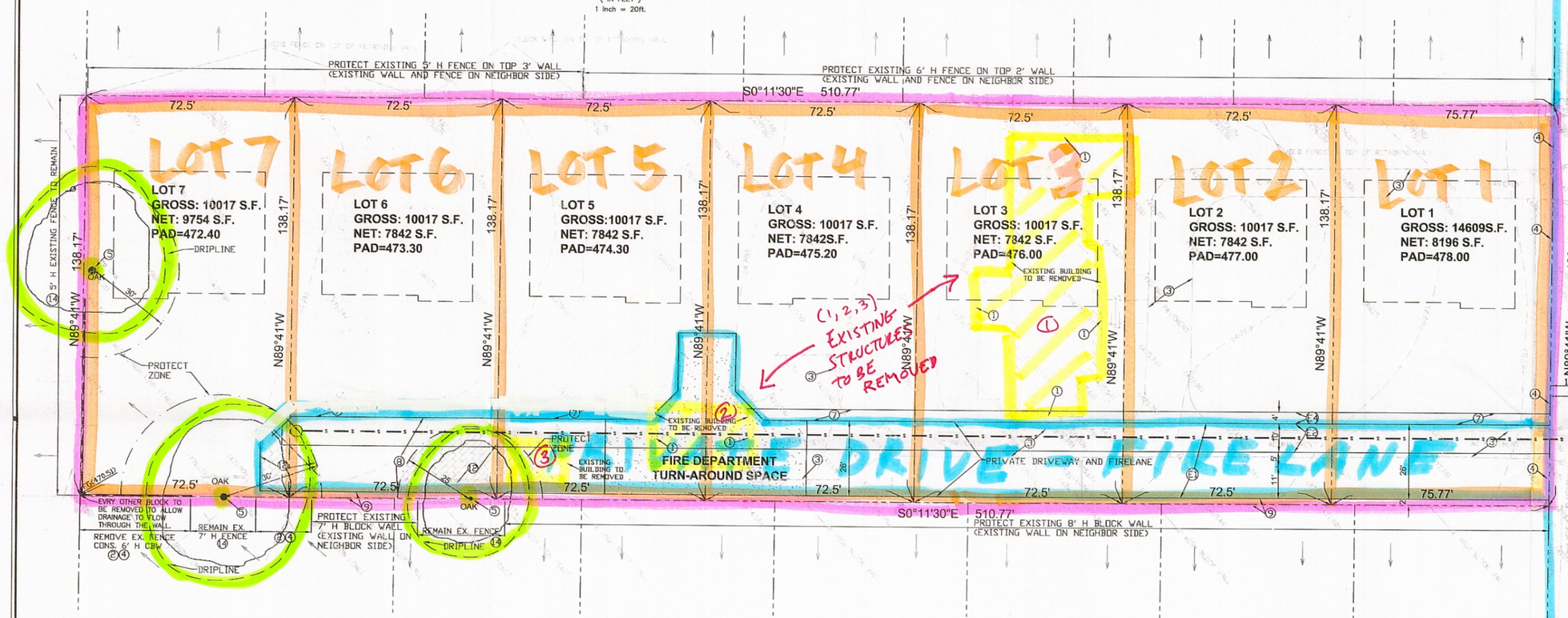
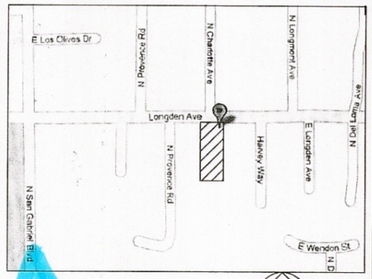
TENTATIVE TRACT MAP NO.066664

MAJOR LAND DIVISION TENTATIVE TRACT MAP NUMBER 066664
FOR SUBDIVISION PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

UTILITY SERVICES:

WATER – SUNNY SLOPE WATER COMPANY
SEWER – COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS – SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL – SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE – VERIZON
SCHOOL – TEMPLE CITY UNIFIED SCHOOL DISTRICT
FIRE – COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF – COUNTY OF LOS ANGELES, SHERIFF DEPARTMENT





OWNER'S AGENT:

FRANCIS TANG
P. O. BOX 80706
SAN MARINO, CA 91118
TEL: 626–354–1558

PREPARED BY:

JACK LEE, PE
CAL LAND ENGINEERING, INC.,
576 E. LAMBERT ROAD
BREA, CALIFORNIA 92821
PH: 714–671–1050
FAX: 714–671–1090
JUNE 29, 2010

AREA	
GROSS	NET
74711 S.F.	57160 S.F.

ABBREVIATIONS/LEGEND:

CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
D/A..... DRIVEWAY APRON
DWY..... DRIVEWAY
EX..... EXISTING
FH..... FIRE HYDRANT
FL..... FLOW LINE ELEVATION
GM..... GAS METER
MH..... MAN HOLE
SMH..... SEWER MANHOLE
S/W..... SIDEWALK
TC..... TOP OF CURB ELEVATION
FS..... FINISH SURFACE
WV..... WATER VALVE
...CENTER LINE
...EXISTING STRUCTURE
...WATER MAIN LINE
...PROPERTY LINE
...PROPOSED STRUCTURE
SEWER MAIN LINE
EXISTING FENCE

BENCHMARK:

FD. BRASS DISK IN WELL MONUMENT AT CL. INT. OF CHARLOTTE AVE AND LONGDEN AVE. ASSUMED ELEVATION= 100.00

LEGAL DESCRIPTION:

A PORTION OF TRACT NO 2254, 1.62 MORE OR LESS ACS COM N 89°58'25" W 661.83 FT FROM NW COR OF TR NO 10804 TH N 89°58'25" W 138.17 FT TH S 0°29'45" E 510.77 FT

EARTH WORK QUANTITIES

CUT: 0 CY
FILL: 800 CY
SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING

EXISTING EASEMENT:

NO EXISTING EASEMENT ON SITE

PROPOSED EASEMENT:

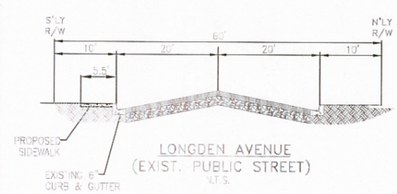
(E1) 26' WIDE EASEMENT FOR INGRESS & EGRESS AND UTILITY PROPODSE
(E2) 10' WIDE SANITARY SEWER EASEMENT.
(E4) 4' WIDE SIDEWALK EASEMENT.

NOTES:

ZONE: R1–7500 (PRESENT)
ZONE: R1–7500 (PROPOSED)
NO. OF EX. PARCEL: 1 (1 Single Family House)
NO OF PROP. PARCEL: 7 (7 Single Family House)
AREA OF LOT: 74711 SQ. FT. (1.72 ACRE)

LOT AREA
LOT 1: GROSS 14609 S.F. NET 8196 S.F.
LOT 2: GROSS 10017 S.F. NET 7842 S.F.
LOT 3: GROSS 10017 S.F. NET 7842 S.F.
LOT 4: GROSS 10017 S.F. NET 7842 S.F.
LOT 5: GROSS 10017 S.F. NET 7842 S.F.
LOT 6: GROSS 10017 S.F. NET 7842 S.F.
LOT 7: GROSS 10017 S.F. NET 9754 S.F.

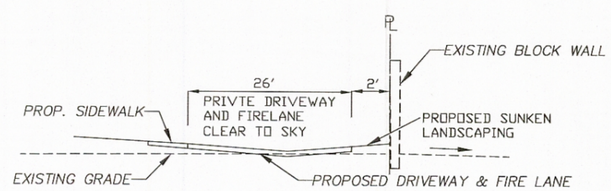
FILING REQUESTS FOR STREET FRONTAGE WAIVER.
FILING REQUESTS FOR OAK TREE PERMIT.
FILING REQUESTS FOR CSD MODIFICATION.



CONSTRUCTION NOTES

(1) EXISTING BUILDING TO BE REMOVED.
(2) CONSTRUCT NEW BLOCK WALL PER ARCHITECT PLAN.
(3) EXISTING DRIVEWAY TO BE REMOVED.
(4) EXISTING FENCE TO BE REMOVED.
(5) EXISTING OAK TREE TO BE REMAINED.
(7) PROPOSED 4' WIDE PERMEABLE BRICK SURFACE WALK WAY.
(8) PROPOSED 26' WIDE DRIVEWAY
(9) PROPOSED 2' WIDE LANDSCAPING
(12) PROPOSED BRICK PAVERS FOR THE RADIUS PORTION OF DRIVEWAY/FIRE LANE THAT ENCROACHES INTO OAK TREES
(14) EXISTING FENCE TO REMAIN.

EXTRA COPY



CROSS SECTION FOR PRIVATE DRIVEWAY AND FIRE LANE

DEPT OF REGIONAL PLANNING
JUL 0 7 2010 REV. (REV RECD)
RECEIVED CS INDEX NO.

REGISTERED PROFESSIONAL ENGINEER JACK C. S. LEE 40870 Exp. 3-31-11 CIVIL STATE OF CALIFORNIA

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671–1050 FAX: (714) 671–1090

RELEASED

REVISIONS

PROJECT LOCATION:
7 UNIT SINGLE - FAMILY
8300 LONGDEN AVE,
SAN GABRIEL, CA

DRAWN:	X.Y.
CHECKED:	
DATE:	06–29–2010
JOB NO.:	09–023–015
SCALE:	1"=20'
FILE NAME:	8300 LONGDEN

T-1

SHEET 1 OF 1 SHT.