DEVELOPER:

ABELL HELOU
BUILDERS–DEVELOPERS
ABELL HELOU HOMES
148 W. ORANGE ST.
COVINA, CA 91723
TEL: (626) 332–2033
FAX: (626) 332–6190

RECEIVED
DEPT OF REGIONAL PLANNING
TR060358 TENTATIVE
DATE: 10 NOV 2013

Catherine A. Connen 11/6/15

PREPARED BY:

CATHERINE A. CONNEN LS5414
JOHN B. ABELL INC.
LAND SURVEY & CIVIL ENGINEERING
140 WEST ORANGE STREET
COVINA, CALIFORNIA 91723
PHONE: (626) 915–7671
cathy@johnbabellinc.com

LICENSED LAND SURVEYOR — CATHERINE A. CONNEN — EXP. 09-30-2016 — NO. 5414 — STATE OF CALIFORNIA

CONSTRUCTION NOTES:

1. CONSTRUCT NEW DRIVEWAY APPROACH PER COUNTY STD.
2. CONSTRUCT 6' HIGH CONC BLOCK WALL
3. CONSTRUCT 8' HIGH CONC BLOCK WALL
4. CONST. 8" VCP PUBLIC SANITARY SEWER
5. PERMISSION IS REQUESTED TO VACATE THE EXCESS RIGHT OF WAY ON GALEMONT AVE. PROVIDING THE ADJOINING PROPERTY OWNERS HAVE THE UNDERLYING OWNERSHIP OF THE PORTION OF STREET TO BE VACATED.
6. THE BOUNDARY OF THE FIRE LANE IN LOTS 26 AND 27 TO BE PAINTED WITH RED STRIPE. PAINT "NO PARKING WITHIN FIRE LANE"

NOTES:

ZONE: R-1 (PRESENT)
ZONE: R-1 (PROPOSED)
COMMUNITY LAND USE DESIGNATION
EXISTING - H9
PROPOSED - H9

NO. OF EX. UNITS: 0, EXISTING SITE IS VACANT
NO. OF PROPOSED LOTS: 27
NO. OF PROPOSED UNITS: 24
NO. OF PARKING SPACES: 48 (GARAGE)
NO. OF STORIES: 2
AREA OF TRACT: 107,820 SF (2.5 AC) GROSS
92,975 SF (2.1AC) NET

UTILITY SERVICES:

WATER - SAN GABRIEL VALLEY WATER CO.
SEWER - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORK SEWER CONSOLIDATION MAINTENANCE
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - VERIZON
SCHOOL - BASSET UNIFIED SCHOOL DISTRICT
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
POLICE - COUNTY OF LOS ANGELES SHERIFF DEPARTMENT

NOTE: A WAIVER OF STREET FRONTAGE FOR LOTS 2-9, 12-19, AND 22-24 IS REQUESTED

"MAJOR LAND DIVISION"
TENTATIVE TRACT NO. 060358

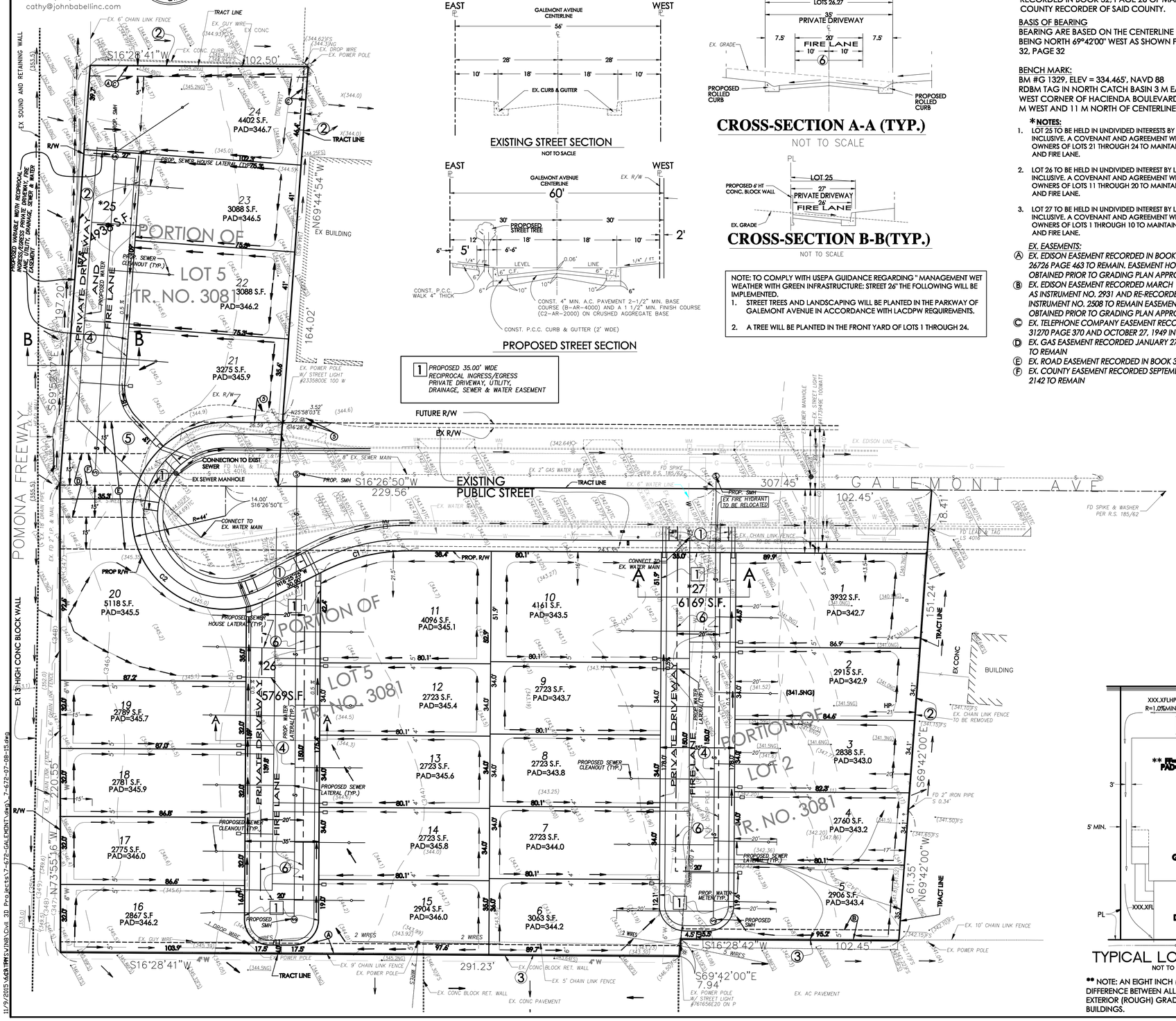
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

THIS TRACT IS A SMALL LOT SUBDIVISION CONSISTING OF 24 SINGLE FAMILY LOTS AND 3 PRIVATE DRIVEWAY AND FIRE LANE LOTS WITH FOUR OF THE SINGLE FAMILY LOTS FOR AFFORDABLE UNITS

NORTH

SCALE : 1"=20'
0' 10' 20' 30' 40' 50'
REVISED 01/15/14
REVISED 11/06/15

REVISIONS	
DATE	NO
03/01/06	CG
07/14/09	CAC
10/16/09	CAC
5/31/11	CAC
10/31/11	CAC
06/10/13	CAC
01/30/14	CAC
11/06/15	CAC



EXISTING STREET SECTION
NOT TO SACLE

PROPOSED STREET SECTION

1 PROPOSED 35.00' WIDE RECIPROCAL INGRESS/EGRESS PRIVATE DRIVEWAY, UTILITY, DRAINAGE, SEWER & WATER EASEMENT

CROSS-SECTION A-A (TYP.)
NOT TO SCALE

CROSS-SECTION B-B(TYP.)
NOT TO SCALE

NOTE: TO COMPLY WITH USEPA GUIDANCE REGARDING " MANAGEMENT WET WEATHER WITH GREEN INFRASTRUCTURE: STREET 26" THE FOLLOWING WILL BE IMPLEMENTED.
1. STREET TREES AND LANDSCAPING WILL BE PLANTED IN THE PARKWAY OF GALEMONT AVENUE IN ACCORDANCE WITH LACDPW REQUIREMENTS.
2. A TREE WILL BE PLANTED IN THE FRONT YARD OF LOTS 1 THROUGH 24.

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 2 & PORTIONS OF LOT 5, TRACT 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.

BASIS OF BEARING
BEARING ARE BASED ON THE CENTERLINE OF EAST GALE AVENUE BEING NORTH 69°42'00" WEST AS SHOWN PER TRACT NO. 3081, M.B. 32, PAGE 32

BENCH MARK:
BM #G 1329, ELEV = 334.465', NAVD 88
RDBM TAG IN NORTH CATCH BASIN 3 M EAST OF BCR AT NORTH WEST CORNER OF HACIENDA BOULEVARD AND GALE AVENUE 21 M WEST AND 11 M NORTH OF CENTERLINE INTERSECTION.

*NOTES:
1. LOT 25 TO BE HELD IN UNDIVIDED INTERESTS BY LOTS 21 THROUGH 24 INCLUSIVE. A COVENANT AND AGREEMENT WILL BE RECORDED FOR THE OWNERS OF LOTS 21 THROUGH 24 TO MAINTAIN THE PRIVATE DRIVEWAY AND FIRE LANE.
2. LOT 26 TO BE HELD IN UNDIVIDED INTEREST BY LOTS 11 THROUGH 20 INCLUSIVE. A COVENANT AND AGREEMENT WILL BE RECORDED FOR THE OWNERS OF LOTS 11 THROUGH 20 TO MAINTAIN THE PRIVATE DRIVEWAY AND FIRE LANE.
3. LOT 27 TO BE HELD IN UNDIVIDED INTEREST BY LOTS 1 THROUGH 10 INCLUSIVE. A COVENANT AND AGREEMENT WILL BE RECORDED FOR THE OWNERS OF LOTS 1 THROUGH 10 TO MAINTAIN THE PRIVATE DRIVEWAY AND FIRE LANE.

EX. EASEMENTS:
- (A) *EX. EDISON EASEMENT RECORDED IN BOOK 26065 PAGE 318 AND BOOK 26726 PAGE 463 TO REMAIN. EASEMENT HOLDER'S APPROVAL TO BE OBTAINED PRIOR TO GRADING PLAN APPROVAL*
- (B) *EX. EDISON EASEMENT RECORDED MARCH 11,1948 IN BOOK 26675 PAGE 143 AS INSTRUMENT NO. 2931 AND RE-RECORDED OCTOBER 21,1949 AS INSTRUMENT NO. 2508 TO REMAIN EASEMENT HOLDER'S APPROVAL TO BE OBTAINED PRIOR TO GRADING PLAN APPROVAL*
- (C) *EX. TELEPHONE COMPANY EASEMENT RECORDED OCTOBER 6, 1949 IN BOOK 31270 PAGE 370 AND OCTOBER 27, 1949 IN BOOK 31337 TO REMAIN*
- (D) *EX. GAS EASEMENT RECORDED JANUARY 27, 1950 IN BOOK 32106 PAGE 243 TO REMAIN*
- (E) *EX. ROAD EASEMENT RECORDED IN BOOK 33009 PAGE 276 TO REMAIN*
- (F) *EX. COUNTY EASEMENT RECORDED SEPTEMBER 29, 1970 AS INSTRUMENT NO. 2142 TO REMAIN*

LOT NO.	GROSS AND NET AREA (SQ FT)
1	3932
2	2915
3	2838
4	2760
5	2906
6	3063
7	2723
8	2723
9	2723
10	4161
11	4096
12	2723
13	2723
14	2723
15	2904
16	2867
17	2775
18	2781
19	2789
20	5118
21	3275
22	3088
23	3088
24	4402
25	4938
26	5769
27	6169

VICINITY MAP
Not To Scale

LEGEND:

(344.8) .....EXISTING ELEVATION
342.80 .....PROPOSED ELEVATION
.....DRAINAGE PATTERN
G G G .....EXISTING GAS
S S S .....EXISTING SEWER
W W W .....EXISTING SEWER
.....FIRE HYDRANT
.....POWER POLE

ABBREVIATIONS:

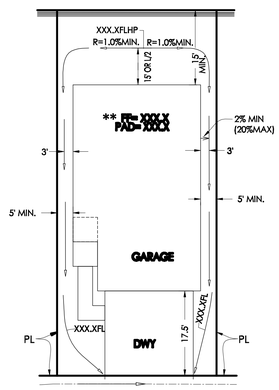
CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
DWY..... DRIVEWAY
EP..... EDISON POLE
EX..... EXISTING
FL..... FLOW LINE
GM..... GAS METER
GV..... GAS VALVE
MH..... MAN HOLE
PP..... POWER POLE
SMH..... SEWER MANHOLE
S/W..... SIDEWALK
SD..... STORM DRAIN
TBR..... TO BE RELOCATED
TC..... TOP OF CURB
WF..... WOODEN FENCE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.46'	88.00'	26°59'44"
C2	139.03'	42.00'	206°59'44"

EARTHWORK:
CUT..... 900 CY
FILL ..... 1500 CY
IMPORT .. 600 CY

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

RECORD OWNER
COMMUNITY DEVELOPMENT COMMISSION
700 W. MAIN STREET
ALHAMBRA, CA. 91801
PHONE: (626) 262-4511



TYPICAL LOT GRADING
NOT TO SCALE

** NOTE: AN EIGHT INCH (8") MINIMUM GRADE DIFFERENCE BETWEEN ALL FINISH FLOOR ELEVATION AND EXTERIOR (ROUGH) GRADE ELEVATION FOR ALL BUILDINGS.

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TENTATIVE TRACT NO. 060358
NEW 24 SINGLE FAMILY HOME LOTS
1244 GALEMONT AVE
HACIENDA HEIGHTS, CA
LA COUNTY TERRITORY

Date	11/6/15
Scale	1" =20'
Drawn	TAC
Job	7–672
Sheet	1 OF 2

11/9/2015 \\63191PWSVJNB\Civil 3D Projects\7-672-GALEMONT\dwgs_7-672-07-08-15.dwg
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11/9/2015 4:03:10 PM PDT
11/9/2015 4:03:10 PM PDT \\63191PWSVJNB\Civil 3D Projects\7-672-GALEMONT\dwgs_7-672-07-08-15.dwg

RECEIVED
DEPT OF REGIONAL PLANNING
TR060358 EXHIBIT
DATE: 10 NOV 2015

INFORMATION ONLY MAP - HOUSING EXHIBIT

NORTH

"MAJOR LAND DIVISION"
TENTATIVE TRACT NO. 060358

SCALE : 1"=20'
0' 10' 20' 30' 40' 50'
REVISED 01/30/14
REVISED 11/06/15

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CONSTRUCTION NOTES:

② CONSTRUCT 6' HIGH CONC BLOCK WALL

③ CONSTRUCT 8' HIGH CONC BLOCK WALL

⑥ CONSTRUCT 6' HIGH FENCE

**LOTS 8, 15, 17 AND 22 WILL BE SET ASIDE AS AFFORDABLE

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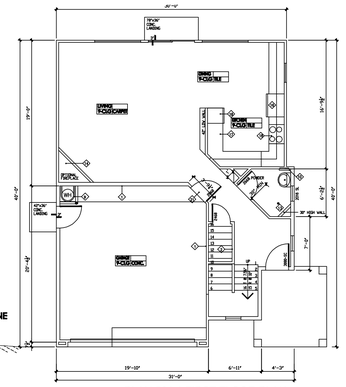
cathy@johnbabellinc.com

Catherine A. Connen
11/6/15

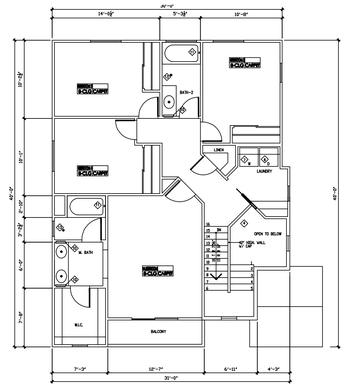
LICENSED LAND SURVEYOR
CATHERINE A. CONNEN
EXP. 09-30-2016
NO. 5414
STATE OF CALIFORNIA

HOUSING PERMIT NO. 201300009

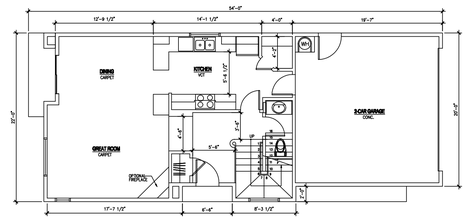
A DISCRETIONARY PERMIT TO SET ASIDE A MINIMUM OF 4 SINGLE FAMILY LOTS (22%) FOR LOWER INCOME HOUSEHOLDS TO RECEIVE A DENSITY BONUS OF 6 SINGLE FAMILY LOTS (33%) FOR A TOTAL OF 24 LOTS. REQUESTED INCENTIVES INCLUDE REDUCED LOT AREA AND LOT WIDTH; REDUCED REAR YARD SETBACKS; AND UP TO AN 8' HIGH BLOCK WALL IN THE SIDE AND FRONT YARD SETBACKS.



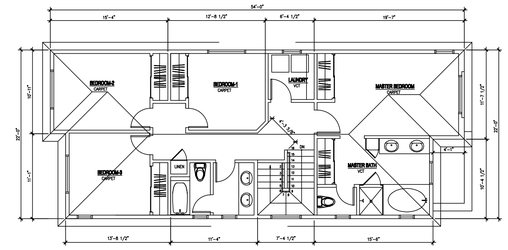
PLAN 501.1 FIRST FLOOR PLAN



PLAN 501.1 SECOND FLOOR PLAN

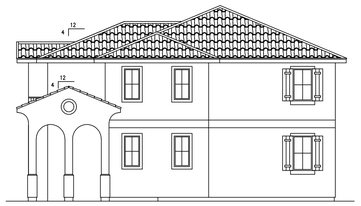


701 FIRST FLOOR PLAN

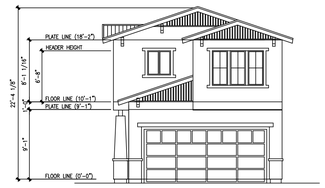


701 SECOND FLOOR PLAN

PLAN 501.1-B-FRONT ELEVATION

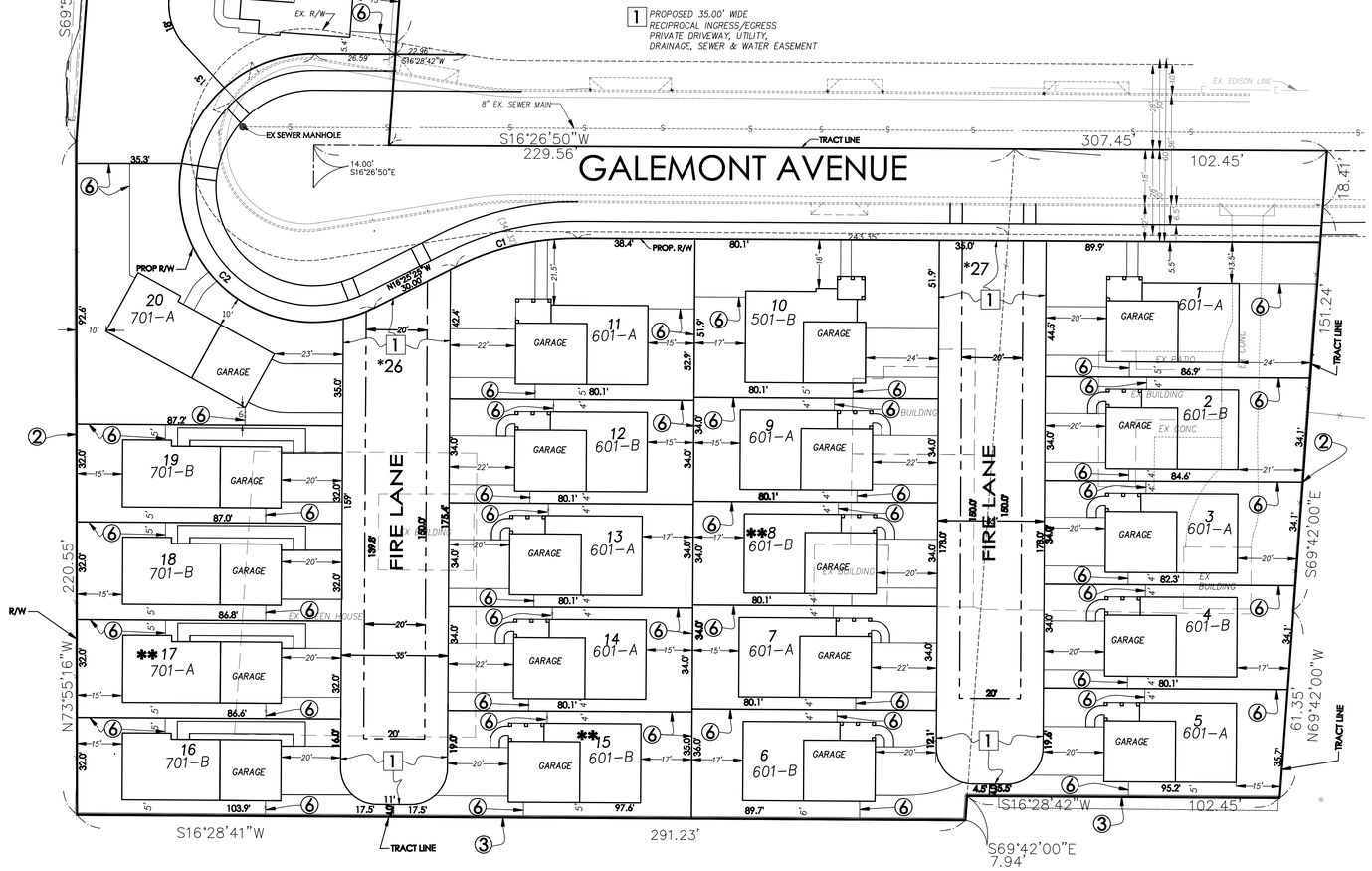


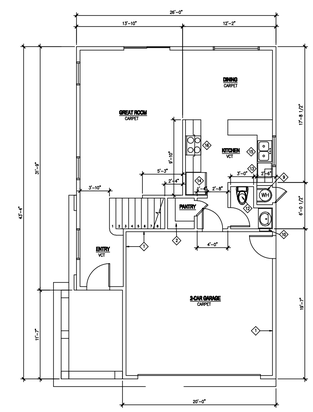
PLAN 501.1 RIGHT SIDE ELEVATION



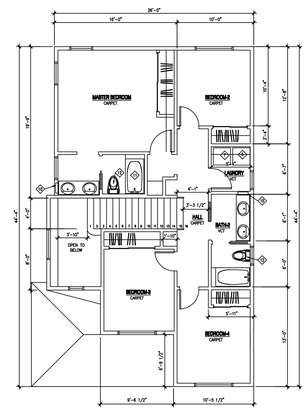
701.1-C-FRONT ELEVATION

701.1-C-LEFT ELEVATION

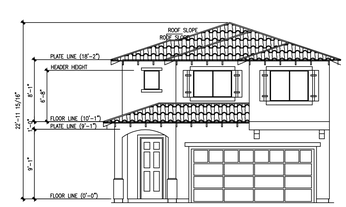




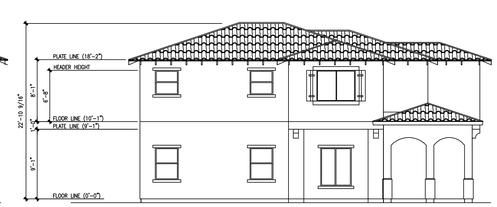
601.3 FIRST FLOOR PLAN



601.3 SECOND FLOOR PLAN



601.3-A-FRONT ELEVATION



601.3-A-LEFT SIDE ELEVATION

REVISIONS

DATE	NO
03/01/06	CG
07/14/09	CAC
10/16/09	CAC
5/31/11	CAC
10/31/11	CAC
06/10/13	CAC
01/30/14	CAC
11/06/15	CAC

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TENTATIVE TRACT NO. 060358
NEW 24 SINGLE FAMILY HOME LOTS
12244 GALEMONT AVE
HACIENDA HEIGHTS, CA
LA COUNTY TERRITORY

Date	11/06/15
Scale	1" =20'
Drawn	TAC
Job	7–672
Sheet	2 OF 2

11/5/2015 3:45 PM
\\CATHYSERVER-CIVIL 3D PROJECTS-7-672-GALEMONT-3\VG_7-