

OWNER:
HUNTINGTON EAST PASADENA, LLC
713 W. DUARTE ROAD, UNIT G275
ARCADIA, CA 91007
PH: 626-823-4270

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-3588
FAX: 626-263-3599

RECEIVED
DEPT OF REGIONAL PLANNING
TR073683 EXHIBIT PG1
20 JULY 2016

FRONT YARD SETBACKS ON HUNTINGTON DRIVE BETWEEN ROSEFAD AND MICHIGAN BLVD			
ADDRESS	SETBACK FROM CURB	PARKWAY WIDTH	SETBACK FROM PL
3709	8'	8'	0'
3719	8'	8'	0'
3723	32.20'	8'	24.20'
3735	34.10'	8'	26.10'
		AVERAGE =	10.06'

NOTES:
EXISTING ZONE: R-3
PROPOSED ZONE: R-3
NO. OF EX. LOTS: 1
NO. OF PROP. LOTS: 1
NO. OF EX. UNITS: 5 UNITS IN 1 APARTMENT BUILDING
EX. BUILDING AREA: 2,260 SF
NO. OF PROP. UNITS: 11 CONDO UNITS IN 2 BUILDINGS
AREA OF LOT: 21,899 SF = 0.50 ACRES GROSS (TO C.L. OF THE ROAD)
AREA OF LOT: 17,587 SF = 0.40 ACRES NET
NO. OF STORIES: 2
NO. OF PARKING: 22 (GARAGE) + 8 (GUEST) + 1 (DISABLED)
TOTAL NO. OF PARKING: 31
PROP. & EX. GENERAL PLAN LAND USE DESIGNATION:
H30 - RESIDENTIAL 30
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
FLOOR AREA: GARAGE FLOOR = 5,856 SF
1ST FLOOR = 6,664 SF
2ND FLOOR = 6,160 SF
3RD FLOOR = 3,786 SF
LOT COVERAGE: 38% (6,743 SF)

BENCHMARK:
ELEV = 554.785'
L&T IN E CB 11M N/O BCR @ NE COR
HUNTINGTON DR & MICHILLINDA AVE 61M
N & 7.5M E/O C/L INT G 3230
SURVEY WAS CONDUCTED BY AL THELWELL, LS
6999 ON FEBRUARY 28, 2011

UTILITY SERVICES:
WATER - EAST PASADENA WATER CO.
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - PACIFIC BELL TELEPHONE COMPANY
SCHOOL - CITY OF PASADENA SCHOOL DISTRICT
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF - LOS ANGELES COUNTY SHERIFF

EARTHWORK
CUT.....3,450 CY
FILL.....100 CY
EPORT.....3,350 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

- CONSTRUCTION NOTES:
- PROPOSED PARKWAY DRAIN
 - PROPOSED 12"x12" CATCH BASIN
 - PROPOSED SEWER CLEANOUT (TYP.)
 - PROPOSED SEWER LATERAL (TYP.)
 - PROPOSED DRIVEWAY
 - PROPOSED DRAIN PIPES
 - PROPOSED SUMP PUMP
 - PROPOSED DOMESTIC WATER METERS AND SERVICE LINE
 - PROPOSED SHORT-TERM BIKE FACILITY
 - PROPOSED BLOCK WALL
 - PROPOSED INFILTRATION TANK

EASEMENT
A EASEMENT FOR PUBLIC UTILITIES AS RECORDED IN BOOK 6686, PAGE 156 DEEDS. EXACT LOCATION AND EXTENT IS NOT DISCLOSED OF RECORD. EASEMENT TO REMAIN.

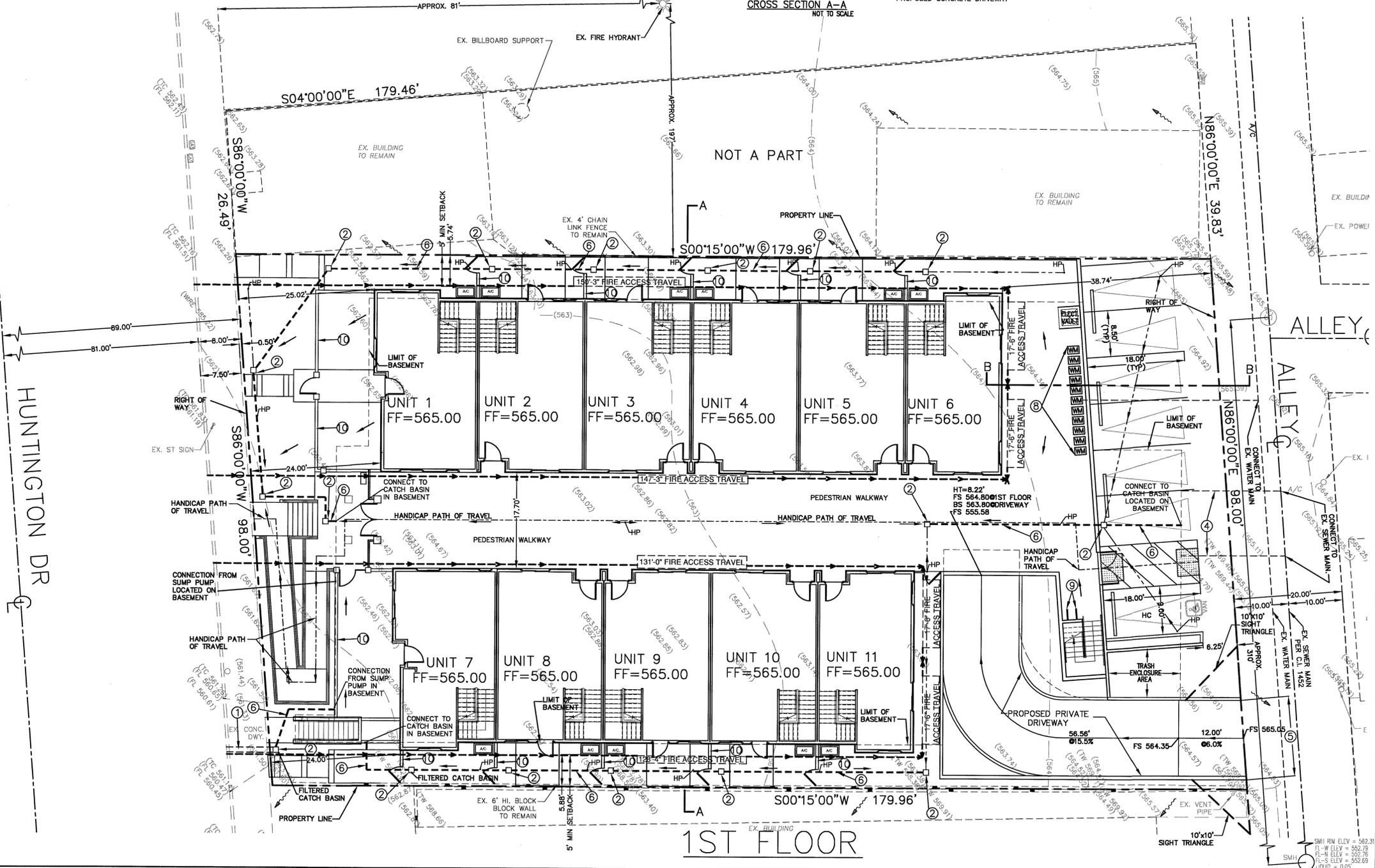
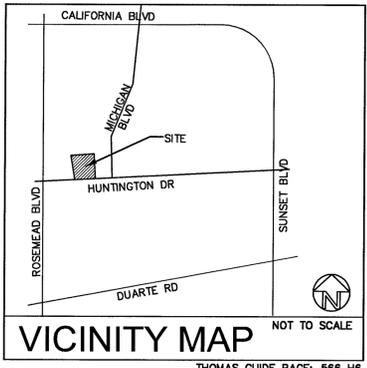
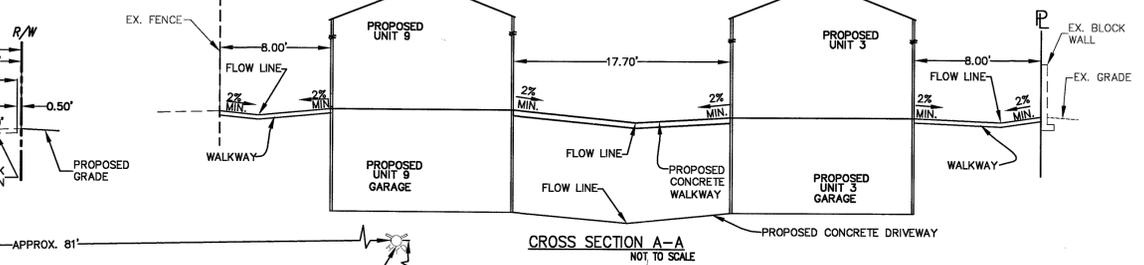
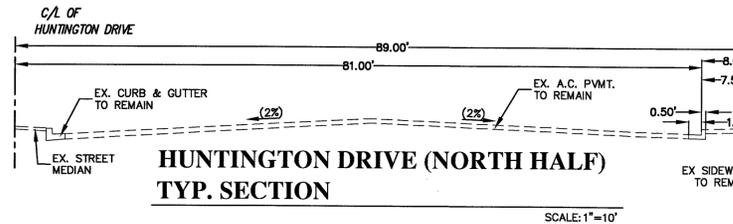
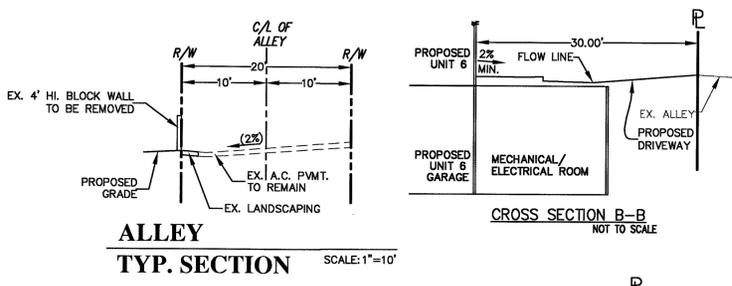
LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 3, BLOCK "C" OF MICHILLINDA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE SOUTHERLY 20 FEET OF SAID LAND AS CONDEMNATED FOR WIDENING OF HUNTINGTON DRIVE, BY FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 457956, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED APRIL 28, 1948, AS INSTRUMENT NO. 2050, IN BOOK 27045, PAGE 5, OFFICIAL RECORDS.

LEGEND

(98.23).....EXISTING ELEVATION	EX.....EXISTING
99.00.....PROPOSED ELEVATION	TG.....TOP GRATE
--(100)--.....EXISTING CONTOUR	FS.....FINISH SURFACE
.....DRAINAGE PATTERN	TC.....TOP OF CURB
.....EXISTING STRUCTURE	FL.....FLOW LINE
.....PROPOSED STRUCTURE	FG.....FINISH GRADE
.....PROPOSED SEWER	FF.....FINISH FLOOR
.....PROPERTY LINE	HP.....HIGH POINT
.....PROPOSED PIPE	R/W.....RIGHT OF WAY
.....FIRE HYDRANTEX. WATER METER
.....CATCH BASINSUMP PUMP
FIRE ACCESS TRAVEL

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 73683

FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
EXHIBIT MAP
BEING A SUBDIVISION OF LOT "A", OF TRACT NO. 10333, AS PER MAP RECORDED IN BOOK 158 PAGES 42 THROUGH 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PROJECT LOCATION:
**11 UNITS CONDOMINIUM
3723 HUNTINGTON DRIVE
PASADENA, COUNTY OF LOS ANGELES
APN: 5378-011-004**

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REVISIONS	BY
EA	06/24/2016

RELEASED DATE

PREPARED FOR:
**HUNTINGTON EAST PASADENA, LLC
713 W. DUARTE ROAD #G275
ARCADIA, CA 91007**

EGL Associates, Inc.
REGISTERED PROFESSIONAL ENGINEER
11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626)263-3588
Fax: (626)263-3599

DRAWN: EM
CHECKED: HJ
DATE: 02/26/2016
JOB NO: 14-203-047
SCALE: 1"=10'
FILE:
DRAWING: 2 of 3

