MAJOR LAND DIVISION

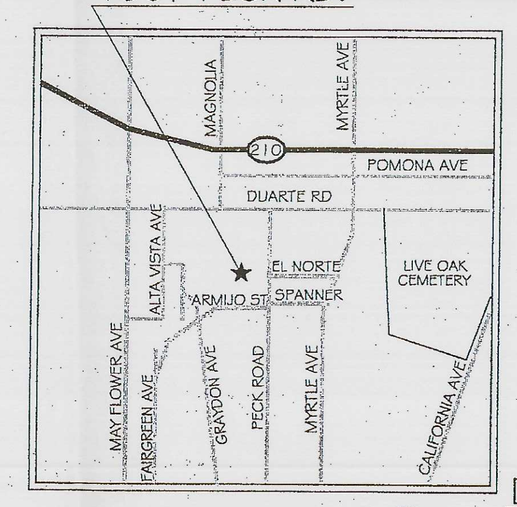
TENTATIVE TRACT NO. 062732

IN THE UNINCORPORATED TERRITORY COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 3 OF SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, AS PER MAP RECORDED IN BOOK 6 PAGE 80-82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES JULY 28, 2011

SCALE: 1"=20'



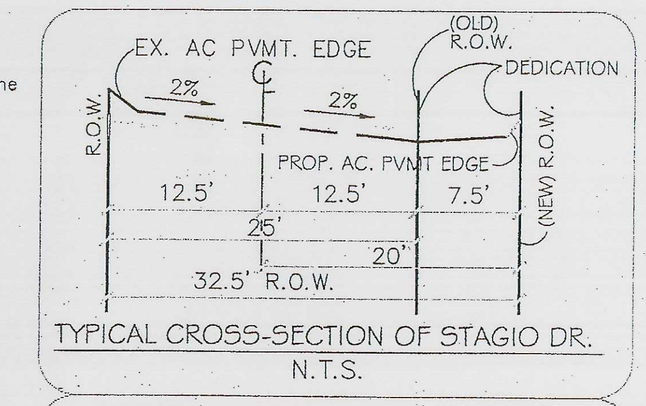
VICINITY MAP
NO SCALE

ABBREVIATIONS:

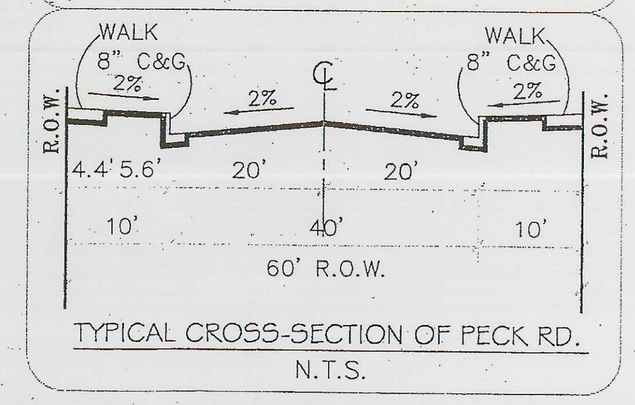
AC	Asphalt Concrete
CLF	Chain Linked Fence
CONC.	Concrete
D/A	Driveway Appron
DWY.	Driveway
EP	Edison Pole
EX.	Existing
FF	Finish Floor Elevation
FH	Fire Hydrant
FL	Flow Line Elevation
PW	Plant Wall
RW	Retaining Wall
TC	Top of Curb Elevation
TW	Top of Wall Elevation
WF	Wooden Fence
WM	Water Meter
TBR	To Be Removed

LEGEND:

- (100.10) ..... Existing Elevation
- (99) ..... Ex. Ground Contour Line
- --X--X-- ..... Chain Link Fence
- ..... Ex. Structure
- ..... Fire Hydrant
- ..... Street Light
- ..... Guywire
- 10" ..... Ex. Tree, Diameter
- ..... Proposed Fire Turnaround
- ..... Concrete Sidewalk



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



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

POR. LOT 3 SUBDIVISION OF THE RANCHO AZUSA DE DUARTE M.R. 6-80-82

BOUNDRY LIMIT OF CITY OF MONROVIA

DUARTE RD

S 89°43'10" W 286.50'

660.90'

182.00'

N 00°01'50" W 50.00'

S 89°43'10" W 300.00'

N 00°01'50" W 182.00'

S 89°43'10" W 300.00'

N 00°01'50" W 207.50'

PROPOSED PRIVATE DRIVEWAY AND FIRE LANE

AC PAVE DWY

EX BUILDING

EX. HOUSE TO BE REMOVED

EX. GARAGE TO BE REMOVED

EX. 8" V.C.P. SEWER MAINLINE

EX. GAS LINE

EX. WATER LINE(5X2)

EX. 24" WATER LINE(5X2)

EX. FIRE HYDRANT

CONC WALL

SMH

ELECTRIC PANEL

SIGN

GM

D/A

EP & SL

FD L&T

GAS

WM

WV

WF

GAS METER

STAGIO DR.

(PRIVATE AND FUTURE ST.)

AC PVMT EDGE

DEDICATION TO COUNTY FOR FUTURE STREET (1,365 S.F.)

PECK ROAD

EL NORTE ST.

ARMIJO ST

GROSS AREA FROM CENTER LINE:
60,056 S.F.(1.38 AC)
GROSS LOT AREA 56,875 S.F. (1.305) AC
NET LOT AREA 53,235 S.F. (1.22) AC

CONDOMINIUM PARCEL MAP P.M. 177-7

NOTES:

ZONE: A-1 (EXISTING/PROPOSED)
GROSS AREA FROM CENTER LINE: 60,056 S.F.(1.38 AC)
GROSS LOT AREA 56,875 S.F. (1.305) AC
NET LOT AREA 53,235 S.F. (1.22) AC
EXISTING CATEGORY LAND USE: 1
PROPOSED CATEGORY LAND USE: 1
REMOVE ALL EX. STRUCTURES AND TREES ON SITE.
NO OAK TREES ON SITE.

OWNER:

JANSEN HSUEH
110 S Rosemead Blvd
Pasadena Ca 91107
TEL: (626)447-5528
FAX: (626)447-5218

BENCH MARK:

B.M. NUMBER G4163
QUAD (YEAR) BASELINE (1995)
ELEVATION 434.474
DESCRIPTION L&T IN CB RET 4.9M N/O BCR @ SW COR MYRTLE AVE & DUARTE RD. 19.8M S & 13.1M W/O C/L INT

LEGAL DESCRIPTION:

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

PREPARED BY:

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

LICENSED LAND SURVEYOR
HONG CAO
No. 6924
EXP. 9/30/15
STATE OF CALIFORNIA

EASEMENT NOTE:

ALL EX. EASEMENTS TO REMAIN

(A) 6' WIDE EASEMENT OF THE COUNTY OF LOS ANGELES, FOR SANITARY SEWER AND INCIDENTAL PURPOSES O.R. INST. NO. 4129 REC. AUGUST 31, 1960. (1,092 S.F.)

(B) 10' WIDE EASEMENT OF THE COUNTY OF LOS ANGELES, FOR UTILITY PURPOSES.

NUMBER OF HOUSE IN LOTUS AVE	6803	6813	6825	6831	6835	6841
FRONT SETBACK	41.7'	39.9'	46.7'	25.2'	20.7'	20.4'

THE MAINTENANCE OF THE COMMON DRIVEWAYAND COMMON AREAS BY HOMEOWNERS ASSOCIATION

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

Dep Planner Copy