EXHIBIT MAP

TENTATIVE PARCEL MAP 073398

PREPARED BY:

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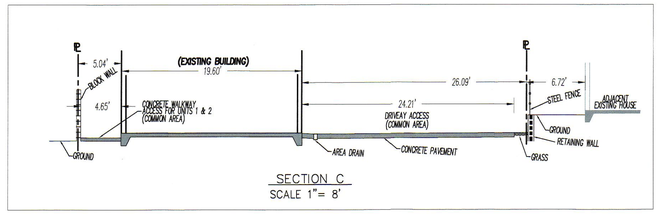
PROJECT ADDRESS:

2474 & 2476 FLORENCITA DRIVE,
MONTROSE, CA.

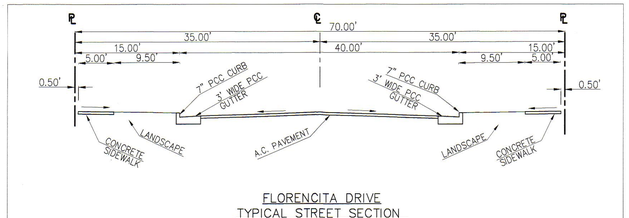
APN: 5807-016-017

DEPT OF REGIONAL PLANNING
AUG 04 2015 EXHIBIT ____
RECEIVED CS INDEX NO

PROFESSIONAL ENGINEER — LARRY R. FINLEY — No. C 46606 — Exp. 6-30-17 — CIVIL — STATE OF CALIFORNIA



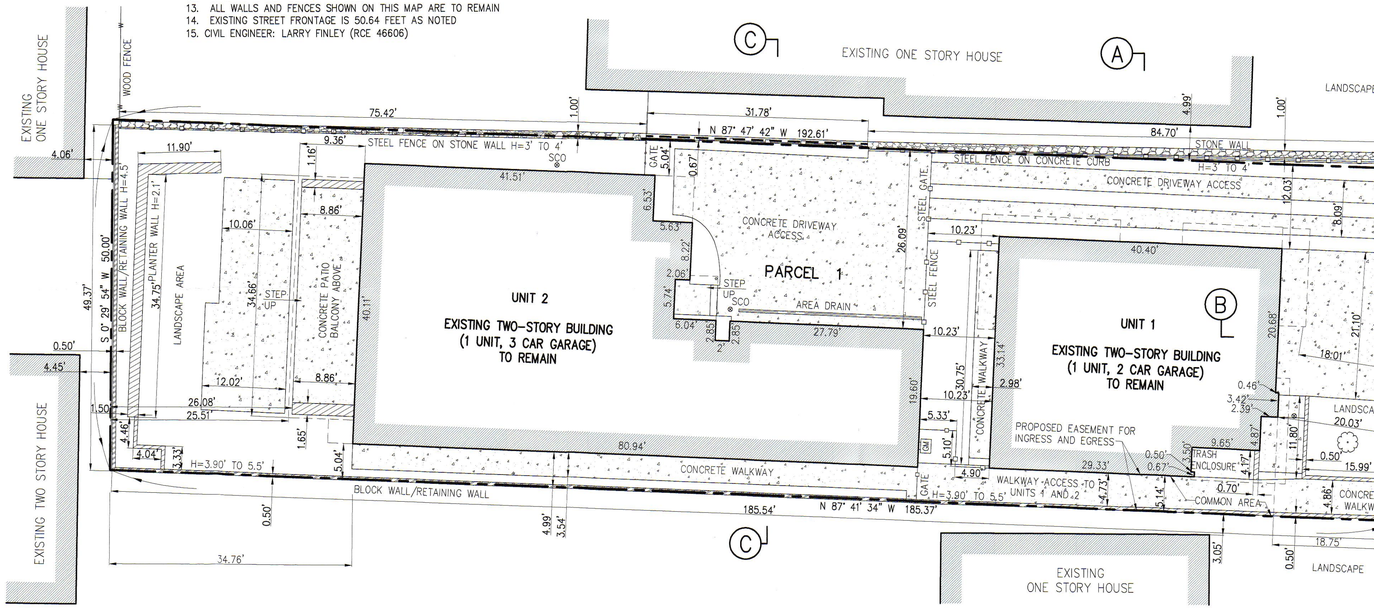
SECTION C
SCALE 1"= 8'

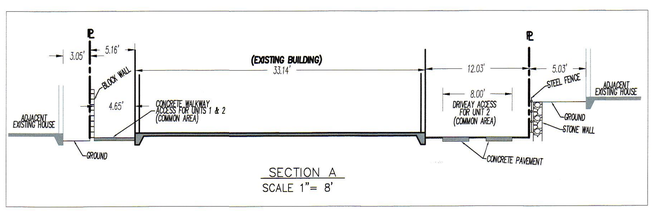


FLORENCITA DRIVE
TYPICAL STREET SECTION
SCALE 1"= 10'

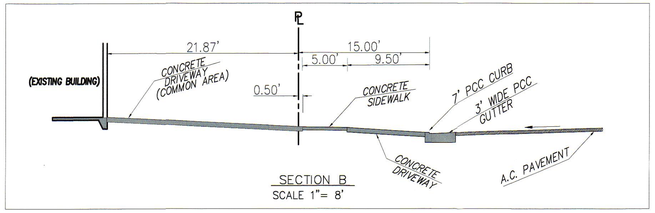
NOTES:

1. NO. OF LOTS= 1
2. EXISTING ZONE DESIGNATION= R-2
3. PROPOSED ZONE DESIGNATION= R-2
4. PROJECT SCOPE: 2 UNIT CONDOMINIUM CONVERSION
5. PARKING SPACES= 5
6. SEWAGE DISPOSAL FOR EACH UNIT IS BY UNDERGROUND SEWER SYSTEM WHICH CONNECTS TO SEWER MAIN LINE ON FLORENCITA DRIVE (LA CRESCENTA VALLEY COUNTY WATER DISTRICT)
7. SOURCE OF WATER SUPPLY (LA CRESCENTA VALLEY COUNTY WATER DISTRICT)
8. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET
9. NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALT TREES ON PROPERTY
10. BOUNDARY MONUMENTS WERE SET/FOUND PER R.S. 258/7
11. LAND USE = CATEGORY 3 (MEDIUM DENSITY RESIDENTIAL, 12 TO 22 DWELLING UNITS/ACRE)
12. GRADING IS NOT BEING PROPOSED
13. ALL WALLS AND FENCES SHOWN ON THIS MAP ARE TO REMAIN
14. EXISTING STREET FRONTAGE IS 50.64 FEET AS NOTED
15. CIVIL ENGINEER: LARRY FINLEY (RCE 46606)





SECTION A
SCALE 1"= 8'



SECTION B
SCALE 1"= 8'