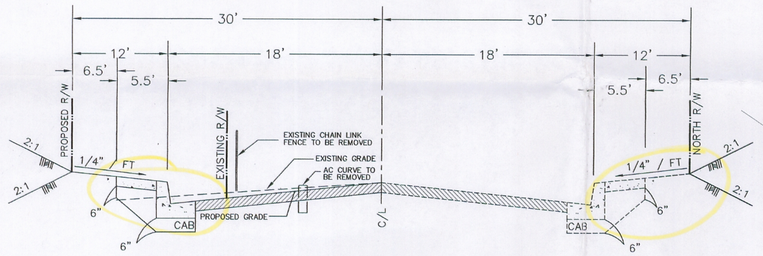
TENTATIVE TRACT NO. 68521

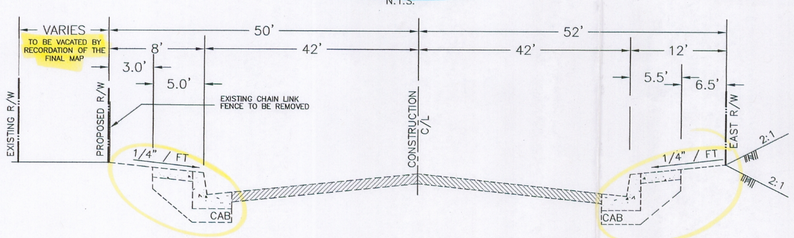
"MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 68521
(FOR 5 SINGLE FAMILY HOME SUBDIVISION)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

LEGEND

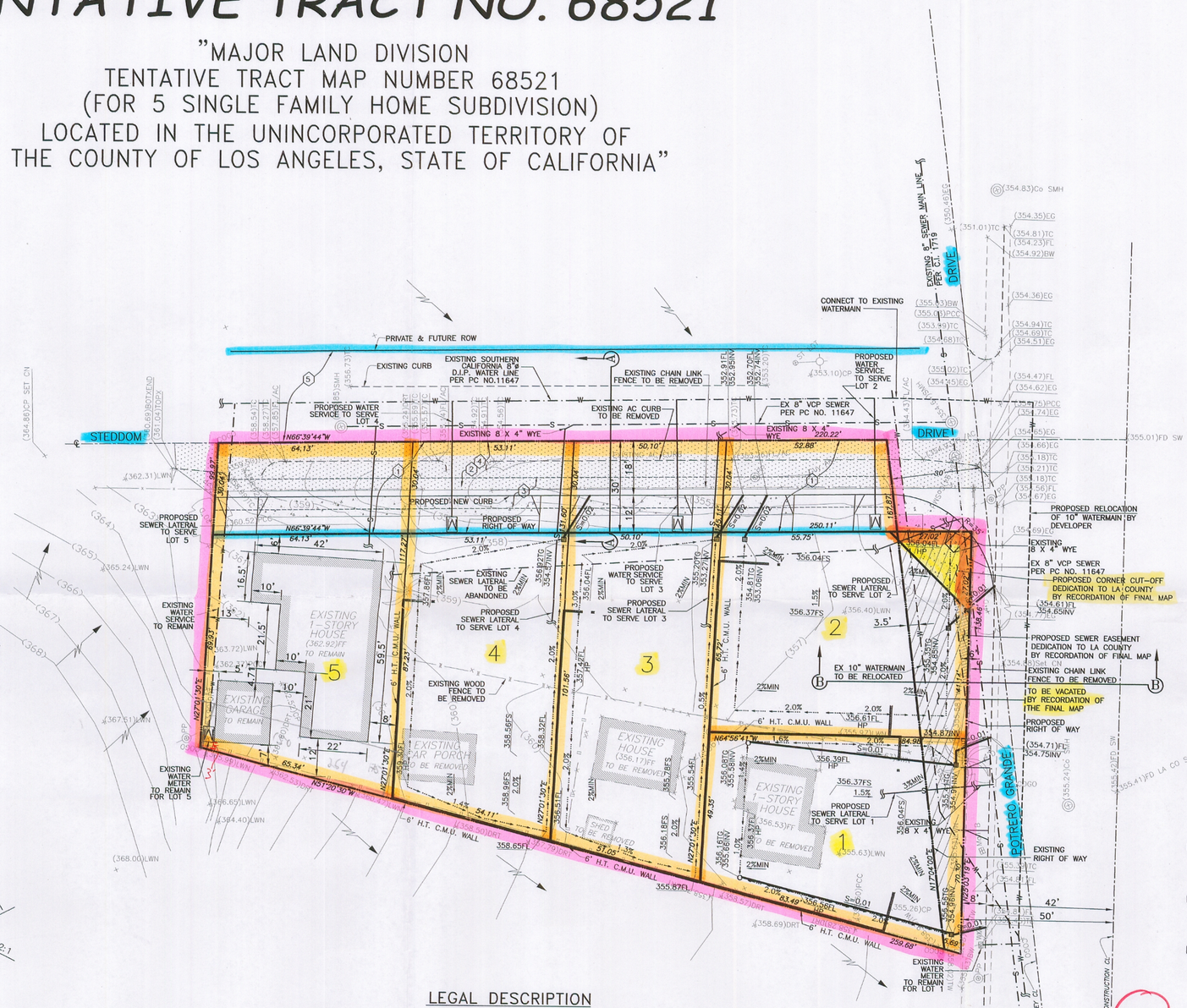
(500)	EXISTING CONTOUR
	EXISTING BUILDING
	EXISTING SEWER LINE
X X	CHAIN LINK FENCE
[] []	EXISTING WALL
][ ][	EXISTING WOOD FENCE
	PROPERTY LINE
S	SEWER LINE
W	WATER LINE
	PORTLAND CEMENT CONCRETE
TW WF	TOP OF WALL WEST FACE
PP	POWER POLE
317.85 PCC	EXIST. ELEVATION
℄	CENTERLINE
EG	EDGE OF GUTTER
PCC	PORTLAND CEMENT CONCRETE
TC	TOP of CURB
TG	TOP of GRATE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
FL	FLOW LINE
BLDG COR	BUILDING CORNER
GAR COR	GARAGE CORNER
LWN	LAWN
W FACE WALL	WEST FACE OF WALL
DRT.	DIRT
CP	CONTROL POINT
BW	BACK OF WALK
EFW	EAST FACE OF WALL
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
FH	FIRE HYDRANT
WM	WATER METER
GM	GAS METER
AC	ASPHALTIC CONCRETE
FH	FIRE HYDRANT
	DIRECTION OF EXISTING FLOW
	DIRECTION OF PROPOSED FLOW LINE



TYPICAL STREET CROSS SECTION
STEDDOM DRIVE
A – A
N.T.S.



TYPICAL STREET CROSS SECTION
POTRERO GRANDE DRIVE
B – B
N.T.S.



LEGAL DESCRIPTION

THAT PORTION OF LOT 67 OF TRACT NO. 701, AS PER MAP RECORDED IN BOOK 16, PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 67, DISTANT NORTH 17 DEGREES 04' 30" EAST THEREON 184.20 FEET FROM AN ANGLE POINT IN SAID EASTERLY LINE, WHICH IS DISTANT NORTH 25 DEGREES 05'10" EAST 124.32 FEET FROM THE MOST SOUTHERLY CORNER SAID LOT 67: THENCE NORTH 51 DEGREES 20' 30" WEST 254.00 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO WALTER BAUER AND NANNIE BAUER, RECORDED IN BOOK 16042 PAGE 12 OF OFFICIAL RECORDS OF SAID COUNTY. THENCE ALONG SAID LAST MENTIONED EASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID DEED; THENCE SOUTH 66 DEGREES 39' 40" EAST 220.22 FEET TO A POINT IN SAID EASTERLY LINE OF LOT 67: THENCE SOUTH 17 DEGREES 04' 30" WEST 167.87 FEET TO THE POINT OF BEGINNING.

REGISTERED PROFESSIONAL ENGINEER
YOON LAI
NO. C-60565
EXP. 12/31/2010
CIVIL
STATE OF CALIFORNIA
9-4-09

PROJECT

5 SINGLE FAMILY LOT SUBDIVISION

OWNER/DEVELOPER

FABIAN VILLA
CONTACT: FABIAN VILLA
1433 POTRERO GRANDE DRIVE
ROSEMEAD, CA 91770

UTILITIES NOTE

WATER SERVICE: SAN GABRIEL VALLEY WATER COMPANY
SEWER SERVICE: COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY DISTRICT 15 – ROSEMEAD

NOTE

ZONE: R-1-5000 (PRESENT)
ZONE: R-1-5000 (PROPOSED)
NO. OF UNITS: 5
NO. OF STORIES: 2
NO. OF PARKINGS: 10
ENCLOSED GARAGE PARKINGS: 10

TRACT BOUNDARY	GROSS AREA (SF)	NET AREA (SF)
LOT 1	5465 SF	5465 SF
LOT 2	7885 SF	5414 SF
LOT 3	6918 SF	5565 SF
LOT 4	6595 SF	5161 SF
LOT 5	6952 SF	5227 SF

33,815 26,832

NET TOTAL TRACT BOUNDARY AREA: 26,832 SF (0.62 ACRES)
GROSS TOTAL TRACT BOUNDARY AREA: 33,815 SF (0.78 ACRES)
CATEGORY 0: OPEN SPACE
CATEGORY 1: SINGLE FAMILY RESIDENTIAL

SPECIAL NOTE

TOTAL EARTHWORK VOL.:
CUT: 180 C.Y. ; FILL: 90 C.Y.
GRADING AMOUNT OF EARTHWORK: 270 C.Y.

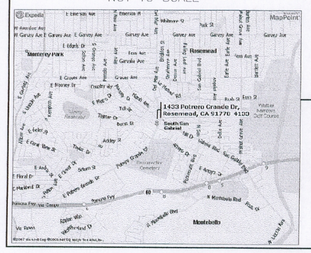
1. 30' WIDE PRIVATE & FUTURE STREET AND SANITARY SEWER DEDICATION TO THE COUNTY OF LOS ANGELES BY RECORDATION OF FINAL MAP.
2. 15' WIDE EASEMENT FOR ROAD PURPOSES PER INTS. NO. 901, O.R. (TO REMAIN)
   HOLDER'S NAME: J. LESLIE GRANGER AND JEAN GRANGER
   RECORDED DATE: APRIL 6, 1945
3. 10' WIDE EASEMENT FOR POLES AND GUYS WIRES PER BOOK 19156, PAGE 254, O.R. (TO REMAIN)
   HOLDER'S NAME: SOUTHERN CALIFORNIA EDISON COMPANY LTD.
4. 15' WIDE EASEMENT FOR SANITARY SEWER PURPOSES. PER INST. NO. 3366, O.R. (TO REMAIN)
   HOLDER'S NAME: COUNTY OF LOS ANGELES
   RECORDED DATE: JULY 6, 1955
5. 30' WIDE LOS ANGELES COUNTY PRIVATE & FUTURE STREET AND SANITARY SEWER EASEMENT PER PARCEL MAP NO. 25929, PMB 313/62-62.

8-5-09

DRP
FILE COPY

DEPT OF REGIONAL PLANNING
AUG 0 5 2009 REV. (REV RECD)
RECEIVED CS INDEX NO.

VICINITY MAP
NOT TO SCALE



Notes:
- 50% open per Yards ok
- Variance for front & rear of 5
- Condition about located area
- Corrections to App.
- Grading Exhibits straight to DPW.

Rear Yard Check
Rear Yard: 9,440
50% = 4720
590# provided.

FY = 12.5

BENCH MARK	BM NO: Y 7390
RDBM TAG IN E CB 600MM S/O BCR @ NE COR POTRERO GRANDE DR & ARROYO DR 35M N & 12M E/O C/L INT	
RIVERA (2000)	ELEV.= 351.577'

PREPARED FOR:
FABIAN VILLA
1433 POTRERO GRANDE DRIVE
ROSEMEAD, CA 91770

MAP PREPARED BY:
CaliLand Engineering, Inc.
Civil Engineering • Land Surveying • Subdivision
1216 S. GARFIELD AVENUE, SUITE 200, ALHAMBRA, CA 91801
Phone: (626)281-2288; Fax: (626)281-2088
Visit us at: www.CaliLand.net

FIELD BOOK REF.

REVISIONS	APPR.	DATE

COUNTY OF LOS ANGELES

DESIGNED BY	DRAWN BY	DATE
KE	KE	07/24/09

TENTATIVE MAP
TRACT NO: 68521

1433 POTRERO GRANDE DRIVE
ROSEMEAD, CA 91770
APN: 5277-015-054

DATE OF FIELD SURVEY: NOVEMBER 19, 2005

W.O. NO. 2005-270
ROAD NO.
FILE NO.
SHEET 1 OF 1