

TENTATIVE TRACT NO. 73396

IN THE CITY OF MONROVIA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A PROPOSED SUBDIVISION OF PORTIONS OF LOTS 6 AND 7 OF THE F.H. GEIER TRACK,
AS SHOWN ON THE MAP RECORDED IN BOOK 23, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY

MARCH 2015
FOR CONDOMINIUM PURPOSES

OWNER:
BARRY & KEITH EDWARDS
18611 OAK RIDGE DRIVE
SANTA ANA, CA 92705
(714) 516-1252

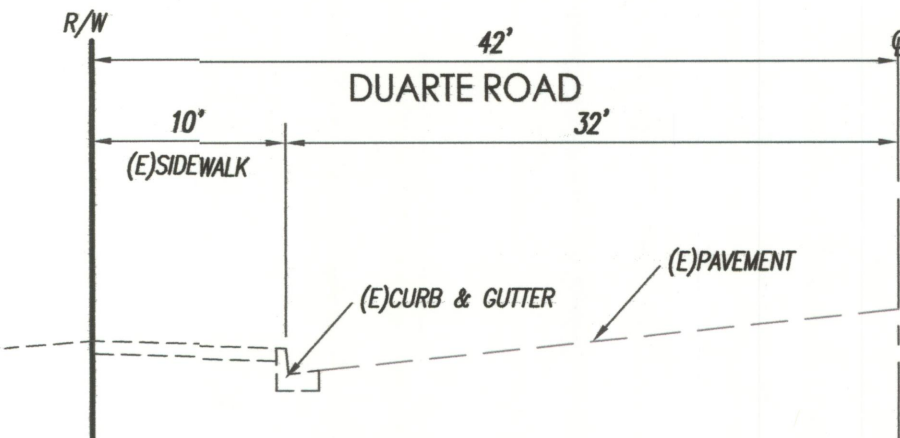
SUBDIVIDER:
M.J.W. INVESTMENTS, L.L.C.
1278 GLENNEIRE STREET, SUITE 439
LAGUNA BEACH, CA 92651
ATTN: MATTHEW J. WAKEN
(909) 276-7570

NOTES

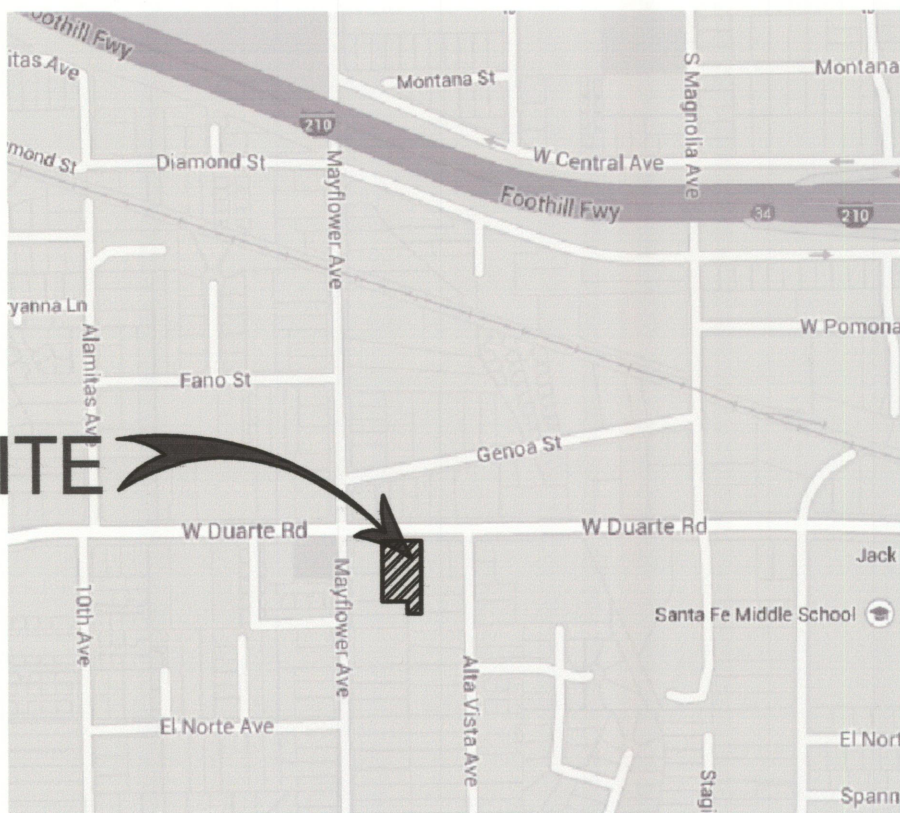
1. SOURCE OF WATER:
2. SOURCE OF SEWER:
3. SOURCE OF ELECTRICAL:
4. SOURCE OF GAS:
5. SOURCE OF TELEPHONE:
6. SOURCE OF CABLE TELEVISION:
7. ASSESSOR'S PARCEL NO.'S:
8. TOTAL GROSS ACREAGE OF SITE:
9. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND
10. TOPOGRAPHY AND CONTOURS BY FIELD SURVEY.
11. PROPERTY ADDRESS:

CITY OF MONROVIA
CITY OF MONROVIA
SO. CAL. EDISON
SO. CAL. GAS
VERIZON
CHAMPION BROADBAND
8509-009-03 & 07
0.74 ACRES

DATED DECEMBER 1st, 2014
430 & 438 W. DUARTE ROAD



SECTION A-A
TYPICAL SOUTH HALF
DUARTE ROAD
N.T.S.



VICINITY MAP
N.T.S.



STEPHEN VENTURA R.C.E. 32437
DATE 3/2/15

PREPARED UNDER THE SUPERVISION OF:
ANDREASEN ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • MUNICIPAL ENGINEERING
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016

DRAWING DATE: March 2, 2015

SITE SUMMARY
ACRES: ±0.74 ACRES (±32,080 SF)
UNITS: ±14 UNITS
DENSITY: ±18.8 DU/AC

PARKING SUMMARY
26 SPACES - GARAGE PARKING
2 SPACES - RESERVED PARKING
5 SPACES - GUEST PARKING
33 SPACES - TOTAL RESIDENT PARKING

UNIT MIX		
PLAN #	UNIT GROSS SF	TOTAL UNIT SF
(6) PLAN 1 - 3 BD, 3.5 BA	1,701	10,206
(6) PLAN 2 - 3 BD, 3.5 BA	1,573	9,438
(1) PLAN 2ALT - 3 BD, 3.5 BA	1,588	1,588
(1) EXISTING HOUSE	2,374	2,374
14 UNITS		23,606
		(71% FAR/ 75% MAX.)

PARKING DIMENSIONS
GARAGE SPACES (P1) 10' X 18'
GARAGE SPACES (P2) 9' X 20'
90 DEGREE SPACES 9' X 18'

SETBACKS PROVIDED
FRONT/STREET SIDE 14'
INTERIOR SIDE/REAR 8' MIN TO BUILDING
1' TO PARKING

BUILDING SEPARATION: 8'
PRIVATE STREET WIDTH: 20'

COMMON USABLE OPEN SPACE PROVIDED
SITE AREA: 32,080
BUILDING AREA: 11,739
HARD-SCAPE: 7,847
OPEN SPACE PROVIDE: 12,494

NOTES:

- (A) INDICATES EXISTING HOUSE/BUILDING TO BE REMOVED
- (B) INDICATES EXISTING SWIMMING POOL TO BE REMOVED
- (C) INDICATES PRIVATE DRIVEWAY AND PUBLIC UTILITY EASEMENT
- (D) INDICATES ADDITIONAL AREA OF DEDICATION
- (E) INDICATES EXISTING FIRE HYDRANT SYSTEM TO BE REMOVED/RELOCATED
- (F) INDICATES EXISTING FLAG AND POLE TO BE REMOVED
- (G) INDICATES EXISTING UTILITY POLE TO REMAIN.
- (H) INDICATES EXISTING WALL TO BE REMOVED.
- (I) INDICATES EXISTING UTILITY POLE TO BE REMOVED.

LEGEND

- INDICATES BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- G GUEST PARKING
- R RESERVED PARKING
- WATER METER
- GAS METER
- D/A DRIVE APPROACH
- L/A LANDSCAPE AREA
- P.U.E. PUBLIC UTILITY EASEMENT
- T. & R. E. TRASH & RECYCLING ENCLOSURE
- EXISTING BLOCK WALL
- CHAIN LINK FENCE
- PROPOSED ON SITE SIDEWALK
- PERMEABLE INTERLOCKING CONCRETE PAVEMENT
- PORTLAND CEMENT CONCRETE
- EXISTING TREE TO BE REMOVED
- EXISTING TREES TO BE REMOVED PER CITY'S TREE PRESERVATION ORDINANCE
- PROPOSED BLOCK WALL
- PROPOSED SEWER SYSTEM
- EXISTING STORM DRAIN SYSTEM
- EXISTING 6" GAS LINE
- EXISTING 12" GAS LINE
- EXISTING 24" SEWER
- EXISTING 12" WATER

