RECEIVED
DEPT OF REGIONAL PLANNING
PM74346 EXHIBIT
28 JUNE 2016

EXHIBIT MAP
MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 74346

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

BEING SUBDIVISION OF A PORTION OF LOT 8 OF HUBBARD RANCH TRACT, AS PER MAP RECORDED IN BOOK 10, PAGE 173, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER
LINDA YU LUONG
455 W. CAMINO REAL AVE.
ARCADIA, CA 91007
626-487-6272

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: A-1 (PRESENT)
ZONING: A-1 (PROPOSED)
NO. OF EX. LOTS: 1
NO. OF PROP. LOTS: 1
NO. OF EX. UNITS: 2
NO. OF PROP. UNITS: 2
EX. USE OF THE LOTS: MULTI FAMILY RESIDENTIAL
PROP. USE OF THE LOTS: MULTI FAMILY RESIDENTIAL
APN NUMBER: 5388-034-023
EX. LAND USE CATEGORY: 1 (Low Density Residential - 1 to 6 du/ac)
PROP. LAND USE CATEGORY: H9 (Residential - 0-9 du/net ac)
GROSS AREA OF THE LOT: 16,104 SF (0.37 AC) TO STREET C.L.
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
- NO STORM DRAIN ON SITE.
- NO EXISTING EASEMENT ON SITE.

UTILITY SERVICES
WATER - CALIFORNIA AMERICAN WATER COMPANY
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT NO. 15
GAS - SOUTH CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
SCHOOL -SAN GABRIEL SCHOOL DISTRICT
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

EASEMENT NOTE:

(A) PROPOSED 20' WIDE PRIVATE DRIVEWAY AND FIRELANE.

CONSTRUCTION NOTE:

(1) PROPOSED NEW DRIVEWAY APPROACH.
(2) PROPOSED SEWER LATERAL.
(3) PROPOSED SEWER CLEANOUT.
(4) PROPOSED CATCH BASIN.
(5) PROPOSED DRAINAGE PIPES.
(6) PROPOSED PARKWAY DRAIN.
(7) PROPOSED WATER METER AND SERVICE LINE.
(8) PROPOSED CONCRETE DRIVEWAY/WALKWAY.
(9) PROPOSED BLOCK WALL.

FRONT SETBACKS ON BARTLETT AVE

ADDRESS	SETBACK FROM CURB	PARKWAY WIDTH	SETBACK FROM PL
5453	39.67'	10'	29.67'
5445	29.42'	10'	19.42'
5439	30.75'	10'	20.75'
5435	30.92'	10'	20.92'
5429	35.42'	10'	25.42'
5423	31.42'	10'	21.42'
5419	31.92'	10'	21.92'
5413	31.58'	10'	21.58'
5409	31.92'	10'	21.92'
5403	33.00'	10'	23.00'
5329	28.67'	10'	18.67'
5323	37.17'	10'	27.17'
5315	46.00'	10'	36.00'
5311	46.58'	10'	36.58'
5305	29.92'	10'	19.92'
5235	29.67'	10'	19.67'
5229	39.42'	10'	29.42'
5221	40.00'	10'	30.00'
5217	42.67'	10'	32.67'
5209	38.02'	10'	28.02'

FRONT SETBACKS ON BARTLETT AVE

ADDRESS	SETBACK FROM CURB	PARKWAY WIDTH	SETBACK FROM PL
5201	30.17'	10'	20.17'
5135	35.58'	10'	25.58'
5129	39.83'	10'	29.83'
5123	86.33'	10'	76.33'
5117	32.17'	10'	22.17'
5111	40.17'	10'	30.17'
5103	36.08'	10'	26.08'
5059	38.81'	10'	28.81'
5051	40.17'	10'	30.17'
5043	30.75'	10'	20.75'
5041	29.92'	10'	19.92'
5035	29.83'	10'	19.83'
5033	30.33'	10'	20.33'
5025	30.50'	10'	20.50'
5019	29.67'	10'	19.67'
5011	26.25'	10'	16.25'
		AVERAGE =	25.85'

AREA TABLE

LOT	NET		*GROSS	
	SQ. FT.	ACRE	SQ. FT.	ACRE
LOT 1	14,454	0.33	16,104	0.37
TOTAL	14,454	0.33	16,104	0.37

*GROSS AREA TO STREET CENTERLINE

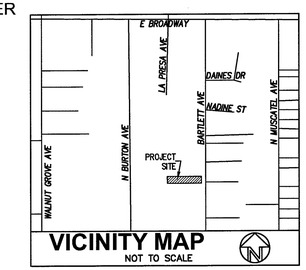
LEGENDS AND ABBREVIATIONS

(98.23).....EXISTING ELEVATION
99.00.....PROPOSED ELEVATION
--(100)-- EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURES
—W—....EXISTING WATER MAIN
—S—....EXISTING SEWER MAIN
.....PROPERTY LINE
....EX FIRE HYDRANT
....EX SHEET FLOW PATTERN
....PROPOSED PRIVATE DRIVEWAY/FIRELANE

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
GAS .....GAS METER
(S) .....SEWER MANHOLE
℄ .....STREET CENTER LINE

NORTH

SCALE: 1"=10'



VICINITY MAP
NOT TO SCALE

These drawings and the accompanying specifications are exclusive property of EGL Associates, Inc. Written permission is required by EGL to re-use or reproduce these drawings and specifications by any method in whole or in part. A written request is required for permission. Copies to be used by other than EGL Associates, Inc. Any questions/and from these drawings should be directed to EGL Associates in a written format.

REVISIONS BY

RELEASED DATE

SURVEY BASIS

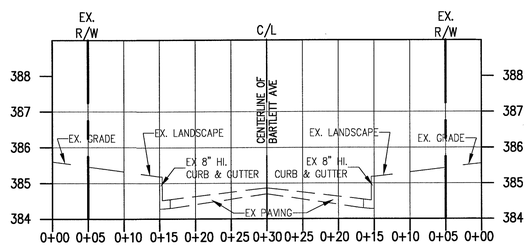
COUNTY BENCHMARK G 676
L&T IN W CB 11M(35FT) S/O
BCR @ SW SCR BROADWAY &
MUSCATEL AVE
ELEV: 397.775

SURVEY WAS PROVIDED BY ALFRED J. THELWELL, LS 6999 ON DECEMBER 30, 2014

EARTHWORK:

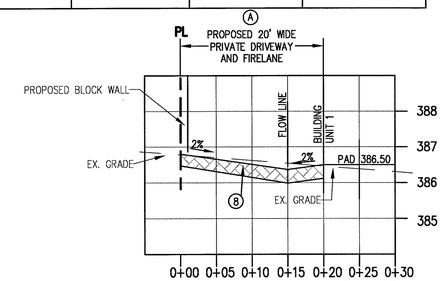
CUT.....75 CY
FILL.....75 CY

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



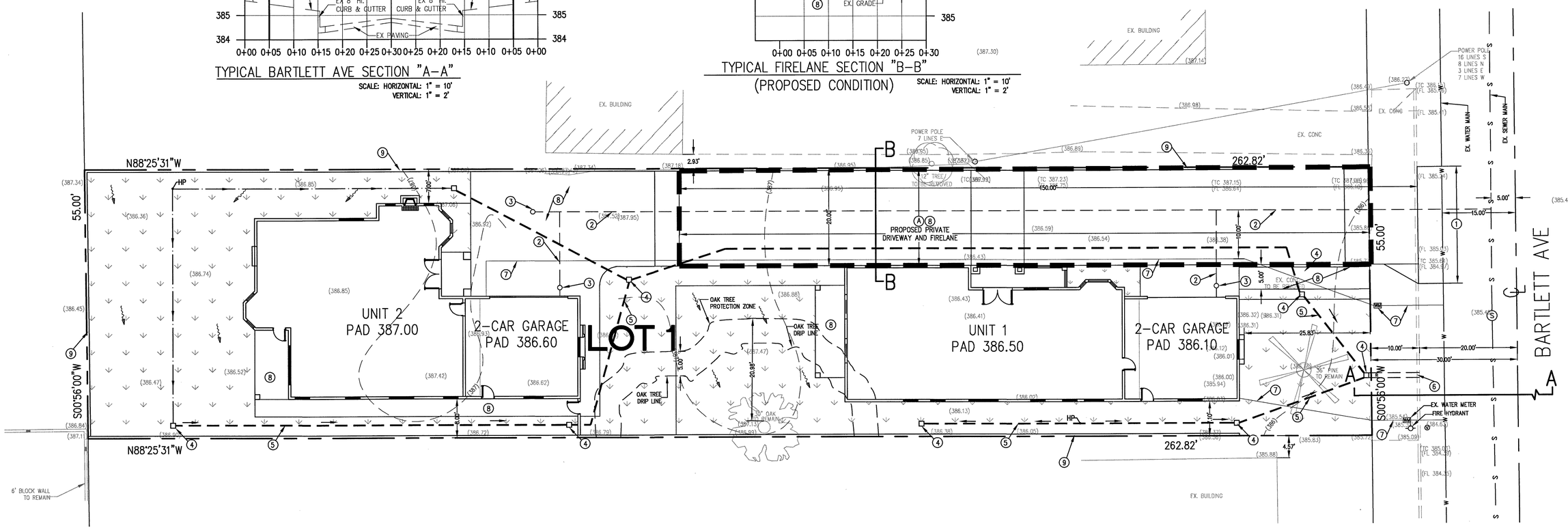
TYPICAL BARTLETT AVE SECTION "A-A"

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



TYPICAL FIRELANE SECTION "B-B"
(PROPOSED CONDITION)

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



PROJECT LOCATION:
2 UNIT CONDOMINIUM
5209 BARTLETT AVE
SAN GABRIEL, CA 91776
APN: 5388-034-023

PREPARED FOR:
LINDA YU LUONG
455 W. CAMINO REAL AVE.
ARCADIA, CA 91007
TEL: 626-487-6272

EGL Associates, Inc.
11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626)263-3588
Fax: (562)263-3599

REGISTERED PROFESSIONAL ENGINEER
HANK SING-LI JONG
No. 45846
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DRAWN	EA
CHECKED	HJ
DATE	06/08/2016
JOB NO.	14-294-007
SCALE	1"=10'
FILE	14294007T.DWG
DRAWING	2 of 2

T-2