

Appendix 4.9-1

Los Angeles County Fire Department Review



Prepared by

Kimley»Horn

Expect More. Experience Better.



County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit

APPROVED
ACCESS REQUIREMENT ONLY

Nancy Redehoff

09/23/2022

PUBLIC FIRE HYDRANT REQUIREMENTS
County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit

Install 1 Public
Install Private

6" x 4" x 2 1/2" Fire Hydrants
Confirming to American Waterworks
Association Standard C503

REQUIRED FIRE FLOW
1,625 GPM @ 20PSI FOR 2 HOURS

Nancy Redehoff

09/23/2022

CONSTRUCTION TYPE - TYPE VB

GROSS SQUARE FOOTAGE - BUILDING #11

UNITS	10,614 SQ. FT.
DECK / BALCONY	750 SQ. FT.
GARAGES	3,221 SQ. FT.
UTILITY CLOSET	32 SQ. FT.
TOTAL -	14,617 SQ. FT.

PARKING:

REQUIRED:
RESIDENTIAL + LIVELINEWORK:

76 UNITS (3-4 BED) X 2 SPACES =	152.0 SPACES
4 UNITS (2 BED) X 1.5 SPACES =	6.0 SPACES
GUEST=80 UNITS X .33=	26.4 SPACES
SHOP-KEEPER RETAIL AREA: = (250'6" x 500'2") = 2,500 SF X 1/300	8.3 SPACES

RETAIL: 6,150 SF X 1/300 =	20.5 SPACES
TOTAL REQUIRED:	213.2 SPACES

PROVIDED:

80 UNITS X 2 IN GARAGE=	160 SPACES
OPEN PARKING-RESIDENTIAL=	20 SPACES
OPEN PARKING-COMMERCIAL=	36 SPACES 216 SPACES (2 EXTRA)
OFF SITE STREET PARKING =	20 SPACES

OPEN SPACE:

REQUIRED:	
COMMON: 80 UNITS X 100 SF =	8,000 SF
PRIVATE: 80 UNITS X 50 SF =	4,000 SF

PROVIDED:

COMMON RESIDENTIAL:	6,679 SF (COMMON GREEN)
PRIVATE RESIDENTIAL:	12,428 SF (PASEOS)
LIVEWORK MALL TERRACE:	5,160 SF (DECKS avg 60 sf)
RETAIL PLAZA & COURTS:	4,288 SF
TOTAL:	11,248 SF

AMENITY BUILDING

1	POOL BUILDING - 342 SF
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PRODUCTS:

PRODUCT 1- TOWNHOUSES - 59 UNITS:

1	PLAN 6 - 1,369 SF, 2 BED, 2.5 BA, DEN, .5 BA
2	PLAN 7 - 1,400 SF, 3 BED, 2.5 BA, DEN, .5 BA
13	PLAN 9a - 1,383 SF, 3 BED, 3.0 BA
10	PLAN 9b - 1,328 SF, 2 BED, 2.5 BA
23	PLAN 10 - 1,556 SF, 3 BED, 3.5 BA
10	PLAN 11 - 1,852 SF, 4 BED, 3.5 BA
59	

PRODUCT 2- LIVELINEWORK / SHOPKEEPERS- 17 UNITS

2	PLAN 1 - 1,618 SF, 2 BED + 262 SF SHOP, 2.5 BA, RESTRM
4	PLAN 2 - 1,748 SF, 3 BED + 275 SF SHOP, 2.5 BA, RESTRM
4	PLAN 3 - 1,618 SF, 3 BED + 267 SF OFFICE, 3.5 BA
5	PLAN 4 - 1,765 SF, 3 BED + 275 SF OFFICE, 3.5 BA
2	PLAN 8 - 1,385 SF, 2 BED, + 520 SF SHOP, 2.5 BA, RESTRM
17	

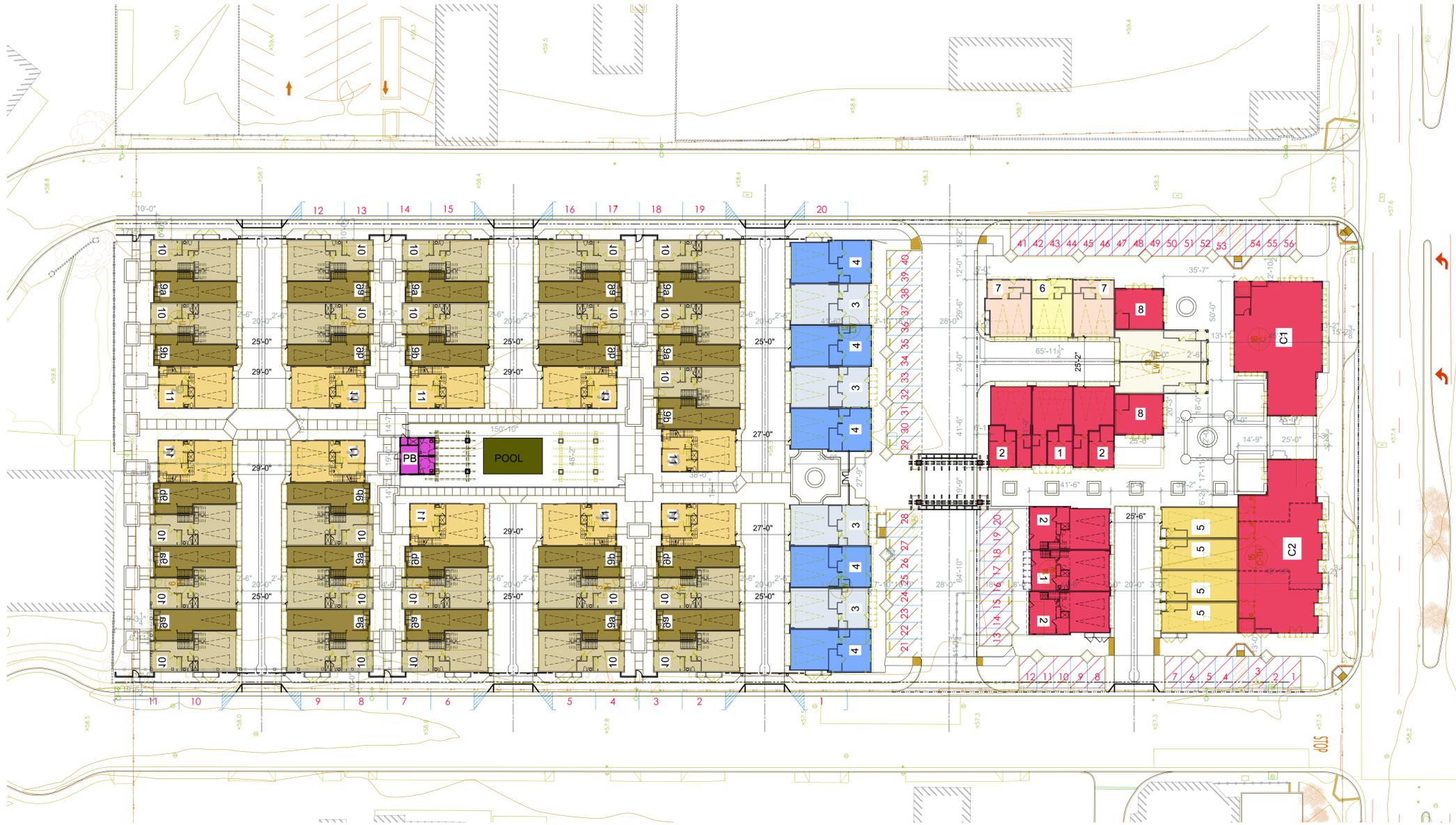
PRODUCT 3 - CARRIAGE TOWNS - 4 UNITS

4	PLAN 5 - 1,508 SF- 2 BED, 2.5 BA
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COMMERCIAL

1	BUILDING C1= 2,700 SF
1	BUILDING C2= 3,450 SF

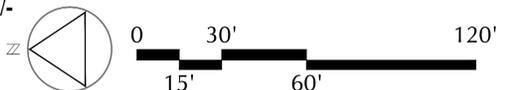
TOTAL COMMERCIAL FLOOR AREA:	
COMMERCIAL BUILDINGS:	6,150 SF
SHOP-KEEPER SHOPS:	2,500 SF
	= 8,650 SF



**CONCEPTUAL SITE PLAN
SCHEME 12**

**SITE AREA-GROSS
YIELD
DENSITY**

**3.44 ACRES +/-
80 UNITS
23.2 DU/AC**



**ARTESIA DEVELOPMENT
ARTESIA, CA**



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: FLDU2022010635 PROJECT NUMBER: TR83834
CITY/COMMUNITY: Artesia STATUS: Cleared
PROJECT ADDRESS: 11709 Artesia Boulevard DATE: 09/23/2022
Artesia, CA 90701

CONDITIONS

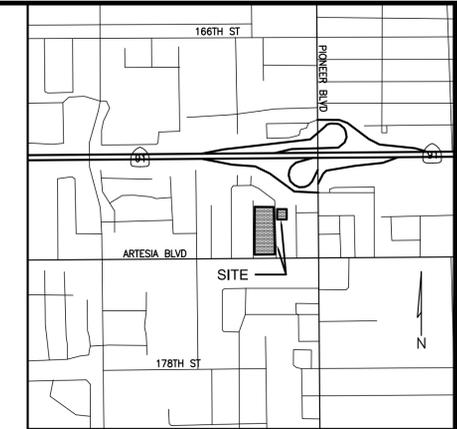
1. Tentative Parcel Map 83834 has satisfied the County of Los Angeles Fire Department Fire Prevention Division Land Development Unit review requirements.
2. All proposed structures accessed by the Fire Department for emergency response from Fallon Avenue shall be addressed from Fallon Avenue.
All proposed structures accessed by the Fire Department for emergency response from Artesia Boulevard shall be addressed from Artesia Boulevard.
All proposed structures accessed by the Fire Department for emergency response from Fallon Avenue shall be addressed from Fallon Avenue.
3. Install 1 public fire hydrant(s) as noted by the Fire Department on the Tentative Map mark-up dated September 22, 2022. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4

For any questions regarding the report, please contact Nancy Rodeheffer at (323) 890-4243 or Nancy.Rodeheffer@fire.lacounty.gov.

VESTING TENTATIVE TRACT MAP NO. 83834

FOR CONDOMINIUM PURPOSES

IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP
SCALE: NONE

SHEET INDEX:
 1 - TITLE SHEET
 2 - EXISTING EASEMENTS & LEGAL DESCRIPTION
 3 - PRELIMINARY GRADING PLAN
 4 - PRELIMINARY UTILITY PLAN
 5 - FIRE ACCESS & HYDRANT LOCATION PLAN

SUBDIVIDER:
 G3 URBAN
 15235 S. WESTERN AVE.
 GARDENA, CA 90249
 (213) 400-5358
 CONTACT: JORDAN GARDNER

ENGINEER:
 C&V CONSULTING, INC.
 9830 IRVINE CENTER DRIVE
 IRVINE, CA 92618
 (949) 916-3800
 CONTACT: RYAN J. BITTNER

ENGINEER'S STATEMENT:
 THIS TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON JUNE 10, 2022.

RYAN J. BITTNER, R.C.E. 68167

LEGAL DESCRIPTION:
 SEE SHEET 2

SITE ADDRESS:
 11709 ARTESIA BOULEVARD
 ARTESIA, CA 90701

VESTED OWNER:
 CALIFORNIA DAIRIES, INC., A CALIFORNIA CORPORATION

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 04°26'27" EAST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRS, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "LBC1" AND "DYH2".

DATUM STATEMENT:
 ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE V, NORTH AMERICAN DATUM OF 1983, 2010.00 EPOCH, NAD83(2011), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 1.00004 WAS USED FOR THIS PROJECT AT NORTHING 1776744.575, EASTING 6538079.555. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:
 LA COUNTY PUBLIC WORKS BENCHMARK NO. 2Y12313
 ELEV: 59.203 (NAVD88)
 DESCRIBED AS: L&DPW IN E CB 300MM(1") N/O BCR @ SE COR PIONEER BL & ARTESIA BL

FLOOD NOTE:
 THE SUBJECT PROPERTY FALLS WITHIN ZONE X "SHADED" PER FEMA MAP NO. 06037C1980F, A PRINTED PANEL, EFFECTIVE 9/26/2008 (TABLE A-3).

LAND USE SUMMARY:
 GROSS AREA: 4.987 AC
 NET AREA: 3.552 AC
 TOTAL PROPOSED LOTS: 1
 TOTAL PROPOSED DWELLING UNITS: 80
 TOTAL PROPOSED COMMERCIAL BUILDINGS: 2

UTILITY PURVEYORS & SERVICES:
 WATER: GOLDEN STATE WATER COMPANY; PHONE: (562) 865-2111
 SEWER: CITY OF ARTESIA; PHONE:
 ELECTRIC: SOUTHERN CALIFORNIA EDISON; PHONE: (800) 655-4555
 GAS: SO CAL GAS; PHONE: (800) 427-2200
 TELEPHONE/CABLE: FRONTIER (877) 989-6204 [OR] SPECTRUM (877) 551-7027
 SOLID WASTE AND RECYCLE: CR&R; PHONE: (800) 826-9677
 INDUSTRIAL WASTE: LACPW; PHONE (323) 887-4456
 SCHOOL DISTRICT: ABC UNIFIED SCHOOL DISTRICT PHONE: (562) 926-5566

EXISTING EASEMENTS:
 SEE SHEET 2 FOR EXISTING EASEMENTS

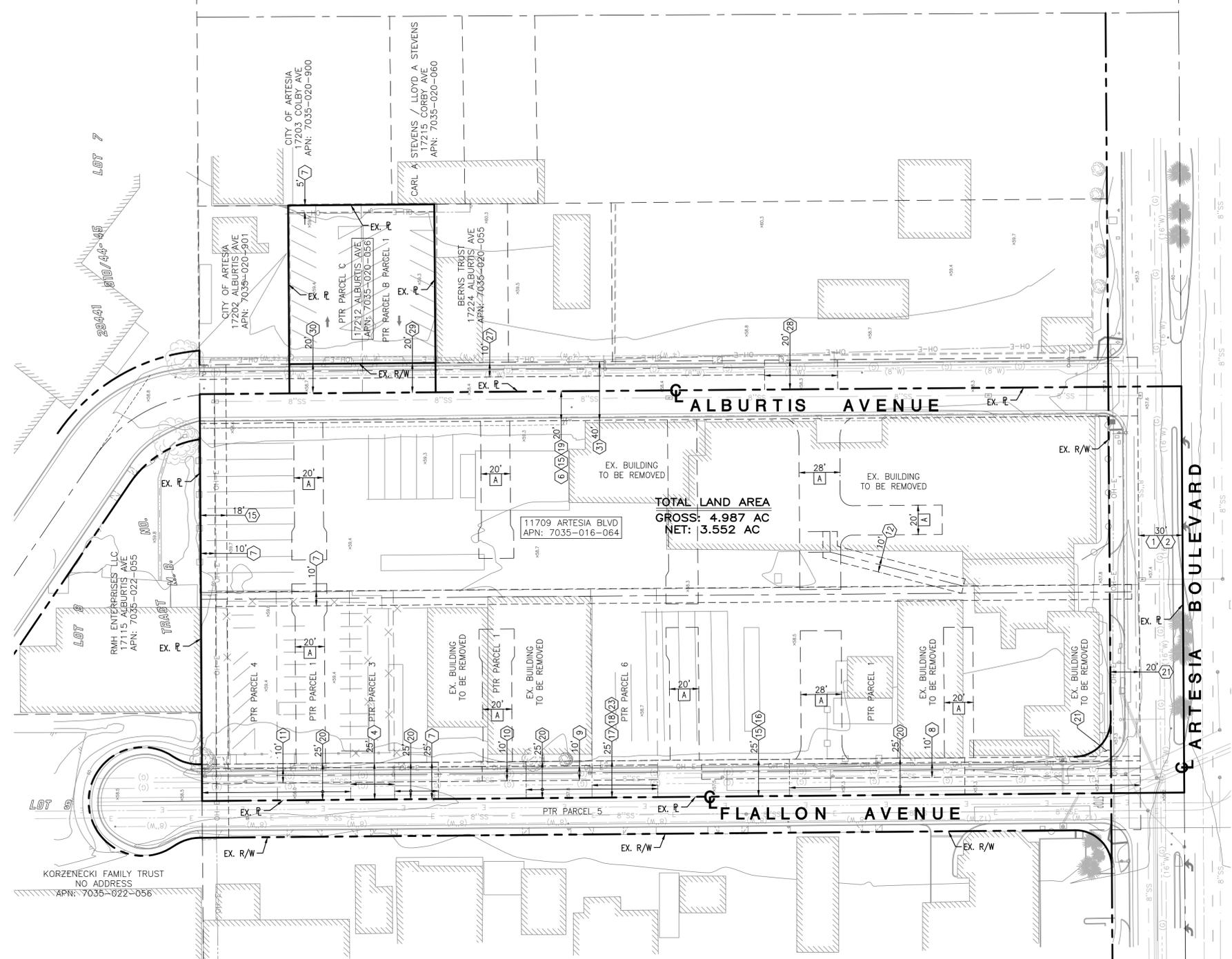
PROPOSED EASEMENTS:
 [A] INDICATES AN EASEMENT FOR PUBLIC UTILITIES

LEGEND:

AP	ANGLE POINT
ASPH	ASPHALT PAVEMENT
BC	BUILDING CORNER
BEG	BEGIN
BO	BLOW-OFF VALVE
BLDG	BUILDING
BW	BLOCK WALL
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CMF	CORRUGATED METAL FENCE
CONC	CONCRETE PAVEMENT
C&G	CURB AND GUTTER
DI	DRAIN INLET
DWY	DRIVEWAY
ELEC.	ELECTRICAL
EX.	EXISTING
FH	FIRE HYDRANT
GM	GAS METER
GSWC	GOLDEN STATE WATER CO.
HS	HARDSCAPE
LAT	LATERAL
LS	LANDSCAPING
MH	MANHOLE
OH-E	OVERHEAD ELECTRICAL LINE
PKWY	PARKWAY
P/L	PROPERTY LINE
PP	POWER POLE
RET	RETAINING
ROW	RIGHT-OF-WAY
SFH	SINGLE-FAMILY HOME
ST LT	STREET LIGHT
TE	TRASH ENCLOSURE
TEMP	TEMPORARY
TF	TRANSFORMER
TSPB	TRAFFIC SIGNAL PULLBOX
WF	WOOD FENCE
WL	WALL
WM	WATER METER
V	VALVE

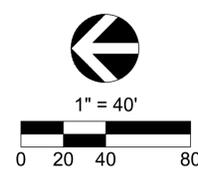
SYMBOLS:

○ BO	BLOW-OFF VALVE
□ DI	DRAIN INLET
⊙ FH	FIRE HYDRANT
⊙	LIGHT STANDARD
⊙	STORM DRAIN MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	SIGN POST
⊙ GM	GAS METER
⊙ WM	WATER METER
⊙ V	UTILITY VALVE
—○—	UTILITY/POWER POLE
==	BLOCK/RETAINING SCREEN WALL
==	BLOCK/RETAINING LOW WALL
—	PLANTER/DECORATIVE WALL
—○—	OVERHEAD WIRE
—	EDGE OF ASPHALT PAVEMENT
—○—	WOOD/WROUGHT IRON FENCE
—X—	CHAIN LINK FENCE
→	DIRECTION OF FLOW
—9.5—	MINOR CONTOUR (1' INTERVAL)
—100—	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION



TOTAL LAND AREA
 GROSS: 4.987 AC
 NET: 3.552 AC

PREPARED FOR: G3 URBAN 15235 S WESTERN AVE. GARDENA, CA 90249 (213) 400-5358	PREPARED BY: C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	CITY OF ARTESIA COMMUNITY DEVELOPMENT DEPARTMENT VESTING TENTATIVE TRACT NO. 83834 11709 ARTESIA BOULEVARD ARTESIA, CA TITLE SHEET	PROJECT NO. GTHR-006 SHEET 1 OF 5
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PLAN SET: 6/10/22 BY: JWG 34020

EXISTING EASEMENTS:
 THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO.: 00167063-021-PS4-JC DATED DECEMBER 7, 2021 7:30AM

- ① A RESERVATION CONTAINED IN THE DEED FROM THE STEARNS RANCHOS COMPANY, RECORDED IN BOOK 746 PAGE 10 OF DEEDS, AND FROM EFFIE M. PATTERSON AND J.W. PATTERSON, RECORDED IN BOOK 1776 PAGE 312, OF DEEDS, AS FOLLOWS: RESERVING THEREFROM ROADS, RAILROADS AND DITCHES, AS STRIP OF LAND 30 FEET WIDE ALONG, ADJOINING, AND EACH SIDE OF THE TOWNSHIP AND SECTION LINES ALSO RESERVING THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID GRANTED TRACT, AND RESERVING AN EASEMENT FOR IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND. RECORDED ON JUNE 10, 1918 IN BOOK 6678 PAGE 217 OF DEEDS, APPEARS THE RECORD OF A QUITCLAIM DEED WHEREIN THE STEARNS RANCHOS COMPANY, A CORPORATION PURPORTS TO CONVEY TO THE COUNTY OF LOS ANGELES ALL INTEREST IN SAID RESERVATIONS.
- ② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: COUNTY OF LOS ANGELES
 PURPOSE: ROAD
 RECORDING DATE: JULY 6, 1914
 RECORDING NO: IN BOOK 5822 PAGE 328, OF DEEDS
- ④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: GUARANTEE TITLE COMPANY OF LONG BEACH, A CORPORATION
 PURPOSE: ROAD
 RECORDING DATE: APRIL 9, 1925
 RECORDING NO: IN BOOK 3967 PAGE 62, OF OFFICIAL RECORDS
- 5 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD.
 PURPOSE: POLE LINES
 RECORDING NO: IN BOOK 22693 PAGE 73, OF OFFICIAL RECORDS
(NOT PLOTTED, OUT OF AREA)
- ⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; PURPOSE: INGRESS, EGRESS, ROAD, PUBLIC STREET AND PUBLIC UTILITIES
 RECORDED: JANUARY 14, 1947 IN BOOK 24030 PAGE 392, MAY 12, 1947 IN BOOK 24577 PAGE 170, NOVEMBER 25, 1952 IN BOOK 40376 PAGE 81, JANUARY 18, 1954 IN BOOK 43609 PAGE 144, MAY 25, 1955 IN BOOK 47874 PAGE 324, AND APRIL 5, 1957 IN BOOK 54131 PAGE 140, ALL OF OFFICIAL RECORDS
- ⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AND ASSOCIATED TELEPHONE COMPANY, LTD.
 PURPOSE: POLE LINES
 RECORDING NO: IN BOOK 35142 PAGE 255, OF OFFICIAL RECORDS
- ⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
 PURPOSE: PIPE LINES
 RECORDING DATE: JUNE 15, 1951
 RECORDING NO: IN BOOK 36545 PAGE 341, OF OFFICIAL RECORDS
- ⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
 PURPOSE: PIPE LINES
 RECORDING DATE: MARCH 28, 1952
 RECORDING NO: IN BOOK 36583 PAGE 416, OF OFFICIAL RECORDS
- ⑩ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
 PURPOSE: PIPE LINES
 RECORDING DATE: APRIL 25, 1952
 RECORDING NO: IN BOOK 38795 PAGE 235, OF OFFICIAL RECORDS
- ⑪ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
 PURPOSE: PIPE LINES
 RECORDING NO: IN BOOK 39159 PAGE 325, OF OFFICIAL RECORDS
- ⑫ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
 PURPOSE: POLES
 RECORDING DATE: JUNE 17, 1952
 RECORDING NO: IN BOOK 39183 PAGE 23, OF OFFICIAL RECORDS
- ⑬ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: PACIFIC WATER COMPANY, A CORPORATION
 PURPOSE: PIPE LINES
 RECORDING DATE: FEBRUARY 17, 1955
 RECORDING NO: IN BOOK 46947 PAGE 362, OF OFFICIAL RECORDS
- ⑬ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: BUILDERS AND PROPERTY DEVELOPERS, INC., A CORPORATION
 PURPOSE: INGRESS, EGRESS AND ROADS
 RECORDING DATE: FEBRUARY 16, 1956
 RECORDING NO: IN BOOK 50338 PAGE 66, OF OFFICIAL RECORDS
- ⑬ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: BUILDERS AND PROPERTY DEVELOPERS, INC., A CORPORATION
 PURPOSE: ROAD AND UTILITY
 RECORDING DATE: MARCH 13, 1956
 RECORDING NO: IN BOOK 50585 PAGE 322, OF OFFICIAL RECORDS
- ⑬ THE RIGHT TO DEDICATE THE LAND AND COVERED BY SAID EASEMENT TO PUBLIC USE FOR ROAD PURPOSES AND THE PURCHASER FOR HIS HEIRS AND ASSIGNS, HEREBY AGREES AT ANY TIME, WHEN REQUESTED BY THE SELLER, ITS SUCCESSORS AND ASSIGNS, TO EXECUTE ANY MAP OR OTHER DOCUMENT WHICH MAY BE NECESSARY TO SO DEDICATE SAID LAND TO PUBLIC USE, AND FURTHER, THE PURCHASER HEREBY APPOINTS SAID SELLERS, ITS SUCCESSORS AND ASSIGNS, HIS REVOCABLE AGENT AND ATTORNEY IN FACT, TO EXECUTE IN HIS NAME ANY MAP OR OTHER DOCUMENT WHICH MAY BE NECESSARY TO SO DEDICATE SAID TO THE PUBLIC, AS RESERVED BY BUILDERS AND PROPERTY DEVELOPERS, INC., A CORPORATION, IN DEED RECORDED MARCH 13, 1956 IN BOOK 50585 PAGE 322, OFFICIAL RECORDS.
- ⑬ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: THE COUNTY OF LOS ANGELES OR THE CITY OF ARTESIA
 PURPOSE: PUBLIC ROAD AND HIGHWAY
 RECORDING DATE: MAY 18, 1959
 RECORDING NOS: IN BOOK D-470 PAGE 681 AND IN BOOK D-470 PAGE 679, BOTH OF OFFICIAL RECORDS
- ⑳ AN EASEMENT OVER THE WESTERLY 25 FEET OF PARCEL 1 FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS GRANTED TO THE CITY OF ARTESIA IN DEEDS RECORDED AUGUST 1, 1960 IN BOOK D-929 PAGE 156, OFFICIAL RECORDS, AND RECORDED AUGUST 9, 1960 IN BOOK D-938 PAGE 942, OFFICIAL RECORDS, AND RECORDED AUGUST 9, 1960 IN BOOK D-938 PAGE 940, OFFICIAL RECORDS AND RECORDED SEPTEMBER 8, 1960 IN BOOK D-970 PAGE 78, OFFICIAL RECORDS, AND RECORDED NOVEMBER 30, 1960 IN BOOK D-1050 PAGE 441, OFFICIAL RECORDS.
PENDING ADDITIONAL DOCUMENTS.

- ⑳ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: CITY OF ARTESIA
 PURPOSE: PUBLIC ROAD AND HIGHWAY
 RECORDING DATE: MARCH 6, 1964
 RECORDING NO: IN BOOK D-2385 PAGE 867, OF OFFICIAL RECORDS
- ㉑ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PIPELINES
 RECORDING DATE: JULY 11, 1952
 RECORDING NO: 3260, IN BOOK 39363 PAGE 156, OF OFFICIAL RECORDS
- ㉒ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: ROAD AND UTILITIES
 RECORDING DATE: SEPTEMBER 11, 1950
 RECORDING NO: 168, IN BOOK 34254 PAGE 206, OF OFFICIAL RECORDS
- ㉓ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: INGRESS, EGRESS AND UTILITIES
 RECORDING DATE: OCTOBER 27, 1953
 RECORDING NO: 862, IN BOOK 43020 PAGE 79, OF OFFICIAL RECORDS
- ㉔ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS, UTILITY AND ROAD PURPOSES
 RECORDING DATE: JULY 17, 1953
 RECORDING NO: 565, IN BOOK 42234 PAGE 357, OF OFFICIAL RECORDS
- ㉕ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ROAD PURPOSES
 RECORDING DATE: SEPTEMBER 18, 1969
 RECORDING NO: 2729, OF OFFICIAL RECORDS

LEGAL DESCRIPTION

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

PARCEL A:

PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A MAP RECORDED IN BOOK 41819 PAGES 141 ET SEQ., OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANT THEREON NORTH 89° 33' 05" EAST 520 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER SOUTH 0° 35' 20" EAST 51.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING PARALLEL WITH SAID WEST LINE SOUTH 0° 35' 20" EAST 620 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION; THENCE ALONG SAID SOUTH LINE NORTH 89° 30' 00" EAST 141.43 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE NORTH 0° 34' 10" WEST 619.90 FEET, MORE OR LESS, TO A LINE PARALLEL WITH SAID SOUTH LINE WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE SOUTH 89° 30' 00" WEST 141.69 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LAND; THENCE ALONG THE WEST LINE THEREOF, SOUTH 0° 35' 20" EAST 50 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO MIKE FEINSTEIN ET UX, BY DEED RECORDED ON APRIL 9, 1925 AS DOCUMENT NO. 1462 IN BOOK 3967 PAGE 62 OF SAID OFFICIAL RECORDS AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 0° 35' 20" EAST 30 FEET TO THE SOUTHWEST CORNER OF SAID LAND OF FEINSTEIN; THENCE ALONG THE SOUTH LINE OF SAID LAST MENTIONED LAND, NORTH 89° 30' 00" EAST 141.66 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF AND BEING IN THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE, NORTH 0° 34' 10" WEST 30 FEET TO THE NORTHEAST CORNER OF SAID LAND OF FEINSTEIN; THENCE ALONG THE NORTH LINE OF SAID LAST MENTIONED LAND, SOUTH 89° 30' 00" WEST 141.67 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LAND; THENCE ALONG THE WEST LINE THEREOF, SOUTH 0° 35' 20" EAST 170 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO ROY MARTHUR ET UX, RECORDED IN BOOK 6064 PAGE 285 OF SAID OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 0° 35' 20" EAST 45 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 0° 35' 20" EAST 45 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO ALEX GRAHAM ET UX, BY DEED RECORDED ON FEBRUARY 11, 1928 IN BOOK 7087 PAGE 183 OF OFFICIAL RECORDS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LAST MENTIONED LAND, A DISTANCE OF 141.60 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE, NORTH 0° 34' 10" WEST 45 FEET, MORE OR LESS, TO A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 30' 00" WEST 141.62 FEET, MORE OR LESS, TO SAID TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A MAP RECORDED IN BOOK 41819 PAGE 141 ET SEQ., OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE ALONG THE NORTH LINE THEREOF, NORTH 89° 33' 05" EAST 135 FEET; THENCE PARALLEL WITH THE WEST LINE THEREOF, SOUTH 0° 34' 10" EAST 671.39 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, SOUTH 89° 30' 00" WEST 135 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER QUARTER; THENCE ALONG THE WEST LINE THEREOF, NORTH 0° 34' 10" WEST 671.53 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A MAP RECORDED IN BOOK 41819 PAGE 141 ET SEQ., OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 520 FEET EASTERLY FROM THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, WITH A LINE PARALLEL WITH AND 540 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID SECTION 25; THENCE NORTHERLY PARALLEL WITH THE SAID WESTERLY LINE, A DISTANCE OF 30 FEET; THENCE EASTERLY PARALLEL WITH THE SAID SOUTHERLY LINE, A DISTANCE OF 141.60 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 30 FEET TO A LINE PARALLEL WITH THE SAID SOUTHERLY LINE AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, A DISTANCE OF 141.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON MAP MADE BY CHARLES T. HEALEY UPON SURVEY BY HIM ABOUT 1870 FOR THE STEARNS RANCHOS COMPANY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANT THEREON NORTH 89° 33' 05" EAST 520 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER SOUTH 0° 35' 20" EAST 51.67 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTH 89° 30' 00" EAST 141.69 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE NORTH 0° 34' 10" WEST 51.53 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE SOUTH 89° 33' 05" WEST 141.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER THE EASTERLY 50 FEET OF THE WESTERLY 545 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO LOS COYOTES, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. EXCEPT THE SOUTHERLY 30 FEET THEREOF.

PARCEL 6:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41819 PAGE 141 ET SEQ., OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER DISTANT THEREON NORTH 89° 33' 05" EAST, 520.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 0° 35' 20" EAST, 266.67 FEET, MORE OR LESS, TO A POINT ON SAID PARALLEL LINE, DISTANT SOUTHERLY THEREON 45.00 FEET FROM THE SOUTHWEST CORNER OF THE LAND CONVEYED TO ROY MARTHUR, ET UX., BY DEED RECORDED IN BOOK 6064 PAGE 285, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID PARALLEL LINE, 45.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO ALEX GRAHAM, ET UX., BY DEED RECORDED FEBRUARY 11, 1928 IN BOOK 7087 PAGE 183, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF SAID LAND, NORTH 89° 30' 00" EAST, 141.60 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE, NORTH 0° 34' 10" WEST, 45.00 FEET, MORE OR LESS, TO A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 30' 00" WEST, 141.62 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL B:

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS COYOTES, CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A COPY OF MAP MADE BY CHARLES T. HEALEY, RECORDED IN BOOK 41819, PAGE 141 ET SEQ., OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID QUARTER, DISTANT NORTH 89° 33' 05" EAST 135.00 FEET THEREON FROM THE NORTHWEST CORNER OF SAID QUARTER; THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER, SOUTH 0° 34' 10" EAST 111.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID PARALLEL LINE, 50.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER, NORTH 89° 30' 00" EAST 128.00 FEET; THENCE PARALLEL WITH SAID WEST LINE, NORTH 0° 34' 10" WEST 50.00 FEET; THENCE PARALLEL WITH SAID SOUTH LINE, SOUTH 89° 30' 00" WEST 128.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

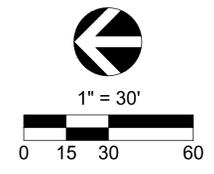
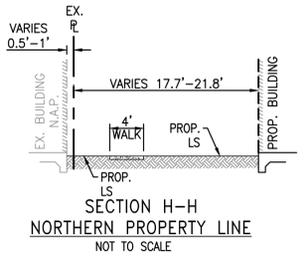
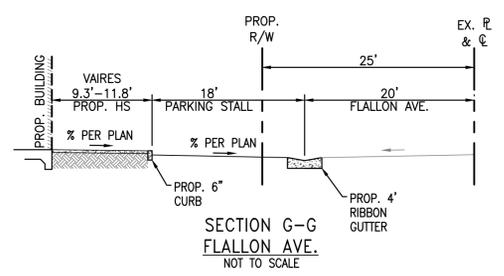
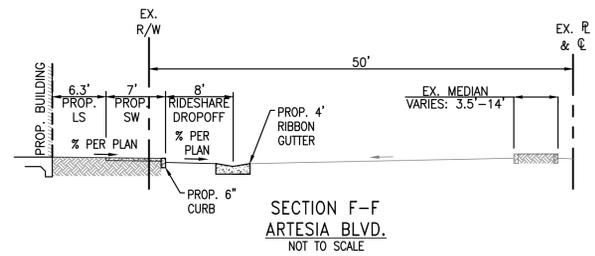
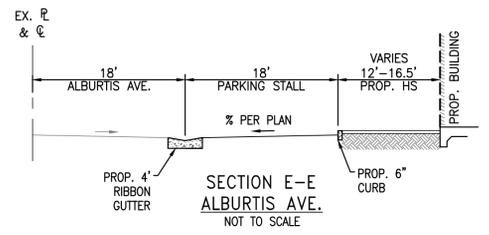
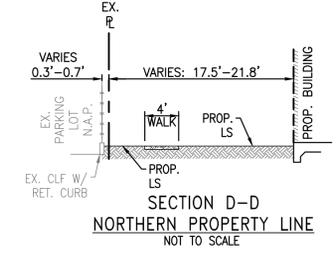
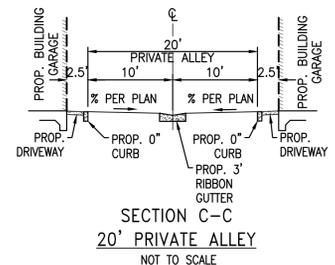
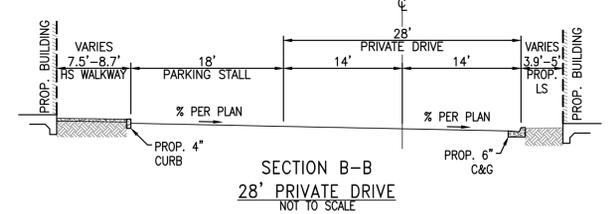
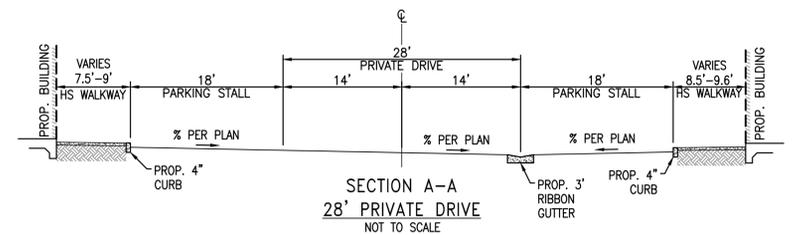
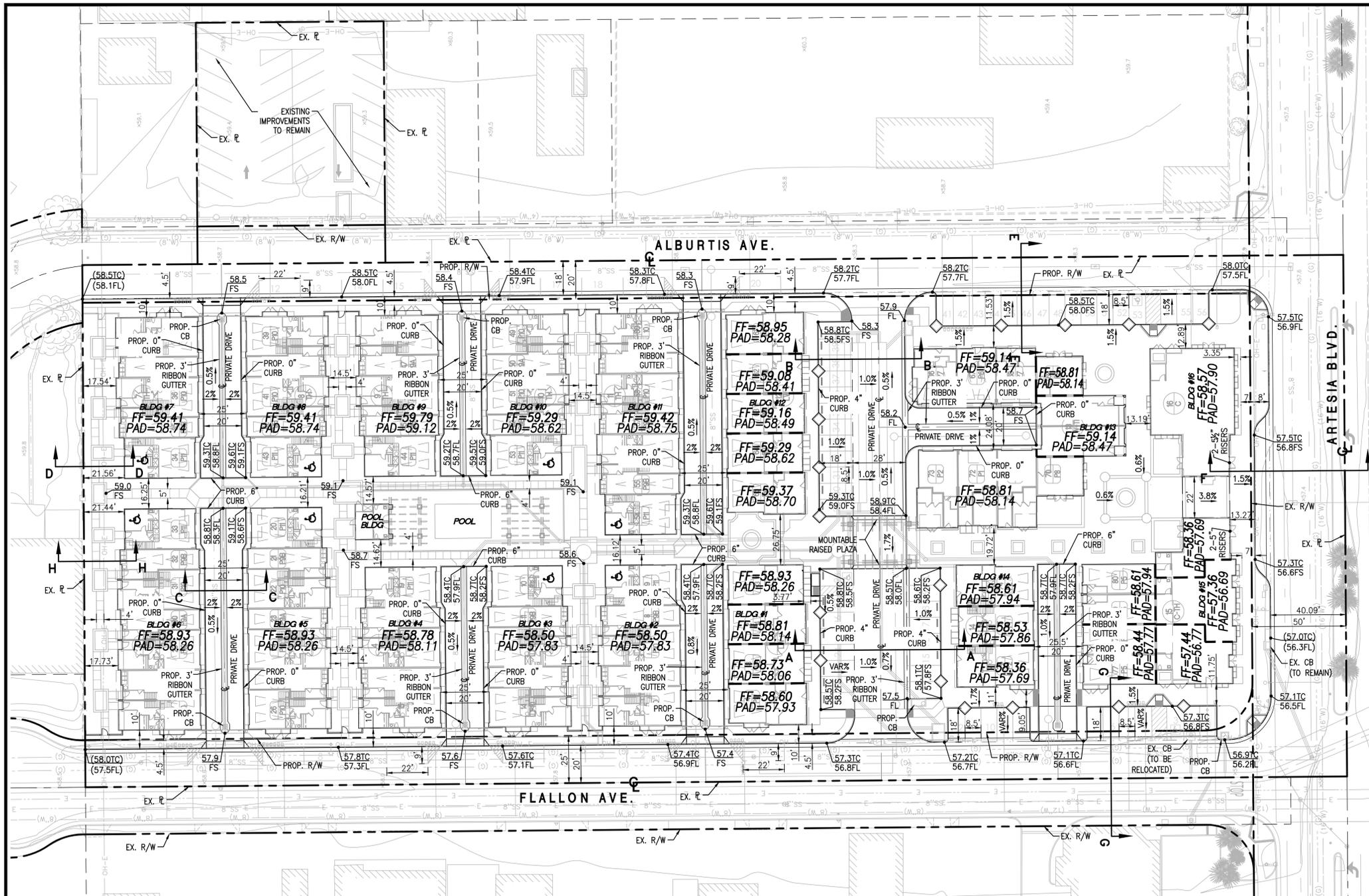
A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER THE EASTERLY 40 FEET OF THE WESTERLY 155 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS COYOTES, CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A COPY OF MAP MADE BY CHARLES T. HEALEY, RECORDED IN BOOK 41819, PAGE 141, ET SEQ., OF OFFICIAL RECORDS. EXCEPT THE SOUTHERLY 30 FEET.

PARCEL C:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO LOS COYOTES, CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID QUARTER, DISTANT NORTH 89° 33' 05" EAST 135.00 FEET THEREON FROM THE NORTHWEST CORNER OF SAID QUARTER; THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER, SOUTH 0° 34' 10" EAST 61.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID PARALLEL LINE 50.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER, NORTH 89° 30' 00" EAST 128.00 FEET, MORE OR LESS, TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND SECONDLY DESCRIBED IN THE DEED TO JOHN NICHOLS, ET UX., RECORDED JANUARY 25, 1926, AS INSTRUMENT NO. 925 IN BOOK 5538, PAGE 291, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID PROLONGATION AND WEST LINE NORTH 0° 34' 10" WEST 50.00 FEET; THENCE PARALLEL WITH THE SAID SOUTH LINE SOUTH 89° 30' 00" WEST 128.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES, OVER THE EASTERLY 40 FEET OF THE WESTERLY 155 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO LOS COYOTES.

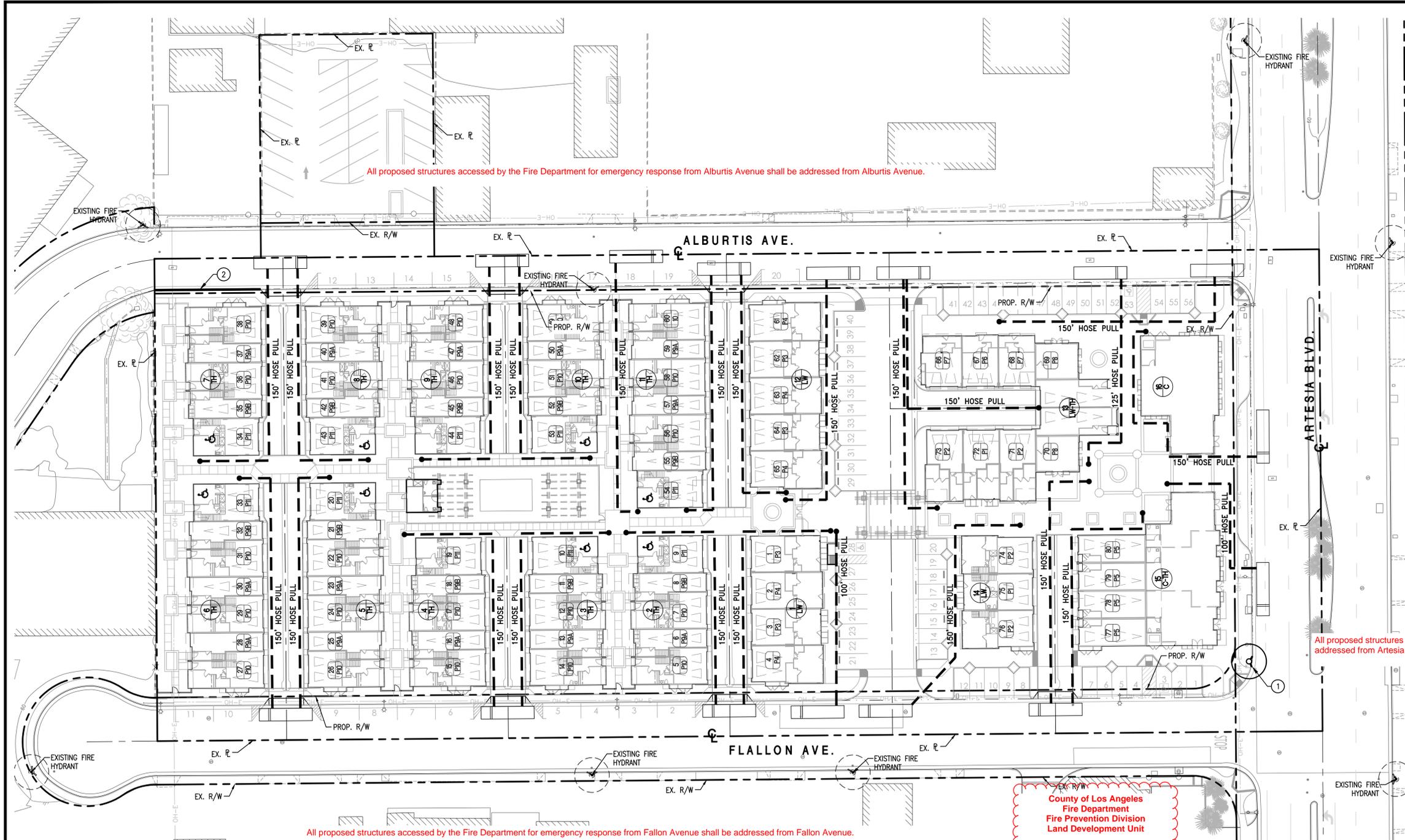
APN: 7035-016-064, 7035-020-056, 7035-020-057

PREPARED FOR: 	PREPARED BY:  9630 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET 	<p align="center">CITY OF ARTESIA COMMUNITY DEVELOPMENT DEPARTMENT</p> <p align="center">VESTING TENTATIVE TRACT NO. 83834 11709 ARTESIA BOULEVARD ARTESIA, CA</p> <p align="center">EXISTING EASEMENTS & LEGAL DESCRIPTION</p>	PROJECT NO. GTHR-006 SHEET 2 OF 5
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PREPARED FOR:  G3 URBAN 15235 S WESTERN AVE. GARDENA, CA 90249 (213) 400-5358	PREPARED BY:  C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9630 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	
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CITY OF ARTESIA COMMUNITY DEVELOPMENT DEPARTMENT VESTING TENTATIVE TRACT NO. 83834 11709 ARTESIA BOULEVARD ARTESIA, CA PRELIMINARY GRADING PLAN	PROJECT NO. GTHR-006 SHEET 3 OF 5
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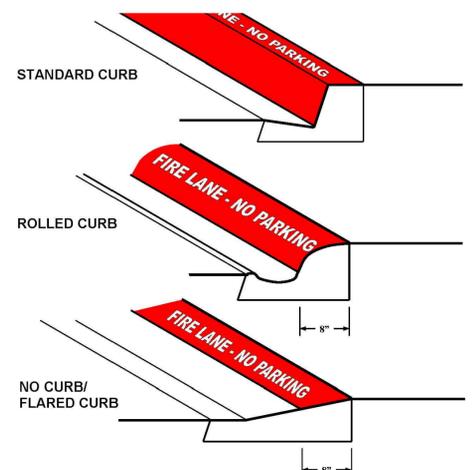


- PROJECT GENERAL NOTES:**
- THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
 - THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2016 EDITION.
 - ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACOFD GUIDELINE FOR FIRE APPARATUS ROADS.
 - LARGEST BUILDING SQ. FOOTAGE = 3,450 SQ. FT.
 - BUILDINGS ARE DESIGNATED TYPE—
 - BUILDING OCCUPANCIES ARE R-4 FOR ATTACHED MULTI-FAMILY UNITS.
 - THE BUILDING HEIGHTS ARE APPROXIMATELY ___ FEET MAX OVERALL AND 30' MAX TO FASCIA ABOVE FINISH GRADE.
 - ALL ___ BUILDINGS ON THE SITE WILL BE SPRINKLERED PER _____
 - BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
 - LA COUNTY FIRE DEPARTMENT ACCESS GATE NOTES: GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:
 - WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL NOT BE LESS THAN 20 FEET EXCEPT ON A FIRE APPARATUS ROADWAY APPROVED TO BE A LESSER WIDTH, IN WHICH CASE THE GATE SHALL NOT RESTRICT THAT WIDTH. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL NOT BE LESS THAN 15 FEET FOR RESIDENTIAL USE AND 20 FEET FOR COMMERCIAL/INDUSTRIAL USES.
 - GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
 - CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
 - GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
 - ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
 - METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
 - ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
 - GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.
 - THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS TBD GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 & APPENDIX B.
 - THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANTS AT THIS LOCATION IS GPM AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON-SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE GPM, WITH EACH ON-SITE FIRE HYDRANT BEING CAPABLE OF FLOWING GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
 - ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRASS OR BRONZE CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1.
 - ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4.
 - THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4.

ATTACHMENT 9

Fire Lane Identification - Red Curbs

All proposed structures accessed by the Fire Department for emergency response from Artesia Boulevard shall be addressed from Artesia Boulevard



- Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
- Curbs shall be painted OSHA safety red.
- "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

RED CURB PAVEMENT MARKING
NOT TO SCALE

CONSTRUCTION NOTES:

- PROPOSED FIRE HYDRANT LOCATION
- PAINT RED CURB

LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- HOSE PULL
- PROPERTY LINE
- FIRE TRUCK
- FH FIRE HYDRANT
- PR. PROPOSED
- EX. EXISTING
- PL. PROPERTY LINE
- R/W. RIGHT OF WAY
- TYP. TYPICAL

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit

APPROVED
ACCESS REQUIREMENT ONLY

Nancy Radeheffer

09/23/2022

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit

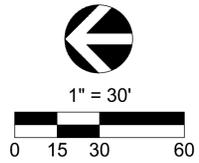
Install 1 Public
Install Private

6" x 4" x 2 1/2" Fire Hydrants
Confirming to American Waterworld
Association Standard C503

REQUIRED FIRE FLOW
1,625 GPM @ 20PSI FOR 2 HOURS

Nancy Radeheffer

09/22/2022



PREPARED FOR:	PREPARED BY:
 G3 URBAN 15235 S WESTERN AVE. GARDENA, CA 90249 (213) 400-5358	 C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9630 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET

CITY OF ARTESIA COMMUNITY DEVELOPMENT DEPARTMENT VESTING TENTATIVE TRACT NO. 83834 11709 ARTESIA BOULEVARD ARTESIA, CA FIRE ACCESS & HYDRANT LOCATION PLAN	PROJECT NO. GTHR-006 SHEET 5 OF 5
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DATE: 6/10/22 BY: EMM 34000