AMENDED MAP OF EXHIBIT
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 060107

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 85 OF TRACT NO. 4850, AS PER MAP RECORDED IN BOOK 52 PAGES 11 AND 12 OF MAPS, AND A PORTION OF SANTA ANITA RANCHO AS RECORDED IN BOOK 1 PAGES 97 AND 98 OF PATENTS RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

DEPT OF REGIONAL PLANNING

AMENDED EXHIBIT MAP
11 DEC 2012

PROJECT ADDRESS:
8831–8843 FAIRVIEW AVE
SAN GABRIEL, CA 91775
APN: 5379–008–036,037,038

OWNER/SUBDIVIDER:
DAVID MAK
1363 VIRGINIA RD
SAN MARINO, CA 91108

PREPARED BY:
ENGLES SHEN & ASSOCIATES, INC.
1111 CORPORATE CENTER DR., #302
MONTEREY PARK, CA 91754
TEL: (323) 266–0866 FAX: (323) 266–0867

NOTES:
GENERAL PLAN CTG.
EXIST. 1
ZONE : EXIST. RA–5000
LOT SIZE : 53,058 S.F. (1.22 AC NET)
53,718 S.F. (1.23 AC GROSS)
EXISTING LAND USE : 3 SINGLE–FAMILY HOUSES
PROPOSED LAND USE : 10 DETACHED CONDOMINIUM UNITS
AVERAGE DENSITY : 7.9
PROPOSED DENSITY : 7.6
NO. OF PARKINGS : 23
UNITS 1 TO 5,7,8 : 2 CAR GARAGE
UNITS 6 TO 9,10 : 3 CAR GARAGE
NO. OF GUEST PARKINGS : 10
OVER FLOW TURFBLOCK PARKING : 8
6 OAK TREES ON SITE. (I REMOVE, 5 ENCROACHMENT)
OAK TREE PERMIT : 03–211
SEWER : PUBLIC
WATER : PUBLIC
DRAINAGE : GRAVITY FLOW TO STREET
REMOVE ALL EXIST. BUILDINGS
REMOVE ALL EXIST. TREES, EXCEPT AS NOTED
BENCH MARK: SPK. AT C/L INT. FAIRVIEW AV/LOTUS AV.
ELEV. = 100.00 (ASSUMED)

EARTH WORK:
CUT = 155 YARDS, FILL=664 YARDS
NET = 509 YARDS IMPORT

EAST PASADENA – SAN GABRIEL CSD REQUIREMENTS:

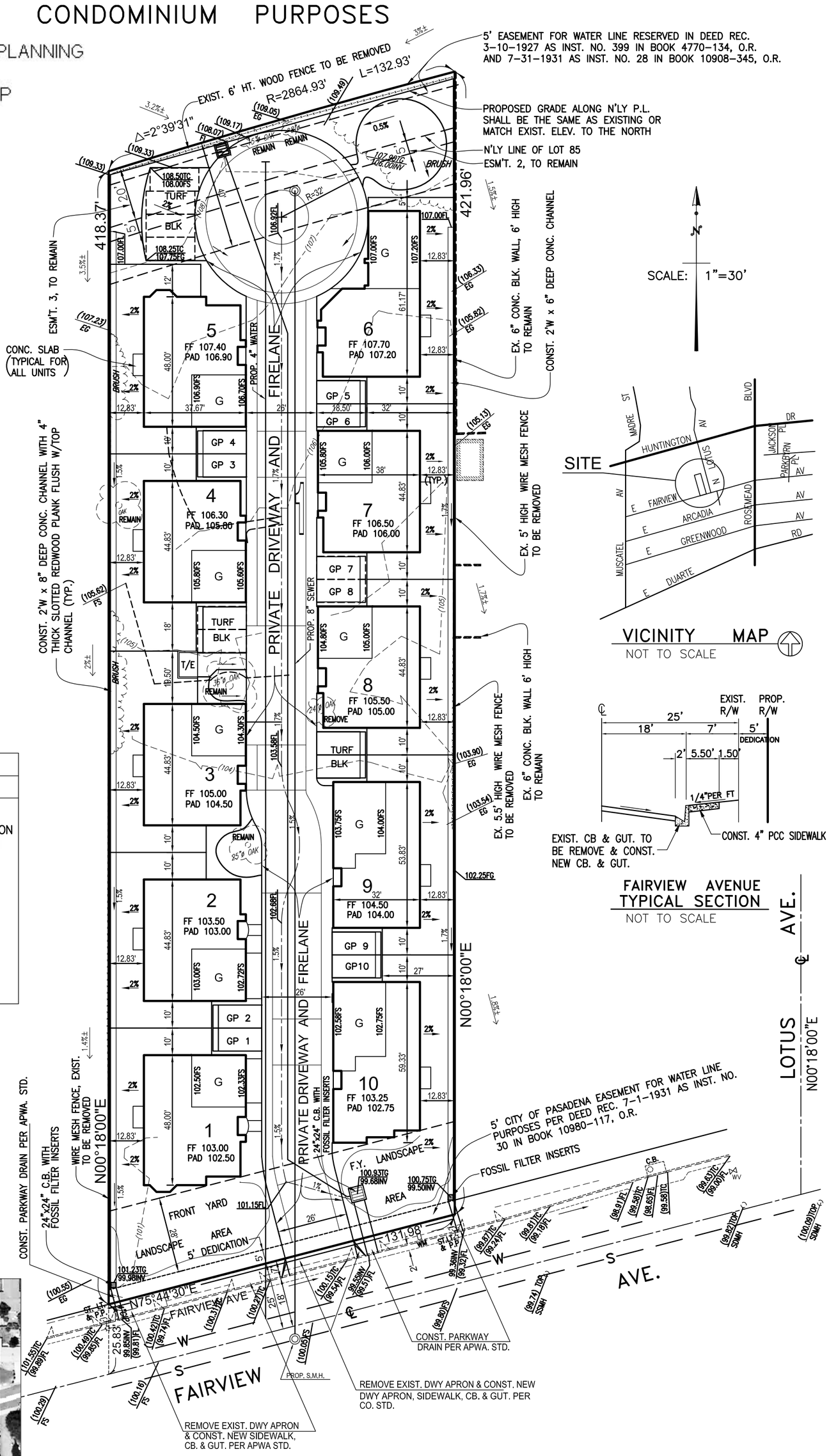
FRONT YARD SETBACK SURVEY			
ADDRESS	AS OF JAN, 2004	AS OF MAR, 2009	REMARKS
7103 LOTUS	7'	16'	FRONT YARD SETBACKS BASED ON 1/2 STREET WIDTH OF 30'
8845	––	57'	
8843	15'	15'	
8835	28'	28'	
8827	36'	22'	
8817	12'	24'	
8815	41'	31'	
8809	19'	31'	
TOTAL	158'	224'	
NO. OF HSE	7	8	

AVERAGE LOT WIDTH: 127.74'
AVERAGE FRONT YARD SETBACK:
158'/7 = 22.60' AS OF 1/2004
224'/8 = 28' AS OF 3/2009

TOTAL BLDG. AREA: 26,384 S.F.
FLOOR AREA RATIO: 26,384/53,080 = 49.71%
(MAX. ALLOWABLE = 50%)

BLDG. COVERAGE:
FOOTPRINT 1ST FLR : 12,560 S.F.
GARAGE : 4,508 S.F.
TOTAL : 17,068 S.F.
LOT COVERAGE: 17,068/53,080 = 32.16%
(MAX. ALLOWABLE = 50%)

FRONT YARD LANDSCAPE: 2,379 S.F.
FRONT YARD AREA: 2,992 S.F.
RATIO: 2,379/2,992 = 80%
(MIN. ALLOWABLE = 50%)



EASEMENT NOTE:
1 L.J. ROSE HOLDER OF AN ESM'T. FOR WATER PIPE ESM'T BY DEED REC. IN BK 161, PAGE 261 OF DEEDS, SAID ESM'T IS BLANK IN NATURE.
2 CITY OF PASADENA HOLDER OF AN ESM'T FOR WATER MAIN AND CONNECTION BY DEED REC. 3/10/1927 IN BK 4770, PAGE 134 AND REC. 7/1/1931 IN BK 10908, PAGE 345 AND 4/6/1943 IN BK. 19923, PAGE 179, ALL OF O.R.
3 FOR WATER CONDTUITS AND PIPES. REC IN BK 375, PAGE 246 OF DEEDS.
4 AN EASEMENT FOR SEWER BY DEED REC. 5/25/1961 AS INST. NO. 4553 IN BK D1233, PAGE 552, O.R.

REVISED OCTOBER, 2012
JUNE, 2003

plotted on 12/10/2012