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.

NORTH

SCALE: 1"=20'

LEGEND

(98.23).....EXISTING ELEVATION
99.00.....PROPOSED ELEVATION
--(100)-- EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....PROPOSED STRUCTURE
— S —.....EXISTING SEWER MAIN
— W —.....EXISTING SEWER MAIN
.....PROPERTY LINE
.....RETAINING WALL
...FIRE HYDRANT
EX .....EXISTING
T.C.....TOP OF CURB
F.L.....FLOW LINE
F.F.....FINISH FLOOR
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 HACIENCDA 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

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

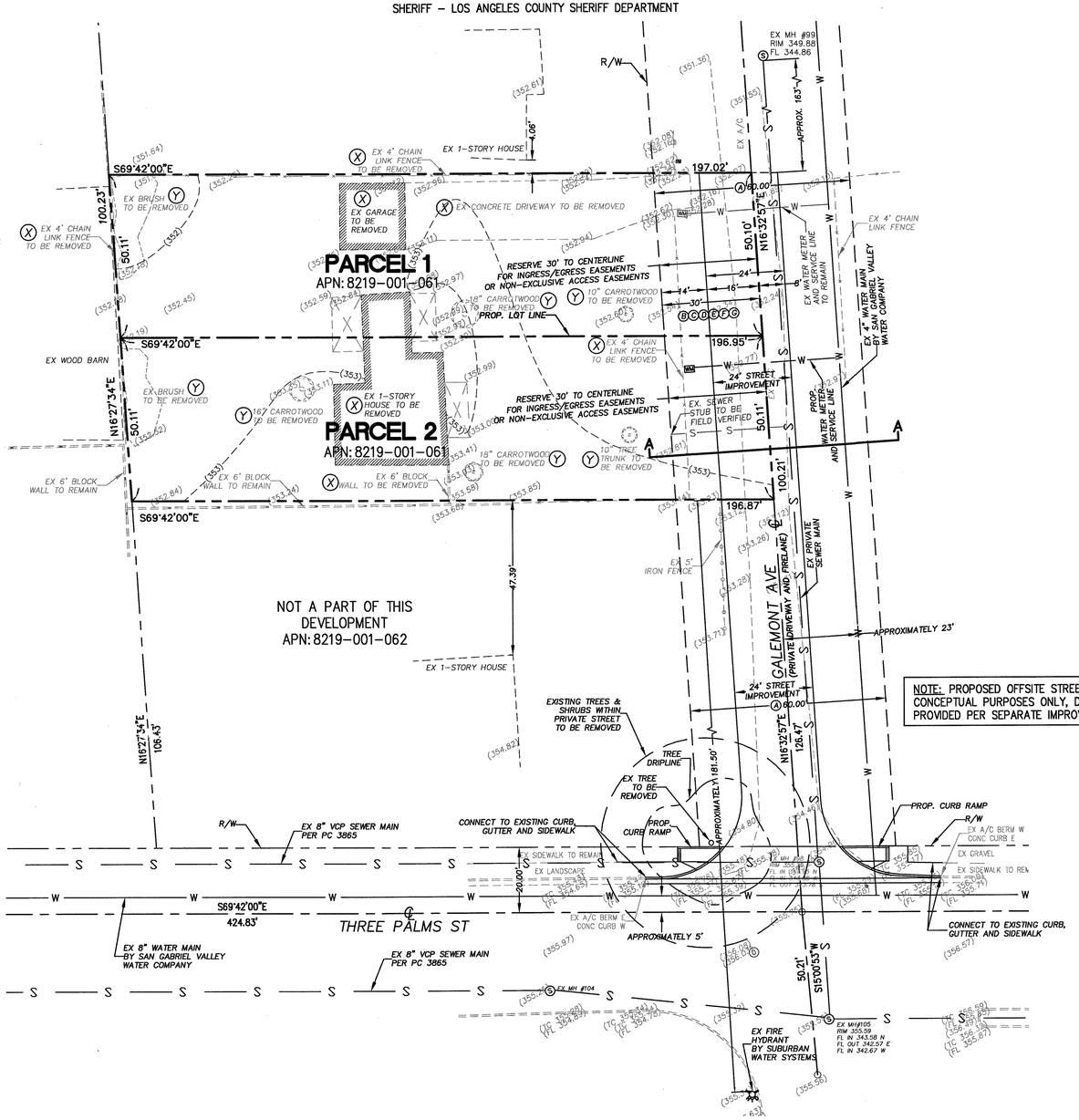
RECEIVED
DEPT OF REGIONAL PLANNING
PM073139 TENTATIVE
DATE: 27 OCT 2015

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.

DEMOLITION NOTES:

(X) EXISTING STRUCTURES TO BE REMOVED.
(Y) EXISTING TREES TO BE REMOVED (NOT OAKS).



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

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

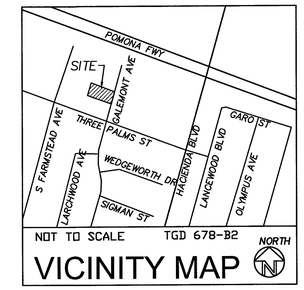
*GROSS AREA TO STREET CENTERLINE

EASEMENT NOTES:

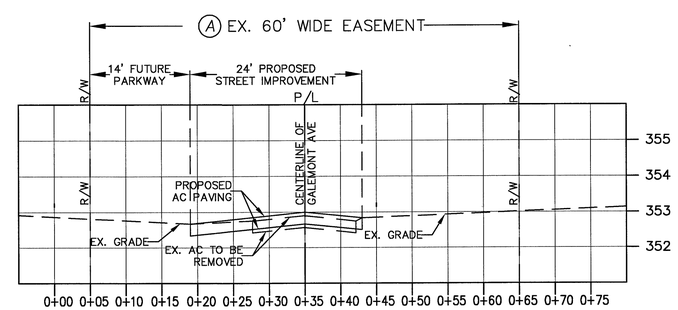
EASEMENTS PER PRELIMINARY TITLE REPORT
WFT TITLE COMPANY OF CALIFORNIA
ORDER NO: 5323896-EP, DATED SEPTEMBER 8, 2014

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.



VICINITY MAP



TYPICAL GALEMONT AVE STREET SECTION "A-A"

SCALE: HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'

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

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REVISIONS	BY
03/26/2015	SY
08/26/2015	SY
10/14/2015	SY

RELEASED DATE

PREPARED FOR:
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E-mail: mail@egl88.com

REGISTERED PROFESSIONAL ENGINEER
HANK JONG-LIU Y. JONG
No. 43646
Exp. 12/31/15
CIVIL
STATE OF CALIFORNIA

DRAWN	SY
CHECKED	HJ
DATE	09/09/2014
JOB NO.	13-294-005
SCALE	1"=20'
FILE	13294005T.DWG
DRAWING	1 of 1

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