

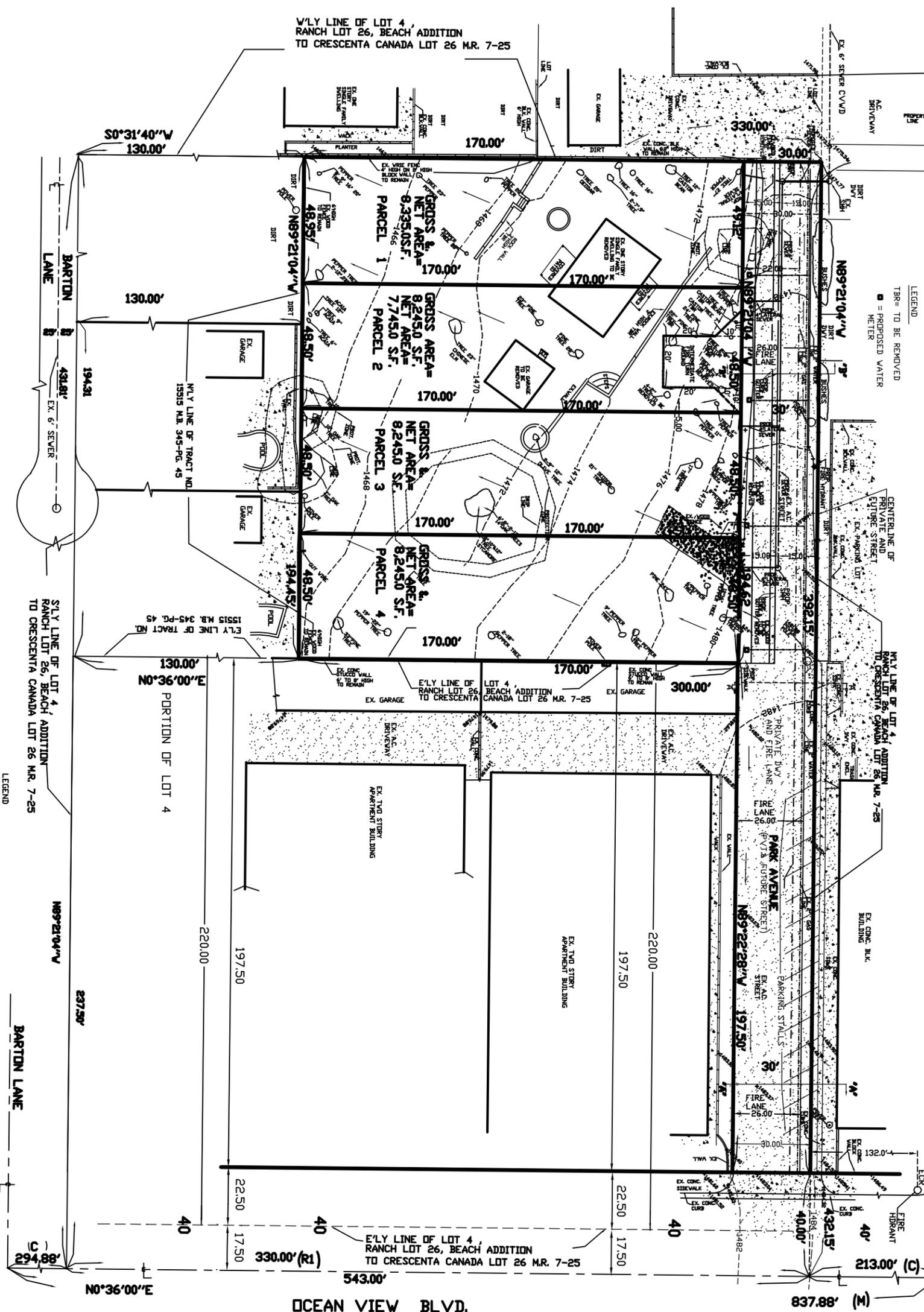
RECEIVED
DEPT OF REGIONAL PLANNING
PM073045 TENTATIVE
DATE: 12 NOV 2014

LISTING OF UTILITIES
SOUTHERN CALIFORNIA
EDISON
ATI
CHARTER CABLE
SOUTHERN CALIFORNIA
GAS
CV WATER

900-227-2600
888-729-5323
818-626-0009
213-244-1234
818-248-3935

LEGEND
TR= TO BE REMOVED
= PROPOSED WATER
= PROPOSED METER

MINDR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 073045
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA,
FOR SUBDIVISION PURPOSES



PROJECT DESCRIPTION:
MINDR LAND DIVISION FOR SUBDIVISION
PURPOSES TO CREATE FOUR (4) SINGLE
FAMILY PARCELS ON 0.76 ACRES.

BENCH MARK:
ELEV. 1496.042, DPV BM TAG IN S. CB 3.3 FEET S/O BCR & SE COR.
OCEAN VIEW BLVD FOOTHILL BLVD LA CANADA 2005 BM, N.D. Y-11230

LEGAL DESCRIPTION
THAT PORTION OF LOT 4 OF BEACH'S ADDITION
TO CRESCENTA CANADA IN THE COUNTY OF LOS ANGELES STATE
OF CALIFORNIA AS PER MAP RECORDED IN BOOK 7, PAGE 25 OF
RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, THE
MOST NORTHERLY LINE AND ITS EASTERLY PROLONGATION OF
TRACT NO. 15515 AS PER MAP RECORDED IN BOOK 345, PAGE 44
OF MAPS, RECORDS OF SAID COUNTY,
EXCEPT THEREFROM, THE EASTERLY 220 FEET AND THE NORTHERLY
30 FEET THEREOF
OWNER/SUBDIVIDER

HALES-ANDERSON INVESTMENT PROPERTIES
2832 FOOTHILL BLVD.
LA CRESCENTA, CALIFORNIA
91214
818-355-6251

ENGINEER
JERRY M. CROWLEY
ENGINEERING SERVICES
2341 W. SILVER LAKE DRIVE
LOS ANGELES, CALIFORNIA
323-993-7423

DATE: NOVEMBER 11, 2014

- SITE INFORMATION**
- 1) A.P.N. 8810-009-032
 - 2) EXISTING AND PROPOSED ZONE RI-5000
 - 3) TOTAL GROSS AREA = 33,070.0 S.F.
 - 4) TOTAL NET AREA = 32,570.0 S.F.
 - 5) EXISTING AND PROPOSED LAND USE: 1-LDW DENSITY RESIDENTIAL
 - 6) SITE AVERAGE SLOPE: 10.0%
 - 7) THOMAS GUIDE: 534-H3
 - 8) EXISTING FIRE HYDRANT 330.00 FEET FROM PROPERTY
 - 9) JOB ADDRESS: 2326 PARK AVENUE, MONROUSE, CALIFORNIA
 - 10) NO EXISTING OR PROPOSED EASEMENTS
 - 11) EXISTING STRUCTURES TO BE REMOVED
 - 12) NO GRADING
 - 13) WATER SUPPLIED BY LA CANADA IRRIGATION
 - 14) EX. WOOD FENCE ALONG FRONT PROPERTY LINE IS 6 FEET HIGH AND WILL BE REMOVED
 - 15) ALL TREES TO REMAIN EXCEPT THOSE WITHIN FIRE TURN AROUND
 - 16) EXISTING/PROPOSED PHYSICAL LAND USE SINGLE FAMILY RESIDENTIAL
 - 17) REQUEST WAIVER OF STREET RIGHT OF WAY OFFER AND STREET IMPROVEMENTS ON PARK AVENUE DUE TO TITLE LIMITATIONS.
 - 18) REQUEST WAIVER OF STREET FRONTAGE REQUIREMENT DUE TO TITLE LIMITATIONS.
 - 19) THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER DUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE BOARD OF SUPERVISORS' LATEST CHANGE OF MAP. SUCCESSFUL THE REVISION THAT IS SUBMITTED TO THE DEPARTMENT OF REGIONAL PLANNING
 - 20) PROVIDE A MINIMUM PAVED WIDTH OF 26 FEET ADJACENT TO THE REQUIRED PUBLIC FIRE HYDRANT FOR A DISTANCE OF 50 FEET, 25 FEET ON EACH SIDE OF THE FIRE HYDRANT

SCALE: 1"=200'

LEGEND
R1 RECORD DATA PER BEACH ADDITION TO CRESCENTA CANADA LOT 26, M.R. 7-25
R2 RECORD DATA PER TRACT NO. 15515
C CALCULATED
M MEASURED

