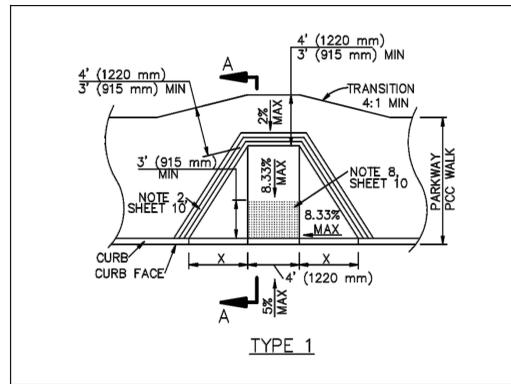
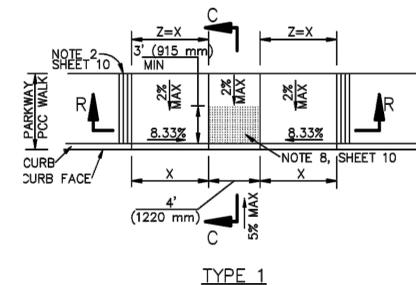


VEGETATED SWALE

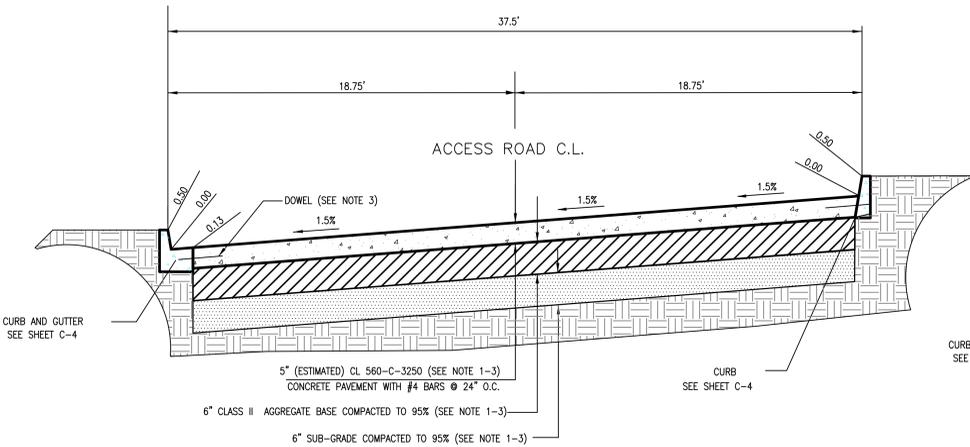
NO SCALE



TYPE 1

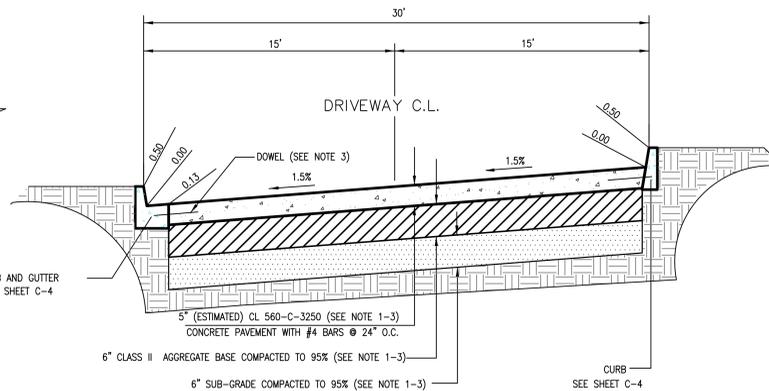


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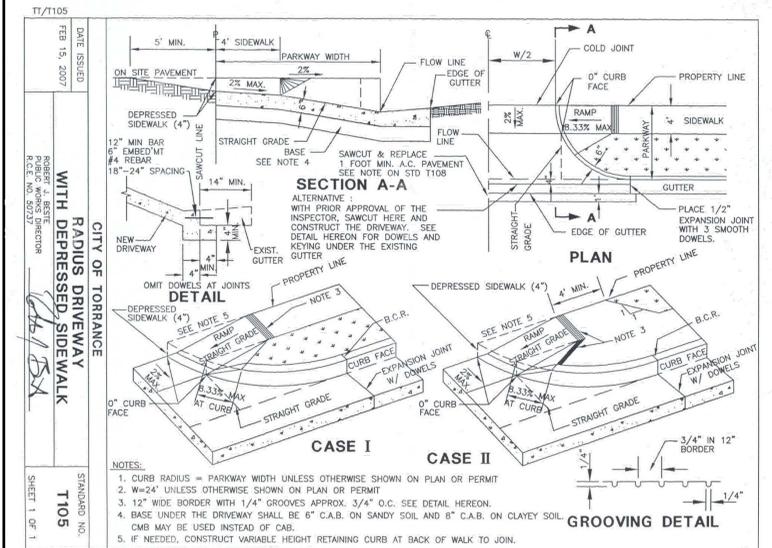
SECTION C-C

N.T.S.



SECTION B-B

N.T.S.



DATE ISSUED
FEB 15, 2007

PROJECT NO.
RADIUS DRIVEWAY WITH DEPRESSED SIDEWALK

CITY OF TORRANCE

STANDARD NO.
T105

SHEET 1 OF 1

DATE EXP.
06/30/2014

ENGINEER
IMAD ABUOLWAH

PE No.: 51299

DATE
07/07/2014

SCALE
AS NOTED

ASSESSOR'S PARCEL NO.: 2063-018-023 and -039

FOR
McMASTER PARK

PREPARED BY OR UNDER THE DIRECTION OF
CIVIL ENGINEER

REVISION BLOCK

REVISION DESCRIPTION

DATE

ENGINEER

DATE

REVISION DESCRIPTION

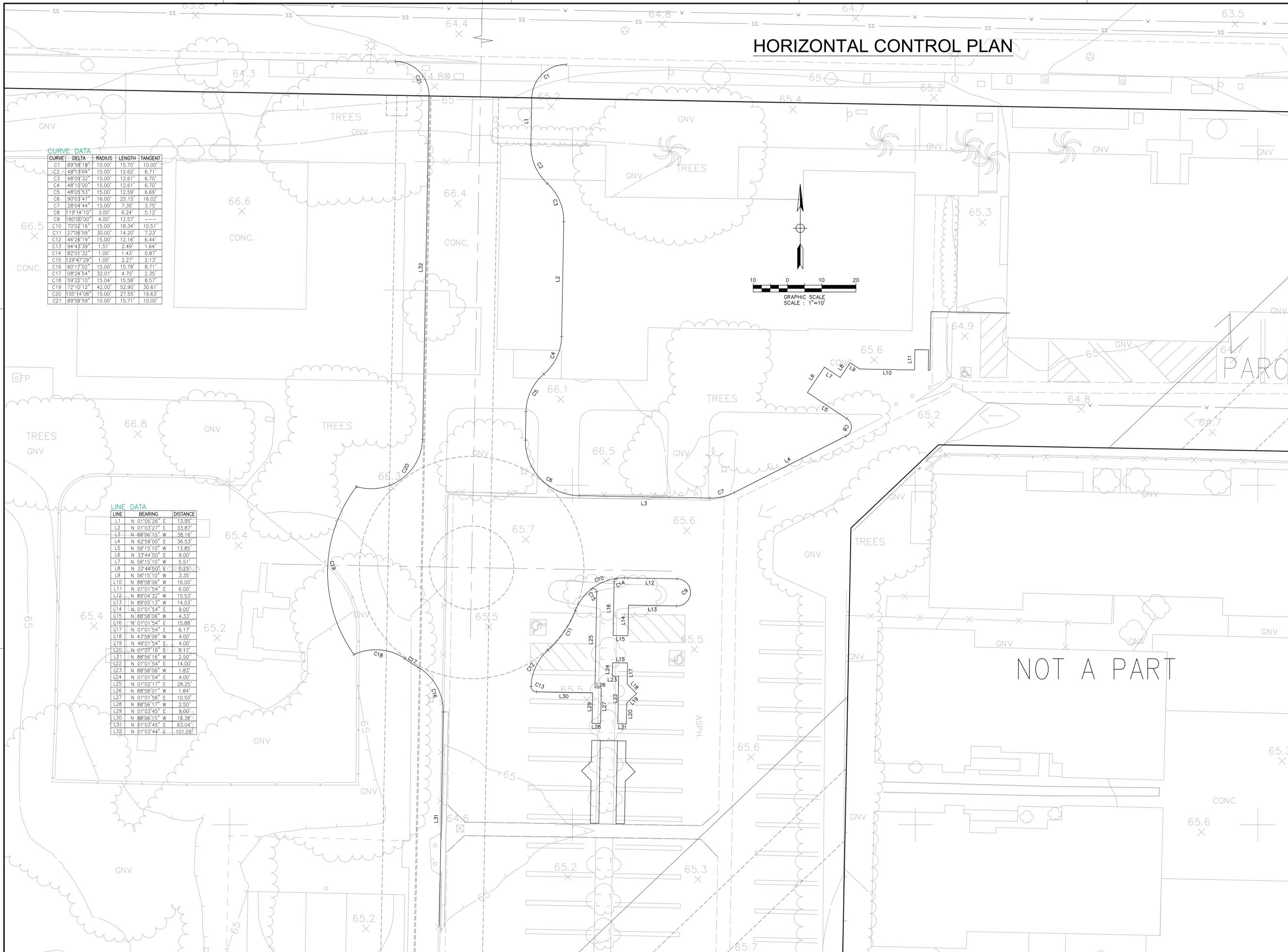
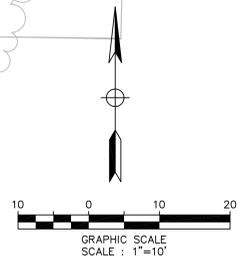
HORIZONTAL CONTROL PLAN

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°58'18"	10.00'	15.70'	10.00'
C2	48°13'34"	15.00'	12.62'	6.71'
C3	48°09'52"	15.00'	12.61'	6.70'
C4	48°10'00"	15.00'	12.61'	6.70'
C5	48°05'53"	15.00'	12.59'	6.69'
C6	90°03'47"	16.00'	25.15'	16.02'
C7	28°04'44"	15.00'	7.35'	3.75'
C8	119°14'10"	3.00'	6.24'	5.12'
C9	180°00'00"	4.00'	12.57'	---
C10	70°02'16"	15.00'	18.34'	10.51'
C11	27°06'59"	30.00'	14.20'	7.23'
C12	48°26'19"	15.00'	12.16'	6.44'
C13	94°43'39"	1.51'	2.49'	1.64'
C14	82°01'32"	1.00'	1.43'	0.87'
C15	129°47'29"	1.00'	2.27'	2.13'
C16	60°17'02"	15.00'	15.78'	8.71'
C17	08°24'54"	32.01'	4.70'	2.35'
C18	59°22'10"	15.04'	15.58'	8.57'
C19	72°10'12"	42.00'	52.90'	30.61'
C20	105°14'08"	15.00'	27.55'	19.63'
C21	89°59'59"	10.00'	15.71'	10.00'

LINE DATA

LINE	BEARING	DISTANCE
L1	N 01°05'26" E	13.95'
L2	N 01°03'27" E	33.87'
L3	N 88°56'15" W	38.16'
L4	N 62°59'00" E	36.53'
L5	N 56°15'10" W	13.85'
L6	N 33°44'50" E	9.00'
L7	N 56°15'10" W	5.51'
L8	N 33°44'50" E	5.25'
L9	N 56°15'10" W	3.35'
L10	N 88°58'06" W	16.00'
L11	N 01°01'54" E	6.00'
L12	N 89°04'32" W	15.53'
L13	N 89°05'13" W	14.03'
L14	N 01°01'54" E	9.00'
L15	N 88°58'06" W	4.33'
L16	N 01°01'54" E	15.88'
L17	N 01°01'54" E	6.17'
L18	N 43°58'06" W	4.00'
L19	N 46°01'54" E	4.00'
L20	N 01°07'16" E	6.17'
L21	N 88°56'16" W	2.50'
L22	N 01°01'54" E	14.00'
L23	N 88°58'06" W	1.83'
L24	N 01°01'54" E	4.00'
L25	N 01°02'17" E	28.25'
L26	N 88°58'01" W	1.84'
L27	N 01°01'56" E	10.50'
L28	N 88°56'17" W	2.50'
L29	N 01°03'45" E	9.00'
L30	N 88°56'15" W	16.38'
L31	N 01°03'45" E	63.04'
L32	N 01°03'44" E	101.09'



Design & Drafting
INC.

REV#	DATE	DESCRIPTION

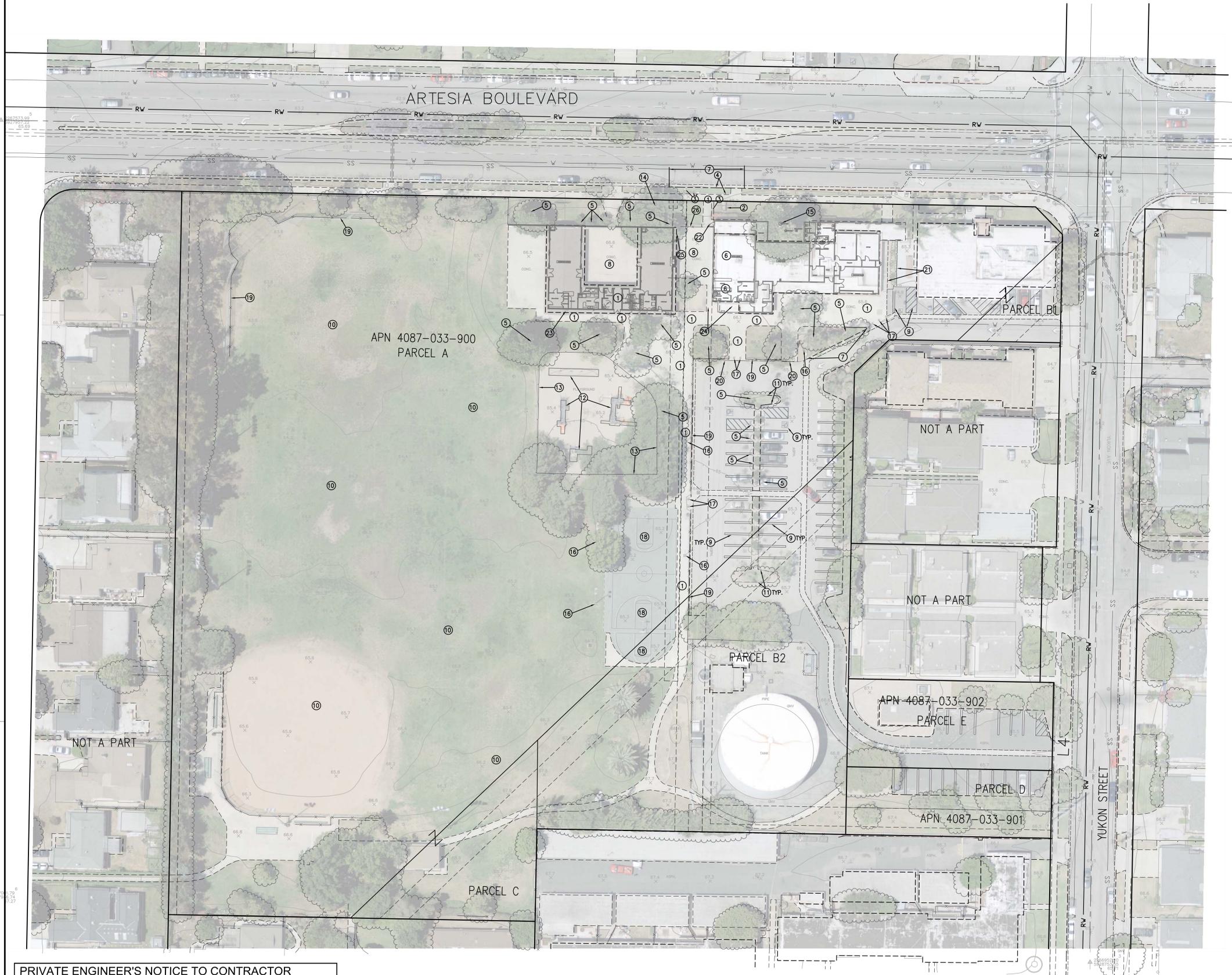


CIVIL ENGINEER:
PREPARED BY OR UNDER THE DIRECTION OF:
IMAD ABUOLWAHAB
PE No.: 51299
DATE: 06/30/2014

McMASTER PARK - CITY OF TORRANCE
HORIZONTAL CONTROL PLAN
FOR
McMASTER PARK
ASSESSOR'S PARCEL NO.: 2063-018-023 and -039
SCALE: AS NOTED
DATE: 10/26/2015

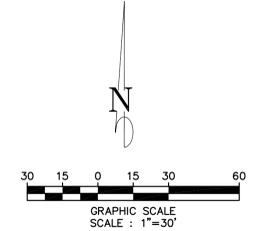
SHEET:
C-5
OF 8 SHEETS

DEMOLITION PLAN



CONSTRUCTION NOTES

- ① EXISTING CONCRETE WALK TO BE REMOVED
- ② EXISTING SIGN TO BE REMOVED
- ③ EXISTING VAULT AND METER TO BE RELOCATED
- ④ EXISTING LANDSCAPE PARKWAY TO BE REMOVED
- ⑤ EXISTING TREE TO BE REMOVED - TYPE AS SHOWN
- ⑥ EXISTING STRUCTURE, BUILDING TO BE REMOVED - SEE ARCHITECTURAL PLANS
- ⑦ EXISTING CURB AND GUTTER TO BE REMOVED
- ⑧ EXISTING CONCRETE SLAB TO BE REMOVED
- ⑨ EXISTING STRIPING TO BE REMOVED - LIMIT PER LANDSCAPE PLANS
- ⑩ EXISTING GRASS AND IRRIGATION LINES TO BE REMOVED
- ⑪ EXISTING CURB AND MEDIAN TO BE REMOVED
- ⑫ EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED
- ⑬ EXISTING CONCRETE WALL TO BE REMOVED
- ⑭ EXISTING OLIVE TREE - PROTECT IN PLACE - SEE LANDSCAPE PLANS
- ⑮ REMOVE PALM TREE - PROTECT MAGNOLIA IN PLACE - SEE LANDSCAPE PLANS
- ⑯ EXISTING LIGHT TO BE REMOVED
- ⑰ EXISTING METAL POSTS TO BE REMOVED
- ⑱ EXISTING BASKET BALL COURT TO BE REMOVED
- ⑲ EXISTING CHAIN LINK FENCE TO BE REMOVED
- ⑳ EXISTING CURB TO BE REMOVED
- ㉑ EXISTING TREES, FENCING & GROUND COVER - PROTECT IN PLACE
- ㉒ EXISTING SEWER CLEANOUT - ADJUST TO GRADE
- ㉓ EXISTING GAS SHUT-OFF - PROTECT IN PLACE
- ㉔ EXISTING WATER BOX - ADJUST TO GRADE
- ㉕ EXISTING GAS METER - PROTECT IN PLACE
- ㉖ EXISTING WROUGHT IRON FENCE - TO BE REMOVED



SITE ADDRESS:

3624 ARTESIA BOULEVARD
TORRANCE, CA

REFERENCE DOCUMENT:

LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT
DATED MAY 24, 2013 - FILE NO. 09515000

ASSESSOR'S PARCEL NUMBER:

A.P.N. 4087-033-900, 901 & 902

SITE AREA:

GROSS AREA = 280,956 S.F. OR 6.45 ACRES

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, AS DETERMINED BY THE LINE BETWEEN CALVRS2010 BASE 1,1 STATION (33-45-15.00807N, 118-12-05.11836, ELEV. 35.170 AND THE INTERSECTION KORNBLUM AVE. AND 177TH STREET AS SHOWN ON THIS SHEET.

BENCH MARK:

SPIKE & WASHER STAMPED LS 4957 AT THE CENTER LINE INTERSECTION OF KORNBLUM AVENUE AND 177TH STREET
ELEVATION: 125.860 (FT)
YEAR OF RECORD 2013
DATUM NGVD 1929

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY AND ALL CONDUITS, UTILITY PIPES, AND STRUCTURES SHOWN ON THIS SET OF PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AT THE TIME OF DESIGN. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT AT THE TIME OF DESIGN EXCEPT AS SHOWN ON THIS SET OF PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY AND ALL UTILITY LINES SHOWN ON THIS SET OF PLANS. THE CONTRACTOR FURTHER ASSUMES ANY AND ALL LIABILITY AND RESPONSIBILITY FOR THE CONDUITS, UTILITY PIPES, AND STRUCTURES SHOWN ON THIS SET OF DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS STATEMENT INCLUDES THE SAFETY OF ANY AND ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL FURTHER DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, WITH THE EXCEPTION OF LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

RCE _____ DATE _____

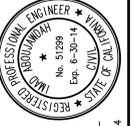
UNDERGROUND SERVICE ALERT

call: TOLL FREE
811
OR
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

885 Palmetto Drive, Unit C
Morpark, California 93021
Phone: 805-522-8022
Fax: 805-408-8016
email: CD@imadengineering.com



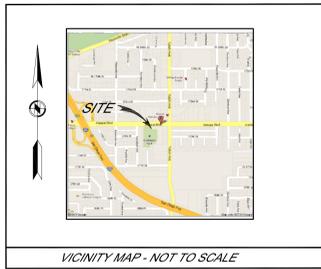
REV#	DATE	ENGINEER	REVISION DESCRIPTION



CIVIL ENGINEER:
PREPARED BY OR UNDER THE DIRECTION OF:
IMAD ABOLMUAH
PE No.: 51299
DATE: 06/20/2014

McMASTER PARK - CITY OF TORRANCE
DEMOLITION PLAN
FOR
McMASTER PARK
ASSESSOR'S PARCEL NO.: 2063-018-023 and -039
SCALE: AS NOTED
DATE: 10/26/2013

SHEET:
C-6
OF 8 SHEETS



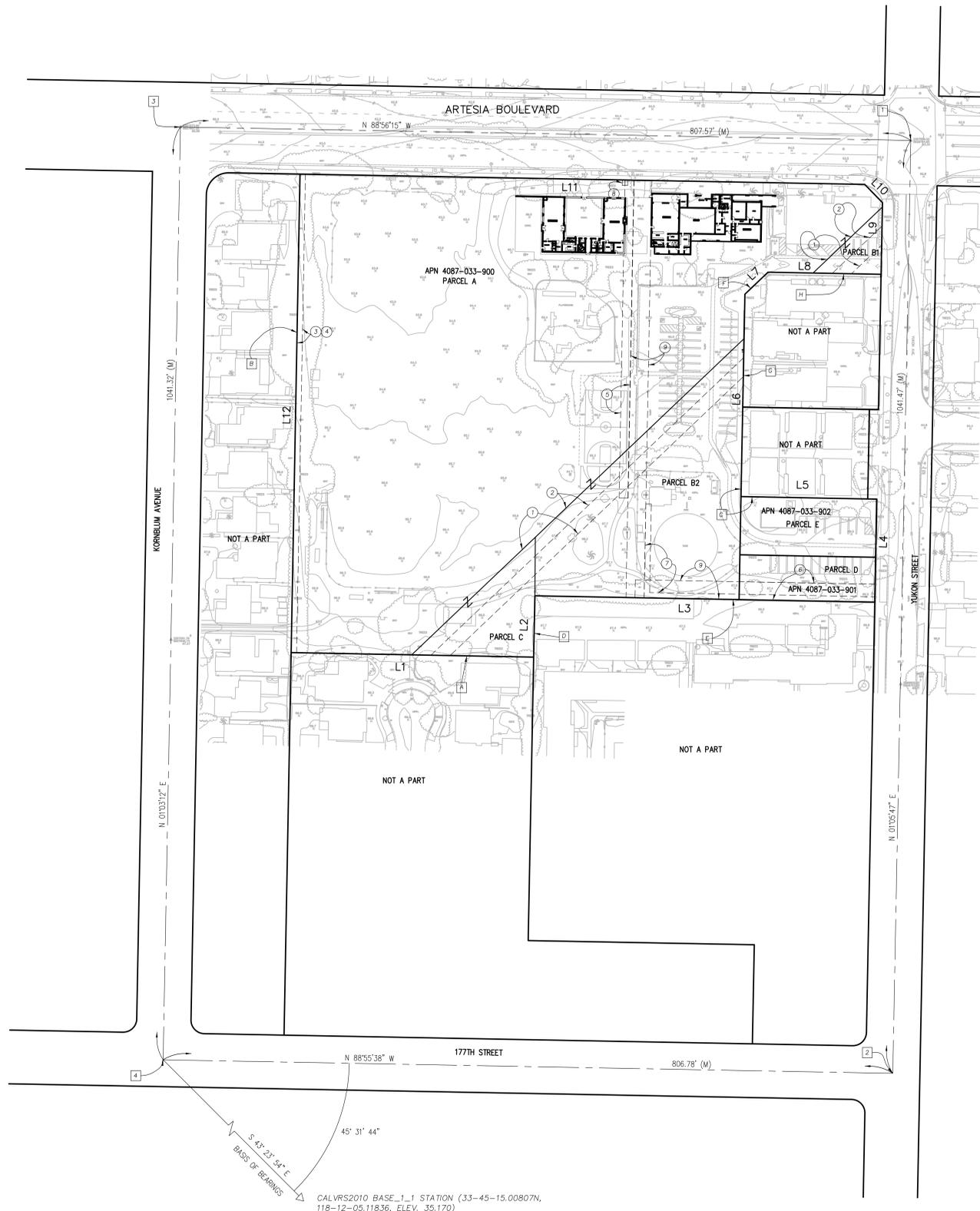
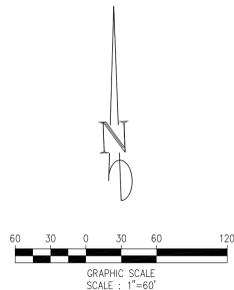
MONUMENT NOTES	
NO.	DESCRIPTION
1	FD. SPIKE PER PWF 0618-956/957
2	FD. SPIKE PER PWF 0618-956/957
3	FD. R.R. SPIKE PER PWF 0618-587/588
4	FD. SPIKE & WASHER LS 4957 PER PWF 0618-587/588

SYMBOL LEGEND	
	FIRE HYDRANT
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL PULL BOX
	POWER POLE
	SIGN
	WATER VALVE
	GUY WIRE

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 88°55'38" W	268.19'
L2	N 01°35'44" E	102.96'
L3	N 89°58'59" W	353.07'
L4	N 02°34'11" E	115.54'
L5	N 89°24'03" W	165.88'
L6	N 01°34'32" E	236.81'
L7	N 46°10'50" E	35.42'
L8	N 88°55'38" W	125.00'
L9	N 00°34'37" E	103.34'
L10	N 46°14'14" W	27.18'
L11	N 88°53'49" W	626.95'
L12	N 01°05'11" E	535.98'

EASEMENTS	
NO.	DESCRIPTION
1	Book 3055, Page 100, of Deeds
2	Instrument No. 66, in Book 3237, Page 83, of Deeds
3	Instrument No. 2257, in Book 35015, Page 16, O.R.
4	Instrument No. 2941, in Book 35056, Page 286, O.R.
5	Instrument No. 3606, O.R.
6	Instrument No. 119, O.R.
7	Instrument No. 1608, O.R.
8	Instrument No. 1609, O.R.
9	Instrument No. 79-1064541, O.R.

LEGEND	
	EXISTING FLOW LINE
	EXISTING CURB LINE
	EXISTING BOUNDARY LINE
	EXISTING STREET RIGHT OF WAY
	EXISTING STREET CENTERLINE



BOUNDARY ESTABLISHMENT NOTES	
NO.	ESTABLISHMENT DESCRIPTION
A	N'LY LINE OF TRACT NO. 18211, M.B. 473-10-11
B	E'LY LINE OF TRACT NO. 14529, M.B. 387-16-18
C	S'LY AND W'LY LINES OF PARCEL MAP NO. 21932, P.M.B. 266-20-21
D	W'LY LINE OF LOT 2 OF THE LA FRESCA VILLA TRACT, M.B. 12-92
E	N'LY LINE OF LOT 2 OF THE LA FRESCA VILLA TRACT, M.B. 12-92
F	NW'LY LINE OF APN 4087-033-018
G	W'LY LINE OF APN 4087-033-018, 019 & 020
H	N'LY LINE OF APN 4087-033-018

SURVEYOR'S CERTIFICATE:

TO: CITY OF TORRANCE

I HEREBY CERTIFY (AS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF CALIFORNIA) THAT THIS MAP WAS PREPARED BASED ON RECORD INFORMATION AND THE BOUNDARIES SHOWN HEREON WAS BASED ON THE LEGAL DESCRIPTION SHOWN IN REFERENCED TITLE REPORT.

DENNIS HUNTER, PLS
PROFESSIONAL LAND SURVEYOR
PLS-8539 EXP. 12-31-14

6/1/2013 DATE

NOTE: Section 8770.6 of the California business and professions code states that the use of the word certify or certificate by a licensed surveyor in the practice of land surveying or the preparation of maps, plots reports, descriptions or other surveying documents, only constitutes an expression of professional opinion regarding those facts or findings which are subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

SURVEYOR'S LEGEND:

M - MEASURED DISTANCE
C - CALCULATED DISTANCE
P - PROPORT DISTANCE
R - DISTANCE FROM RECORD INFORMATION

SITE ADDRESS:

3624 ARTESIA BOULEVARD
TORRANCE, CA

REFERENCE DOCUMENT:

LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT
DATED MAY 24, 2013 - FILE NO. 09515000

ASSESSOR'S PARCEL NUMBER:

A.P.N. 4087-033-900, 901 & 902

SITE AREA:

GROSS AREA = 280,956 S.F. OR 6.45 ACRES

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BENCH MARK:

SPIKE & WASHER STAMPED LS 4957 AT THE CENTER LINE INTERSECTION OF KORNBLUM AVENUE AND 177TH STREET

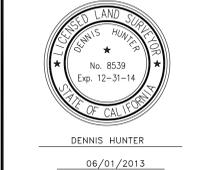
ELEVATION: 125.860 (FT)
YEAR OF RECORD 2013
DATUM NGVD 1929

BUCKEYE SURVEYING & ENGINEERING
2226 BOOTH STREET
SIMI VALLEY, CA 93065
PHONE (805) 581-2860
FAX (805) 581-2860

DATE	REVISION	BY

RECORD BOUNDARY & TOPOGRAPHIC SURVEY
SHOWING
McMASTER PARK
3624 ARTESIA BLVD.
CITY OF TORRANCE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PREPARED BY OR UNDER THE DIRECTION OF:



DATE OF SURVEY:	06/01/13
SURVEYED:	D.H.
DRAWN:	D.H.
CHECKED:	D.H.
DRAWING SCALE:	1"=60'
JOB NUMBER:	

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SURVEY PREPARED FOR:
CITY OF TORRANCE

SHEET NO.
C-7
OF 8 SHEETS

DATE OF ORIGINAL ISSUANCE JUNE 1, 2013

