RECEIVED
DEPT OF REGIONAL PLANNING
PM073045 TENTATIVE
DATE: 24 FEB 2015

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

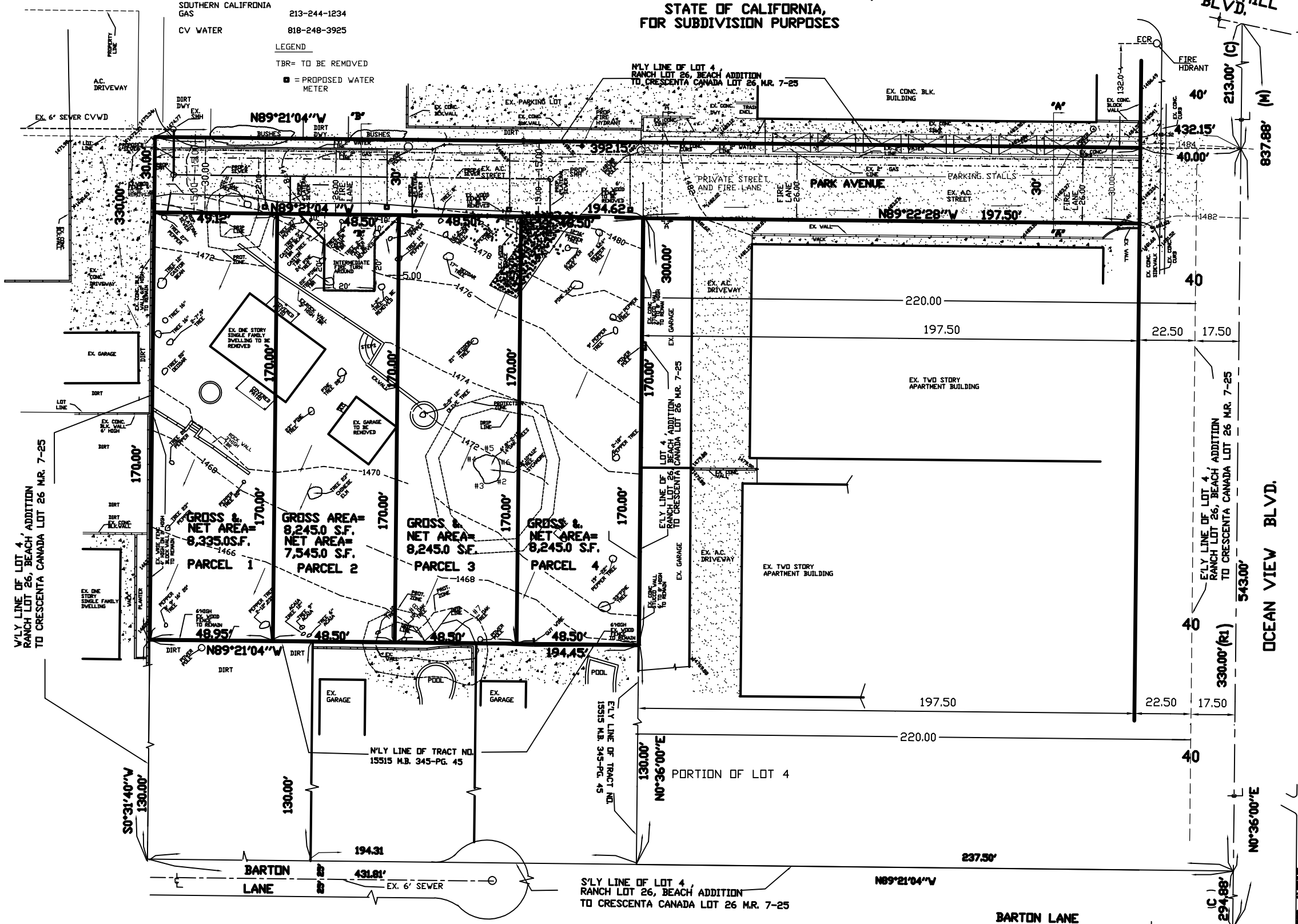
LISTING OF UTILITIES

SOUTHERN CALIFORNIA EDISON	800-227-2600
A.T.T.	888-729-5323
CHARTER CABLE	818-626-0009
SOUTHERN CALIFRONIA GAS	213-244-1234
CV WATER	818-248-3925

LEGEND

TBR= TO BE REMOVED

■ = PROPOSED WATER METER



LEGEND

R1 RECORD DATA PER BEACH ADDITON TO CRESCENTA CANADA LOT 26, M.R. 7-25

R2 RECORD DATA PER TRACT NO. 15515 M.B. 345 PG. 45

C CALCULATED

M MEASURED

PROJECT DESCRIPTION:

MINOR LAND DIVISION FOR SUBDIVISION PURPOSES TO CREATE FOUR (4) SINGLE FAMILY PARCELS ON 0.76 ACRES.

BENCH MARK:

ELEV. 1496.042, DPW BM TAG IN S. CB 3.3 FEET S/O BCR @ SE COR. OCEAN VIEW BLVD FOOTHILL BLVD. LA CANADA 2005 BM. ND. Y-11230

LEGAL DESCRIPTION

THAT PORTION OF LOT 4 OF RANCH LOT 26 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 MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY OF 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
2852 FOOTHILL BLVD.
LA CRESCENTA, CALIFORNIA
91214
818-355-6251

DATE: NOVEMBER 11, 2014

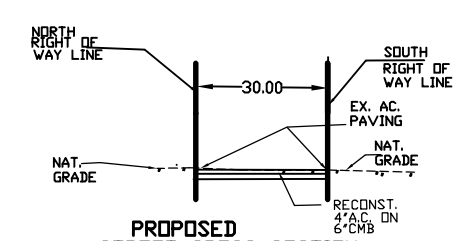
ENGINEER

JERRY M. CROWLEY
ENGINEERING SERVICES
2341 W. SILVER LAKE DRIVE
LOS ANGELES, CALIFORNIA
90039
323-893-7423

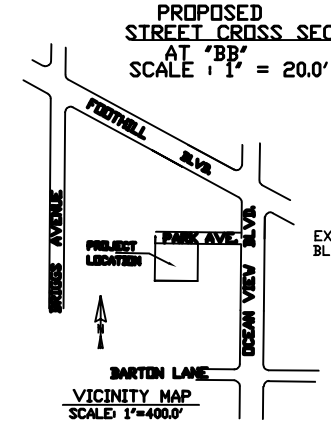
SITE INFORMATION

1. A.P.N. 5810-009-032
2. EXISTING AND PROPOSED ZONE R1-5000
3. TOTAL GROSS AREA = 33,070.0 S.F.
4. TOTAL NET AREA = 32,370.0 S.F.
5. EXISTING AND PROPOSED LAND USE: 1-LOW 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, MONTROSE, 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. THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE.SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING
19. 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

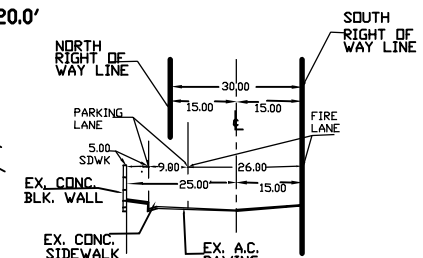
SCALE: 1"=20.0'



PROPOSED STREET CROSS SECTION AT 'BB' SCALE : 1" = 20.0'



VICINITY MAP
SCALE: 1"=400.0'



STREET CROSS SECTION AT 'AA' SCALE : 1" = 20.0'

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