

YIHE CALIFORNIA PTY. LTD.
C/O MR. KEN HE OWNERS REPRESENTATIVE
682 DEODAR LANE
BRADBURY, CA 91008
TEL. NO.: (626) 679-6989
PREPARED BY:

**JACK LEE, R.C.E. 40870
CALLAND ENGINEERING, INC.
576 E. LAMBERT ROAD,
ST. LOUIS, MO 63114**

BENCHMARK:

COUNTY BENCHMARK NO. 2348

RDBM TAG IN S CB 2FT W/O BCR @
HIGHLAND AVE & HUNTINGTON DR.

ELEVATION: 536.752

NOTES:

ZONING: A-1 AGRICULTURAL RESIDENTIAL STATE
NO. OF EX LOTS: 1
NO. OF PROP. LOTS: 6 SINGLE FAMILY RESIDENTIAL LOTS & 1 HOA
MAINTAIN NATURE RESERVE
AREA OF LOT: 540,093 SQ. FT. (12.40 ACRE)
NO. OF STORIES: 2 STORY BUILDING

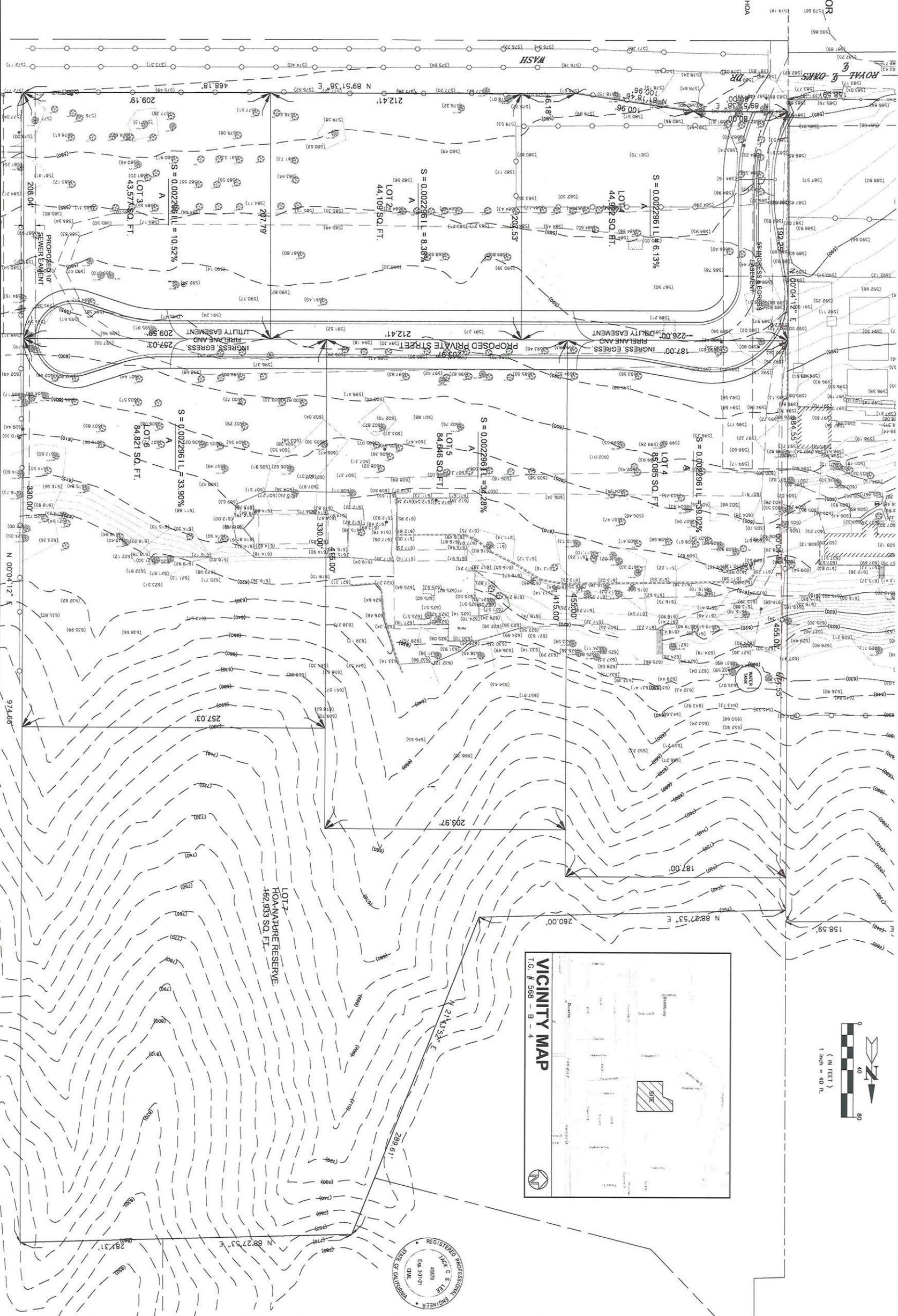
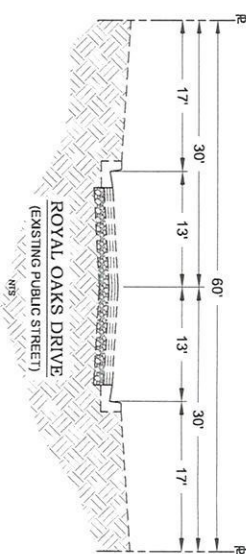
UTILITY SERVICES:

WATER - CALIFORNIA AMERICAN WATER
SEWER - LOS ANGELES COUNTY SANITATION DISTRICT
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
SCHOOL - DUARTE UNITED SCHOOL DISTRICT
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

LEGENDS:

(527.6.)	EXISTING ELEVATION
520.00	PROPOSED
—(530)—	EXISTING COUNTRY
↘	DRAINAGE PATTERN
530	PROPOSED CENTER
SW	ADJACENT BLOCK WALL
ROAD	ADJUTANT
LIGHT	CENTER LINE
①	PROPERTY LINE
P	CONSTRUCTION NOTES
T.C.	TOP OF CURB
F.L.	FLOW LINE
F.G.	FINISH GRADE
E.S.	EXISTING SURFACE
F.S.	FINISHED FLOOR SLAB
H.P.	HIGH POINT
P.P.	POWER POLE
D/W	DRIVEWAY
W.M.	WATER METER
I.V.	INVERT ELEVATION
T.G.	TOP OF GRATE

Lot 1 = 1.03 acres (44,922 sq. ft.)
 Lot 2 = 1.01 acres (44,109 sq. ft.)
 Lot 3 = 1.00 acres (43,577 sq. ft.)
 Lot 4 = 1.05 acres (45,085 sq. ft.)
 Lot 5 = 1.94 acres (84,046 sq. ft.)
 Lot 6 = 1.95 acres (84,827 sq. ft.)
 Lot 7 = 3.51 acres (152,933 sq. ft.) (nature preserve lot)



BEING A DIVISION OF A PORTION OF LOT 8 OF SECTION 30 TOWNSHIP 1 NORTH
 RANGE 10 WEST OF THE SUBDIVISION OF THE RANCHO AZUSA DE DUARTE AS
 SHOWN ON MAP RECORDED IN BOOK 6, PAGES 80 TO 82 OF MISCELLANEOUS
 RECORDS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA

APN: 8527-021-041

TENTATIVE TRACT MAP NO. 73832

FOR SUBDIVISION PURPOSES

LOCATED IN THE CITY OF BRADBURY

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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SHOWN ON MAP RECORDED IN BOOK 6, PAGES 80 TO 82 OF MISCELLANEOUS
RECORDS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS

576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:

1901 ROYAL OAKS DRIVE,
BRADBURY, CA 91008

DRAWN:

CHECKED:

DATE: 02-19-2021

JOB NO.: 16-023-04

SCALE: 1"

FILE NAME:

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SHEET 1 OF 1 SHIT.