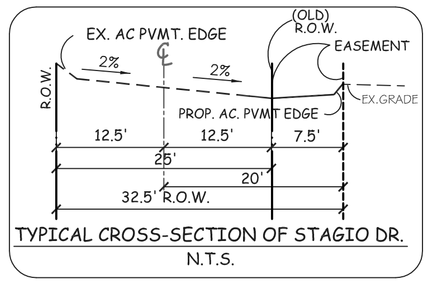
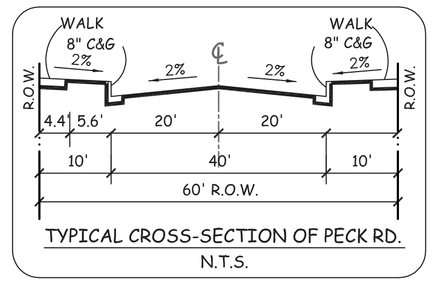
SCALE: 1"=20'

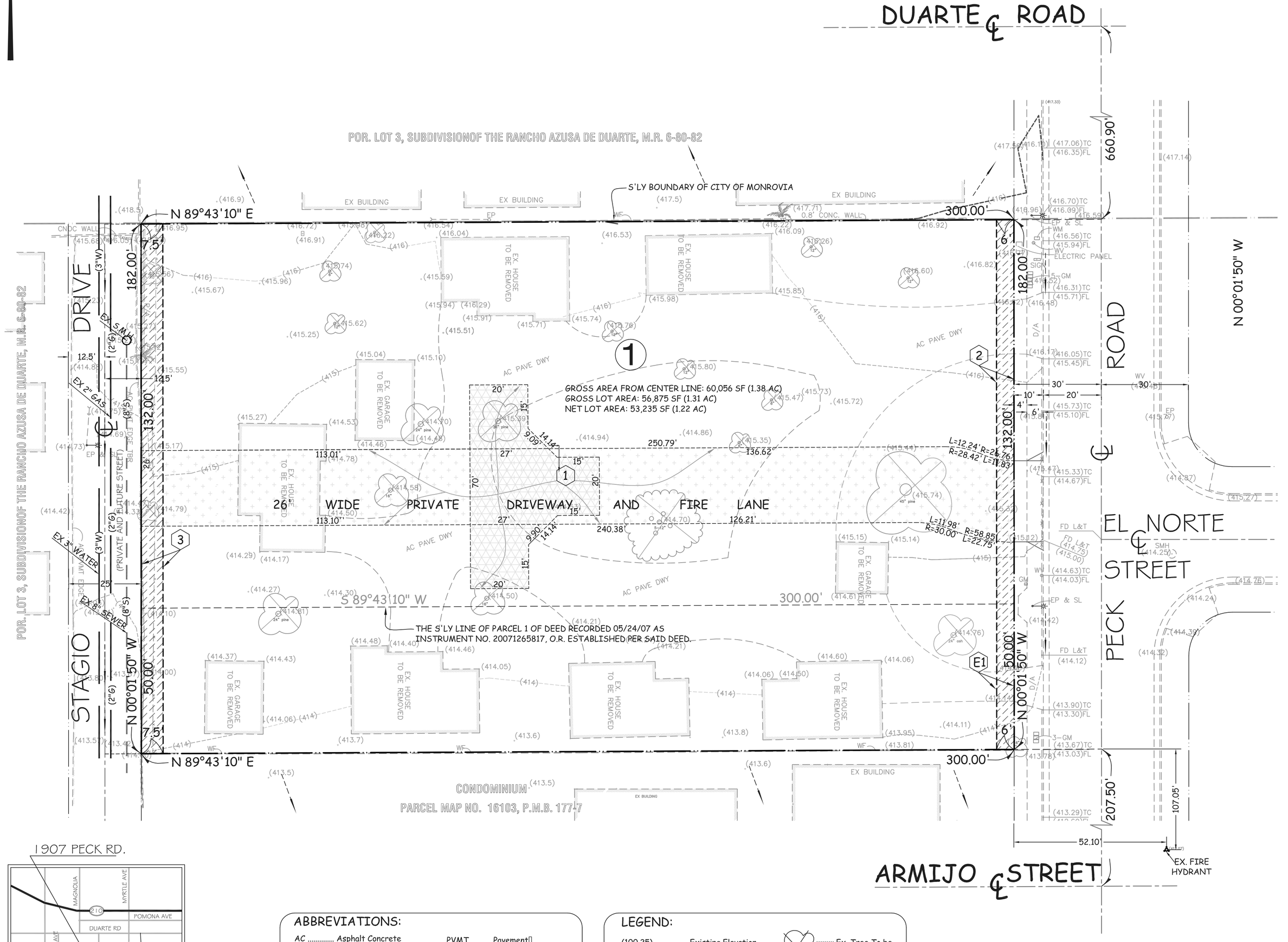
RECEIVED
DEPT OF REGIONAL PLANNING
TR062732 AMENDMENT
09 FEB 2016

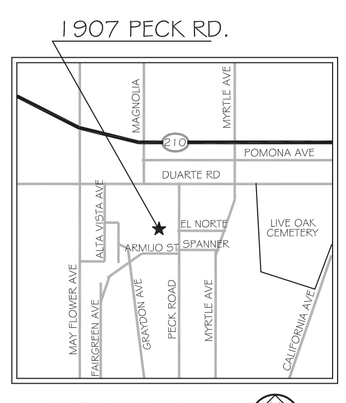


TYPICAL CROSS-SECTION OF STAGIO DR.
N.T.S.



TYPICAL CROSS-SECTION OF PECK RD.
N.T.S.





VICINITY MAP

ABBREVIATIONS:

AC ..... Asphalt Concrete
CBW..... Bottom of retaining wall
CONC. ..... Concrete
C&G. ..... Concrete curb and gutter
D/A ..... Driveway Appron
DWY..... Driveway
E.C. ..... End of curve
EP ..... Edison Pole
EX. ..... Existing
FL ..... Flow Line Elevation
P.C.C. ..... Point of compound curve
P/L ..... Property Boundary Line
PVMT..... Pavement
RW ..... Retaining Wall
SMH ..... Sewer Manhole
TC ..... Top of Curb Elevation
TI ..... Survey tie monument
TW ..... Top of Retaining Wall
VF ..... Vinyl Fence
WF ..... Wooden Fence
WM ..... Water Meter
WV ..... Water Valve
W/W ..... Walkway
PM ..... Parking meters

LEGEND:

(100.25) ..... Existing Elevation
101 ..... Ex. Ground Contour Line
--X--X-- ..... Chain Link Fence
..... Wrought Iron Fence
..... Ex. Structure
..... Street Light
10" ..... Ex. Tree, Diameter
..... Ex. Tree To be removed
..... Proposed Fire Turnaround
..... 26' Private Driveway and Fire Lane

LICENSED LAND SURVEYOR
MAHMOUD KHALIL SAMAHA
LS 8766
EXP. 12/31/16
STATE OF CALIFORNIA

CITY OF MONTEREY PARK BENCHMARK

1953 ADJUSTED ELEVATION 439.67 FEET

DESCRIPTION: CHISELED ON CURB 3 ' NORTH OF E.C. AT N.W. CORNER OF GRAVES AVENUE AND RUSSELL AVENUE. CITY FIELD BOOK NO. 55, PAGE 8.

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

MAJOR LAND DEVISION

AMENDMENT TO TENTATIVE TRACT NO. 062732

IN THE UNINCORPORATED TERRITORY COUNTY OF LOS ANGELES STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION LOT 3 OF SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, AS PER MAP RECORDED IN BOOK 6, PAGE 80 TO 82, INCUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES

JAN 26, 2016

PROJECT:
10 UNITS DETACHED
CONDOMINIUM RESIDENCES

1907 PECK ROAD,
MONROVIA (LA CO), CA 91016

APN: 8509-025-001&002

NOTE:

EXISTING/PROPOSED ZONE: A-1
EXISTING/PROPOSED CATEGORY LAND USE: 1
GROSS AREA FROM CENTER LINE: 60,056 SF (1.38 AC)
GROSS LOT AREA: 56,875 SF (1.31 AC)
NET LOT AREA: 53,235 SF (1.22 AC)

OWNER:

JANSEN HSUEH
110 S ROSEMEAD BLVD. #D,
PASADENA, CA 91107
TEL: (626) 833-6699
FAX: (626) 628-3448

CIVIL ENGINEER/SURVEYOR:

TRITECH ENGINEERING ASSOCIATES INC.
135 N SAN GABRIEL
SAN GABRIEL, CA 91775
PASADENA, CA 91107
TEL: (626) 570-1918
FAX: (626) 737-8786

UTILITIES:

WATER:	CALIFORNIA AMERICAN WATER 8657 GRAND AVE ROSEMEAD, CA 91770 (TEL) 626-614-2500
GAS:	SOUTHERN CALIFORNIA GAS CO. 555 W. 5TH ST LOS ANGELES, CA 90013 (TEL) 213-244-1200
ELECTRIC:	EDISON INTERNATIONAL (TEL) (800) 655-4555
TELEPHONE:	VERIZON (TEL) (800) 427-2200
CATV:	TIME WARNER TEL: (888) 255-5789
SEWER:	LOS ANGELES COUNTY SANITIOAN DISTRICT 1955 WORKMAN MILL ROAD WHITTIER, CA 90601 (TEL) (562) 908 4288

EASEMENT NOTES:

E1 6 FEET WIDE SANITARY SEWER EASEMENT OF COUNTY OF LOS ANGELES BY DEED RECORDED AUGUST 31, 1960 AS INSTRUMENT NO. 4193 OF O.R. TO REMAIN

GRANT EASEMENT NOTE:

1 VARIES WIDTH RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS AND EGRESS, SEWER, WATER, UTILITIES, AND MAINTENANCE PURPOSES, ETC., TO BE RESERVED TO COUNTY OF LOS ANGLES, PUBLIC UTILITIES COMPANIES OR HOME OWNER ASSOCIATION OVER THE COMMON PRIVATE DRIVEWAY.

2 6 FEET WIDE PUBLIC UTILITIES EASEMENT TO COUNTY OF LOS ANGELES.

3 7.5 FEET WIDE PUBLIC UTILITIES AND PRIVATE AND FUTURE STREET EASEMENT TO COUNTY OF LOS ANGELES.

SITE NOTE:

REMOVE ALL EX. STRUCTUES AND TREES ON SITE.

NO OAK TREES ON SITE.

DUE TO TITLE LIMITATIONS, REQUESTING PERMISSION TO ALLOW A MODIFICED STREET LIGHT RIGHT OF WAY OF 20 FEET FROM CENTERLINE ON STAGIO DRIVE.

MAINTENANCE NOTE:

THE MAINTENANCE OF THE COMMON DRIVEWAY AND COMMON AREAS BY HOMEOWNERS ASSOCIATION.

AMENDMENT TO TENTATIVE TRACT NO. 062732

SCALE: 1"=20'	APN : 8509-025-001&002	DRAWN BY: II
DATE: 1/26/16		REVISED:

1907 PECK ROAD, MONROVIA (LA CO), CA 91016

SHEET 1 OF 2 SHEETS — JOB NO. 041018