MAJOR LAND DIVISION

TENTATIVE TRACT NUMBER 072939

(FOR CONDOMINIUM PURPOSES)

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

RECEIVED
DEPT OF REGIONAL PLANNING
TR072939 TENTATIVE
13 SEP 2016

PROJECT INFORMATION

GROSS ACREAGE:	144,425 SF/3.31 AC.
20' ACCESS EASEMENT:	4,076 SF/0.09 AC
NET LOT AREA:	140,349 SF/3.22 AC.
EXISTING ZONING:	R-1-7500
PROPOSED ZONING:	R-1-7500
SURROUNDING ZONING:	R-1-7500
EXISTING LAND USE CATEGORY:	LD (LOW DENSITY RESIDENTIAL, 1-6 DU/AC)
PROPOSED LAND USE:	LD (LOW DENSITY RESIDENTIAL, 1-6 DU/AC)
FEMA DESIGNATION:	NONE (OUTSIDE OF ANY FLOODPLAIN)
NUMBERED CONDOMINIUM UNITS:	16
TOTAL TRACT:	1

EASEMENTS

(5) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 05, 1962 AS BOOK D1569, PAGE 360 OF OFFICIAL RECORDS

IN FAVOR OF: PAUL L JORDAN, A MARRIED MAN, BY DEED WHICH RECITES AS HIS SEPARATE PROPERTY
AFFECTS: AS DESCRIBED THEREIN

RESULT: TO BE RELOCATED WITH A WIDTH OF 24'

RAYMOND NON-EXCLUSIVE EASEMENT

AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1928 AS BOOK 7114, PAGE 251 OF OFFICIAL RECORDS

IN FAVOR OF: IDA BATALLE AND ELIZABETH LANDIS AND EDYTH TAYLOR AND TO THE RECORD OWNERS OF THE LAND HERINAFTER DESCRIBED.

AFFECTS: AS DESCRIBED THEREIN

RESULT: WESTERLY THIRDY FEET OF THE EAST HALF

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF LOT 19, OF ALTADENA MAP NO. 3 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN'S: 5833-019-031 & 5833-019-035

SETBACKS REQUIREMENT'S

	R-1
FRONT	30.17'
INTERIOR SIDE	22.9'
REAR	35'

APPLICANT

PALM HEIGHTS DEVELOPMENT, INC
2705 N. TOWNE AVE. SUITE B,
POMONA, CA 91767

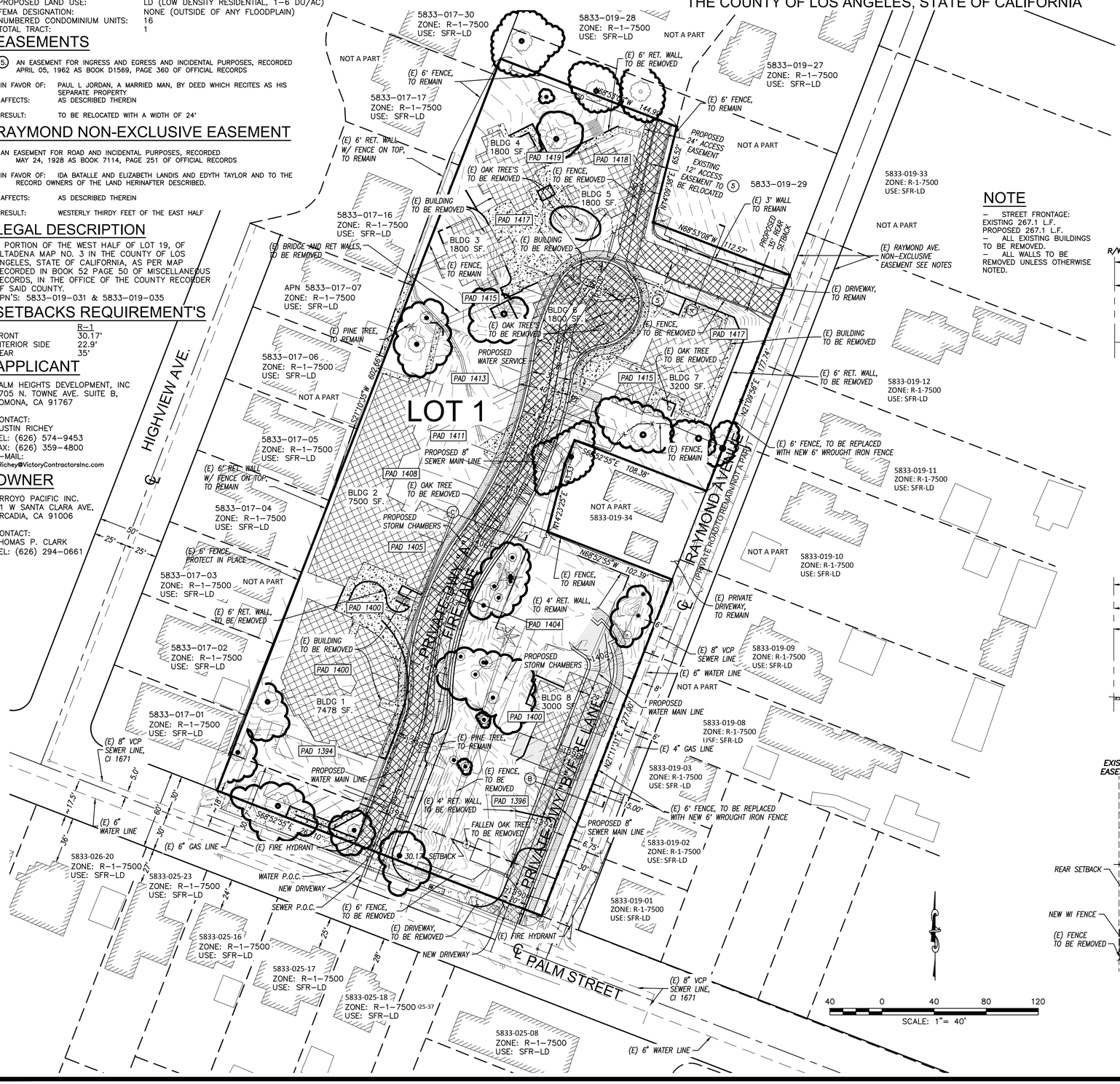
CONTACT:
AUSTIN RICHEY
TEL: (626) 574-9453
FAX: (626) 359-4800
E-MAIL:
ARichey@VictoryContractorsInc.com

OWNER

ARROYO PACIFIC INC.
41 W SANTA CLARA AVE,
ARCADIA, CA 91006

CONTACT:
THOMAS P. CLARK
TEL: (626) 294-0661

A.P.N. 5833-019-028	
EASEMENT SUMMARY	
EXISTING	PROPOSED
12' EASEMENT	24' EASEMENT
2,511.8 SF.	5,197.1

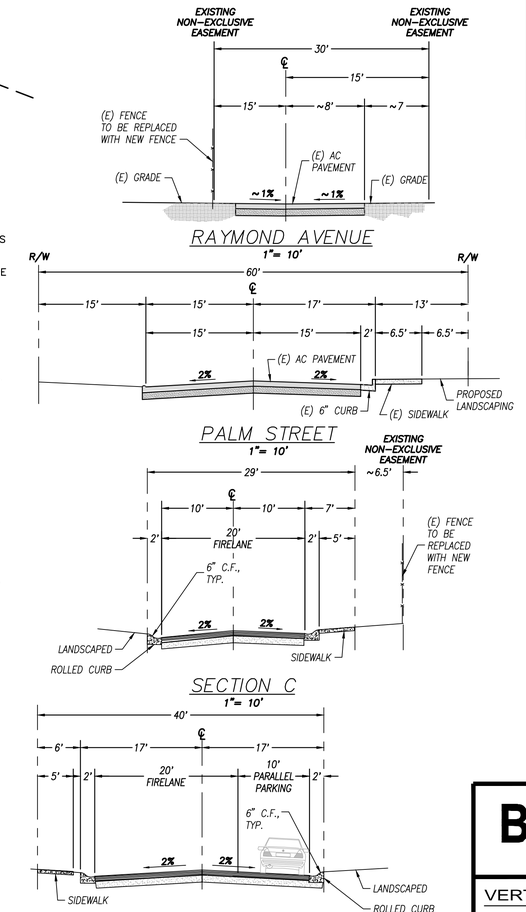


NOTE

- STREET FRONTAGE: EXISTING 267.1 L.F. PROPOSED 267.1 L.F.
- ALL EXISTING BUILDINGS TO BE REMOVED.
- ALL WALLS TO BE REMOVED UNLESS OTHERWISE NOTED.

HYDROLOGY NOTE

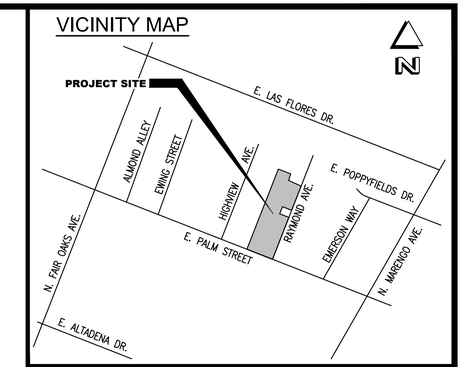
NOTE: THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.



FIRE LANE NOTE:

PROPOSED PRIVATE DRIVE TO COMPLY WITH DESIGN AS APPROVED IN THE PRIVATE DRIVE AND TRAFFIC CALMING DESIGN GUIDELINES MANUAL.

VICINITY MAP



ABBREVIATIONS/LEGEND

AC ASPHALTIC CONCRETE SURFACE
CB STORM DRAIN CATCH BASIN
(E) EXISTING
R RADIUS
REM REMOVE EXISTING TREE
RET RETAINING
SF SQUARE FEET
S/W SIDEWALK
NAP NOT A PART

- EXISTING OAK TREE TO BE REMOVED
- EXISTING OAK TREE TO REMAIN PROTECTED IN PLACE
- EXISTING STRUCTURES – NOT A PART
- PROPOSED 5' SIDEWALK
- PROPOSED PRIVATE STREET & FIRE LANE (AC PAVING)
- EXISTING BUILDING TO BE DEMOLISHED/REMOVED

UTILITY INFORMATION

WATER:	LINCOLN AVENUE WATER DISTRICT 564 WEST HARRIET ST. ALTADENA CA 91001 626-798-9101
TRASH:	ATHENS SERVICES 14048 E VALLEY, LA PUENTE CA 91746 626-336-3636
GAS:	SOUTHERN CALIFORNIA GAS 555 W 5TH STREET, LOS ANGELES, CA 213-244-1200
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON 2244 WALNUT GROVE AVE, ROSEMEAD, CA 800-655-4555
TELEPHONE:	AT&T 800-288-2020

BONADIMAN
JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERS - G.I.S. - SURVEYING - PLANNING
TEL. (909) 885-3806
234 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
FAX (909) 381-1721
www.bonadiman.com

VERTICAL DATUM

BENCH MARK: COUNTY BENCHMARK 11206 IN CATCH BASIN AT SOUTH END OF CATCH BASIN 23 FEET NORTH OF BEGINNING OF CURVE RADIUS AT NORTH EAST CORNER OF ALTADENA DRIVE AND MARANGO AVE. MARKED (BM 24-23D 1977)

VERTICAL DATUM NGVD 88
ELEVATION 1351.090

HORIZONTAL DATUM

BASIS OF BEARINGS:
CENTERLINE OF PALM AVENUE, BEING N 69°00'25"W, AS SHOWN ON PARCEL MAP No. 6910 P.M.B. 76, PAGE 68.

TENTATIVE TRACT MAP #072939

183/205 E. PALM STREET
ALTADENA, CA

APN: 5833-019-31, 35

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER JAMES T. STANTON No. C-70944 Exp. 6-30-17 CIVIL STATE OF CALIFORNIA
09-07-16

PREPARED FOR:	PALM HEIGHTS DEVELOPMENT, INC.		
DRAWN BY: MR	SCALE: 1" = 40'	SHEET: 1 OF 1	1
CHECKED BY: EB	JOB NO: 133923		
DISREGARD PRINTS BEARING EARLIER REVISION DATES →	09-07-16		