MAJOR LAND DIVISION
FOR VESTING TENTATIVE TRACT NO. 82159
FOR CONDOMINIUM PURPOSES
EXHIBIT MAP

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

BEING A SUBDIVISION OF LOT 102 OF TRACT NO. 21865, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 587, PAGES 89 AND 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECEIVED
DEPT. OF REGIONAL PLANNING
TR82159 EXHIBIT MAP
02182020

REQUESTED ENTITLEMENTS

VESTING TENTATIVE TRACT MAP NO. 82159/RPPL 2019000320
ENVIRONMENTAL ASSESSMENT NO. RPPL 2019000323

PROPOSED EARTHWORK

	CUT:	FILL:
RAW VOLUME	9,400 CYS	10,800 CYS
5' REMEDIAL (1' IN STREETS)	67,910 CYS	67,910 CYS
2.5% LOSS ON ALL EXCAVATION		1,930 CYS
.1' SUBSIDENCE		1,650 CYS
2.5% LOSS ON 6" OF SCARIFICATION		210 CYS
ESTIMATED TOTALS	77,310 CYS	82,500 CYS
SHORT	5,190 CYS	

NOTE: SPOIL DIRT ESTIMATED TO BE 5,190 CYS

PROJECT NUMBER

2019-000181

LEGEND/SYMBOLS

- CONC — CONCRETE
- ASPH — ASPHALT
- PALM TREE
- o M/B — EXISTING MAIL BOX
- LIGHT STANDARD
- STREET LIGHT
- o S — SIGN
- □ M — METER
- □ DI — DROP INLET
- o V — VALVE
- o MH — MANHOLE
- HANDICAP
- MB — PROPOSED POST OFFICE BOX
- COMMON SPACE
- DEDICATED TO PUBLIC STREET
- F.H. — PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE LANE
- UNIT 9 — UNIT NUMBER
- P=365.1 — PAD ELEVATION
- PROPOSED STREET LIGHT
- ADA PATH OF TRAVEL
- PROJECT BOUNDARY
- PROPOSED CENTER LINE
- STREET RIGHT OF WAY
- OPEN SPACE EASEMENT
- BLOCK WALL
- RETAINING WALL
- TREE LINE
- BRUSH LINE
- OH-E — OVERHEAD ELECTRIC LINE
- TOP OF SLOPE
- TOE OF SLOPE
- PROPOSED FENCE
- SETBACK LINE

PLOTTING MIX

	PLAN	MIX	
(green)	1	23	(27.0%)
(orange)	2	28	(33.0%)
(blue)	3	34	(40.0%)
	TOTAL	85	100%

STREET TREE REQUIREMENTS

EXISTING STREET FRONTAGE	LINEAR FEET
HINNEN AVENUE	650 LI FT
FOLGER STREET	741 LI FT
GLENELDER AVENUE	620 LI FT

PROPOSED STREET FRONTAGE	LINEAR FEET	TREES REQUIRED
HINNEN AVENUE	650 LI FT	26 TREES
FOLGER STREET	645 LI FT	26 TREES
GLENELDER AVENUE	524 LI FT	21 TREES
PRIVATE DRIVEWAY "A"	2,934 LI FT	118 TREES
PRIVATE DRIVEWAY "B"	131 LI FT	6 TREES
TOTAL	4,884 LI FT	197 TREES

NOTE: REFER TO CONCEPTUAL LANDSCAPE PLANS FOR PLACEMENT OF TREE LOCATION. ILLUSTRATION SHOWS APPROXIMATE LOCATION

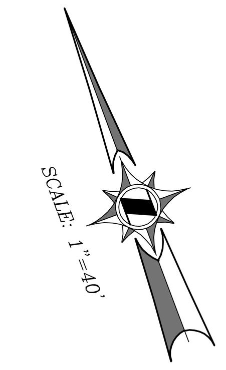
PARKING SUMMARY

PARKING SUMMARY	REQUIRED	PROVIDED
PARKING (2 PER DU)	170	170
GUEST PARKING (1 PER 4 DU)	22	26
TOTAL	192	196
ADA PARKING (INCLUDED IN GUEST PARKING REQUIREMENT)	2	2
NOTE: DOES NOT INCLUDE DWELLING DRIVEWAY SPACE.		

PROJECT SUMMARY

AREA TO ADJACENT STREET CENTERLINES. INCLUDES ½ PORTION OF HINNEN AVENUE, FOLGER STREET AND GLENELDER AVENUE.	11.47 AC
EXISTING LOT AREA - 1 PARCEL	10.0 AC
EXISTING HHCP R-1 RESIDENTIAL DENSITY (0-9 DU'S / ACRE)	90 DWELLINGS ALLOWED*
EXISTING GENERAL PLAN AND HHCP LAND USE H9 (0-9 DU'S/ ACRE)	EXISTING HHCP CONDITION- 90 DWELLINGS ALLOWED
EXISTING R-1 ZONE MAXIMUM UNITS ** 5,000 SQ.FT. LOT AREA MINIMUM (435,600 SQ.FT. / 10.0 ACRES	87 DWELLINGS ON 10 ACRES*
PROPOSED LOT 1	10.0 AC
PROPOSED PRIVATE RIGHT OF WAY. ALL PRIVATE DRIVEWAYS	2.0 AC
LOT 1 AREA EXCLUDING ALL PRIVATE DRIVEWAYS	8.0 AC
PROPOSED DWELLING UNITS	85*
PROPOSED DENSITY 85 DU'S / 10.0 ACRES	8.5 DU'S/ACRE
PROPOSED OPEN SPACE AND COMMUNITY AREAS	
OPEN SPACE #1	0.10 AC
OPEN SPACE #2	0.02 AC
OPEN SPACE #3	0.04 AC
OPEN SPACE #4	0.05 AC
OPEN SPACE #5	0.35 AC
TOTAL	0.56 AC
PROPOSED DWELLING PRIVATE YARD AREAS (SIDE, FRONT, REAR YARD TOTAL AREAS ABUTTING DWELLINGS)	3.3 AC

NOTE:
* PROPOSED DEVELOPMENT IS LESS THAN PERMITTED DWELLING DENSITY AND NUMBER OF TOTAL UNITS ALLOWED.
** ZONE IS REGULATED BY GENERAL PLAN DENSITY LIMITS. R-1 ZONE LIMITS DEVELOPMENT BY 5,000 SQ.FT. MINIMUM LOT AREA.



0 20 40 80 120 160
SCALE: 1" = 40'

VICINITY MAP
N.T.S.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF FOLGER STREET BEING N69°42'37"W AS SHOWN ON THE TRACT MAP FILED IN BOOK 587 AT PAGE 9 OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 15, 2016

BENCHMARK STATEMENT:

CITY OF INDUSTRY BENCH MARK NUMBER G-1 DESCRIBED AS; "BRASS CAP ON S. CB GALE AVE ±15 FT. E. OF E.C.R. OF S.E. CB RETURN ±40 FT E. ℄ SIMSON AVE." ELEVATION = 344.003 (NAVD29)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1700F OF PANEL 1700 OF 2350, EFFECTIVE SEPTEMBER 26, 2008. AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANGE FLOODPLAIN.

UTILITY INFORMATION:

WATER - SUBURBAN WATER SYSTEMS
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
CABLE TV - CHARTER CO.
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF - COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

1. APN: 8242-004-900
2. CURRENT ADDRESS: 16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
3. EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
4. PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
5. VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
6. NO. OF EXISTING LOTS: 1
7. EXISTING GENERAL PLAN HACIENDA HEIGHTS COMMUNITY: H9-RESIDENTIAL (0-9 DU/NET ACRE)
8. PROPOSED GENERAL PLAN HACIENDA HEIGHTS COMMUNITY: SAME AS EXISTING, NO CHANGE.
9. COMMUNITY PLAN: HACIENDA HEIGHTS
10. EXISTING LA COUNTY ZONE: R1 RESIDENTIAL.
11. NO. OF PROPOSED LOTS: 1
12. NO OF PROPOSED RESIDENTIAL DWELLINGS: 85
13. PROPOSED DENSITY: 8.5 DU'S/ACRE
14. PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
15. NO OAK TREES ON SITE.
16. NO ENTRY GATES ON PRIVATE DRIVEWAY "A" AND FIRE LANE.
17. DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE. REFER TO UTILITY EXHIBIT FOR CONCEPT.
18. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS. RESERVE RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS/EGRESS, SEWER, WATER, UTILITIES, RIGHT TO GRADE, AND MAINTENANCE PURPOSES, IN DOCUMENTS OVER THE COMMON PRIVATE DRIVEWAYS TO THE SATISFACTION OF PUBLIC WORKS.
19. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE CONFIRMED DURING IMPROVEMENT PLAN STAGE.
20. SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
21. WATER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH WATER STUDY AND WATER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS AND SUBURBAN WATER SYSTEMS.
22. LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
23. REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN PROVIDES GUIDANCE FOR WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
24. BIOFILTRATION ALONG HINNEN AVENUE, FOLGER STREET, AND GLENELDER AVENUE ADJACENT TO PROJECT SITE TO BE LOCATED BACK OF STREET RIGHT OF WAY TO BE MAINTAINED BY HOA. REFER TO LID PLAN. ONSITE DRAINAGE FACILITIES, HOA MAINTAINED.
25. POST BOX RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
26. RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA. DRE.
27. PARALLEL PARKING ON PRIVATE DRIVEWAY AND FIRE LANE MINIMUM 10'x24'.
28. REFER TO LANDSCAPE PLANS FOR WALL AND FENCE PLAN
29. THIS SUBDIVISION (TRACT) IS A CONDOMINIUM PROJECT [FOR 85 UNITS], WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.
30. PRIVATE DRIVEWAYS ARE HOA MAINTAINED.

SETBACK INFORMATION: LOT 1
HINNEN AVE, FOLGER ST, AND GLENELDER AVE

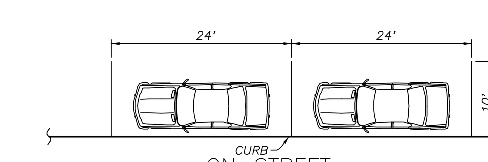
FRONT YARD - 20 FEET
LOT 1 REAR YARD - 15 FEET

EASEMENT NOTES

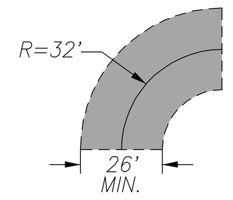
NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS.

PROPOSED EASEMENT

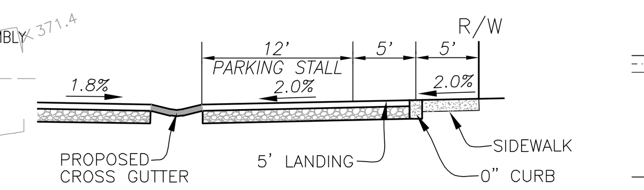
(A) EASEMENTS FOR ACCESS (INGRESS/EGRESS), MAINTENANCE AND GRADING OF DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY NEEDS, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVE WAY AND FIRE LANES FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.



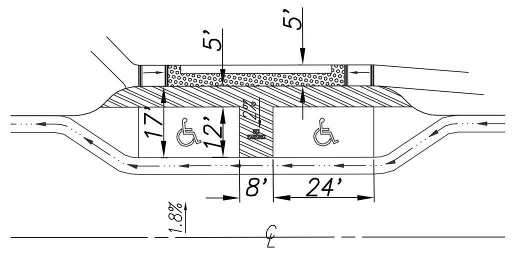
ON-STREET
TYPICAL PARALLEL PARKING STALL DETAIL
N.T.S.



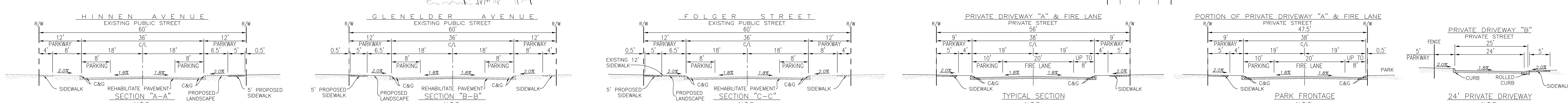
FIRE TRUCK TURNING DETAIL
N.T.S



SECTION E - E
N.T.S.



ADA PARALLEL PARKING
SCALE 1" = 30'



REVISIONS

NO.	DATE
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2	
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4	
5	
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7	

DESIGNED: S.Y./V.V.
DRAWN: AM
CHECKED: V.V.
DATE: 02/17/2020
SCALE: PER PLAN

PREPARED FOR:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000

REGISTERED PROFESSIONAL ENGINEER SHAWN YU C87239 Exp. 09/30/19 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759
UNDER THE SUPERVISION OF:
SHAWN YU R.C.E. 87239

EXHIBIT MAP
VESTING TENTATIVE TRACT NO. 82159
FOR 85 DETACHED CONDOMINIUMS
16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
APN: 8242-004-900

SUBMITTAL DATE:

SHEET 2 OF 3

W.O. 3916-28X GLENELDER PRELIMINARY TENTATIVE TRACT MAP

PLOTTED BY: Alex Martinez DATE: Feb. 17, 2020 03:58:03 PM FILE: F:\1037\Planning\SA_TTM_082159\Exh_TTM\Sht-2_TTM_082159.dwg