

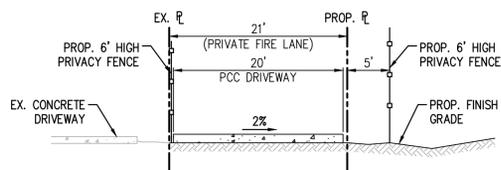
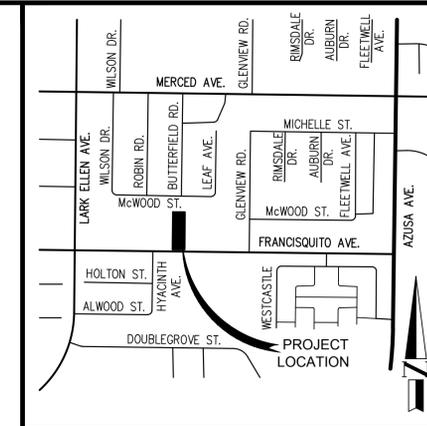
# MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 071931

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

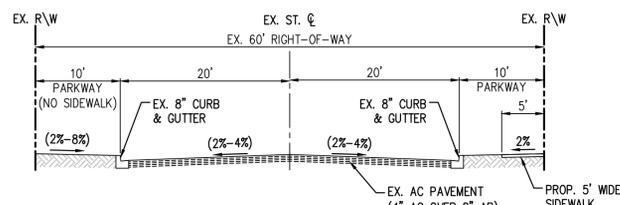
**LEGEND OF ABBREVIATIONS AND SYMBOLS**

AC	ASPHALT CONCRETE
ADJ	ADJACENT
BLDG	BUILDING
BW	BACK OF WALK
CONC	CONCRETE
DF	DEEPEND FOOTING
DWY	DRIVEWAY
EG	EXISTING GRADE
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
FSA	FINISH SURFACE - ASPHALT
FSC	FINISH SURFACE - CONCRETE
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
HP	HIGH POINT
PAD	PAD ELEVATION
PP	POWER POLE
PROP	PROPOSED
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
WV	WATER VALVE

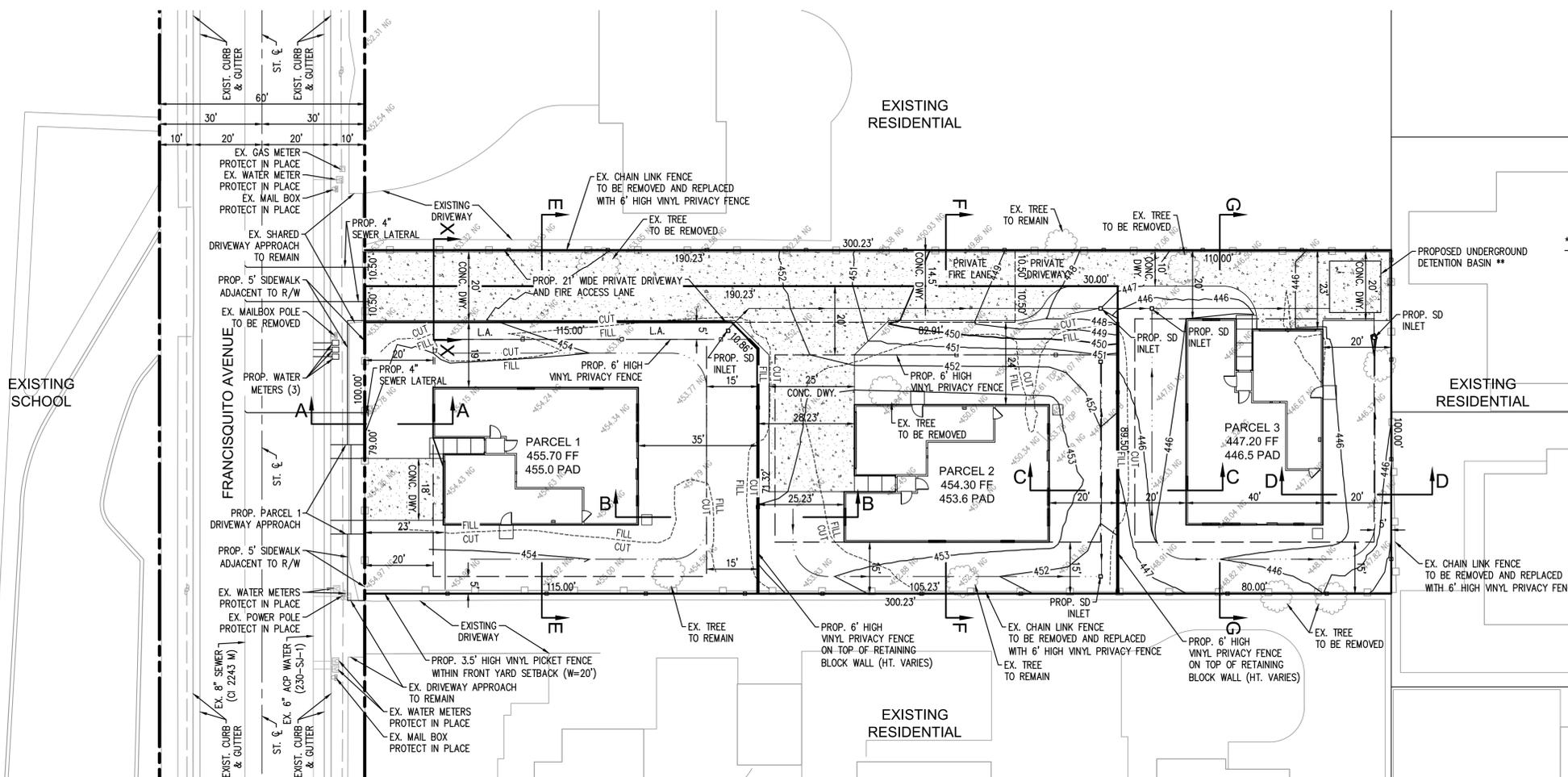
---	STREET CENTERLINE
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	RIGHT-OF-WAY
---	EXISTING CHAIN LINK FENCE
---	PROPOSED VINYL FENCE



NOTE: MAINTAIN MINIMUM VERTICAL CLEARANCES PER FIRE DEPT. REQUIREMENTS.



NOTE: SEE SHEET 2 FOR CROSS SECTIONS A THRU G



**\*\*DRAINAGE NOTE:**

1. EXCESS RUNOFF SHALL BE PUMPED OUT TO STREET.
2. PERMISSION FROM CITY OF WEST COVINA IS REQUIRED IF PUMPING FLOW TO STREET.
3. FINAL LOCATION MAY VARY.

**OWNER:**

VIMAN SHEN  
c/o LAND CO DEVELOPMENT INC.  
8001 IRVINE CENTER DRIVE, 4TH FLOOR  
IRVINE, CA 92618  
PHONE: (949) 858-1886

**CIVIL ENGINEER:**

HALL & FOREMAN, INC.  
ATTN: MATT KUNKLE  
17782 17TH STREET, SUITE 200  
TUSTIN, CA 92780  
PHONE: (714) 665-4500 FAX: (714) 665-4501

**BASIS OF BEARING:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S89°20'52"E AS SHOWN FOR THE CENTERLINE OF FRANCISQUITO AVENUE ON TRACT MAP NO. 20682.

**LEGAL DESCRIPTION:**

APN: 8490-021-009  
E J BALDWIN'S FIFTH SUBDIVISION OF A PORTION OF RANCHO LA PUENTE WEST 100 FT EAST 500 FT OF LOT 300

**BENCHMARK:**

ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON  
BM= C 5522  
EL= (433.57) NAVD88 2005 YEAR LEVELED (BM IS LOCATED 6' EAST OF CATCH BASIN NORTH OF BCR AT NE CORNER OF FRANCISQUITO AVE AND LARK ELLEN AVE.)

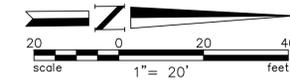
**AREAS:**

	SQUARE FEET	GROSS ACRES	NET ACRES
PARCEL 1	11,426 SF	0.262 AC	0.262 AC
PARCEL 2 TOTAL	10,970 SF	0.252 AC	0.206 AC
PARCEL 2 ONLY	8,658 SF	0.199 AC	0.199 AC
ACCESS STRIP	2,312 SF	0.053 AC	0.007 AC
PARCEL 3 TOTAL	10,627 SF	0.244 AC	0.198 AC
PARCEL 3 ONLY	8,315 SF	0.191 AC	0.191 AC
ACCESS STRIP	2,312 SF	0.053 AC	0.007 AC
TOTAL	33,023 SF	0.758 AC	0.666 AC

GROSS ACREAGE INCLUDES FRONTAGE OF PROPERTY EXTENDED TO CENTERLINE OF STREET. NET ACREAGE IS GROSS ACREAGE MINUS EASEMENTS (INCLUDING STREET R/W)

**GENERAL NOTES**

1. DATE OF PREPARATION: JUNE 12, 2014
2. ADDRESS: 17133 FRANCISQUITO AVENUE
3. APN: 8490-021-009
4. PER COUNTY OF LOS ANGELES PLANNING DEPARTMENT, SUBJECT PROPERTY IS ZONED "RESIDENTIAL" (R-1-7500)
5. EXISTING LAND USE: VACANT LOT
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
8. THOSE EXISTING EASEMENTS OR PORTIONS OF EXISTING EASEMENTS AFFECTING THE PROPERTY WITHIN THE BOUNDARY OF THIS MAP WILL BE QUITCLAIMED TO THE EXTENT NECESSARY TO ACCOMMODATE THE FUTURE LAND USE.
9. PROPOSED DEVELOPMENT OF THREE 2-STORY SINGLE-FAMILY DWELLING UNITS.
10. LOS ANGELES COUNTY SANITATION DISTRICT NO. 15 WILL SERVE THIS DEVELOPMENT.
11. BOUNDARY MONUMENTS SHALL BE SET PRIOR TO FILING FINAL MAP WITH LA COUNTY.



**ESTIMATED EARTHWORK VOLUMES:**

RAW CUT:	472 CY
RAW FILL:	536 CY
OVEREXCAVATION:	1,644 CY
IMPORT:	252 CY

**SUBDIVIDER:**

LAND CO DEVELOPMENT INC.  
8001 IRVINE CENTER DRIVE, 4TH FLOOR  
IRVINE, CA 92618  
PHONE: (949) 858-1886

NO.	DESCRIPTION	DATE	BY



**Hall & Foreman, Inc.**  
Engineering • Planning • Surveying  
17782 17TH ST, SUITE 200 • TUSTIN, CA 92780-1947 • 714-665-4500  
PREPARED UNDER THE SUPERVISION OF:

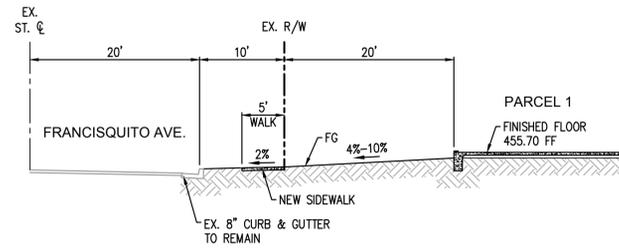
JOHN C. HOGAN R.C.E. 26229 DATE:

DRAWN BY: JMA  
DESIGNED BY: JMA  
CHECKED BY: MK

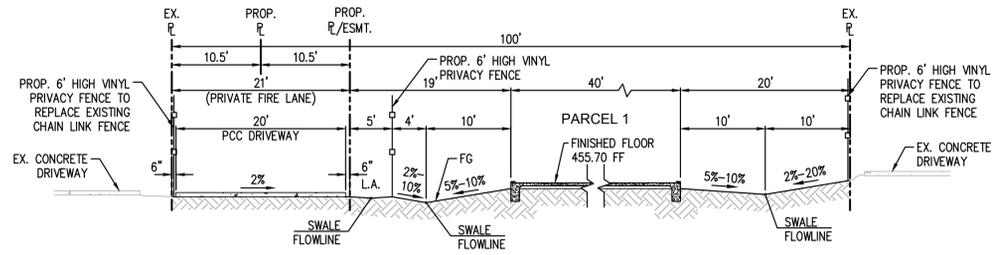
COUNTY OF LOS ANGELES  
TENTATIVE PARCEL MAP NO. 071931  
17133 FRANCISQUITO AVE  
WEST COVINA, CALIFORNIA

APPROVED BY:  
COUNTY ENGINEER

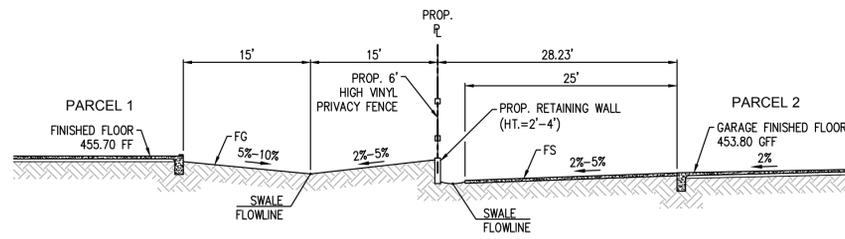
DATE: 06-12-2014  
SCALE: AS NOTED  
PROJECT NO.: 130216-0016  
SHEET NO.: 1 OF 2



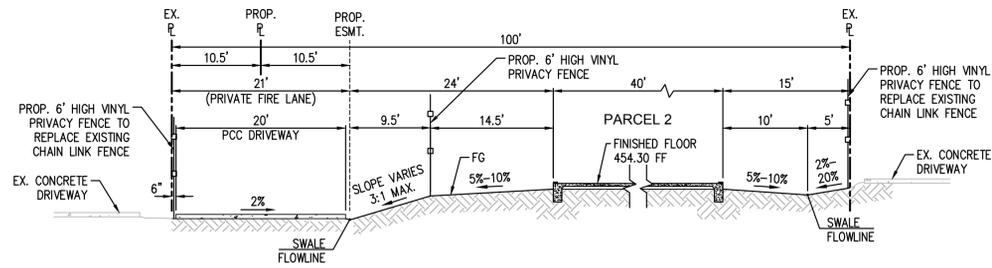
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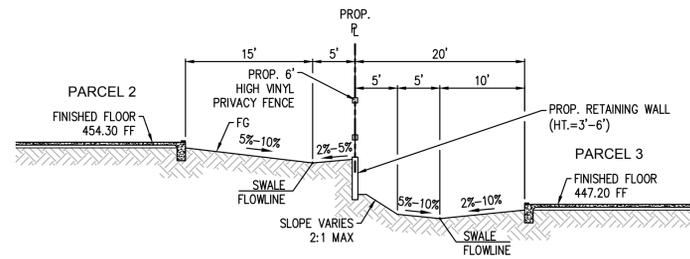
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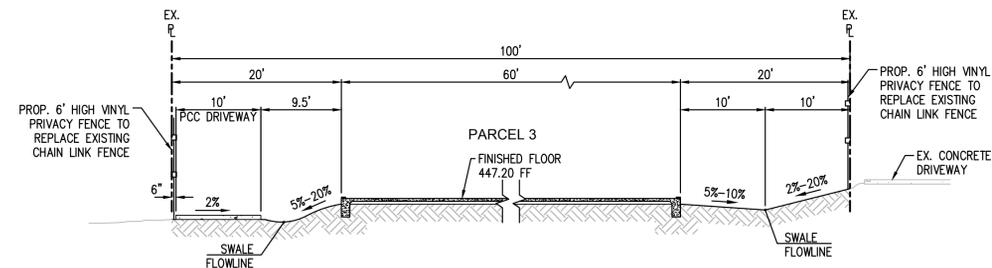
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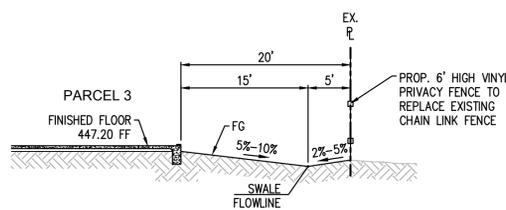
SECTION F-F  
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SECTION C-C  
NOT TO SCALE



SECTION G-G  
NOT TO SCALE

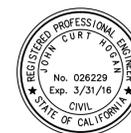


SECTION D-D  
NOT TO SCALE

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REVISIONS			



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WEST COVINA, CALIFORNIA

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DESIGNED BY: JMA  
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DATE: 06-12-2014  
SCALE: AS NOTED  
PROJECT NO.: 130216-0016  
SHT NO.: 2 OF 2