'
	Penstemon 'Red Riding Hood	Red Riding Hood Beardtongue	5 gallon	L 3'
	Philodendron xanadu	Philodendron	5 gallon	L 4'
	Phormium tenax 'Atropurpureum'	New Zealand Flax	5 gallon	L 4'
	Phormium 'Kings of Gold'	New Zealand Flax	5 gallon	L 2'
	Pyracantha 'Tiny Tim'	Dwarf Firethorn	5 gallon	L 3'
	Rhaphiolepis indica var.	Indian Hawthorn	5 gallon	L 3'
	Rhamnus californica 'Eve Case'	Dwarf Coffeeberry	5 gallon	L 3'
	Westringia fruticosa var.	Coast Rosemary	5 gallon	L 3'
	Macfadyena angvis-cati	Cat's Clan	5 gallon	L (10' Vine)
GROUND COVERS				
	Myoporum parvifolium 'Putah Creek'	Dwarf Myoporum	1 gallon	L 24"
	Ribes viburnifolium	Evergreen Currant	1 gallon	L 24"
	Senecio serpens	Blue Chalksticks	From flats	L 8"
	Marathon II	Turf Type Tall Fescue	Sod	H n/a
	Private backyard area to be planted and maintained by home owner			

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE INSTALLATION EXCEPT BACKYARDS SHALL BE PERMANENTLY MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).

BACKYARD BEYOND SIDE FENCE SHALL BE LANDSCAPED AND MAINTAINED BY INDIVIDUAL HOME OWNER.

A SEPARATE IRRIGATION BACKFLOW PRVENTOR WILL BE PROVIDED FOR H.O.A. MAINTAINED LANDSCAPE IRRIGATION AREAS.

AS WATER CONSERVATION MEASURES:

MOST PLANT MATERIAL WILL BE LOW WATER USE PLANTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH MASTER SHUT-OFF VALVE, FLOW METER, IRRIGATION HEADS WITH CHECK VALVES, LOCAL WEATHER DATA BASED AUTOMATIC CONTROLLER WITH WEATHER SENSOR.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH LOW VOLUME OR POINT SOURCE NOZZLES TO MINIMIZE WATER RUN-OFF.

EACH HYDRO ZONE WILL BE HAVE SEPARATE IRRIGATION CONTROL VALVE.

ALL LANDSCAPE AREA WILL RECEIVE 2" LAYER OF MULCH.

AREA TABULATION IN SQUARE FEET

TOTAL LANDSCAPE AREA BY BUILDER/ HOA MAINTAINED	60,456
RECREATIONAL/OPEN SPACE	23,971
LOT 'A'; CELL TOWER OPEN SPACE	7,164
TURF	2,472
PLANTING AREA	4,112
D.G. PAVING	578
LOT 'B'; PASEO PARK	16,802
PLAYGROUND SURFACE	2,979
TURF	988
PLANTING AREA	8,979
D.G. PAVING	908
CONCRETE SIDEWALK	2,953
PLANTING AREA	
SHRUB AND GROUND COVER PLANTING	36,485
LANDSCAPE AREA BY HOME OWNERS	87,340

DORADO - 40 UNITS

3655 NORTH NORWALK BLVD., LONG BEACH CA

CONCEPTUAL LANDSCAPE PLAN

LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BLVD., STE. 330
NEWPORT BEACH, CA 92660

0' 15' 30' 60' 90'
SCALE:1"=30'-0"

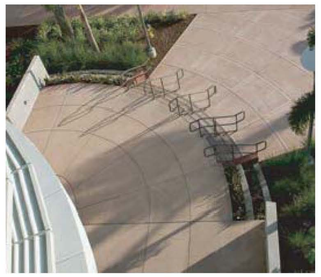
DATE:10-28-2015 SHEET L-1

conceptual design & planning company
3195-C Airport Loop Dr, Studio One, Costa Mesa, CA 92626
T: 949.399.0870 F: 949.399.0882 www.cdpcinc.com
6659 Morro Road, Atascadero, CA 93422
T: 805.466.3385 F: 805.466.3204

CDPC JOB#: 14112.2

© Conceptual Design & Planning Company Oct 28, 2015 8:58am By:DT (Path: P:\2014\14112.2\Graphics\Exhibits\14112.2 Exhibit.dwg)

RECREATION AREA



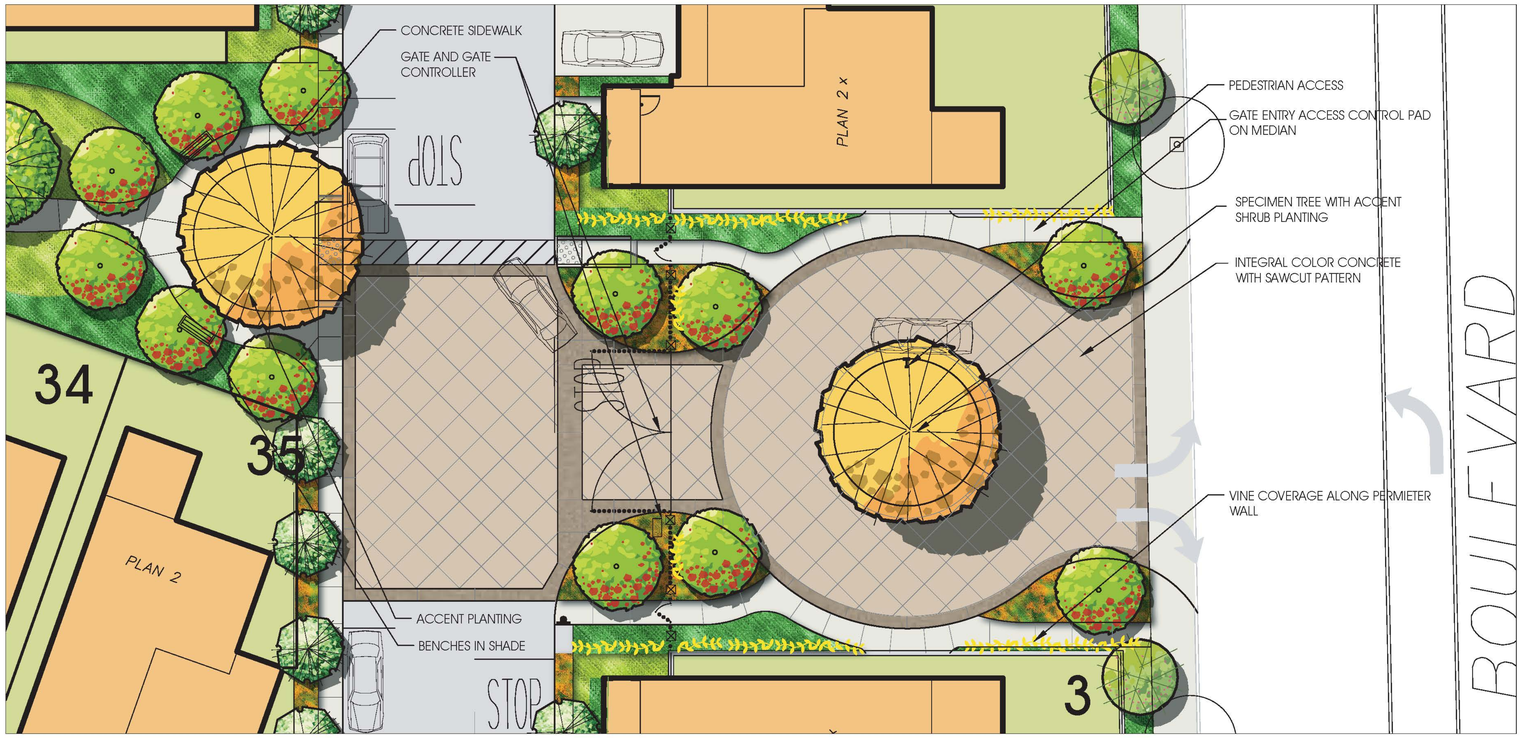
ENHANCED CONCRETE PAVING (COLOR REFERENCE ONLY)

GATE AT ENTRY DRIVEWAY

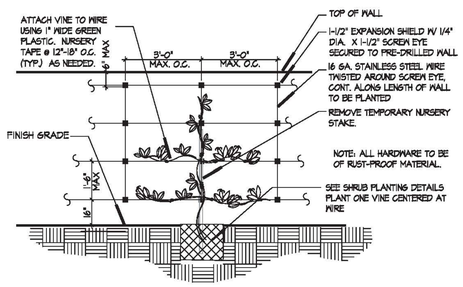
RECREATION AREA

0' 5' 10' 20' 30'

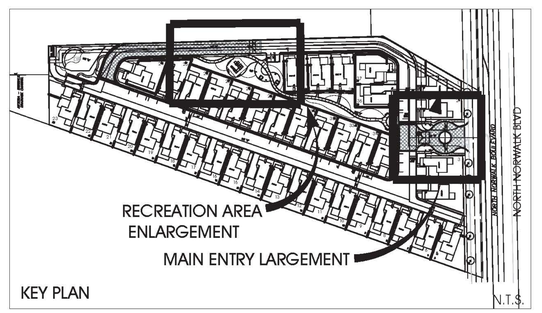
SCALE: 1"=10'-0"



ENTRY DRIVEWAY AND PASEO ENTRANCE



VINE ATTACHMENT AT ENTRY STUCCO WALL



DORADO - 40 UNITS

3655 NORTH NORWALK BLVD., LONG BEACH CA

CONCEPTUAL LANDSCAPE PLAN

LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BLVD., STE. 330
NEWPORT BEACH, CA 92660

DATE:10-28-2015 SHEET L-2

conceptual design & planning company
3195-C Airport Loop Dr, Studio One, Costa Mesa, CA 92626
T: 949.399.0870 F: 949.399.0882 www.cdpcinc.com
6659 Morro Road, Atascadero, CA 93422
T: 805.466.3385 F: 805.466.3204

CDPC JOB#: 14112.2

© Conceptual Design & Planning Company Oct 28, 2015 4:58pm K:\DWT\14112\L2

VICINITY MAP
N.T.S.

NOTES

1. EXISTING LAND USE: CHURCH, PRE-SCHOOL, ADMINISTRATION BUILDINGS & PARKING LOT.
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENCES
3. EXISTING ZONING: INSTITUTIONAL
4. PROPOSED ZONING: INSTITUTIONAL
5. EXISTING GENERAL PLAN: INSTITUTIONAL AND SCHOOL DISTRICT
6. PROPOSED GENERAL PLAN: INSTITUTIONAL AND SCHOOL DISTRICT
7. WATER SERVICE PROVIDED BY: CITY OF LONG BEACH WATER DEPT.
8. SANITARY SEWER SERVICE PROVIDED BY: CITY OF LONG BEACH
9. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY
10. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
11. TELEPHONE SERVICE PROVIDED BY: GENERAL TELEPHONE ELECTRIC (GTE)
12. CABLE SERVICE PROVIDED BY: CHARTER COMMUNICATIONS
13. SOLID WASTE MANAGEMENT IS UNDER THE JURISDICTION OF CITY OF LONG BEACH AND THE LOS ANGELES COUNTY SANITATION DISTRICT
14. PROJECT IS LOCATED WITHIN THE JURISDICTION OF THE LONG BEACH UNIFIED SCHOOL DISTRICT
15. ALL PROPOSED UTILITIES TO BE UNDERGROUND
16. ALL GRADING SHALL CONFORM TO THE CITY OF LONG BEACH GRADING AND EXCAVATION CODE
17. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED
18. ALL UNUSED DRIVEWAYS ARE TO BE REMOVED AND REPLACED WITH STANDARD FULL HEIGHT CURB
19. SUBDIVIDER SHALL COMPLY WITH ADA REQUIREMENTS AND CITY OF LONG BEACH DISABLED ACCESS REGULATIONS IN THE PUBLIC SIDEWALK AREA ADJACENT TO THE PROJECT SITE
20. ANY OFF-SITE IMPROVEMENTS FOUND DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RECONSTRUCTED BY THE SUBDIVIDER TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS

EASEMENT NOTES

- (8) SOUTHERN CALIFORNIA EDISON COMPANY, INSTRUMENT NO. 5785, BOOK D-2199, PAGE 87, OF OFFICIAL RECORDS
- (10) LONG BEACH WATER DEPARTMENT EASEMENT, BOOK D-2368, PAGE 868 OF OFFICIAL RECORDS
- (11) SOUTHERN CALIFORNIA EDISON COMPANY, INSTRUMENT NO. 2996, OF OFFICIAL RECORDS
- (15) GENERAL TELEPHONE COMPANY, INSTRUMENT NO. 2904, OF OFFICIAL RECORDS
- (17) FIRE AND EMERGENCY VEHICULAR ACCESS, INSTRUMENT NO. 90-984850 OF OFFICIAL RECORDS
- (20) COMMUNICATIONS EASEMENT, INSTRUMENT NO. 20111273467 OF OFFICIAL RECORDS.

UTILITIES

ELECTRIC — SOUTHERN CALIFORNIA EDISON COMPANY
125 ELM AVENUE, 1ST FLOOR
LONG BEACH CA, 90802
(562) 491-3803

TELEPHONE — VERIZON
5597 E. STREET
LONG BEACH, CA. 90804
(562) 986-5300

GAS — LONG BEACH GAS & OIL
2400 E. SPRING STREET
LONG BEACH, CA 90806
(562) 570-2000

WATER — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300

SEWER — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300

CABLE T.V. — CHARTER COMMUNICATIONS
2310 BELLFLOWER BLVD, #102
LONG BEACH, CA 90815
(562) 491-3803

SCHOOL DISTRICT — LONG BEACH UNIFIED SCHOOL DISTRICT
1515 HUGES WAY
LONG BEACH CA 90810
(562) 997-8000

A.P. No.

ASSESSOR PARCEL No.: 075-020-003

FEE OWNER:

LB EL DORARDO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

PHILIP D. DOWTY RCE 42038 DATE: 10/28/15

REGISTERED PROFESSIONAL ENGINEER — PHILIP D. DOWTY — NO. 42038 — CIVIL — STATE OF CALIFORNIA

W.O. #
DESIGNED BY:
DRAFTED BY:
CHECKED BY:
DATE: 2015-10-28

PREPARED FOR:
LB EL DORARDO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759
PHILIP D. DOWTY R.C.E. 42038 EXP. 3/31/16

CITY OF LONG BEACH

VESTING TENTATIVE TRACT NO. 73385
DORADO

PROJECT ADDRESS: 3655 NORTH NORWALK BLVD., LONG BEACH CA

SHEET C-1 OF 3

REVISION	
DATE	DESCRIPTION
--	--

LEGAL DESCRIPTION

THE LAND SURVEYED AND SHOWN ON THIS MAP IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A MAP RECORDED IN BOOK 41819, PAGE 141, ET SEQ., OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF DOHN ROAD (NOW PART OF NORWALK BLVD) 40 FEET WIDE, AS CONVEYED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED IN BOOK 104D, PAGE 109 OF DEEDS, IN SAID OFFICE OF THE COUNTY RECORDER, WITH THE SOUTHWESTERLY LINE NORTH 70°00'20" WEST 911.13 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE "ARTESIA-NORWALK STORM DRAIN" AS CONDEMNED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN THE FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 630298, SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF WHICH DEGREE WAS RECORDED ON JULY 28, 1955 AS DOCUMENTED NO. 4122 IN BOOK 48493.

PAGE 356 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, NORTH 156.55 FEET; THENCE NORTH 88°54;20" WEST 663.10 FEET; THENCE SOUTH 59°41'40" EAST 218.67 FEET, MORE OR LESS, TO SAID WESTERLY LINE OF DOHN ROAD (NOW PART OF NORWALK BLVD); THENCE ALONG SAID WESTERLY LINE SOUTH 0°41'20" EAST 370.45 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST RESERVED FOR ROADS, RAILROADS, RAILROADS AND DITCHES OVER THAT PORTION OF A 30 FOOT STRIP OF LAND (THE CENTERLINE OF WHICH IS THE NORTH AND SOUTH CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES), IN THE DEED FROM STEARNS RANCHO COMPANY, RECORDED IN BOOK 1203, PAGE 1 OF DEEDS, IN SAID OFFICE OF THE COUNTY RECORDER, WHICH INTEREST PASSED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED ON JUNE 10, 1918 IN BOOK 6678, PAGE 217 OF SAID DEED.

BASES OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF NORWALK BLVD, BEING NORTH 01°13'08" WEST, AS SHOWN ON TRACT 39212, RECORDED IN BOOK 970, PAGES 63 & 64 OF MAPS, IN THE OFFICE OF LOS ANGELES COUNTY RECORDER.

NOTE

PROPERTY SURVEY PER THOMAS TERWILLIGER, L.S. 9091

N

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LOT SUMMARY TABLE

LOT AREAS
40 RESIDENTIAL LOTS

LOT NO.	GROSS SQ.FT	LOT NO.	GROSS SQ.FT	LOT NO.	GROSS SQ.FT
1	5,359	16	3,696	31	3,780
2	4,288	17	3,780	32	3,696
3	4,400	18	3,696	33	3,780
4	5,681	19	3,780	34	3,696
5	5,260	20	3,696	35	3,911
6	3,696	21	3,780	36	3,731
7	3,780	22	3,696	37	4,857
8	3,696	23	5,015	38	3,718
9	3,780	24	5,429	39	3,709
10	3,696	25	4,032	40	3,702
11	3,780	26	3,696	LOT A	8,192
12	3,696	27	3,780	LOT B	17,167
13	3,780	28	3,696	LOT C	63,090
14	3,696	29	3,780	LOT D	1,208
15	3,780	30	3,696	LOT E	1,246

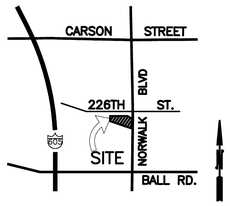
TOTAL 251,099 S.F.
5.769 Acres
TOTAL LAND AREA PER RESIDENTIAL LOT 5,580 S.F.

LOT INFORMATION

TOTAL AREA	251,100 SF 5.7622 AC
LOTS 1-40	RESIDENTIAL
LOT A	OPEN SPACE
LOT B	OPEN SPACE / PASEO AREA
LOT C	COMMON ACCESS / UTILITIES
LOT D & E	OPEN SPACE / LANDSCAPE

DENSITY:
40 DWELLING UNITS/
5.76 AC =
6.94 D.U.'s/ACRE

CONCEPTUAL GRADING PLAN
3655 NORTH NORWALK BLVD., LONG BEACH CA



VICINITY MAP
NOT TO SCALE

CITY OF HAWAIIAN GARDENS

HIGH DENSITY RESIDENTIAL - R4

MULTI-FAMILY SENIOR HOUSING

SINGLE FAMILY RESIDENCES

CITY OF LONG BEACH

ARTESIA – NORWALK DRAINAGE CHANNEL

JOIN EXISTING STORM DRAIN PIPE

EXISTING SEWER

EXISTING CELL TOWER

PROPOSED BLOCK WALL ALONG PROPERTY LINE

PROPOSED BLOCK WALL 1' INSIDE PROPERTY LINE

ENHANCED PAVEMENT

EXISTING COMBO BLOCK WALL ON TOP OF RETAINING WALL ALONG PROPERTY LINE TO REMAIN

EXISTING CURB

STRIPPED MEDIAN

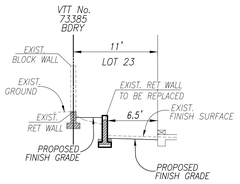
NORTH NORWALK BOULEVARD

LOT "A" LOT "B" LOT "C" LOT "D" LOT "E"

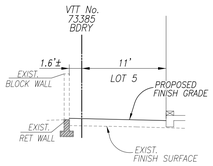
STOP

NOTE:

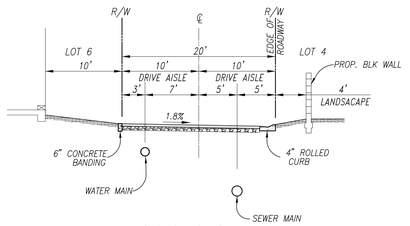
1. SEE SHEET 1 FOR EXISTING UTILITY EASEMENTS
2. REAR BUILDING SETBACK DIMENSIONS ARE MEASURED FROM SECOND STORY



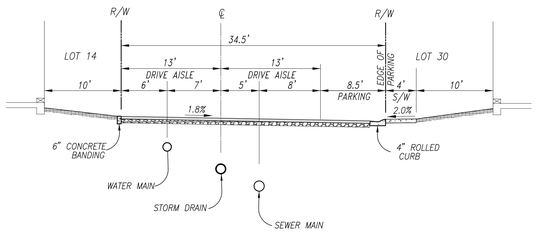
SECTION "A"-"A"
NTS



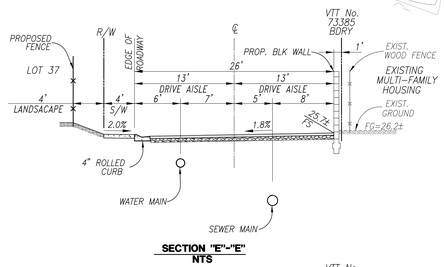
SECTION "B"-"B"
NTS



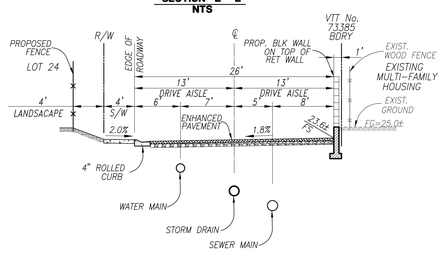
SECTION "C"-"C"
NTS



SECTION "D"-"D"
NTS



SECTION "E"-"E"
NTS



SECTION "F"-"F"
NTS

N

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING BLOCK WALL
- PROPOSED FENCE
- PROPOSED BLOCK WALL
- EXISTING TREE WELL
- 28 — LOT NUMBER
- P=25.9 — PAD ELEVATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN & CATCH BASIN
- PROPOSED WATER

W.O. #
DESIGNED BY:
DRAFTED BY:
CHECKED BY:

REVISION	
DATE	DESCRIPTION
--	--

PREPARED FOR:

LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

PREPARED BY:

H&A HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759
PHILIP D. DOWTY R.C.E. 42038 EXP. 3/31/16

CITY OF LONG BEACH

CONCEPT GRADING AND UTILITIES

VESTING TENTATIVE TRACT NO. 73385
DORADO

PROJECT ADDRESS: 3655 NORTH NORWALK BLVD., LONG BEACH CA

SHEET C-2 OF 2

W.O. 4045-1 VTTM 73385

PLOTTED BY: Julian Castaneda DATE: Oct. 28, 2015 04:34:49 PM FILE: F:\0880\Planning\TTM\SHT02.dwg

DEMOLITION NOTES:

PROJECT SCOPE: THIS PROJECT CONSISTS OF THE DEMOLITION OF:
BUILDING, BUILDING SLAB, CONCRETE & AC PAVING, CONCRETE RIBBON GUTTER, PLANTER AREAS, CATCH BASIN.

STORM WATER POLLUTION PREVENTION
AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AT ALL TIMES DURING THE DEMOLITON AND CLEAN-UP ACTIVITIES RELATING TO THIS PROJECT. SEE PLAN FOR SITE SPECIFIC REQUIREMENTS.

STORM WATER POLLUTION PREVENTION NOTES
STORM WATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF COSTA MESA. ALL SUCH PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.

FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.

TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABALIZED TO INHIBIT EROSION BY WIND AND WATER.

STORM WATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

UPON COMPLETION OF THE PROJECT, SEMI-PERMANENT MEASURES SHALL BE IMPLEMENTED WHICH PROVIDE EFFECTIVE EROSION AND SEDIMENT CONTROL. A FINAL INSPECTION SHALL BE ARRANGED FOR THE PURPOSE OF REVIEWING IMPLEMENTATION. PERIODIC MAINTENANCE SHALL BE PROVIDED TO ENSURE EFFECTIVENESS.

HAZARDOUS MATERIALS NOTES:

COMPLIANCE WITH LAWS: CONTRACTOR SHALL, AT ITS SOLE COST AND EXPENSE, COMPLY, AND SHALL ENSURE THAT ALL OF CONTRACTOR'S REPRESENTATIVES PRESENT ON THE WORK SITE DESCRIBED PER THESE PLANS (THE "PROPERTY") OR THE PROJECT DURING THE WORK COMPLY, WITH ALL APPLICABLE LAWS, REGULATIONS, LICENSING REQUIREMENTS, AND GOOD BUSINESS PRACTICES WITH RESPECT TO ANY HAZARDOUS MATERIAL LOCATED, USED, DEPOSITED OR BROUGHT ON THE PROPERTY OR THE PROJECT, OR RELEASED, DISPOSED OF, OR TRANSPORTED ON, TO, UNDER, FROM OR ABOUT THE PROPERTY OR THE PROJECT. CONTRACTOR'S RESPONSIBILITIES UNDER THIS PERMIT WHERE HAZARDOUS MATERIALS ARE ENCOUNTERED ARE AS FOLLOWS: WITH ANY PORTIONS OF THE ROUTINE MATTERS CHECKLIST (ATTACHED AS ATTACHMENT 1 HERETO) WHICH ARE APPLICABLE TO THE WORK. FOR PURPOSES OF THIS PERMIT, THE TERM "HAZARDOUS MATERIALS" SHALL MEAN (A) ANY "HAZARDOUS MATERIAL" AS DEFINED IN SECTION 25501 OF THE CALIFORNIA HEALTH AND SAFETY CODE; (B) ANY SUBSTANCE OR MATTER WHICH RESULTS IN LIABILITY TO ANY PERSON OR ENTITY FROM DISCHARGE OF OR EXPOSURE TO SUCH SUBSTANCE OR MATTER UNDER ANY STATUTORY OR COMMON LAW THEORY; AND (C) ANY SUBSTANCE OR MATTER WHICH BECOMES SUBJECT TO ANY FEDERAL, STATE OR LOCAL AGENCY ORDER OR REQUIREMENT FOR REMOVAL, TREATMENT OR REMEDIATION.

UTILITIES

ELECTRIC — SOUTHERN CALIFORNIA EDISON COMPANY
125 ELM AVENUE, 1ST FLOOR
LONG BEACH CA, 90802
(562) 491-3803

TELEPHONE — VERIZON
5597 E. STREET
LONG BEACH, CA. 90804
(562) 986-5300

GAS — LONG BEACH GAS & OIL
2400 E. SPRING STREET
LONG BEACH, CA 90806
(562) 570-2000

WATER — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300

SEWER — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300

CABLE T.V. — CHARTER COMMUNICATIONS
2310 BELLFLOWER BLVD, #102
LONG BEACH, CA 90815
(562) 491-3803

NOTE:
CONTACT ALL UTILITY COMPANIES WITH FACILITIES WITHIN PROJECT BOUNDARY, PRIOR TO REMOVAL OF EXISTING UTILITIES.

NOTE:
EXISTING PERIMETER FENCE/WALL TO BE PROTECT IN PLACE

NOTE:
ALL TREES, SHRUBS, LANDSCAPE, IRRIGATION TO BE REMOVED

WATER SERVICE NOTE

CONTACT WATER DISTRICT TO SHUT OFF METER PRIOR TO THE REMOVAL OF THE PRIVATE SERVICE LINE ON PROPERTY (METER REMOVAL PER SEPARATE PLAN).

SEWER SERVICE NOTE

PLUG EXISTING SEWER LATERAL AT RIGHT-OF-WAY AND REMOVE PRIVATE ONSITE SEWER LATERAL.

REVISION	
DATE	DESCRIPTION
--	--

LEGEND:

- POWER POLE
- STREET LIGHT
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING BUILDINGS

DEMOLITION NOTES:

1. REMOVE EXISTING BUILDINGS
2. REMOVE EXISTING PAVEMENT/CONCRETE/CURB & GUTTER
3. REMOVE EXISTING LIGHT POLES

N

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

W.O. # _____
DESIGNED BY: _____
DRAFTED BY: _____
CHECKED BY: _____ DATE: 2015-10-28

PREPARED FOR:
LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES
I R V I N E, I N C.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759
PHILIP D. DOWTY R.C.E. 42038 EXP. 3/31/16

CITY OF LONG BEACH

VESTING TENTATIVE TRACT NO. 73385
DEMOLITION EXHIBIT

PROJECT ADDRESS: 3655 NORTH NORWALK BLVD., LONG BEACH CA

SHEET C-3 OF 3