



RESIDENTIAL LOT SUMMARY TABLE
TTM 52047

LOT NO.	GROSS AREA S.F.	NET AREA S.F.	PAD AREA S.F.
1	69,067	66,741	12,310
2	50,255	47,802	11,948
3	50,574	47,810	11,517
4	43,975	40,610	12,429
5	50,259	47,040	11,875
6	50,495	47,288	13,419
7	51,443	48,814	13,060
8	50,548	47,882	14,453
9	49,707	47,064	15,098
10	52,842	49,930	17,206
11	63,754	58,900	20,295
12	117,695	114,739	33,001
13	70,346	53,410	14,081
14	46,261	40,041	19,989
15	51,358	41,741	15,124
16	42,505	41,558	13,481
17	56,351	50,734	24,142
18	50,975	43,770	23,136
19	50,112	43,060	19,377
20	69,589	52,308	19,287
21	52,012	40,977	20,978
22	46,245	41,918	20,504
23	43,498	40,486	20,425
24	44,546	40,057	18,323
25	45,658	44,721	21,734
26	43,176	40,473	16,475
27	42,096	41,099	26,334
28	58,122	57,511	20,361
29	42,838	41,570	17,822
30	60,251	47,744	18,077
31	48,279	43,160	22,052
32	51,445	45,678	28,918
33	60,629	58,312	15,989
34	100,871	100,030	15,489
35	46,060	43,044	15,358
36	50,067	46,741	10,897
37	45,570	42,972	7,955
38	49,369	45,470	8,873
39	62,114	50,625	12,716
TOTAL	2,130,957	1,943,530	674,508
AVERAGE	54,640	49,834	17,295
TOTAL ACREAGE	48.9	44.6	15.5

- NOTES**
- EXISTING LAND USE: VACANT.
 - PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL.
 - EXISTING ZONING: A-1-40,000.
 - SANITARY SEWER SERVICE BY LOS ANGELES COUNTY.
 - GENERAL PLAN: RH.
 - ZONE DISTRICT: COVINA HIGHLANDS.
 - DOMESTIC WATER SERVICE BY VALENCIA HEIGHTS WATER CO.
 - PROPOSED GRADING MAY BE SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
 - LOT LINES MAY CHANGE AT FINAL ENGINEERING.
 - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - A FINAL TRACT MAP TO BE PROCESSED THROUGH THE GRANTOR OF PUBLIC OVER THE PRIVATE AND FUTURE STREETS.
 - A FINAL TRACT MAP TO BE PROCESSED THROUGH THE GRANTOR OF PUBLIC WORKS PRIOR TO FILING WITH COUNTY RECORDER.
 - STREET NAME SIGNS SHALL BE INSTALLED PRIOR TO OCCUPANCY OF BUILDINGS.
 - CABLE TV OPERATOR TO BE CONTACTED FOR COMMON UTILITY TRENCH PRIOR TO FINAL APPROVAL.
 - ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
 - POSTAL RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVICE TWO OR MORE UNITS.
 - INGRESS/EGRESS & UTILITY EASEMENTS SHOULD BE DICTATED BY PUBLIC WORKS PRIOR TO FILING WITH COUNTY RECORDER.
 - THE FUTURE IMPROVEMENT PLANS SHALL INDICATE MAIN LINE SEWER LATERALS, FIRE HYDRANTS, AND WATER MAINS.
 - PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE DETERMINED WITH FINAL HYDROLOGY REPORT.
 - FOR AREAS GREATER THAN 2,500 SQ. FT., A LANDSCAPE AND IRRIGATION PLAN SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
 - THE FUTURE HOMEOWNERS ARE TO JOIN EXISTING HOMEOWNERS ASSOCIATION.
 - POSSIBLE LOT LINE ADJUSTMENTS TO DRP SATISFACTION.
 - ALL SLOPE DESIGNATIONS SHALL BE TYPE C UNLESS OTHERWISE INDICATED ON MAP.
 - SUBSEQUENT TO ROUGH GRADING OPERATIONS, LOT 40 SHALL BE PRESERVED AS NATURAL OPEN SPACE, PROTECTED BY A DEED RESTRICTION AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - WETLANDS RESOURCE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE DELINEATED IN THE C&RS.
 - ANY OFFSITE GRADING WILL REQUIRE PERMISSION OF ADJACENT PROPERTY OWNER(S).

LAND USE TABLE

LOT NUMBER	LAND USE	AREA
1 - 39	RESIDENTIAL OPEN SPACE	48.9 AC±
40		2.9 AC±
TOTAL		51.8 AC±

DEVIATION REQUESTED
REQUEST DEVIATION FROM TITLE 21 SUBDIVISION CODE 21.24.100 TO CREATE A 15% GRADE 500' SECTION OF "C" STREET.

- SLOPE DESIGNATIONS**
- (A) MAINTAINED BY PUBLIC AGENCY
 - (B) MAINTAINED BY HOMEOWNERS ASSOCIATION
 - (C) MAINTAINED BY PRIVATE OWNERS

LEGAL DESCRIPTION
A PORTION OF LOT 2 OF THE SHOUSE AND CHAPMAN TRACT PER MAP RECORDED IN BOOK 2 PAGES 5 & 6 OF MAP RECORDS OF LOS ANGELES COUNTY.

STATEMENT OF OWNERSHIP
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.



DATE: _____

SCALE: 1" = 100'

DATE: 06/02/15

W.O.: 2517-21

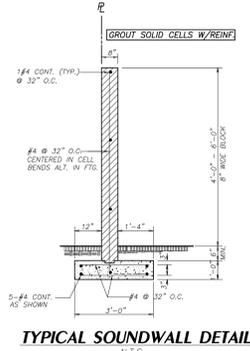
GROSS AREA: 518 AC±

CONTOUR INTERVAL: 1 FOOT

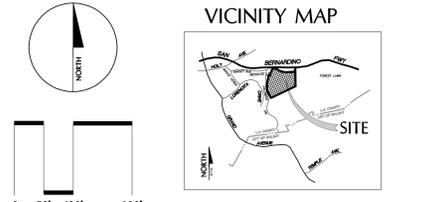
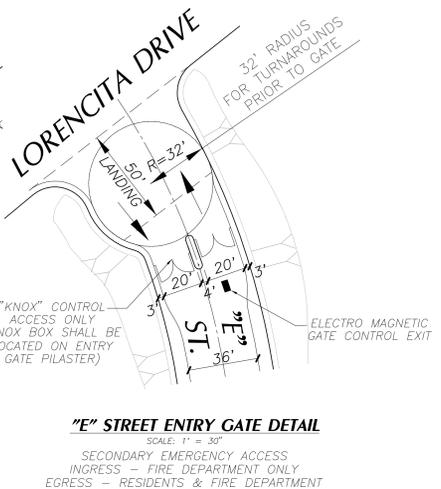
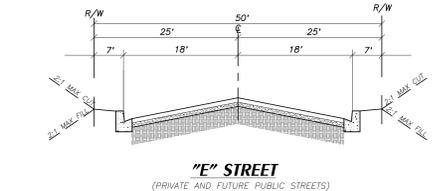
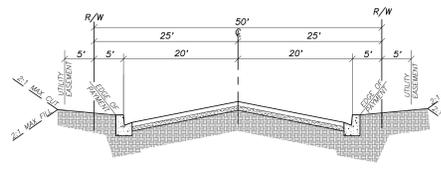
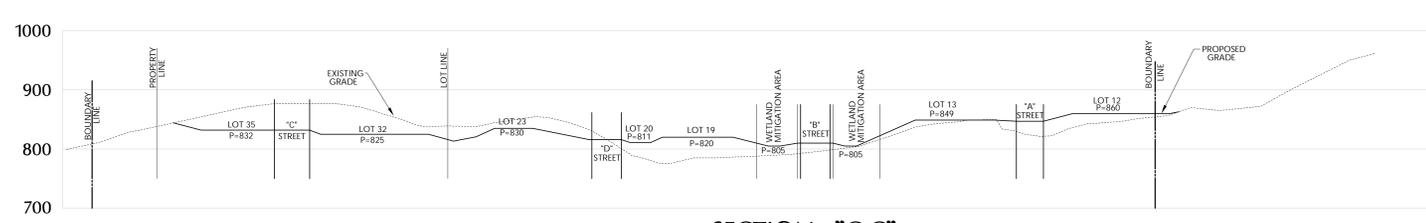
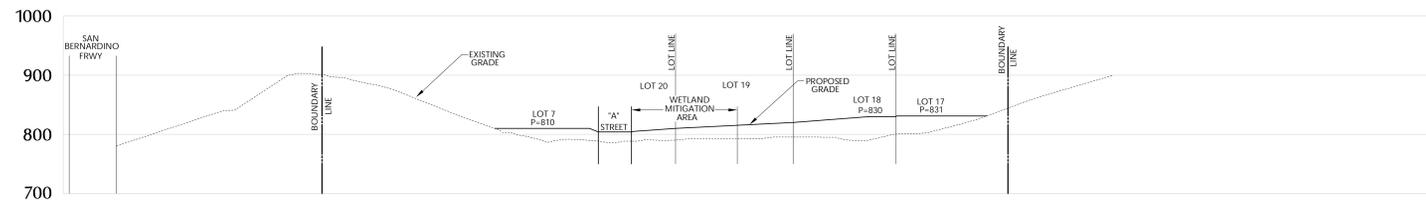
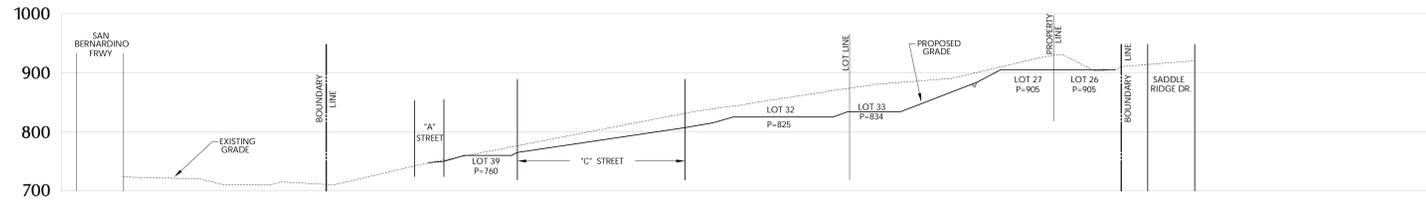
TOTAL LOTS: 40

DATE	REVISION	BY
6/3/15	2ND AMENDED MAP: ELIMINATED OFF-SITE GRADING ALONG EASTERN PROPERTY LINE	
7/29/15	AMENDED MAP: INCORPORATED WETLAND MITIGATION AREAS & OS LOT 40.	

DESIGNED BY: Jack Tarr
DRAFTED BY: MLP, JJC
PROCESSED BY: Ted Fratone



NOISE BARRIERS SHALL BE BUILT ON LOTS 1, 2, 3, 4, 30, AND 39 PER NOISE STUDY PREPARED BY URBAN CROSSROADS, INC. (DECEMBER 3, 2011). NOISE BARRIER LOCATIONS ARE PRELIMINARY AND SHALL BE VERIFIED IN THE FINAL NOISE ASSESSMENT BASED ON THE DEVELOPMENT'S FINAL GRADING PLANS.



PREPARED FOR:
Developer/Owner

PREPARED BY:
H&A
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VESTING TENTATIVE TRACT NO. 52047-2 2ND AMENDMENT MAP