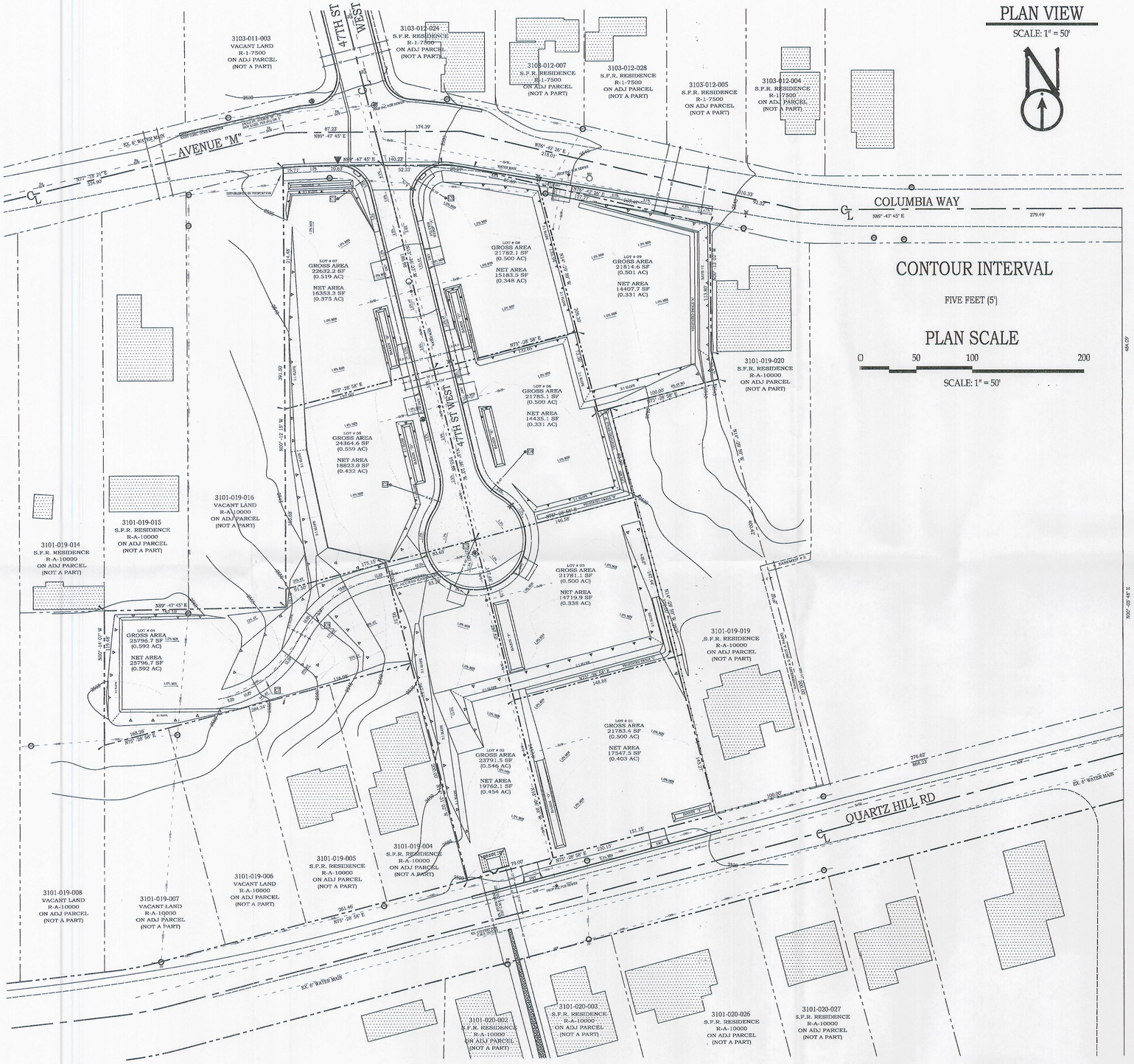
DISTANCES TO PROPERTY LINE AND OFFSITE DIMENSIONS APPROXIMATE



PLAN VIEW

SCALE: 1" = 50'

CONTOUR INTERVAL

FIVE FEET (5')

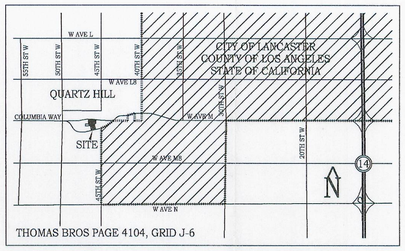
PLAN SCALE

0 50 100 200

SCALE: 1" = 50'

VICINITY MAP

N.T.S.



THOMAS BROS PAGE 4104, GRID J-6

LOT INFORMATION

KNOWN EASEMENTS

1. AN EASEMENT FOR CONSTRUCTING, REPAIRING, MAINTAINING, CONNECTING, WITH AND/OR ADDING TO WATER SYSTEM NOW ON SAID LAND AND INCIDENTAL PURPOSES, RECORDED AS BOOK 11594, PAGE 317 OF OFFICIAL RECORDS.
   IN FAVOR OF: PALM RANCH MUTUAL WATER COMPANY
   AFFECTS: SAID LAND
   RECORDED IN BOOK 11616 PAGE 237 OF OFFICIAL RECORDS, AND REGISTERED AS DOCUMENT No. 6867-A, APPEARS THE RECORD OF THE QUITCLAIM DEED EXECUTED BY PALM RANCH MUTUAL WATER COMPANY, LTD., TO CITIZENS NATIONAL TRUST AND SAVINGS BANK OF LOS ANGELES, OF RIGHT TO EXCAVATE, DRILL WELLS, DIG DITCHES, INSTALL PUMPS AND LAY PIPELINES ON OR UNDER ANY PART OF SAID LAND.
2. AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1967 AS INSTRUMENT No. 1943 OF OFFICIAL RECORDS. (NOT A PART)
   IN FAVOR OF: COUNTY OF LOS ANGELES
   AFFECTS: THE EASTERLY 6 FEET OF THE MOST SOUTHERLY 206 FEET OF LOT 91 AND THE SOUTHERLY 6 FEET OF LOT 92

BENCH MARK (1998 ADJUSTMENT)
L 1377
CSBM MON. FLUSH, 8.5 METERS SOUTH OF C/L OF AVENUE "M" & 12.5 METERS WEST OF C/L 47TH STREET WEST MARKED (BM 104-12 1958) MARKER 1 METER NORTH OF MON.
ELEV: 2532.436 FEET PALMDALE QUAD

BASIS OF BEARINGS:
THE BEARING OF N 89° 47' 45" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, PER TRACT NO. 11439, BOOK 205, PAGES 14-17, WAS USED AS THE BASIS OF THE BEARINGS SHOWN HEREON.

LEGAL DESCRIPTION:
LOT 91 OF TRACT NO. 11439, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 205, PAGES 14-16 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ZONING & PARCEL INFORMATION

EXISTING LAND USE:	VACANT (DISTURBED)
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R - A - 10,000
PROPOSED ZONING:	R - A - 10,000
LOT TOTAL:	9 (1/2 AC) LOTS
DENSITY:	2 DU / AC
GROSS ACREAGE:	4.718 AC
NET ACREAGE:	4.039 AC

SETBACKS: STANDARD YARD REQUIREMENTS (22.20.120 & 22.48.110)

20 FEET	FRONT YARD
15 FEET	REAR YARD
5 FEET	SIDE YARD
5 FEET	CORNER LOT (STANDARD)
10 FEET	CORNER LOT (REVERSED)

DEPT OF REGIONAL PLANNING
MAR 15 2012 REV. (REV RECD)
RECEIVED CS INDEX NO.

REGISTERED PROFESSIONAL ENGINEER SIVARAJAN CHAKKAVATI No. C 045373 Exp. CIVIL STATE OF CALIFORNIA 3/14

GENERAL NOTES

1. FOR ANY VEGETATED SWALE, SLOPE IS NOT TO BE STEEPER THAN 2:1.
2. RIPRAP SHALL BE d50 = 6", TYPE = ANGULAR & INSTALL MEDIUM WEIGHT (6 OZ/SY OR GREATER) NON-WOVEN GEO-TEXTILE BENEATH RIPRAP.
3. ALL BUILDING PADS SHALL BE GRADED TO MIN 1% SLOPE & MAX 2% SLOPE AS SHOWN PER PLAN
4. CONTRACTOR TO VERIFY DEPTHS / HEIGHTS OF ALL UTILITIES PRIOR TO COMMENCING EXCAVATION OR USE OF ANY MACHINERY THAT MAY HIT OVERHEAD LINES. ALWAYS CONTACT UNDERGROUND SERVICE ALERT BEFORE DIGGING @ 1 (800) 227-2600 OR 811
5. CONTRACTOR SHALL TRACK ROLL FILL SLOPES.
6. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS GRADED AND SLOPED.
7. FILL MATERIAL SHALL BE FREE OF ALL ORGANIC OR DELETERIOUS SOILS.
8. CONTRACTOR SHALL SCARIFY SUBGRADE TO A MINIMUM DEPTH OF 12 INCHES & RECOMPACT GRADE FILL TO A 90% RELATIVE COMPACTION. AT ALL PADS, THE MIN. DEPTH FOR COMPACTED MATERIAL SHALL BE 36".
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING UTILITY STRUCTURES OR LINES AND COORDINATE WITH THE ASSOCIATED UTILITY COMPANY FOR RELOCATION OF ANY LINES.

WATER:	PALM RANCH IRR. DIST.	(661) 943 2469
SEWER:	L.A. CNTY SANITATION DIST. 14	(562) 699-7411
ELECTRICITY:	SO. CAL. EDISON	(800) 655-4555
NATURAL GAS:	SO. CAL GAS	(800) 252-0259
TELEPHONE:	A. T. & T.	(800) CALL-ATT
CABLE:	COMCAST TELE COMM	(866) 922-9521

9. ALL WORK PERFORMED SHALL CONFORM TO LOS ANGELES COUNTY PLANNING & PUBLIC WORKS DEPT. STANDARDS & ORDINANCES AS WELL AS STATE AND FEDERAL CODES AND STANDARDS THAT MAY APPLY.
10. MAINTENANCE RESPONSIBILITY FOR ALL DRAINAGE DEVICES SHALL BE ASSUMED BY FUTURE HOME OWNER'S ASSOCIATION TO BE FORMED.

LEGEND

PROPERTY LINE
CENTER LINE (CL)
EASEMENT / SETBACK LINE
EXISTING EDGE OF PAVEMENT
EXISTING CONTOUR
PROPOSED CONTOUR
CUT SLOPE
FILL SLOPE
FLOW LINE - BIOSWALE CL
FLOW LINE - DIRECTIONAL
UTILITY LINE - GENERIC
EXISTING STREET MARKING
EXISTING FENCELINE
EXISTING CMU WALL
FIRE HYDRANT
UTILITY BOX
EXISTING BUILDING
RIPRAP DISSIPATOR
INLET PER PLAN
PAVEMENT PER PLAN
CL. II AGG. BASE
NOTE REFERENCE
LIGHTING POLE
POWER POLE
STACK PIPE / CLEAN OUT
PVC PIPE W/ HEADWALL
COLLECTOR WALL
CURVE DATA POINT
DATA NOTE REF
CONTROL POINT

CURVE TABLE DATA

CURVE #	LENGTH	RADIUS	DELTA
C1	40.45'	30.00'	077° 14' 55"
C2	59.24'	30.00'	113° 09' 11"
C3	36.49'	45.00'	046° 27' 38"
C4	36.49'	45.00'	046° 27' 38"
C5	214.35'	45.00'	273° 55' 57"
C6	84.72'	100.00'	048° 32' 16"
C7	88.51'	100.00'	050° 42' 33"

SHEET INDEX

01 TENTATIVE PARCEL MAP
02 GRADING PLAN
03 SITE HYDROLOGY / DRAINAGE PLAN

ADVENT BEAUTY DESIGN
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6852 LAKE CT, SAN DIEGO, CA 92111
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FX# (951) 922-0613
EMAIL jdaniel@adventbeauty.net

REVISIONS

NO.	WORK DONE	DATE	BY	APP'D

NO.	WORK DONE	DATE	BY	APP'D

NO.	WORK DONE	DATE	BY	APP'D

APPLICANT / PROPERTY OWNER
SUSAN M. MURAT
525 EAST "F" ST. WILMINGTON, CA 90744
BUS # (310) 513-1228 FAX # (310) 835-3093

QUARTZ HILL RES SUBDIVISION PROJECT #: TR065367
4.7 ACRES @ AVE "M" & WEST 47TH ST TO QUARTZ HILL RD. LANCASTER, CA 93536

TENTATIVE PARCEL MAP

DRAWN BY:	JD	DATE:	02/20/2012	SCALE:	1" = 50'
CHECKED BY:	JD	DATE:	02/20/2012		
APPROVED BY:		DATE:			
CAD NO.:		PLOT SCALE:	600		
FILE REF:	JM - 04	SHEET NUMBER:	1 OF 3		

W.O.: RTN:
A.P.N.: 3101-019-033