"MAJOR LAND DIVISION"
TENTATIVE TRACT NO. 060358

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

DEPT OF REGIONAL PLANNING
TR060358 TENTATIVE
25 MAR 2014

DEVELOPER:

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

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. 09-30-2014 · NO. 5414 · STATE OF CALIFORNIA

1/31/14

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:

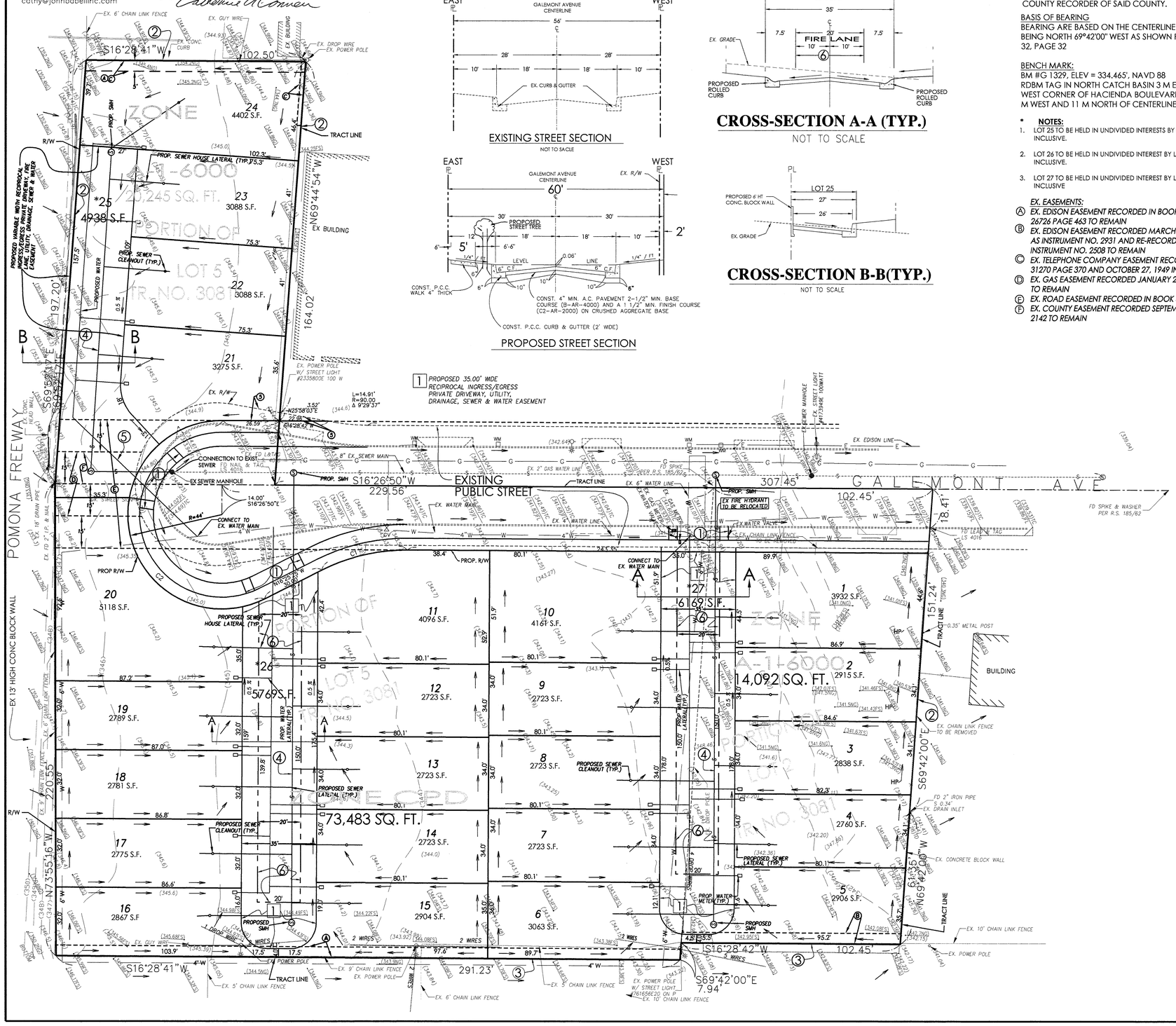
ZONE: R-1 (PRESENT)
ZONE: R-1 (PROPOSED)
COMMUNITY LAND USE DESIGNATION
EXISTING - H9
PROPOSED - H9
NO. OF EX. UNITS: 0, EXISTING SITE IS VACANT
NO. OF PROPOSED LOTS: 27
NO. OF PROPOSED UNITS: 24
NO. OF PARKINGS SPACES: 48 (GARAGE)
NO. OF STORIES: 2
AREA OF TRACT: 107,820 SF (2.5 AC) GROSS
92,975 SF (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

NORTH

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



LEGAL DESCRIPTION:

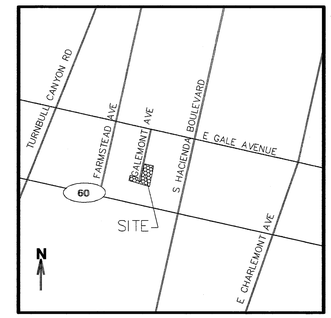
BEING A PORTION OF LOT 2 & PORTIONS OF LOT 5, TRACT 3081, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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.
2. LOT 26 TO BE HELD IN UNDIVIDED INTEREST BY LOTS 11 THROUGH 20 INCLUSIVE.
3. LOT 27 TO BE HELD IN UNDIVIDED INTEREST BY LOTS 1 THROUGH 10 INCLUSIVE

EX. EASEMENTS:
- Ⓐ *EX. EDISON EASEMENT RECORDED IN BOOK 26065 PAGE 318 AND BOOK 26726 PAGE 463 TO REMAIN*
- Ⓑ *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*
- Ⓒ *EX. TELEPHONE COMPANY EASEMENT RECORDED OCTOBER 6, 1949 IN BOOK 31270 PAGE 370 AND OCTOBER 27, 1949 IN BOOK 31337 TO REMAIN*
- Ⓓ *EX. GAS EASEMENT RECORDED JANUARY 27, 1950 IN BOOK 32106 PAGE 243 TO REMAIN*
- Ⓔ *EX. ROAD EASEMENT RECORDED IN BOOK 33009 PAGE 276 TO REMAIN*
- Ⓕ *EX. COUNTY EASEMENT RECORDED SEPTEMBER 29, 1970 AS INSTRUMENT NO. 2142 TO REMAIN*



VICINITY MAP
Not To Scale

LEGEND:

(344.8)	.....EXISTING ELEVATION
342.80	.....PROPOSED ELEVATION
	.....DRAINAGE PATTERN
—o—o—o—	.....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

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

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

PROPERTY DEVELOPER:
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tom@johnbabellinc.com

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

Date	01/30/14
Scale	1" =20'
Drawn	TAC
Job	7-672
Sheet	1 OF 2