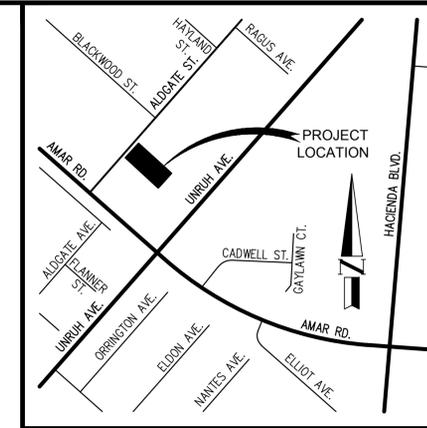
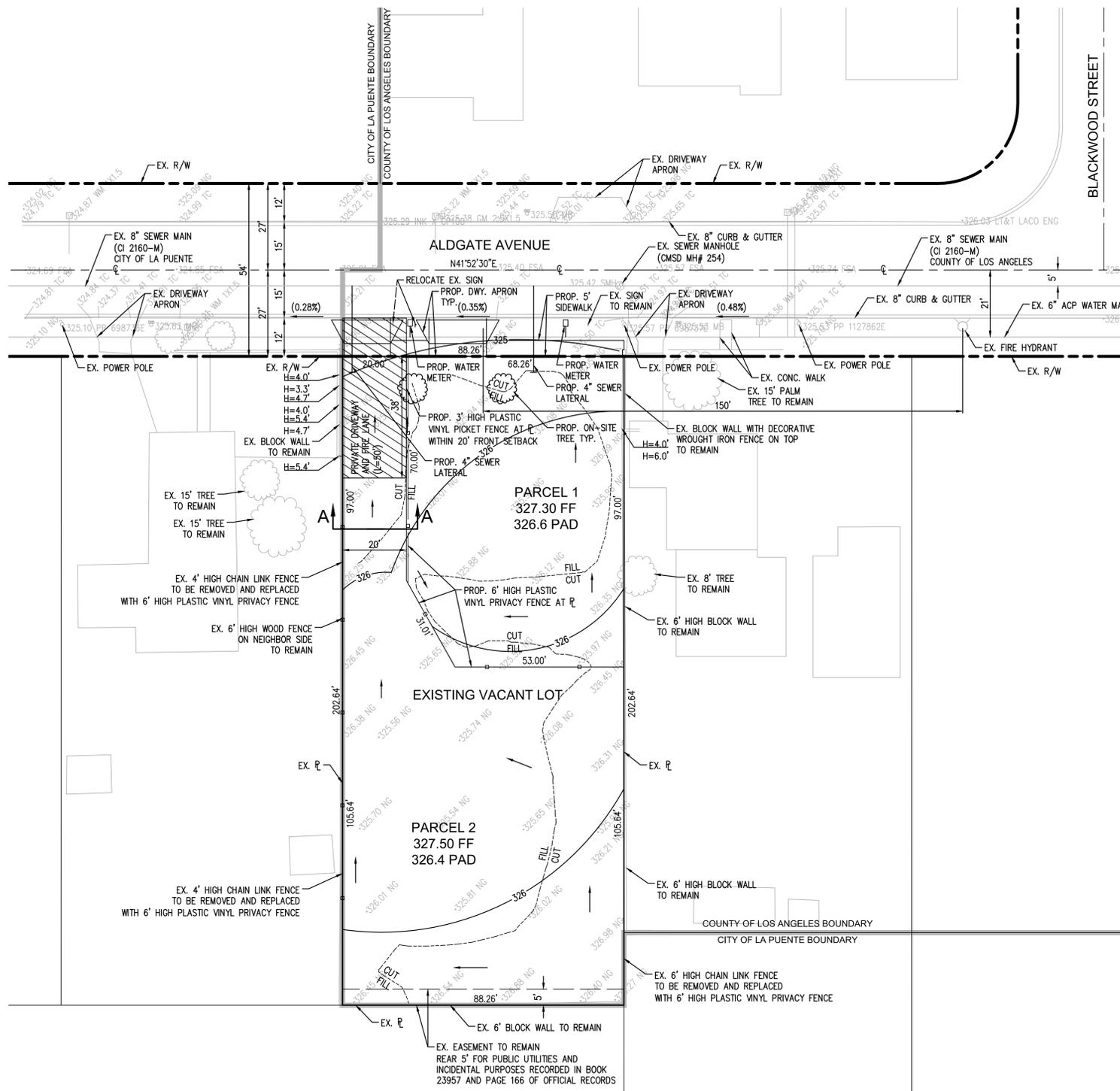


MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 072457

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



VICINITY MAP
NOT TO SCALE



ESTIMATED EARTHWORK VOLUMES:

RAW CUT:	600 CY
RAW FILL:	600 CY
NET IMPORT/EXPORT:	0 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:

VS VENTURES, 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
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= G 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)

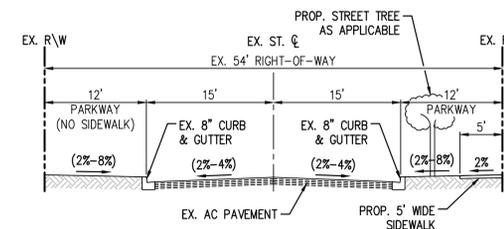
AREAS:

	SQUARE FEET	GROSS ACRES	NET ACRES
PARCEL 1	8,258 SF	0.1896 AC	0.1896 AC
PARCEL 2 TOTAL	12,010 SF	0.2757 AC	0.2481 AC
PARCEL 2 ONLY	10,710 SF	0.2459 AC	0.2357 AC
ACCESS STRIP	1,300 SF	0.0298 AC	0.0124 AC
TOTAL	20,268 SF	0.4653 AC	0.4377 AC

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

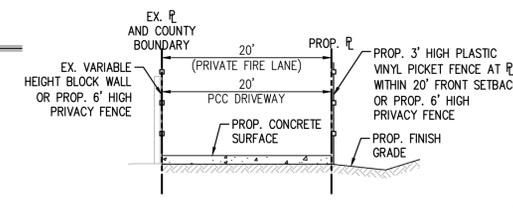
GENERAL NOTES

- DATE OF PREPARATION: JUNE 30, 2014
- ADDRESS: 922 ALDGATE AVENUE
- APN: 8472-033-006
- PER COUNTY OF LOS ANGELES PLANNING DEPARTMENT, SUBJECT PROPERTY IS ZONED "RESIDENTIAL" (R-1-6000)
- EXISTING LAND USE: VACANT (1-LOW DENSITY RESIDENTIAL)
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENCES (1-LOW DENSITY RESIDENTIAL)
- SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
- PROPOSED DEVELOPMENT OF TWO 2-STORY SINGLE FAMILY DWELLING UNITS.
- NO PRIVATE EASEMENTS EXIST ON THE SITE.
- SEWER LATERAL CONNECTIONS ARE ON CITY OF LA PUENTE MAINLINE. APPROVAL FROM CITY OF LA PUENTE IS REQUIRED.
- HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ON-SITE DRAINAGE DEVICES.
- PARCEL 2 FIRE LANE EXTENDS 50 FEET IN FROM CURB LINE.



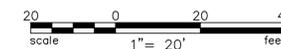
TYPICAL SECTION OF ALDGATE AVENUE

LOOKING NORTH
SCALE: 1"=10'



SECTION A-A: PRIVATE DRIVEWAY AND FIRE LANE

SCALE: 1"=10'



Drawing Name: S:\30216 Mapping\MapSets\Tentative Map\30216-0014 - 922 Aldgate s1\01_130216-0014.dwg
Tab: Layout 1
Last Opened: Jun 30, 2014 - 1:40pm by: jlangrea

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 06/30/2014 DATE:

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

COUNTY OF LOS ANGELES
TENTATIVE PARCEL MAP NO. 072457
922 ALDGATE AVENUE
LA PUENTE, CALIFORNIA

APPROVED BY:
COUNTY ENGINEER

DATE: 06-30-2014
SCALE: AS NOTED
PROJECT NO.: 130216-0014
SHEET NO.: 1 OF 1