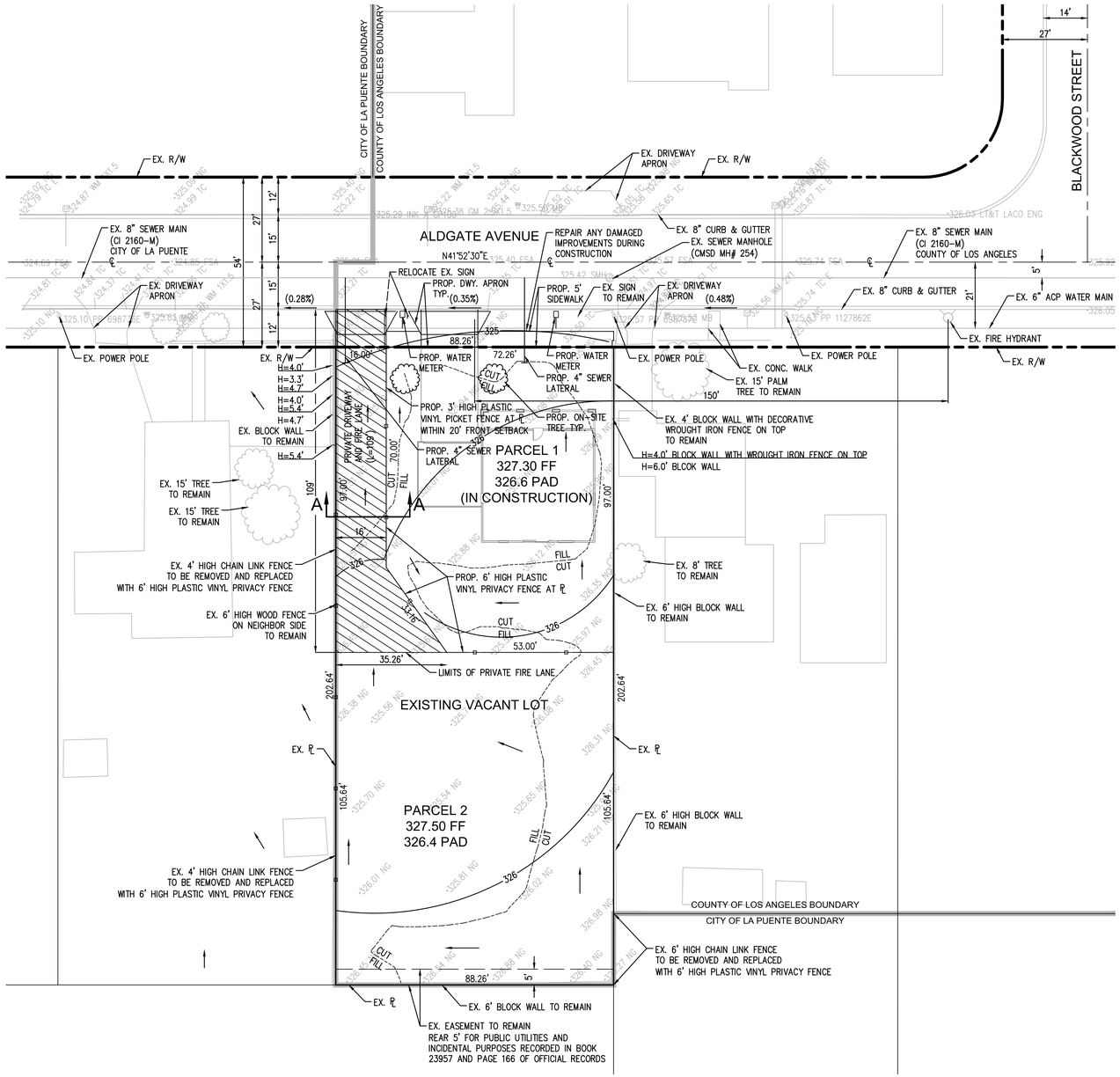
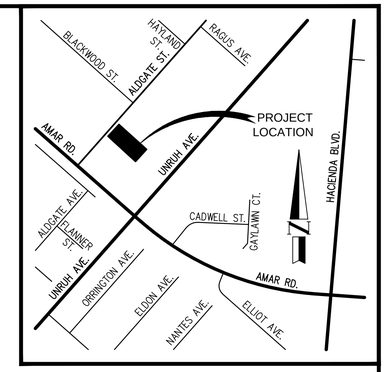
RECEIVED
DEPT OF REGIONAL PLANNING
PM072457 TENTATIVE
DATE: 26 MAY 2015

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

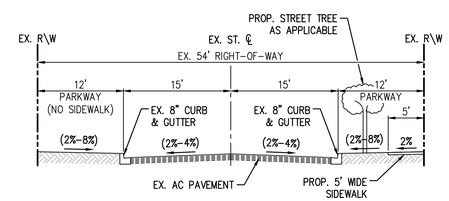
ESTIMATED EARTHWORK VOLUMES:

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

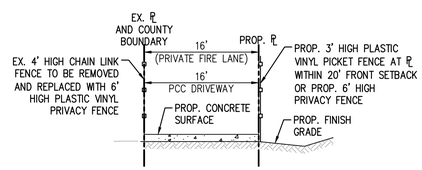
LEGEND OF ABBREVIATIONS AND SYMBOLS

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



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



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

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

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:

	GROSS SQUARE FEET	NET SQUARE FEET
PARCEL 1	8,700 SF	6,749 SF
PARCEL 2	11,568 SF	8,882 SF
TOTAL	20,268 SF	15,631 SF

GROSS AREA INCLUDES FRONTAGE OF PROPERTY EXTENDED TO CENTERLINE OF STREET.
NET AREA IS GROSS AREA MINUS EASEMENTS AND ACCESS WAY OF THE FLAG LOT. (INCLUDES STREET FRONTAGE R/W)

GENERAL NOTES

1. DATE OF PREPARATION: NOVEMBER XX, 2014
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: VACANT (1-LOW DENSITY RESIDENTIAL)
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENCES (1-LOW DENSITY RESIDENTIAL)
7. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
8. PROPOSED DEVELOPMENT OF TWO 2-STORY SINGLE FAMILY DWELLING UNITS.
9. 5' EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 23957 AND PAGE 166 OF OFFICIAL RECORDS TO REMAIN, PER INSTRUMENT # 9
10. SEWER LATERAL CONNECTIONS ARE ON CITY OF LA PUENTE MAINLINE. APPROVAL FROM CITY OF LA PUENTE IS REQUIRED.
11. HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ON-SITE DRAINAGE DEVICES.
12. PARCEL 2 FIRE LANE EXTENDS 50 FEET IN FROM CURB LINE.
13. PLOT PLAN PERMIT # RPP201301166.

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

DRAWN BY: JMA	TENTATIVE PARCEL MAP NO. 072457	DATE: 03-10-2015
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: Apr 21, 2015 - 10:53am by: MKelmal