

PROJECT SITE



LOCATION OF EXISTING FIRE HYDRANT

VICINITY MAP
 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 STANDARD DISTRICT (CSD). PROPOSED DEVELOPMENT WILL COMPLY WITH ALL CSD 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 ENCROACH WITHIN THE PROTECTED ZONE.
- ALL TREES TO BE PROTECTED IN PLACE EXCEPT AS NOTED HEREON.
- PROJECT AREA:

PARCEL 1	9,038 S.F.	NET: 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 LANS.
- GRADING QUANTITIES: CUT = FILL (80 C.Y.) BALANCED ONSITE. OVEREXCAVATION AND RECOMPACTION = 1680 C.Y. BALANCED ON SITE. NO IMPORT OR EXPORT.
- BOUNDARY MONUMENTS WILL BE SET TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS.
- PERMIABLE PAVERS SHALL BE USED FOR THE PRIVATE DRIVEWAY AND FIRE LANE TO THE SATISFACTION OF THE FIRE DEPARTMENT.
- PERMIABLE PAVERS SHALL BE USED FOR ALL ONSITE DRIVEWAYS AND WALKS.

EASEMENT NOTE:

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

LEGAL DESCRIPTION

PORTION OF LOT 41 OF "ALTADENA MAP NO. 1" 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.

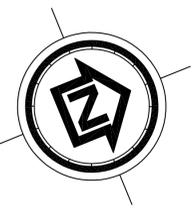
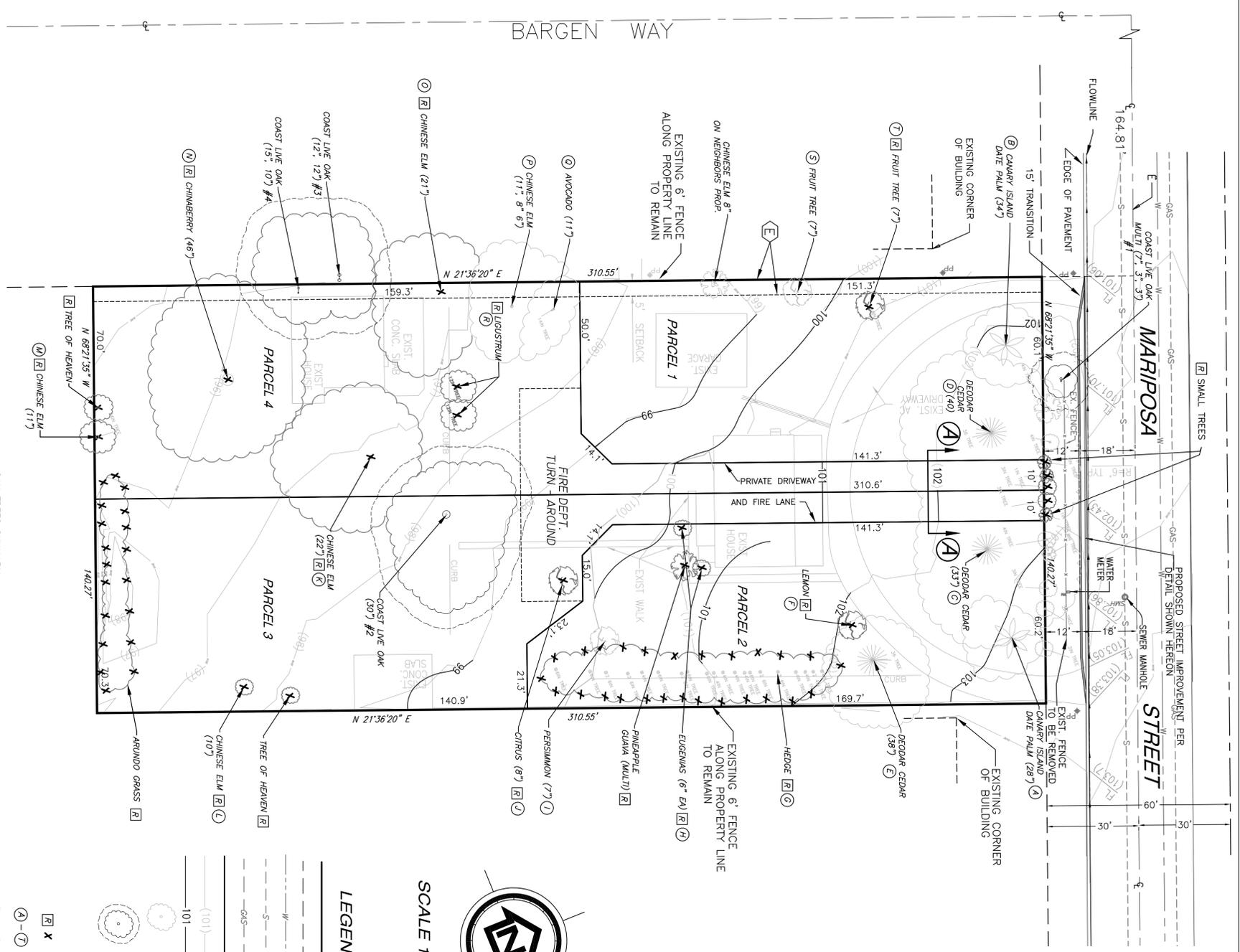
ASSESSOR'S PARCEL NO: 5829-031-026

MINOR LAND DIVISION

TENTATIVE PARCEL MAP No. 060661

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

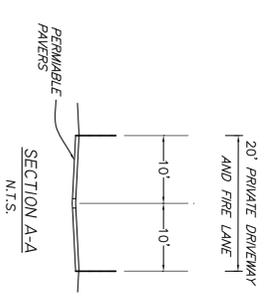
PLAT NO.:	SCALE: 1"=20'
DATE: 12-17-2013	



SCALE 1"=20'

LEGEND:

- PROPERTY LINE
- EASEMENT LINES
- EXIST. WATER
- EXIST. SEWER
- EXIST. GAS
- LOT LINE
- EXIST. ELEVATION
- PROP. ELEVATION
- EXISTING TREE
- OAK TREE PROTECTED ZONE
- OAK TREE PROTECTED AREA IS THE AREA WITHIN THE PROTECTED ZONE AND THE AREA WITHIN THE PROTECTED ZONE THAT IS 15 FEET OUTSIDE THE TRUNK OF A TREE, OR 15 FEET FROM THE TRUNK OF A TREE, WHICHEVER DISTANCE IS GREATER.
- TREE AND/OR SHRUB TO BE REMOVED
- NEW MATIVE TREES - SEE OAK TREE REPORT
- PROTECTED OAKS



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

SUBDIVIDER:

TERRA CONCEPTS, Inc
 P.O. BOX 86966
 LOS ANGELES, CA 90086
 TEL: 628-398-8920

SITE ADDRESS:

638 W. MARIPOSA ST.
 ALTADENA, CALIFORNIA, 91001

BENCH MARK

FOUND LEAD AND TAG ON TOP OF NORTH CORNER OF BARGEN WAY AND MARIPOSA STREET. ASSUMED ELEVATION = 100.00'

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

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: RAYM F. AWAD RCE No. 41729

