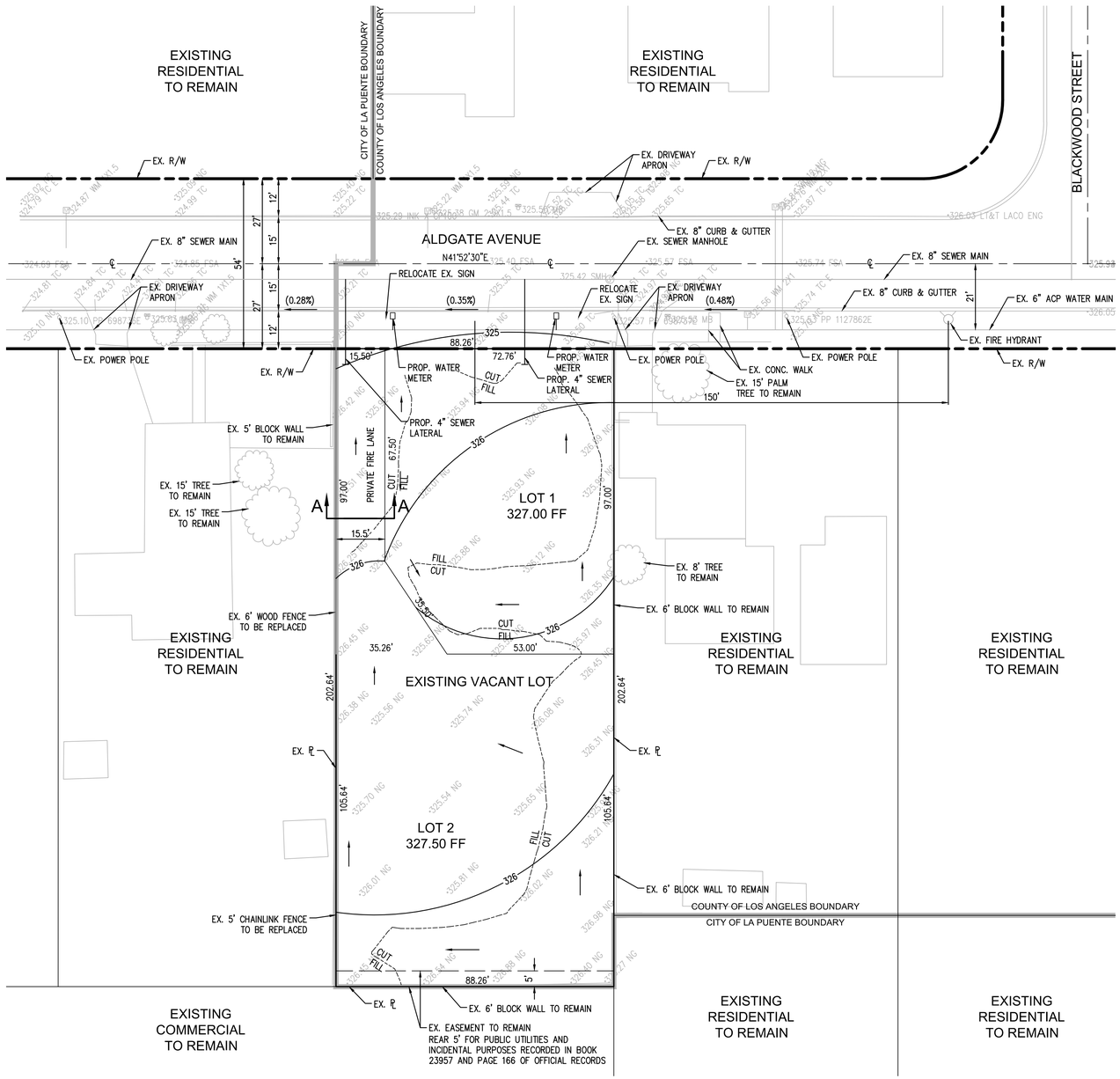
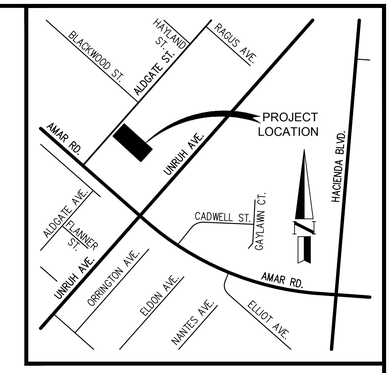
DEPT OF REGIONAL PLANNING
PM072457 TENTATIVE
19 MAR 2014

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 072457

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





LOCATION MAP
NOT TO SCALE

ESTIMATED EARTHWORK VOLUMES:

RAW CUT:	150 CY
RAW FILL:	313 CY
NET FILL:	163 CY

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

OWNER:

VIVIAN 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 N41°52'30"E FOR CENTERLINE OF ALDGATE AVENUE ON THE MAP OF TRACT NO. 13820.

LEGAL DESCRIPTION:

APN: 8472-033-006
LOT 32 OF TRACT NO. 13820

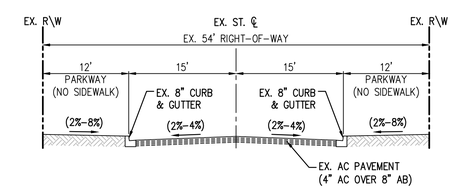
BENCHMARK:

ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON

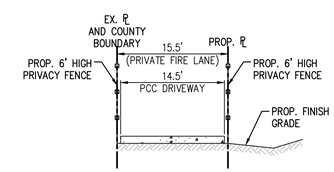
BM= C 3001 (38-17A 1963 RE 5869)
EL= (336.34) NAVD88 – BASELINE 2005 YEAR LEVELED (BM IS SET IN SOUTH END OF CATCH BASIN 56' NORTH OF BCR AT NE CORNER OF HACIENDA BLVD AND FAIRGROVE AVE)

AREAS:

	SQUARE FEET	ACRES	GROSS ACRES	NET ACRES
LOT 1	6,766 SF	0.155 AC	0.200 AC	0.155 AC
LOT 2 TOTAL	11,119 SF	0.255 AC	0.265 AC	0.255 AC
LOT 2 ONLY	9,324 SF	0.214 AC	–	–
ACCESS STRIP	1,795 SF	0.041 AC	–	–
TOTAL	17,885 SF	0.410 AC	0.465 AC	0.411 AC



TYPICAL SECTION OF ALDGATE AVENUE
SCALE: 1"=10'



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

SECTION A-A: PRIVATE FIRE LANE
SCALE: 1"=10'

GENERAL NOTES

1. DATE OF PREPARATION: DECEMBER 19, 2013
2. ADDRESS: 922 ALDGATE AVENUE
3. APN: 8472-033-006
4. PER COUNTY OF LOS ANGELES PLANNING DEPARTMENT, SUBJECT PROPERTY IS ZONED "RESIDENTIAL" (R-1-6000)
5. EXISTING LAND USE: RESIDENTIAL
6. PROPOSED LAND USE: 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 TWO 2-STORY SINGLE FAMILY DWELLING UNITS.

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. 3/31/14 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 — 03/17/2014 DATE:

COUNTY OF LOS ANGELES

DRAWN BY: JMA	TENTATIVE PARCEL MAP NO. 72457	DATE: 03-17-2014
DESIGNED BY: JMA	922 ALDGATE AVENUE	SCALE: AS NOTED
CHECKED BY: MK	LA PUENTE, CALIFORNIA	PROJECT NO.: 130216-0014
	APPROVED BY: COUNTY ENGINEER DATE	SHT NO.: 1 OF 1

Drawing Name: S:\130216\Mapping\MapSets\Tentative Map\130216-0014 - 922 Aldgate St\01_130216-0014tpm.dwg Tab: Layout 1
Last Opened: Mar 17, 2014 - 9:22am by: JMingels