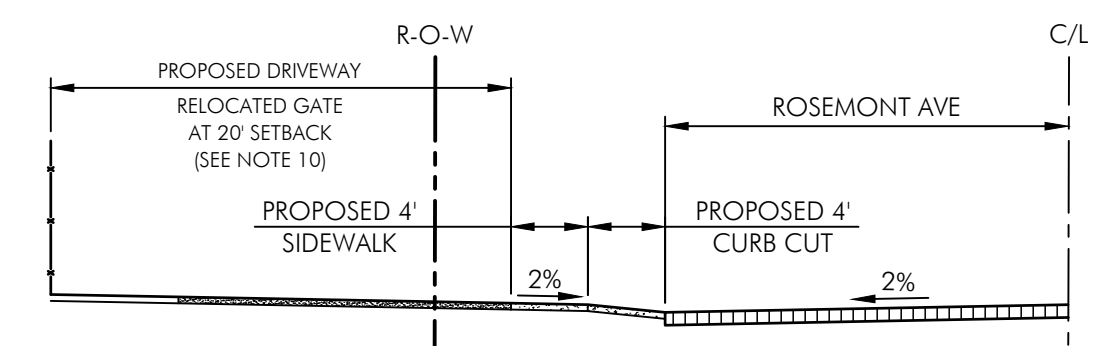
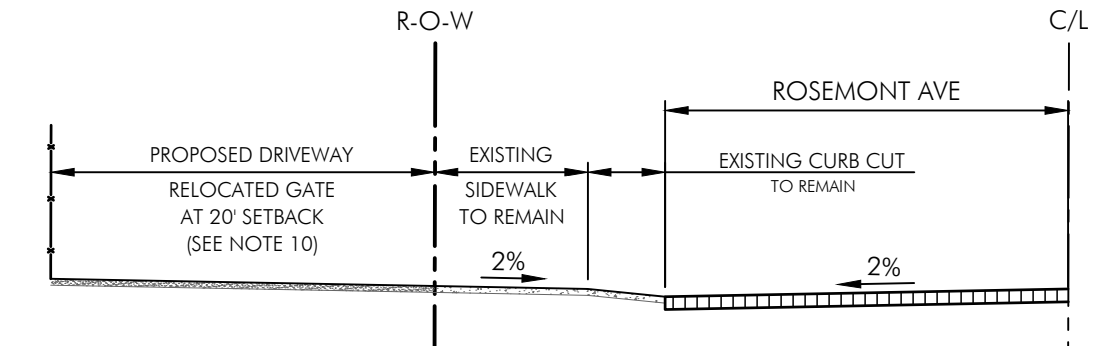


VICINITY MAP
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 82221
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES

STEVE LEE

4363 & 4363 1/2 ROSEMONT AVE.
LA CRESCENTA, CA 91214
A.P.N.: 5801-024-093

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 2 AND 3 OF TRACT NO. 7388, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 106, PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

March 11, 2020

ENGINEER:

RICHARD E. DOSS
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
(818) 865-4168

OWNER/DEVELOPER:

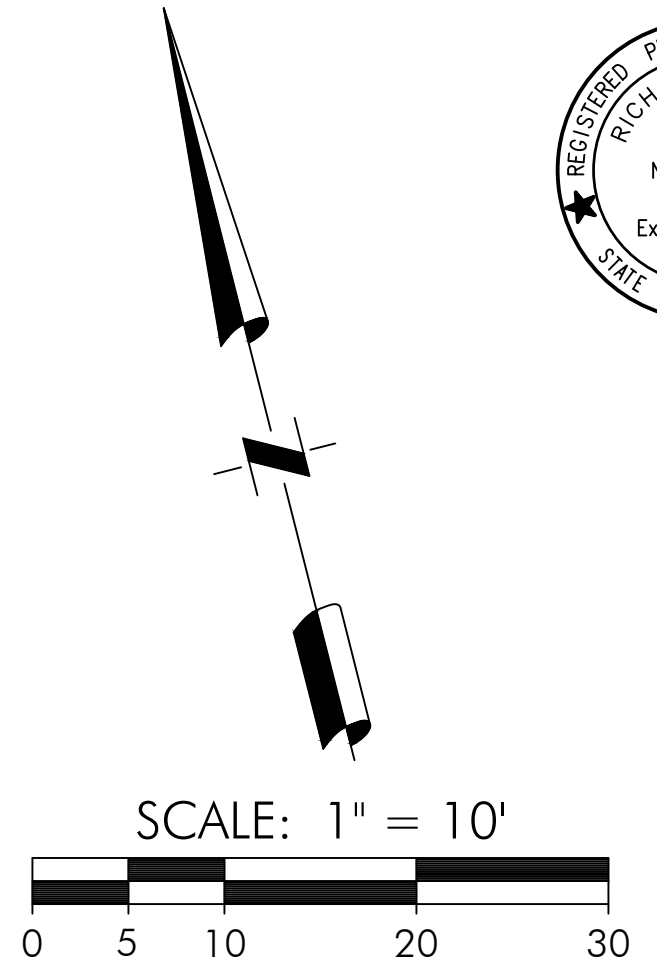
STEVE LEE
4363 ROSEMONT AVE
LA CRESCENTA, CA 91214

PLANS PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED FOR:

STEVE LEE
4363 ROSEMONT AVE
LA CRESCENTA, CA 91214

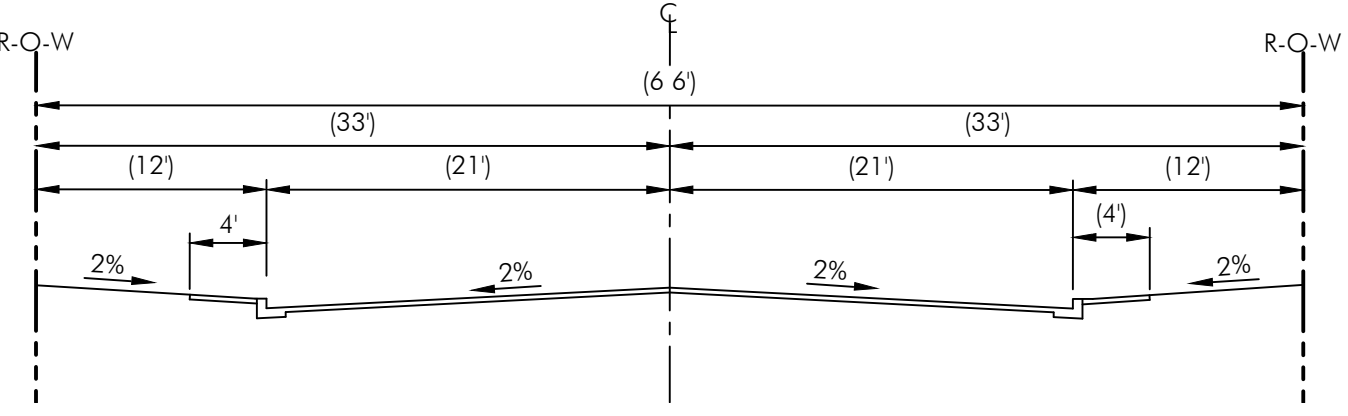


CONSTRUCTION NOTES:

- EXISTING STRUCTURES TO BE DEMOLISHED
- DRIPLINE RADIUS OF OAK TREE

LEGEND:

- CENTER LINE
- SS SS SS SANITARY SEWER LINE
- W --- WATER LINE
- G --- GAS LINE



SECTION C-C
ROSEMONT AVENUE
N.T.S.

NOTES:

- ASSESSOR PARCEL NO. 5801-024-093
- CURRENT USE: SINGLE FAMILY DWELLING
- SITE SLOPES FROM NORTH TO SOUTH.
- SEWAGE DISPOSAL BY PUBLIC UNDERGROUND SEWER SYSTEM.
- 1 OAK TREE ON PROPERTY
- SITE IS WITHIN DESIGNATED HILLSIDE AREA.
- SITE IS NOT WITHIN THE COASTAL ZONE.
- NO PROPOSED GRADING, EARTHWORK, OR EARTH MATERIAL MOVEMENT
- NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS
- ACCESS GATE TO BE RELOCATED AT 20' SETBACK
- EXISTING FENCES AND WALLS WITHIN PUBLIC R/W AND 12' SETBACK TO BE REMOVED/REDUCED IN HEIGHT TO 42" MAX/RELOCATED AS NECESSARY
- PUBLIC SIDEWALK ALONG FRONTAGE TO BE ADA COMPLIANT
- EXISTING LANDSCAPING WITH PUBLIC RIGHT-OF-WAY & 12' SETBACK TO BE REMOVED AND REPLACED WITH GROUND COVER NO TALLER THAN 42" AT MATURITY

PROJECT STATISTICS:

EXISTING AND PROPOSING LAND USE DESIGNATION:	H-9
EXISTING ZONING:	R-1
TOTAL LOT SIZE:	0.39 ACRES (17,027.23 SQ.FT.)
PARCEL 1 SIZE:	0.193 ACRES (8,525.73 SQ.FT.)
PARCEL 2 SIZE:	0.197 ACRES (8501.5 SQ.FT.)
ZONE DISTRICT:	MONTRSE
MAP NUMBER:	192Z213
TRACT NO.:	7388
MAP BOOK:	106-51
MINIMUM REAR YARD DEPTH:	15 FEET
FRONT YARD SETBACK:	20 FEET REQUESTED