

YIHE CALIFORNIA PTY. LTD.
C/O MR. KEN HE (OWNERS REPRESENTATIVE)

BRADBURY, CA 91008
TEL. NO.: (626) 679-6989
PREPARED BY:

JACK LEE, R.C.E. 40870
CALLAND ENGINEERING, INC
576 E. LAMBERT ROAD,

TEL: (714) 671-1050
FAX: (714) 671-1090

BENCHMARK:

COUNTY BENCHMARK NO. 2348

RDBM TAG IN S CB 2FT W/O BCR @ SW COR
HIGHLAND AVE & HUNTINGTON DR.

ELEVATION: 536.752'

ZONING: A-AGRICULTURAL, RESIDENTIAL, STATE
NO. OF EX. LOTS: 1
NO. OF PROP. LOTS: 6 SINGLE FAMILY RESIDENTIAL LOTS & 1 HOA
MAINTAIN NATURE RESERVE
AREA OF LOT: 540.093 SQ. FT. (12.40 ACRE)
NO. OF STORES: 2 STORY BUILDING

WATER - CALIFORNIA AMERICAN WATER
SEWER - LOS ANGELES COUNTY SANITATION DISTRICT
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
SCHOOL - DUARTE UNIFIED SCHOOL DISTRICT
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

(527.63)..... EXISTING ELEVATION
520.00..... PROPOSED ELEVATION
--(530)--... EXISTING COUNTOUR
530..... PROPOSED COUNTOUR
 ↓
 DRAINAGE PATTERN
 PROPOSED COUNTOUR
SW..... EXISTING BLOCK WALL
 SIDE WALK
□..... LIGHT

---③---... CENTER LINE
---#---... PROPERTY LINE
①---... CONSTRUCTION NOTES

T.C. TOP OF CURB
F.L. FLOW LINE
F.G. FINISH GRADE
F.S. FINISH SURFACE
F.F. FLOOR FINISH
H.P. HIGH POINT
P.P. POWER POLE
D/W. DRIVEWAY
W.M. WATER METER
INV. INVERT ELEVATION
G. TOP OF GRADE

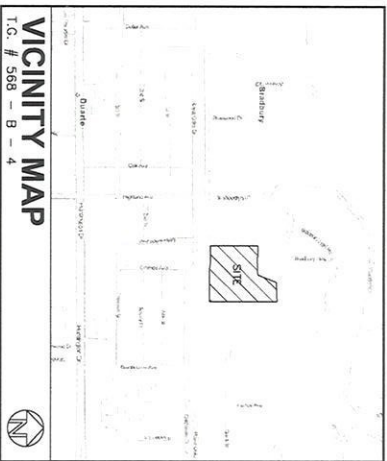
- 2) PROPOSED CONCRETE DRIVEWAY APPROACH
- 3) PROPOSED CURB & GUTTER
- 4) PROPOSED A.C. DRIVEWAY PAVEMENT
- 5) PROPOSED RETAINING WALL
- 6) PROPOSE CONCRETE SLOPE
- 7) PROPOSE STORM DRAIN PIPE
- 8) PROPOSED WATER MAIN LINE
- 9) PROPOSED FIRE HYDRANT
- 10) PROPOSED WATER METER AND SERVICE
- 11) PROPOSED SEWER LINE
- 12) PROPOSED SEWER MANHOLE

Lot 1 = 1.03 acres (44,922 sq. ft.)
 Lot 2 = 1.07 acres (44,109 sq. ft.)
 Lot 3 = 1.00 acres (43,577 sq. ft.)
 Lot 4 = 1.95 acres (85,085 sq. ft.)
 Lot 5 = 1.94 acres (84,846 sq. ft.)
 Lot 6 = 1.95 acres (84,821 sq. ft.)
 Lot 7 = 3.51 acres (152,993 sq. ft.) (nature preserve lot)

CONCEPTUAL GRADING PLAN

FOR SUBDIVISION PURPOSES
LOCATED IN THE CITY OF BRADBURY
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

APN: 8527-021-04



PROJECT LOCATION:

1901 ROYAL OAKS DRIVE,
BRADBURY, CA 91008

DRAWN:

CHECKED: XXX

02-19-2021

16-023-04

SCALE:

FILE NAME: YYY



SHEET 1 OF 1 SHT.

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS

576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090