

PARCEL NO.	PARCEL SIZE (GROSS) (AC)	PARCEL SIZE (GROSS) (SQ. FT.)	PARCEL SIZE (NET) (AC)	PARCEL SIZE (NET) (SQ. FT.)	PARCEL OCCUPANCY
EXISTING LOT	0.61 AC	26,437 SQ. FT.	0.40 AC	17,427 SQ. FT.	SINGLE FAMILY
PARCEL 1	0.28 AC	11,932 SQ. FT.	0.23 AC	9,915 SQ. FT.	SINGLE FAMILY
PARCEL 2	0.33 AC	14,505 SQ. FT.	0.17 AC	7,512 SQ. FT.	SINGLE FAMILY

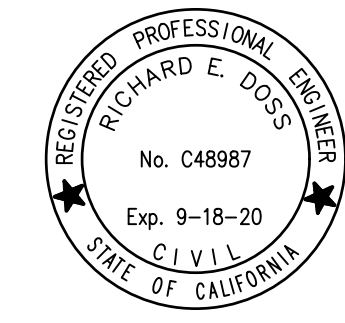
MINOR LAND DIVISION
 VESTING TENTATIVE PARCEL MAP NO. 8222
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES

VICTOR JOCKIN
 2212 MAURICE AVE
 LA CRESCENTA, CA 91214
 A.P.N.: 5868-020-011

LEGAL DESCRIPTION:

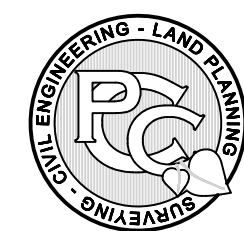
THAT PORTION OF LOTS 10 AND 11 IN BLOCK D OF TRACT NO. 5784, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 100 PAGES 18 TO 20 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHERLY LINE OF THE NORTHERLY 40 FEET, MEASURED AT RIGHT ANGLES OF SAID LOT, THENCE WESTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 119.63 FEET, THENCE NORTH 47°23' WEST 29.54 FEET, THENCE NORTH 10°26'30" WEST TO THE NORTH LINE OF SAID LOT, THENCE ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

February 12, 2020



PREPARED BY:

OWNER/DEVELOPER:



PACIFIC COAST CIVIL, INC.
 30141 AGOURA ROAD, SUITE 200
 AGOURA HILLS, CA 91301
 PH: (818) 865-4168
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VICTOR JOCKIN
 2212 MAURICE AVENUE
 LA CRESCENTA, CA
 91214

- LEGEND:**
- SS SANITARY SEWER LINE
 - W WATER LINE
 - G GAS LINE
 - PROPERTY LINE
 - CENTERLINE
 - LOT LINES
 - PROPOSED PARCEL LINE
 - FLOWLINE
 - EDGE OF PAVEMENT
 - SEWER MAN HOLE
 - WATER METER
 - FIRE HYDRANT
 - OAK TREE
 - TREE TRUNK
 - MAXIMUM DRIPLINE RAUIDS

- 1 OLIVE TREE
- 2 EUCALYPTUSE TREE
- 3 AGAVE
- 4 PINE TREE
- 5 SUGAR BUSH
- 6 ORNIMENTAL
- 7 HOLLY TREE
- 8 CACTUS
- 9 ROSEMARY
- 10 BAMBOO
- 11 COTONEASTER
- 12 GREVILLEA
- 13 ACACIA
- 14 DEODAR CEDAR TREE

- NOTES:**
- ASSESSOR PARCEL NO. 5868-020-011
 - CURRENT USE: SINGLE FAMILY DWELLING
 - NUMBER OF EXISTING/PROPOSED DWELLINGS: 1 EXISTING/0 PROPOSED
 - SITE SLOPES FROM NORTHEAST TO SOUTHWEST.
 - SEWAGE DISPOSAL BY LATERAL TO SEWER MAIN IN CANYON SIDE ROAD.
 - 9 OAK TREES ON/ADJACENT TO PROPERTY.
 - SITE IS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE
 - SITE IS WITHIN DESIGNATED HILLSIDE AREA.
 - SITE IS NOT WITHIN THE COASTAL ZONE.
 - PROPERTY IS NOT IN A LIQUEFACTION ZONE OR WITHIN AN EARTHQUAKE INDUCED LANDSLIDE ZONE.
 - SITE HAS NO SOUTHERN CALIFORNIA BLACK WALNUT TREES, NO CALIFORNIA BAY TREES AND NO WESTERN SYCAMORE TREES.
 - DOMESTIC POTABLE WATER WILL BE SUPPLIED BY CRESCENTA VALLEY WATER DISTRICT FOR BOTH PARCELS.
 - THERE ARE NO PROPOSED RETAINING WALLS.
 - THERE IS NO PROPOSED GRADING.
 - THERE IS NO PROPOSED EASEMENTS OR EXISTING ON-SITE PUBLIC EASEMENTS.
 - PROPOSED PRIVATE SEWER LATERAL EASEMENT ACROSS PARCEL 2 SERVING PARCEL 1.

- PROJECT STATISTICS:**
- LAND USE DESIGNATION: H-9
 EXISTING/PROPOSED ZONING: R-1-7500
 EXISTING LOT AREA: 17,427 SQ.FT. (0.40 AC)
- ZONE DISTRICT: LA CRESCENTA
 MAP NUMBER: 2012217
 TRACT NO.: 5784
 MAP BOOK: 100-18-20
 MINIMUM REAR YARD DEPTH: 20 FEET
 FRONT YARD SETBACK: 10 FEET REQUESTED

