

**LINE LEGEND**

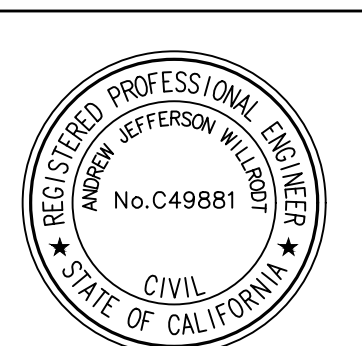
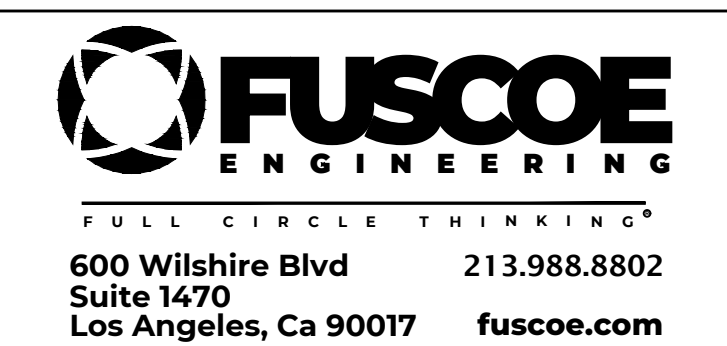
- PROJECT PROPERTY LINES
- CENTERLINE
- - - ADJACENT LOTS
- ▨ PROPOSED QUIT-CLAIM EASEMENT LIMITS
- EXISTING EASEMENT PLOTTED HEREON
- EXISTING EASEMENT PLOTTED HEREON

**EXISTING EASEMENTS TO BE QUIT-CLAIMED OR MODIFIED**

- THE TITLE EXCEPTIONS SHOWN ON THE PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. YTO-00578-AL
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
    - 10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
      - PURPOSE: ELECTRIC LINES AND POLES
      - RECORDING DATE: MAY 17, 1965
      - RECORDING NO.: BOOK 834, PAGE 211 OF DEEDS
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    - 11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: CALIFORNIA WATER AND TELEPHONE COMPANY
      - PURPOSE: TELEPHONE LINES AND POLES
      - RECORDING DATE: MAY 9, 1966
      - RECORDING NO.: BOOK 4284, PAGE 47 OF DEEDS
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    - 12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: CITY OF SIERRA MADRE
      - PURPOSE: WATER MAINS AND PIPES
      - RECORDING NO.: BOOK 12280, PAGE 30 OF OFFICIAL RECORDS
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    - 13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: CITY OF SIERRA MADRE
      - PURPOSE: STORM DRAIN
      - RECORDING DATE: DECEMBER 20, 1968
      - RECORDING NO.: BOOK 3355 OF OFFICIAL RECORDS
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    - 14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
      - PURPOSE: COVERED STORM DRAIN
      - RECORDING DATE: JANUARY 3, 1969
      - RECORDING NO.: BOOK 2977 OF OFFICIAL RECORDS
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    - 15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
      - PURPOSE: ELECTRIC LINES AND POLES
      - RECORDING DATE: APRIL 1, 1981
      - RECORDING NO.: BOOK 81-330992 OF OFFICIAL RECORDS
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    - 16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
      - PURPOSE: PUBLIC UTILITIES AND CONDUITS
      - RECORDING DATE: AUGUST 6, 1987
      - RECORDING NO.: BOOK 87-01256381 OF OFFICIAL RECORDS
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    - 17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
      - PURPOSE: ELECTRIC LINES AND POLES
      - RECORDING NO.: BOOK 47585, PAGE 17 OF OFFICIAL RECORDS
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    - 18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
      - PURPOSE: PUBLIC UTILITIES AND CONDUITS
      - RECORDING DATE: MARCH 14, 2017
      - RECORDING NO.: BOOK 2017-289425 OF OFFICIAL RECORDS
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    - 19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
      - PURPOSE: PUBLIC UTILITIES, CONDUITS, AND INCIDENTAL PURPOSES
      - RECORDING NO.: 2017-1105405
      - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- THE TITLE EXCEPTIONS SHOWN ON THE PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, ORDER NO. Q0131334-021-JH5-JC



<b>MAJOR LAND DIVISION</b>			
<b>EXISTING CONDITIONS AND EASEMENTS</b>			
<b>VESTING TENTATIVE TRACT MAP 83966</b>			
FOR LOT SUBDIVISION PURPOSES LOCATED IN THE CITY OF SIERRA MADRE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA			
DATE	JOB NUMBER		
1/16/2024	1972-001		
SCALE:	DRAFTED BY:	CHECKED BY:	SHT. 2 OF 7
PER PLAN	EC	AW	



NO.	REVISIONS	DATE	BY





**LEGEND AND ABBREVIATIONS**

- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- LOT LINE
- PROPOSED RETAINING WALL
- 100 --- MAJOR CONTOUR
- 100 --- MINOR CONTOUR
- DW --- EXISTING WATER LINE
- SD --- EXISTING STORM DRAIN LINE
- SS --- EXISTING SEWER LINE
- SS --- PROPOSED SEWER LINE
- SD --- PROPOSED STORM DRAIN LINE
- DW --- PROPOSED WATER LINE

- CB CATCH BASIN
- ℄ CENTERLINE
- DI DUCTILE IRON
- EX EXISTING
- GB GRADE BREAK
- PAD BUILDING FOUNDATION PAD ELEVATION
- ℄ PROPERTY LINE
- PROP. PROPOSED
- R RIDGE
- R/W RIGHT-OF-WAY
- SD STORM DRAIN
- SF SQUARE FEET
- SS SANITARY SEWER
- TW TOP OF WALL
- TYP. TYPICAL

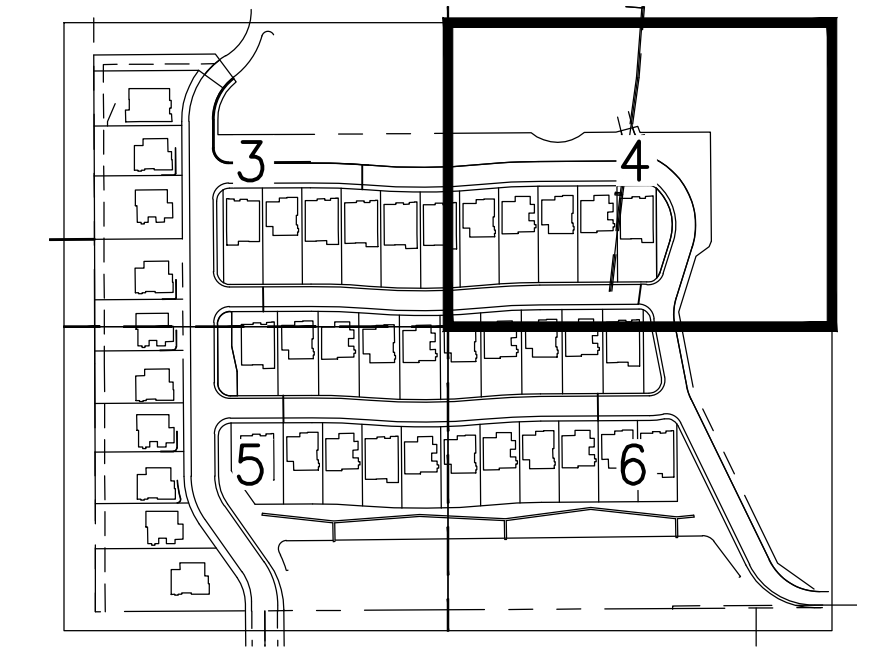
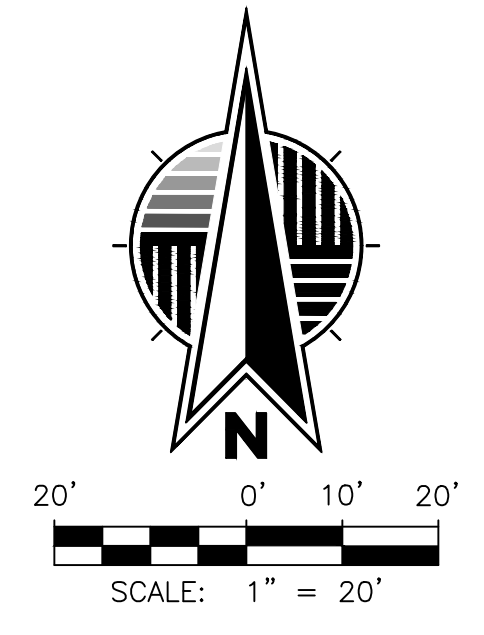
- DETENTION GALLERY
- ABOVE GROUND 1' DEEP DETENTION
- EASEMENTS TO BE QUITCLAIMED
- 2:1 SLOPE AREA
- PROPOSED SFD FOUNDATION FOOTPRINTS (SHOWN FOR REFERENCE ONLY)
- PROPOSED 9,500 LUMEN (100 WATT) H.P.S.V. LAMPS ON CONCRETE POLES.

**DESIGN GUIDELINES**

- STREET LIGHT FOR 9,500 LUMEN LAMPS, THE POLE SPACING IS BASED ON 0.4 FOOTCANDLES. FOR "LOCAL RESIDENTIAL" STREETS, THE LUMINAIRE SHALL HAVE A 25 FOOT MOUNTING HEIGHT, AND SHALL BE (A.N.S.I.-I.E.S.) MEDIUM FULL-CUTOFF (FLAT GLASS), TYPE III, AND EQUIPPED WITH A 100 WATT HIGH PRESSURE SODIUM VAPOR LAMP.
- LIGHT POLES ARE DISTANCED 170± FOOT FROM EACH OTHER.

**ADDITIONAL NOTE:**

- DEVELOPER TO WORK WITH SUBDIVIDER ON ADDITIONAL ROAD IMPROVEMENTS IN PARCEL 1 PER LLA 21-01.



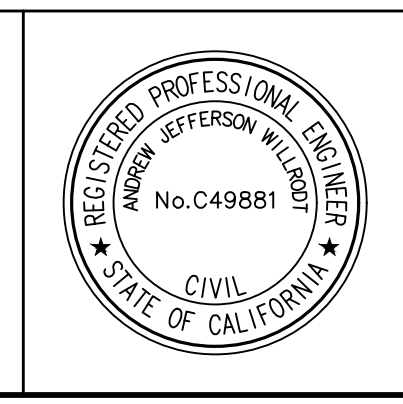
**MAJOR LAND DIVISION**  
**LOTS 38-42, A, B, E**  
**VESTING TENTATIVE TRACT MAP 83966**  
 FOR LOT SUBDIVISION PURPOSES  
 LOCATED IN THE CITY OF SIERRA MADRE,  
 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 1/16/2024  
 JOB NUMBER: 1972-001

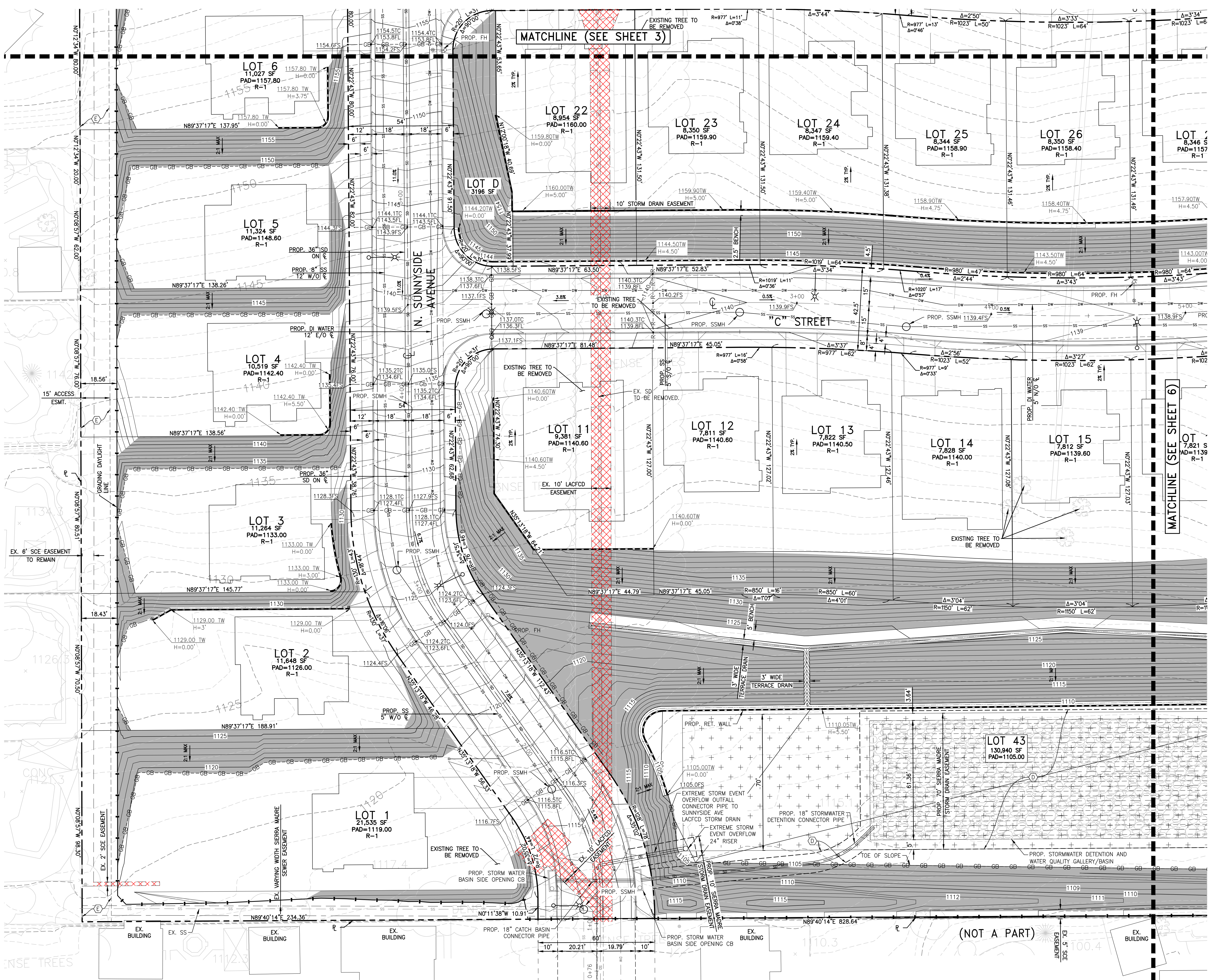
SCALE: PER PLAN  
 DRAFTED BY: EC  
 CHECKED BY: AW  
 SHT. 4 OF 7

NO.	REVISIONS	DATE	BY

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 FULL CIRCLE THINKING  
 600 Wilshire Blvd Suite 1470 Los Angeles, Ca 90017  
 213.988.8802  
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PROJECT: 1972-001 (PLANS) DATE: 1/16/2024 DRAWING: TRACT MAP 83966 (VESTING TENTATIVE) SHEET: 4 OF 7



**LEGEND AND ABBREVIATIONS**

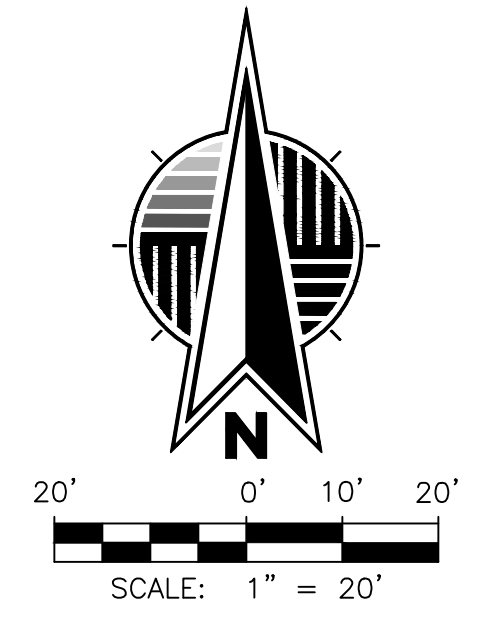
- PROPERTY LINE/RIGHT-OF-WAY
  - CENTERLINE
  - - - EASEMENT
  - - - LOT LINE
  - - - PROPOSED RETAINING WALL
  - 100 MAJOR CONTOUR
  - 100 MINOR CONTOUR
  - DW EXISTING WATER LINE
  - SD EXISTING STORM DRAIN LINE
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  - TW TOP OF WALL
  - TYP. TYPICAL
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- DETENTION GALLERY
  - ABOVE GROUND 1' DEEP DETENTION
  - EASEMENTS TO BE OUTCLAIMED
  - 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.

**DESIGN GUIDELINES**

- STREET LIGHT FOR 9,500 LUMEN LAMPS, THE POLE SPACING IS BASED ON 0.4 FOOTCANDLES, FOR "LOCAL RESIDENTIAL" STREETS, THE LUMINAIRE SHALL HAVE A 25 FOOT MOUNTING HEIGHT, AND SHALL BE (A.N.S.I.-I.E.S.) MEDIUM FULL-CUTOFF (FLAT GLASS), TYPE III, AND EQUIPPED WITH A 100 WATT HIGH PRESSURE SODIUM VAPOR LAMP.
- LIGHT POLES ARE DISTANCED 170± FOOT FROM EACH OTHER.

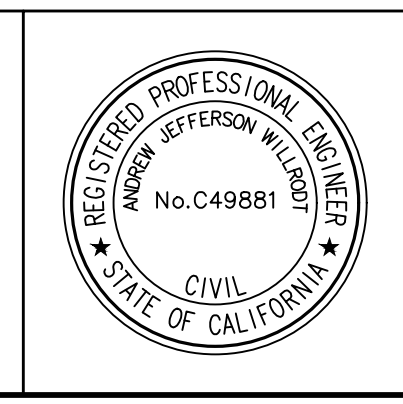
**ADDITIONAL NOTE:**

- LOTS 1 TO 10 SHALL DRAIN TO SUNNYSIDE CURB FACE.



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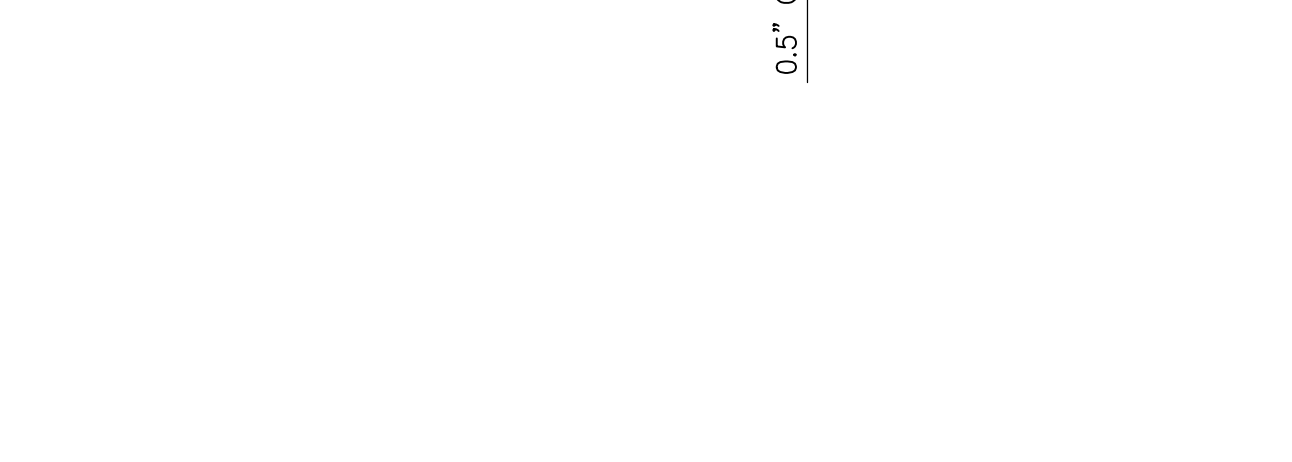
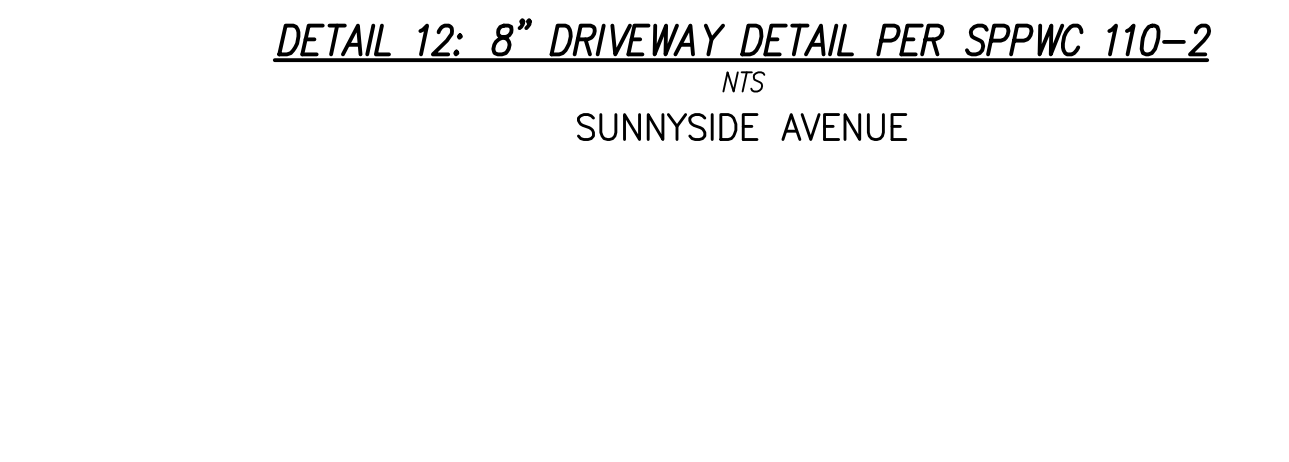
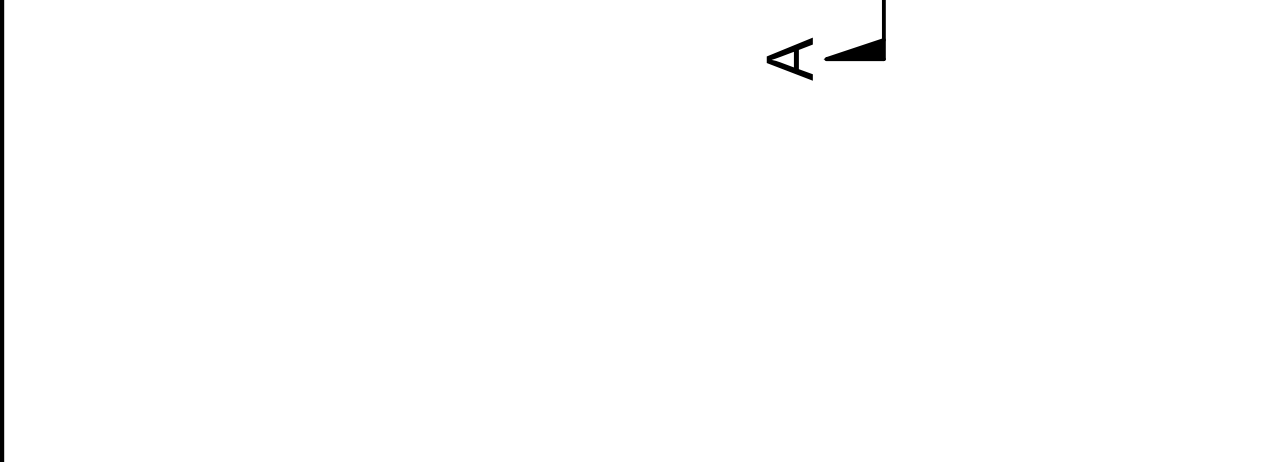
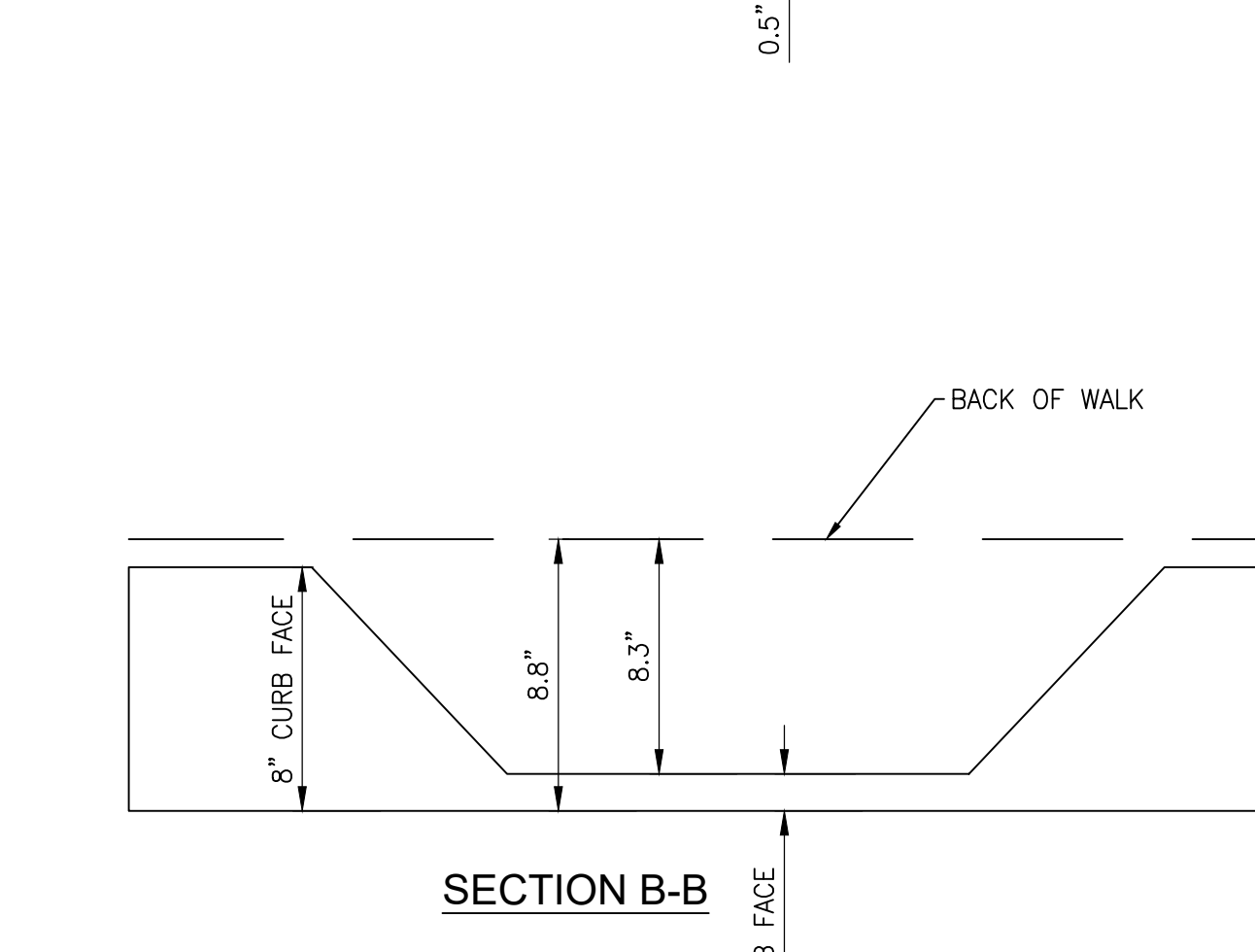
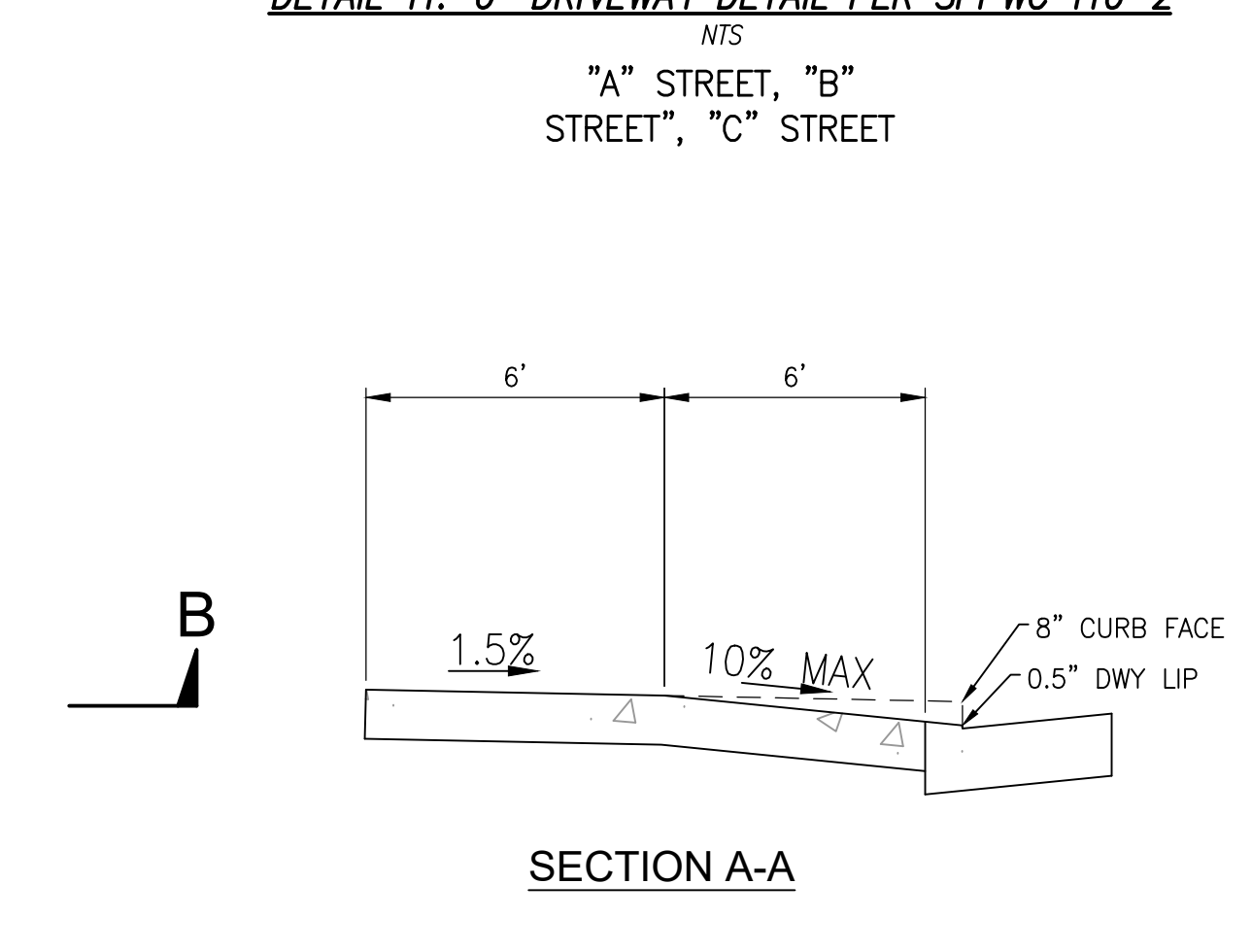
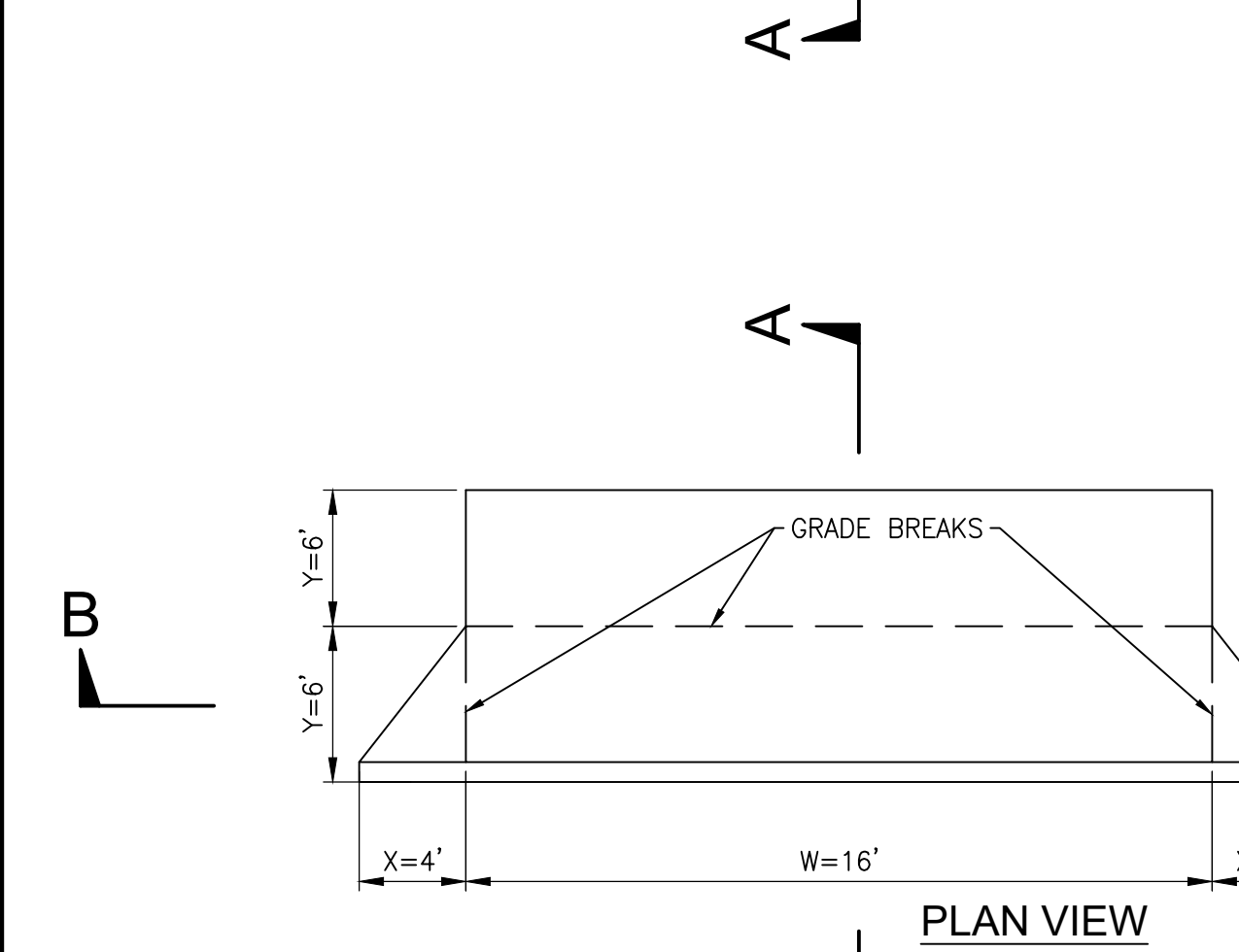
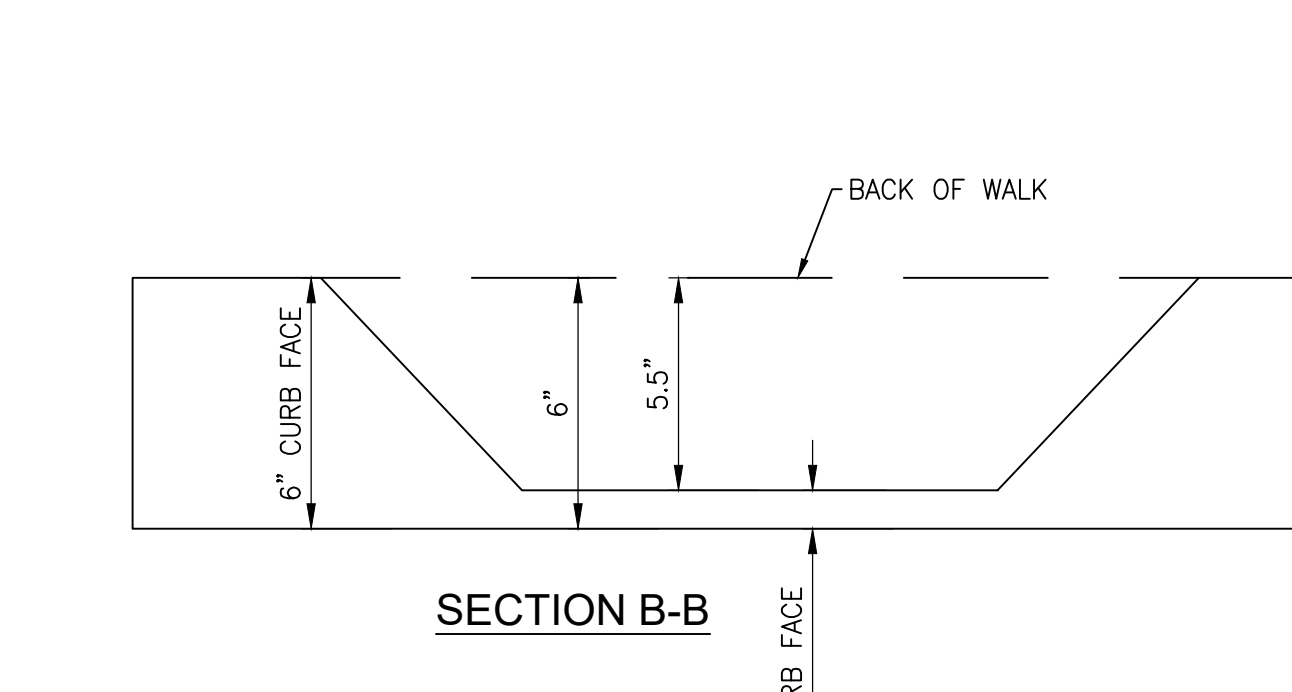
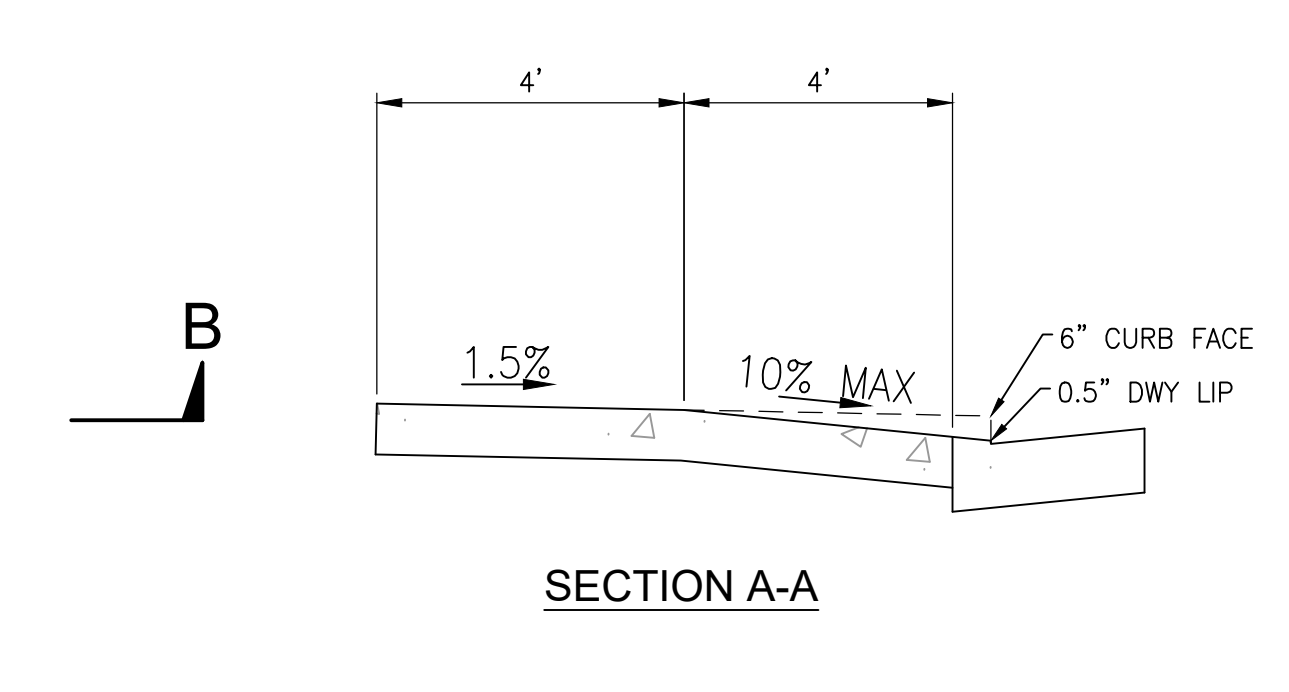
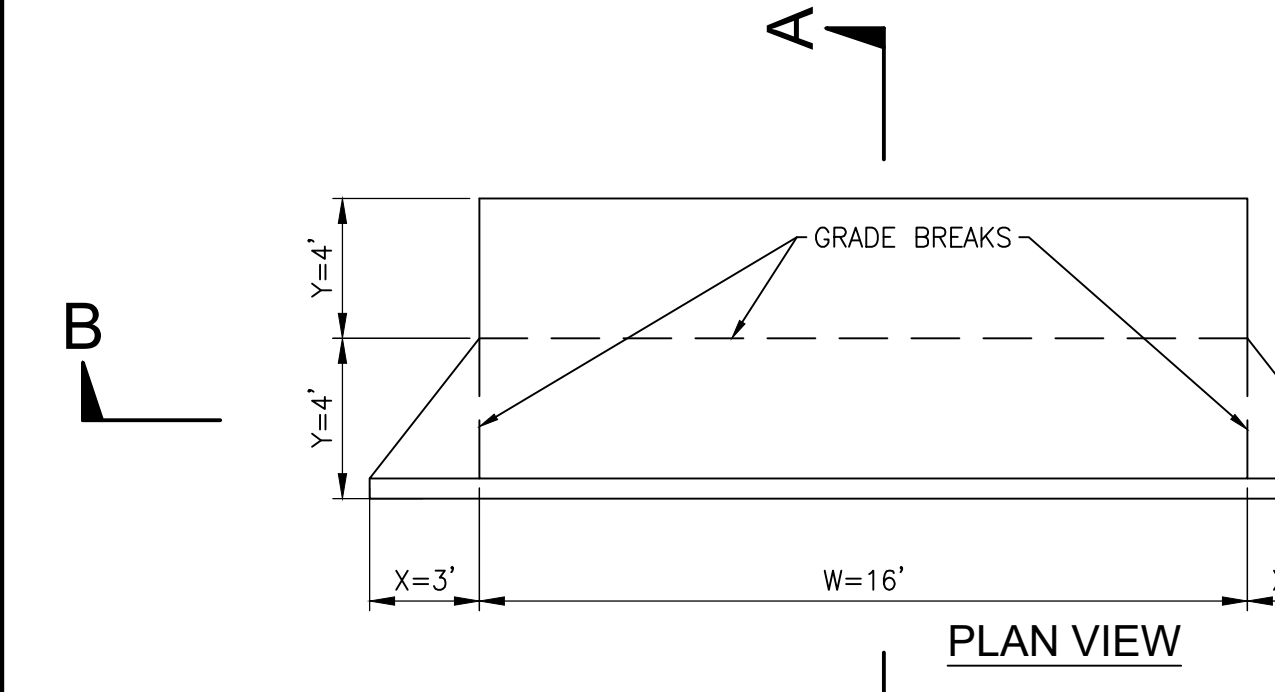
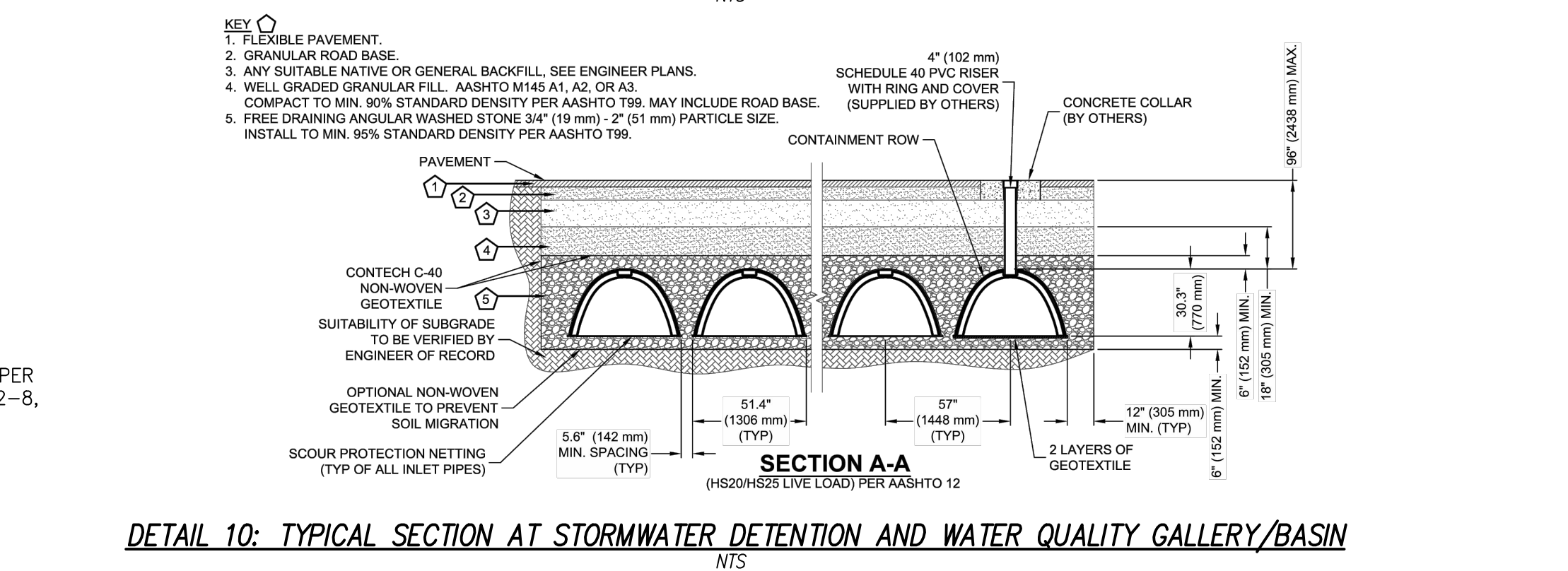
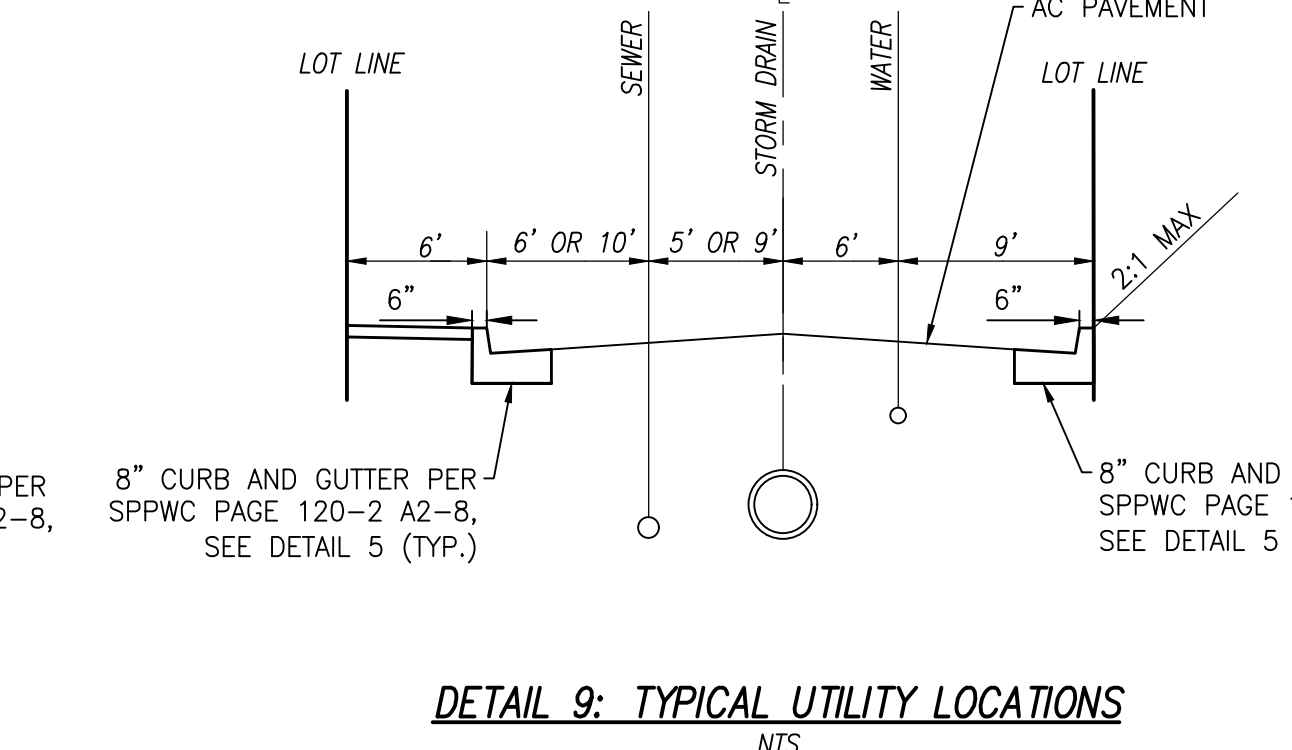
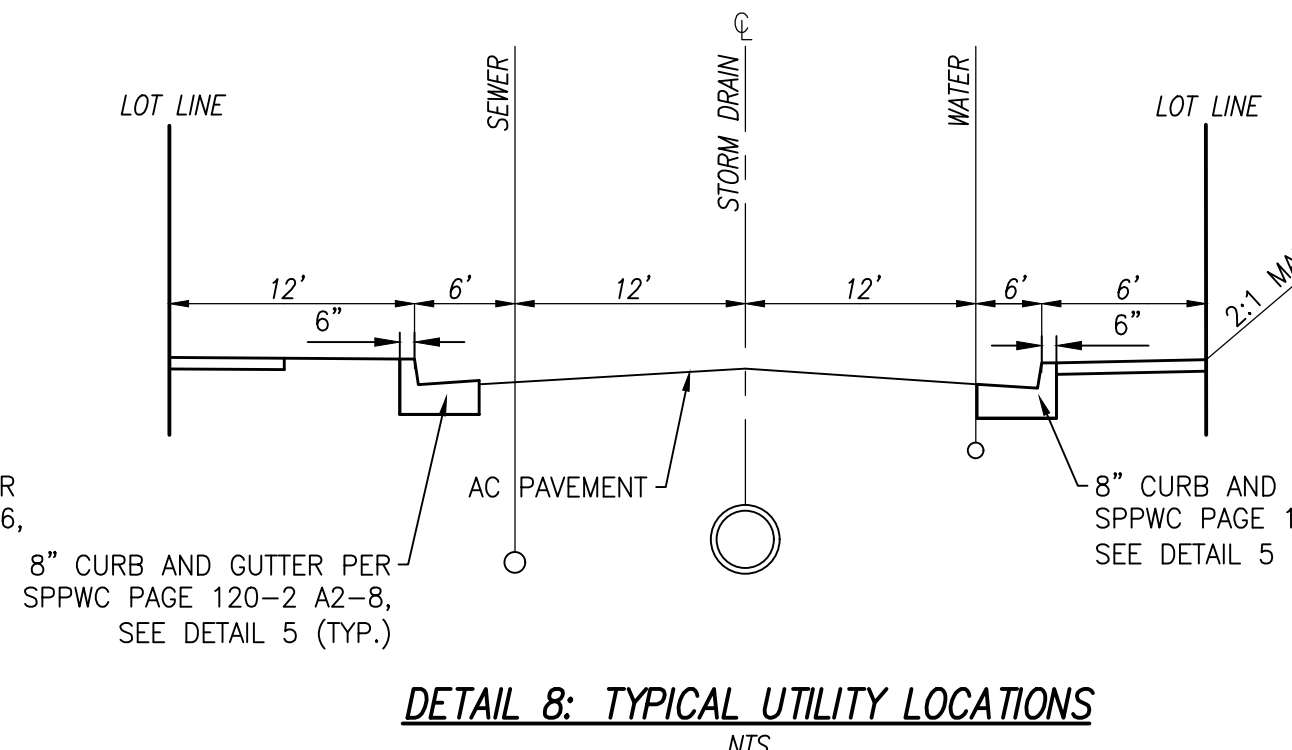
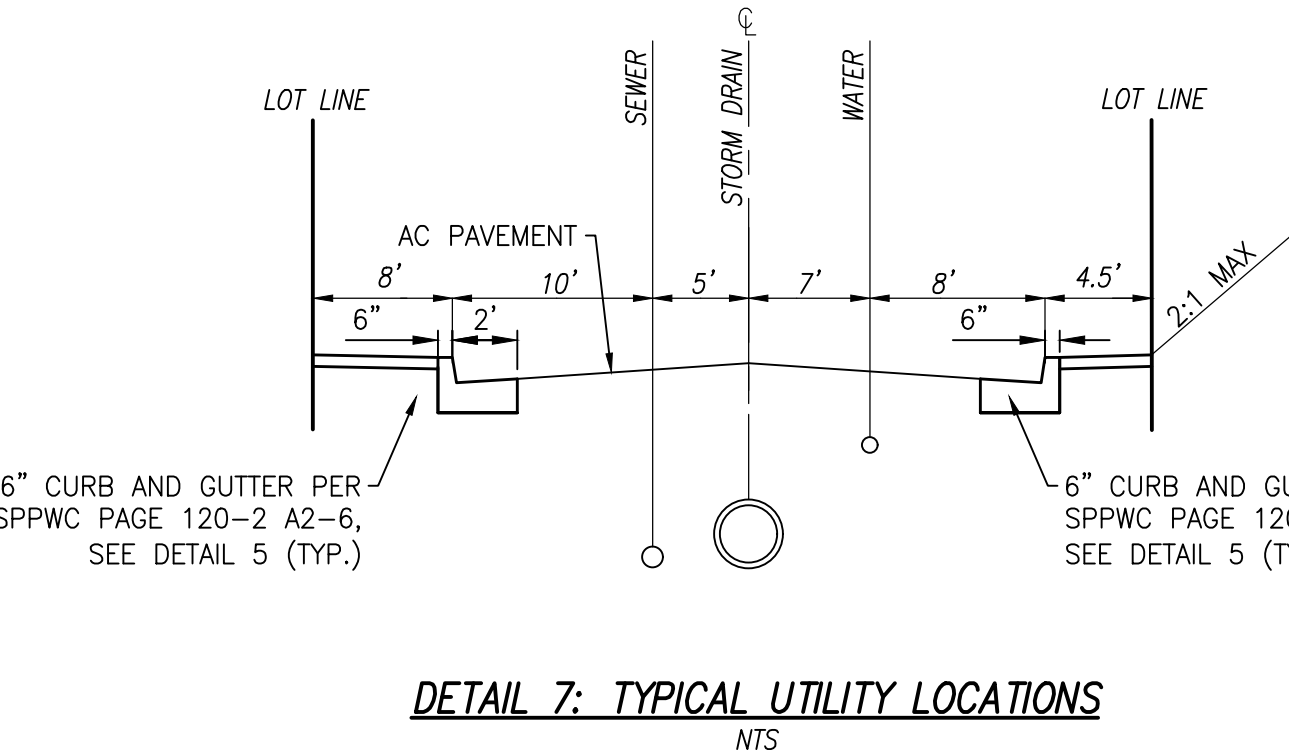
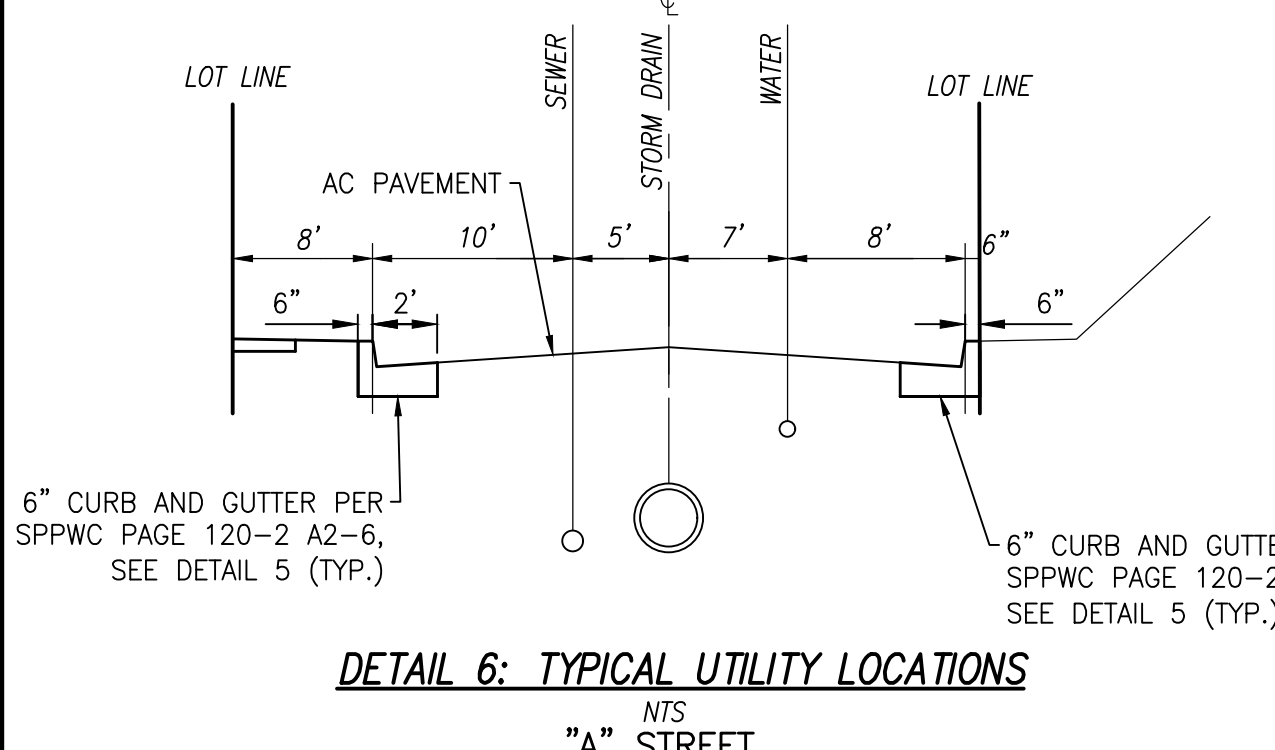
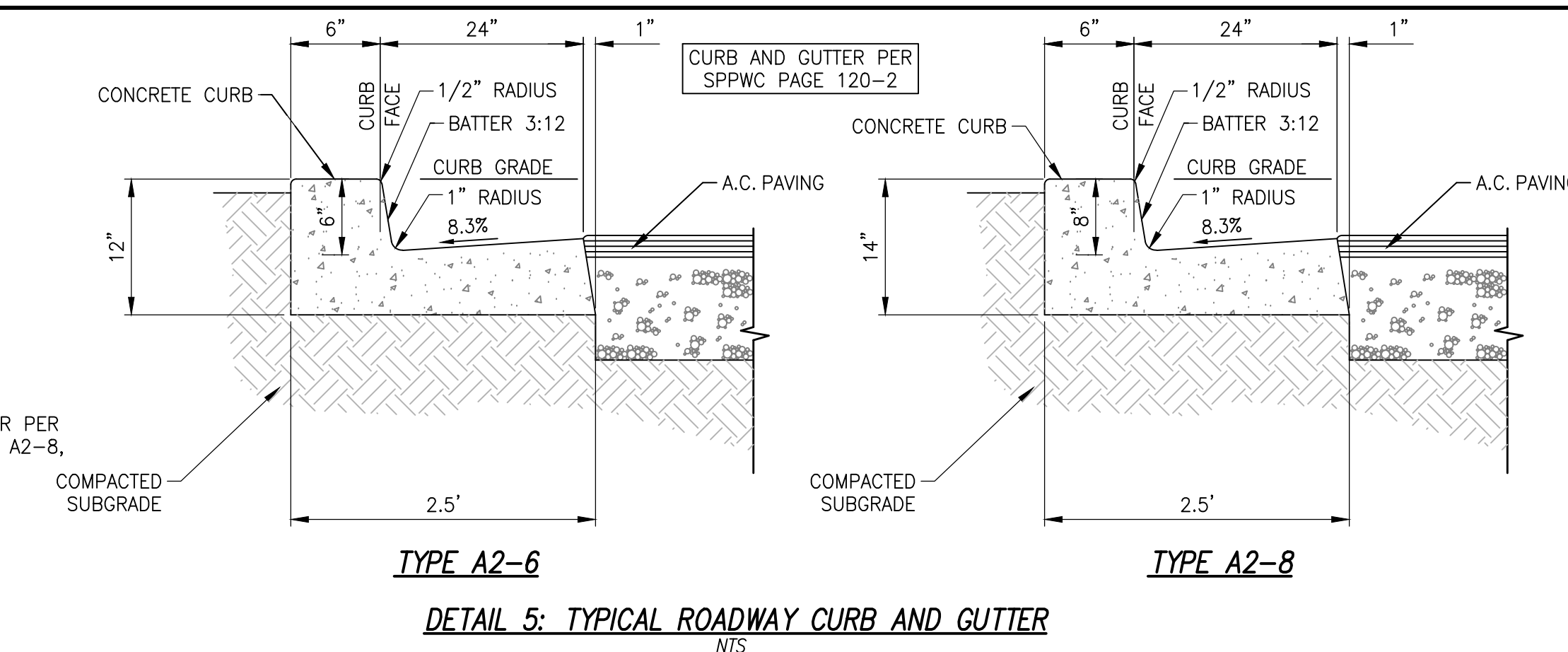
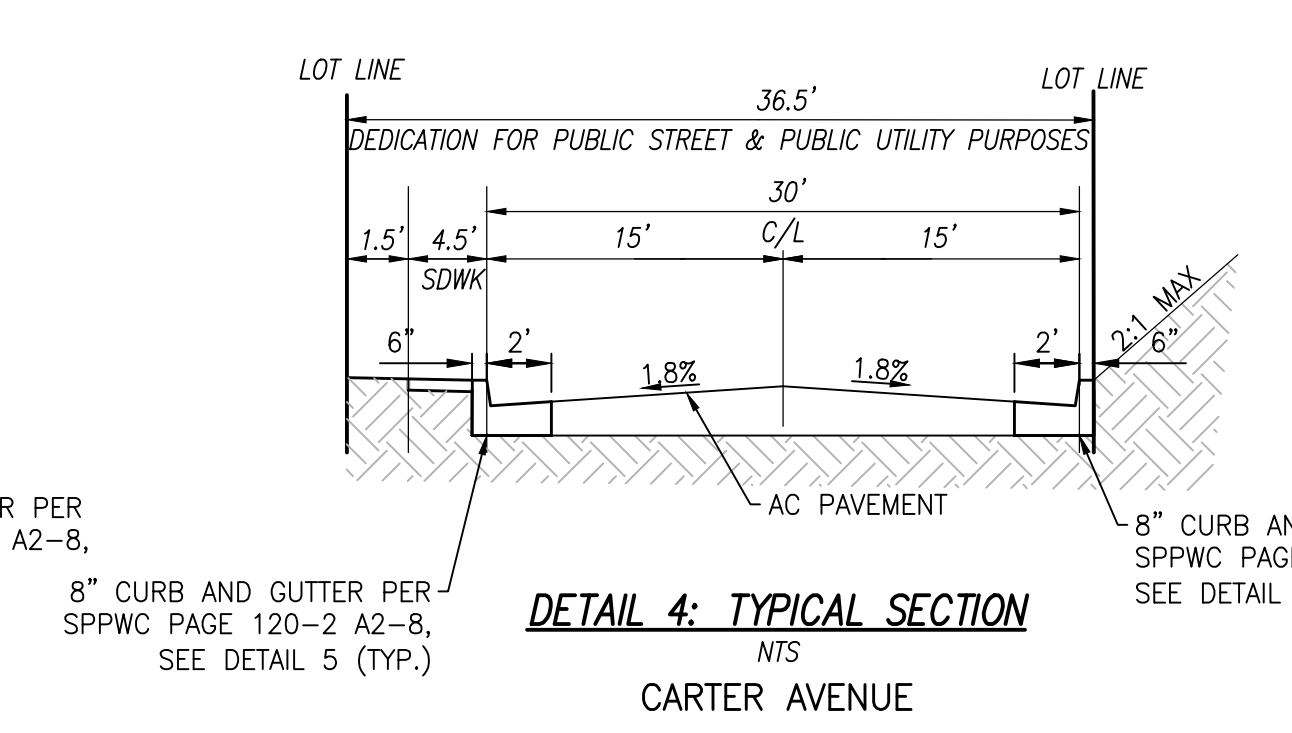
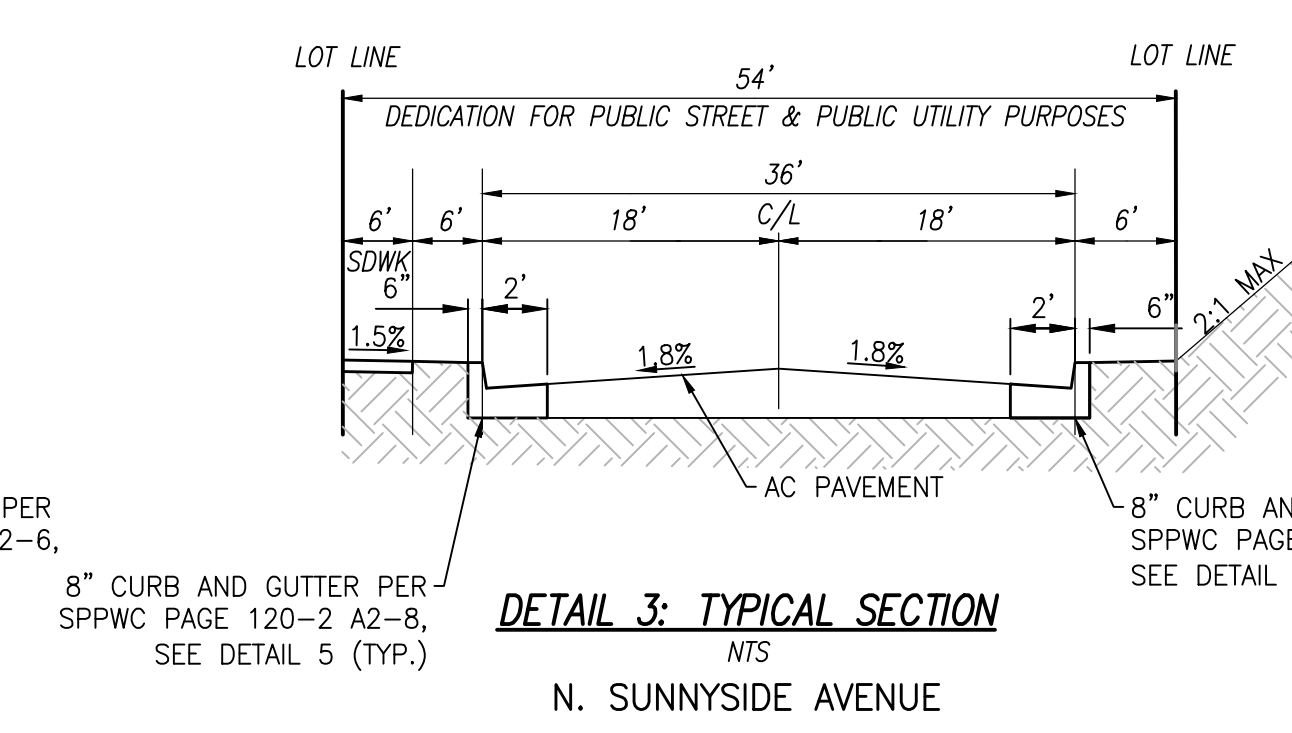
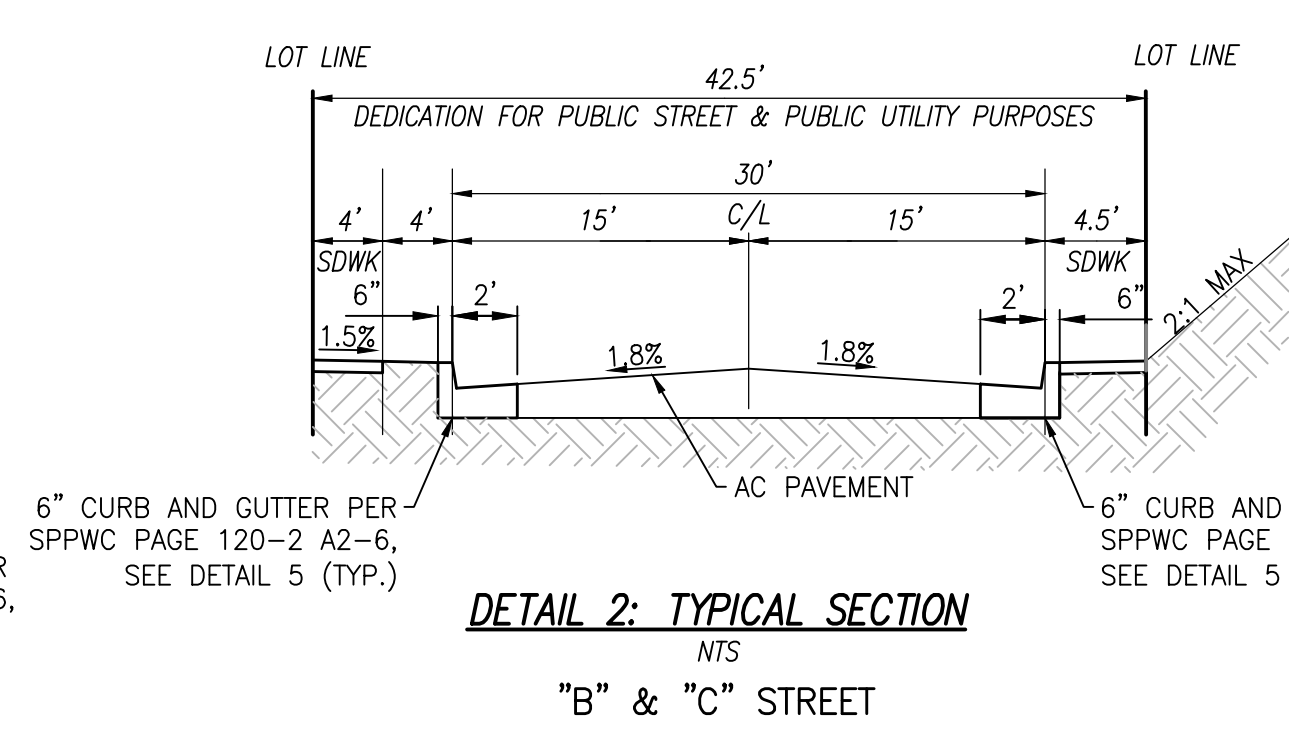
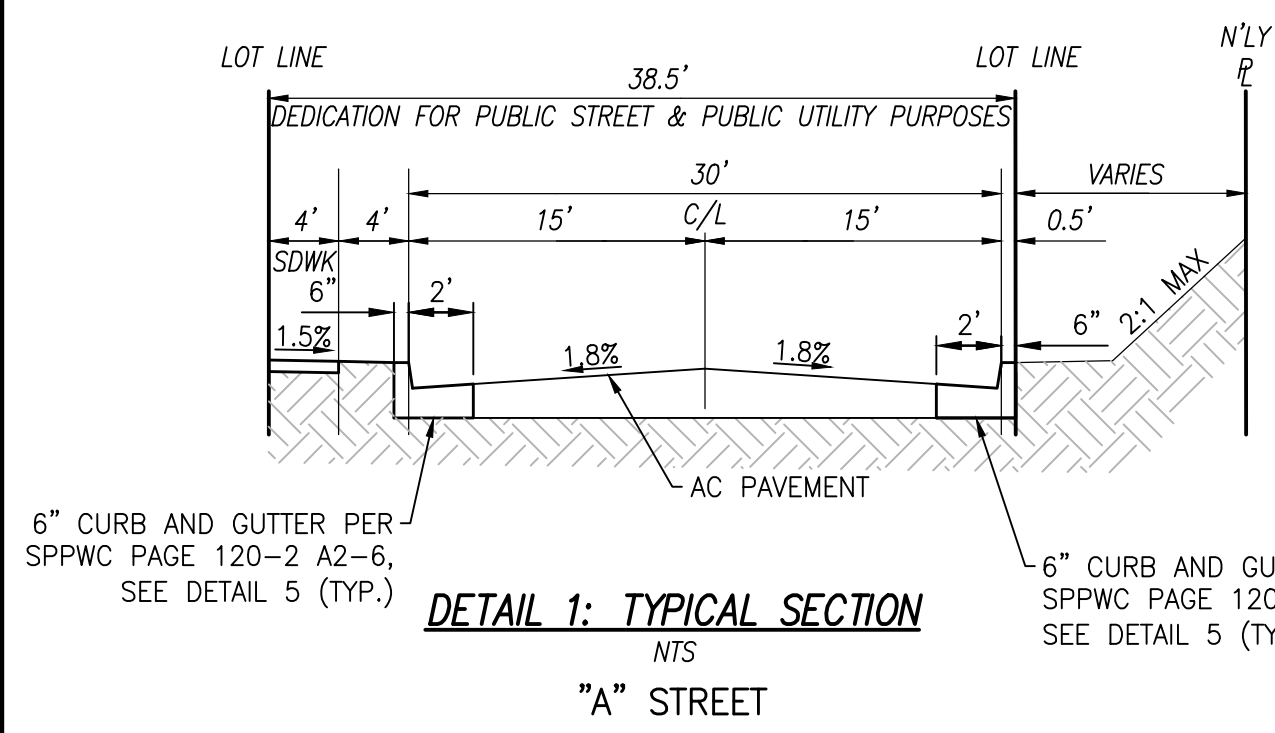


**MAJOR LAND DIVISION**  
 LOTS 1-6, 11-15, 22-26, 43, D  
 VESTING TENTATIVE TRACT MAP 83966  
 FOR LOT SUBDIVISION PURPOSES  
 LOCATED IN THE CITY OF SIERRA MADRE,  
 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 1/16/2024  
 SCALE: PER PLAN  
 DRAFTED BY: EC  
 CHECKED BY: AW  
 JOB NUMBER: 1972-001  
 SHT. 5 OF 7

PROJECT: 1972-001 (PLANS) CONTINUED/REVISED DATE: 01-16-24 (8:45:14AM) Printed by: spiro

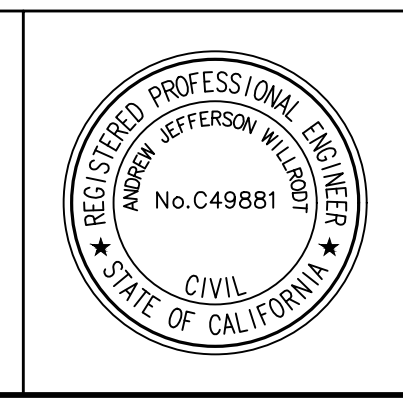




- KEY**
1. FLEXIBLE PAVEMENT
  2. GRANULAR ROAD BASE
  3. ANY SUITABLE NATIVE OR GENERAL BACKFILL. SEE ENGINEER PLANS.
  4. WELL GRADES GRANULAR FILL. ASHTO MESA A1, A2, OR A3.
  5. COMPACT TO MIN. 90% STANDARD DENSITY PER ASHTO T99. MAY INCLUDE ROAD BASE. (SUPPLIED BY OTHERS)
  6. FREE DRAINING ANGULAR WASHED STONE 5/8" (19 mm) - 2" (51 mm) PARTICLE SIZE.
  7. INSTALL TO MIN. 98% STANDARD DENSITY PER ASHTO T99.

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**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

DATE: 1/16/2024  
 SCALE: PER PLAN  
 DRAFTED BY: EC  
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 SHT. 7 OF 7

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