

LOCATION OF EXISTING FIRE HYDRANT

VICINITY MAP
NOT TO SCALE

PROJECT SITE
NOT TO SCALE

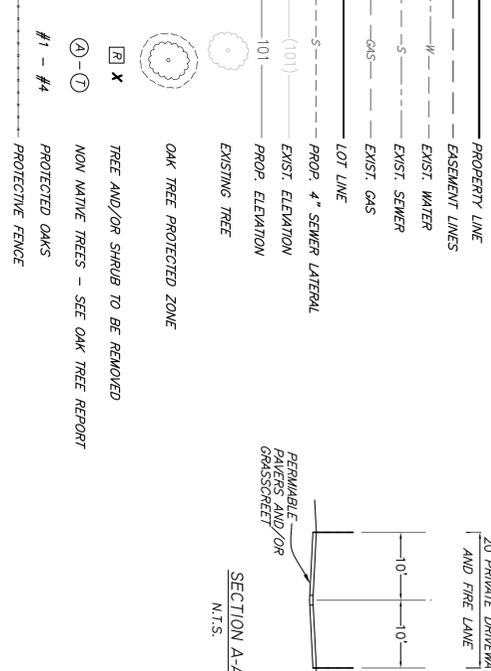
GENERAL NOTES:

- SEWER DISPOSAL SHALL BE BY SANITARY SEWER.
- WATER PURVEYOR IS LINCOLN AVENUE WATER COMPANY.
- A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY AND FIRE LANE.
- ALL PUBLIC UTILITIES ARE AVAILABLE.
- EXISTING AND PROPOSED ZONING: R1-7500.
- EXISTING AND PROPOSED PLAN DESIGNATION: LD-LOW DENSITY RESIDENTIAL (1-6 DU/GROSS AC).
- PROJECT IS LOCATED WITHIN THE ALTADENA COMMUNITY STANDARDD DISTRICT (GSD). PROPOSED DEVELOPMENT WILL COMPLY WITH ALL GSD REQUIREMENTS INCLUDING NUMBER OF BEDROOMS, SETBACKS, PARKING AND BUILDING HEIGHTS.
- ALL EXISTING STRUCTURES SHALL BE REMOVED.
- ALL EXISTING PAVEMENTS SHALL BE REMOVED.
- REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF D.R.P.
- REQUEST PERMISSION TO DELETE THE SIDEWALK FROM MARIPOSA STREET, SINCE THERE ARE NO EXISTING SIDEWALKS IN THE AREA.
- REQUESTED ENTITLEMENTS: TENTATIVE PARCEL MAP AND OAK TREE PERMIT TO ENCRATCH WITHIN THE PROTECTED ZONE.
- ALL TREES TO BE PROTECTED IN PLACE EXCEPT AS NOTED HEREON.
- PROJECT AREA:
- NET AREA EXCLUDES EASEMENT AND FIRE LANES.
- GRADING QUANTITIES: CUT = FILL (80 C.Y.) BALANCED ONSITE. OVEREXCAVATION = 1680 C.Y. TOTAL GRADING = 1760 C.Y. TO BE BALANCED ON SITE.
- OVEREXCAVATION UNDER BUILDINGS FOOTPRINTS TO BE COMPACTED ONSITE.
- BOUNDARY MONUMENTS WILL BE SET TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS.
- PERMITS FOR PAVEMENTS AND/OR GRASSCREET SHALL BE USED FOR THE PRIVATE DRIVEWAY AND FIRE LANE TO THE SATISFACTION OF THE FIRE DEPARTMENT.

SCALE 1"=20'



LEGEND:



PARCEL	GROSS AREA (S.F.)	NET AREA (S.F.)	2-STORY HOUSE AREA (S.F.)	GARAGE AREA (S.F.)	GROSS STRUCTURAL AREA (S.F.)
PARCEL 1	9,038	8,281	3,120	600	2,330
PARCEL 2	9,576	9,576	3,040	600	2,290
PARCEL 3	12,235	9,972	3,090	600	2,320
PARCEL 4	12,711	9,650	3,130	600	2,340

SITE ADDRESS:

638 W. MARIPOSA ST.
 ALTADENA, CALIFORNIA, 91001

SUBDIVIDER

TIERRA CONCEPTS, Inc
 P.O. BOX 86995
 LOS ANGELES, CA 90086
 TEL: 626-398-8920

LEGAL DESCRIPTION

PORTION OF LOT 41 OF "ALTADENA MAP NO. 3", IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NO: 5829-031-026

EXHIBIT A

MINOR LAND DIVISION

TENTATIVE PARCEL MAP No. 060661

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REVISIONS

NO.	DATE	BY

B & E ENGINEERS
 CIVIL ENGINEERS SURVEYING LAND PLANNING
 20 E. FOOTHILL BLVD., STE 230 (626) 446-4449
 ARCADIA, CA 91006-2375 FAX (626) 446-6566



PLANT NO.:	SCALE: 1"=20'	DATE: 09-19-2013

BENCH MARK
 FOUND LEAD AND TAG ON TOP OF NORTH CURB AT THE INTERSECTION OF BARGEN WAY AND MARIPOSA STREET. ASSUMED ELEVATION = 100.00.

OAK TREES SUMMARY
 = 4 TREES EXISTING TO REMAIN
 - 4 TREES TO BE REMOVED
 - 9 TREES ENCROACHMENTS
 - 2 TREES (#1 & #2)