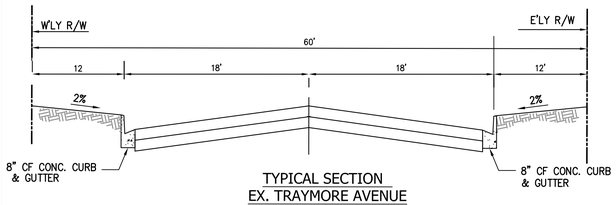
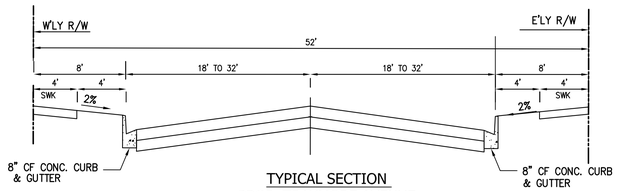
DEPT OF REGIONAL PLANNING
TR072444 TENTATIVE
3 SEPT 2013

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NO. 72444
(FOR CONDOMINIUM PURPOSES)

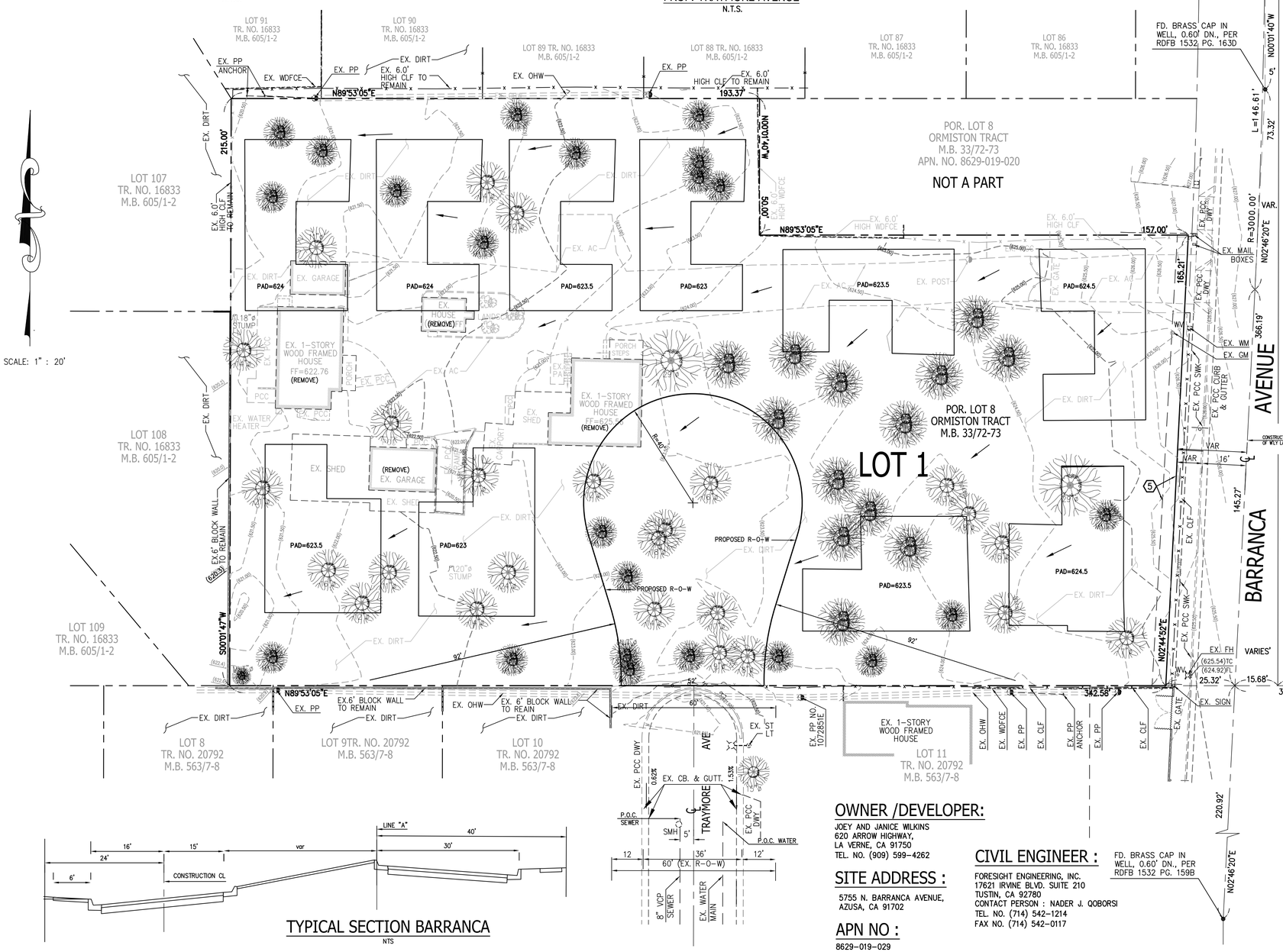
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



TYPICAL SECTION
EX. TRAYMORE AVENUE
N.T.S.



TYPICAL SECTION
PROP. TRAYMORE AVENUE
N.T.S.



SCALE: 1" : 20'

TYPICAL SECTION BARRANCA
NTS

LEGEND

ALL TREES ONSITE ARE FRUIT BEARING TREES
NO OAK TREES ON SITE.

UTILITIES

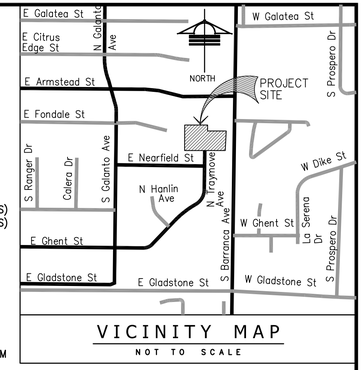
ELECTRICITY	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CA GAS
WATE	CITY OF AZUSA
SEWER	COUNTY SANITATION DISTRICT

NOTES

EXISTING HOUSES, GARAGE & SHED AND OTHER IMPROVEMENTS TO BE DEMOLISHED.

GROSS AREA	:	66,842 S.F.	(1.534 ACRES)
NET AREA	:	60,023 S.F.	(1.378 ACRES)
EXISTING ZONE	:	R-A-6000	
NO. OF EXISTING LOTS	:	1	
PROPOSED USE	:	CONDOMINIUM-RESIDENTIAL	
PROPOSED ZONE	:	R-A-6000	
PROPOSED NO. OF LOT	:	1	
PROPOSED NO. OF UNITS	:	10 RESIDENTIAL CONDOMINIUM	
SEWER LINE	:	PUBLIC SEWER – INSTALL 6" VCP LATERAL	
WATER LINE	:	PUBLIC WATER	
PARKING SPACES	:	6 GUEST PARKING LOTS	

NO OAK TREES ON SITE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION :

THE SOUTHERLY 215 FEET OF LOT 8 OF THE ORMISTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 510 FEET.

ALSO EXCEPT THE NORTH 50 FEET FEET OF THE EAST 190 FEET.

ALSO EXCEPT BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT A DISTANCE OF 41.00 FEET; THENCE NORTHERLY IN A DIRECT LINE 165.21 FEET TO A POINT IN THE NORTHERLY LINE OF THE SOUTHERLY 165.00 FEET OF SAID LOT DISTANT WESTERLY THEREON 33.00 FEET FROM THE EASTERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID NORTHERLY LINE 33.00 FEET TO SAID EASTERLY LINE; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 165.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING :

THE BEARING OF N 00° 01' 40" W OF THE CENTERLINE OF BARRANCA AVENUE AS SHOWN ON TRACT NO. 16833 M.B. 605/1-2 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

BENCHMARK :

BENCHMARK NO. – RDLB 619-219 ELEV. = 627.135

L.A.F.C. BR. CAP MON. IN S END E'LY WING WALL BR. # 1236 ±287' N/O & ±35' E/O CL INT. GHENT ST. & BARRANCA AVE. (BEN LOMOND AVE.) (LINE 'A') (MKD. BM 81-42 1960)

EASEMENT NOTE :

NOTE : FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 011-23030504-TC1, DATED MAY 8, 2013, ITEMS NO. INSIDE HEXAGONAL ⬡ INDICATES THAT THESE ITEMS ARE PLOTTED ON THE MAP WITH THE SAME SYMBOL AND ITEM NO.

④ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING NO: IN BOOK 986, PAGE 239, DEEDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT (UNLOCTABLE) (TO REAMIN).

⑤ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: SLOPE EASEMENT FOR CUTS AND/OR FILLS
RECORDING DATE: MARCH 5, 1975
RECORDING NO: 2114, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT (TO REAMIN).

TREE LEGEND

TREE

MLT"ø TREE

ESTIMATED EARTHWORK QUANTITIES :

SITE GRADING :

1.	RAW CUT	750 CY
2.	RAW FILL	2000 CY
3.	ESTIMATED EXPORT OF DIRT FROM THE SITE	1250 CY

NOTE:
THESE QUANTITES ARE FOR GRADING ONLY AND DON'T INCLUDE WORK BY OTHERS

EARTHWORK NOTE :

EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY, THEY DO NOT REFLECT SUBSIDENCE OR ANY MATERIAL GENERATED BY UTILITY, TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OWNER /DEVELOPER:

JOEY AND JANICE WILKINS
620 ARROW HIGHWAY,
LA VERNE, CA 91750
TEL. NO. (909) 599-4262

SITE ADDRESS :

5755 N. BARRANCA AVENUE,
AZUSA, CA 91702

APN NO :

8629-019-029

CIVIL ENGINEER :

FORESIGHT ENGINEERING, INC.
17621 IRVINE BLVD. SUITE 210
TUSTIN, CA 92780
CONTACT PERSON : NADER J. QOBORSI
TEL. NO. (714) 542-1214
FAX NO. (714) 542-0117

REGISTERED PROFESSIONAL ENGINEER
NADER JERIES QOBORSI
No. C 46119
Exp. 12/31/14
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF

NADER J. QOBORSI, RCE 46119 EXP. 12/31/14

FORESIGHT ENGINEERING INC.
CIVIL ENGINEERING & LAND SURVEYING
17621 IRVINE BLVD, SUITE 210
TUSTIN, CA 92780
TEL (714)542 1214 • FAX. (714)542 0117

TENTATIVE MAP 72444
5755 N. BARRANCA AVENUE,
AZUSA, CA 91702

DRAWING PREPARED FOR:		
DRAWN BY: JLB	SCALE: 1" : 20'	08/08/2013
CHECKED BY: NJQ	PROJ. NO. 150-236	SHEET 1 OF 2

DEPT OF REGIONAL PLANNING
TR072444 EXHIBIT
3 SEPT 2013

EXHIBIT
TENTATIVE TRACT MAP NO. 72444
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LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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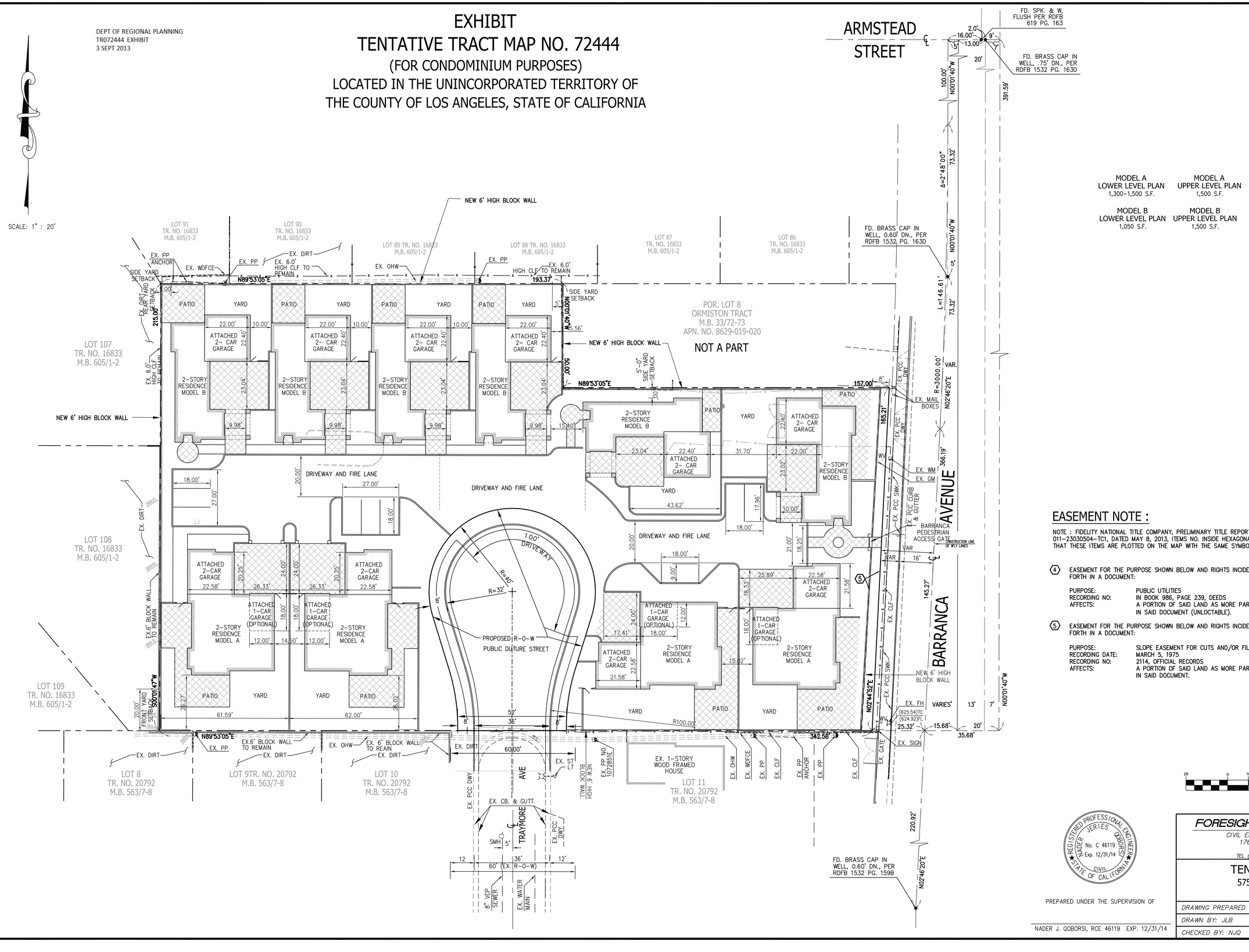

MODEL A
LOWER LEVEL PLAN
1,300–1,500 S.F.

MODEL A
UPPER LEVEL PLAN
1,500 S.F.

MODEL B
LOWER LEVEL PLAN
1,050 S.F.

MODEL B
UPPER LEVEL PLAN
1,500 S.F.

EASEMENT NOTE :

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RECORDING NO:	IN BOOK 986, PAGE 239, DEEDS
AFFECTS:	A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT (UNLOCTABLE).

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER — NADER JERIES QOBORSI — No. C 46119 — Exp. 12/31/14 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF

NADER J. QOBORSI, RCE 46119 EXP. 12/31/14

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DRAWN BY: JLB	SCALE: 1" : 20'	08/08/2013
CHECKED BY: NJQ	PROJ. NO. 150–236	SHEET 2 OF 2