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DEPT OF REGIONAL PLANNING
TR061059-1 AMENDMENT
DATE: 15 SEP 2015

MAJOR LAND DIVISION

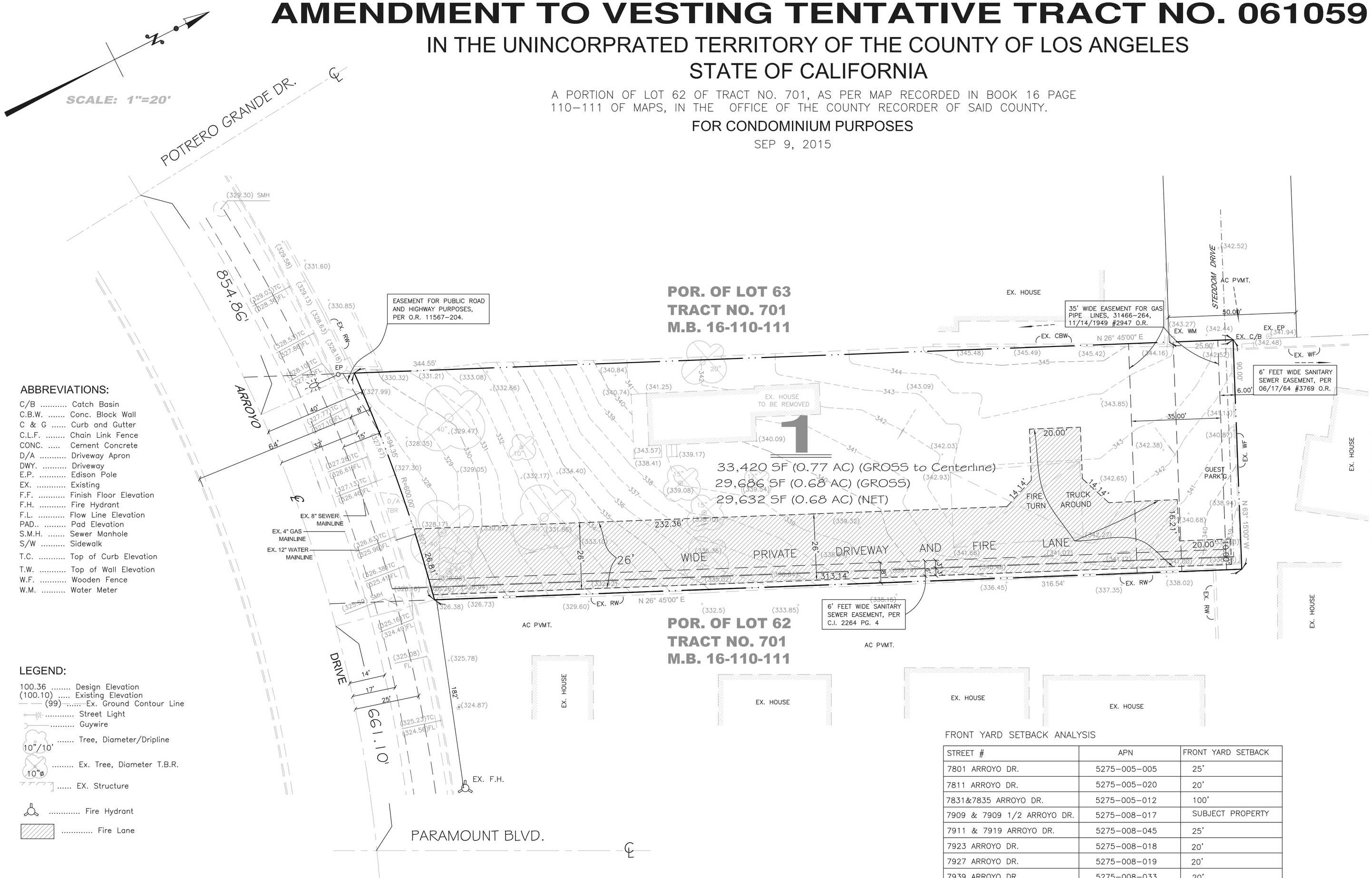
AMENDMENT TO VESTING TENTATIVE TRACT NO. 061059

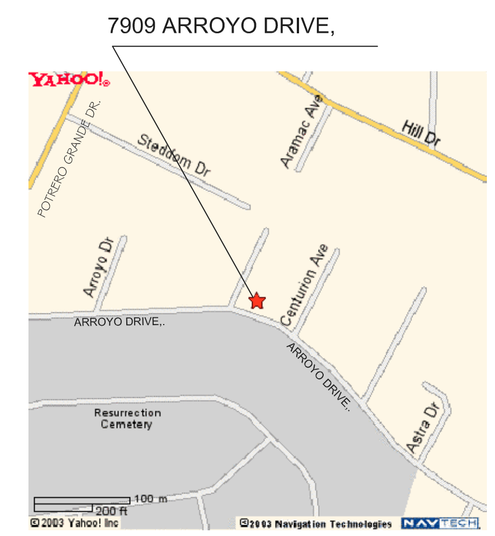
IN THE UNINCORPRATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

A PORTION OF LOT 62 OF TRACT NO. 701, AS PER MAP RECORDED IN BOOK 16 PAGE 110–111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

SEP 9, 2015





VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:

C/B ..... Catch Basin
C.B.W. ..... Conc. Block Wall
C & G ..... Curb and Gutter
C.L.F. ..... Chain Link Fence
CONC. ..... Cement Concrete
D/A ..... Driveway Apron
DWY. ..... Driveway
E.P. ..... Edison Pole
EX. ..... Existing
F.F. ..... Finish Floor Elevation
F.H. ..... Fire Hydrant
F.L. ..... Flow Line Elevation
PAD.. ..... Pad Elevation
S.M.H. ..... Sewer Manhole
S/W ..... Sidewalk
T.C. ..... Top of Curb Elevation
T.W. ..... Top of Wall Elevation
W.F. ..... Wooden Fence
W.M. ..... Water Meter

LEGEND:

100.36 ..... Design Elevation
(100.10) ..... Existing Elevation
(99) ..... Ex. Ground Contour Line
..... Street Light
..... Guywire
10"/10' ..... Tree, Diameter/Dripline
10"ø ..... Ex. Tree, Diameter T.B.R.
..... EX. Structure
..... Fire Hydrant
..... Fire Lane

PROJECT:

5 UNITS CONDO
7909 ARROYO DR.,
ROSEMEAD (LA CO), CA
APN: 5275–008–017

OWNERS/APPLICANT:

WUSHING WANG AND MARIA LIANGCHIH CHUEH,
BILL LAU AND MARY LAU
FRANK WEN AND CECILLIA WEN
1120 S. SAN GABRIEL BLVD., #233
SAN GABRIEL, CA 91776
TEL (626) 286–9718
FAX (626) 286–9728

FIRE HYDRANT:

EX. FIRE HYDRANT LOCATION:
NORTHWEST CORNER OF CENTURION AVE AND ARROYO DRIVE.
APPROXIMATE DISTANCE TO THE MOST S'LY PROPERTY CORNER:
350 FT.

NOTES:

ZONE: A1 (PRESENT)
ZONE: A1 (PROPOSED)
NO. OF UNITS 5
PROPOSED BLDG: 2–STORY DETACHED CONDO.
3 BED ROOMS, 2 ½ BATH
LIVING AREA: 1,400 S.F.
2–CAR GARAGE: 645 S.F.
ENCLOSED GARAGE PARKINGS: 2X5 UNITS=10
OPEN GUEST PARKINGS: 7 (1,071 SF.)
TOTAL NO. OF PARKINGS: 17
TOTAL LOT AREA: 29,632 SF (0.68 AC)
LANDSCAPE AREA = 4808 S.F.
TOTAL LOT AREA = 29632 S.F.
4808/29632 = 16.23% AVG LANDSCAPE AREA

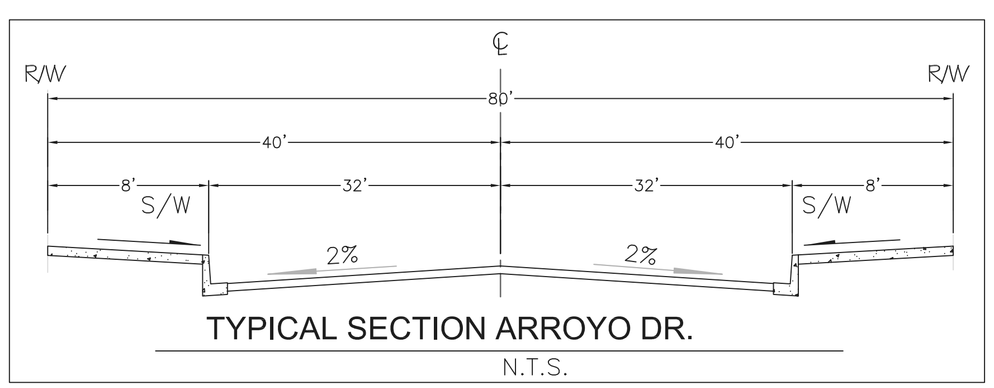
NO PROTECTED TREES ON SITE:

1. OAKS (QUERCUS SPP.)
2. WESTERN SYCAMORE (PLATAUNS RACEMOSA)
3. CALIFORNIA BAY (UMBELLULARIA CALIFORNIA)
4. SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNIA)

FRONT YARD SETBACK ANALYSIS

STREET #	APN	FRONT YARD SETBACK
7801 ARROYO DR.	5275–005–005	25'
7811 ARROYO DR.	5275–005–020	20'
7831&7835 ARROYO DR.	5275–005–012	100'
7909 & 7909 1/2 ARROYO DR.	5275–008–017	SUBJECT PROPERTY
7911 & 7919 ARROYO DR.	5275–008–045	25'
7923 ARROYO DR.	5275–008–018	20'
7927 ARROYO DR.	5275–008–019	20'
7939 ARROYO DR.	5275–008–033	20'
7943 ARROYO DR.	5275–008–034	20'
TOTAL:		250'
AVERAGE:		250'/8=31.25'

CONCLUSION: THE REQUIRED MINIMUM FRONT YARD SETBACK IS 32 FEET.
SUBJECT PROPERTY TAKES 38 FEET FRONT YARD SETBACK.



TYPICAL SECTION ARROYO DR.
N.T.S.

LICENSED LAND SURVEYOR
MASOUD KHALILI SAMANI
LS 8766
EXP. 12/31/16
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF LOT 62 OF TRACT NO. 701, IN THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 110–111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:

B.M. NUMBER Y 7758
QUAD (YEAR) BASELINE (1995)
ELEVATION 334.881
DESCRIPTION RDBM TAG IN N CB 300MM W/O BCR @ NW COR HILL DR & SAN GABRIEL BLVD 35M W & 12.8M N/O C/L INT.

TRITECH ENGINEERING ASSOCIATES
SUBDIVISION
LAND SURVEY
CIVIL ENGINEERING
& DESIGN
135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918 FAX: (626) 737-8786
EMAIL: info@tritechengineer.com

AMENDMENT TO VESTING TENTATIVE TRACT NO. 061059

SCALE: 1"=20' | DRAWN BY: CHERRY
DATE: 9–9–15 | REVISED: Iris

7909 ARROYO DRIVE,
ROSEMEAD, CA 91770

SHEET 1 OF 1 SHEET | JOB NO. 031137