RECEIVED
DEPT OF REGIONAL PLANNING
TR073683 TENTATIVE PG 1
01 MAR 2016

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 073683

FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
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.

OWNER:
SHAWN CHEN
713 W. DUARTE ROAD, UNIT G275
YORBA LINDA, CA 92886
PH: 626-893-9316

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

NOTES:

EXISTING ZONE: R-3
PROPOSED ZONE: R-3
NO. OF EX. LOTS: 1
NO OF PROP. LOT: 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 PARKINGS: 22 (RESIDENT) + 8 (GUEST) + 1 (DISABLED)
PROP.& EX. GENERAL PLAN LAND USE DESIGNATION:
CATEGORY 2 (MEDIUM DENSITY RESIDENTIAL)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

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 SANTITATION 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

CONSTRUCTION NOTES:

1. EXISTING STRUCTURE TO BE DEMOLISHED
2. EXISTING TREE TO BE REMOVED
3. EXISTING DRIVEWAY TO BE REMOVED

EASEMENT

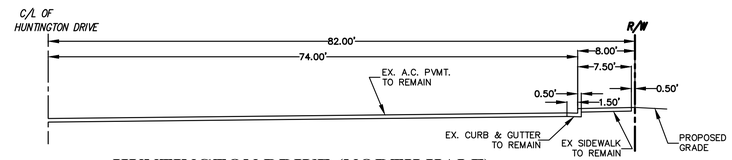
(A) EASEMENT FOR PUBLIC UTILITIES AS RECORDED IN BOOK 6686, PAGE 156 DEEDS. EXACT LOCATION AND EXTENT IS NOT DISCLOSED OF RECORD. EASEMENT TO REMAIN.

LEGAL DESCRIPTION:

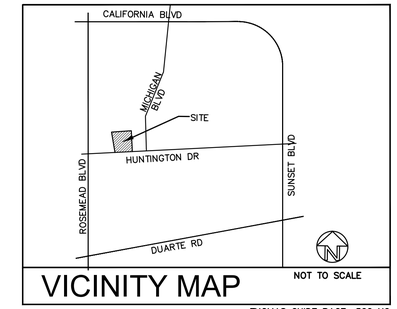
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 3, BLOCK "C" OF MICHILLINDA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE SOUTHERLY 20 FEET OF SAID LAND AS CONDEMNED 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
99.00.....PROPOSED ELEVATION
--(100)-- EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....PROPOSED STRUCTURE
.....PROPOSED SEWER
.....PROPERTY LINE
.....PROPOSED PIPE
...FIRE HYDRANT
...CATCH BASIN
EX .....EXISTING
TG .....TOP GRATE
FS .....FINISH SURFACE
TC.....TOP OF CURB
FL.....FLOW LINE
FG.....FINISH GRADE
FF.....FINISH FLOOR
HP.....HIGH POINT
R/W.....RIGHT OF WAY
.....EX. WATER METER
.....SUMP PUMP
....PROPOSED FIRELANE
....PROPOSED PRIVATE DRIVEWAY/FIRELANE

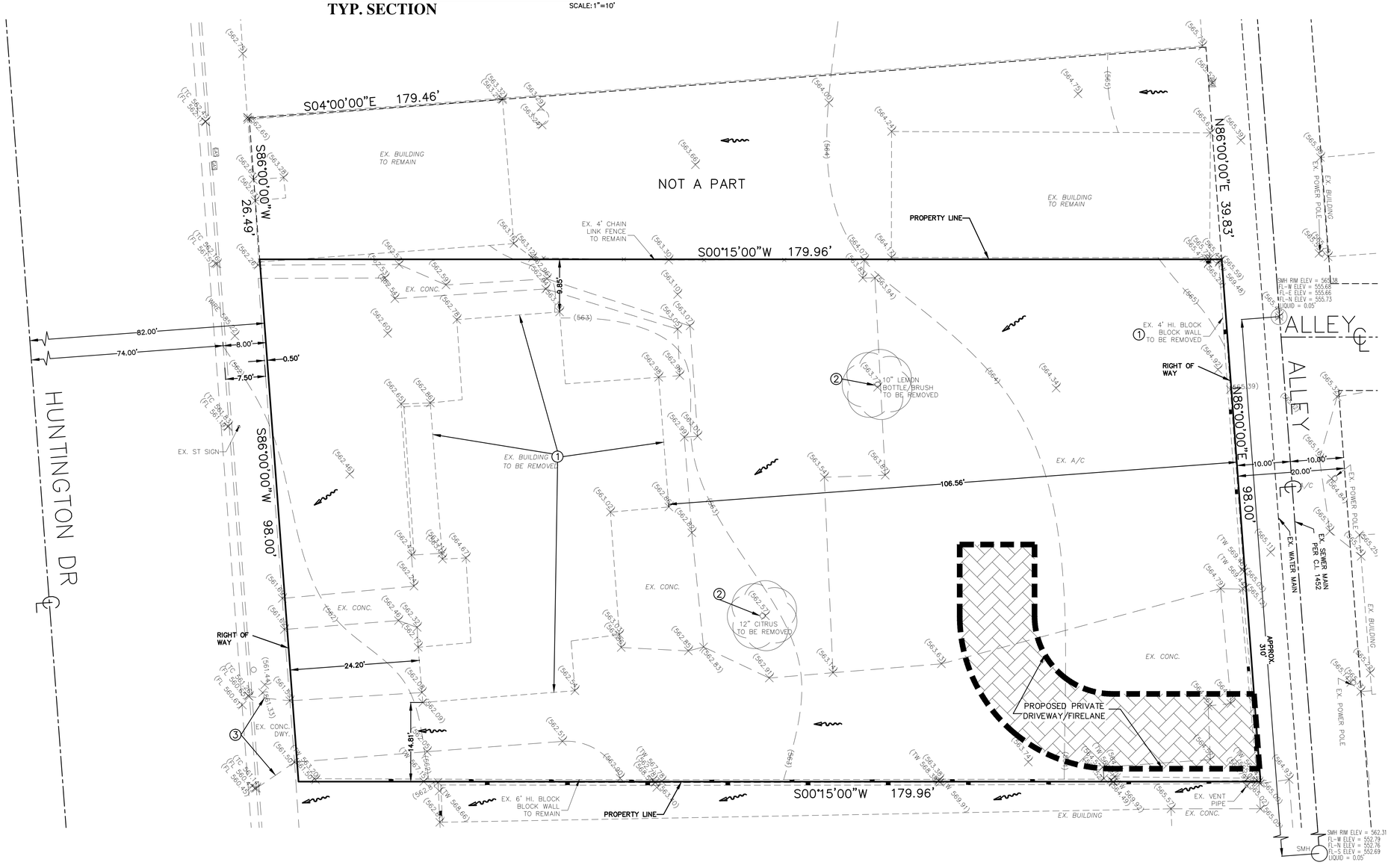


HUNTINGTON DRIVE (NORTH HALF)
TYP. SECTION
SCALE: 1"=10'



VICINITY MAP
THOMAS GUIDE PAGE: 566 H6

NORTH
SCALE : 1"=10'



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

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REVISIONS	BY

RELEASED	DATE

PREPARED FOR:
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713 W. DUARTE ROAD, UNIT G275
ARCADIA, CA 91007

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ARCADIA, CA 91006
Tel: (626)263-3588
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REGISTERED PROFESSIONAL ENGINEER
HANK HONG-LI JONG
45846
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DRAWN	EM
CHECKED	HJ
DATE	02/26/2016
JOB NO.	14-203-047
SCALE	1"=10'
FILE	

DRAWING 1 of 3

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