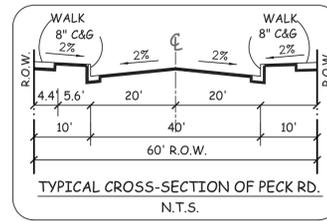
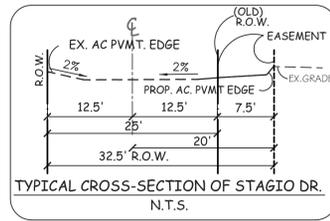


SCALE: 1"=20' RECEIVED
DEPT OF REGIONAL PLANNING
TR062732-1 AMENDMENT
29 JUNE 2016

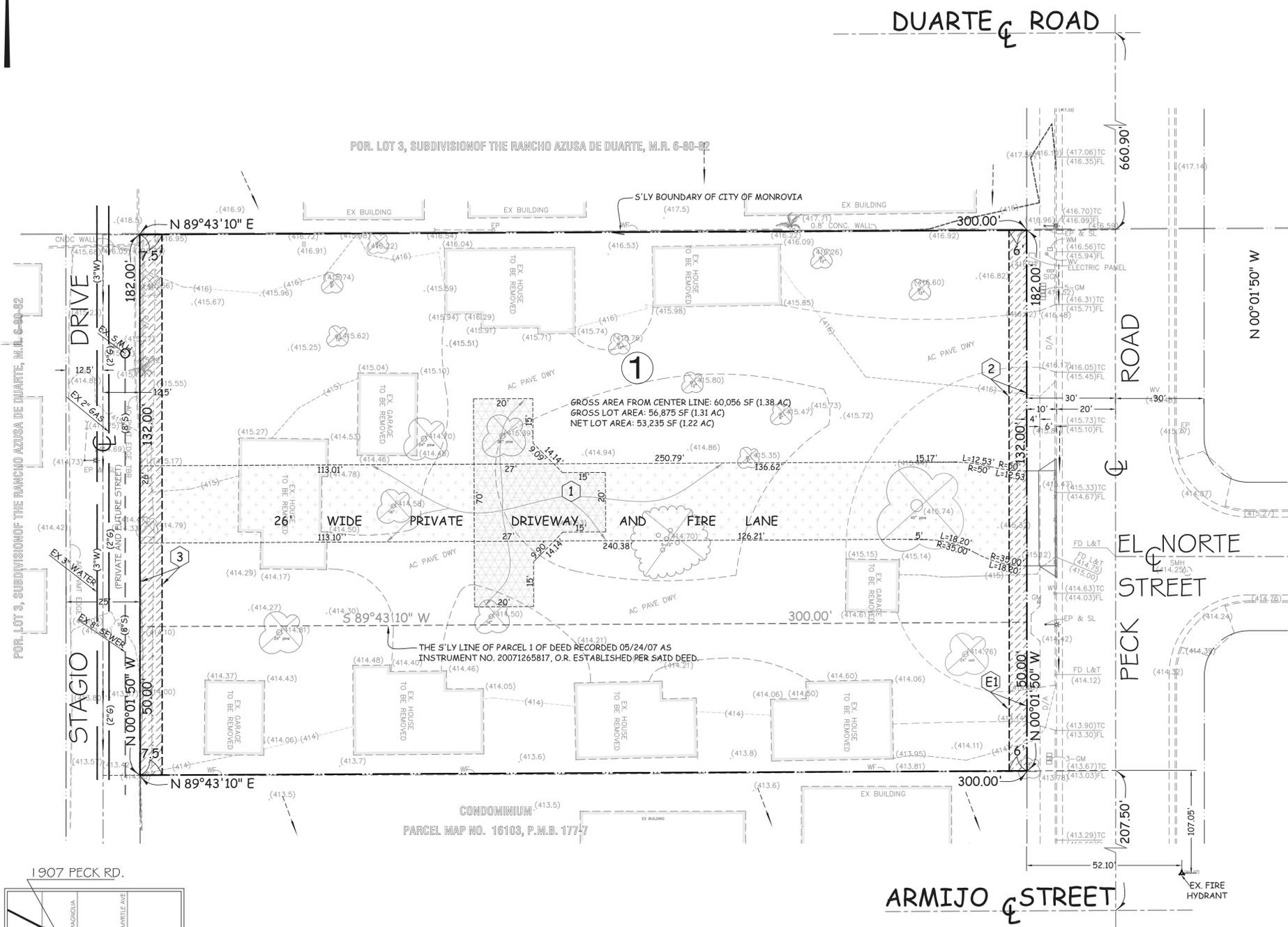


MAJOR LAND DIVISION

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

JUNE 29, 2016



PROJECT:
TO CREATE ONE MULTIFAMILY LOT WITH 10
DETACHED SINGLE FAMILY RESIDENCE
CONDOMINIUM UNITS IN 10 DETACHED BUILDINGS.
1907 PECK ROAD,
MONROVIA (LA CO), CA 91016
APN: 8509-025-001&002

NOTE:
EXISTING/PROPOSED ZONE: A-1
EXISTING/PROPOSED CATEGORY LAND USE:
H9-RESIDENTIAL 0-9 DU/NET AC
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
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) 655-4855

TELEPHONE: VERIZON
(TEL) (800) 427-2200

CATV: TIME WARNER
TEL: (888) 255-5789

SEWER: LOS ANGELES COUNTY
SANITATION DISTRICT
1955 WORKMAN MILL ROAD
WHITTIER, CA 90601
(TEL) (562) 908 4288

EASEMENT NOTES:

(E) 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) VARIABLE WIDTH RECIPROCAL EASEMENTS FOR
DRAINAGE, INGRESS AND EGRESS, SEWER,
WATER, UTILITIES, AND MAINTENANCE
PURPOSES, ETC., TO BE RESERVED TO COUNTY OF
LOS ANGELES, 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:

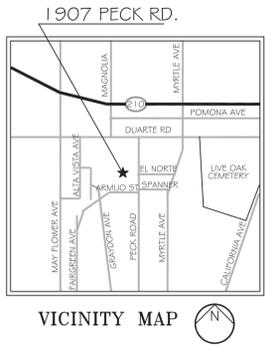
REMOVE ALL EX. STRUCTURES
AND TREES ON SITE.

NO OAK TREES ON SITE.

DUE TO TITLE LIMITATIONS, REQUESTING
PERMISSION TO ALLOW A MODIFIED
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.



ABBREVIATIONS:

AC Asphalt Concrete
CBW..... Bottom of retaining wall
CONC Concrete
C&G Concrete curb and gutter
D/A Driveway Apron
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
TI Top of Retaining Wall
VF Vinyl Fence
WF Wooden Fence
WM Water Meter
WV Water Valve
W/W Walkway
PM Parking meters

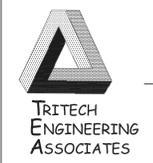
LEGEND:

(100.25) Existing Elevation
-101 Ex. Ground Contour Line
-X-X- Chain Link Fence
..... Wrought Iron Fence
..... Ex. Structure
..... Street Light
..... Ex. Tree, Diameter

..... Ex. Tree To be removed
..... Proposed Fire Turnaround
..... 26' Private Driveway and Fire Lane



BENCHMARK:
B.M. NUMBER: 64163
QUAD (YEAR): BASELINE (1995)
ELEVATION: 434.474
DESCRIPTION: L&T IN CB COR MYRTLE AVE & DUARTE RD. 19.8 S & 13.1 W/O C/L INT



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 TENTATIVE TRACT NO. 062732

SCALE: 1"=20' DRAWN BY: II
DATE: 6/29/2016 APN: 8509-025-001&002 REVISED:
1907 PECK ROAD, MONROVIA (LA CO), CA 91016
SHEET 1 OF 2 SHEETS JOB NO. 041018

SUBDIVISION

SCALE: 1"=20'
 RECEIVED
 DEPT OF REGIONAL PLANNING
 TR062732-1 AMENDED EXHIBIT
 29 JUNE 2016



MAJOR LAND DIVISION

EXHIBIT MAP

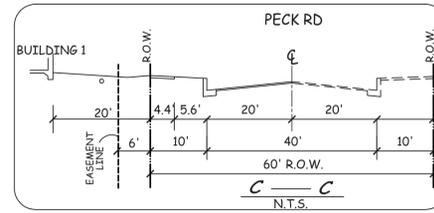
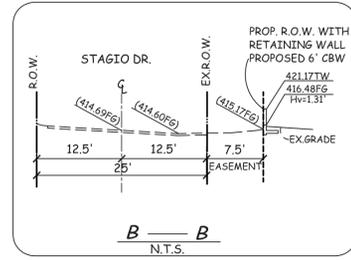
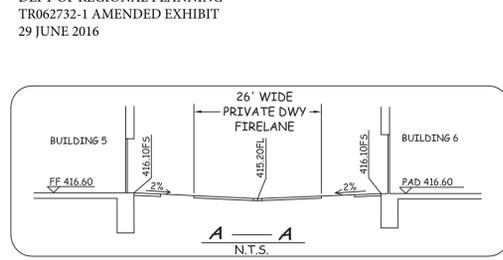
AMENDMENT TO TENTATIVE TRACT NO. 062732

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, INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

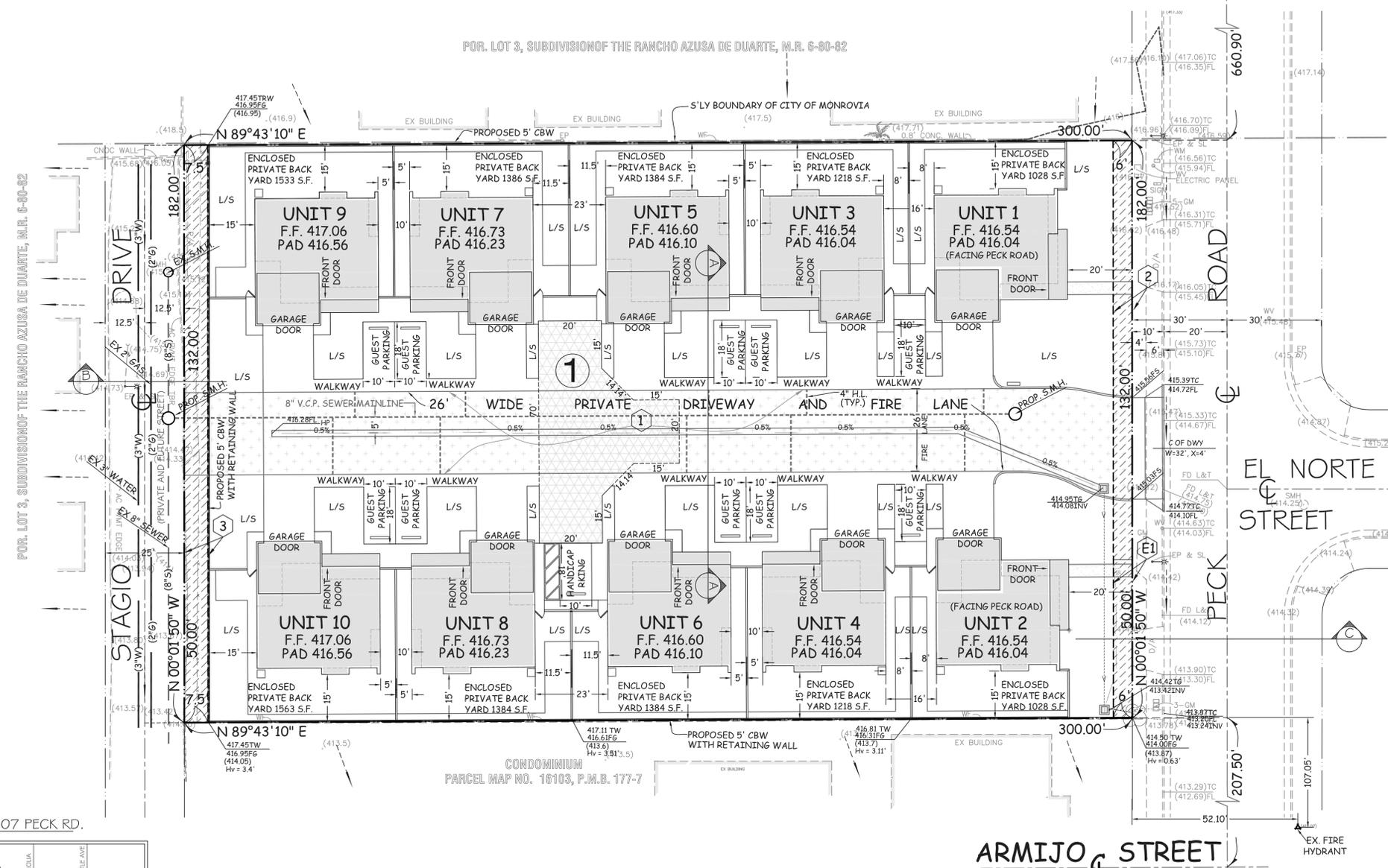
FOR CONDOMINIUM PURPOSES

JUNE 29, 2016



EARTHWORK VOLUMES:
 CUT: 436 (CY), FILL 1,430 (CY)
 OVER EXCAVATION / ALLUVIAL REMOVAL & COMPACTION: 3,236 (CY)
 IMPORT: 994 (CY)

DUARTE & ROAD



PROJECT:
 TO CREATE ONE MULTIFAMILY LOT WITH 10 DETACHED SINGLE FAMILY RESIDENCE CONDOMINIUM UNITS IN 10 DETACHED BUILDINGS.
 1907 PECK ROAD, MONROVIA (LA CO), CA 91016
 APN: 8509-025-001&002

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) VARIABLE WIDTH RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS AND EGRESS, SEWER, WATER, UTILITIES, AND MAINTENANCE PURPOSES, ETC., TO BE RESERVED TO COUNTY OF LOS ANGELES, 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. STRUCTURES AND TREES ON SITE.
 NO OAK TREES ON SITE.
 DUE TO TITLE LIMITATIONS, REQUESTING PERMISSION TO ALLOW A MODIFIED 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.

NOTE:
 EXISTING/PROPOSED ZONE: A-1
 EXISTING/PROPOSED LAND USE: H9-RESIDENTIAL 0-9 DU/NET AC

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)

NO. OF UNITS: 10
 NO. OF STORIES: 2
 DENSITY ALLOWED: 1 UNIT / 5,000 SF
 DENSITY PROPOSED: 10
 F.A.R.: 19262 SF / 56,875 SF = 33.8%

BUILDING AREA:	UNIT TYPE	1ST FL.	2ND FL.	TOTAL	QTY.	TOTAL
	TYPE A	911 SF	980 SF	1,891 SF	X 2	3,782 SF
	TYPE B	955 SF	980 SF	1,935 SF	X 8	15,480 SF
	LIVABLE AREA					19,262 SF

UNIT TYPE	1ST FL.	2ND FL.	TOTAL	QTY.	TOTAL
TYPE A	146 SF	477 SF	623 SF	X 2	1,246 SF
TYPE B	91 SF	477 SF	568 SF	X 8	4,544 SF
GARAGE TOTAL					5,790 SF

ALLOWABLE LOT COVERAGE: (0.25 X 56,875 SF) - 1,000 SF = 24,218.75 SF
 NEW LOT COVERAGE: 15,252 SF / 56,875 SF = 0.27%

LANDSCAPE AREA:

UNIT TYPE	1ST FL.	QTY.	TOTAL
TYPE A (UNIT 1&2)	321 SF	X 2	642 SF
TYPE B (UNIT 3&4)	328 SF	X 2	656 SF
TYPE B (UNIT 5,6,7&8)	466 SF	X 2	1,864 SF
TYPE B (UNIT 9)	615 SF	X 2	1,230 SF
TYPE B (UNIT 10)	640 SF	X 2	1,280 SF
LANDSCAPE TOTAL			4,417 SF

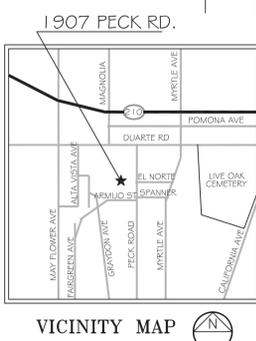
COMMON LANDSCAPE AREA: 8,966 SF

PARKING REQUIRED: 1 STANDARD PARKING / 4 UNITS
 PARKING PROVIDED: 31 2 COVERED / R-3 UNIT X 10 = 20
 10 GUEST PARKING
 1 VAN-ACCESSIBLE PARKING

MAX. STORIES: 2
 BLDG HEIGHT: +/- 23'-0"

SETBACK: FRONT 20'-0"
 SIDE 15'-0"
 REAR 15'-0"

TYPE OF CONSTRUCTION: TYPE V
 OCCUPANCY: R-2 / U1



ABBREVIATIONS:

AC Asphalt Concrete
 CBW Bottom of retaining wall
 CONC Concrete
 C&G Concrete curb and gutter
 D/A Driveway Apron
 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
 TT 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

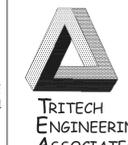
LEGEND:

(100.25) Existing Elevation
 -101- Ex. Ground Contour Line
 -X-X- Chain Link Fence
 W Wrought Iron Fence
 Ex. Structure
 Street Light
 Ex. Tree, Diameter

..... Ex. Tree To be removed
 Proposed Fire Turnaround
 26' Private Driveway and Fire Lane
 Ex. Flow
 Lot Number



BENCHMARK:
 B.M. NUMBER: 64163
 QUAD (YEAR): BASELINE (1995)
 ELEVATION: 434.474
 DESCRIPTION: L&T IN CB COR MYRTLE AVE & DUARTE RD. 19.8M S & 13.1 W/O C/L INT



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 TENTATIVE TRACT NO. 062732

SCALE: 1"=20'
 DATE: 6/29/2016
 APN: 8509-025-001&002
 DRAWN BY: II
 REVISED:

1907 PECK ROAD, MONROVIA (LA CO), CA 91016
 SHEET 2 OF 2 SHEETS
 JOB NO. 041018

SUBDIVISION