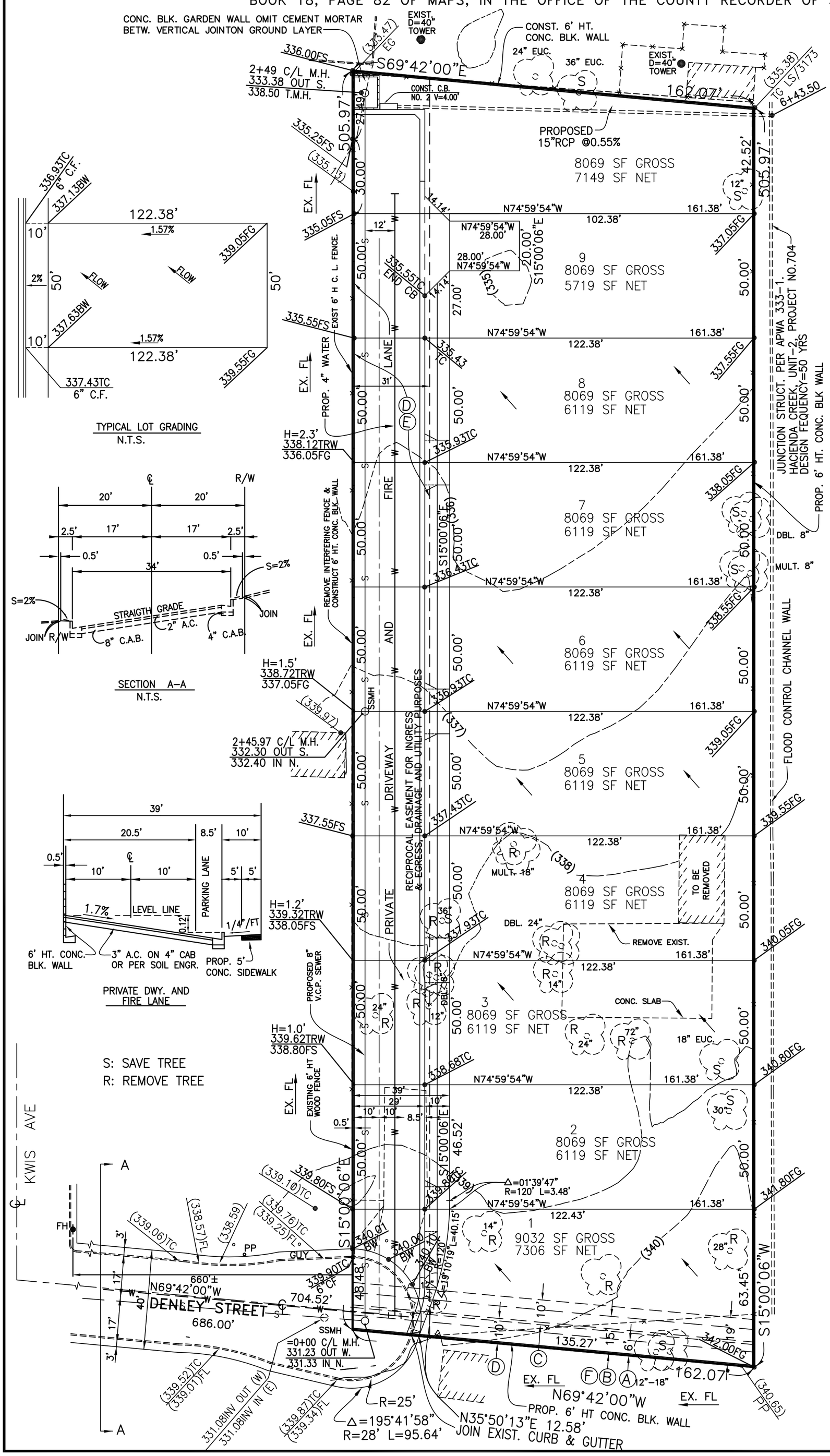
RECEIVED
DEPT OF REGIONAL PLANNING
TR065296 TENTATIVE
DATE: 12 AUG 2014

MAJOR LAND DIVISION
VESTING
TENTATIVE TRACT NO. 065296

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

BEING A SUBDIVISION OF A PORTION OF LOT 4 OF THE KWIS TRACT, AS PER MAP RECORDED IN BOOK 18, PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



TYPICAL LOT GRADING
N.T.S.

SECTION A–A
N.T.S.

PRIVATE DWY. AND FIRE LANE

PROJECT:
15577 DENLEY ST
HACIENDA HTS, CA 91745
APN: 8218–017,052,053,074

OWNER/SUBDIVIDER:
GOLDEN ELEPHANT, LLC.
2230 WINDRIVER LANE
ROWLAND HEIGHTS, CA 91748

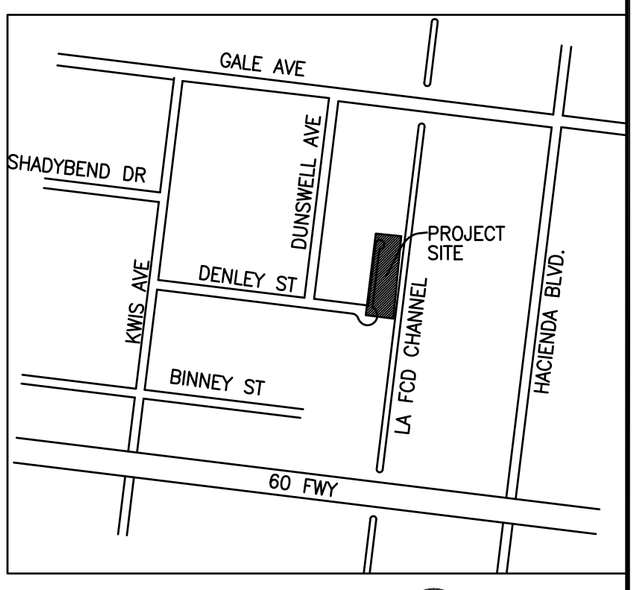
PREPARED BY:
ENGLES SHEN & ASSOCIATES, INC.
1111 CORPORATE CENTER DR. # 302
MONTEREY PARK, CA 91754
TEL: (323) 266–0866
FAX: (323) 266–0867

NOTES:
ZONE: R–1 5,000 NET
LOT SIZE: 162±'X506±'=81,652 S.F. (1.87AC)GROSS
80,770 S.F. (1.85AC) NET
EXIST. LAND USE: 1–SINGLE–FAMILY DWELLING
PROP. LAND USE: 9 SINGLE–FAMILY LOTS AND ONE LOT FOR RECREATIONAL USE
DENSITY: 4.81 DU/GA
NO OAK TREES ON SITE
SEWER: PUBLIC – SANITARY DISTRICT NO. 21
WATER: PUBLIC – ROWLAND WATER DISTRICT
WE REQUEST THAT THE PLANNING COMMISSION WAIVE FRONTAGE REQUIREMENTS.

(A) 6' WIDE ASSOCIATED TELEPHONE CO. OF CALIFORNIA, PER 37281–70, O.R.
(B) 15' WIDE SOUTHERN COUNTIES GAS CO. OF CALIFORNIA, PER 40126–245, O.R.
(C) 10' WIDE SOUTHERN CALIFORNIA EDISON CO.
(D) 31' WIDE AND 10' WIDE SAN GABRIEL VALLEY WATER CO. PER 50055–51, O.R.
(E) 31' WIDE SOUTHERN COUNTIES GAS CO. OF CALIFORNIA PER 49628–8, O.R.
(F) 15' WIDE L.A.CO.SEWER EASEMENT PER INST. NO. 2659 REC. 9–12–1967, O.R.

BENCH MARK:
ELEV. =329.750. (BASELINE 1995).
BM # G4069. IN E END C.B. 17M E/O BCR @ SE COR. GALE AVE & KWIS AVE 32M E & 10.1 M S/O C/L 1NT.

EARTHWORK:
CUT – 300 C.Y.
FILL – 1,700 C.Y.
IMPORT – 1,400 C.Y.



VICINITY MAP
NO SCALE TG 678–B2

JANUARY, 2006
REVISED: JULY, 2014