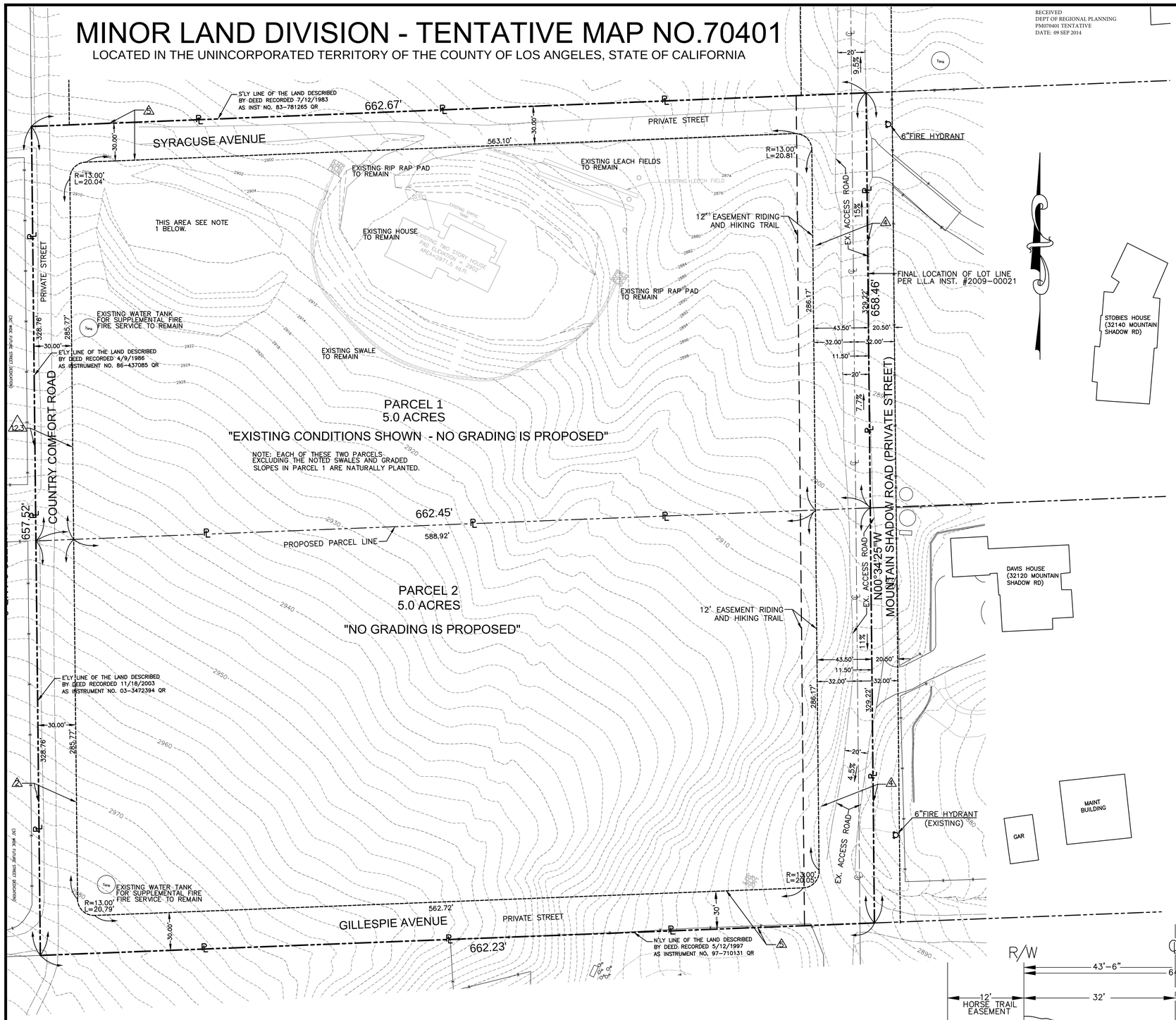
MINOR LAND DIVISION - TENTATIVE MAP NO.70401

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

RECEIVED
DEPT OF REGIONAL PLANNING
PM070401 TENTATIVE
DATE: 09 SEP 2014



PROPERTY OWNERS:
JEFF DAVIS AND CINDY DAVIS, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED HALF INTEREST, AND JOHN STOBIE AND GLORIA STOBIE, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED HALF INTEREST AS TENANTS IN COMMON.

CONTIGUOUS OWNERSHIP STATEMENT:
THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEVELOPER

APPLICATION DEVELOPER:
DAVIS CONSTRUCTION
32120 MOUNTAIN SHADOW ROAD
ACTON, CA 93512
PHONE: 661-269-4325
PROJECT MANAGER: JEFF DAVIS

CONSULTANT:
ROTHMAN ENGINEERING, INC.
205 S. BROADWAY, SUITE 206
LOS ANGELES, CA 90012
(213) 621-3155
ROLAND ROTHMAN, RCE:47790

REGISTERED PROFESSIONAL ENGINEER
ROLAND P. ROTHMAN
NO. C47790
EXP. 12-31-13
CIVIL
STATE OF CALIFORNIA

ASSESSOR PARCEL NUMBER:
3208-015-029

SECTION, TOWNSHIP & RANGES:
TOWNSHIP 5 N R 13 W

PROPERTY LOCATION:
SOUTHERLY OF 14 FREEWAY ONE-QUARTER MILE
WESTERLY OF CROWN VALLEY ROAD ONE-QUARTER MILE

THOMAS BOOK MAP:
LOS ANGELES COUNTY THOMAS MAP DATED 1999
PAGE 4464 J-2

LEGAL DESCRIPTION:
THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880. EXCEPT THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37
"ACTON WATERWORKS AND SEWER MAINTENANCE DIVISION"
25' WIDE EASEMENT E'LY OF E'LY BOUNDARY LINE FOR INGRESS, EGRESS AND WATER MAIN PURPOSES & APPURTENANCES.

COMMUNITY SERVICES DISTRICT:
PROJECT SITE IS WITHIN THE "ACTON COMMUNITY STANDARD DISTRICT

WELLS:
THERE ARE NO KNOW EXISTING WELLS ON SITE OR WITHIN 500 FEET OF THE PROPERTY.

RIGHT-OF-WAY:
MOUNTAIN SHADOW: DEDICATION OF 43.5' FOR W'LY HALF FOR ULT. 64' R/W
COUNTRY COMFORT: DEDICATION OF 30' FOR E'LY HALF FOR ULT. 60' R/W

AERIAL TOPOGRAPHY:
THE TOPOGRAPHY IS BASED ON DIGITAL MAPPING ASSOCIATION, INC.
ARIAL PHOTOGRAMETRY DATED DECEMBER 2002.

BUILDING:
SETBACKS-ACTON COMMUNITY STD'S
FRONT & REAR 50'
SIDE 35'

TRAIL:
WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES, DEPARTMENT OF PARKS AND RECREATION A TWELVE (12) FOOT WIDE EASEMENT, APPROXIMATE LENGTH OF 1,450 LINEAR FEET, FOR MULTI-USE (EQUESTRIAN, BICYCLING, AND HIKING PURPOSES) FOR THE ACTON COMMUNITY TRAIL.

EXISTING EASEMENTS:
1. Easement for Ingress and Egress and Public Utility purposes per Inst. No. 2212 Dated November 21, 1963
2. Easement for Southern California Edison Utility purposes per Inst. No. 91-319423 Dated March 6, 1991
3. Easement for Pacific Bell Utility purposes per Inst. No. 91-449343 Dated March 29, 1991
4. Easement for Ingress and Egress and Incidental purposes for common use per Inst. No. 97-258877 Dated February 19, 1997
5. Easement for Ingress, Egress, Road and Public Utility purposes per Deed Rec, June 15, 1988 As Inst No. 88-951280

LANDSCAPE PLANS MAY BE REQUIRED PER GRADING ORDINANCE (SECTIUON J110.3 OF APPENDIX J OF THE LOS ANGELES BUILDING CODE).

ADDITIONAL SUB-DIVISION NOTICE

FURTHER DIVISION OF THIS PROPERTY BELOW 5 ACRES WILL REQUIRE STANDARD IMPROVEMENTS TO BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT BE LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES, AND FIRE HYDRANTS, CONFORMANCE TO STANDARD LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

	SF	ACRES	
PARCEL NO. ONE	217,887	5.00	GROSS
MOUNTAIN SHADOW W=(43.5')	14,350		
COUNTRY COMFORT W=(30')	9,863		
SYRACUSE W=(30')	17,735		
	41,948	4.03	NET

	SF	ACRES	
PARCEL NO. TWO	217,812	5.00	GROSS
MOUNTAIN SHADOW W=(43.5')	14,335		
COUNTRY COMFORT W=(30')	9,863		
GILLESPIE W=(30')	17,722		
	41,920	4.03	NET

APPROXIMATE AREAS AND OR LOCATIONS
(WILL BE MODIFIED UPON COMPLETION OF PRECISE IMPROVEMENT PLAN)

EXISTING GENERAL PLAN DESIGNATIONS:

FLOOD PLAIN:
PROJECT SITE IS NOT SUBJECT TO OVERFLOW INUNDATION OR FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLAINS OR FLOOD WAYS ON THE PRESENT SITE. - LOS ANGELES COUNTY FLOOD CONTROL ADOPTED FLOODWAY MAP #065 04303903 DATED DECEMBER 2.1980 PAGE 343

THERE ARE NO EXISTING OR PROPOSED OPEN CHANNELS WITHIN OR ADJACENT TO THE PROJECT SITE.

THERE ARE NO PROPOSED STORM DRAINS FOR ANY OF THE TWO LOTS, ON SITE DRAINAGE WILL BE DIVERTED TO NATURAL DRAINAGE COURSES.

GEOLOGIC HAZARD NOTE:
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION. PROJECT IS NOT IN A FAULT HAZARD AREA.

DISCLOSURE SOURCE INFORMATION:
SITE IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA
SITE IS NOT LOCATED IN A DAM INUNDATION AREA
SITE IS NOT LOCATED IN A VERY HIGH FIRE HAZARD AREA
SITE IS LOCATED IN A WILDLAND FIRE AREA
SITE IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
SITE IS NOT LOCATED IN AN EXPANDED SEISMIC/GEOLOGIC HAZARD ZONE
SITE IS NOT LOCATED IN A CITY/COUNTY FLOOD AREA
SITE IS NOT LOCATED IN AN EXPANDED FAULT SPECIAL STUDIES ZONE
SITE IS NOT LOCATED IN A CITY/COUNTY HIGH FIRE HAZARD ZONE

DISTRICT
SITE IS IN THE FIFTH DISTRICT
SPECIFIC PLAN:
PROPERTY IS NOT WITHIN A SPECIFIC PLAN
PROPERTY IS NOT WITHIN A COMMUNITY PLAN
PROPERTY IS NOT WITHIN AN AGREEMENT AREA
PROPERTY IN NOT WITHIN A REDEVELOPMENT AREA
PROPERTY IS NOT WITHIN A PRESERVE
PROPERTY IS NOT WITHIN A DESERT BLOW SAND AREA
PRESENT USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL

EXISTING ZONING:
A-2-I "HEAVY AGRICULTURAL"

PROPOSED DEVELOPMENT:
TWO RESIDENTIAL LOTS

UTILITIES AND MISCELLANEOUS SERVICES:

COMPANY	AGENCIES SERVICES AREA	FACILITY PRESENT
ELECTRIC	SO. CALIF. EDISON	YES
GAS	SO. CALIF. GAS	NO
TELEPHONE	VERIZON	YES
CABLE TV	ADELPHIA	YES
WATER	LOS ANGELES WATER WORKS	YES
SEWER	LOS ANGELES WATER WORKS	NO
SCHOOL DISTRICTS	ACTION AQUA DULCE UNIFIED SCHOOL DISTRICT	

PROPOSED SUBSURFACE SEPTIC DISPOSAL:
THERE IS A SUBSURFACE SEPTIC DISPOSAL SYSTEM PROPOSED FOR THIS PROJECT.

BASIS OF SURVEY CONTROL:
THE CENTERLINE OF MOUNTAIN SHADOW WAS USED AS THE BASIS OF SURVEY CONTROL FOR TENTATIVE MAP SURVEY DATA. S-10-08-10 E (RECORD BEARING IS S-00-34-09 E) ROTATE ACCORDINGLY FOR PREPARATION OF FINAL PARCEL MAP AND RELATED IMPROVEMENT PLANS.

BENCH MARK
PALOMAR "98" QUAD
N.A.V.D. 1988
BRASS CAP AT S.W. CORNER
SACRAMENTO & MOUNTAIN SHADOW INT.
ELEV= 2844.20

T.B.M.
F.F. STOBIE RESIDENCE, 32140 MOUNTAIN SHADOW
(PER L.A. GR PLAN)
ELEV= 2874.50

EARTHWORK QUANTITY ESTIMATE

	CUT	FILL	NET
LOT #1	EXISTING IN PLACE		
LOT #2	6500	3000	3,500 CUT

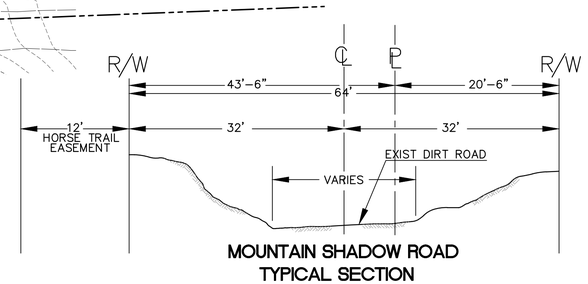
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

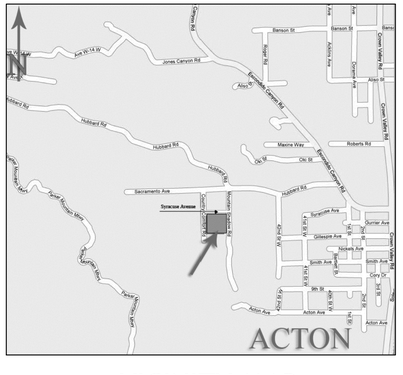
GENERAL NOTES:

1. THIS AREA OF LOT 1 WAS USED AS A GRADING "BALANCE SITE". POSSIBLE FUTURE USES FOR THIS SITE MAY INCLUDE A HORSE ARENA, SOLAR PANEL AREA OR ACCESSORY STRUCTURE - UNDER SEPARATE PERMIT.
2. REQUEST WAIVER OF OFFER OF PRIVATE AND FUTURE STREET ALONG THE PROPERTY FRONTAGE.



MOUNTAIN SHADOW ROAD
TYPICAL SECTION

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

PLAN PREPARED IN THE OFFICES OF:

ROTHMAN ENGINEERING, INC.
205 S. BROADWAY, SUITE 206
LOS ANGELES, CALIFORNIA, 90012
(213) 621-3155 FAX (213) 621-3105

ROTHMAN RE ENGINEERING

CLIENT
JEFF DAVIS / JOHN STOBIE

PROJECT
32155 MOUNTAIN SHADOW ROAD
ACTON, CALIFORNIA 93510

SHEET TITLE
MINOR LAND DIVISION
TENTATIVE PARCEL
MAP NO.70401

REVISIONS

No.	DESCRIPTION	BY	DATE

DESIGNER: RR	APPR'D BY: --
DRAFTER: PR	REVISED BY:
SCALE: AS SHOWN	DATE: 08-09-13

CIVIL

1 of 1

JOB NUMBER
0055-06-001