

TENTATIVE TRACT MAP 083008

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 9 OF BLOCK 2, PORTIONS OF LOTS 14 THROUGH 16 OF BLOCK 3, PORTIONS OF FAIRBANKS AVENUE AND CHESTER PLACE, AND A PORTION OF THE SOUTHERN PACIFIC RAILROAD, ALL AS SHOWN ON THE MAP OF THE KNOLL PARK ADDITION, FILED IN BOOK 6, PAGE 142A OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

TOGETHER WITH LOTS A, B AND C OF TRACT NO. 8721, PER MAP FILED IN BOOK 108, PAGES 37 AND 38 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

TOGETHER WITH PARCELS 1 AND 2 OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF LONG BEACH, RECORDED AUGUST 25, 1981 AS INSTRUMENT NUMBER 81-932898, OFFICIAL RECORDS OF SAID COUNTY;

TOGETHER WITH A PORTION OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF LONG BEACH RECORDED ON APRIL 30, 2007 AS INSTRUMENT NUMBER 20071031857, OFFICIAL RECORDS OF SAID COUNTY;

TOGETHER WITH A PORTION OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF LONG BEACH RECORDED ON AUGUST 09, 2011 AS INSTRUMENT NUMBER 2011071424, OFFICIAL RECORDS OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 7271-003-904, 7271-020-902, 7271-020-903, 7271-020-904, 7271-020-905, 7271-020-906

LOT SUMMARY

LOT NO.	PROPOSED ZONING	ACRES
1	LIGHT INDUSTRIAL (IL).....	2.05
2	LIGHT INDUSTRIAL (IL).....	1.28
STREET RIGHT OF WAY DEDICATION.....		1.09
		4.43

LEGEND:

	TRACT MAP BOUNDARY		EXISTING PUBLIC ROW / LOT LINE
	PROPOSED PUBLIC ROW / LOT LINE		EXISTING STREET CENTERLINE
	PROPOSED STREET CENTERLINE		EXISTING EASEMENT

DRAWING LIST:

DESCRIPTION	SHEET NO.
TITLE SHEET	TTM-1
CONCEPTUAL GRADING AND SITE PLAN	TTM-2
CONCEPTUAL UTILITY PLAN	TTM-3

EASEMENT NOTES

EXISTING EASEMENTS TO REMAIN

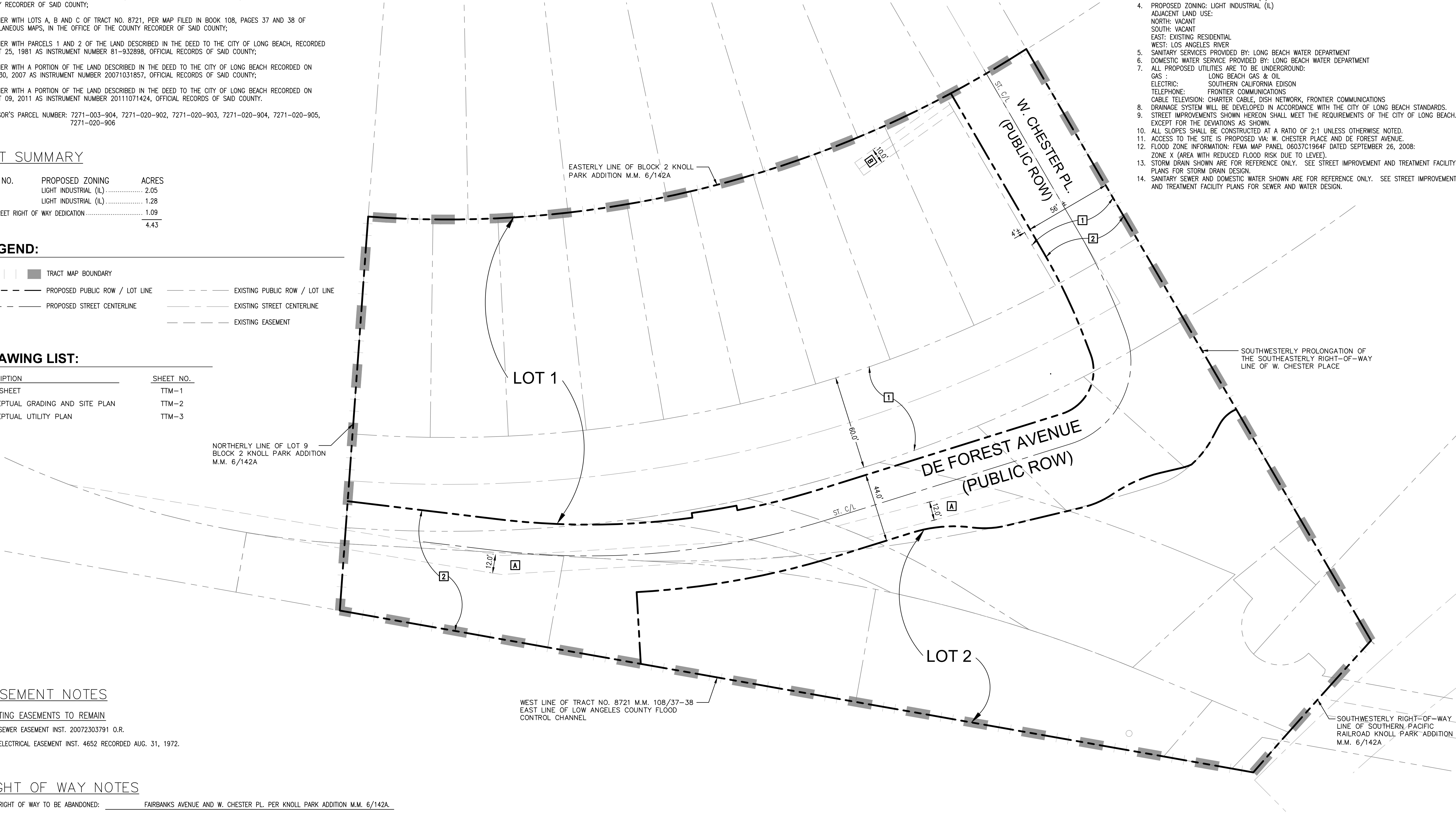
- A** SEWER EASEMENT INST. 20072303791 O.R.
B ELECTRICAL EASEMENT INST. 4652 RECORDED AUG. 31, 1972.

RIGHT OF WAY NOTES

- 1** RIGHT OF WAY TO BE ABANDONED: FAIRBANKS AVENUE AND W. CHESTER PL. PER KNOLL PARK ADDITION M.M. 6/142A.
2 RIGHT OF WAY TO BE DEDICATED TO PUBLIC: W. CHESTER PL. AND DE FOREST AVENUE.

NOTES

- EXISTING LAND USE: INDUSTRIAL DEVELOPMENT, ROADS, UNDEVELOPED LAND.
- PROPOSED LAND USE: CITY FACILITIES, INDUSTRIAL DEVELOPMENT, ROADS, OPEN SPACE.
- EXISTING ZONING: LIGHT INDUSTRIAL (IL)
- PROPOSED ZONING: LIGHT INDUSTRIAL (IL)
ADJACENT LAND USE:
NORTH: VACANT
SOUTH: VACANT
EAST: EXISTING RESIDENTIAL
WEST: LOS ANGELES RIVER
- SANITARY SERVICES PROVIDED BY: LONG BEACH WATER DEPARTMENT
- DOMESTIC WATER SERVICE PROVIDED BY: LONG BEACH WATER DEPARTMENT
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND:
GAS : LONG BEACH GAS & OIL
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TELEVISION: CHARTER CABLE, DISH NETWORK, FRONTIER COMMUNICATIONS
- DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LONG BEACH STANDARDS.
- STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE CITY OF LONG BEACH, EXCEPT FOR THE DEVIATIONS AS SHOWN.
- ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- ACCESS TO THE SITE IS PROPOSED VIA: W. CHESTER PLACE AND DE FOREST AVENUE.
- FLOOD ZONE INFORMATION: FEMA MAP PANEL 06037C1964F DATED SEPTEMBER 26, 2008: ZONE X (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE).
- STORM DRAIN SHOWN ARE FOR REFERENCE ONLY. SEE STREET IMPROVEMENT AND TREATMENT FACILITY PLANS FOR STORM DRAIN DESIGN.
- SANITARY SEWER AND DOMESTIC WATER SHOWN ARE FOR REFERENCE ONLY. SEE STREET IMPROVEMENT AND TREATMENT FACILITY PLANS FOR SEWER AND WATER DESIGN.



DESIGNED BY:
DRAWN BY:
DESIGN CHECK BY:
DRAFTING CHECK BY:

REVISIONS
No. DATE SHEET APPROVAL REF.

DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
ROGER T. CHUNG
No. 065398
CIVIL
OF THE STATE OF CALIFORNIA

Long Beach Municipal Stormwater Treatment
Tentative Tract Map 083008
TITLE SHEET

GRAPHIC SCALE
PAGE
FIELD BOOK

JOB NO. —

NO. R—

SHEET
1 OF 3

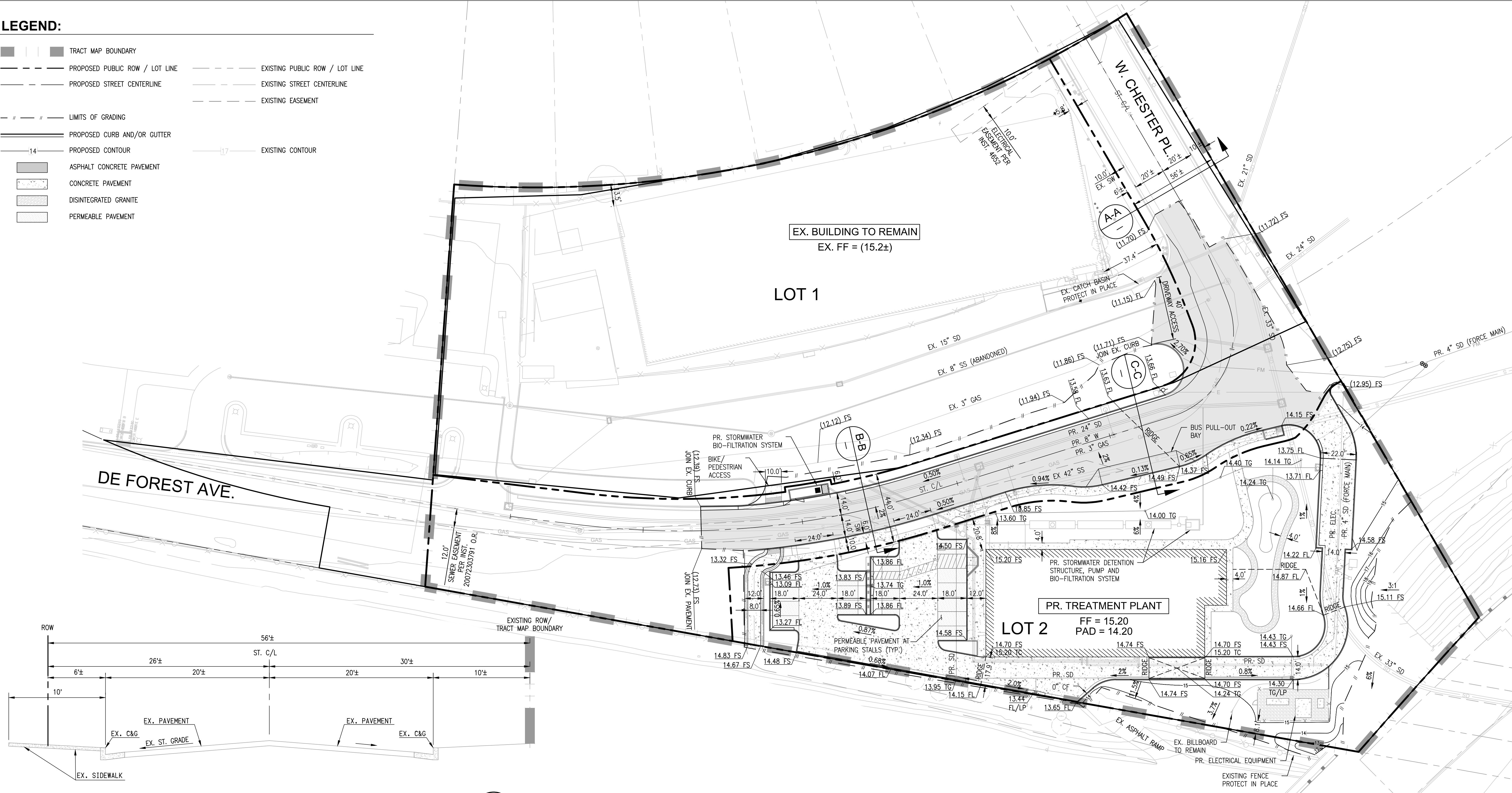
DRAWING NO.
TTM-1

LAST SAVED BY: VITO
PLOT DATE: Jun 6, 20
SAVED PATH: C:\pworkdir\0589794

Stantec Consulting Ltd.
38 Technology Drive
Irvine, Ca.
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Tel. 949.923.6000
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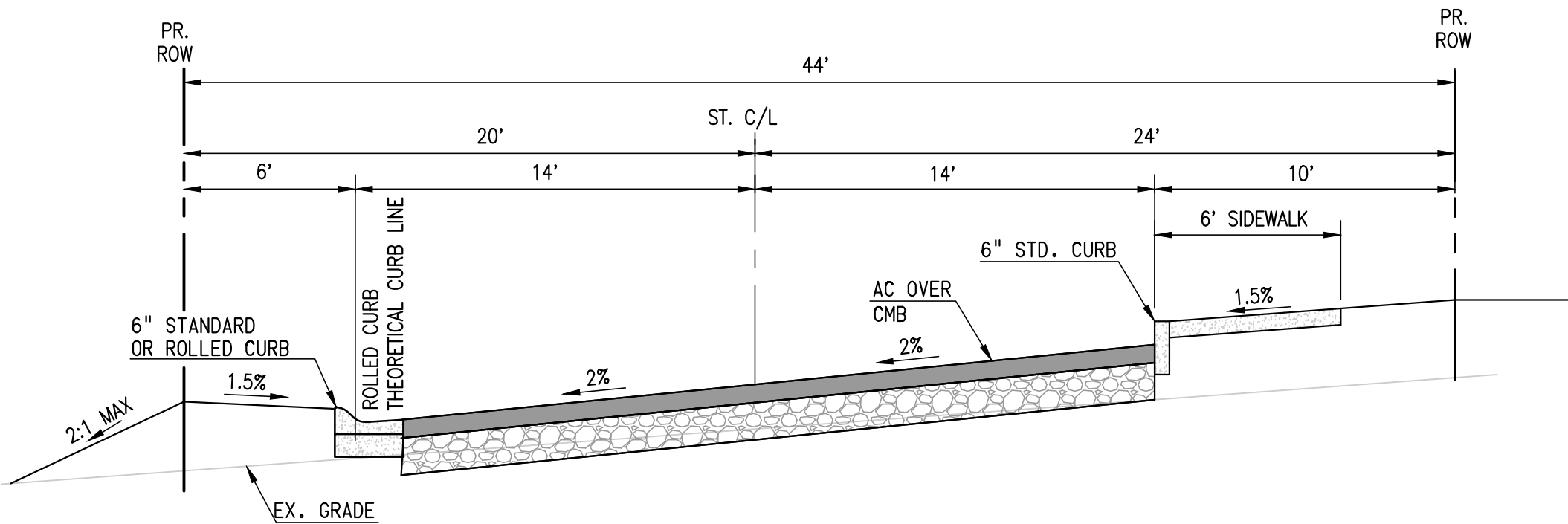
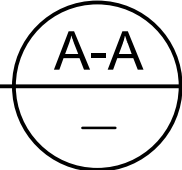
LEGEND:

- TRACT MAP BOUNDARY
- PROPOSED PUBLIC ROW / LOT LINE
- PROPOSED STREET CENTERLINE
- LIMITS OF GRADING
- PROPOSED CURB AND/OR GUTTER
- PROPOSED CONTOUR
- ASPHALT CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- DISINTEGRATED GRANITE
- PERMEABLE PAVEMENT

EXISTING PUBLIC ROW / LOT LINEEXISTING STREET CENTERLINEEXISTING EASEMENTEXISTING CONTOUR

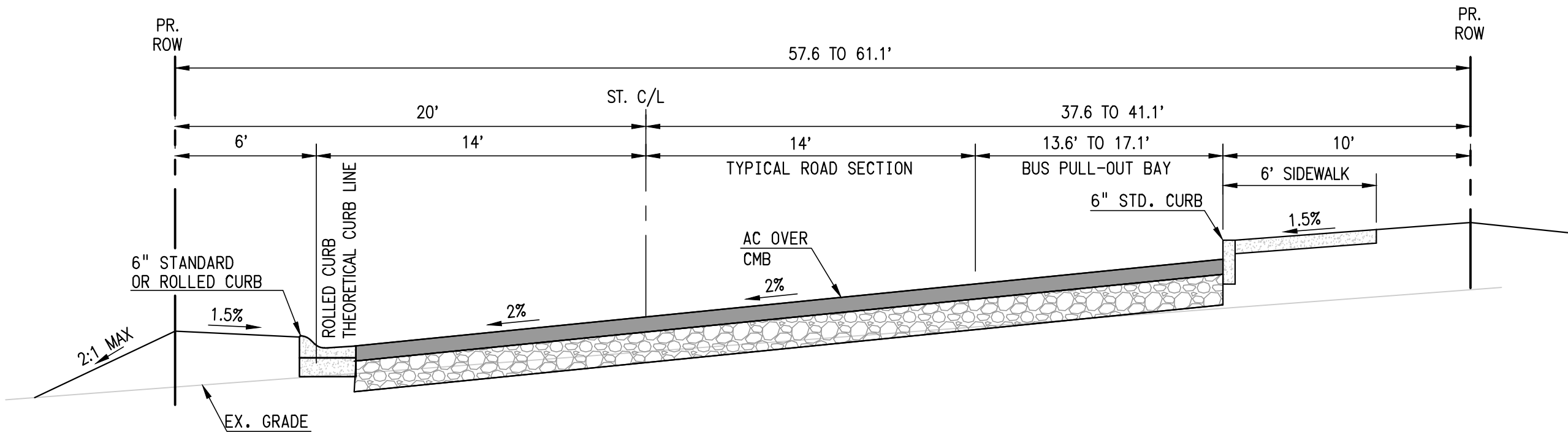
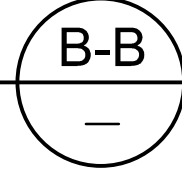
TYPICAL STREET SECTION - W. CHESTER PLACE

NOT TO SCALE



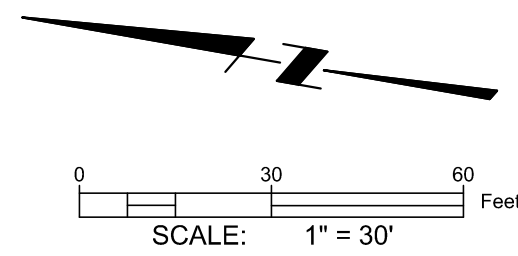
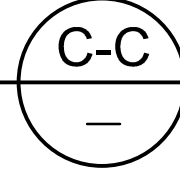
TYPICAL STREET SECTION - DE FOREST AVENUE

NOT TO SCALE



DE FOREST AVENUE - BUS PULL-OUT BAY

NOT TO SCALE



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Long Beach Municipal Stormwater Treatment
Tentative Tract Map 083008
CONCEPTUAL GRADING AND SITE PLAN

DESIGNED BY:

DRAWN BY:

DESIGN CHECK BY:

DRAFTING CHECK BY:

REVISIONS

DATE

SHEET

AS-BUILT:

APPROVAL

DESCRIPTION

REF.

NO.

DATE

SHEET

AS-BUILT:

NO.

DATE

SHEET

AS-BUILT:

JOB NO.

NO. R-

SHEET

2

OF

3

DRAWING NO.

TTM-2

LEGEND:

- TRACT MAP BOUNDARY
- PROPOSED PUBLIC ROW / LOT LINE
- PROPOSED STREET CENTERLINE
- EXISTING PUBLIC ROW / LOT LINE
- EXISTING STREET CENTERLINE
- EXISTING EASEMENT

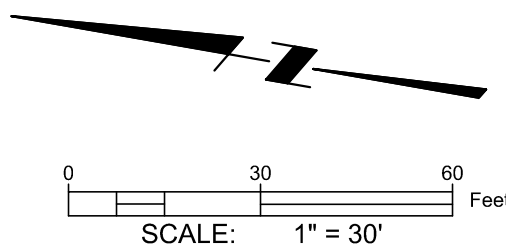
LOT 1

EX. BUILDING TO REMAIN

LOT 2

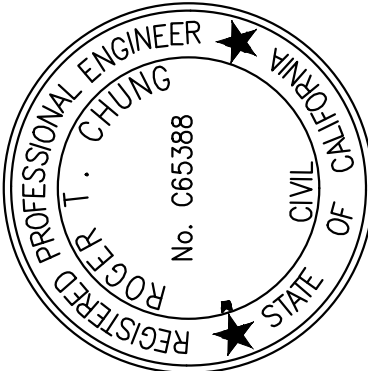
PR. TREATMENT PLANT

DE FOREST AVE.



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Long Beach Municipal Stormwater Treatment
Tentative Tract Map 083008
CONCEPTUAL UTILITY PLAN



DESIGNED BY:	
DRAWN BY:	
DESIGN CHECK BY:	
DRAFTING CHECK BY:	

REVISIONS	DATE	SHEET	APPROVAL	DESCRIPTION
No.				

JOB NO.	—
NO. R—	
SHEET	3 OF 3
DRAWING NO.	TTM-3