

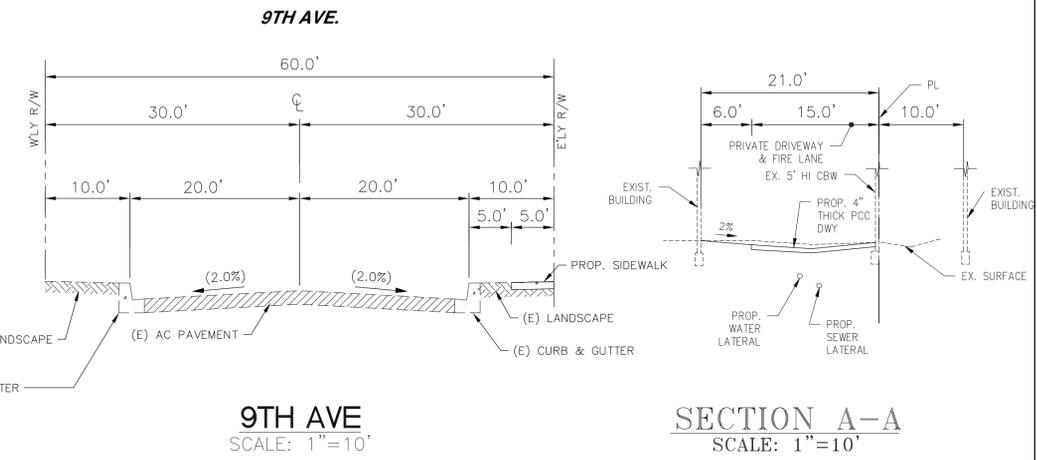
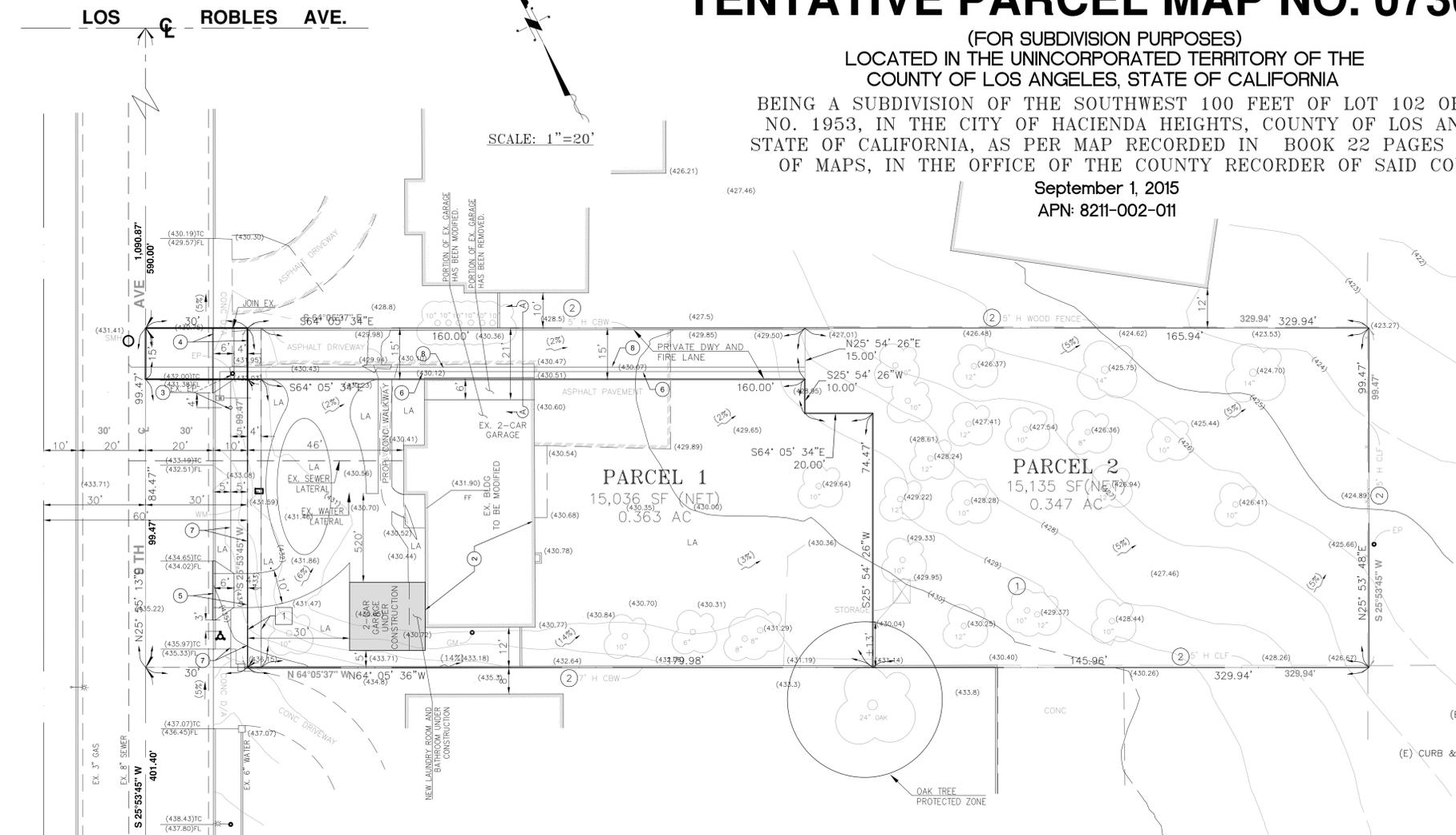
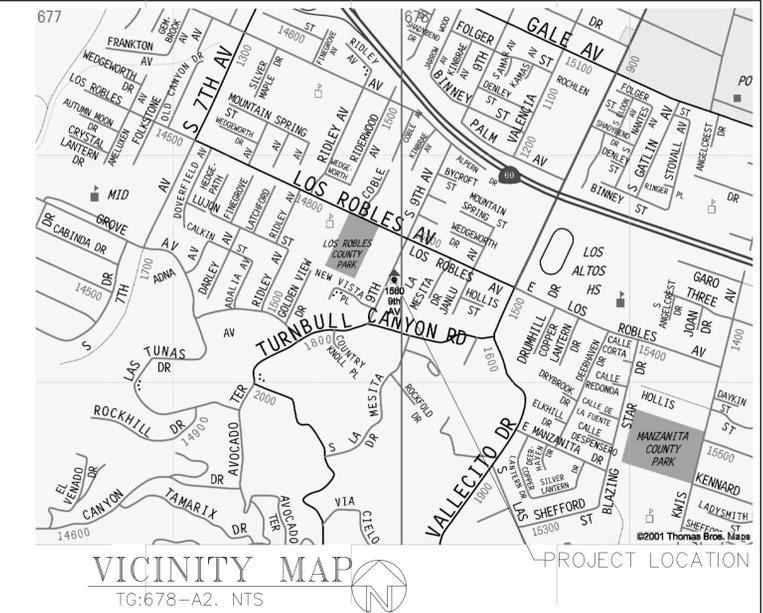
MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 073610

(FOR SUBDIVISION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE SOUTHWEST 100 FEET OF LOT 102 OF TRACT
NO. 1953, IN THE CITY OF HACIENDA HEIGHTS, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 158-159
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

September 1, 2015
APN: 8211-002-011

SCALE: 1"=20'



LEGAL DESCRIPTION:

BEING A SUBDIVISION OF THE SOUTHWEST
100 FEET OF LOT 102 OF TRACT NO.
1953, IN THE CITY OF HACIENDA HEIGHTS,
COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA AS PER MAP RECORDED IN
BOOK 22 PAGES 158-159 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

PROJECT SITE:

1560 9TH AVE.,
HACIENDA HEIGHTS/ LOS ANGELES COUNTY,
CA 91745

CIVIL ENGINEER/LAND SURVEYOR:

MIKE MIAO
APPLE ENGINEERING GROUP
9080 TELSTAR AVE. SUITE 309
EL MONTE, CA 91731
TEL.: (626) 552-9818
EMAIL: INFO@APPLIENGINEERING.NET
WEB: WWW.APPLIENGINEERING.NET

ARCHITECT/STRUCTURAL ENGINEER:

OLIVER ROAN
OLIVER ROAN, S.E., INC.
TEL.: (714) 987-0089
EMAIL: OLIVER.ROAN@GMAIL.COM

OWNER:

MAY ZHAO
ZHAOPHA INVESTMENT LLC.
18351 COLIMA RD., #663
ROWLAND HEIGHTS, CA 91748
TEL.: (909) 667-6572

UTILITY SERVICES

SEWER COMPANY: LOS ANGELES COUNTY PUBLIC WORKS
1(800) 675-4357
WATER COMPANY: SAN GABRIEL VALLEY WATER COMPANY
(626) 448-6183
GAS COMPANY: SOUTHERN CALIFORNIA GAS COMPANY
1(888) 427-2200
ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON
1(800) 655-4555
WASTE COMPANY: VALLEY VISTA SERVICES INC.
(800) 442-6454

PROJECT DESCRIPTION

PROJECT: ONE LOT SPLIT INTO TWO--LOT SUBDIVISION
OWNER: ZHAOPHA INVESTMENT LLC.
ASSESSOR ID NO: 8211-002-011
PROP. USE OF PROPERTY: DETACHED SINGLE-FAMILY RESIDENCES
EX. ZONING: R-A-15000
PROP. ZONING: R-A-15000
THERE ARE NO ZONE CHANGES FOR THE SUBJECT PROPERTY
NO. OF EX. PARCEL: 1
NO. OF PROP. PARCEL: 2
SEWAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN

EASEMENT NOTE:

1 4' WIDE WATER EASEMENT FOR WHITTIER EXTENSION MUTUAL WATER COMPANY, PER RECORDING DEED BOOK 5363, PAGE 161, TO REMAIN.

PARCEL TABLE

	PARCEL 1	PARCEL 2	TOTAL
GROSS AREA	15,824 SF (0.363 AC)	19,995 SF (0.459 AC)	35,819 SF (0.822 AC)
ACCESS STRIP	NONE	2,250 SF (0.052 AC)	2,250 SF (0.052 AC)
EASEMENT (WATER)	338 SF (0.008 AC)	60 SF (0.001 AC)	398 SF (0.009 AC)
NET AREA	15,036 SF (0.345 AC)	15,135 SF (0.347 AC)	32,480 SF (0.745 AC)

LEGEND:

- PROPERTY LINE
- CENTERLINE
- EX. CHAIN LINK
- EX. TREE
- EX. STREET LIGHT
- EX. SMH
- EX. EDISON POLE
- EX. ELEVATION
- DRIVEWAY APPROACH
- EX. BUILDING TO REMAIN
- WATER METER
- EX. CONC. BLOCK WALL
- EX. GROUND CONTOUR
- EX. WOODEN FENCE
- EX. GAS LINE
- EX. SEWER LINE
- EX. WATER LINE
- EX. FIRE HYDRANT
- EX. OAK TREE W/ CANOPY
- PROP BUILDING UNDER CONSTRUCTION

ABBREVIATIONS:

- APN ASSESSOR'S PARCEL NUMBER
- AC ACRES
- AVE AVENUE
- BLDG BUILDING
- CA CALIFORNIA
- CBW CONCRETE BLOCK WALL
- CLF CENTERLINE
- CLF CHAIN LINK FENCE
- CONC. CONSTRUCTION
- D/A DRIVEWAY APRON
- DWY DRIVEWAY
- (E) EXISTING
- E EAST
- EP EDISON POLE
- ELEV ELEVATION
- EX. EXISTING
- FL FLOW LINE ELEVATION
- H HEIGHT
- LA LANDSCAPE AREA
- N NORTH
- NTS NOT TO SCALE
- NO. NUMBER
- PL PROPERTY LINE
- PROP. PROPOSE
- R/W RIGHT OF WAY
- SF SQUARE FOOT
- SMH SEWER MAINTENANCE HOLE
- TC TOP OF CURB ELEVATION
- W WEST
- WF WOODEN FENCE
- WM WATER METER
- PCC PORTLAND CEMENT CONCRETE
- S SOUTH
- SPPWC STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
- RD ROAD
- FH FIRE HYDRANT

BENCH MARK:

DATUM: NAVD 88
QUAD/YEAR: WHITTIER /2005
BM NUMBER: G 4570
ELEV: 428.694
LOCATION: L& SPK IN C SB 300MM(1FT) E/O BCR@ SE COR TURNBULL CANYON RD AND LA MESITA RD

**MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 073610**

CONSTRUCTION NOTES:

- 1 TO BE REMOVED.
- 2 PROTECT IN PLACE.
- 3 RELOCATE EX. EDISON POLE IN THE PROPOSED DWY APPROACH PER EDISON REQUIREMENTS.
- 4 CONST. PCC DWY APPROACH PER SPPWC, STD. PLAN 110-2, TYPE B. W=15', X=4', Y=6'. JOIN EX. DWY @ PL.
- 5 CONST. PCC DWY APPROACH PER SPPWC, STD. PLAN 110-2, TYPE B. W=10', X=4', Y=6'.
- 6 CONST. 1" WATER LATERAL W/ WATER METER, DETAIL PER LA COUNTY STANDARD PLANS W-5.
- 7 CONST. 4" PCC SIDEWALK PER SPPWC, STD. PLAN 113-2
- 8 CONST. 4" ABS SEWER LATERAL SCHEDULE 80.

ENGINEER'S STATEMENTS:

1. NO OAK TREES ON SUBJECT PROPERTY.
2. NEIGHBOR'S OAK TREE CANOPY ENCROACH ABOUT 13' TO THE SUBJECT PROPERTY.
3. ALL EXISTING TREES ON THE SUBJECT PROPERTY ARE TO BE PROTECTED IN PLACE.
4. THERE ARE A TOTAL OF 19 TREES ON THE PROPOSED PARCEL 2, WHICH ARE ALL AVOCADO TREES WITH TRUNK SIZE RANGING FROM ABOUT 10" TO 12" (LOCATION SHOWN ON PLAN). THERE ARE A TOTAL OF 6 TREES ON THE PROPOSED PARCEL 1, THE TREE ON THE SOUTH WEST SIDE OF THE PROPOSED PARCEL 1 IS AN ORANGE TREE WITH TRUNK SIZE ABOUT 10". THE REST OF THE TREES ON THE PROPOSED PARCEL 1 ARE ALL AVOCADO TREES WITH TRUNK SIZE RANGING FROM ABOUT 6" TO 10" (LOCATION SHOWN ON PLAN).
5. THERE ARE NO EXISTING TREES WITHIN THE PUBLIC RIGHT OF WAY AT FRONT OF THE SUBJECT PROPERTY.
6. BOUNDARY MONUMENTS WILL BE SET PRIOR TO FILING WITH THE COUNTY RECORDER OF THE FINAL MAP.
7. THERE ARE NO ZONE CHANGES FOR THE SUBJECT PROPERTY.

Plan Prepared By:

GUOXIN MIAO 09/09/15
Date
Apple Engineering Group
Subdivision, Engineering Design & Survey
9080 TELSTAR AVENUE, SUITE 309
EL MONTE, CA 91731
Tel: (626) 552-9818 EMAIL: info@appleengineering.net



SCALE: 1"=20'	DRAWN BY: AJX
DATE: 09/09/15	REVISED:
1560 9TH AVE., HACIENDA HEIGHTS/ LOS ANGELES COUNTY, CA 91745	
SHEET 1 OF 1	JOB NO. P14141