

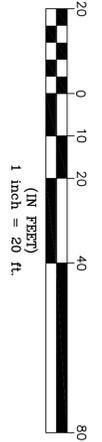
BENCH MARK
 FOUND LEAD AND TAG ON TOP OF NORTH
 FENCE AND IN DIRECTION OF
 BERGEN WAY AND MARIPOSA STREET.
 ASSUMED ELEVATION = 100.00'

OAK TREES SUMMARY
 - 4 TREES
 TO REMAIN
 - 4 TREES
 TO BE REMOVED
 - 0 TREES
 ENPOCHMENTS
 - 4 TREES

NO.	DATE	BY	REVISIONS



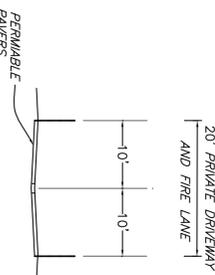
SCALE 1"=20'



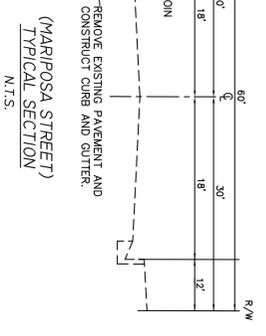
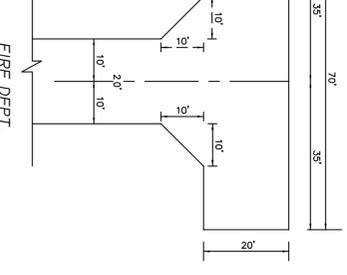
LEGEND:

- PROPERTY LINE
- EASEMENT LINES
- W- EXIST. WATER
- SS- EXIST. SEWER
- GAS- EXIST. GAS
- LOT LINE
- (101) EXIST. ELEVATION
- 101 PROP. ELEVATION
- 101 EXISTING TREE
- OAK TREE PROTECTED AREA IS THE AREA WITHIN THE TRUNK AND BRANCHES OF THE TREE AND THE FEET OUTSIDE THE TRUNK AND BRANCHES OF THE TREE, OR 15 FEET FROM THE TRUNK OF A TREE, WHICHEVER DISTANCE IS GREATER.
- OAK TREE PROTECTED AREA IS THE AREA WITHIN THE TRUNK AND BRANCHES OF THE TREE AND THE FEET OUTSIDE THE TRUNK AND BRANCHES OF THE TREE, OR 15 FEET FROM THE TRUNK OF A TREE, WHICHEVER DISTANCE IS GREATER.
- TREE AND/OR SHRUB TO BE REMOVED
- NOW MATINE TREES - SEE OAK TREE REPORT
- PROTECTED OAKS

SECTION A-A
 N.T.S.



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



SUBDIVIDER:

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

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

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

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 THE AREA.
12. REQUESTED ENTITLEMENTS: TENTATIVE PARCEL MAP AND OAK TREE PERMIT TO ENCRACH WITHIN THE PROTECTED ZONE.
13. ALL TREES TO BE PROTECTED IN PLACE EXCEPT AS NOTED HERON.
14. PROJECT AREA:
 GROSS: PARCEL 1 - 10,837 S.F., PARCEL 2 - 11,381 S.F., PARCEL 3 - 12,535 S.F., PARCEL 4 - 13,011 S.F., 47,764 S.F.
 NET: PARCEL 1 - 9,035 S.F., PARCEL 2 - 9,576 S.F., PARCEL 3 - 9,972 S.F., PARCEL 4 - 10,449 S.F., 39,032 S.F.

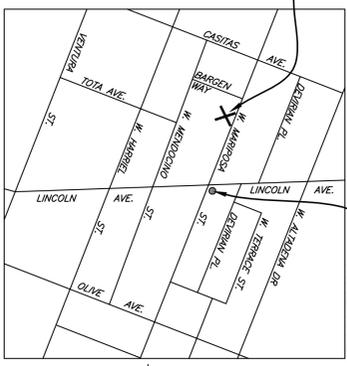
EASEMENT NOTE:

15. GRADING QUANTITIES: CUT = FILL (80 C.Y.) BALANCED ONSITE. ONEREXCAVATION 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. 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

PROJECT SITE



VICINITY MAP
 NOT TO SCALE

LOCATION OF EXISTING FIRE HYDRANT

MINOR LAND DIVISION

TENTATIVE PARCEL MAP No. 060661
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLANT NO.:	SCALE: 1"=20'
SHEET 1 OF 1	DATE: 05-13-2014
	JUN 2012937

