VESTING TENTATIVE TRACT MAP NO. 72216

MAJOR LAND DIVISION FOR CONDOMINIUM PURPOSES

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 3 OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102 PAGES 57 AND 58 OF MAPS AND LOTS OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102, PAGES 57 AND 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 187 OF TRACT NO.24969 AS SHOWN ON MAP RECORDED IN BOOK 679 OF MAPS, PAGES 77 TO 80, INCLUSIVE, OF SAID MAPS, SAID POINT BEING ON THE SOUTHERLY RIGHT–OF–WAY LINE OF AMBER VALLEY DRIVE, DISTANT 30.00 FEET FROM THE CENTERLINE THEREOF;

THENCE SOUTH 00° 04' 30" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 24969, 904.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'30" EAST 435.99 FEET TO A POINT ON THE NORTHERLY RIGHT–OF–WAY LINE TO CANDLELIGHT DRIVE, DISTANT 30.00 FEET FROM THE CENTERLINE THEREOF;

THENCE NORTH 89°49'37" WEST ALONG SAID NORTHERLY RIGHT–OFWAY LINE, 1240.53 FEET TO A POINT ON A TANGENT 25.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY TO WHICH A RADIAL LINE BEARS SOUTH 00°10'23" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE 39.30 FEET THROUGH A CENTRAL ANGLE OF 90°04'05" TO WHICH A RADIAL LINE BEARS NORTH 89°45'32" WEST, SAID POINT BEING ON THE EASTERLY RIGHT–OF–WAY LINE OF FIRST AVENUE, DISTANT 40.00 FEET FROM THE CENTERLINE THEREOF;

THENCE, NORTH 00°14'28" EAST ALONG SAID EASTERLY RIGHT–OF–WAY LINE, 587.59 FEET;

THENCE SOUTH 89°49'37" EAST, 292.00 FEET;

THENCE SOUTH 00°14'28" WEST; 174.89 FEET

THENCE SOUTH 89°43'26" EAST; 971.16 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 24969, SAID POINT BEING THE TRUE POINT OF BEGINNING;

PARCELS 1 AND 2 ARE SHOWN AS PARCELS 1 AND 2 IN THAT CERTAIN LOT LINE ADJUSTMENT NO. RLLA 201100020, APPROVED JANUARY 10, 2012 RECORDED AS INSTRUMENT NO. 11–1776445 ON DECEMBER 29, 2011 AND AS INSTRUMENT NO. 12–0564808 ON APRIL 12, 2021.

APN:8036–0160–007

APN:8036–0160–008

EXISTING SITE CONDITIONS

THE EXISTING SITE IS CONSISTED OF ABOUT 35% OF ASPHALT PAVEMENT ON THE PARKING AREAS AND ABOUT 65% IS CONSISTED OF LANDSCAPE AND GREEN AREAS. THE SITE IS ELEVATED ABOUT 13 FEET HIGH ABOVE THE FIRST AVENUE SIDEWALK LEVEL AND ABOUT 3 FEET ABOVE THE SIDEWALK LEVEL AT CANDLELIGHT DRIVE. THE SITE SITS THE SAME LEVEL OF THE SURFACE ON THE ADJACENT PROPERTY ON THE NORTH AND ABOUT 6 FEET LOWER THAN THE ADJACENT PROPERTY TO THE EAST.

ZONING

EXISTING ZONING = A1–7000

PROPOSED ZONING = RPD–8.3U–DP

BENCHMARK

LACO BM ID#11483, ELEV=278.927' 2005 ADJ., LA MIRADA QUAD

DESC: LACO TAG IN W CB 600MM(2FT) S/O BCR @ SW COR FIRST & CANDLELIGHT DR.

PROTECTED TREE STATEMENT

THERE ARE NO EXISTING ONSITE OAK TREES AND OTHER PROTECTED TREES. EXISTING ONSITE TREES & LANDSCAPE WILL BE REMOVED.

PROPOSED METHOD OF SEWAGE DISPOSAL

THE PROPOSED PUBLIC SEWER EXTENSION WILL CONNECT TO AN EXISTING PUBLIC 8" VCP SEWER LINE LOCATED WITHIN CANDLELIGHT DRIVE, SOUTH OF THE PROJECT SITE.

PROPOSED METHOD OF FLOOD AND EROSION CONTROL

ONSITE RUNOFF SHALL BE COLLECTED BY A STORM DRAIN SYSTEM WHICH WOULD PROVIDE STORMWATER MITIGATION FOR QUALITY & QUANTITY BY MEANS OF SEVERAL BIOFILTRATION BMP'S & RETENTION FACILITIES ONSITE. ULTIMATE SITE DISCHARGE WILL BE INTRODUCED ALONG FIRST STREET VIA NEW PARKWAYS DRAIN; WHERE IN STREET STORM CONVEYANCES WILL MIMIC EXISTING FLOWS TO THE LA MIRADA FLOOD CONTROL CHANNEL NORTH OF THE SITE.

FINAL MAP PHASING

REQUEST PERMISSION TO RECORD MULTIPLE FINAL MAPS. FINAL MAP PHASING SHALL BE MUTUALLY AGREED TO BETWEEN OWNER/SUBDIVIDER AND LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS AND REGIONAL PLANNING. REFER TO EXHIBIT "A" FOR PROPOSED CONSTRUCTION PHASING.

STREET FRONTAGE REQUIREMENTS

THE TENTATIVE MAP SHALL WAIVE THE STREET FRONTAGE REQUIREMENTS UPON APPROVAL BY THE COUNTY OF LOS ANGELES REGIONAL PLANNING DEPARTMENT.

PROJECT DESCRIPTION

DEVELOPMENT OF SAID PARCEL INTO 91 "FOR SALE" SINGLE FAMILY DETACHED RESIDENTIAL CONDOMINIUM UNITS.

DEVELOPMENT TO INCLUDE EXTENSION OF PUBLIC WATER AND SEWER FACILITIES AS WELL AS PRIVATE ACCESS DRIVES AND PRIVATE STORM DRAIN INFRASTRUCTURE

SITE ADDRESS

TO BE DETERMINED AT TIME OF PERMIT AND PLAN SUBMITTAL

SHEET INDEX

SHEET 1 .....TITLE SHEET & STREET SECTIONS

SHEET 2 .....LOT SUBDIVISION

CANDLELIGHT RESIDENTIAL

LOT SUMMARY

Lot Number	Acreage (Gross)		NET AREA		PROPOSED UNITS	LOT DESIGNATION
	SF	AC	SF	AC		
* 1	29,490	0.68	25,285	0.58	6	FOR CONDOMINIUM PURPOSES
* 2	27,783	0.64	23,689	0.54	6	FOR CONDOMINIUM PURPOSES
* 3	13,344	0.31	13,343	0.31	3	FOR CONDOMINIUM PURPOSES
4	15,459	0.35	11,482	0.26	2	FOR CONDOMINIUM PURPOSES
5	27,052	0.62	22,881	0.53	6	FOR CONDOMINIUM PURPOSES
6	27,395	0.63	23,219	0.53	6	FOR CONDOMINIUM PURPOSES
7	28,213	0.65	24,037	0.55	6	FOR CONDOMINIUM PURPOSES
8	28,169	0.65	24,000	0.55	6	FOR CONDOMINIUM PURPOSES
9	28,116	0.65	23,948	0.55	6	FOR CONDOMINIUM PURPOSES
10	29,212	0.67	25,035	0.57	6	FOR CONDOMINIUM PURPOSES
* 11	27,204	0.62	23,074	0.53	6	FOR CONDOMINIUM PURPOSES
* 12	27,207	0.62	23,081	0.53	6	FOR CONDOMINIUM PURPOSES
* 13	27,210	0.62	23,084	0.53	6	FOR CONDOMINIUM PURPOSES
* 14	27,213	0.62	23,086	0.53	6	FOR CONDOMINIUM PURPOSES
* 15	27,216	0.62	23,089	0.53	6	FOR CONDOMINIUM PURPOSES
* 16	27,637	0.63	23,496	0.54	6	FOR CONDOMINIUM PURPOSES
* 17	12,099	0.28	9,204	0.21	2	FOR CONDOMINIUM PURPOSES
18	13,746	0.32	12,403	0.28	-	SLOPE/PEDESTRIAN TRAIL
19	5,970	0.14	3,644	0.08	-	LANDSCAPE FEATURE
20	12,389	0.28	12,389	0.28	-	PRIVATE RECREATIONAL AREA
21	12,378	0.28	12,340	0.28	-	HOA OWNED PARK/PUBLIC ACESS
22	111,350	2.56	0	0.00	-	PRIVATE DRIVEWAY & FIRE LANE
23	5,629	0.13	3,752	0.09	-	PEDESTRIAN ACCESS
24	1,948	0.04	1,948	0.04	-	PRIVATE TOT LOT
25	10,136	0.23	3,642	0.08	-	SLOPE/PEDESTRIAN TRAIL
TOTAL	603,564	13.86	415,153	9.53	91	

*STREET FRONTAGE REQUIREMENTS ARE REQUESTED TO BE WAIVED PER RPD ZONING CONDITIONS.

*STREET FRONTAGE REQUIREMENTS ARE REQUESTED TO BE WAIVED PER RPD ZONING CONDITIONS.

CANDLELIGHT SITE PHASING TABULATION

CONSTRUCTION PHASE	ACREAGE	# OF UNITS
PHASE 1/BACKBONE	4.49 Ac	12 UNITS
PHASE 2	1.60 Ac	14 UNITS
PHASE 3	1.62 Ac	15 UNITS
PHASE 4	0.57 Ac	0 UNITS
PHASE 5	1.43 Ac	12 UNITS
PHASE 6	1.32 Ac	12 UNITS
PHASE 7	1.25 Ac	12 UNITS
PHASE 8	1.58 Ac	14 UNITS
TOTAL	**13.86 Ac**	**91 UNITS**

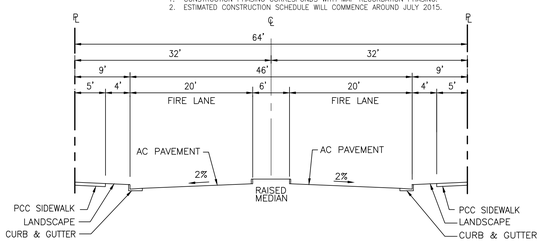
CONSTRUCTION TABULATION

PHASE 1/BACKBONE	SITE ROUGH GRADE (BOUNDARY SLOPES AND RETAINING WALLS) STREET UTILITIES & SITE DRAINAGE LOTS 18, 19 & 25 SLOPE/LANDSCAPE TREATMENTS SPINE STREETS (LOT 22) LOTS 11 & 12 FINISHED CONSTRUCTION
PHASE 2	LOTS 4, 5 & 6 FINISHED CONSTRUCTION
PHASE 3	LOTS 1, 2 & 3 FINISHED CONSTRUCTION
PHASE 4	LOTS 20 AND 21 FINISHED CONSTRUCTION
PHASE 5	LOTS 7 & 8 FINISHED CONSTRUCTION LOT 23 LANDSCAPE TREATMENT
PHASE 6	LOTS 9 & 10 FINISHED CONSTRUCTION
PHASE 7	LOTS 13 & 14 FINISHED CONSTRUCTION
PHASE 8	LOTS 15, 16 & 17 FINISHED CONSTRUCTION
	TOT LOT (LOT 24) FINISHED CONSTRUCTION

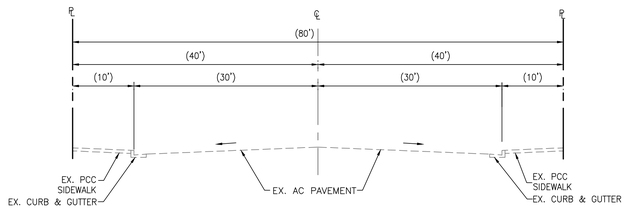
* – FINISHED CONSTRUCTION INCLUDES VERTICAL STRUCTURES, PRIVATE ROADS & LANDSCAPES AND LOT UTILITIES

NOTES

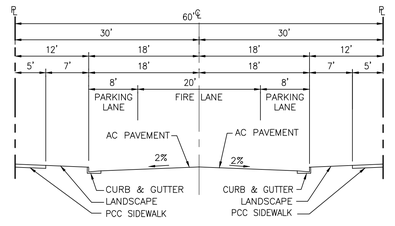
1. CONSTRUCTION PHASING CORRESPONDS WITH MAP RECORDATION PHASING.
2. ESTIMATED CONSTRUCTION SCHEDULE WILL COMMENCE AROUND JULY 2015.



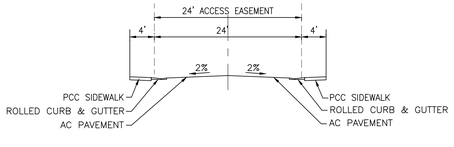
"A" COURT ENTRY - TYPICAL (PRIVATE DRIVEWAY AND FIRE LANE) NTS — A



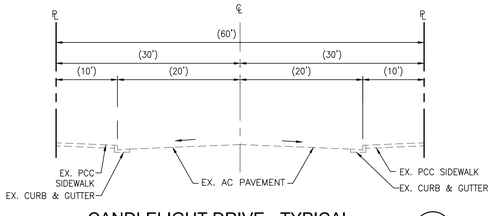
FIRST AVENUE - TYPICAL NTS — D



"B" & "C" COURT - TYPICAL (PRIVATE DRIVEWAY AND FIRE LANE) NTS — B



ACCESS DRIVE - TYPICAL (PRIVATE DRIVEWAY AND FIRE LANE) NTS — E



CANDLELIGHT DRIVE - TYPICAL NTS — C

VICINITY MAP
NTS

OWNER/SUBDIVIDER:

BROOKFIELD HOMES
3090 BRISTOL ST. SUITE 220
COSTA MESA, CA 92626
CONTACT: DAVE BARTLETT
T: 714.200.1533
F: 714.200.1833

OWNER AGENT/EXPEDITOR:

EPD SOLUTIONS INC
CONTACT: JEREMY KROUT
T: 949.751.8993

ENGINEER:

FUSCOE ENGINEERING INC.
600 WILSHIRE BLVD #1470
LOS ANGELES, CA 90017
CONTACT: ANDREW WILLRODT
T: 213.988.8802
F: 213.988.8803

ARCHITECT

BASSENIAN/LAGONI ARCHITECTURE
2031 ORCHARD DRIVE, SUITE 100
NEWPORT BEACH, CA 92660–0753
CONTACT: SCOTT ADAMS
T: 949.553.9100

UTILITY PURVEYORS:

STORM DRAIN	COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS 900 SOUTH FREMONT AVENUE, 6TH FLOOR ALHAMBRA, CA 91803–1331 CONTACT: GEORGE AINTABLIAN T: 626.458.7959 F: 626.458.7827
SEWER	COUNTY OF LOS ANGELES COUNTY SANITATION DISTRICT P O BOX 4998 WHITTIER, CA 90601 CONTACT: MASSOUD ESFAHANI TEL: 562.699.7411
WATER	SUBURBAN WATER SYSTEMS A SOUTHWEST WATER COMPANY 1325 N. GRAND AVE SUITE 100 COVINA, CA 91724–4044 CONTACT: LAURA SAINZ T: 626.543.2565 F: 626.331.4848
ELECTRICAL	SOUTHERN CALIFORNIA EDISON CONTACT: RICHARD DUKE T: 1.714.973.5616
TELEPHONE/DATA	VERIZON (GTE) CONTACT: TOM MONAHAN T: 562.903.7939
GAS	SOUTHERN CALIFORNIA GAS COMPANY 1919 S. STATE COLLEGE BLVD. ANAHEIM, CA 92806–6114 CONTACT: PETER SERRANO T: 1.800.427.2200
TRASH COLLECTION	BURRTEC WASTE INC 1011 W. GLADSTONE ST. ASUZA, CA 91702 T: 800.352.9417 F: 626.932.1578

NO.	REVISIONS	APP'D.	DATE

PREPARED BY:

FUSCOE ENGINEERING
600 Wilshire, Suite 1470,Los Angeles, California 90017
tel 213.988.8802 ◦ fax 213.988.8803 ◦ www.fuscoe.com

Name 05/5/2014 Date

REGISTERED PROFESSIONAL ENGINEER — ANDREW JEFFERSON WILLRODT — No.C49881 — Exp. 09/30/14 — CIVIL — STATE OF CALIFORNIA

DEVELOPER:

Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
TITLE SHEET & STREET SECTIONS

DRAWN:	JC
DESIGN:	AW
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	308.52.02
DATE:	06/03/14
SHEET	1 OF 2

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POR LOT 7, TR8561
(NOT A PART)

NOT A PART

PARCEL 1
POR LOT 3, TR8561
MB 102 57-58
APN#8036-0160-007

APN#8036-0160-008

FIRST AVENUE

'C' COURT

'A' COURT

'B' COURT

CANDLELIGHT DRIVE

CULLMAN AVENUE

PROPOSED PRIVATE DRIVEWAY & FIRE LANE

LOT # 1 0.68 AC 29,490 SF

LOT # 2 0.64 AC 27,783 SF

LOT # 3 0.31 AC 13,344 SF

LOT # 4 0.35 AC 15,459 SF

LOT # 5 0.62 AC 27,052 SF

LOT # 6 0.63 AC 27,395 SF

LOT # 7 0.65 AC 28,213 SF

LOT # 8 0.65 AC 28,169 SF

LOT # 9 0.65 AC 28,116 SF

LOT # 10 0.67 AC 29,212 SF

LOT # 11 0.62 AC 27,204 SF

LOT # 12 0.62 AC 27,207 SF

LOT # 13 0.62 AC 27,210 SF

LOT # 14 0.62 AC 27,213 SF

LOT # 15 0.62 AC 27,216 SF

LOT # 16 0.63 AC 27,637 SF

LOT # 17 0.28 AC 12,099 SF

LOT # 18 0.32 AC 13,748 SF

LOT # 19 0.14 AC 5,970 SF

LOT # 20 0.28 AC 12,389 SF

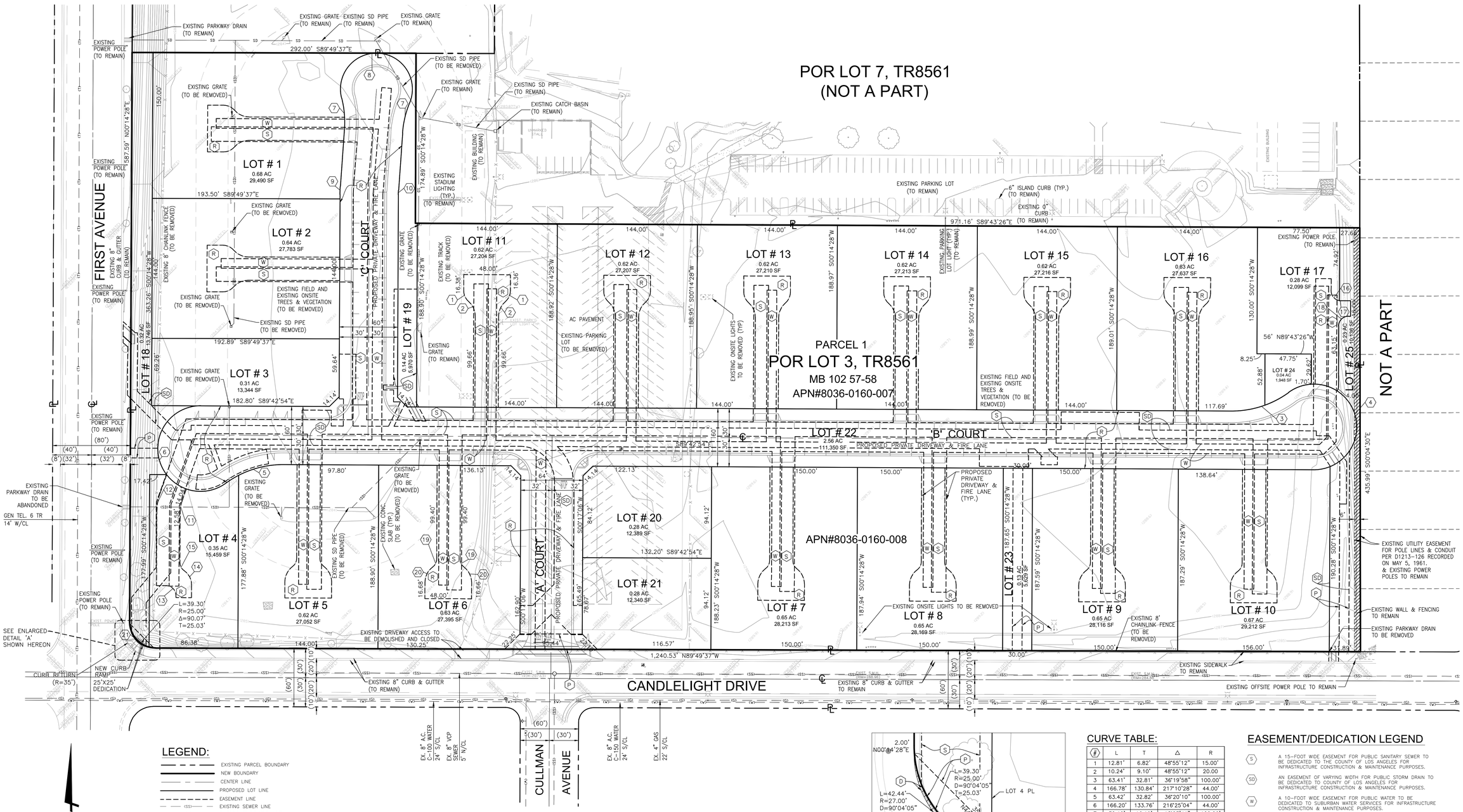
LOT # 21 0.28 AC 12,340 SF

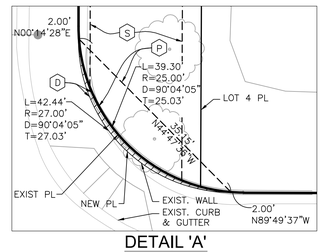
LOT # 22 2.56 AC 111,350 SF

LOT # 23 0.13 AC 5,628 SF

LOT # 24 0.04 AC 1,948 SF

LOT # 25 0.23 AC 10,108 SF





DETAIL 'A'
SCALE 1"=10'

LEGEND:

- EXISTING PARCEL BOUNDARY
- NEW BOUNDARY
- CENTER LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- (SS) EXISTING SEWER LINE
- (T) EXISTING TELEPHONE LINE
- (W) EXISTING WATER LINE
- EXISTING EASEMENT (TO REMAIN)
- APN ASSESSOR'S PARCEL NUMBER
- ℄ CENTER LINE
- ℞ PROPERTY LINE
- EXISTING TREE
- EXISTING LIGHT
- EXISTING FIRE HYDRANT
- (###) EXISTING CONTOUR

SCALE: 1" = 40'

CURVE TABLE:

#	L	T	Δ	R
1	12.81'	6.82'	48°55'12"	15.00'
2	10.24'	9.10'	48°55'12"	20.00
3	63.41'	32.81'	36°19'58"	100.00'
4	166.78'	130.84'	217°10'28"	44.00'
5	63.42'	32.82'	36°20'10"	100.00'
6	166.20'	133.76'	216°25'04"	44.00'
7	32.10'	16.19'	18°23'41"	100.00'
8	140.00'	111.26'	216°47'22"	37.00'
9	8.49'	4.25'	3°44'31"	130.00'
10	4.57'	2.29'	3°44'31"	70.00'
11	10.14'	5.12'	19°22'10"	30.00'
12	18.26'	9.22'	19°22'10"	54.00'
13	15.72'	10.01'	90°04'05"	10.00'
14	16.69'	9.09'	56°15'04"	17.00'
15	9.82'	5.35'	56°15'04"	10.00'
16	14.20'	8.60'	81°22'23"	10.00'
17	1.51'	0.75'	8°37'37"	10.00'
18	15.71'	10.00'	90°00'00"	10.00'
19	9.27'	5.00'	13°07'48"	10.00'
20	18.55'	10.00'	13°07'48"	20.00'
21	42.44'	27.00'	90°04'05"	27.03'

EASEMENT/DEDICATION LEGEND

- (S) A 15-FOOT WIDE EASEMENT FOR PUBLIC SANITARY SEWER TO BE DEDICATED TO THE COUNTY OF LOS ANGELES FOR INFRASTRUCTURE CONSTRUCTION & MAINTENANCE PURPOSES.
- (SD) AN EASEMENT OF VARYING WIDTH FOR PUBLIC STORM DRAIN TO BE DEDICATED TO COUNTY OF LOS ANGELES FOR INFRASTRUCTURE CONSTRUCTION & MAINTENANCE PURPOSES.
- (W) A 10-FOOT WIDE EASEMENT FOR PUBLIC WATER TO BE DEDICATED TO SUBURBAN WATER SERVICES FOR INFRASTRUCTURE CONSTRUCTION & MAINTENANCE PURPOSES.
- (R) AN EASEMENT VARYING WIDTH FOR SHARED ACCESS TO BE DEDICATED TO THE HOME OWNER ASSOCIATION WITH RESERVED RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS/EGRESS, UTILITIES, AND MAINTENANCE PURPOSES FOR PROJECT RESIDENTS USE AND BENEFIT.
- (P) AN EASEMENT TO BE DEDICATED FOR PUBLIC PEDESTRIAN ACCESS PURPOSES.
- (D) A PORTION OF THE RIGHT OF WAY TO BE DEDICATED TO THE COUNTY OF LOS ANGELES FOR PUBLIC PEDESTRIAN ACCESS PURPOSES.

NO.	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
600 Wilshire, Suite 1470 Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com
Name Date 6/5/2014

REGISTERED PROFESSIONAL ENGINEER — ANDREW JEFFERSON WILLIAMS — No. C49881 — Exp. 09/30/14 — CIVIL — STATE OF CALIFORNIA

DEVELOPER:
Brookfield Residential

VESTING TENTATIVE TRACT MAP TRACT NO. 72216 FOR CONDOMINIUM PURPOSES CANDLELIGHT RESIDENTIAL

LOT SUBDIVISION

DRAWN:	JC
DESIGN:	AW
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	308.52.02
DATE:	06/03/14
SHEET	2 OF 2

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DENSITY

ZONING REQUIREMENT = 8.3 DU/Ac MAXIMUM

PROJECT SITE DENSITY = 91 DU/10.99Ac
= 8.28 DU/Ac

OPEN SPACE

REQUIREMENTS: = (13.86–2.56 Ac) X 30%
= 3.39 Ac
=147,799 SF MINIMUM

PROVIDED:

Lot Number	Acreage (Gross)		LOT DESIGNATION
	SF	AC	
18	13,746	0.32	SLOPE/PEDESTRIAN TRAIL
19	5,970	0.14	LANSCAPE FEATURE
20	12,389	0.28	PRIVATE RECREATIONAL AREA
21	12,378	0.28	HOA OWNED PARK/PUBLIC ACCESS
22	42,745	0.98	STREET PARKWAY AREA ONLY
23	5,629	0.13	PEDESTRIAN ACCESS
24	1,948	0.04	PRIVATE TOT LOT
25	10,136	0.23	SLOPE/PEDESTRIAN TRAIL
TOTAL	104,941	2.41	

BUILDING COVERAGE

RESIDENTIAL LOT#	BLDG SF	LOT SF	%COVERAGE
1	11,620	29,715	39.1%
2	11,620	28,000	41.5%
3	4,879	13,448	36.3%
4	3,526	15,459	22.8%
5	10,060	27,521	36.6%
6	10,160	27,436	37.0%
7	10,160	28,213	36.0%
8	10,160	28,169	36.1%
9	10,160	28,116	36.1%
10	10,160	29,212	34.8%
11	11,620	27,204	42.7%
12	11,620	27,207	42.7%
13	11,620	27,210	42.7%
14	11,620	27,213	42.7%
15	11,620	27,217	42.7%
16	11,620	27,645	42.0%
17	4,229	12,044	35.1%
TOTAL	166,454	431,029	38.6%

LOT SETBACKS SUMMARY

RESIDENTIAL LOT#	SIDE	REAR	FRONT
1	5 FT	5 FT	8 FT
2	5 FT	5 FT	8 FT
3	5 FT	5 FT	8 FT
4	5 FT	8 FT	18 FT
5	5 FT	8 FT	18 FT
6	5 FT	8 FT	18 FT
7	5 FT	8 FT	18 FT
8	5 FT	8 FT	18 FT
9	5 FT	8 FT	18 FT
10	5 FT	8 FT	18 FT
11	5 FT	5 FT	8 FT
12	5 FT	5 FT	8 FT
13	5 FT	5 FT	8 FT
14	5 FT	5 FT	8 FT
15	5 FT	5 FT	8 FT
16	5 FT	5 FT	8 FT
17	5 FT	5 FT	8 FT

SETBACKS

REQUIRED FOR RPD AND RI STANDARDS

FRONT: 20 FEET

REAR: 15 FEET OR 20% AVG. DEPTH, MIN 10 FEET.

SIDE YARDS: 5 FEET OR 10% AVG. MIN 3 FEET.

CORNER YARDS: 5 FEET , 10FEET. ON REVERSED CORNER.

PROJECT SITE SETBACKS

FRONT: 18 FEET ON HOMES ADJACENT CANDLELIGHT AND 8 FEET ON INTERIOR HOMES

REAR: 8 FEET ON HOMES ADJACENT TO CANDLELIGHT AND 5 FEET ON INTERIOR HOMES.

SIDE YARDS: 5 FEET.

STORM DRAIN PIPE SIZING

Source Facility	LAT #	PIPE		Q
		SIZE	MATERIAL	CFS
Biofiltration #1	LAT-1	8"	HDPE	0.41
Biofiltration #2	LAT-2	8"	HDPE	0.45
Catch Basin #1	LAT-3	12"	RCP	5.79
Biofiltration #3	LAT-4	8"	HDPE	0.45
Catch Basin #2	LAT-5	12"	RCP	2.83
Catch Basin #3	LAT-6	15"	RCP	5.12
Biofiltration #4	LAT-7	8"	HDPE	0.51
Biofiltration #5	LAT-8	8"	HDPE	0.04
Biofiltration #6	LAT-9	8"	HDPE	0.23
Biofiltration #7	LAT-10	8"	HDPE	0.39
Catch Basin #4	LAT-11	12"	RCP	2.69
Biofiltration #8	LAT-12	8"	HDPE	0.72
	SD-1	66"	RCP	19.63
	SD-2	8"	HDPE	0.27
	SD-3	21"	RCP	9.62

CATCH BASIN SIZING

Catch Basin #	CATCH BASIN SIZE		Q
	W	B	CFS
1	14'	3'-2"	5.79
2	14'	3'-2"	2.83
3	14'	3'-2"	5.12
4	7'	3'-2"	2.69

PARKWAY CULVERT SIZING

Parkway Culvert #	CULVERT DIMENSION		Q
	W	DEPTH	CFS
1	1'-6"	3"	2.90
2	3'-0"	3"	1.01
3	4'-0"	4"	7.45
4	4'-0"	4"	6.73
5	5'-0"	4"	9.62

STORM DRAIN NOTES

1. ALL STORM DRAIN, CATCH BASINS AND CULVERTS SHALL BE MAINTAINED BY THE COUNTY OF LOS ANGELES.
2. ALL BIOFILTRATION DEVICES AND BMP'S SHALL BE MAINTAINED BY HOME OWNER'S ASSOCIATION.

NOT A PART
APN# 8036-16-006

NOT A PART

91 DETACHED SINGLE FAMILY CONDOMINIUMS

SCALE: 1" = 40'

LEGEND:

- EXISTING PARCEL BOUNDARY
- NEW PARCEL BOUNDARY
- LOT LINE
- CENTER LINE
- LIMITS OF GRADING
- RETAINING WALL
- PROPOSED STORM DRAIN
- MASONRY WALL
- PERIMETER FENCE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- UNIT NUMBER
- PLAN TYPE
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING WATER
- BIOFILTRATION UNITS
- CATCH BASIN
- 20' WIDE FIRE ACCESS LANE

APN ASSESSOR'S PARCEL NUMBER
AC ACREAGE
℄ CENTER LINE
CF CURB FACE
CFS CUBIC FEET PER SECOND
D DEPTH
DI DUCTILE IRON
DU DWELLING UNIT
EL ELEVATION
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOW LINE
FS FINISHED SURFACE
GB GRADE BREAK
HP HIGH POINT
HOA HOME OWNER ASSOCIATION
INV INVERT
LAT LATERAL
LP LOW POINT
MWS MODULAR WETLAND SYSTEM
N/A NOT APPLICABLE
℄ PROPERTY LINE
RCP REINFORCED CONCRETE PIPE
RET RETAINING
S SLOPE
SD STORM DRAIN
SF SQUARE FOOTAGE
TC TOP OF CURB
TS TOP OF STEP
VCP VITRIFIED CLAY PIPE

CONDOMINIUM NOTE

1. THIS SUBDIVISION VTTM 72216 IS APPROVED AS A CONDOMINIUM PROJECT FOR 91 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL , IN TURN, PROVIDE NECESSARY ACCESS AND UTILITY EASEMENTS FOR UNITS. LOTS 18 TO 25 ARE COMMON AREAS.

GENERAL NOTES:

1. DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS.
2. DETAILED EXHIBITS FOR STREET TREES, STREET LIGHTING, TRASH & LANDSCAPE WILL BE ORDINANCE COMPLIANT & FORTH COMING UNDER SEPARATE SUBMITTAL.
3. COUNTY WILL BE RESPONSIBLE FOR SEWER & STORM DRAIN MAINTENANCE. UTILITY PURVEYOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DOMESTIC & FIRE WATER LINES. PRIVATE ASSOCIATIONS WILL BE RESPONSIBLE FOR THE MAINTENANCE FOR ALL BMP DEVICES.
4. DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
5. PRIVATE DEVELOPMENT SHALL NOT BE A GATED COMMUNITY.
6. NO WALLS OR FENCES (OR COMBINED WALL/FENCES) GREATER THAN 42" HIGH WILL BE AUTHORIZED WITHIN THE FRONT YARD SETBACK ALONG CANDLELIGHT DRIVE, B COURT OR C COURT.

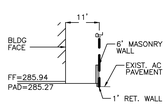
PARKING COUNT

182 COVERED GARAGE SPACES
71 ON SITE PARALLEL PARKING ADJACENT TO FIRELANE (8'X22')

STREET TREE COUNT

216 NEW TREES ALONG STREET FRONTAGE

SECTION A



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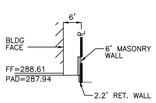

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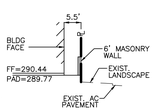

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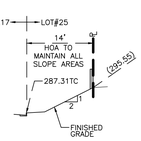

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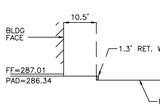

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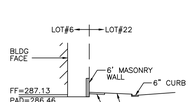

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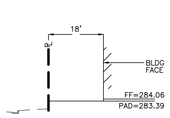

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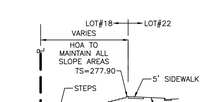

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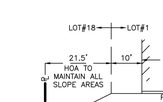


PRELIMINARY EARTHWORK:

RAW CUT	20,431 C.Y.	RAW FILL	16,531 C.Y.
		SHRINKAGE ON FILL (7.5%)	1,202 C.Y.
"O/X" (5' ACROSS 6.3 ACRES)	50,500 C.Y.	REPLACE "O/X" (5')	50,500 C.Y.
CLEAR & GRUB	XX C.Y.	SHRINKAGE ON "O/X" (7.5%)	3,788 C.Y.
UTILITY & LOT TRIMMINGS	XX C.Y.	UTILITY & LOT TRIMMINGS	XX C.Y.
NET AVAILABLE CUT	20,995 C.Y.	TOTAL FILL REQUIRED	20,995 C.Y.
IMPORT (RAW)	0.00 C.Y.	IMPORT (RAW)	0.00 C.Y.

NOTE: EARTHWORK VALUES SHOWN ABOVE ARE PRELIMINARY AND FOR PERMITTING PURPOSES ONLY.

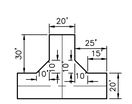
HYDRANT AND ACCESS NOTES:

ALL HYDRANTS SHALL BE INSTALLED IN CONFORMANCE WITH TITLE 20, COUNTY OF LOS ANGELES GOVERNMENT CODE AND COUNTY OF LOS ANGELES FIRE CODE, OR APPROPRIATE CITY REGULATIONS.

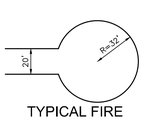
ALL HYDRANTS SHALL BE MEASURED 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO THE CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.

ALL ONSITE HYDRANTS SHALL BE INSTALLED A MINIMUM 25 FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR FIRE RATED FIREWALL.

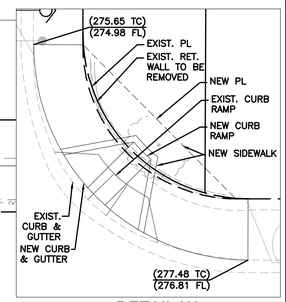
ALL HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED OR BONDED PRIOR TO FINAL MAP APPROVAL. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.



TYPICAL FIRE TURN-AROUND TEMPLATE
INTERMEDIATE TURN-AROUND NTS



TYPICAL FIRE TURN-AROUND TEMPLATE
PRIVATE ST. (CUL-DE-SAC) TURN-AROUND NTS



DETAIL 'A'
SCALE 1"=10'

NO.	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
600 Wilshire, Suite 1470,Los Angeles, California 90017
tel 213.988.8802 ◦ fax 213.988.8803 ◦ www.fuscoe.com
Name Date

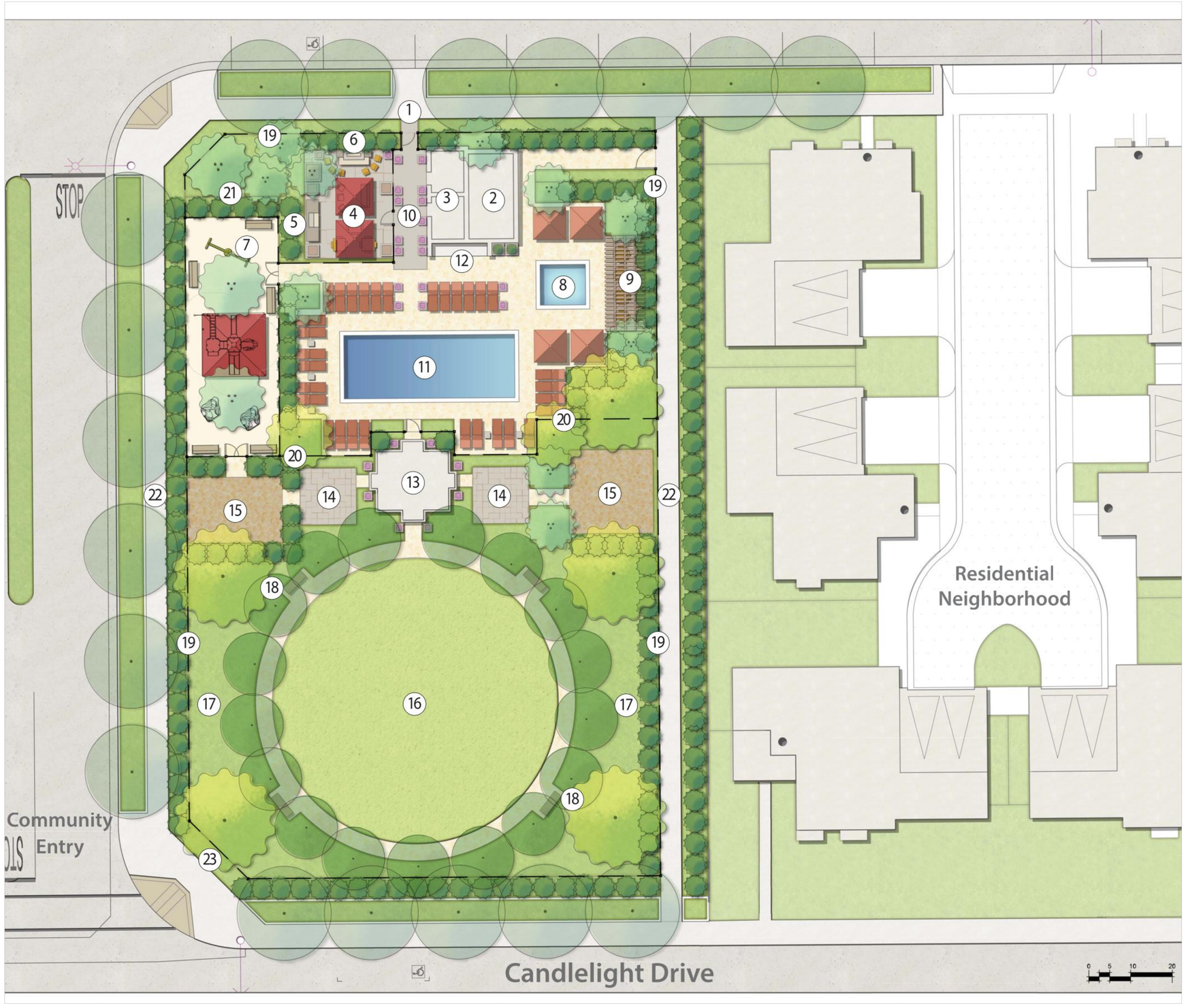
REGISTERED PROFESSIONAL ENGINEER ANDREW JEFFERSON WILLIAMS No.C49881 Exp. 09/30/14 CIVIL STATE OF CALIFORNIA

DEVELOPER:
Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
EXHIBIT 'A'

DRAWN:	JC
DESIGN:	AW
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	308.52.02
DATE:	06/03/14
SHEET	1 OF 2

P:\PROJECTS\308\52\ENG\ENTITLEMENTS\VESTING TENTATIVE TRACT MAP\308520VTTMCSEXHIBITA.DWG (06-05-14 5:00:09PM) Plotted by: Nora Jimenez



LEGEND

1. Resident Park Entry Gate
2. Pool Equipment Room
3. Restrooms
4. Outdoor Living Space
5. Barbecue & Counter
6. Outdoor Fireplace
7. Tot Lot with Rubber Surfacing
8. Spa
9. Shade Structure & Seating
10. Entry Pot Cadence
11. Pool
12. Outdoor Showers
13. Event Pavilion
14. Picnic Garden Court
15. Garden Room/Event Court
16. Multi-Purpose Green
17. Drought-Tolerant Plant Garden
18. Park Benches/Seating
19. Perimeter Fence
20. Pool Fencing
21. Tot-Lot Safety Fencing
22. Perimeter Walkway
23. Park Signage & Planting

PLANT LIST

	Botanical Name	Common Name
TREES		
	Cinnamomum camphora	Camphor Tree
	Koelrueteria bipinnata	Chinese Flame Tree
	Lagerstroemia indica	Crape Myrtle
	Ligustrum lucidum	Glossy Privet
	Quercus virginiana	Southern Live Oak
SHRUBS & GROUNDCOVER		
	Agave attenuata	Fox-Tail Agave
	Aloe 'Always Red'	Hybrid Aloe
	Carissa macrocarpa	Natal Plum
	Dianella tasmanica	Flax Lily
	Rhaphiolepis indica	Indian Hawthorne
	Prunus caroliniana	Cherry Laurel
	Senecio vitalis	Blue Chalk Sticks

Candlelight Drive

Los Angeles County, California

COMMUNITY PARK CONCEPT

SCALE: 1"=10'-0"

ima

NO.	REVISIONS	APP'D.	DATE

PREPARED BY: FUSCOE ENGINEERING
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tel 213.988.8802 ◦ fax 213.988.8803 ◦ www.fuscoe.com
Name Date

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DEVELOPER: Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
EXHIBIT 'A'

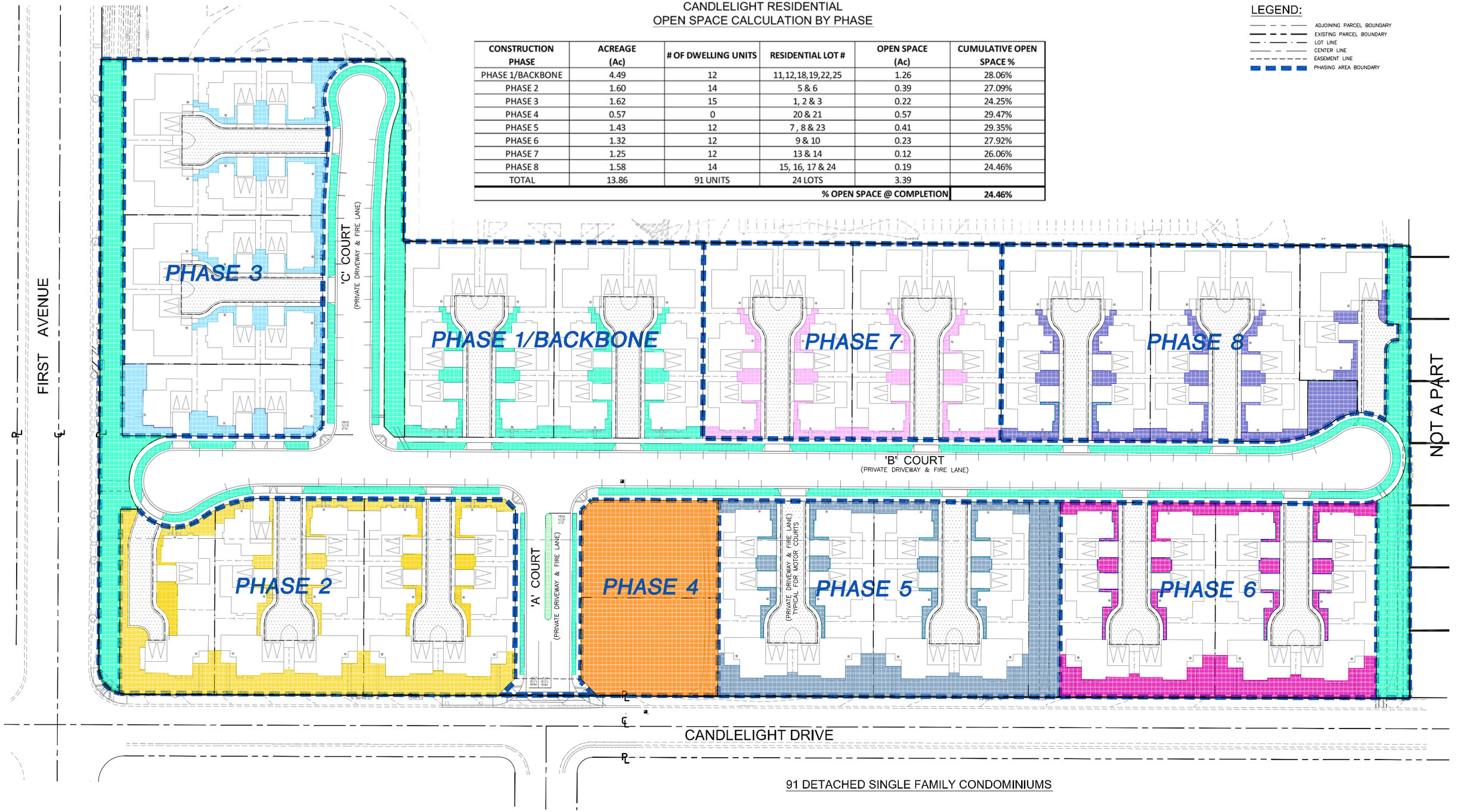
DRAWN:	JC
DESIGN:	AW
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	308.52.02
DATE:	06/03/14
SHEET	2 OF 2

CANDLELIGHT RESIDENTIAL
OPEN SPACE CALCULATION BY PHASE

CONSTRUCTION PHASE	ACREAGE (Ac)	# OF DWELLING UNITS	RESIDENTIAL LOT #	OPEN SPACE (Ac)	CUMULATIVE OPEN SPACE %
PHASE 1/BACKBONE	4.49	12	11,12,18,19,22,25	1.26	28.06%
PHASE 2	1.60	14	5 & 6	0.39	27.09%
PHASE 3	1.62	15	1, 2 & 3	0.22	24.25%
PHASE 4	0.57	0	20 & 21	0.57	29.47%
PHASE 5	1.43	12	7 , 8 & 23	0.41	29.35%
PHASE 6	1.32	12	9 & 10	0.23	27.92%
PHASE 7	1.25	12	13 & 14	0.12	26.06%
PHASE 8	1.58	14	15, 16, 17 & 24	0.19	24.46%
TOTAL	13.86	91 UNITS	24 LOTS	3.39	
				% OPEN SPACE @ COMPLETION	24.46%

LEGEND:

- ADJOINING PARCEL BOUNDARY
- EXISTING PARCEL BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- PHASING AREA BOUNDARY



Brookfield Residential

CANDLELIGHT RESIDENTIAL - OPEN SPACE PHASING
Los Angeles County, California

NTS

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