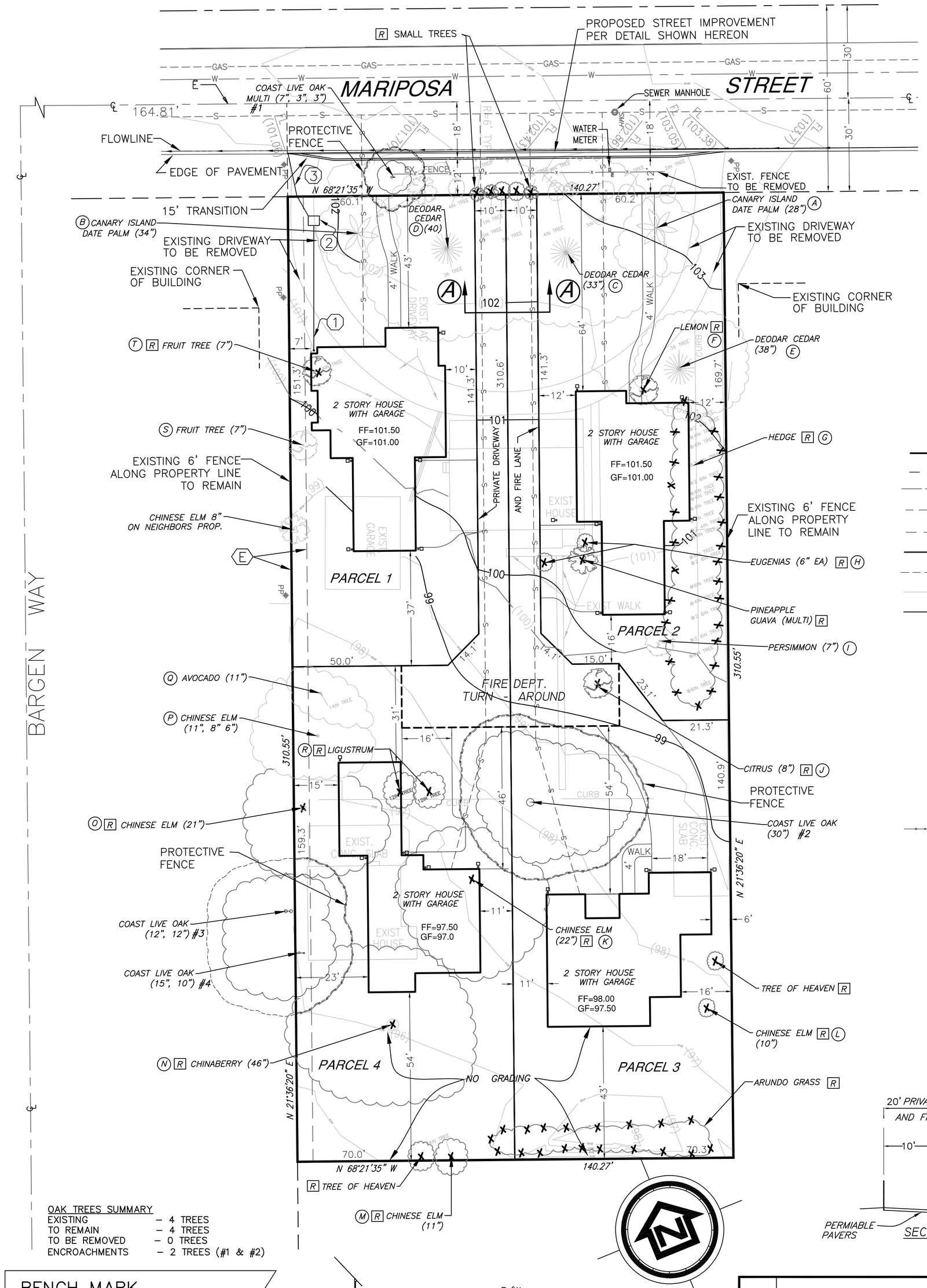
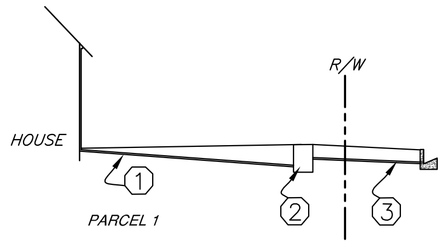


OAK TREES SUMMARY

EXISTING	– 4 TREES
TO REMAIN	– 4 TREES
TO BE REMOVED	– 0 TREES
ENCROACHMENTS	– 2 TREES (#1 & #2)

BENCH MARK

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



SECTION A-A
N.T.S.

TREE PROTECTION NOTES:

DEPT OF REGIONAL PLANNING
PM060661 OAK TREE MAP
DEC 18 2013

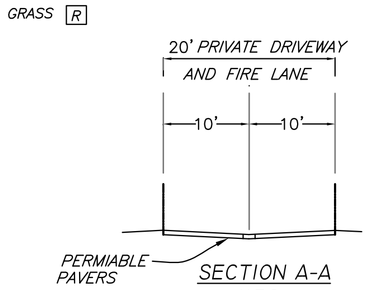
1. INSTALL CHAIN LINK FENCING NOT LESS THAN FOUR FEET IN HEIGHT AROUND THE PROTECTED ZONE OF TREES SHOWN ON THE SITE PLAN. FENCING SHALL BE IN PLACE AND INSPECTED BY THE FORESTER AND FIRE WARDEN PRIOR TO COMMENCEMENT OF ANY ACTIVITY ON THE PROPERTY. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE PERIOD OF DEVELOPMENT AND SHALL NOT BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE DIRECTOR OR THE FORESTER AND FIRE WARDEN.
2. WHERE GRADING OR ANY OTHER SIMILAR ACTIVITY IS SPECIFICALLY APPROVED WITHIN THE PROTECTED ZONE, THE APPLICANT SHALL PROVIDE AN INDIVIDUAL WITH SPECIAL EXPERTISE ACCEPTABLE TO THE DIRECTOR TO SUPERVISE ALL EXCAVATION OR GRADING PROPOSED WITHIN THE PROTECTED ZONES AND TO FURTHER SUPERVISE, MONITOR AND CERTIFY TO THE COUNTY FORESTER AND FIRE WARDEN THE IMPLEMENTATION OF ALL CONDITIONS IMPOSED IN CONNECTION WITH THE APPLICANT'S OAK TREE PERMIT.
3. ANY EXCAVATION OR GRADING ALLOWED WITHIN THE PROTECTED ZONE OR WITHIN 15 FEET OF THE TRUNK OF A TREE, WHICHEVER DISTANCE IS GREATER, BE LIMITED TO HAND TOOLS OR SMALL HAND–POWER EQUIPMENT.
4. TREES ON OTHER PORTIONS OF THE SUBJECT PROPERTY NOT INCLUDED WITHIN THE SITE PLAN ALSO BE PROTECTED WITH CHAIN LINK FENCING THUS RESTRICTING STORAGE, MACHINERY STORAGE OR ACCESS DURING CONSTRUCTION.
5. PRIOR TO THE START OF THE PROJECT, TREES ON THE SITE PLAN BE PHYSICALLY IDENTIFIED BY NUMBER ON A TAG AFFIXED TO THE NORTH SIDE OF THE TREE IN A MANNER PRESERVING THE HEALTH AND VIABILITY OF THE TREE. THE TAG SHALL BE COMPOSED OF A NON–CORROSIVE ALL–WEATHER MATERIAL AND SHALL BE PERMANENTLY AFFIXED TO THE TREE. THE TREE SHALL BE SIMILARLY DESIGNATED ON THE SITE PLAN IN A MANNER ACCEPTABLE TO THE DIRECTOR.
6. CORRECTIVE MEASURES FOR TREES NOTED ON THE OAK TREE REPORT AS REQUIRING REMEDIAL ACTION BE TAKEN, INCLUDING PEST CONTROL, PRUNING, FERTILIZING AND SIMILAR ACTIONS, 822.56.2190.
7. THAT, TO THE EXTENT FEASIBLE AS DETERMINED BY THE DIRECTOR, UTILITY TRENCHING SHALL AVOID ENCROACHING INTO THE PROTECTED ZONE ON ITS PATH TO AND FROM ANY STRUCTURE.
8. AT THE START OF GRADING OPERATIONS AND THROUGHOUT THE ENTIRE PERIOD OF DEVELOPMENT, NO PERSON SHALL PERFORM ANY WORK FOR WHICH AN OAK TREE PERMIT IS REQUIRED UNLESS A COPY OF THE OAK TREE REPORT, LOCATION MAP, FENCING PLANS, AND APPROVED OAK TREE PERMIT AND CONDITIONS ARE IN THE POSSESSION OF A RESPONSIBLE PERSON AND ALSO AVAILABLE AT THE SITE. (ORD. 93–0018 § 2, 1993; ORD. 88–0157 § 8, 1988: ORD. 85–0195 § 12 (PART), 1985; ORD. 82–0168 § 2 (PART), 1982.).
9. ALL STAGING AND STOCKPILING WILL OCCUR OUTSIDE THE PROTECTED AREAS.

LEGEND:

- PROPERTY LINE
- EASEMENT LINES
- W — EXIST. WATER
- S — EXIST. SEWER
- GAS — EXIST. GAS
- LOT LINE
- S — PROP. 4" SEWER LATERAL
- (101) — EXIST. ELEVATION
- 101 — PROP. ELEVATION
- EXISTING TREE
- OAK TREE PROTECTED ZONE — OAK TREE PROTECTED AREA IS THE AREA WITHIN THE DRIPLINE OF AN OAK TREE AND EXTENDING THERE FROM TO A POINT AT LEAST FIVE FEET OUTSIDE THE DRIPLINE, OR 15 FEET FROM THE TRUNK OF A TREE, WHICHEVER DISTANCE IS GREATER.
- R X — TREE AND/OR SHRUB TO BE REMOVED
- A – T — NON NATIVE TREES – SEE OAK TREE REPORT
- #1 – #4 — PROTECTED OAKS
- PROTECTIVE FENCE
- DOWN SPOUT LOCATION
- SPLASH BLOCK/ENERGY DISSIPATOR
- GF — GARAGE FINISH FLOUR
- FF — HOUSE FINISH FLOUR

NOTES:

1. NO GRADING TO TAKE PLACE WITHIN THE BACK YARDS OF PARCELS 3 & 4.
2. EXISTING SHRUBS ALONG THE SOUTHERLY LINE OF PARCELS 3 & 4 WILL BE REPLACED WITH SIMILAR OR EQUAL SHRUBS.
3. NO NEW FENCE THAT MAY ALTER THE EXISTING DRAINAGE PATTERN TO BE INSTALLED ALONG THE SOUTHERLY LINE OF PARCELS 3 & 4.
4. DOWNSPOUTS FROM ALL HOUSES WILL DISCHARGE INTO SPLASH BLOCK/ENERGY DISSIPATORS.



SECTION A-A
N.T.S.

CONSTRUCTION NOTES:

1. 4" PVC DRAIN.
2. CATCH BASIN PER DETAIL I HEREON.
3. PARKWAY DRAIN.

Tree No.	Genus	Species	DBH*	Health	Retain or remove?
	Oak trees (over 8 inches DBH)				**4 Native Oaks Retained/None Removed**
1	*Coast Live oak (Quercus agrifolia)*		7, 3, 3	B	Retain (Encroachments)
2	*Coast Live Oak (Quercus agrifolia)*		30	B	Retain (Encroachments)
3	*Coast Live Oak (Quercus agrifolia)*		10, 15	B	Retain (Encroachments)(off-property)
4	*Coast Live Oak (Quercus agrifolia)*		12, 12	B	Retain (Encroachments)
	Non-Native Trees				
A	*Canary Island Date Palm*		28	B	Retain
B	*Canary Island Date Palm*		34	B	Retain
C	*Deodar Cedar*		33	B-	Retain
D	*Deodar Cedar*		40	C	Retain
E	*Deodar Cedar*		38	A	Retain
F	*Fruit Tree (Lemon)*		11	C	Remove
G	*Fruit Tree (Pineapple Guava)*		4,4,5	B	Remove
H	*Lilly Pilly (Eugenia)*		6,6	B	Remove
I	*Fruit Tree (Persimmon)*		7	B	Retain
J	*Fruit Tree (Citrus)*		8	C	Remove
K	*Chinese Elm*		22 at 2'	B	Remove
L	*Chinese Elm*		10	C	Remove
M	*Chinese Elm*		11	C	Remove
N	*Chinaberry*		46	D	Remove (tree is structurally unsound)
O	*Chinese Elm*		21	C	Remove
P	*Chinese Elm*		11, 8, 6	C	Retain
Q	*Avocado*		11	B	Retain
R	*Texas Privet (Ligustrum)*		8, 10	B	Remove
S	*Fruit Tree*		7	B	Retain
T	*Fruit Tree*		7	B	Remove
					9 Non-native trees retained
					11 Non-native trees removed

*DBH measurements = the measurement at 4'5" from grade taken on the North side of the tree.

OWNERS:

MICHAEL D. MILAM AND DEBORAH C. MILAM, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

SITE ADDRESS:

638 W. MARIPOSA ST.
ALTADENA, CALIFORNIA, 91001

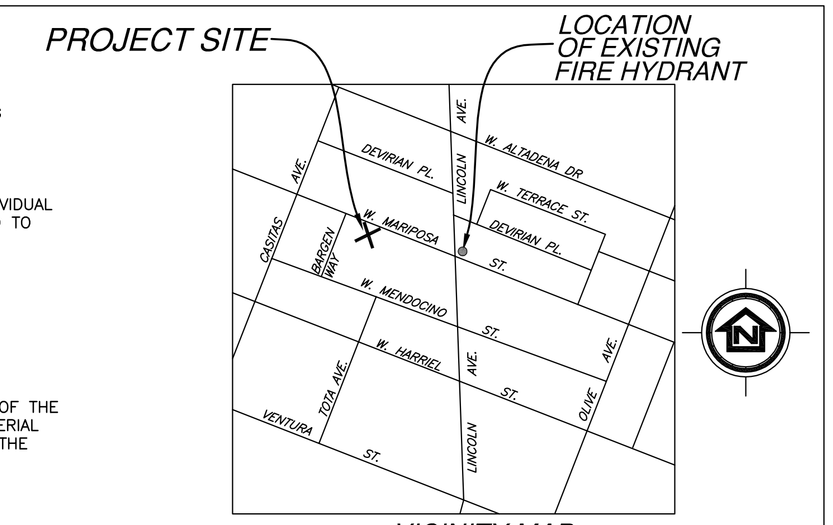
SUBDIVIDER:

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

EASEMENT NOTE:

(E) EXISTING 5' WIDE SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES. PER BOOK 23698, PAGE 254, OFFICIAL RECORDS TO REMAIN.

	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	2,800	600	2,050
PARCEL 2	9,576	9,576	2,800	600	2,050
PARCEL 3	12,235	9,972	2,700	600	2,020
PARCEL 4	12,711	9,650	2,600	600	1,940



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. SEWER DISPOSAL SHALL BE BY SANITARY SEWER.
2. WATER PURVEYOR IS LINCOLN AVENUE WATER COMPANY.
3. A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY AND FIRE LANE.
4. ALL PUBLIC UTILITIES ARE AVAILABLE.
5. EXISTING AND PROPOSED ZONING: R1–7500.
6. EXISTING AND PROPOSED PLAN DESIGNATION: LD–LOW DENSITY RESIDENTIAL (1–6 DU/GROSS AC).
7. PROJECT IS LOCATED WITHIN THE ALTADENA COMMUNITY STANDARD DISTRICT (CSD). PROPOSED DEVELOPMENT WILL COMPLY WITH ALL CSD REQUIREMENTS INCLUDING NUMBER OF BEDROOMS, SETBACKS, PARKING AND BUILDING HEIGHTS.
8. ALL EXISTING STRUCTURES SHALL BE REMOVED.
9. ALL EXISTING PAVEMENTS SHALL BE REMOVED.
10. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF D.R.P.
11. REQUEST PERMISSION TO DELETE THE SIDEWALK FROM MARIPOSA STREET, SINCE THERE ARE NO EXISTING SIDEWALKS IN HE AREA.
12. REQUESTED ENTITLEMENTS: TENTATIVE PARCEL MAP AND OAK TREE PERMIT TO ENCROACH WITHIN THE PROTECTED ZONE.
13. ALL TREES TO BE PROTECTED IN PLACE EXCEPT AS NOTED HEREON.
14. PROJECT AREA:

	GROSS:	NET:
PARCEL 1 –	9,038 S.F.	8,281 S.F.
PARCEL 2 –	9,576 S.F.	9,576 S.F.
PARCEL 3 –	12,235 S.F.	9,972 S.F.
PARCEL 4 –	12,711 S.F.	9,650 S.F.
	43,560 S.F.	37,479 S.F.

GROSS AREA MEASURED TO CENTERLINE AND INCLUDES EASEMENTS AND FIRE LANE

NOTE: NET AREA EXCLUDES EASEMENT AND FIRE LANES.

15. GRADING QUANTITIES: CUT = FILL (80 C.Y.) BALANCED ONSITE.
    OVEREXCAVATION AND RECOMPACTION = 1680 C.Y.
    BALANCED ON SITE
    NO IMPORT OR EXPORT
16. BOUNDARY MONUMENTS WILL BE SET TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS.
17. PERMIABLE PAVERS SHALL BE USED FOR THE PRIVATE DRIVEWAY AND FIRE LANE TO THE SATISFACTION OF THE FIRE DEPARTMENT.
18. PERMIABLE PAVERS SHALL BE USED FAR ALL ONSITE DRIVEWAYS AND WALKS.

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

REBECCA K. LATTA

CONSULTING ARBORIST, BIOLOGIST, HORTICULTURALIST
359 NORTH WESTRIDGE AVENUE
GLENDORA, CA 91741
626-272-8444 PRIMARY CONTACT (CELL)
rebecca@rebecalattaconsulting.com

OAK TREE MAP

MINOR LAND DIVISION

TENTATIVE PARCEL MAP No. 060661

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

NO.	DATE	BY

REVISIONS

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

DEPT OF REGIONAL PLANNING
PM060661 OAK TREE MAP
DEC 18 2013

By:
RAMY F. AWAD RCE. No. 41729

PLAN NO.:	SCALE: 1"=20'
	DATE: 12–17–2013
SHEET 1 OF 1	JN 2012937