

- LEGEND:**
- PROPERTY LINE
 - - - EASEMENT LINES
 - - - W EXIST. WATER
 - - - S EXIST. SEWER
 - - - GAS EXIST. GAS
 - LOT LINE
 - (101) EXIST. ELEVATION
 - 101 PROP. ELEVATION
 - EXISTING TREE
 - X TREE AND/OR SHRUB TO BE REMOVED
 - - ○ NON NATIVE TREES - SEE OAK TREE REPORT
 - #1 - #4 PROTECTED OAKS

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.

OAK TREES SUMMARY

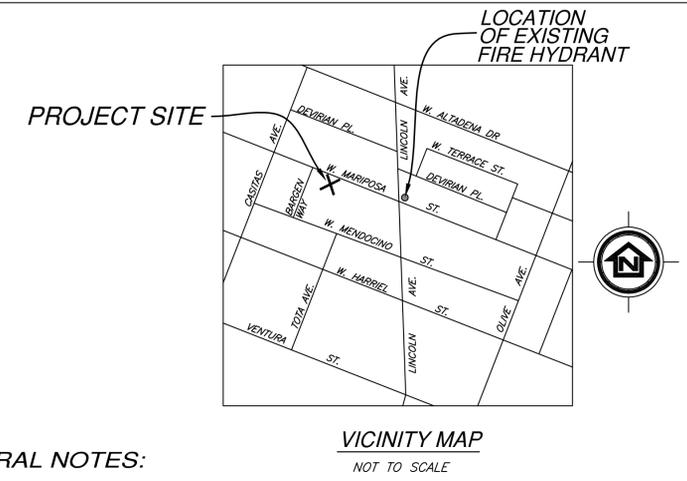
EXISTING	- 4 TREES
TO REMAIN	- 4 TREES
TO BE REMOVED	- 0 TREES
ENCROACHMENTS	- 4 TREES

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

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* 11/11/14
RAMY F. AWAD RCE. No. 41729



- GENERAL NOTES:**
- SEWER DISPOSAL SHALL BE BY SANITARY SEWER.
 - WATER PURVEYOR IS LINCOLN AVENUE WATER COMPANY.
 - A COVENANT SHALL BE EXECUTED 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.
- | | | |
|----------|---------------|-------------|
| | GROSS: | NET: |
| PARCEL 1 | - 10,837 S.F. | 8,270 S.F. |
| PARCEL 2 | - 11,381 S.F. | 9,576 S.F. |
| PARCEL 3 | - 12,535 S.F. | 9,972 S.F. |
| PARCEL 4 | - 13,011 S.F. | 9,693 S.F. |
| | 47,764 S.F. | 31,511 S.F. |
- GROSS AREA MEASURED TO CENTERLINE AND INCLUDES EASEMENTS AND FIRE LANE
NOTE: NET AREA EXCLUDES EASEMENT AND FIRE LANES.
FIRE LANE WITHIN PARCELS 3 & 4 = 4,525 S.F.
PUBLIC STREET AREA = 4,207 S.F.
- NO GRADING
 - BOUNDARY MONUMENTS WILL BE SET TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS.
 - LOCATION OF THE PROPOSED FIRE HYDRANT SHALL BE TO THE SATISFACTION OF THE FIRE DEPARTMENT.

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. 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

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'
SHEET 1 OF 1	DATE: 09-13-16
	JN 2012937

