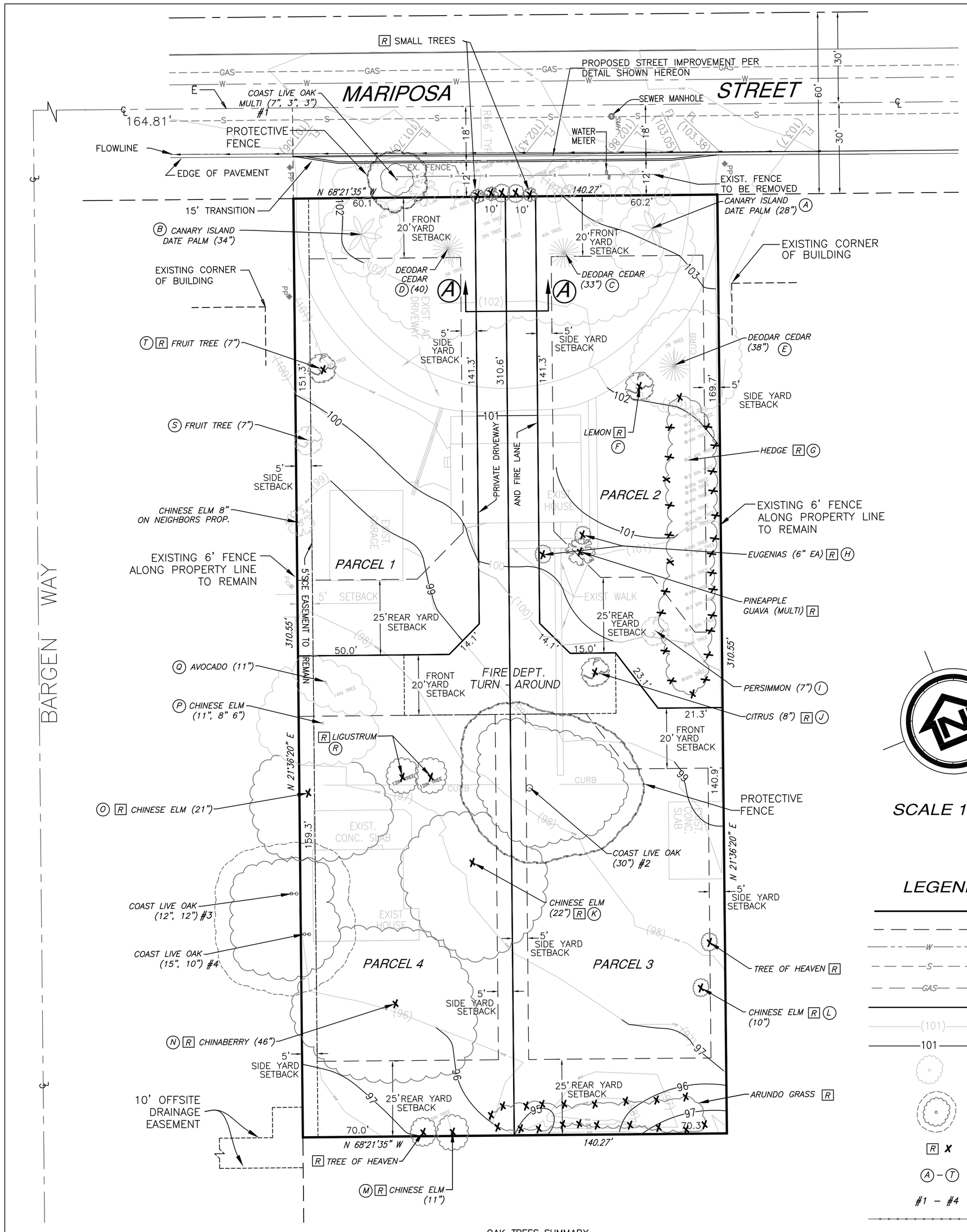
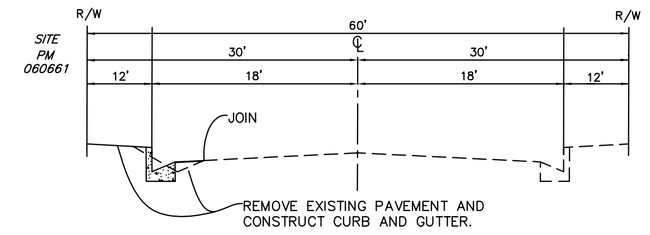
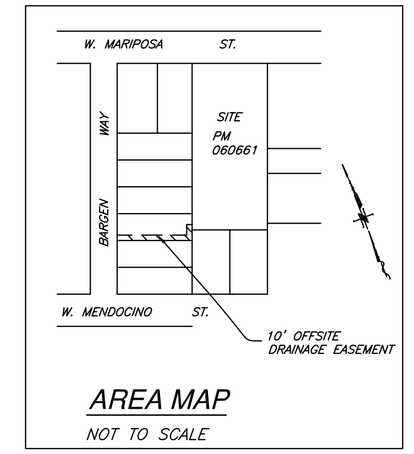
DEPT OF REGIONAL PLANNING
PM060661 TENTATIVE
OCT 2 2013

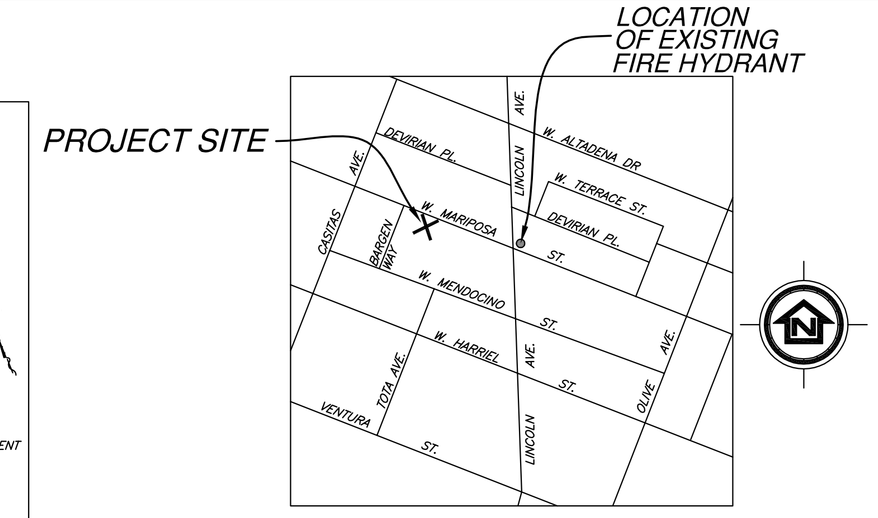




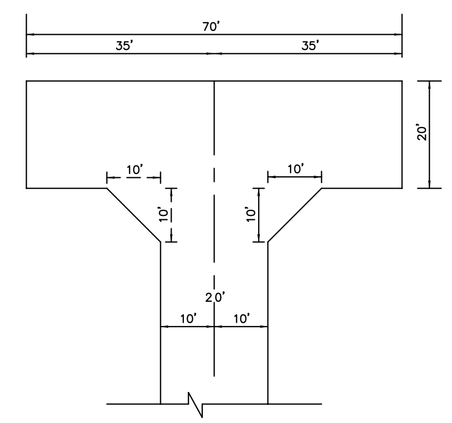
(MARIPOSA STREET)
TYPICAL SECTION
N.T.S.



AREA MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



FIRE DEPT.
TURN-AROUND
N.T.S.

SCALE 1"=20'

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:

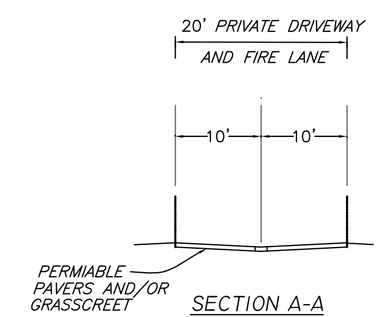
	GROSS:	NET:
PARCEL 1 –	9,038 S.F.	8,281 S.F.
PARCEL 2 –	9,576 S.F.	9,576 S.F.
PARCEL 3 –	12,235 S.F.	9,972 S.F.
PARCEL 4 –	12,711 S.F.	9,650 S.F.
	43,560 S.F.	37,479 S.F.

NOTE: NET AREA EXCLUDES EASEMENT AND FIRE LANES.

15. 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.

16. BOUNDARY MONUMENTS WILL BE SET TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS.
17. PERMIABLE PAVERS AND/OR GRASSCREET SHALL BE USED FOR THE PRIVATE DRIVEWAY AND FIRE LANE TO THE SATISFACTION OF THE FIRE DEPARTMENT.



SECTION A-A
N.T.S.

LEGEND:

- PROPERTY LINE
- EASEMENT LINES
- EXIST. WATER
- EXIST. SEWER
- EXIST. GAS
- LOT LINE
- EXIST. ELEVATION
- PROP. ELEVATION
- EXISTING TREE
- OAK TREE PROTECTED ZONE
- R X — TREE AND/OR SHRUB TO BE REMOVED
- A – T — NON NATIVE TREES – SEE OAK TREE REPORT
- #1 – #4 — PROTECTED OAKS
- PROTECTIVE FENCE

SUBDIVIDER

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

SITE ADDRESS:

638 W. MARIPOSA ST.
ALTADENA, CALIFORNIA, 91001

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

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'.

NO.	DATE	BY

REVISIONS

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
By:
RAMY F. AWAD RCE. No. 41729
REGISTERED PROFESSIONAL ENGINEER RAMY F. AWAD No. 41729 Exp. 3–31–14 CIVIL STATE OF CALIFORNIA

MINOR LAND DIVISION

TENTATIVE PARCEL MAP No. 060661

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

PLAN NO.:	SCALE: 1"=20'
	DATE: 09–19–2013
SHEET 1 OF 1	JN 2012937