

- LEGEND**
- (98.23).....EXISTING ELEVATION
 - 99.00.....PROPOSED ELEVATION
 - (100)--- EXISTING CONTOUR
 -DRAINAGE PATTERN
 -EXISTING STRUCTURE
 -PROPOSED STRUCTURE
 -EXISTING SEWER MAIN
 -EXISTING SEWER MAIN
 -PROPERTY LINE
 -RETAINING WALL
 -FIRE HYDRANT
 - EX.....EXISTING
 - T.C.....TOP OF CURB
 - F.L.....FLOW LINE
 - F.G.....FINISH GRADE
 - H.P.....HIGH POINT
 - R/W.....RIGHT OF WAY
 - P/L.....PROPERTY LINE
 - WM.....WATER METER
 - S.....SEWER MANHOLE

SURVEY BASIS
 G 5547 BASELINE QUAD
 L&N IN W CB 7.6M(25FT) N/O C/L PROD
 SIGMAN ST ON HACIENDA BL
 ELEV 363.002

SURVEY WAS PROVIDED BY
 ALFRED J. THELWELL, LS 6999
 ON AUGUST 20, 2014

OWNER
 MARY PHUONG, AND LV DEVELOPMENT, INC.
 9912 MILOANN STREET,
 TEMPLE CITY, CA 91780
 626-205-8866

PREPARED BY
 HANK JONG, PE
 EGL ASSOCIATES, INC.
 11819 GOLDRING ROAD, UNIT A
 ARCADIA, CALIFORNIA 91006
 PH: 626-263-3588 FAX:
 626-263-3599

EARTHWORK ESTIMATE
 CUT..... 50 CY
 FILL..... 500 CY

SPECIAL NOTE: THE QUANTITIES SHOWN
 HEREON ARE FOR PERMIT AND BONDING
 PURPOSES ONLY. THE CONTRACTOR
 SHALL VERIFY QUANTITIES PRIOR TO
 START OF GRADING.

NOTES:
 ZONING: RA-7500 (PRESENT)
 ZONING: RA-7500 (PROPOSED)
 NO. OF EX. LOTS: 1
 NO. OF PROP. LOTS: 2
 EX. USE OF THE LOTS: SINGLE FAMILY RESIDENTIAL
 PROP. USE OF THE LOTS: SINGLE FAMILY RESIDENTIAL
 APN NUMBER: 8219-001-061
 EX. LAND USE CATEGORY: H9 (LOW DENSITY RESIDENTIAL)
 PROP. LAND USE CATEGORY: H9 (LOW DENSITY RESIDENTIAL)
 TOTAL AREA OF THE LOTS: 19,695 SF (0.45 AC) TO THE C.L. OF THE RD.
 SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
 - NO OAK OR WALNUT TREES ON SITE.
 - NO STORM DRAIN ON SITE.
 - NO BUILDING DESIGN AVAILABLE
 REQUEST A WAIVER FOR CONDITIONAL OFFER FOR PRIVATE STREET
 REQUIRED PER LOS ANGELES COUNTY CODE: 21.28.060.

UTILITY SERVICES:
 WATER - SAN GABRIEL VALLEY WATER COMPANY
 WATER PURVEYOR CONTACT: KEITH HUESTON TEL: (909)201-7353
 SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
 GAS - SOUTHERN CALIFORNIA GAS CO.
 ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
 TELEPHONE - VERIZON
 SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
 FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
 SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

TREE PLANTING NOTE:
 SUBJECT TO THE HEALTHY DESIGN ORDINANCE: THE
 ONSITE TREE PLANTING REQUIREMENT IS ONE TREE PER
 EACH 25 FEET OF EXISTING AND PROPOSED STREET
 FRONTAGE LOCATED WITHIN THIS SUBJECT PROPERTY.
 BASED ON THE PROJECT TOTAL OF 100 LINEAR FEET OF
 STREET FRONTAGE, A TOTAL OF 4 TREE PLANTINGS
 SHALL BE REQUIRED FOR THE PROJECT AND INDICATED
 ON A TREE PLANTING PLAN TO BE APPROVED BY
 REGIONAL PLANNING PRIOR TO FINAL MAP RECORDATION.

NOTE: ALL FENCES AND WALLS, INCLUDING FUTURE
 FENCES/WALLS MUST COMPLY WITH THE ZONING CODE.

- CONSTRUCTION NOTE:**
- 1 PROPOSED 3' HIGH BLOCK WALL ABOVE 3' HEIGHT MAX
RETAINING WALL, TOTAL 6' MAX COMBINED HEIGHT
 - 2 PROPOSED 6' HIGH MAX BLOCK WALL
 - 3 PROPOSED UNDERGROUND STORMWATER DETENTION CHAMBER WITH
OVERFLOW OUTLET.
(LOCATION AND DETAILS TO BE DETERMINED IN GRADING PLAN)
 - 4 PROPOSED NEW SEWER LATERAL CONNECTION TO EX. STREET SEWER MAIN.
 - 5 PROPOSED NEW WATER METER AND SERVICE LINE.

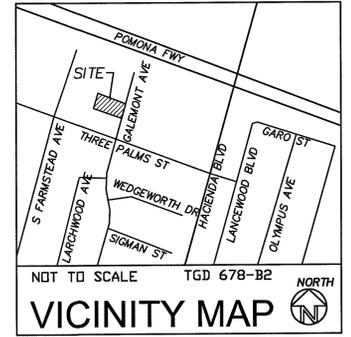
CONCEPTUAL GRADING PLAN MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 073139

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

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 3081, IN THE COUNTY OF LOS
 ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 26 OF MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



THE PURPOSE OF THIS EXHIBIT IS TO EVALUATE THE
 GRADING FEASIBILITY OF FUTURE BUILDING PADS ONLY,
 NO GRADING IS BEING PROPOSED AT THE TIME OF THIS
 MAP FILING.



AREA TABLE

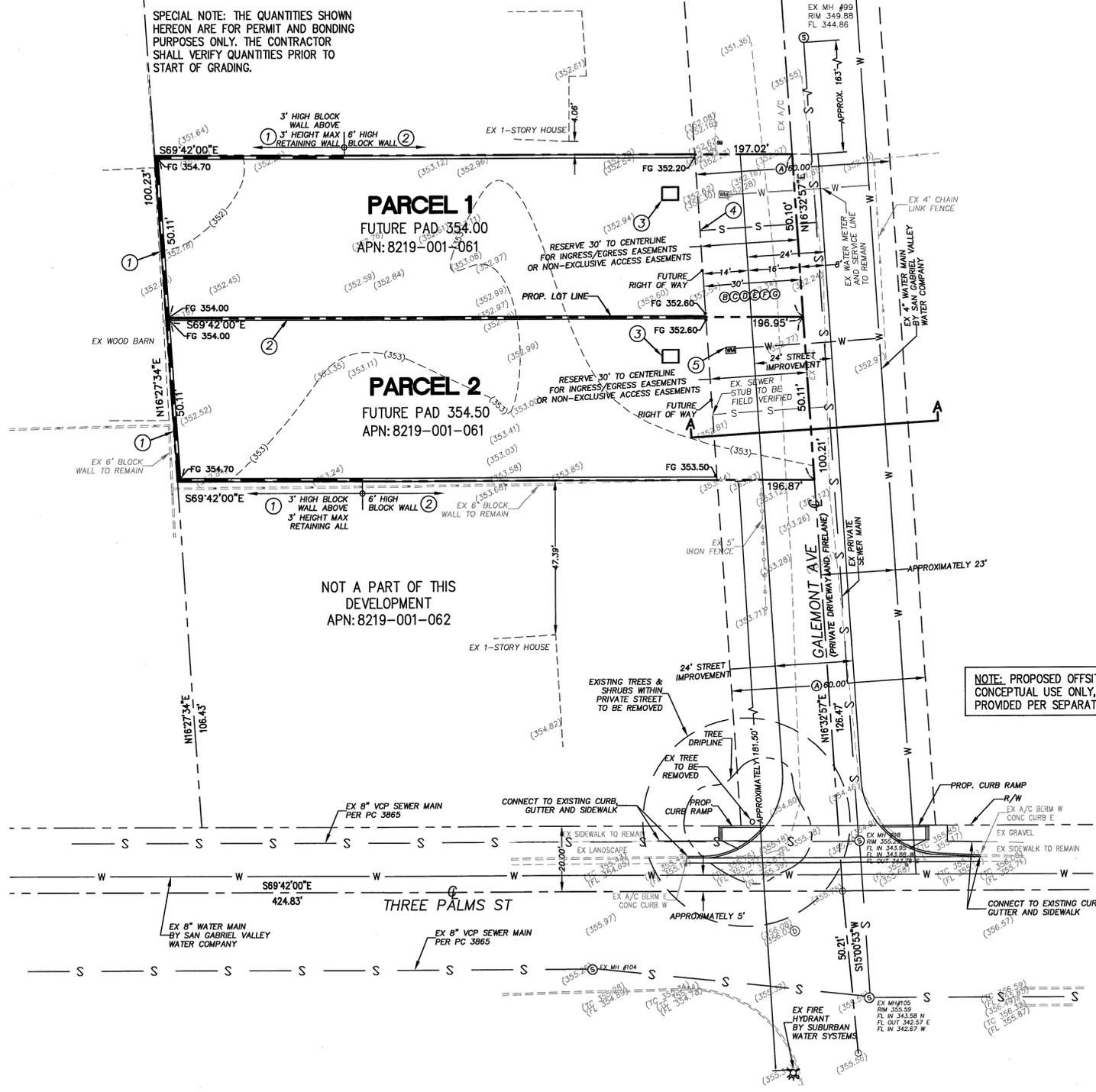
PARCEL	NET		* GROSS	
	SQ. FT.	ACRE	SQ. FT.	ACRE
PARCEL 1	8,346	0.19	9,849	0.23
PARCEL 2	8,342	0.19	9,846	0.22
TOTAL	16,688	0.38	19,695	0.45

*GROSS AREA TO STREET CENTERLINE

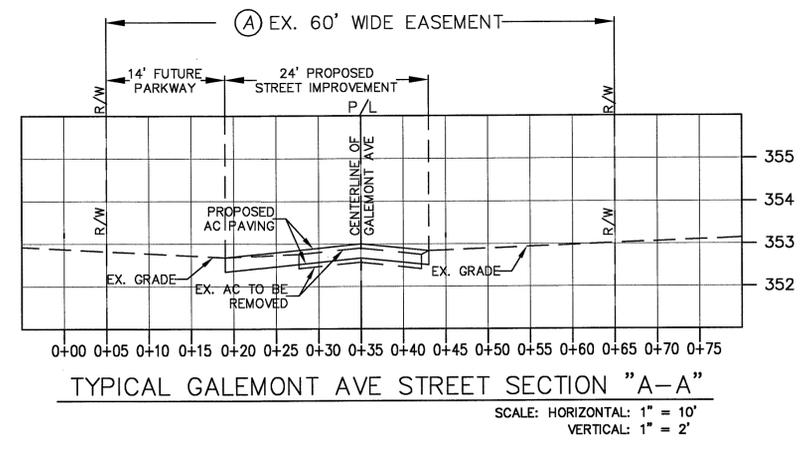
EASEMENT NOTES:
 EASEMENTS PER PRELIMINARY TITLE REPORT
 WFT TITLE COMPANY OF CALIFORNIA
 ORDER NO: 5323896-EP, DATED SEPTEMBER 8, 2014

ALL EXISTING EASEMENTS TO REMAIN.

- | ITEM NO. | DESCRIPTION |
|----------|---|
| (A) | EX. EASEMENT FOR INGRESS AND EGRESS, PIPE LINES,
DRAINAGE AND/OR PUBLIC UTILITIES AND RIGHT
INCIDENTAL PURPOSES. |
| (B) | EX. EASEMENT FOR PIPE LINES PURPOSES RECORDED
ON DECEMBER 29, 1947 IN BOOK 26065, PAGE 318
OF OFFICIAL RECORDS. |
| (C) | EX. EASEMENT FOR ROAD AND UTILITIES PURPOSES
RECORDED ON DECEMBER 29, 1947, AS RECORDING NO.
1951, IN BOOK 26065, PAGE 193 OF OFFICIAL RECORDS. |
| (D) | EX. EASEMENT FOR POLE LINES PURPOSES RECORDED ON
MARCH 18, 1948, AS RECORDING NO. 2560, IN BOOK
26726, PAGE 463 OF OFFICIAL RECORDS. |
| (E) | EX. EASEMENT FOR POLES AND CONDUITS PURPOSES
RECORDED ON OCTOBER 13, 1949 IN BOOK 31218, PAGE 274
OF OFFICIAL RECORDS. |
| (F) | EX. EASEMENT FOR PIPE LINES PURPOSES RECORDED ON
JANUARY 27, 1950 AS RECORDING NO. 2135, IN BOOK 32106,
PAGE 243 OF OFFICIAL RECORDS. |
| (G) | EX. EASEMENT FOR SANITARY SEWER LINE PURPOSES RECORDED
ON JUNE 16, 1970 AS RECORDING NO. 2044 OF OFFICIAL
RECORDS. |



NOTE: PROPOSED OFFSITE STREET IMPROVEMENT IS FOR
 CONCEPTUAL USE ONLY, DESIGN DETAILS TO BE
 PROVIDED PER SEPARATE IMPROVEMENT PLANS.



PROJECT LOCATION:
 2-PARCEL SUBDIVISION
 1349 GALEMONT AVE,
 HACIENDA HEIGHTS, CA 91745

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REVISIONS	BY
10/14/2015	SY

PREPARED FOR:
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DRAWN: SY
 CHECKED: HJ
 DATE: 08/26/2015
 JOB NO: 13-294-005
 SCALE: 1"=20'
 FILE: 13294005.DWG
 DRAWING: 1 of 1

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