

MINOR LAND DIVISION

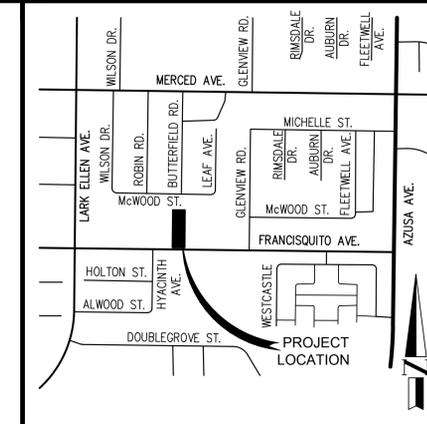
TENTATIVE PARCEL MAP NO. 071931

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

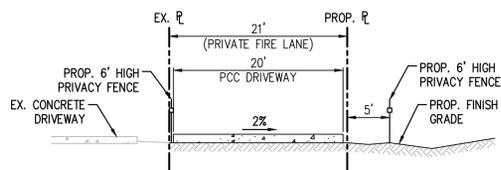
LEGEND OF ABBREVIATIONS AND SYMBOLS

AC	ASPHALT CONCRETE
ADJ.	ADJACENT
BLDG	BUILDING
BW	BACK OF WALK
CONC	CONCRETE
DF	DEEPEN 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
OFF	GARAGE FINISH FLOOR
QL	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

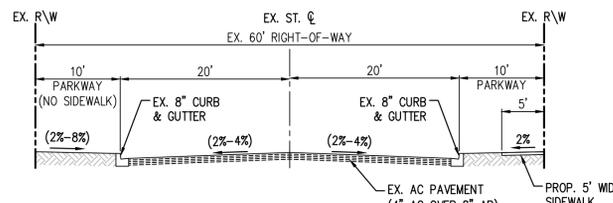
---	STREET CENTERLINE
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	RIGHT-OF-WAY
---	EXISTING CHAIN LINK FENCE
---	PROPOSED VINYL FENCE
---	PROPOSED PAVED AREA



LOCATION MAP
NOT TO SCALE

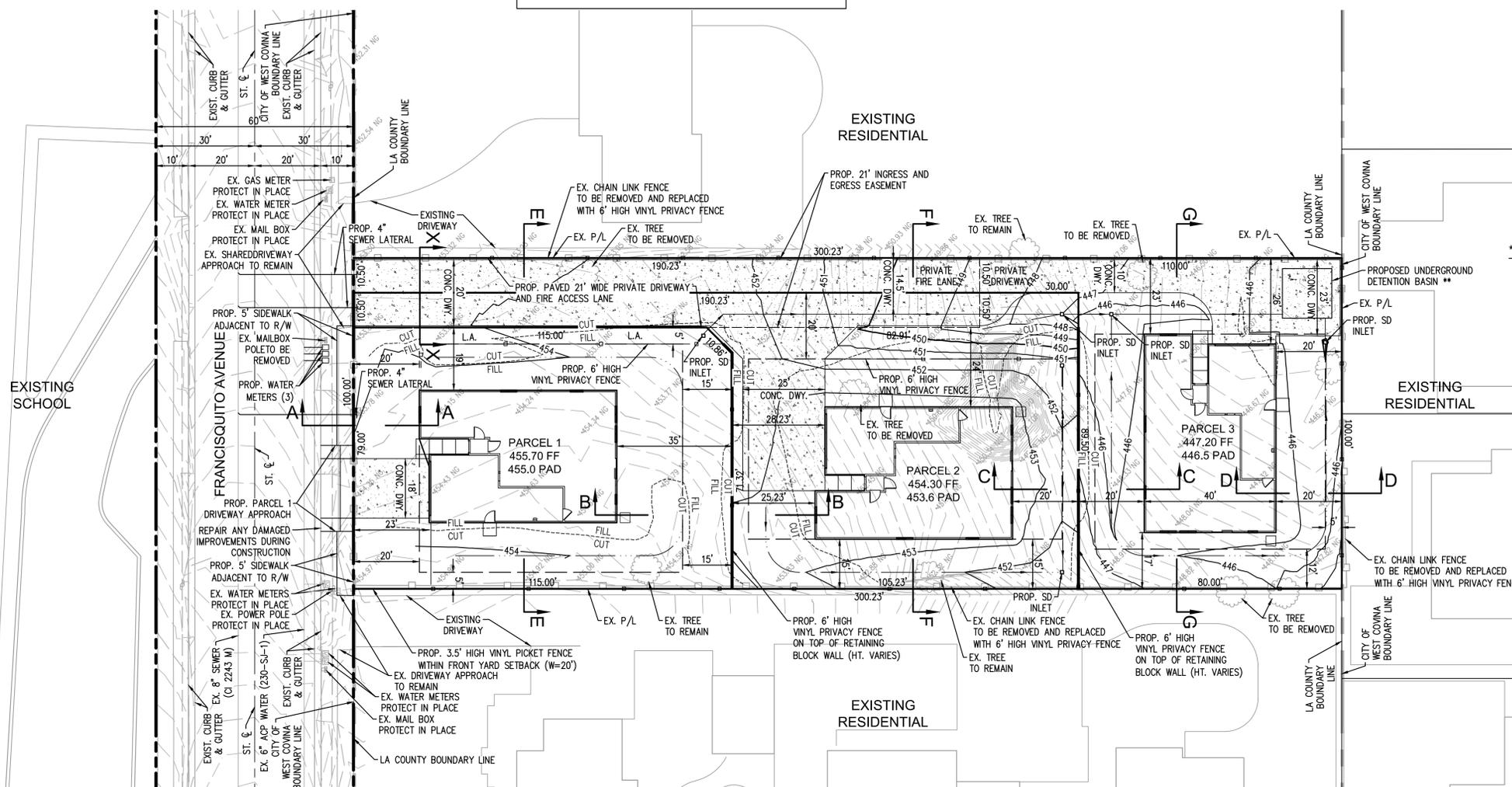


NOTE: MAINTAIN MINIMUM VERTICAL CLEARANCES PER FIRE DEPT. REQUIREMENTS.
SECTION X-X: PRIVATE FIRE LANE
SCALE: 1"=10'



TYPICAL SECTION OF FRANCISQUITO AVENUE
(LOOKING WEST)
SCALE: 1"=10'

NOTE: SEE SHEET 2 FOR CROSS SECTIONS A THRU G



- **DRAINAGE NOTE:**
1. EXCESS RUNOFF SHALL BE PUMPED OUT TO STREET.
 2. PERMITS FROM CITY OF WEST COVINA IS REQUIRED IF PUMPING FLOW TO STREET.
 3. FINAL LOCATION MAY VARY.
 4. UNDERGROUND BASIN TO BE MAINTAIN BY THE OWNER OF PARCEL 3.

OWNER:
LANDVEST, LLC
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= G 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:

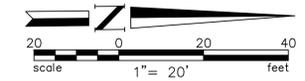
PARCEL	GROSS SQUARE FEET	NET SQUARE FEET
PARCEL 1	11,424 SF	9,054 SF
PARCEL 2	10,972 SF	7,311 SF
PARCEL 3	10,627 SF	6,632 SF
TOTAL	33,023 SF	22,997 SF

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: 1 VACANT LOT
 6. EXISTING AND PROPOSED LAND USE CATEGORY (1-LOW DENSITY RESIDENTIAL)
 7. PROPOSED LAND USE: 3 SINGLE-FAMILY RESIDENCE
 8. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
 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.
 12. THERE ARE "NO EXISTING EASEMENTS ON SITE"
 13. THERE ARE NO OAKS AND WALNUT TREES ON-SITE

ESTIMATED EARTHWORK VOLUMES:

RAW CUT:	472 CY
RAW FILL:	536 CY
OVEREXCAVATION:	1,644 CY
IMPORT/EXPORT:	0 CY



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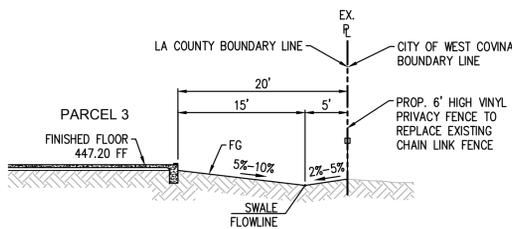
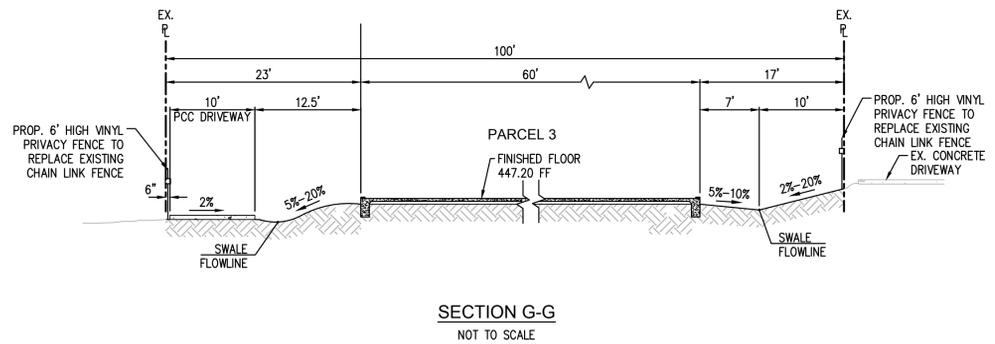
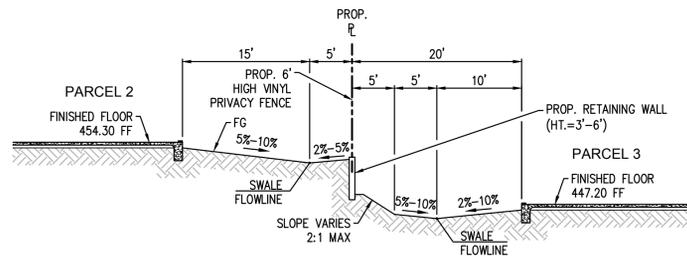
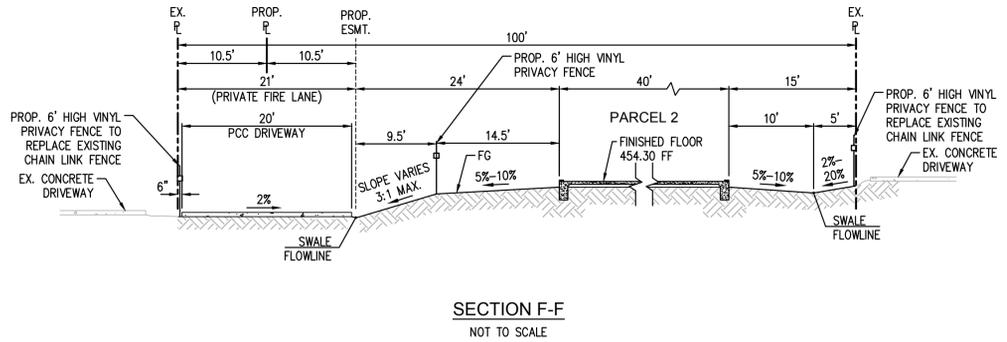
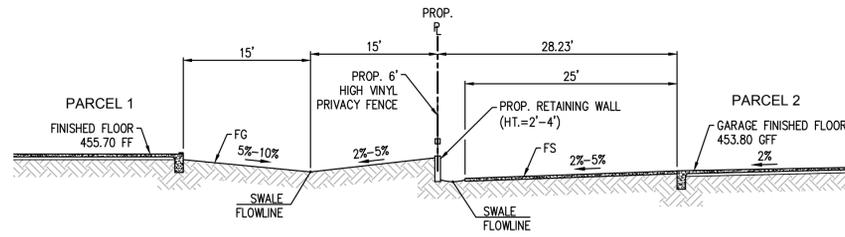
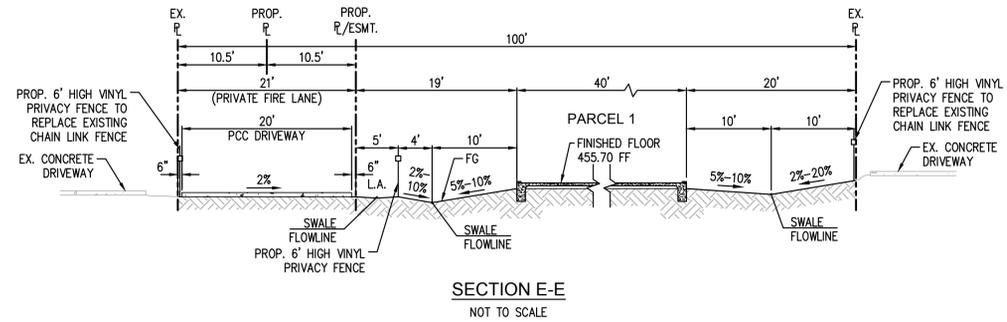
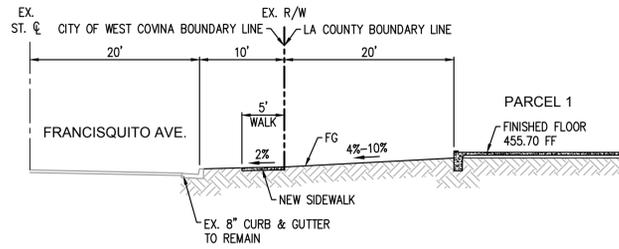
NO.	DESCRIPTION	DATE	BY



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 03/10/2015 DATE:

COUNTY OF LOS ANGELES
TENTATIVE PARCEL MAP NO. 071931
17133 FRANCISQUITO AVE
WEST COVINA, CALIFORNIA
DRAWN BY: J.M.A.
DESIGNED BY: J.M.A.
CHECKED BY: M.K.
APPROVED BY: _____ DATE: _____
COUNTY ENGINEER DATE: _____

DATE: 03-10-2015
SCALE: AS NOTED
PROJECT NO.: 130216-0016
SHEET NO.: 1 OF 2



Drawing Name: S:\130216 Mapping\MapSets\Tentative Map\130216-0016 - 17133 Francisquito Ave\02_130216-0016.dwg
Tab: Layout 1
Last Opened: Mar 10, 2015 - 2:41pm by: Chamez

SUBDIVIDER:

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PHONE: (949) 858-1886

NO.	DESCRIPTION	DATE	BY
REVISIONS			



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PREPARED UNDER THE SUPERVISION OF:
John C. Hogan
JOHN C. HOGAN R.C.E. 26229 DATE: 03/10/2015

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17133 FRANCISQUITO AVE
WEST COVINA, CALIFORNIA
DRAWN BY: JMA
DESIGNED BY: JMA
CHECKED BY: MK
APPROVED BY: _____
COUNTY ENGINEER DATE: _____

DATE: 03-10-2015
SCALE: AS NOTED
PROJECT NO.: 130216-0016
SHT NO.: 2 OF 2