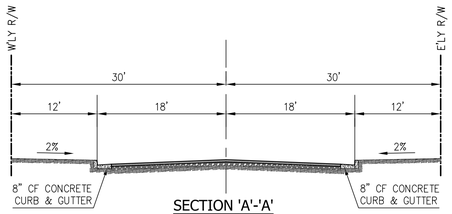
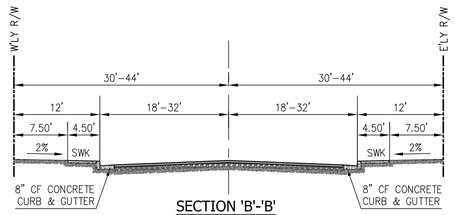
RECEIVED
DEPT OF REGIONAL PLANNING
TR072444 TENTATIVE
DATE: 11 DEC 2014

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NO. 072444
(FOR CONDOMINIUM PURPOSES)

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



SECTION 'A'-'A'
EX. TRAYMORE AVENUE
SCALE 1" =10'



SECTION 'B'-'B'
PROP. TRAYMORE AVENUE
SCALE 1" =10'

LEGEND

FRUIT TREES

A AVOCADO TREES

CACTUS

NO OAK TREES ON SITE.

DRAINAGE LEGEND

DIRECTION OF EX. DRAINAGE

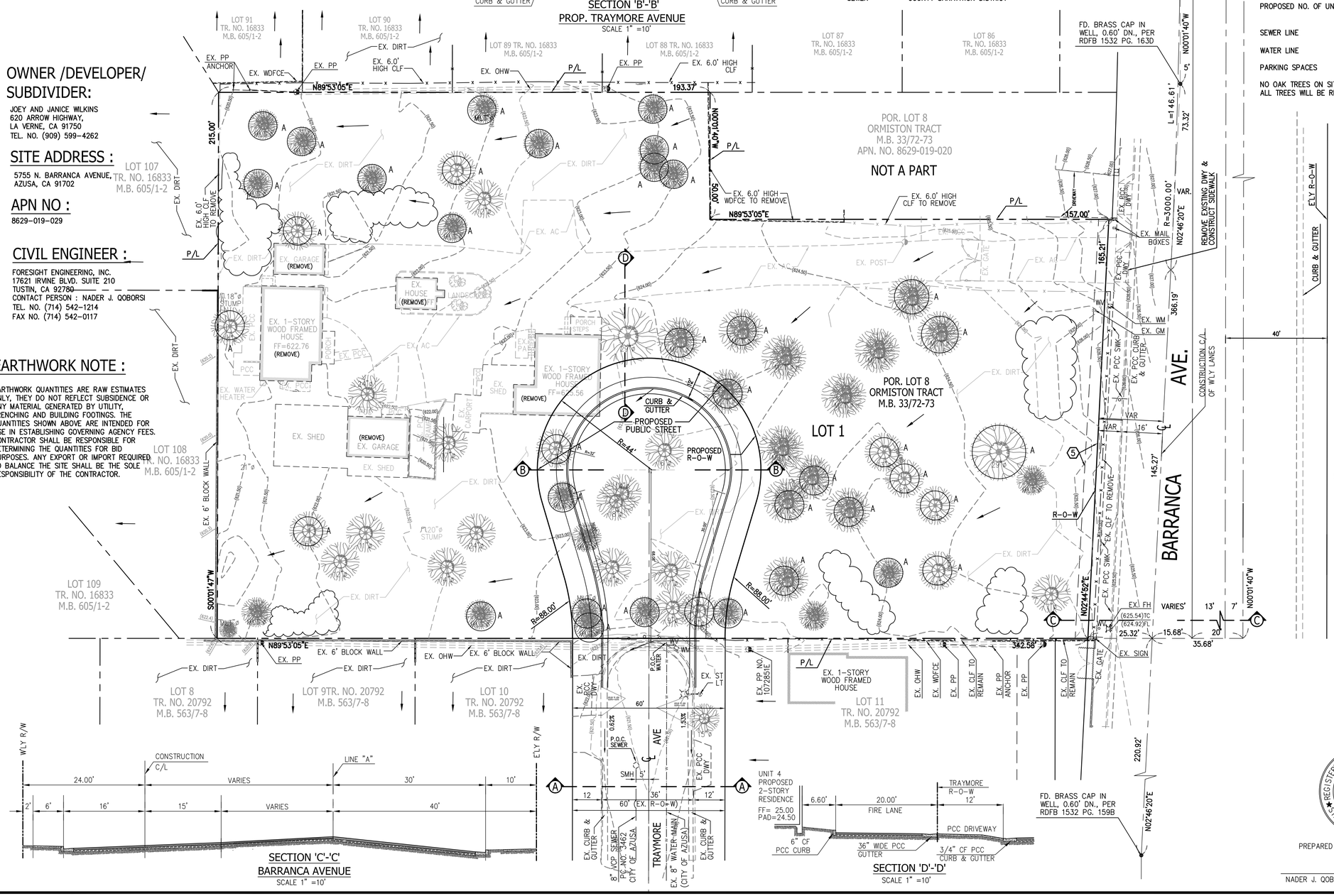
DIRECTION OF PROPOSED DRAINGE

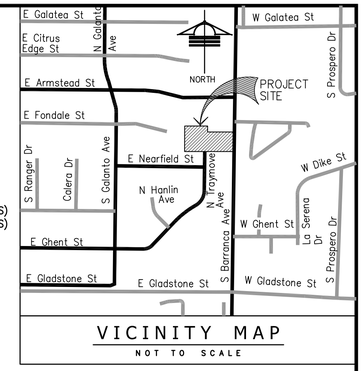
ABBREVIATIONS

EG EXISITNG GRADE
FG FINISH GRADE
CLF CHAIN LINK FENCE
RET. U RETAINING

UTILITIES

ELECTRICITY	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CA GAS
WATER	CITY OF AZUSA, AZUSA LIGHT & WATER
SEWER	COUNTY SANITATION DISTRICT





VICINITY MAP
NOT TO SCALE

OWNER /DEVELOPER/ SUBDIVIDER:

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

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.

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	:	RESIDENTIAL DETACHED CONDOMINIUM
PROPOSED ZONE	:	R-A-6000
PROPOSED NO. OF LOT	:	1
PROPOSED NO. OF UNITS	:	10 RESIDENTIAL DETACHED CONDOMINIUM
SEWER LINE	:	PUBLIC SEWER – INSTALL 6" VCP LATERAL
WATER LINE	:	PUBLIC WATER–INSTALL 8" DUCTILE IRON CL 350
PARKING SPACES	:	6 GUEST PARKING LOTS

NO OAK TREES ON SITE
ALL TREES WILL BE REMOVED

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 – AZUSA IRRIGATION CO.
RECORDING NO:	IN BOOK 986, PAGE 239, DEEDS
AFFECTS:	A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT (INDETERMINATE IN NATURE).

(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).

ESTIMATED EARTHWORK QUANTITIES :

SITE GRADING :

1.	RAW CUT	1750 CY
2.	RAW FILL	4000 CY
3.	ESTIMATED IMPORT OF DIRT TO THE SITE	2250 CY

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

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

SECTION 'C'-'C'
BARRANCA AVENUE
SCALE 1" =10'

SECTION 'D'-'D'
SCALE 1" =10'

REGISTERED PROFESSIONAL ENGINEER
JERIES NADER QOBORSI
No. C 46119
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF

NADER J. QOBORSI, RCE 46119 EXP. 12/31/16

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

TENTATIVE TRACT MAP 072444
5755 N. BARRANCA AVENUE,
AZUSA, CA 91702

DRAWING PREPARED FOR:		
DRAWN BY: JLB	SCALE: 1" : 20'	11/21/2014
CHECKED BY: NJQ	PROJ. NO. 150-236	SHEET 1 OF 2

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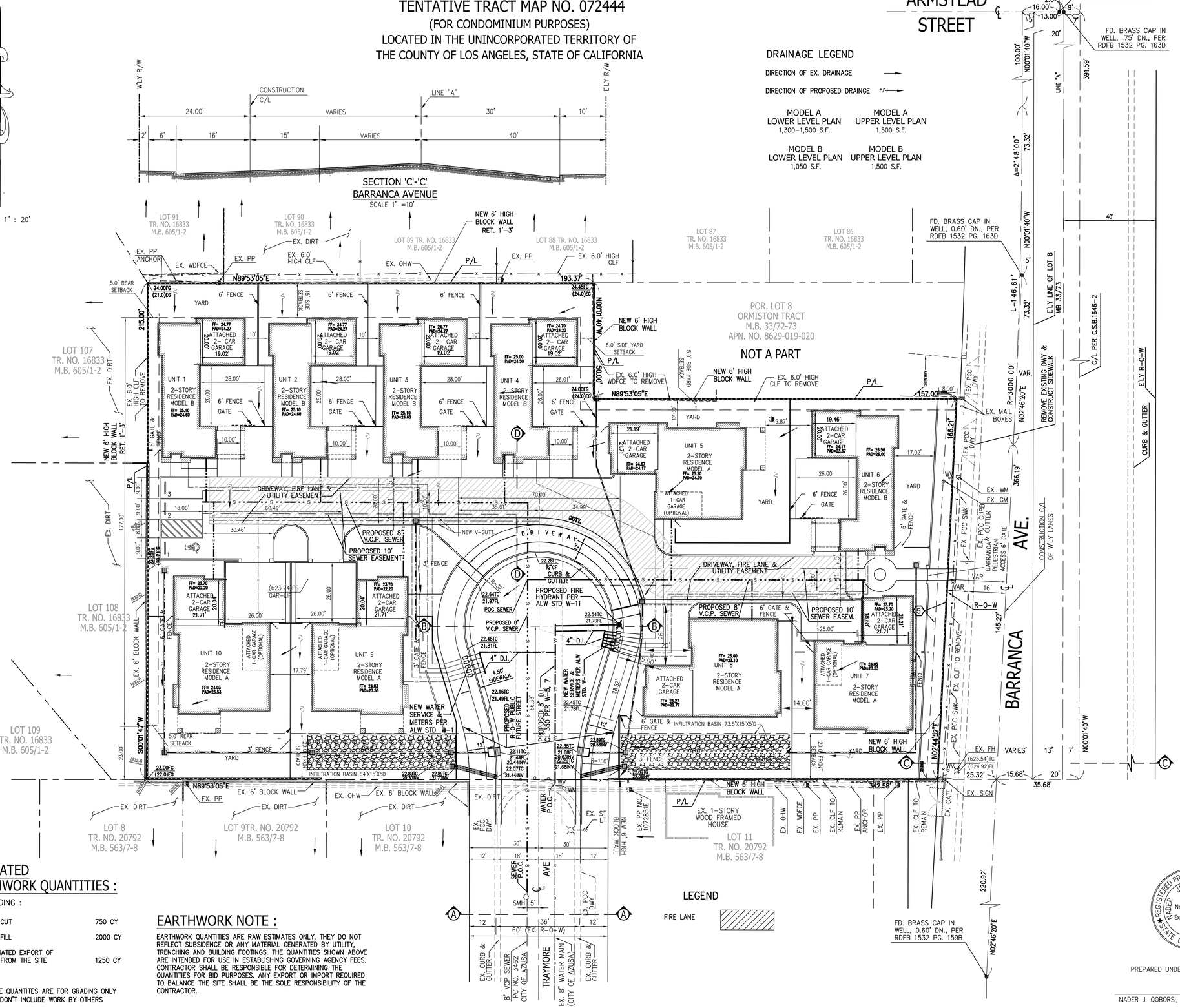

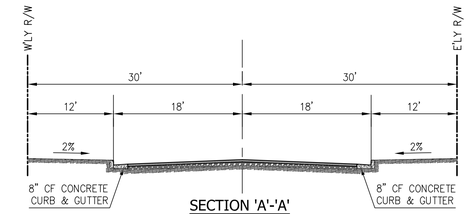

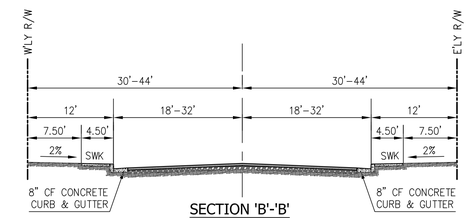

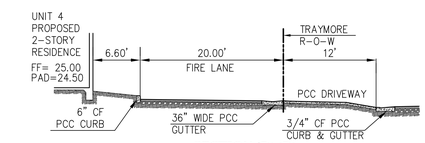

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2. NO OAK TREES ON SITE, ALL TREES WILL BE REMOVED

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

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

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