TENTATIVE PARCEL MAP NO. 72866

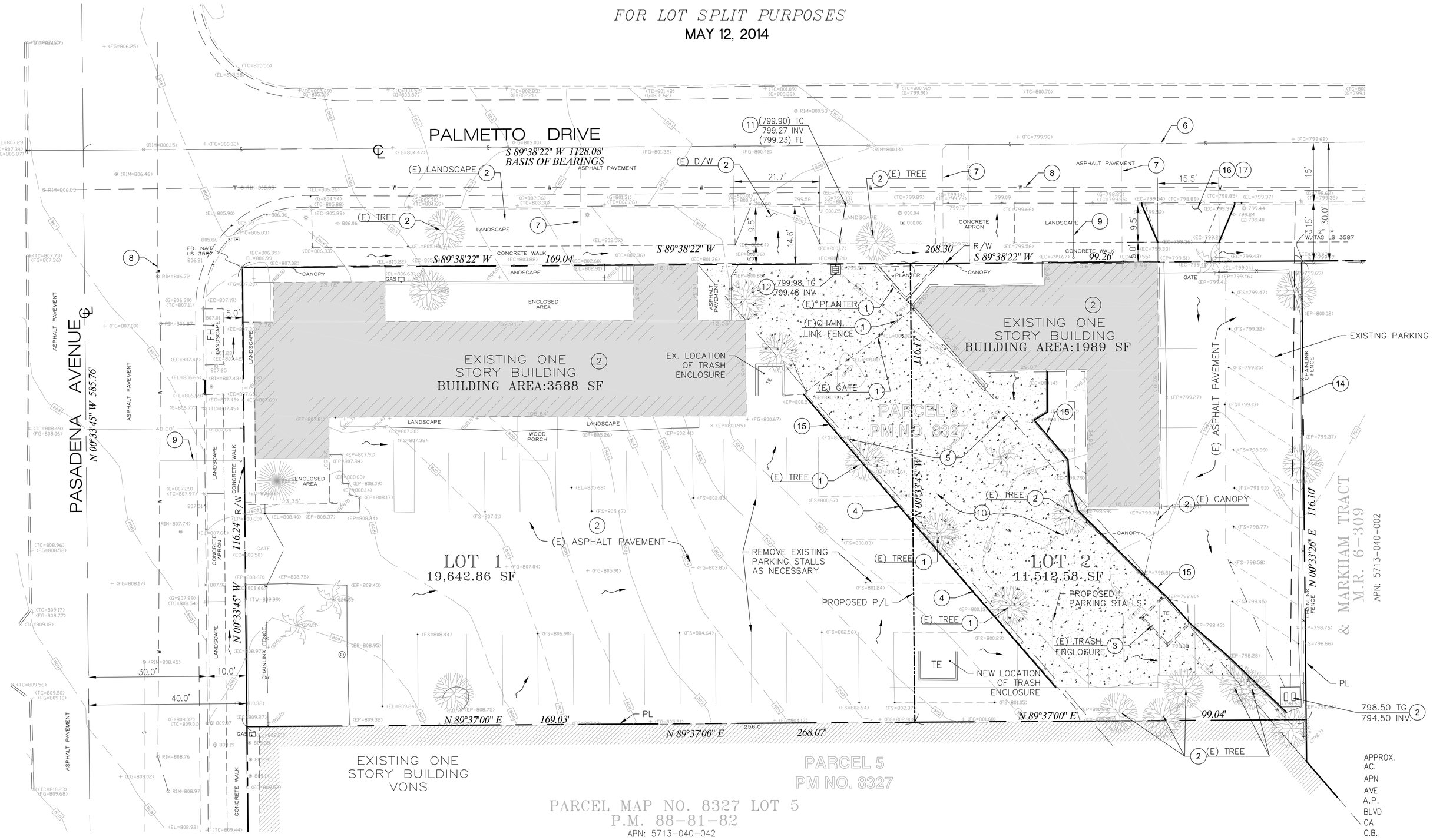
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

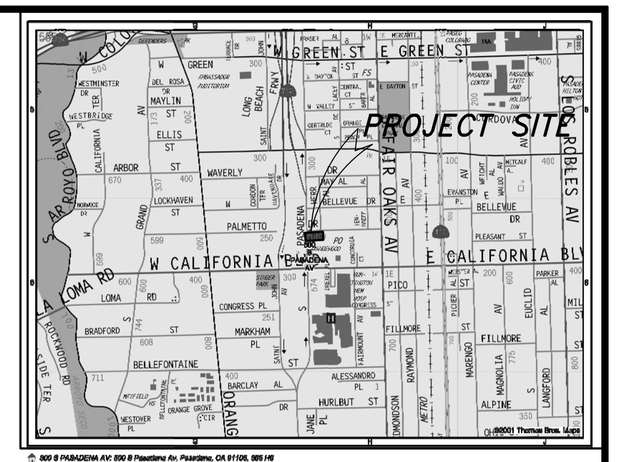
BEING A SUBDIVISION OF LOT 6 OF PARCEL MAP NO. 8327, AS PER MAP RECORDED IN BOOK 88 PAGE 81~82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR LOT SPLIT PURPOSES

MAY 12, 2014

16 0 16 32
SCALE: 1" =16'





VICINITY MAP
T.G. #: 565-H6, N.T.S.

CONSTRUCTION NOTES:

1. REMOVE EXISTING
2. PROTECT IN PLACE
3. EXISTING TO BE RELOCATED
4. REMOVE EXISTING LANDSCAPE AND CONSTRUCT NEW PAVEMENT TO MATCH EXISTING
5. APROXIMATELY LOCATION OF EXISTING PUBLIC UTILITIES EASEMENT PER TITLE REPORT. RECORDING NO: 712, IN BOOK 12466, PAGE 34, OFFICIAL RECORDS.
6. EXISTING SEWER LINE, FIELD VERIFY FOR EXACT LOCATION
7. EXISTING SEWER LATERAL, FIELD VERIFY FOR EXACT LOCATION
8. EXISTING WATER LINE, FIELD VERIFY FOR EXACT LOCATION
9. EXISTING WATER LATERAL, FIELD VERIFY FOR EXACT LOCATION
10. REMOVE EX. LANDSCAPE AND CONTSTRUCT NEW 4" PCC PAVEMENT
11. CONSTRUCT CURB DRAIN PER SPPWC 150-3, N=2
12. CONSTRUCT 12" x 12" CATCH BASIN, PER BROOKS PRODUCTS.
13. CONSTRUCT SUMP PUMP.
14. CONSTRUCT 4" PVC DRAINAGE PIPE.
15. SAW CUT CONCRETE
16. REMOVE EXISTING DRIVEWAY APPROACH.
17. CONSTRUCT 4" THICK CONCRETE DRIVEWAY APPROACH PER SPPWC. TYPE A. W=15.5', X=5', Y=9.5'.

LEGEND:

PROPERTY LINE
CENTERLINE
TREE
EX. SEWER LINE — S — S —
FIRE HYDRANT FH
STREET LIGHT/LIGHT POLE
SMH
POWER POLE PP
EXISTING ELEVATION (100.00)×
RAMP/DRIVEWAY
EX. STRUCTURE
FLOW LINE/SHEET FLOW
CHAIN LINK FENCE X—X—X—
FOUND MONUMENT
DRAIN INLET D.I.
ELECTRIC PULL BOX EPB
GATE
GAS VALVE GV
TELEPHONE MANHOLE T
LIGHT STANDARD
GUARD POST G.P.
GUY WIRE
SIGN
WATER METER WM
RETAINING/CONCRETE WALL
RETAINING/BLOCK WALL
BRICK WALL
SCREEN/BLOCK/WOOD/WALL
NEW CONC PAVEMENT

UTILITY IN THE CITY OF SOUTH PASADENA

SEWER COMPANY: SANITATION DISTRICT OF LOS ANGELES COUNTY (562) 699-7411
WATER COMPANY: SAN GABRIEL VALLEY WATER COMPANY (562) 699-1041
GAS COMPANY: SOUTHERN CALIFORNIA GAS COMPANY 1(888) 427-2200
ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON 1(800) 655-4555
CABLE COMPANY: AT&T 1(800)-310-2355

PROJECT DESCRIPTION

1. PROJECT: LOT SPLIT
   EXISTING 1 LOT SPLIT TO 2 LOTS
   EX. NO. OF LOT: 1
   PROP. NO. OF LOTS: 2
2. OWNER:
   PASADENA 500 CROP.
3. PRESENT ZONING: PSC
4. APN: 5713-040-043
5. EXISTING LOT SIZE: 0.72 AC/31,155.44 SF
   AREA OF PROPOSED LOT 1: 19,642.86
   AREA OF PROPOSED LOT 2: 11,512.58
6. PROPOSED ZONING: PSC
7. PARKING STALLS:
   LOT 1: TBD
   LOT 2: TBD
8. AN ENCROACHMENT PERMIT FROM THE CITY OF PASADENA IS REQUIRED FOR ALL WITHIN OR AFFECTING ROAD RIGHT OF WAY WHEN NEEDED. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO CITY OF SOUTH PASADENA STANDARDS. EXISTING SITE DIMENSIONS NEEDED TO BE FIELD VERIFIED

LEGAL DESCRIPTION:

LOT 6 OF PARCEL MAP NO. 8327, AS PER MAP RECORDED IN BOOK 88 PAGE 81~82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT SITE:

500 SOUTH PASADENA AVE.
PASADENA, CA 91105

CIVIL ENGINEER/LAND SURVEYOR:

DELTA SURVEYING AND MAPPING
39305 SALINAS DRIVE
MURRIETA CA 92563
Phone: 951-764-0158
Fax: 951-816-3235

OWNER/DEVELOPER:

PASADENA 500 CROP.
44 E. HUNTINGTON DR
ARCADIA, CA 91006
PHONE: (626) 445-8200
FAX: (626) 445-9910
CONTACT: JESSE CHAU

ARCHITECTURE:

WYF
4424 SANTA ANITA AVE., SUITE 205,
EL MONTE, CA, 91731
TEL: 626-279-7971

BENCH MARK PER SURVEYING

NGS BENCHMARK ew1879 (NAVD 88)
EL=799.60 FEET

BASIS OF BEARINGS

THE BEARING OF THE CENTER LINE OF PALMETTO DR AS SHOWN ON PARCEL MAP NO. 8327, BEING N 89°38'22" E WAS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEYOR'S NOTE

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY SHOWN HEREIN IS COMPILED FROM AVAILABLE PUBLIC RECORDS.

ABBREVIATIONS:

APPROX.	APPROXIMATE	LP	LIGHT POLE
AC.	ASPHALT CONCRETE	MH	MAIN HOLE
APN	ASSESSOR'S NUMBER	MAX	MAXIMUM
AVE	AVENUE	MIN	MINIMUM
A.P.	ANGLE POINT	N	NORTH
BLVD	BOULEVARD	(NG)	NATURAL GROUND
CA	CALIFORNIA	NTS	NOT TO SCALE
C.B.	CATCH BASIN	NO	NUMBER
CBW	CONC. BLOCK WALL	P/A	PLANT AREA
C/L, CL	CENTERLINE	PM	PARCEL MAP
CO	CLEANOUT	PVMT	PAVEMENT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCTION	PP	POWER POLE
DIA	DIAMETER	P/L	PROPERTY LINE
DWH	DRAINAGE MANHOLE	REC'D	RECEIVED
D/A	DRIVEWAY APRON	RED	REDUCED
EC	ELECTRIC CABINET	REINF	REINFORCED
EP/EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EP	EDISON POLE	RD	ROAD
E.P.	END POINT	S	SOUTH
ELEC	ELECTRICAL	SD	STORM DRAINAGE
EL. ELEV	ELEVATION	SF/SQ.FT.	SQUARE FEET
EXIST.EX	EXISTING	SMH	SEWER MANHOLE
FF	FINISH FLOOR ELEVATION	STD	STANDARD
FH	FIRE HYDRANT	STA	STATION
FT	FOOT, FEET	SD	STORM DRAIN
FS	FINISH SURFACE	ST	STREET
GM	GAS METER	SL	STREET LIGHT
GV	GATE VALVE	TC	TOP OF CURB ELEVATION
GR	GRADE	TELE, T	TELEPHONE
FL	FLOW LINE ELEVATION	T.P.	TELEPHONE POLE
FWY	FREEWAY	TC	TOP OF CURB ELEVATION
HORIZ	HORIZONTAL	TE	TRASH ENCLOSURE
HWY	HIGHWAY	TYP	TYPICAL
IN	INCH	W	WEST
IP	IRON PIPE	WM	WATER METER

Plan Prepared By:
GUOXIN MIAO 05/12/14
Date
Apple Engineeering Group
Subdivision, Engineering Design & Survey
9080 TELSTAR AVENUE, SUITE 309
EL MONTE, CA 91731
Tel: (626) 552-9818 EMAIL: info@appleengineering.net

REGISTERED PROFESSIONAL ENGINEER
GUOXIN MIAO
No. C73059
Exp. 12/31/2020
CIVIL
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 72866

SCALE: 1"=20'	APN: 5713-040-043	DRAWN BY: GM
DATE: 05/12/2014		REVISED: YQW
500 S PASADENA AVE PASADENA, CA 91105		
SHEET 1 OF 1		JOB NO. P14043

Y:\2014\P14043- 500 S Pasadena Ave, PSA\Design\tentative\Gen 3\P14043 Tentative.dwg