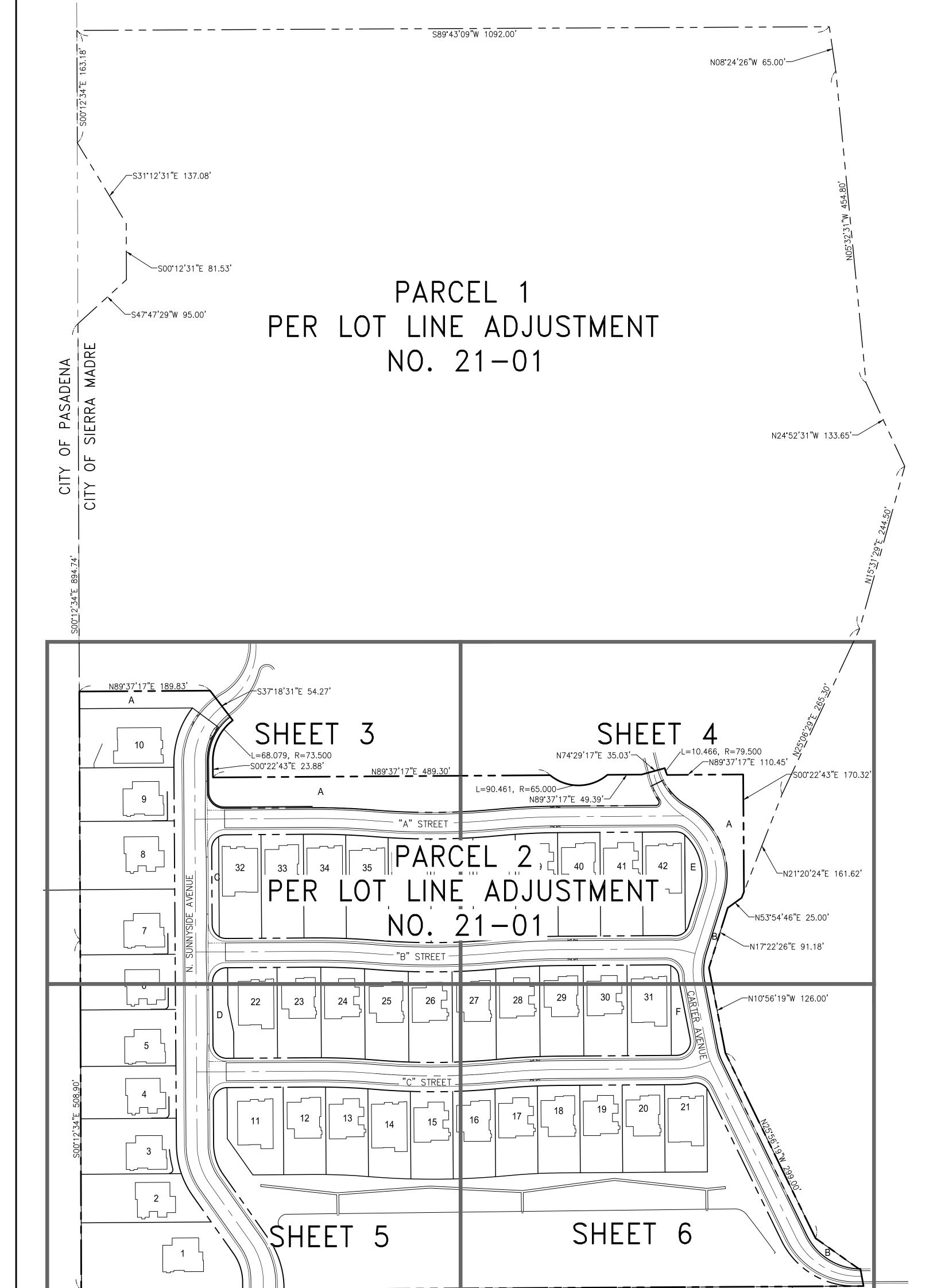
MAJOR LAND DIVISION

VESTING TENTATIVE TRACT NO. 83966

FOR LOT SUBDIVISION PURPOSES LOCATED IN CITY OF SIERRA MADRE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

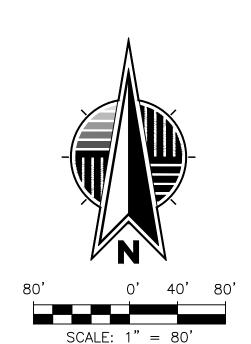


LOT ARFA SUMMARY

<u>.01</u>	AREA S	SUMMA	<u> </u>		
LOT	LOT FRONTAGE WIDTH (FT)	LOT AREA (SF)	LOT AREA (AC)	ZONING	LA
1	98.5	21,535	0.49	R-1/SP	S
2	70.5	11,648	0.27	R-1/SP	S
3	80.5	11,264	0.26	R-1/SP	S
4	76	10,519	0.24	R-1/SP	S
5	82	11,324	0.26	R-1/SP	S
6	80	11,027	0.25	R-1/SP	S
7	94.7	13,027	0.30	R-1/SP	S
8	99	13,586	0.31	R-1/SP	S
9	77.8	10,661	0.24	R-1/SP	S
10	86	12,461	0.29	R-1/SP	S
11	81.50	9,381	0.22	R-1/SP	S
12	61.5	7,811	0.18	R-1/SP	S
13	61.5	7,822	0.18	R-1/SP	S
14	61.5	7,828	0.18	R-1/SP	S
15	61.5	7,812	0.18	R-1/SP	S
16	61.5	7,821	0.18	R-1/SP	S
17	61.5	7,829	0.18	R-1/SP	S
18	61.5	7,811	0.18	R-1/SP	S
19	61.5	7,811	0.18	 R-1/SP	S
20	61.5	7,811	0.18	 R-1/SP	S
21	61.5	7,834	0.18	 R-1/SP	S
22	63.5	8,954	0.21	R-1/SP	S
23	63.5	8,350	0.19	R-1/SP	S
24	63.5	8,347	0.19	R-1/SP	S
25	63.5	8,344	0.19	R-1/SP	S
26	63.5	8,350	0.19	R-1/SP	S
27	63.5	8,346	0.19	R-1/SP	S
28	63.5	8,345	0.19	R-1/SP	S
29	63.5	8,350	0.19	R-1/SP	S
30	63.5	8,350	0.19	R-1/SP	S
31	63.5	8,348	0.19	R-1/SP	S
32	61.5	9,239	0.21	R-1/SP	S
33	61.5	9,256	0.21	R-1/SP	S
34	61.5	9,255	0.21	R-1/SP	S
35	61.5	9,249	0.21	R-1/SP	S
36	61.5	9,253	0.21	R-1/SP	S
 37	61.5	9,255	0.21	R-1/SP	S
38	61.5	9,249	0.21	R-1/SP	S
39	61.5	9,254	0.21	R-1/SP	S
40	61.5	9,256	0.21	R-1/SP	S
41	61.5	9,256	0.21	R-1/SP	S
42	61.5	9,218	0.21	R-1/SP	S
42 43	N/A	130,940	3.01	R-1/SP	OF
43 A	N/A	46,370	1.06	0S	OF
 В	N/A	5,854	0.13	0S 0S	OF
 С	N/A	1,380	0.13	0S 0S	OF
 D	N/A	3,196	0.03	0S 0S	-
<u>Б</u>	N/A	2,217	0.07	0S 0S	OF OF
F	N/A	2,438		0S 0S	OF
Γ	I IN/A	₁ ∠,4J0	0.06	US	1 01

SIKEEL DEDICATION SUMMAKT

TOTAL PUBLIC STREET DEDICATION AREA (SF)	TOTAL PUBLIC STREET DEDICATION AREA (AC)
160,777	3.69



LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IS SITUATED IN THE CITY OF SIERRA GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, AND THOSE PORTIONS OF LOTS 19 COUNTY RECORDER OF SAID COUNTY, LYING WITHIN PARCEL 4, AS DESCRIBED IN THE DEED RECORDED IN BOOK 3051 PAGE 305, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID PARCEL 4. LYING EASTERLY AND NORTHEASTERLY OF THE WESTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 140, IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 49004, PAGE 198,

ALSO EXCEPTING THAT PORTION OF SAID PARCEL 4 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AS SHOWN ON TRACT NO. 30597, FILED IN BOOK 798 PAGES 14 AND 15, OF MAP BOOKS IN SAID OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE WESTERLY LINE OF SECTION 17 AS SHOWN ON SAID TRACT MAP 30597 NORTH 0°12'34" WEST 360.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°37'17" EAST, 189.83 FEET;

THENCE SOUTH 37°18'31" EAST, 54.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 73.50 FEET. A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 37°18'31" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 68.08 FEET, THROUGH A CENTRAL ANGLE OF 53°04'13" AN ARC DISTANCE OF 68.08 FEET TO A POINT OF TANGENCY:

THENCE SOUTH 0°22'43" EAST, 23.88 FEET;

THENCE NORTH 89°37'17" EAST, 489.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 39°29'27" WEST;

THENCE EASTERLY ALONG SAID CURVE 90.46 FEET THROUGH A CENTRAL ANGLE OF 79°44'20";

THENCE NORTH 89°37'17" EAST, 49.39 FEET;

THENCE SOUTHERLY ALONG SAID CURVE 10.47 FEET THROUGH A CENTRAL ANGLE OF 7°32'33";

THENCE NORTH 89°37'17" EAST, 110.45 FEET;

THENCE SOUTH 0°22'43" EAST, 170.32 FEET TO THE WESTERLY LINE OF

1. ALL BOUNDARY MONUMENTS SHALL BE SET PRIOR TO FILING FINAL

- PROJECT LIMIT WILL BE DEMOLISHED.
- GRADING LIMITS WILL BE CLEARED.
- 4. FIRE SPRINKLER NOTE: ALL RESIDENTIAL CONSTRUCTION WILL BE
- 5. SLOPE NOTE: WHERE ROADWAYS DAYLIGHT TO EXISTING GROUND,
- AND STORM DRAIN FACILITIES SHALL BE PUBLIC.

SHALL BE 2:1.

- 2. LOT 43 SHALL BE PUBLICLY ACCESSIBLE OPEN SPACE LOTS FOR
- RECREATIONAL PURPOSES.
- 4. ALL PRIVATE OPEN AREAS SHALL BE OWNED AND MAINTAINED BY THE
- 5. LOT FRONT YARDS CONTAIN 55-59% LANDSCAPING COVERAGE. 6. ANY TRASH CONTAINERS/DUMPSTERS STORED IN ALL FRONT OR SIDE
- 7. MAINTENANCE CAN OCCUR VIA THE PRIVATE HOA OR ASSESSMENT

PROPOSED EASEMENTS

- (B.) PROPOSED 10' WIDE EASEMENT DEDICATED TO CITY OF SIERRA
- MADRE FOR SANITARY SEWER PURPOSES.
- MADRE FOR WATER UTILITY PURPOSES.
- SIERRA MADRE FOR STORM DRAIN UTILITY PURPOSES.
- (E.) PROPOSED 15' WIDE EASEMENT DEDICATED TO CITY OF SIERRA

OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER.

65.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH

THENCE NORTH 74°29'17" EAST, 35.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 79.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 74°29'17" WEST;

SAID PARCEL 140.

CONTAINING 17.30 ACRES, MORE OR LESS.

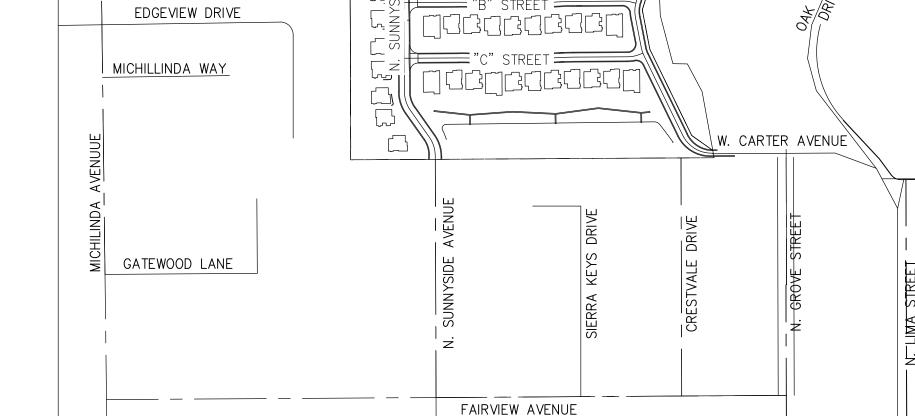
GENERAL NOTES

- 2. STRUCTURE DEMOLITION NOTE: ALL EXISTING STRUCTURES WITHIN
- . VEGETATION DEMOLITION NOTE: ALL EXISTING VEGETATION WITHIN
- SPRINKLERED. UPSLOPES AND DOWNSLOPES WILL MATCH EXISTING SLOPE GRADIENTS AND MAY BE STEEPER THAN 2:1. ALL OTHER PROPOSED SLOPES
- 6. UNLESS NOTED OTHERWISE HEREIN, ALL PROPOSED WATER, SEWER,

GENERAL LOT NOTES

- 1. SINGLE FAMILY LOTS 1 TO 42 SHALL BE INDIVIDUAL FEE LOTS.
- 3. LOTS A TO F SHALL BE PRIVATE COMMON OPEN SPACE LOTS.
- PRIVATE HOMEOWNER'S ASSOCIATION.
- YARDS WILL BE SCREENED FROM VIEW USING CMU BLOCK WALLS. DISTRICT (LMD OR SIMILAR)

- (A.) PROPOSED EASEMENT FOR PRIVATE DRIVES, INGRESS, EGRESS, AND FIRE LANE PURPOSES.
- (C.) PROPOSED 8' WIDE EASEMENT DEDICATED TO CITY OF SIERRA
- (D.) PROPOSED VARIABLE WIDTH EASEMENT DEDICATED TO CITY OF
- MADRE FOR STORM DRAIN ACCESS PURPOSES.





SCALE: 1" = 300'

PROJECT DATA

TOTAL LOTS: 49

PROJECT SITE AREA: 753.615 SF OR 17.30 AC SINGLE FAMILY RESIDENTIAL LOTS: 42 COMMON OPEN SPACE LOTS: 7

PROJECT INFORMATION

ONE (1) OPEN SPACE PARK AREA (LOT 43)

LANDSCAPE MAINTENANCE DISTRICT.

RETREAT CENTER.

THIS PROPOSED SINGLE FAMILY HOME PROJECT WILL SUBDIVIDE PORTIONS OF THE EXISTING MATER DOLOROSA IN SIERRA MADRE PER THE TENTATIVE TRACT MAP HEREON. THE PROPOSED SUBDIVISION WILL CONTAIN THE FOLLOWING LOT BREAKDOWN:

FORTY-TWO (42) LOTS CONTAINING SINGLE FAMILY HOMES (LOTS 1-42) SIX (6) OPEN SPACE (LOTS A-F)

LOT 43 PARK AREA AND LOTS A-F OPEN SPACE AREA TO BE MAINTAINED BY LANDSCAPE MAINTENANCE DISTRICT IN PARTNERSHIP WITH CITY OF SIERRA MADRE. STORMWATER BASIN SHALL ALSO BE MAINTAINED BY THE

SUNNYSIDE AVENUE, CARTER AVENUE, "A" STREET, "B" STREET, AND "C" STREET SHALL BE PUBLICLY DEDICATED STREETS

LOT A SHALL INCLUDE INGRESS ACCESS EASEMENTS FOR THE EXISTING

LOT LINE ADJUSTMENT INFORMATION

SEE CITY APPROVED LLA 21-01 FOR LOT MERGER LEGAL DESCRIPTION ESTABLISHING PARCEL 1 AND PARCEL 2 AS SHOWN HEREON AND SHEET 2. PARCEL 2 DELINEATES PROJECT BOUNDARY.

PRESENT LAND USE

THE ACREAGE INSCRIBED ON THIS MAP COMPRISES THE SOUTHER 16 ACRE PORTION OF THE LARGER 44 ACRE TRACT OWNED BY MATER DOLOROSA PASSIONIST RETREAT CENTER (MDPRC). THIS PORTION OF THE

BUILDING SETBACK REQUIREMENTS

TRACT CURRENTLY A GRASS FIELD AND LARGELY UNDEVELOPED.

ZONE R-1/SP MINIMUM SETBACKS:

FRONT YARD: 25 FEET SIDE YARDS: 5 FEET

BACK YARDS: 15 FEET (ENHANCED 30 FOOT SETBACK FOR LOTS WEST OF SUNNYSIDE) NOTE: SETBACK LINEWORK REFLECTED HEREIN IS FOR REFERENCE ONLY AND NOT INTENDED TO ESTABALISH NEW SETBACK REQUIREMENTS. REFER

TO SPECIFIC PLAN DOCUMENT FOR SUCH.

- HAZARD NOTES 1. <u>FLOOD NOTE:</u> PER FEMA FLOOD MAP NUMBER **06037C1400F**, THE
- SITE IS IN MINIMAL FLOOD HAZARD AREA X. WILDFIRE HAZARD NOTE: PROJECT IS LOCATED IN A VERY HIGH
- WILDFIRE HAZARD AREA AS OBTAINED FROM THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE) MAPS
- OF SIGNIFICANT FIRE HAZARDS. 3. <u>EARTHQUAKE FAULT ZONE HAZARD NOTE:</u> THIS PROJECT IS NOT
- WITHIN AN EARTHQUAKE FAULT ZONE. 4. <u>LIQUEFACTION HAZARD</u>: THIS PROJECT IS NOT WITHIN A LIQUEFACTION
- 5. <u>LANDSLIDE HAZARD</u>: ALL OR PORTION OF THIS PROJECT LIES WITHIN
- A LANDSLIDE ZONE. 6. METHANE HAZARD NOTE: NOT WITHIN 300 FEET OF AN OIL OR GAS
- WELL OR 1,000 FEET OF A METHANE PRODUCING SITE.

PARKING INFORMATION

ZONE R-1/SP PARKING REQUIRED IS TWO ENCLOSED SPACES PER DWELLING UNIT.

SLOPE AREA NOTE TOTAL AREA OF THE SLOPE @ 2:1: 162,025 SF (3.72 AC)

PROTECTED TREE NOTES

1. PROJECT SITE CONTAINS 24 PROTECTED TREES OF WHICH 14 TREES ARE TO BE REMOVED AND 10 TREES ARE TO BE IMPACTED. REFER TO THE PROTECTED TREE REPORT PREPARED BY CERTIFIED ARBORIST RYAN ALLEN, DATED JANUARY 2022 FOR MORE SPECIFICS.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
TITLE SHEET	1
EXISTING CONDITIONS AND EASEMENTS	2
LOTS 7-10, 32-37, A, C	3
LOTS 38-42, A, B, E	4
LOTS 1-6, 11-15, 22-26, 43, D	5
LOTS 16-21, 27-31, 43, B, F	6
TYPICAL SECTIONS AND DETAILS	7

DEVELOPER

PROJECT ADDRESS 700 NORTH SUNNYSIDE AVENUE NUWI SIERRA MADRE, LLC. SIERRA MADRE, CA, 91024 2001 WILSHIRE BLVD., SUITE 401, SANTA MONICA, CA 90403

CIVIL ENGINEER

ATTN; JONATHAN P. FRANKEL

SUBDIVIDER FUSCOE ENGINEERING, INC. MATER DOLOROSA PASSIONIST RETREAT 600 WILSHIRE BLVD, SUITE 1470 CENTER (MDPRC) LOS ANGELES, CA 90017 700 NORTH SUNNYSIDE AVENUE ATTN; ANDREW WILLRODT

RECORD OWNER

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

SIERRA MADRE, CA, 91024

THE CONGREGATION OF THE PASSION, MATER DOLOROSA COMMUNITY, A CALIFORNIA NON-PROFIT CORPORATION FORMERLY KNOWN AS PASSIONIST MATER DOLOROSA RETREAT, A CALIFORNIA CORPORATION WHO ACQUIRED TITLE AS PASSIONIST ACADEMIC INSTITUTE, A CALIFORNIA CORPORATION.

ASSESSOR PARCEL NUMBERS

5761-002-008 LAND USE DESIGNATION

GENERAL PLAN DESIGNATION: RESIDENTIAL LOW DENSITY - RL SITE ZONING

ONE-FAMILY RESIDENTIAL/SPECIFIC PLAN R-1/SP

RECORD BOUNDARY NOTE

PUBLIC RECORD WITHOUT FIELD MEASUREMENT VERIFICATION.

THE BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON HAS BEEN CONSTRUCTED FROM RECORD SOURCE DOCUMENTS (TRACT MAPS AND DEEDS) AS EVIDENCED IN THE PRELIMINARY TITLE REPORTS AN PREPARED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. VTO-00578-AL, DATED: MAY 30, 2023.

THE BOUNDARY IS, COMPLIED FROM RECORD MAPS AND SURVEYS AVAILABLE IN THE

THERE ARE ANOMALIES IN THE MATHEMATICAL DATA BETWEEN SAID RECORDS IN THE MAGNITUDE OF 1 TO 2 FEET. A BOUNDARY DETERMINATION SURVEY FOR THE SUBJECT PROPERTY IS ADVISABLE FOR FINAL DETERMINATION OF THE PROPERTY BOUNDARIES SUBJECT TO PROPOSED FINAL MAPPING, BUILDING SETBACKS AND IMPROVEMENTS THAT MAY BE CRITICAL TO DEVELOPMENT.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NO0°44'10"W OF THE CENTERLINE OF MICHILLINDA BOULEVARD AS SHOWN ON TRACT NO. 16405 FILED IN BOOK 404, PAGES 9 AND 10 OF MAPS, RECORD OF LOS ANGELES COUNTY, AND

DESCRIPTION: L&BR IN E CB 10FT S/O BCR @ SE COR SUNNYSIDE AVE & SIERRA

SHOWN AS NOO°40'43"W ON THIS MAP.

BENCHMARK BM NO.: HG5213 ELEV.: 892.752' (LOS ANGELES COUNTY BENCHMARK) DATUM: NAVD 88, YEAR OF ADJUSTMENT 2013

MADRE BLVD. FARTHWORK OLIANTITIES

GRAVEL BASIN EXCAVATION.

LANTITUONIN QUANTITILS					
DESCRIPTION	CUT (CY)	FILL (CY)			
RAW EARTHWORK VOLUME	194,780	168,660			
0.1 FT SUBSIDENCE	(1,490)	1,150			
5% OF BULKING	380	_			
15% OF SHRINKAGE	_	25,220			
TOTALS	193,670	195,030			

**RAW EARTHWORK VOLUMES INCLUDE ALL OVEREXCAVATION AND

MAJOR LAND DIVISION

TITLE SHEET

VESTING TENTATIVE TRACT MAP 83966 FOR LOT SUBDIVISION PURPOSES LOCATED IN THE CITY OF SIERRA MADRE,

1/16/2024

1972-001

SHT. 1 OF 7

IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

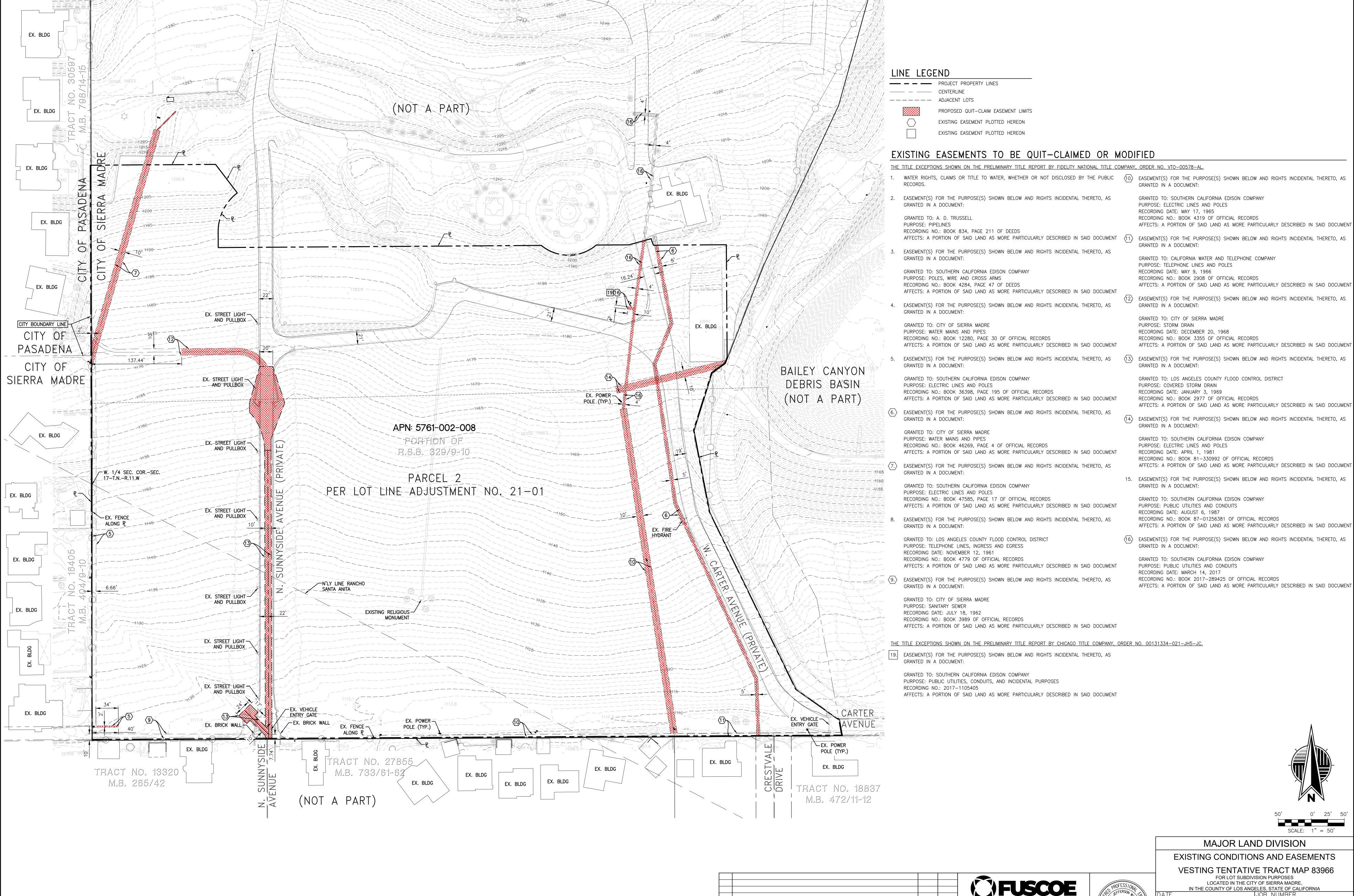
CHECKED BY: AW

KEY MAP

REVISIONS







(₹ No.C49881 €



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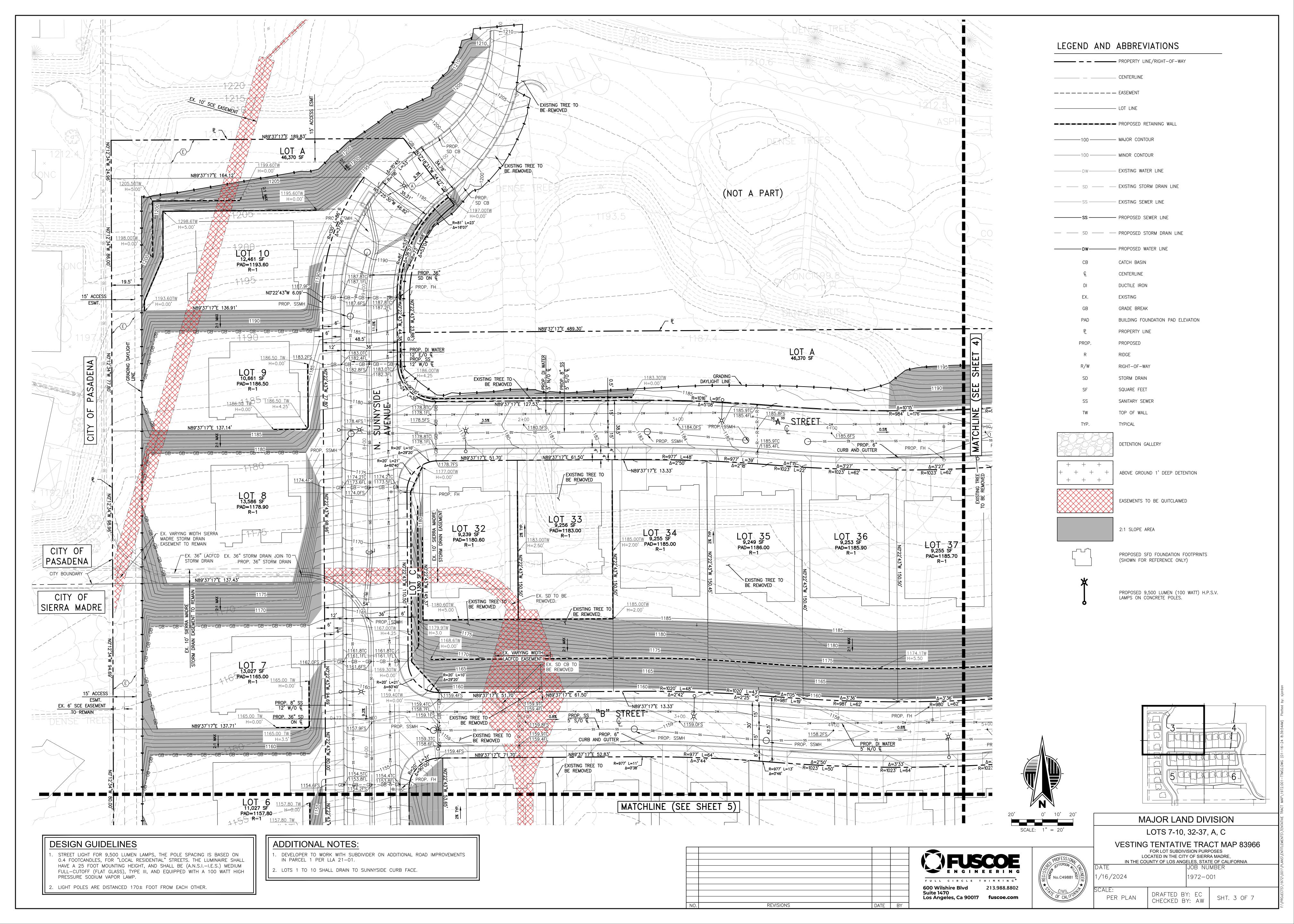
Los Angeles, Ca 90017 fuscoe.com

REVISIONS

1/16/2024 1972-001

PER PLAN

SHT. 2 OF 7 CHECKED BY: AW





LEGEND AND ABBREVIATIONS _____ CENTERLINE _____ EASEMENT _____ LOT LINE PROPOSED RETAINING WALL -100 ---- MAJOR CONTOUR 100 — MINOR CONTOUR - DW ---- EXISTING WATER LINE — SD — EXISTING STORM DRAIN LINE PROPOSED SEWER LINE --- SD ---- PROPOSED STORM DRAIN LINE CATCH BASIN CENTERLINE DUCTILE IRON BUILDING FOUNDATION PAD ELEVATION PROPERTY LINE TOP OF WALL DETENTION GALLERY + + +ABOVE GROUND 1' DEEP DETENTION + + + EASEMENTS TO BE QUITCLAIMED 2:1 SLOPE AREA



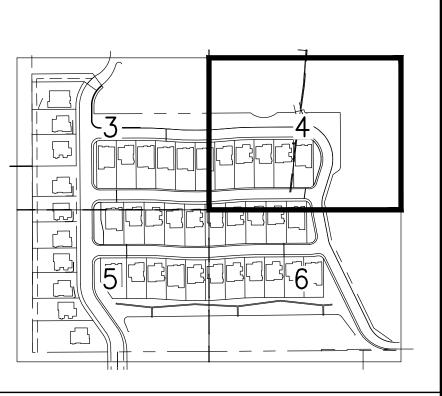
PROPOSED SFD FOUNDATION FOOTPRINTS (SHOWN FOR REFERENCE ONLY)



PROPOSED 9,500 LUMEN (100 WATT) H.P.S.V. LAMPS ON CONCRETE POLES.



(₹ No.C49881 €



MAJOR LAND DIVISION LOTS 38-42, A, B, E

VESTING TENTATIVE TRACT MAP 83966

FOR LOT SUBDIVISION PURPOSES LOCATED IN THE CITY OF SIERRA MADRE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA JOB NUMBER

1/16/2024 1972-001

PER PLAN SHT. 4 OF 7 CHECKED BY: AW



DATE BY

REVISIONS





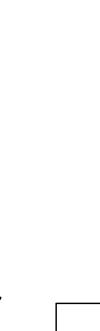
LEGEND AND ABBREVIATIONS PROPERTY LINE/RIGHT-OF-WAY __ _ CENTERLINE — — — — — — — EASEMENT PROPOSED RETAINING WALL ——100 — MAJOR CONTOUR ———100 — MINOR CONTOUR --- SD ---- EXISTING STORM DRAIN LINE —— SS ———— PROPOSED SEWER LINE --- SD ---- PROPOSED STORM DRAIN LINE PROPOSED WATER LINE CATCH BASIN CENTERLINE DUCTILE IRON **EXISTING** GRADE BREAK BUILDING FOUNDATION PAD ELEVATION PROPERTY LINE PROPOSED RIDGE RIGHT-OF-WAY STORM DRAIN SQUARE FEET SANITARY SEWER TOP OF WALL TYPICAL DETENTION GALLERY ABOVE GROUND 1' DEEP DETENTION + + +EASEMENTS TO BE QUITCLAIMED 2:1 SLOPE AREA



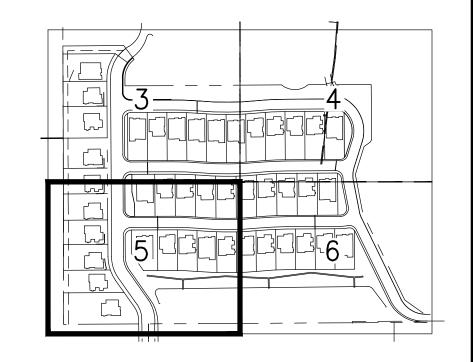
PROPOSED 9,500 LUMEN (100 WATT) H.P.S.V. LAMPS ON CONCRETE POLÈS.

PROPOSED SFD FOUNDATION FOOTPRINTS

(SHOWN FOR REFERENCE ONLY)



1/16/2024



MAJOR LAND DIVISION

LOTS 1-6, 11-15, 22-26, 43, D

VESTING TENTATIVE TRACT MAP 83966

FOR LOT SUBDIVISION PURPOSES LOCATED IN THE CITY OF SIERRA MADRE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

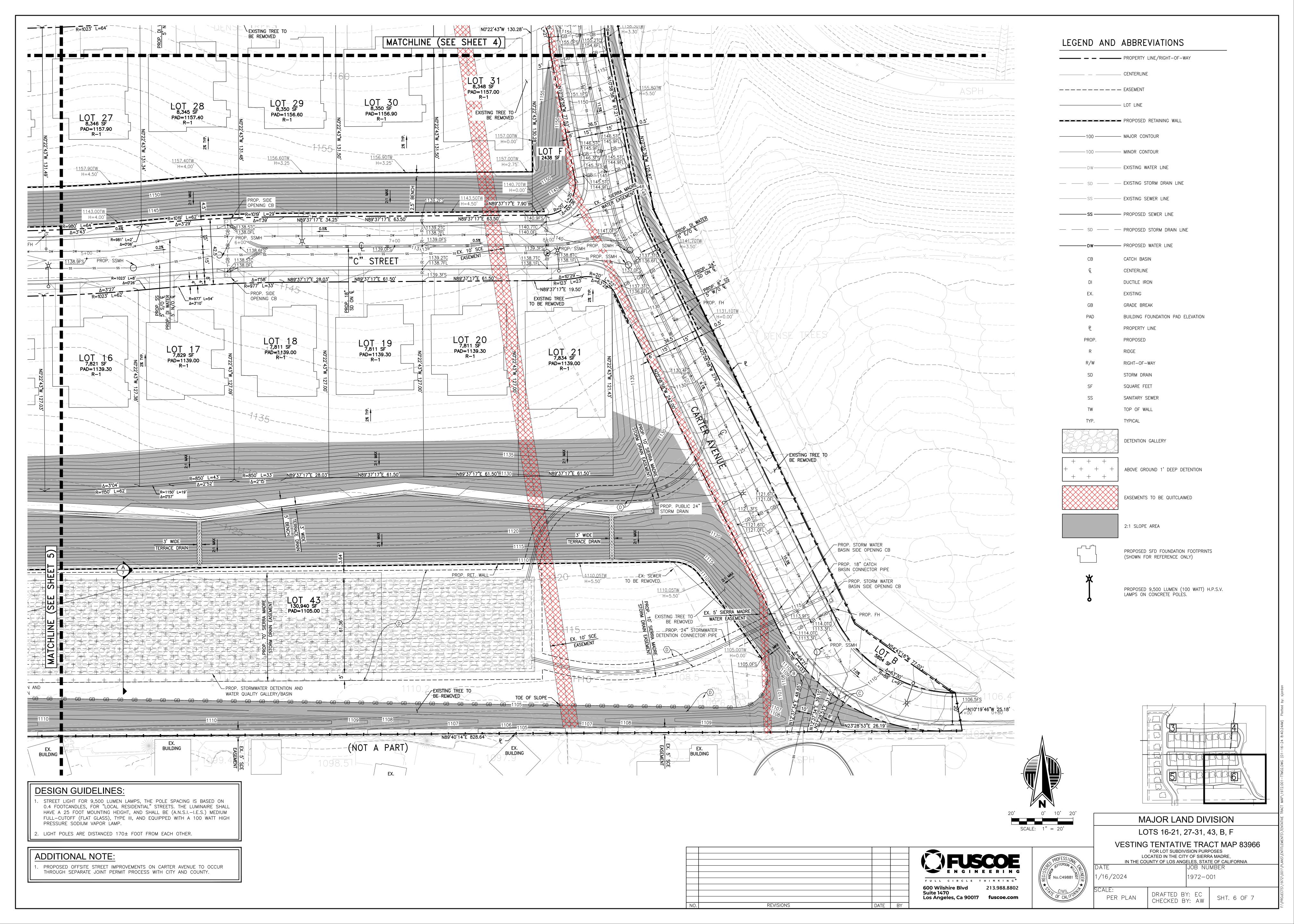
PER PLAN

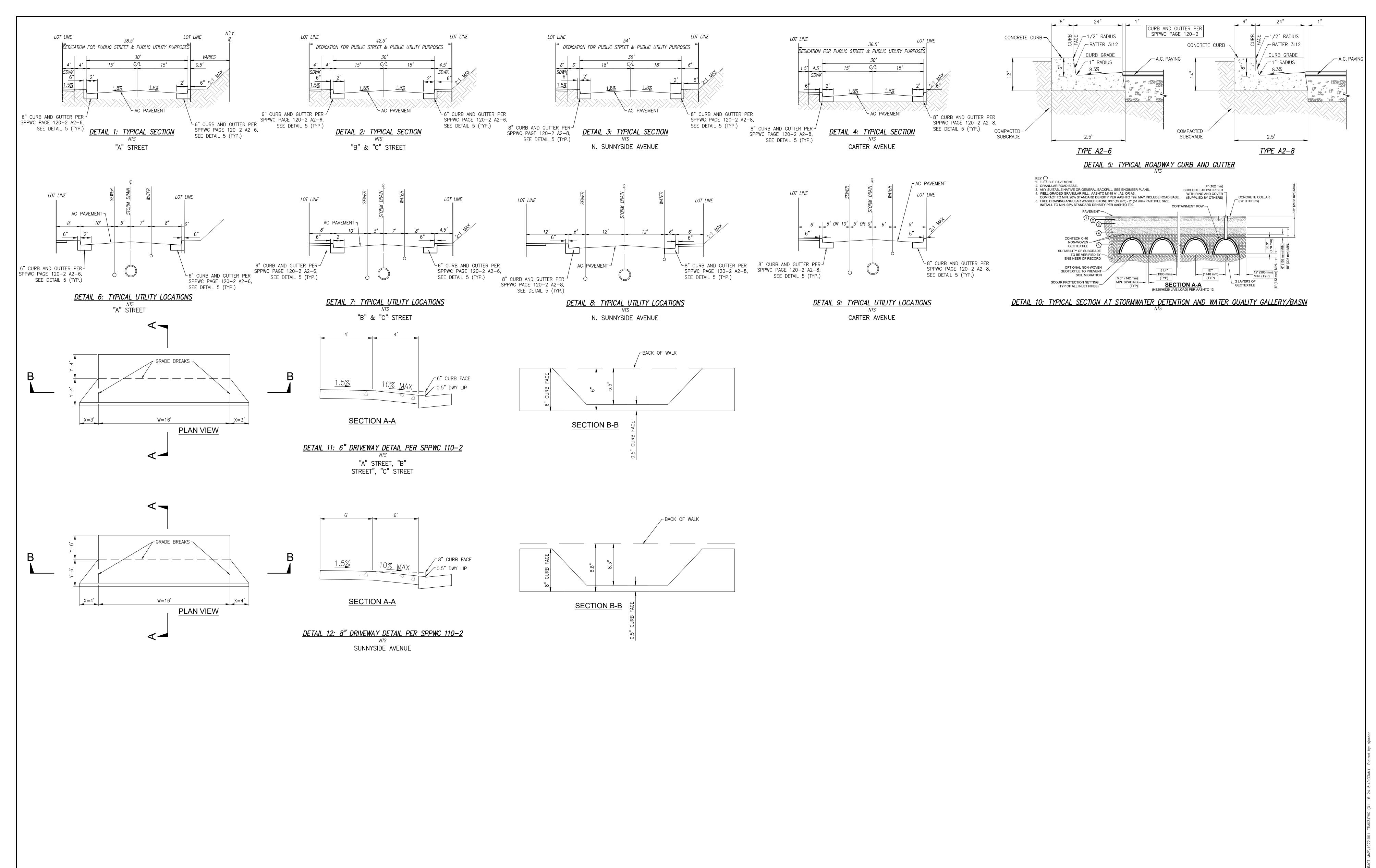
SHT. 5 OF 7 CHECKED BY: AW

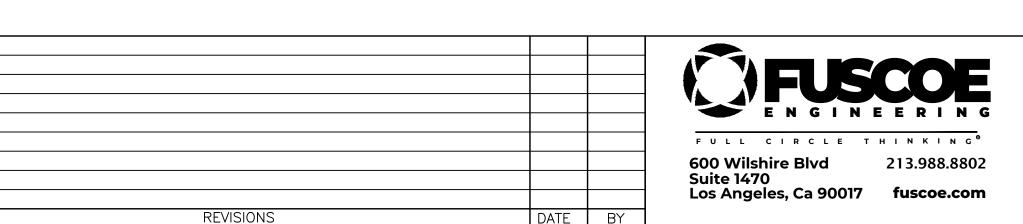
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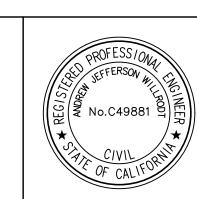
REVISIONS











MAJOR LAND DIVISION TYPICAL SECTIONS AND DETAILS **VESTING TENTATIVE TRACT MAP 83966** FOR LOT SUBDIVISION PURPOSES LOCATED IN THE CITY OF SIERRA MADRE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA 1/16/2024 1972-001

DRAFTED BY: EC CHECKED BY: AW

SHT. 7 OF 7

PER PLAN