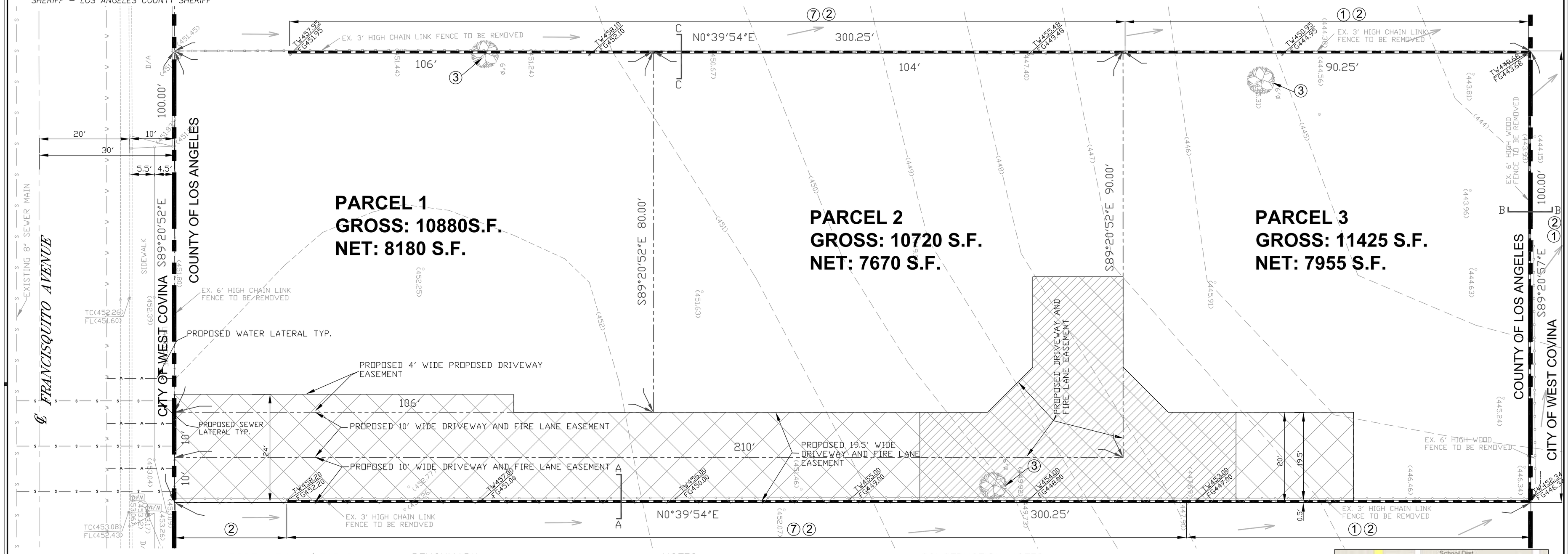
DEPT OF REGIONAL PLANNING
PM071931 TENTATIVE
24 JUL 2013

TENTATIVE PARCEL MAP NO.071931

MINOR LAND DIVISION TENTATIVE PARCEL MAP NUMBER 071931
FOR SUBDIVISION PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

UTILITY SERVICES:

WATER – SUBURBAN WATER SYSTEM
SEWER – COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS – SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL – SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE – VERIZON
SCHOOL – WEST COVINA UNIFIED SCHOOL DISTRICT
FIRE – COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF – LOS ANGELES COUNTY SHERIFF



OWNER:

PAK CHEUNG NG
762 ARCADIA AVE UNIT #B
ARCADIA, CA 91007

PREPARED BY:

JACK LEE, PE
CAL LAND ENGINEERING, INC.,
576 E. LAMBERT ROAD
BREA, CALIFORNIA 92821
PH: 714–671–1050
FAX: 714–671–1090
JULY 22, 2013

AREA	
GROSS	NET
33025 S.F.	23799 S.F.

ABBREVIATIONS/LEGEND:

CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
D/A..... DRIVEWAY APRON
DWY..... DRIVEWAY
EX..... EXISTING
FH..... FIRE HYDRANT
FL..... FLOW LINE ELEVATION
GM..... GAS METER
MH..... MAN HOLE
SMH..... SEWER MANHOLE
S/W..... SIDEWALK
TC..... TOP OF CURB ELEVATION
FS..... FINISH SURFACE
WV..... WATER VALVE
(452)..... EX. ELEVATION
452..... PROP. ELEVATION
...CENTER LINE
...EXISTING STRUCTURE
...WATER MAIN LINE
...PROPERTY LINE
...PROPOSED STRUCTURE
SEWER MAIN LINE
EXISTING FENCE
PRIVATE DRIVEWAY FIRE LANE
FIRE APPARATUS TURNAROUND

BENCHMARK:

LA CO ROAD DEPT B.M. NO B6 415. L.A. CO. SURV. BRASS CAP MONUMENT IN WELL AT CENTERLINE INTERSECTION OF LARK ELLEN AVE. & FRANCISQUITO AVE
ELEVATION: 429.454'

LEGAL DESCRIPTION:

THE WESTERLY 100 FEET OF THE EASTERLY 500.00 FEET OF LOT 300 OF E.J.BALDWIN'S FIFTH'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 134 AND 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE OIL, GAS, MINERALS, OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDE IN DEEDS OF RECORD.
APN: 8490–021–009

EARTH WORK QUANTITIES

CUT: 335 CY EXPORT: 148 CY
FILL: 187 CY
SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING

EXISTING EASEMENT:

NO EXISTING EASEMENT ON SITE

NOTES:

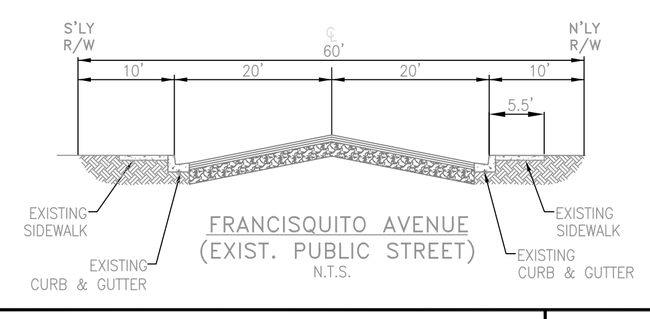
ZONE: R1–7500 (PRESENT)
ZONE: R1–7500 (PROPOSED)
NO. OF EX. PARCEL: 1 (VACANT LOT)
NO OF PROP. PARCEL: 3 (3 SINGLE FAMILY HOUSE)
AREA OF LOT: 33025 SQ. FT. (0.76 ACRE)

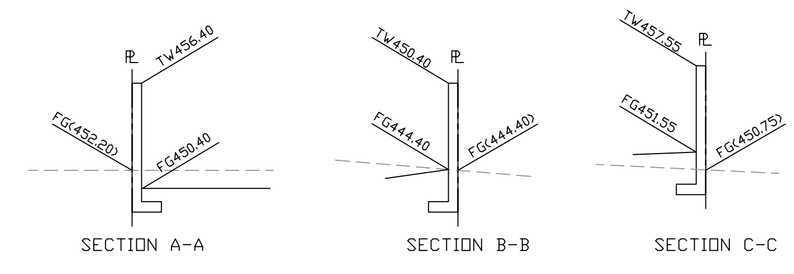
LOT AREA
LOT 1: GROSS 10880 S.F. NET 8180 S.F.
LOT 2: GROSS 10720 S.F. NET 7670 S.F.
LOT 3: GROSS 11425 S.F. NET 7955 S.F.

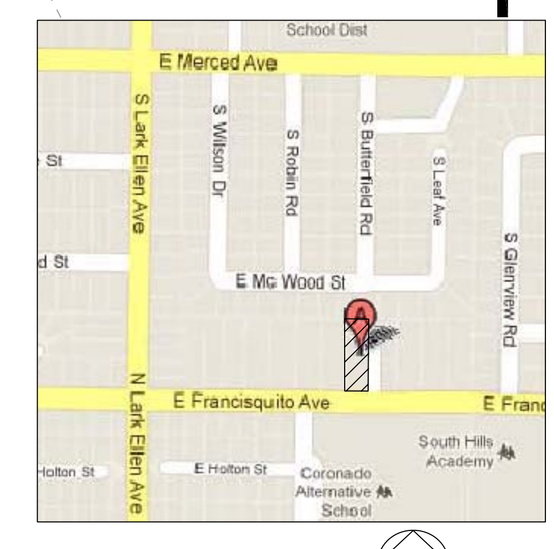
CONSTRUCTION NOTES

1. CONSTRUCT NEW 6' H BLOCK WALL, OMIT EVERY OTHER BLOCK FOR ALLOW CROSS LOT DRAINAGE
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING TREE TO BE REMOVED
7. CONSTRUCT NEW 6' H BLOCK WALL

NO OAK TREES ON THE SITE







VICINITY MAP

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671–1050 FAX: (714) 671–1090

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REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-15
CIVIL
STATE OF CALIFORNIA

REV.	REVISION DESCRIPTION	BY	DATE

PROJECT LOCATION:

17133 E. FRANCISQUITO AVE.
WEST COVINA, CA

SHEET NO.

T-1

SHEET 1 OF 1 SHT.