MINOR LAND DIVISION

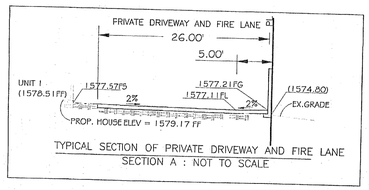
TENTATIVE PARCEL MAP NO.70536

FOR CONDOMINIUM PURPOSES

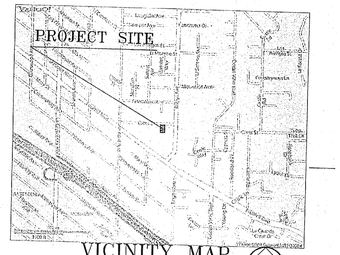
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OCTOBER 06, 2010

PORTION OF LOT 16 OF TRACT NO. 5111, AS PER MAP RECORDED IN BOOK 68 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

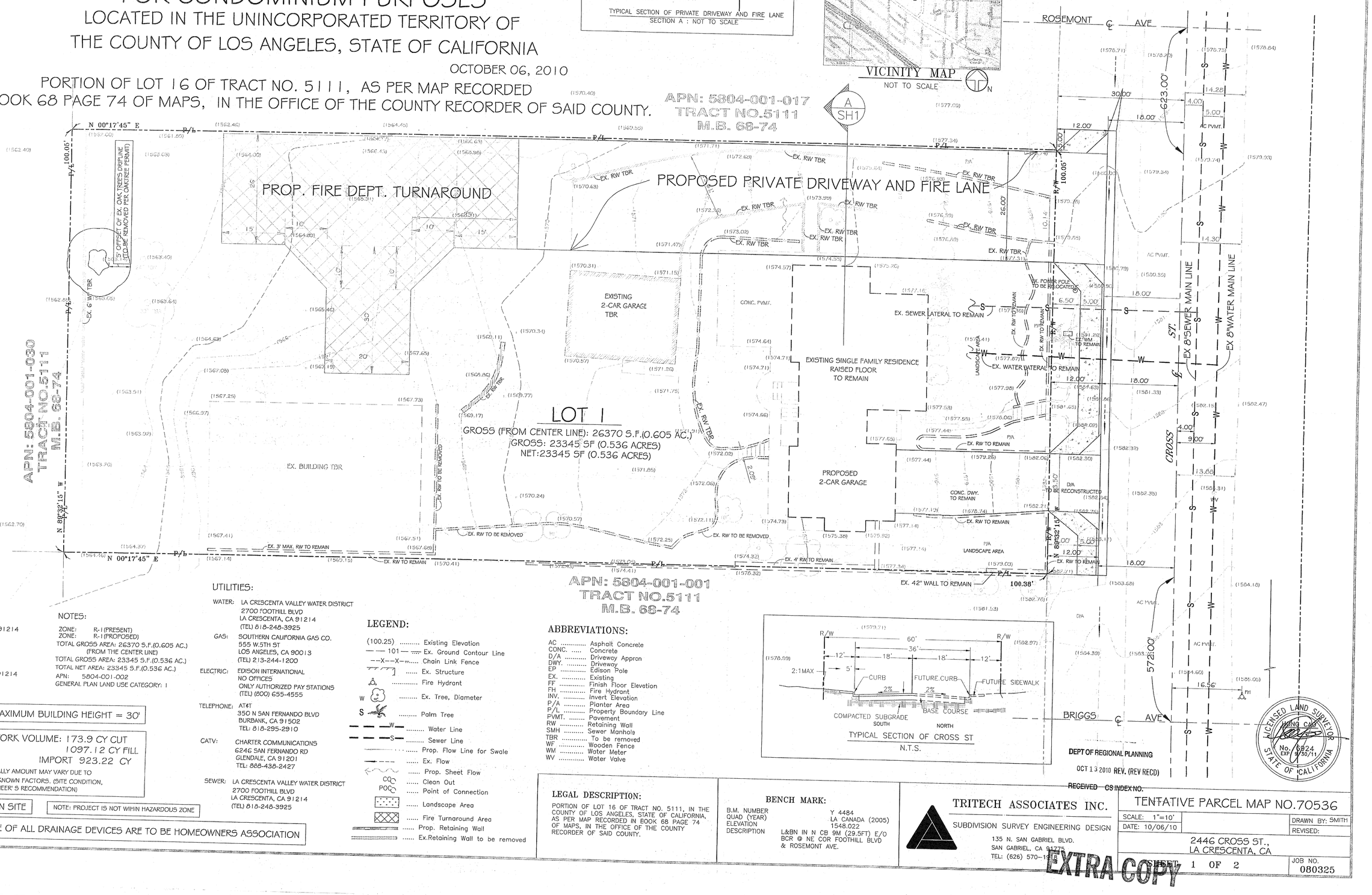


TYPICAL SECTION OF PRIVATE DRIVEWAY AND FIRE LANE
SECTION A : NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SCALE: 1"=10'



LOT 1

GROSS (FROM CENTER LINE): 26370 S.F.(0.605 AC.)
GROSS: 23345 SF (0.536 ACRES)
NET:23345 SF (0.536 ACRES)

TYPICAL SECTION OF CROSS ST
N.T.S.

PROJECT:
2446 CROSS ST
LA CRESCENTA, CA 91214

OWNER:
ROBERT F BONNER
2446 CROSS ST
LA CRESCENTA, CA 91214
TEL 818-957-6084

NOTES:
ZONE: R-1 (PRESENT)
ZONE: R-1 (PROPOSED)
TOTAL GROSS AREA: 26370 S.F.(0.605 AC.) (FROM THE CENTER LINE)
TOTAL GROSS AREA: 23345 S.F.(0.536 AC.)
TOTAL NET AREA: 23345 S.F.(0.536 AC.)
APN: 5804-001-002
GENERAL PLAN LAND USE CATEGORY: 1

UTILITIES:
WATER: LA CRESCENTA VALLEY WATER DISTRICT
2700 FOOTHILL BLVD
LA CRESCENTA, CA 91214
(TEL) 818-248-3925
GAS: SOUTHERN CALIFORNIA GAS CO.
555 W.5TH ST
LOS ANGELES, CA 90013
(TEL) 213-244-1200
ELECTRIC: EDISON INTERNATIONAL
NO OFFICES
ONLY AUTHORIZED PAY STATIONS
(TEL) (800) 655-4555
TELEPHONE: AT&T
350 N SAN FERNANDO BLVD
BURBANK, CA 91502
TEL: 818-295-2910
CATV: CHARTER COMMUNICATIONS
6246 SAN FERNANDO RD
GLENDALE, CA 91201
TEL: 888-438-2427
SEWER: LA CRESCENTA VALLEY WATER DISTRICT
2700 FOOTHILL BLVD
LA CRESCENTA, CA 91214
(TEL) 818-248-3925

LEGEND:
(100.25) ..... Existing Elevation
101 ..... Ex. Ground Contour Line
--X--X-- ..... Chain Link Fence
..... Ex. Structure
..... Fire Hydrant
W ..... Ex. Tree, Diameter
S ..... Palm Tree
W ..... Water Line
S ..... Sewer Line
..... Prop. Flow Line for Swale
..... Ex. Flow
..... Prop. Sheet Flow
CO ..... Clean Out
POC ..... Point of Connection
..... Landscape Area
..... Fire Turnaround Area
..... Prop. Retaining Wall
..... Ex.Retaining Wall to be removed

ABBREVIATIONS:
AC ..... Asphalt Concrete
CONC. ..... Concrete
D/A ..... Driveway Appron
DWY. ..... Driveway
EP ..... Edison Pole
EX. ..... Existing
FF ..... Finish Floor Elevation
FH ..... Fire Hydrant
INV. ..... Invert Elevation
P/A ..... Planter Area
P/L ..... Property Boundary Line
PVMT. ..... Pavement
RW ..... Retaining Wall
SMH ..... Sewer Manhole
TBR ..... To be removed
WF ..... Wooden Fence
WM ..... Water Meter
WV ..... Water Valve

THE MAXIMUM BUILDING HEIGHT = 30'

EARTHWORK VOLUME: 173.9 CY CUT
1097.12 CY FILL
IMPORT 923.22 CY
THE ACTUALLY AMOUNT MAY VARY DUE TO OTHER UNKNOWN FACTORS. (SITE CONDITION, SOIL ENGINEER'S RECOMMENDATION)

NO EASEMENT ON SITE

NOTE: PROJECT IS NOT WITHIN HAZARDOUS ZONE

THE MAINTENANCE OF ALL DRAINAGE DEVICES ARE TO BE HOMEOWNERS ASSOCIATION

LEGAL DESCRIPTION:
PORTION OF LOT 16 OF TRACT NO. 5111, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:
B.M. NUMBER Y 4484
QUAD (YEAR) LA CANADA (2005)
ELEVATION 1548.022
DESCRIPTION L&BN IN N CB 9M (29.5FT) E/O BCR @ NE COR FOOTHILL BLVD & ROSEMONT AVE.

TRITECH ASSOCIATES INC.
SUBDIVISION SURVEY ENGINEERING DESIGN
135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1...

LICENSED LAND SURVEYOR
JOHNG CHO
No. 6824
EXP. 9/30/11
STATE OF CALIFORNIA

DEPT OF REGIONAL PLANNING
OCT 13 2010 REV. (REV RECD)
RECEIVED CS INDEX NO.

EXTRA COPY

TENTATIVE PARCEL MAP NO.70536

SCALE: 1"=10'	DRAWN BY: SMITH
DATE: 10/06/10	REVISED:
2446 CROSS ST., LA CRESCENTA, CA	
SHEET 1 OF 2	JOB NO. 080325