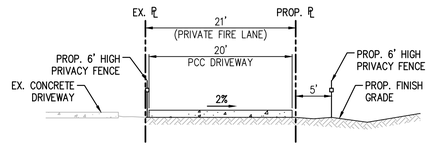
RECEIVED
DEPT OF REGIONAL PLANNING
PM071931 TENTATIVE
DATE: 26 MAY 2015

MINOR LAND DIVISION

TENTATIVE PARCEL MAP NO. 071931

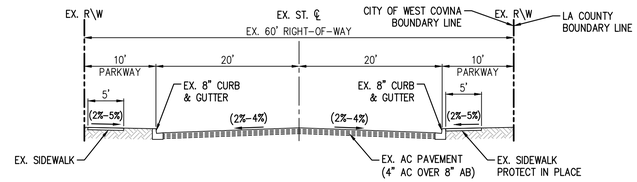
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



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

SECTION X-X: PRIVATE FIRE LANE

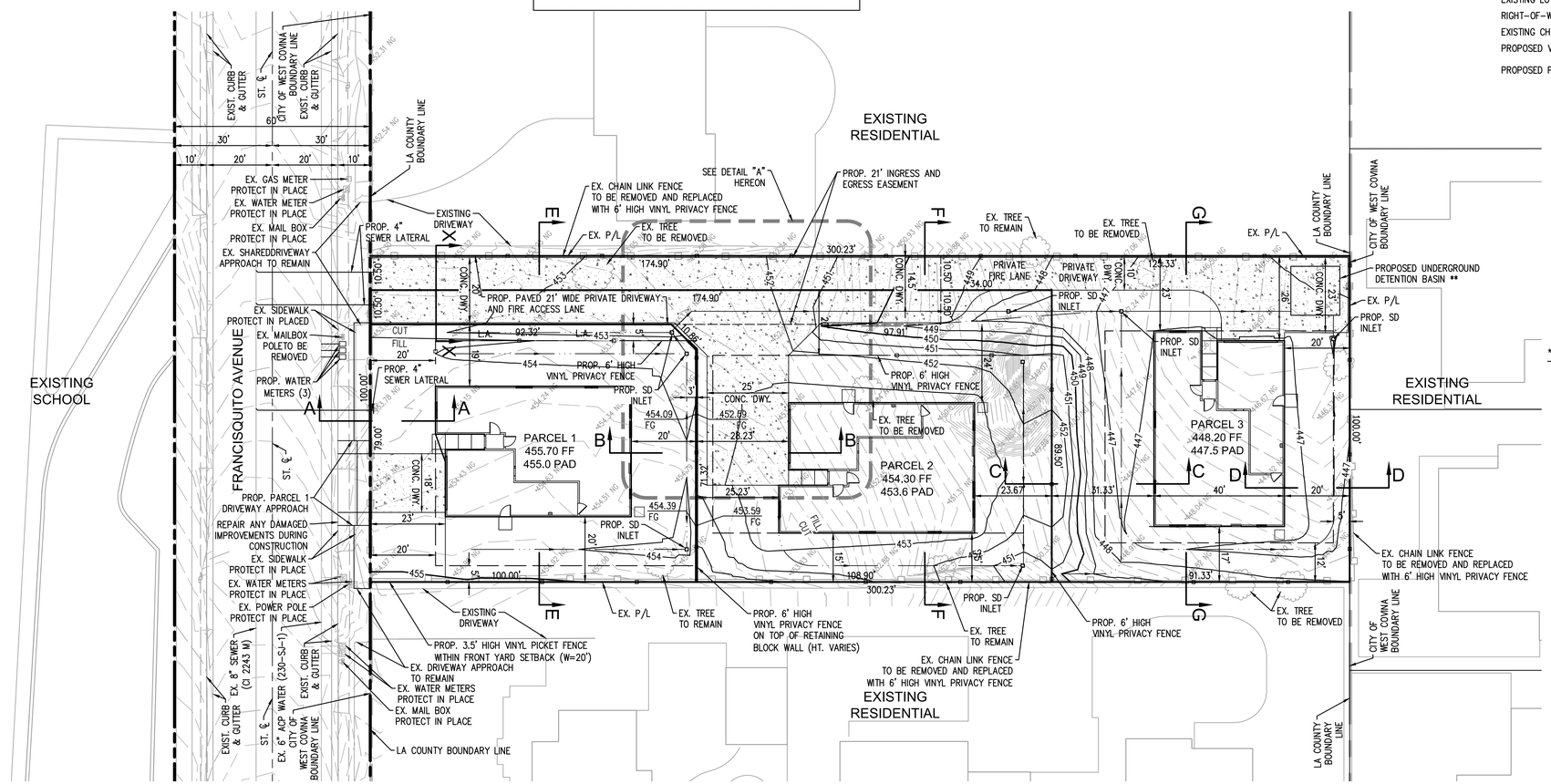
SCALE: 1"=10'

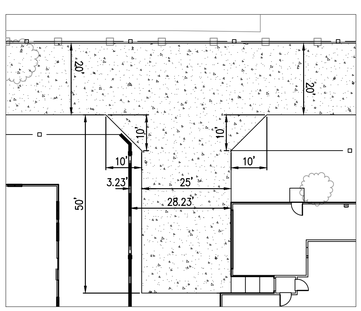


TYPICAL SECTION OF FRANCISQUITO AVENUE

(LOOKING WEST)
SCALE: 1"=10'

NOTE: SEE SHEET 2 FOR CROSS SECTIONS A THRU G



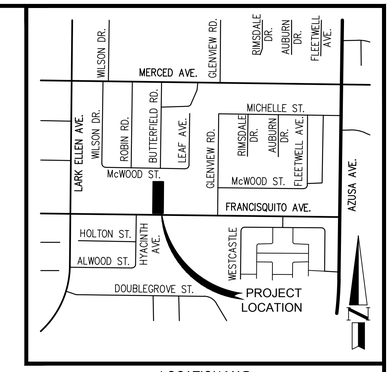


FIRE TURN AROUND DIMENSION
DETAIL "A"
SCALE 1"=20'

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
PROPOSED PAVED AREA



LOCATION MAP

NOT TO SCALE

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:

	GROSS SQUARE FEET	NET SQUARE FEET
PARCEL 1	10,240 SF	7,870 SF
PARCEL 2	11,141 SF	7,579 SF
PARCEL 3	11,642 SF	7,594 SF
TOTAL	33,023 SF	23,044 SF

GROSS ACREAGE INCLUDES FRONTAGE OF PROPERTY EXTENDED TO CENTERLINE OF STREET.

**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.
4. UNDERGROUND BASIN TO BE MAINTAIN BY THE OWNER OF PARCEL 3.

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:	346 CY
RAW FILL:	449 CY
NET VOLUME:	103 CY (IMPORT)
OVEREXCAVATION:	1,167 CY

20 0 20 40
scale 1"= 20' feet

SUBDIVIDER:

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

NO.	DESCRIPTION	DATE	BY

REVISONS

REGISTERED PROFESSIONAL ENGINEER JOHN CURT HOGAN No. 026229 Exp. 3/31/16 CIVIL STATE OF CALIFORNIA

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: 03/10/2015

COUNTY OF LOS ANGELES

TENTATIVE PARCEL MAP NO. 071931

17133 FRANCISQUITO AVE
WEST COVINA, CALIFORNIA

DRAWN BY: JMA
DESIGNED BY: JMA
CHECKED BY: MK
DATE: 05-04-2015
SCALE: AS NOTED
PROJECT NO.: 130216-0016
SHT NO.: 1 OF 2
APPROVED BY:
COUNTY ENGINEER DATE

Drawing Name: S:\130216\Mapping\MapSets\Tentative Map\130216-0016 - 17133 Francisquito Ave\01_130216-0016tpm.dwg Tab: Layout 1
Last Opened: May 07, 2015 - 1:37pm By: MKehmal

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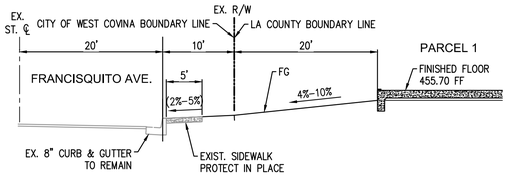
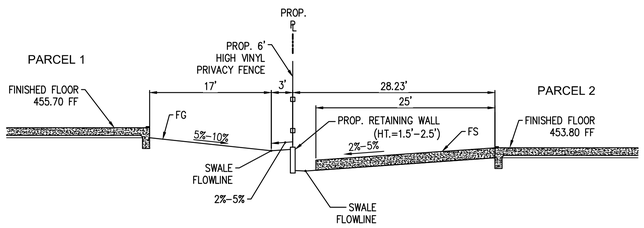


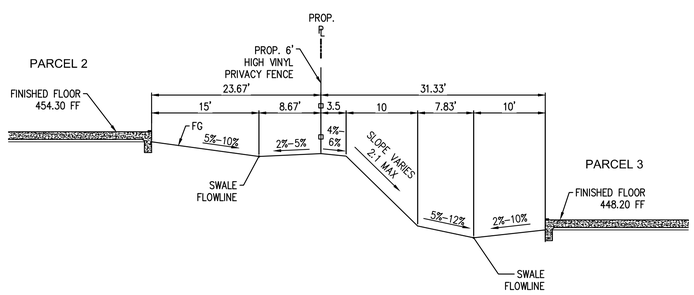
SECTION A-A

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



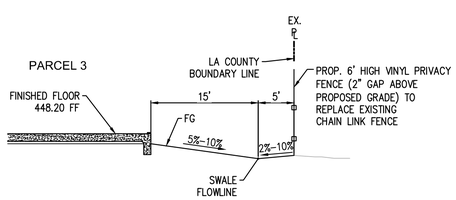
SECTION B-B

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



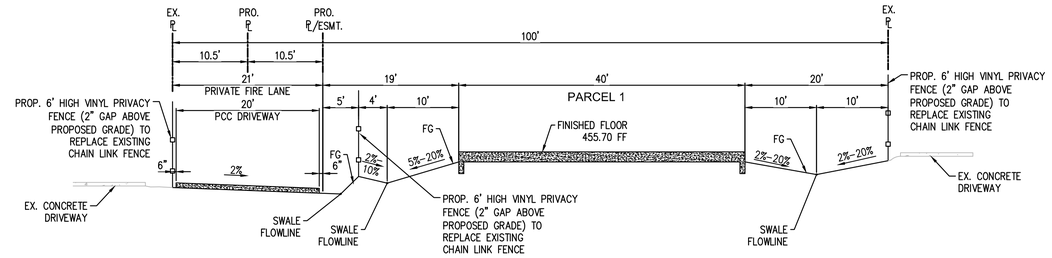
SECTION C-C

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



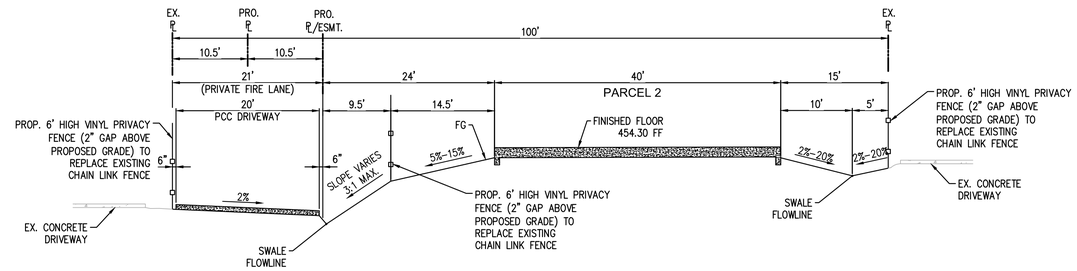
SECTION D-D

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



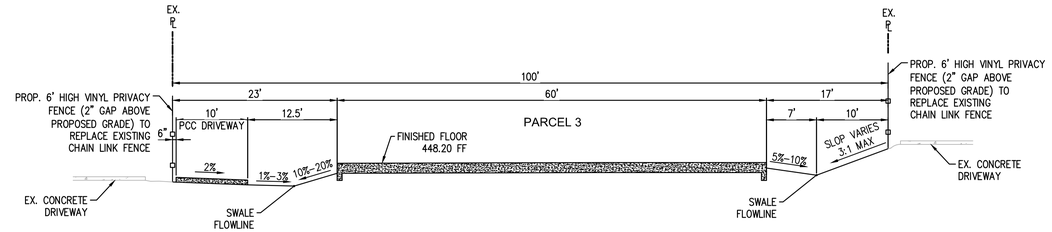
SECTION E-E

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



SECTION F-F

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



SECTION G-G

SCALES
HORIZ. 1"=10'
VERT. 1"=5'

Know what's below. Call 811 before you dig

SUBDIVIDER:

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8001 IRVINE CENTER DRIVE, 4TH FLOOR
IRVINE, CA 92618
PHONE: (949) 858-1886

NO.	DESCRIPTION	DATE	BY

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SHT NO.: 2 OF 2

Drawing Name: S:\130216\Mapping\MapSets\Tentative Map\130216-0016 - 17133 Francisquito Ave\02_130216-0016tpm.dwg Tab: Layout 1
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