



LEGEND	
	PROPOSED WALK WAY
	12' HEIGHT LIGHT POLE


JWL Associates
 1221 S. Hacienda Blvd,
 Hacienda Heights, CA 91748
 TEL: (626) 956-0168

Site Plan
 5006 N. Bartlett Ave, San Gabriel, CA 91776
 Subdivision-30 Unit Project
 Tract Map No: TR 071234
 APN: 5388-032-021

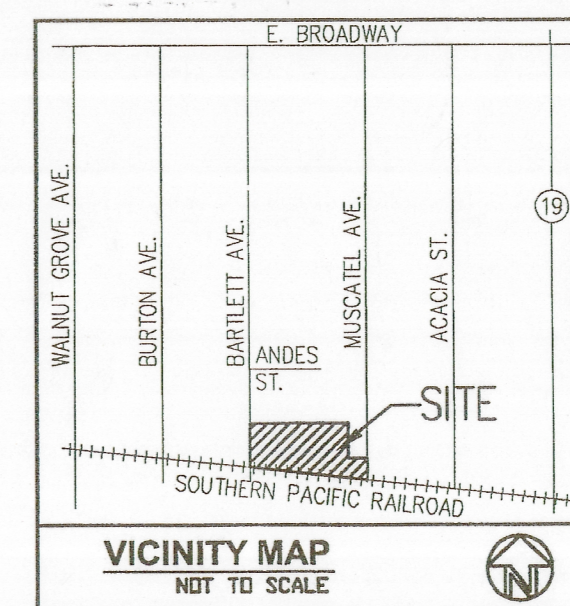
TENTATIVE MAJOR LAND DIVISION TRACT NO. 71234

FOR CONDOMINIUM PURPOSES

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 20 AND 21 OF THE HUBBARD RANCH TRACT, AS PER MAP
RECORDED IN BOOK 10, PAGE 173 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DEPT OF REGIONAL PLANNING
SEP 07 2010 REV. (REV RECD)
RECEIVED GS INDEX NO.

NORTH
SCALE: 1" = 30'



OWNER
LIN MUSCATEL, LLC
1369 BENTLEY COURT,
WEST COVINA, CA 91791
TEL: 626-780-8689
FAX: 626-918-8680

PREPARED BY
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A,
ARCADIA CA 91006
PH: 626-263-3588
FAX: 626-263-3599

EARTHWORK
CUT.....3,200 CY
FILL.....3,200 CY

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

*SEE UPDATED "OAK TREE PRESERVATION
REPORT" PREPARED BY GREG APPLIGATE,
DATED DEC 31, 2009.
EX. OAK TREE PERMIT NO. 12006-00028

NOTES
EXISTING ZONING: A-1-5000
PROPOSED ZONING: A-1-5000
LOCAL PLAN CATEGORY: 1-LOW DENSITY RESIDENTIAL (1-6 du/ac)
EXISTING LAND USE: PLANT NURSERY
PROPOSED LAND USE: 30 UNITS CONDOMINIUM
GROSS LOT SIZE: 183,960 S.F. (4.22 ACRE)
NET LOT SIZE: 165,445 S.F. (3.80 ACRE)
EXISTING LOTS: 1
PROPOSED LOTS: 1
PROPOSED UNITS: 30
PARKING: 84 (60 GARAGE, 24 GUEST PARKING)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

UTILITY SERVICES
WATER - SAN GABRIEL COUNTY WATER DISTRICT
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT NO. 15
GAS - SOUTH CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
SCHOOL - SAN GABRIEL SCHOOL DISTRICT
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

BENCHMARK
LOS ANGELES COUNTY BENCH MARK #G 676:
L&T IN W CB 11M S/O BOR @SW COR
BROADWAY & MUSCATEL AVE 24M S & 5.5M
W/O C/L INT.
(ELEV. 397.788')

EASEMENT NOTE:
A. EX. 10' WIDE COUNTY SANITARY DISTRICT NO. 15 OF LOS ANGELES EASEMENT FOR SEWER PURPOSES RECORDED FEBRUARY 13, 1948, AS INST. NO. 3112, O.R. TO REMAIN.
B. EX. 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED JUNE 6, 1956, AS INST. NO. 3892, O.R. SAID EASEMENT IS TO BE QUIT CLAIMED.
C. EX. 6' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED APRIL 28, 1958, AS INST. NO. 3333, O.R. TO REMAIN.

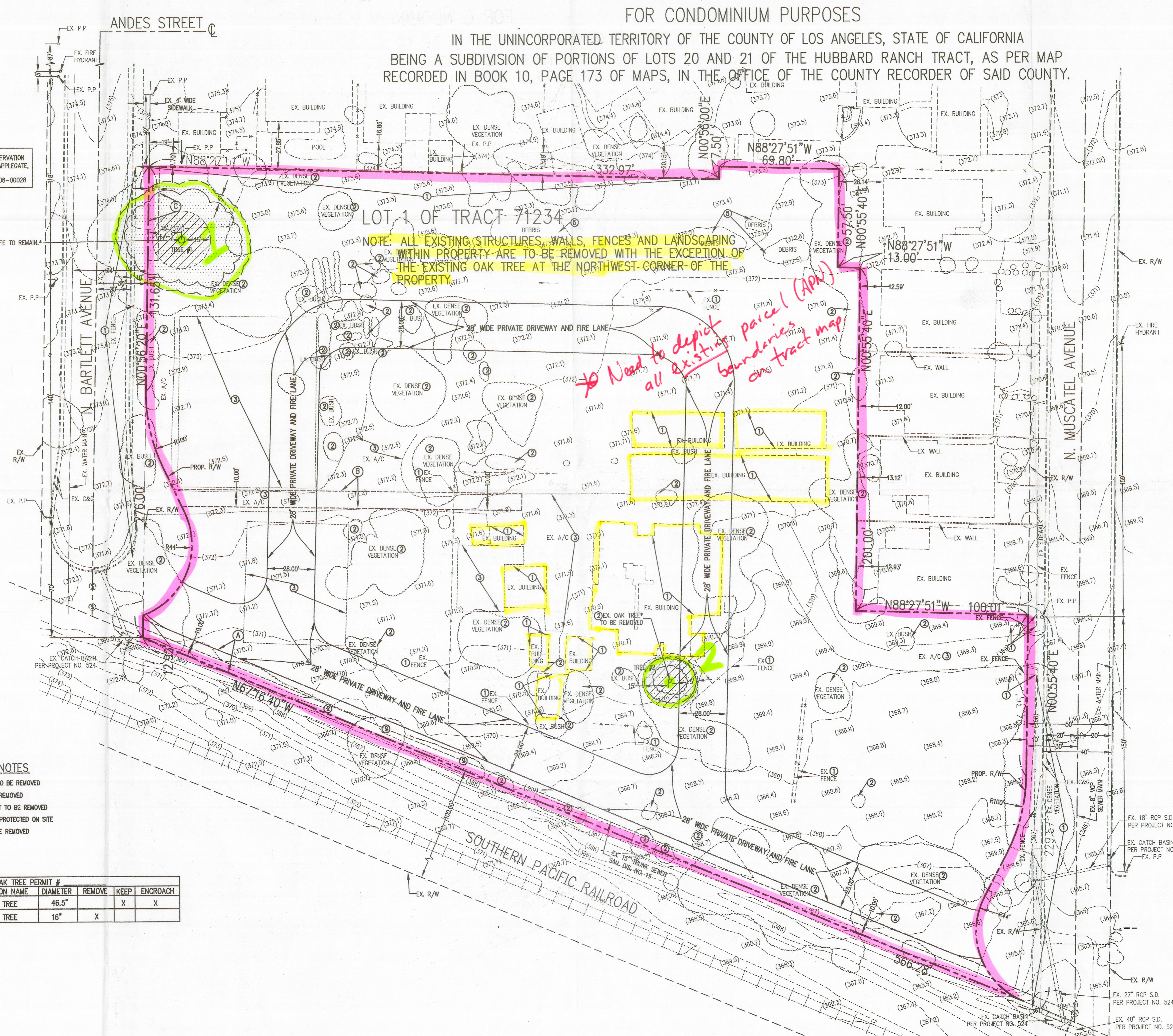
LEGEND:

- (414.53).....EXISTING ELEVATION
- 520.00.....PROPOSED ELEVATION
- (530)---EXISTING CONTOUR
-DRAINAGE PATTERN
-EXISTING STRUCTURE
-CENTER LINE
-PROPERTY LINE
-EX. FENCE
-EX. BLOCK WALL
-EX. CATCH BASIN
-EX. WATER MAIN
-EX. SEWER MAIN
-EX. TREE
-EX. FIRE HYDRANT
-EX. POWER POLE
-EX. BUSH/DENSE VEGETATION
-EX. SEWER MANHOLE
- EX.....EXISTING
- TC.....TOP OF CURB
- PP.....POWER POLE
- AC.....ASPHALT CONCRETE
- C&G.....CURB & GUTTER
- R/W.....RIGHT OF WAY
- C/L.....CENTER LINE

CONSTRUCTION NOTES

- 1 EXISTING STRUCTURE TO BE REMOVED
- 2 EXISTING TREE TO BE REMOVED
- 3 EXISTING AC PAVEMENT TO BE REMOVED
- 4 EXISTING TREE TO BE PROTECTED ON SITE
- 5 EXISTING DEBRIS TO BE REMOVED

OAK TREE TABLE/OAK TREE PERMIT #	TREE NO.	COMMON NAME	DIAMETER	REMOVE	KEEP	ENCROACH
TREE [1]	OAK TREE	46.5"		X		X
TREE [2]	OAK TREE	16"	X			



DRP
FILE COPY

PROJECT LOCATION:

30 UNITS CONDOMINIUM
5006, 5012 & 5020 BARTLETT AVE,
SAN GABRIEL, CA 91776
APN: 5388-032-021, 023, 047 & 049

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REVISIONS BY

RELEASED DATE

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FAX: 626-918-8680

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Arcadia, CA 91006
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Fax: (626) 263-3599

DRAWN ET
CHECKED HU
DATE 11/25/2009
JOB NO. 09-017-003
SCALE AS SHOWN
FILE

DRAWING 1 of 2

T-1

9-7-10

9-7-10

EXHIBIT MAP TENTATIVE MAJOR LAND DIVISION TRACT NO. 71234

FOR CONDOMINIUM PURPOSES

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
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SCALE: 1" = 30'

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FILE CO
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SAN GABRIEL, CA 91776
APN: 5388-032-021, 023, 047 & 049

9-7-10 EX. MAP

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LOS ANGELES COUNTY BENCH MARK #6 676:
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BROADWAY & MUSCATEL AVE 24M S & 5.5M
W/O C/L INT
(ELEV. 397.788')

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A EX. 10' WIDE COUNTY SANITARY DISTRICT NO. 15 OF LOS ANGELES EASEMENT FOR SEWER PURPOSES RECORDED FEBRUARY 13, 1948, AS INST. NO. 3112, O.R. TO REMAIN.

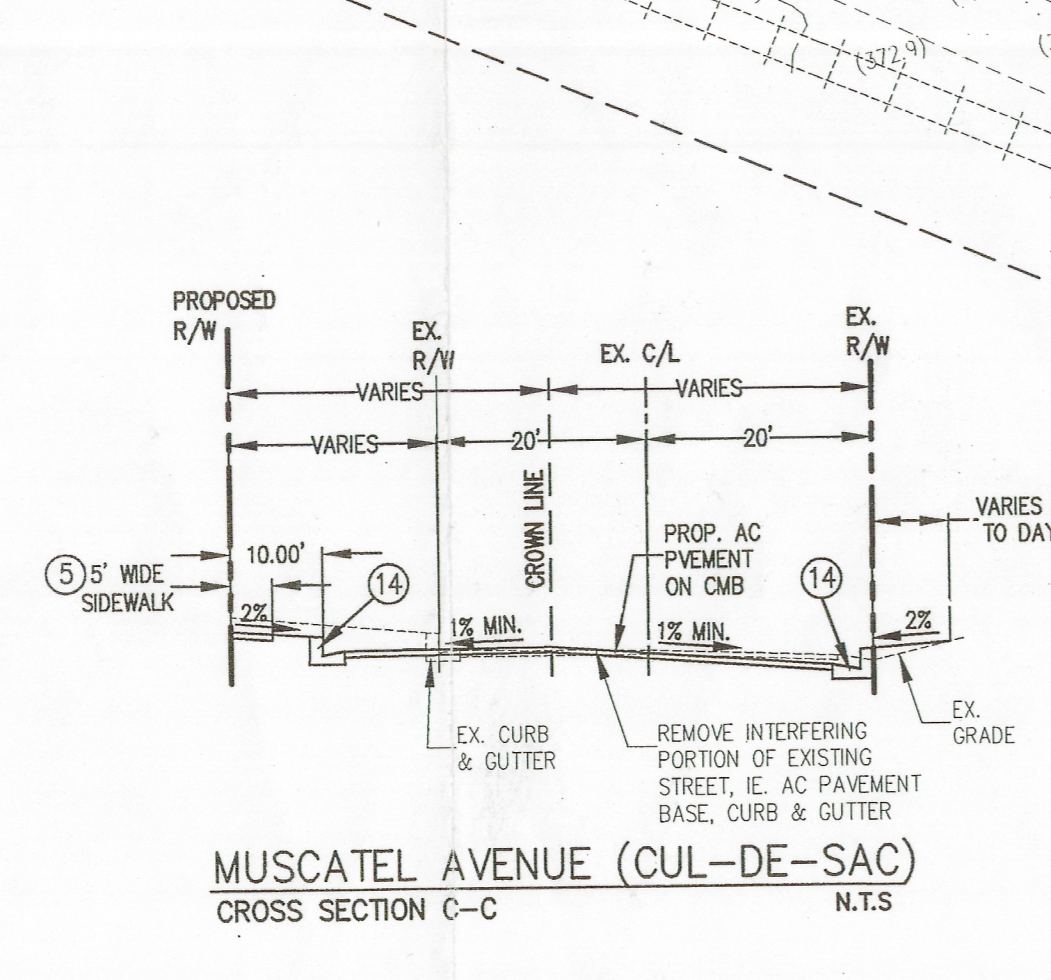
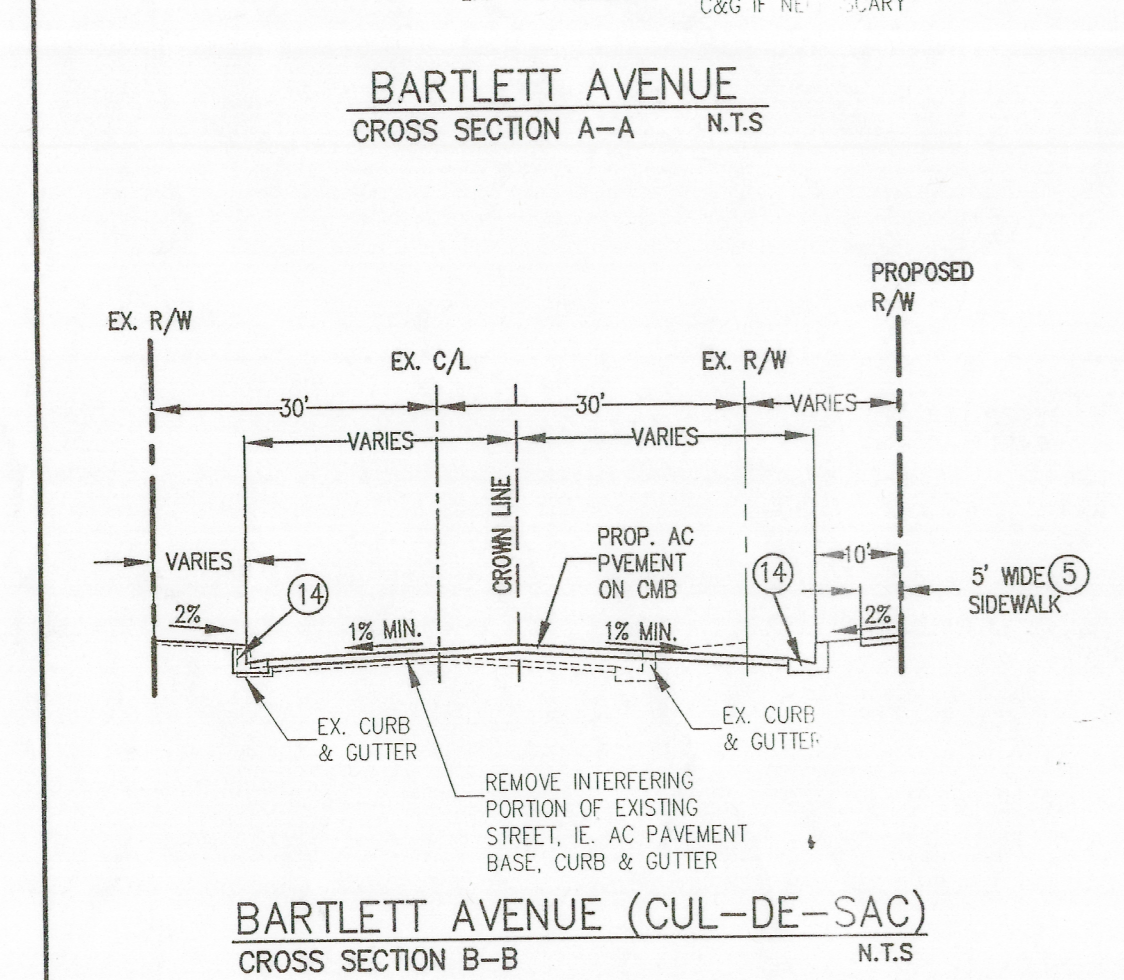
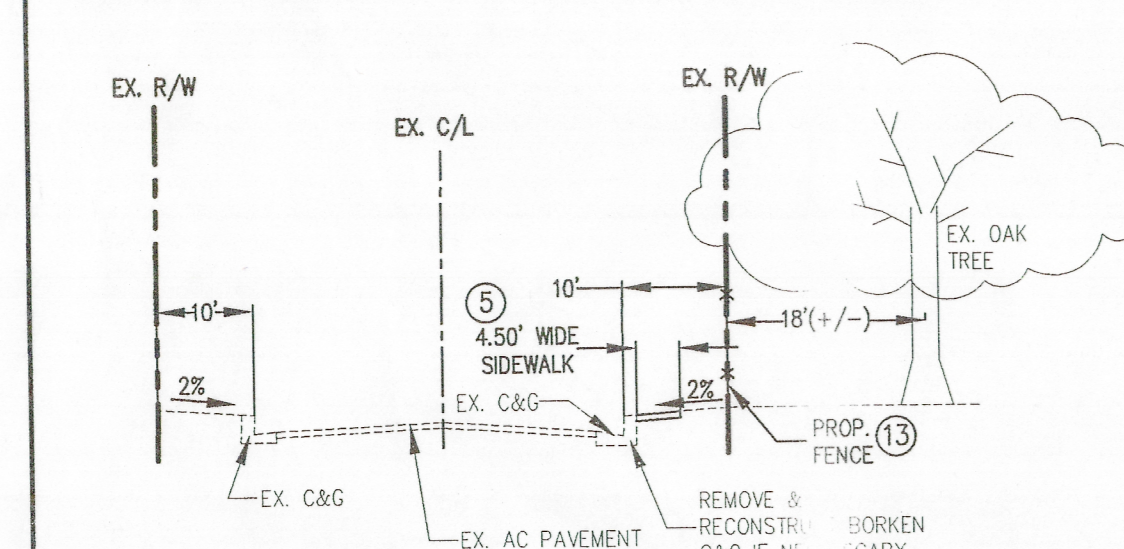
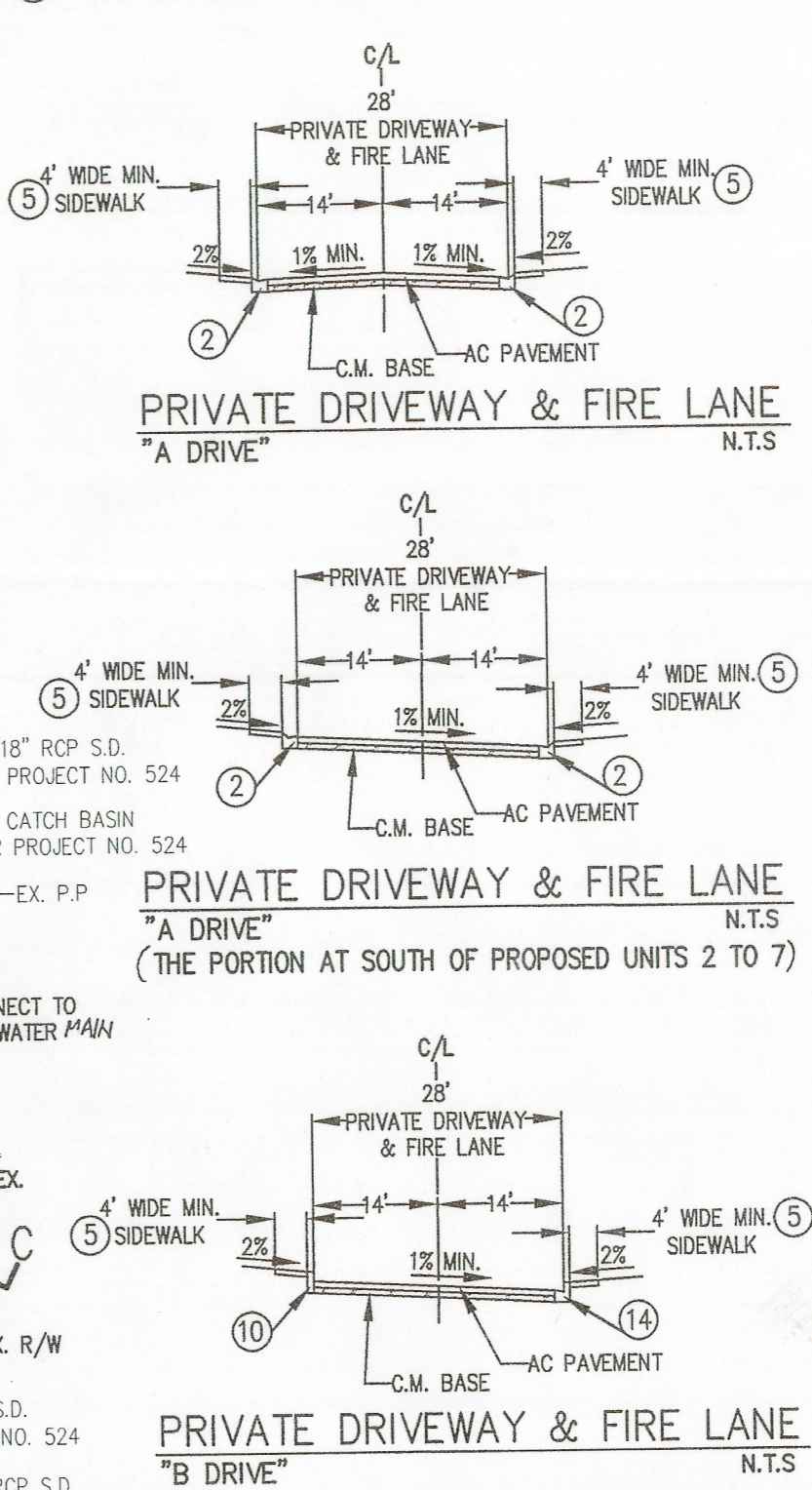
B EX. 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED JUNE 6, 1956, AS INST. NO. 3892, O.R. SAID EASEMENT IS TO BE QUIT CLAIMED.

C EX. 6' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED APRIL 29, 1958, AS INST. NO. 3333, O.R. TO REMAIN.

*SEE UPDATED "OAK TREE PRESERVATION REPORT" PREPARED BY GREG APPLEGATE, DATED DEC 31, 2009, EX. OAK TREE PERMIT NO. T2006-00028

- LEGEND:**
- (414.53).....EXISTING ELEVATION
 - 520.00.....PROPOSED ELEVATION
 - (-53.0).....EXISTING CONTOUR
 -DRAINAGE PATTERN
 -EXISTING STRUCTURE
 -CENTER LINE
 -PROPERTY LINE
 -PROPOSED WALL
 -EX. FENCE
 -EX. BLOCK WALL
 -EX. CATCH BASIN
 -CATCH BASIN
 -WATER LINE
 -EX. WATER MAIN
 -SEWER LINE
 -EX. SEWER MANHOLE
 - BC.....BEGINNING OF CURVE
 - EC.....END OF CURVE
 - EX.....EXISTING
 - TC.....TOP OF CURB
 - FF.....FINISH FLOOR
 - HP.....HIGH POINT
 - PP.....POWER POLE
 - FS.....FINISH SURFACE
 - R/W.....RIGHT OF WAY
 - C/L.....CENTER LINE
 - AC.....ASPHALT CONCRETE
 - C&G.....CURB & GUTTER
 -EX. TREE
 -EX. FIRE HYDRANT
 -EX. POWER POLE
 -EX. BUSH/DENSE VEGETATION

- CONSTRUCTION NOTES:**
- 1 PROPOSED V-GUTTER.
 - 2 PROPOSED 4" ROLL CURB.
 - 3 PROPOSED CROSS GUTTER.
 - 4 PROPOSED A.D.A. RAMP.
 - 5 PROPOSED SIDEWALK.
 - 6 PROPOSED CATCH BASIN.
 - 7 PROPOSED SEWER LATERAL.
 - 8 PROPOSED WATER LATERAL CONNECTING TO EX. WATER MAIN.
 - 9 EX. TREE TO BE PROTECTED ON SITE.
 - 10 PROPOSED 6" CURB.
 - 11 PROPOSED DRAINAGE PIPE.
 - 12 PROPOSED SEWER MANHOLE.
 - 13 PROPOSED WROUGHT IRON FENCE.
 - 14 PROPOSED 6" CURB & GUTTER.
 - 15 PROPOSED BLOCK WALL.
 - 16 PROPOSED UNDERGROUND INFILTRATION BASIN.
 - 17 EX. OAK TREE CANOPY.
 - 18 PROPOSED OAK TREE PROTECTING ZONE, 5' AWAY FROM OAK TREE CANOPY AND 15' AWAY FROM THE TRUNK.



OAK TREE TABLE/OAK TREE PERMIT #	TREE NO.	COMMON NAME	DIAMETER	REMOVE	KEEP	ENCROACH
	1	OAK TREE	46.5"		X	X

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SCALE: AS SHOWN
FILE:
DRAWING: 2 of 2

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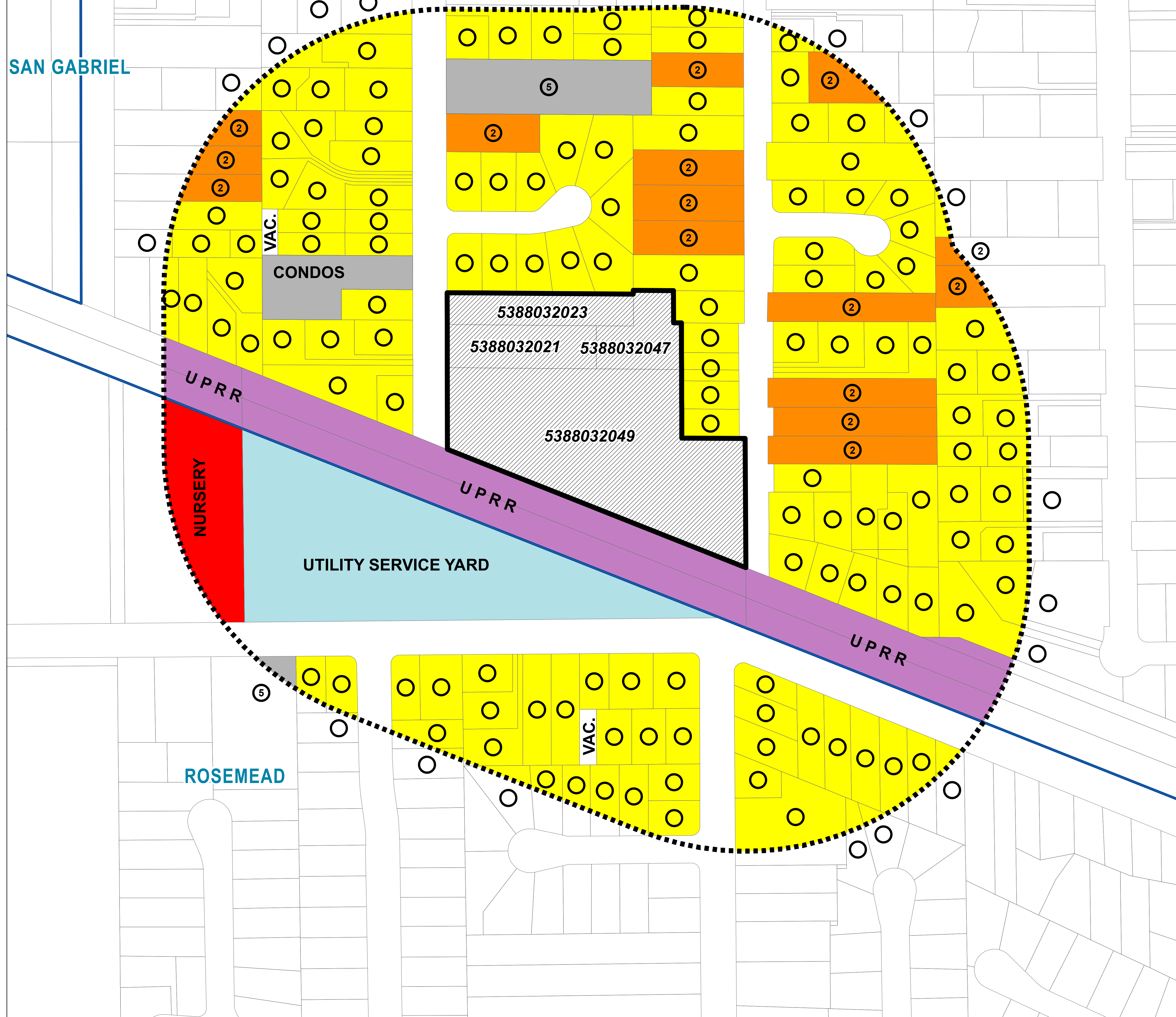
9-7-10 EX. MAP

LAND USE

LAND USE 500 FOOT RADIUS MAP

Proj. TR071234 (5)
TR 071234

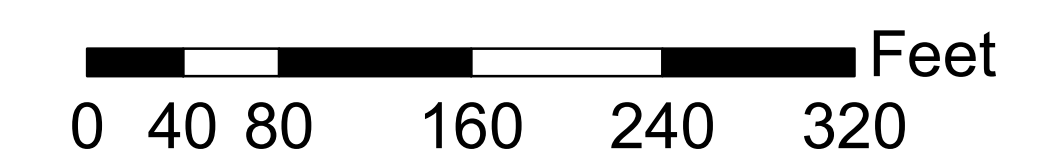
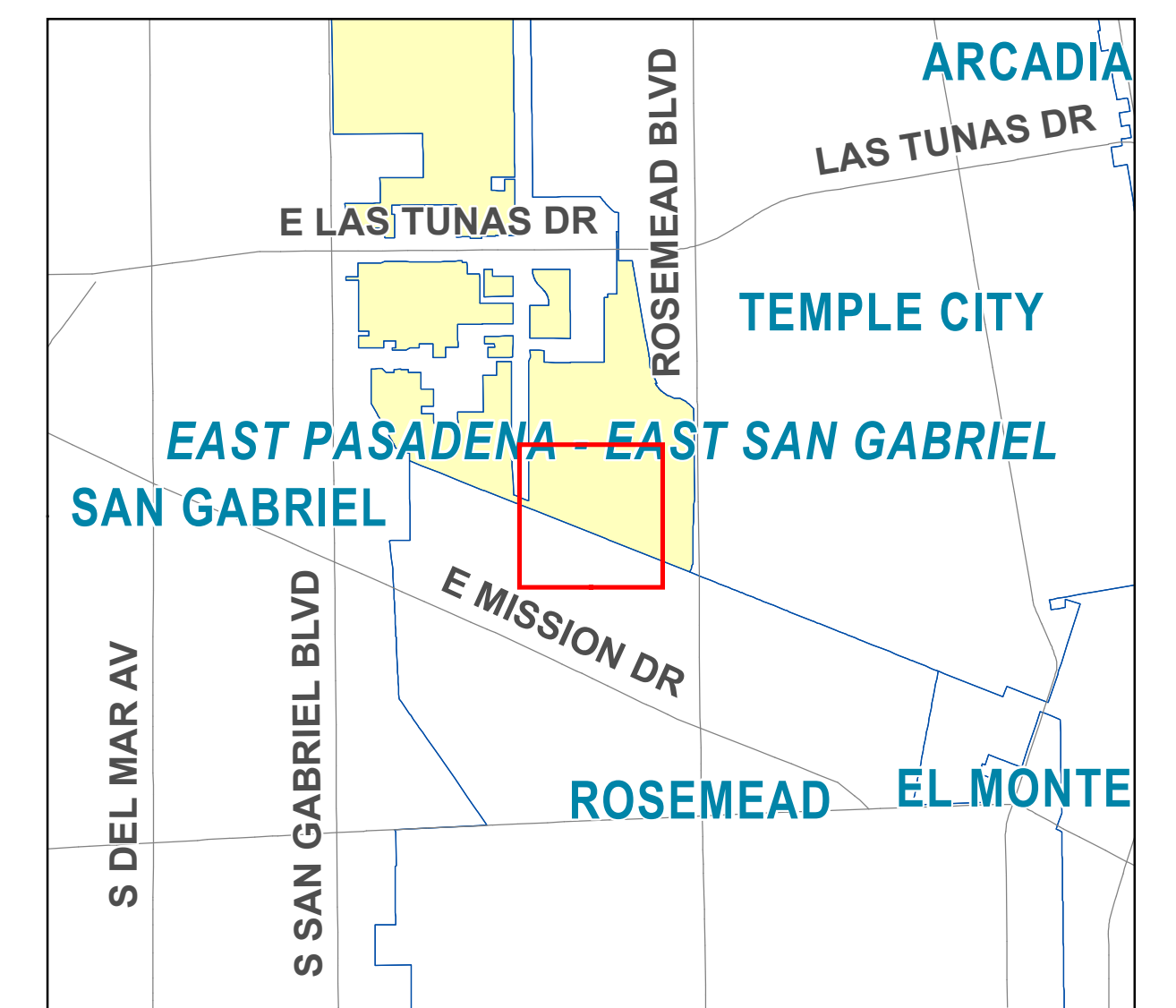
SAN GABRIEL



Legend

- SINGLE-FAMILY RESIDENCE
- ② MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- COMMERCIAL
- LIGHT INDUSTRY
- PUBLIC UTILITY
- VACANT

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012