

CALIFORNIA

KORNIA COOPERATIVE LOT 24

RECORD OF SURVEY

COLONY TRACT R.S.B. 210/100

LOT 22

MR 21/15-16 LOT 21

EXISTING RESIDENTIAL SITE

EXISTING APARTMENT SITE

SITE SUMMARY

RV STALLS		
LENGTH		TOTAL
60 x 13		1
45 x 13		80
45 x 12		51
40 x 12		58
38 x 12		2
37 x 12		2
36 x 12		3
35 x 12		167
32 x 12		3
30 x 12		5
28 x 12		1
25 x 12		62
22 x 12		1
20 x 11		16
18 x 11		1
15 x 11		1
TOTAL		454
CAR STALLS		5

OWNER:

SCE
22244 WALNUT GROVE AVENUE
ROSEMead, CA 91772
(626) 302-4544

DEVELOPER:

RVSA, LLC
960 N. SAN ANTONIO ROAD, #114
LOS ALTOS, CA 94022
(650) 209-3232

CONTACT PERSON:

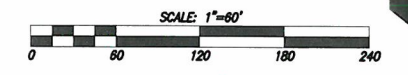
MICHAEL NEWMAN
122 CORAL AVENUE
NEWPORT BEACH, CA 92662
(949) 294-9828
EMAIL: MIKENEWMAN@RVSTORAGE.NET

SITE ADDRESS:

CHERY AVENUE
LONG BEACH, CA 90802

SITE SUMMARY:

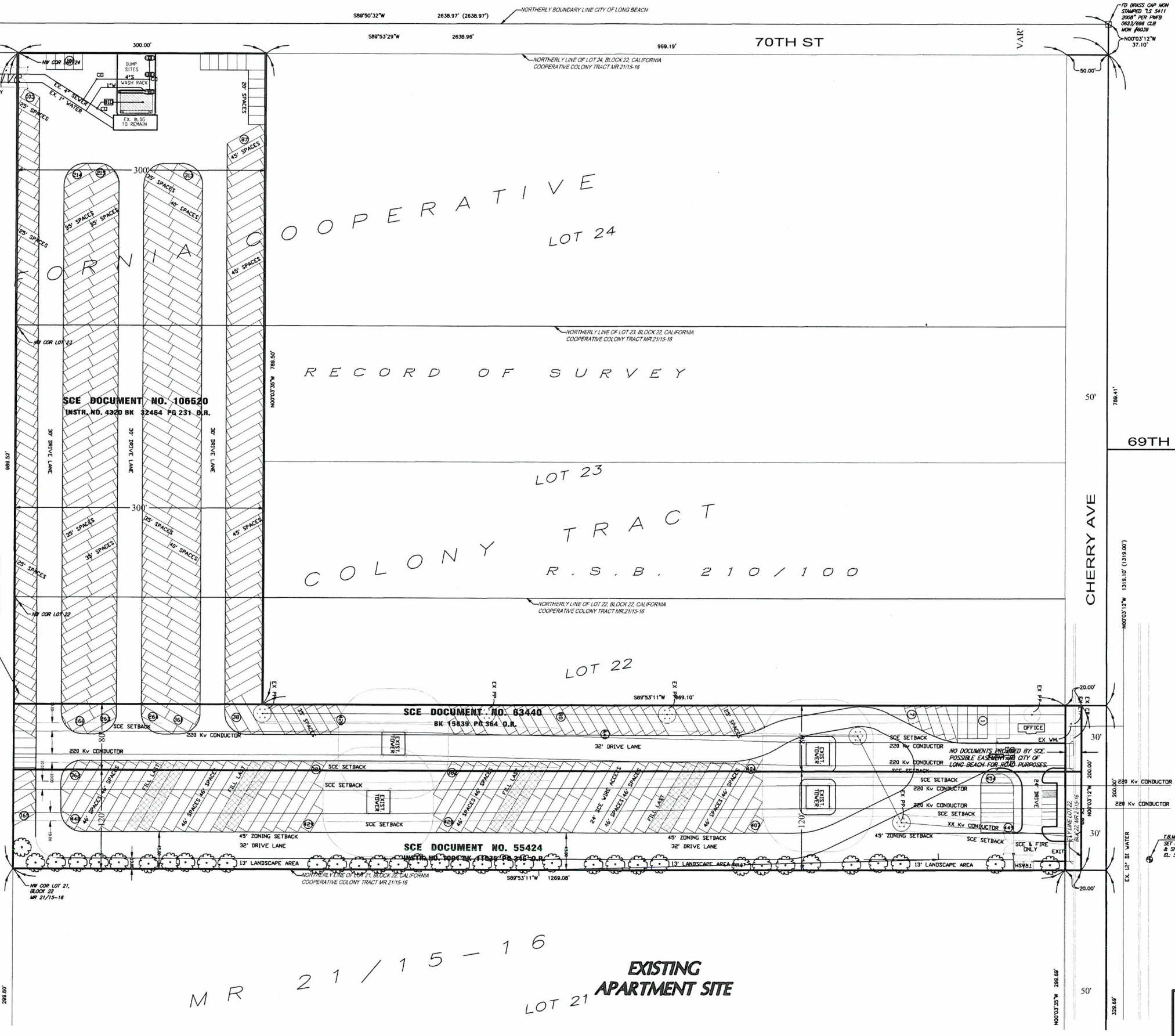
AREA: 10.3 AC. - SCE LEASE LAND
ZONING: 1G IN ZONING DISTRICT SIC4225
SPACES: 454 (20'-50' STALLS)



CONCEPTUAL SITE PLAN C.U.P. EXHIBIT

K&A ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL: (951) 279-1800
FAX: (951) 279-4380

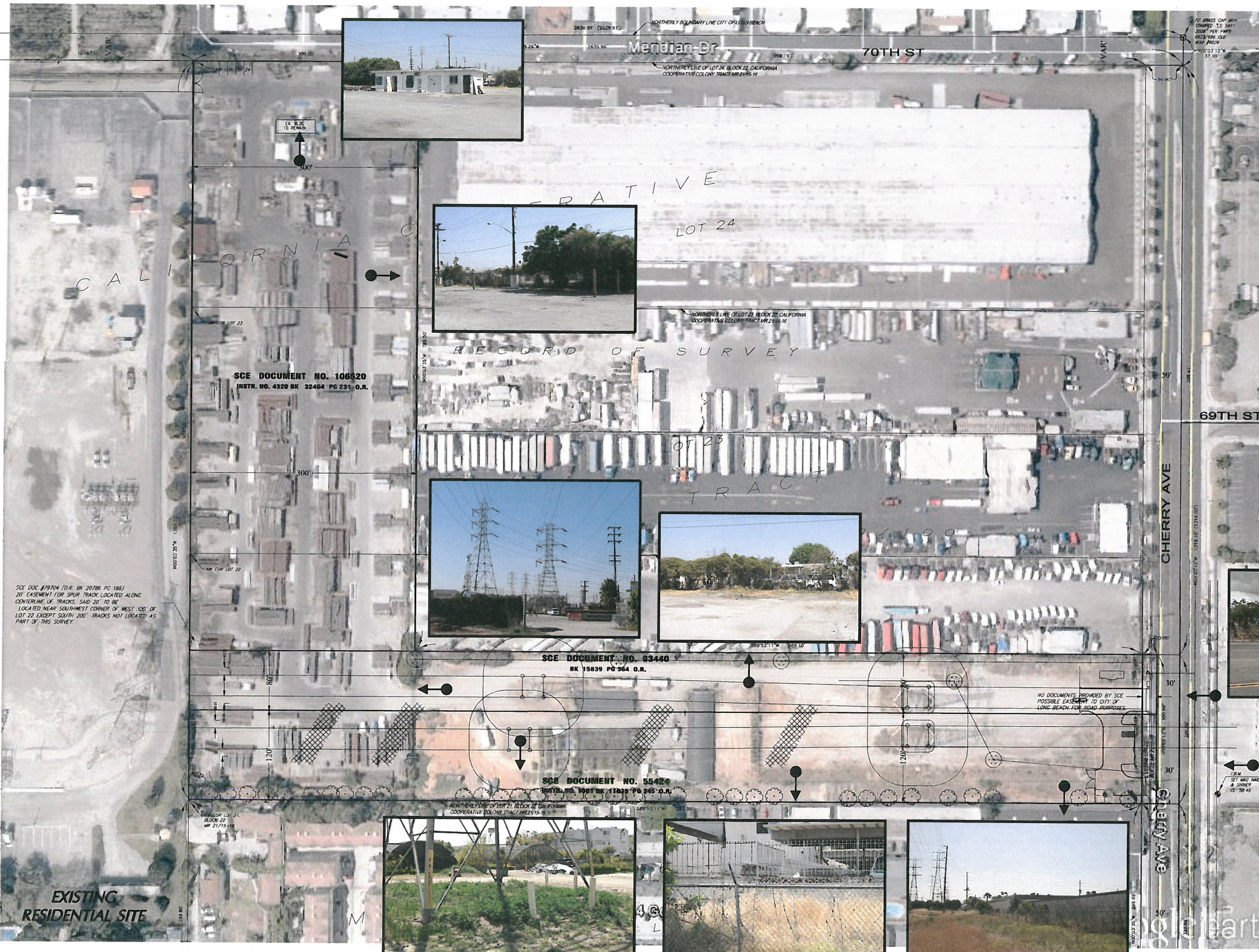


SCE DOC #79704 (O.R. BK 20788 PG 188)
20' EASEMENT FOR SPUR TRACK LOCATED ALONG CENTERLINE OF TRACKS SAID 20' TO BE LOCATED NEAR SOUTHWEST CORNER OF WEST 300' OF LOT 22 EXCEPT SOUTH 200' TRACKS NOT LOCATED AS PART OF THIS SURVEY.

SCE DOCUMENT NO. 63440 BK 15839 PG 364 O.R.

SCE DOCUMENT NO. 55424 INSTR. NO. 4189 BK 14389 PG 245 O.R.

SCE DOCUMENT NO. 106520 INSTR. NO. 4320 BK 32464 PG 231 O.R.



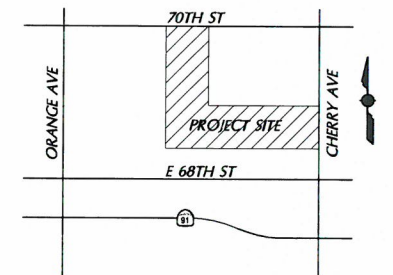
SCE DOC #17974 (O.R. BK 20786 PG 186)
20' EASEMENT FOR SPUR TRACK LOCATED ALONG
CENTERLINE OF TRACKS SAID 20' TO BE
LOCATED NEAR SOUTHWEST CORNER OF WEST 300' OF
LOT 22 EXCEPT SOUTH 200' TRACKS NOT LOCATED AS
PART OF THIS SURVEY.

SCE DOCUMENT NO. 106520
INSTR. NO. 4320 BK 32464 PG 231 O.R.

SCE DOCUMENT NO. 63440
BK 15839 PG 364 O.R.

SCE DOCUMENT NO. 55424
INSTR. NO. 10718 BK 18838 PG 316 O.R.

**EXISTING
RESIDENTIAL SITE**



SITE SUMMARY:

AREA: 10.3 Ac. - SCE LEASE LAND
ZONING: 1G IN ZONING DISTRICT SIC4225
SPACES: 454 (20'-50' STALLS)

SITE ADDRESS:

CHERRY AVENUE
LONG BEACH, CA 90802

OWNER:

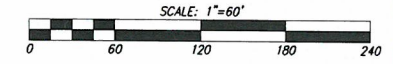
SCE
22244 WALNUT GROVE AVENUE
ROSEMEAD, CA 91772
(626) 302-4544

DEVELOPER:

RVSA, LLC.
960 N. SAN ANTONIO ROAD, #114
LOS ALTOS, CA 94022
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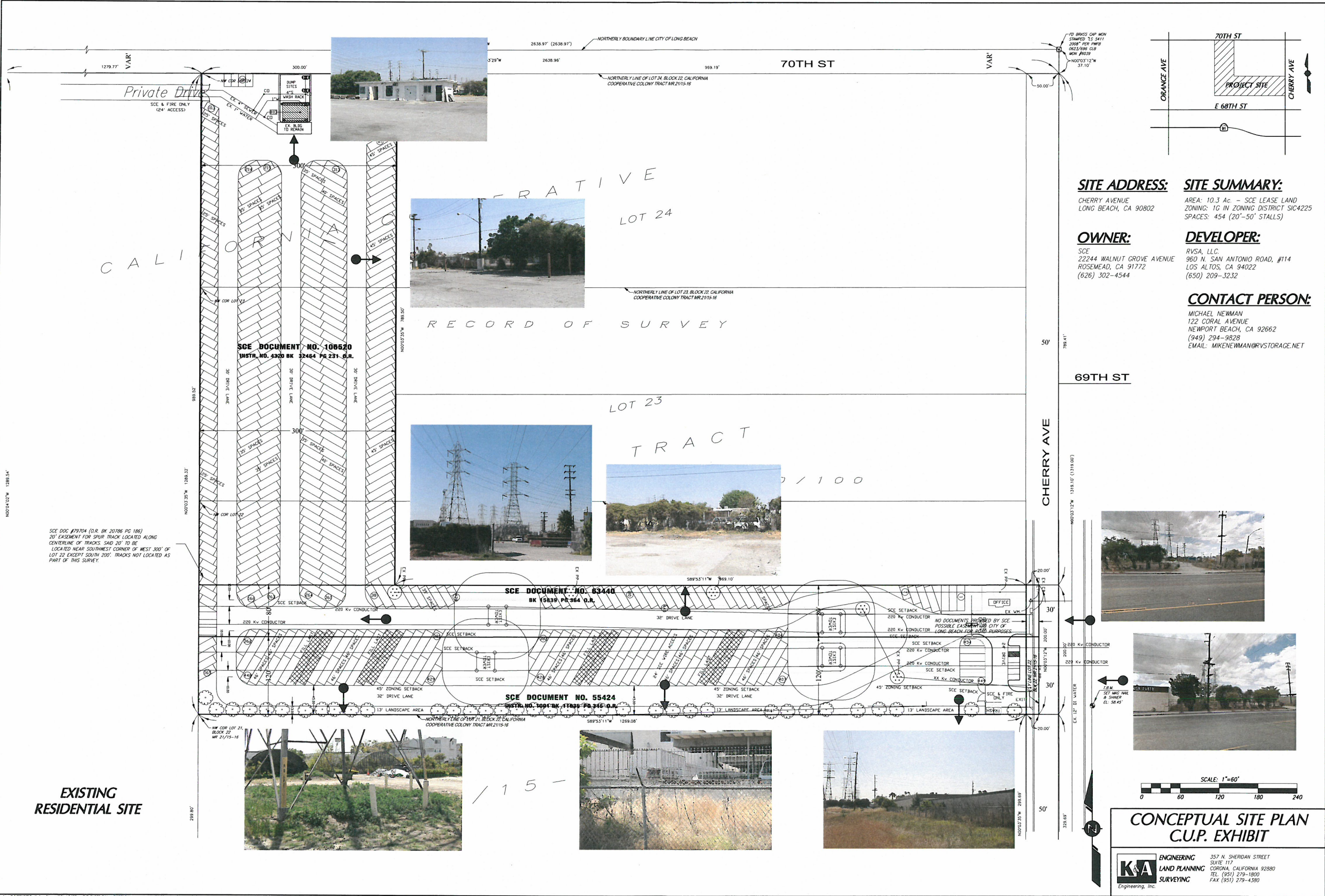
CONTACT PERSON:

MICHAEL NEWMAN
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NEWPORT BEACH, CA 92662
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EMAIL: MIKENEWMAN@RVSTORAGE.NET



**EXISTING SITE
CONDITIONS**

K&A ENGINEERING 357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380



SITE ADDRESS: CHERRY AVENUE
LONG BEACH, CA 90802

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69TH ST

CHERRY AVE

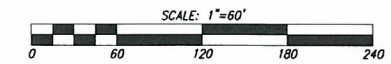
SCE DOC #79704 (O.R. BY 20786 PG 186)
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SCE DOCUMENT NO. 106520
INSTR. NO. 4320 BK 32464 PG 231 O.R.

SCE DOCUMENT NO. 63440
BK 15839 PG 364 O.R.

SCE DOCUMENT NO. 55424
INSTR. NO. 1001 BK 11085 PG 345 O.R.

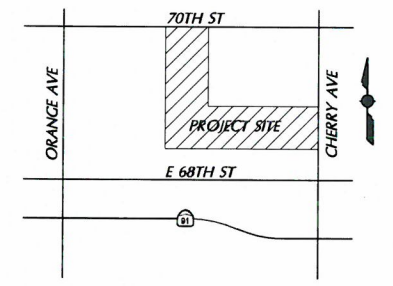
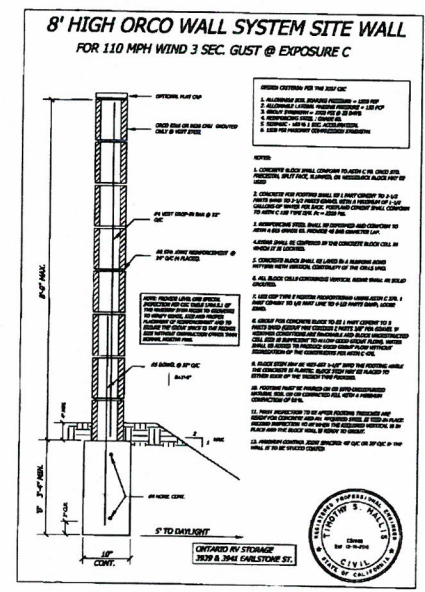
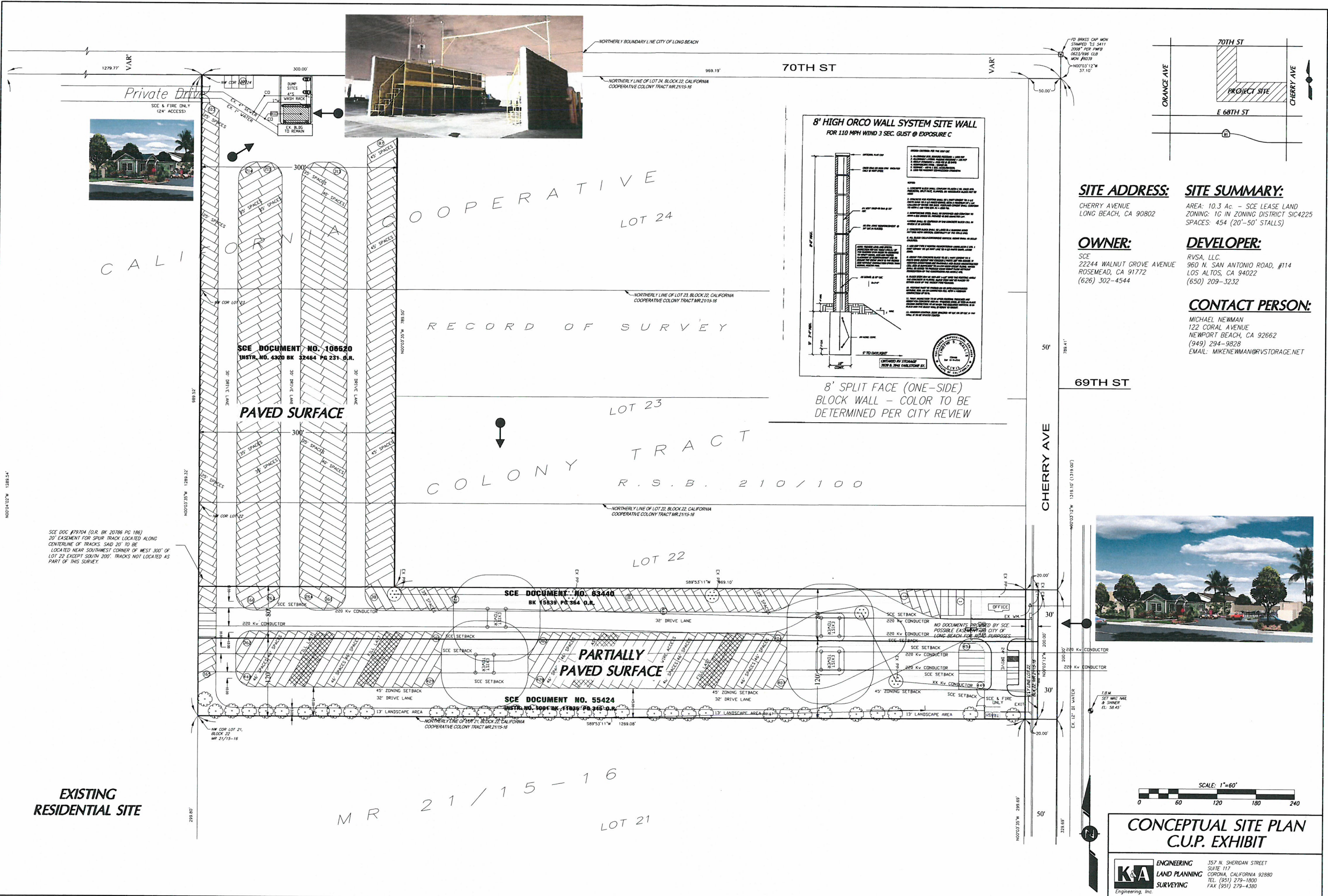
**EXISTING
RESIDENTIAL SITE**



**CONCEPTUAL SITE PLAN
C.U.P. EXHIBIT**

K&A ENGINEERING
LAND PLANNING
SURVEYING
Engineering, Inc.

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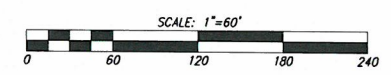
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SITE SUMMARY: AREA: 10.3 Ac - SCE LEASE LAND ZONING: 1G IN ZONING DISTRICT SIC4225 SPACES: 454 (20'-50' STALLS)

OWNER: SCE, 22244 WALNUT GROVE AVENUE, ROSEMEAD, CA 91772, (626) 302-4544

DEVELOPER: RVSA, LLC, 960 N. SAN ANTONIO ROAD, #114, LOS ALTOS, CA 94022, (650) 209-3232

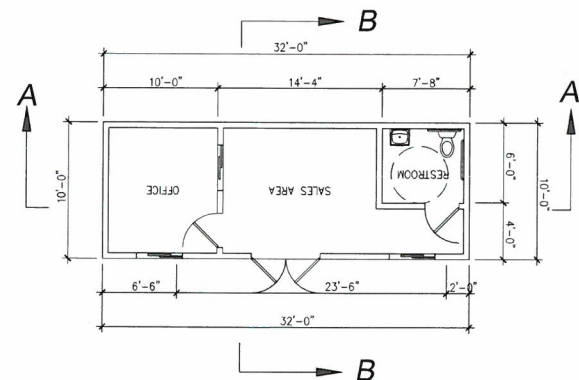
CONTACT PERSON: MICHAEL NEWMAN, 122 CORAL AVENUE, NEWPORT BEACH, CA 92662, (949) 294-9828, EMAIL: MIKENEWMAN@RVSTORAGE.NET



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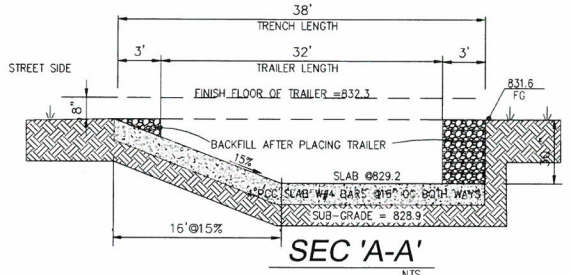
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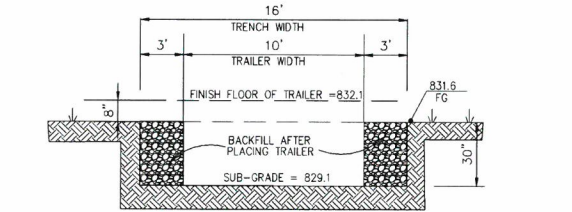
SOUTHERN CALIFORNIA EDISON
SECONDARY LAND USE, IN FLIGHT PROJECTS

GUIDELINES FOR: RELOCATEABLE OFFICE REQUIREMENTS

1. THE OFFICE SHALL BE A STRUCTURE NOT MORE THAN 40'x12'x18'(HIGH), WITH WHEELS AND HITCH IN PLACE, AND CONSTRUCTED OF NON-FLAMMABLE (OR FIRE RESISTANT) MATERIALS. LOWER HEIGHTS MAY BE REQUIRED DUE TO SPECIFIC SITE CONDITIONS. THE OFFICE SHALL BE SUCH THAT IN EMERGENCY SITUATIONS THE OFFICE CAN BE RELOCATED IN A MINIMUM AMOUNT OF TIME AND WITHOUT THE NEED FOR CRANES OR SPECIAL EQUIPMENT.
2. UTILITY CONNECTIONS SHALL BE MADE IN A MANNER THAT THEY MAY BE READILY REMOVED, PREFERABLY WITHOUT LEAVING ABOVE GRADE OBSTACLES.
3. THE OFFICE MAY BE PLACED ON A CONCRETE SLAB BUT MAY NOT HAVE A PERMANENT ABOVE GRADE FOUNDATION.
4. ANY METALLIC PORTION OF THE OFFICE SHALL BE PROPERLY GROUNDED FOR THE LOCATION AND ITS RELATION TO TRANSMISSION AND DISTRIBUTION FACILITIES. THE DEVELOPER IS RESPONSIBLE TO OBTAIN PROPER ENGINEERING DESIGN INPUT FOR GROUNDED OF THE OFFICE.
5. LOCATION FOR THE OFFICE SHALL BE COORDINATED WITH EDISON. IN GENERAL THE OFFICE SHALL NOT BE PLACED UNDER ANY CONDUCTORS.



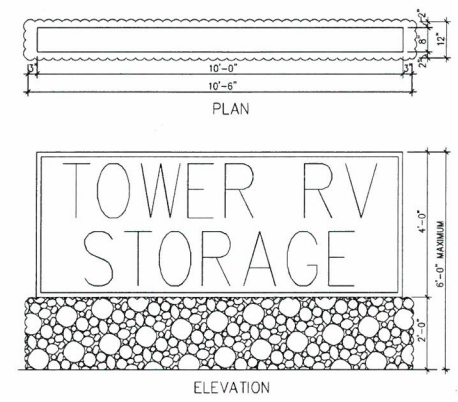
SEC 'A-A'



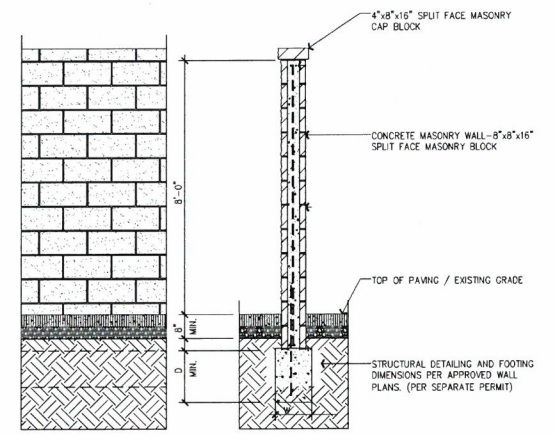
SEC 'B-B'

NOTE: SEE MANUFACTURER'S SPECIFICATIONS FOR BLOCKING AND THE DOWNS RAMPING ADDED AT THE REQUEST OF SCE FOR EMERGENCY PULL OUT IF NEEDED

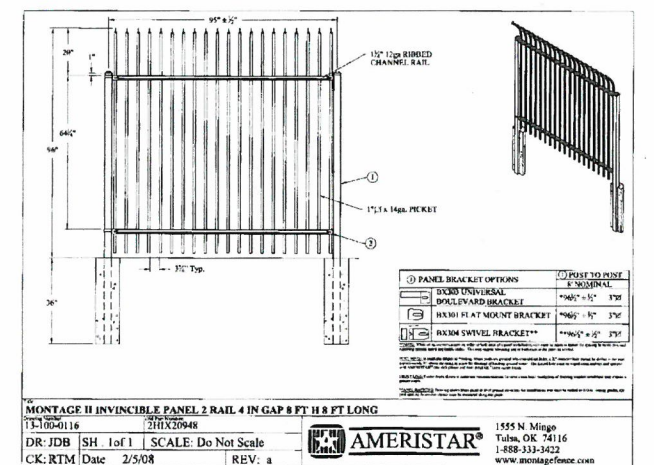
OFFICE PLAN - PIT SET TRAILER DETAILS
PER SEPARATE PERMIT (FOR REFERENCE ONLY)



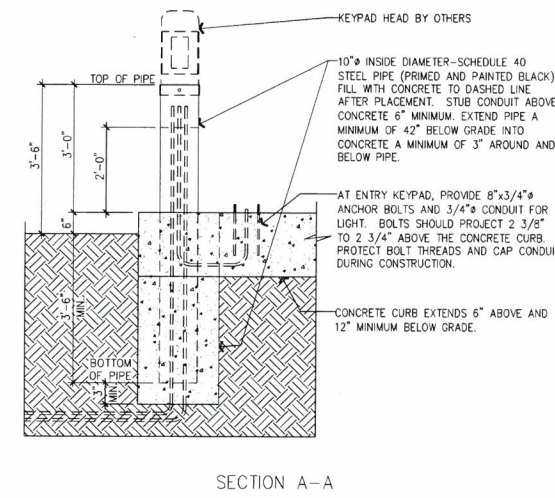
MONUMENT SIGN
PER SEPARATE PERMIT (FOR REFERENCE ONLY)



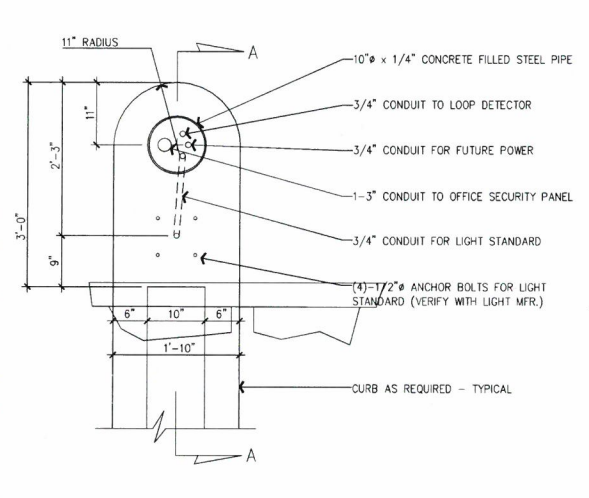
20 8' ORCO BUFF SPLIT FACE ONE SIDE BLOCK WALL
PER SEPARATE PERMIT (FOR REFERENCE ONLY)



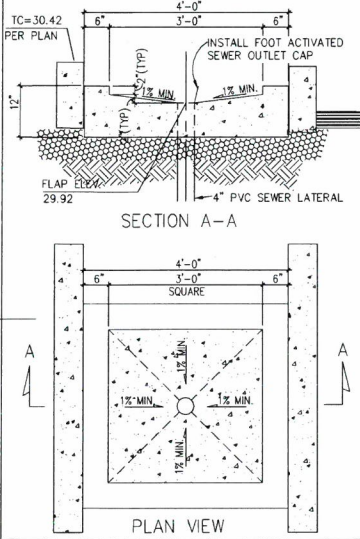
9 AMERISTAR STEEL FENCE DETAIL
PER SEPARATE PERMIT (FOR REFERENCE ONLY)



ENTRY KEYPAD - ELEVATION
NOT TO SCALE



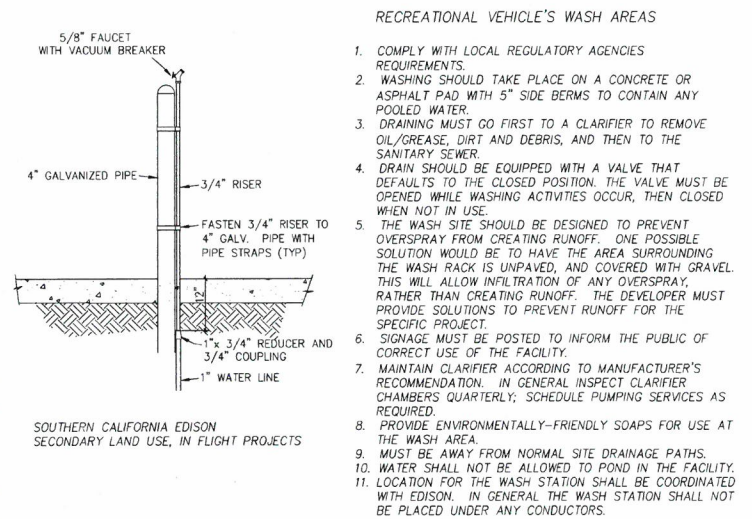
105 ENTRY KEYPAD - PLAN
NOT TO SCALE



RECREATIONAL VEHICLE'S SANITARY DUMP STATIONS

1. COMPLY WITH LOCAL REGULATORY AGENCIES REQUIREMENTS.
2. NO WATER, SEWAGE, OR ANY OTHER WASTE MAY DRAIN FROM THE DUMP STATION.
3. SIGNAGE MUST BE POSTED TO INFORM PUBLIC OF:
 - A. CORRECT USE OF DUMP STATION.
 - B. DANGERS OF IMPROPER SEWAGE DISPOSAL.
 - C. PENALTIES FOR IMPROPER SEWAGE DISPOSAL.
4. CLEAR WATER HOSE MUST BE PROVIDED TO WASH DOWN DUMP AREA AFTER USE.
5. DUMP AREA MUST CONSIST OF A CONCRETE APRON THAT WOULD ALLOW FOR COMPLETE PARKING OF THE RV ON THE PAD AND CONTAIN THE DUMP STATION. DRAINAGE OF THIS PAD SHALL BE IN A MANNER THAT WOULD NOT ALLOW ANY SEWAGE TO DRAIN FROM THE SITE. A 5" CONCRETE CONTAINMENT CURB SHALL BE PROVIDED.
6. DUMP AREA MUST BE PLUMBED DIRECTLY TO SANITARY SEWER, AND MUST NOT GO TO THE CLARIFIER ATTACHED TO THE RV WASH RACK.
7. DRAIN SHOULD BE EQUIPPED WITH A VALVE THAT DEFAULTS TO THE CLOSED POSITION. THE VALVE MUST BE OPENED WHILE DUMP STATION IS IN USE AND CLOSED WHEN NOT IN USE.
8. MUST BE AWAY FROM NORMAL SITE DRAINAGE PATHS.
9. WATER SHALL NOT BE ALLOWED TO POND IN THE FACILITY.
10. LOCATION FOR THE DUMP STATION SHALL BE COORDINATED WITH EDISON. IN GENERAL THE DUMP STATION SHALL NOT BE PLACED UNDER ANY CONDUCTORS.

54 SEWER DUMP BASIN
NOT TO SCALE



35 HOSE BIBB
NOT TO SCALE

REVISIONS			
MARK	DATE	BY	APPROVED/RCE NO.

DESIGNED BY	D.R.
DATE	06-08-14
DRAWN BY	D.R.
DATE	06-08-14
CHECKED BY	D.R.
DATE	06-08-14

BENCHMARK:	ML	ELEV.	
LOCATION:	CHERRY AVE. AND XXXXXXXXXX AVE.		
REF:	BRASS DISK STAMPED		

K&A ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL (951) 279-1800
FAX (951) 279-4380

AMIR H. FALLAHI R.C.E. 55534 DATE

PRECISE GRADING PLANS
6899 CHERRY AVE. LONG BEACH, CA.
APN 7116-004-800 & 7116-004-801

PROJECT REF NUMBER	
SHEET	1 OF 1
CONTRACT	
ACCOUNT	
DWG. NO.	