

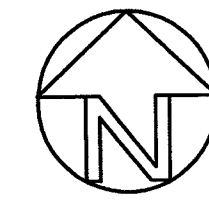
TENTATIVE PARCEL MAP NO. 83638

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

BEING A SUBDIVISION OF LOT 10 OF THE ROSEDALE TRACT AS PER MAP RECORDED IN BOOK 9 PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

NORTH



SCALE : 1"=10'

OWNER/SUBDIVIDER:
TTC PREMIER HOME, LLC
556 S. FAIR OAKS AVE #101,
PASADENA, CA 91105
(626) 765-7526

BENCHMARK:
CITY BENCHMARK:
BM BOLT IN N CURB COLORADO OPP
E/L BONNIE
ELEV 769.53
SURVEY WAS PROVIDED BY ALFRED J.
THELWELL, LS 6999 ON OCTOBER 18,
2019

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

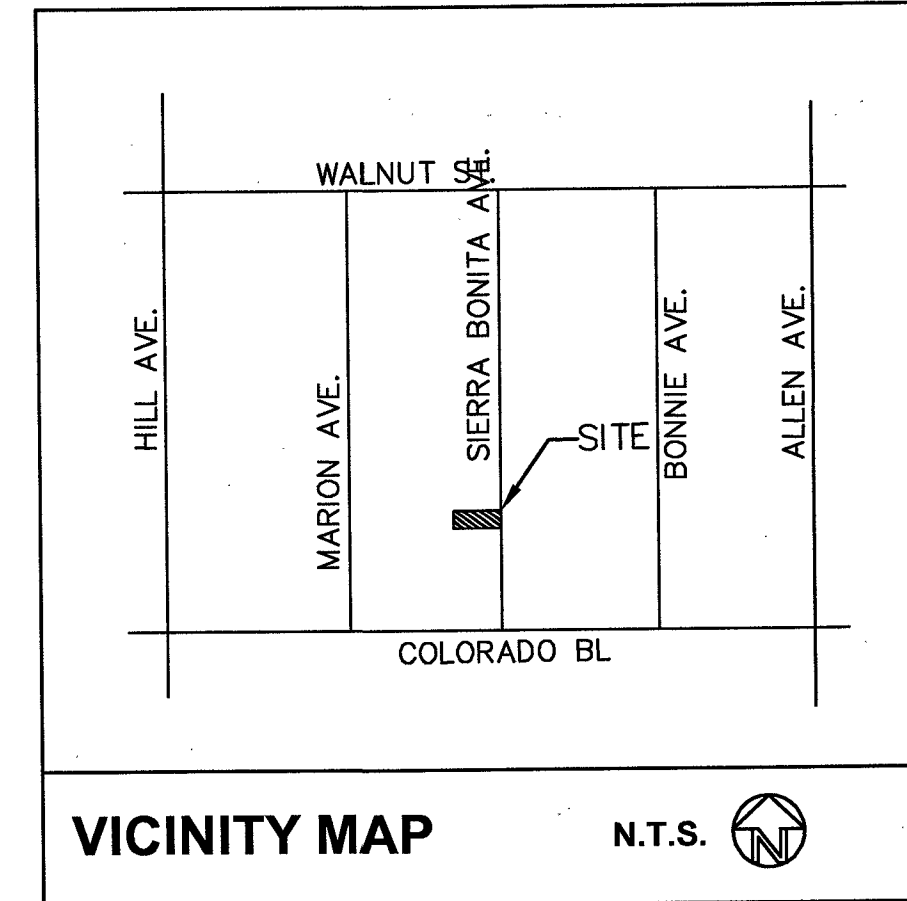
UTILITY SERVICES:
WATER ----- CITY OF PASADENA WATER & POWER DIVISION
SEWER ----- CITY OF PASADENA PUBLIC WORKS
GAS ----- SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL ----- CITY OF PASADENA WATER & POWER DIVISION
TELEPHONE ----- AT&T
SCHOOL ----- PASADENA CITY SCHOOL DISTRICT
FIRE ----- CITY OF PASADENA FIRE DEPARTMENT
POLICE ----- CITY OF PASADENA POLICE DEPARTMENT

NOTES:
ZONING: RM-16 (PRESENT)
ZONING: RM-16 (PROPOSED)
APN: 5737-005-023
NO. OF EX. LOT: 1
NO. OF PROP. LOT: 1
NO. OF EX. UNITS: 1
NO. OF PROP. UNITS: 4
NO. OF PROP. PARKING: 8 (GARAGE)
NO. OF PROP. FLOORS: 3 STORIES (NO BASEMENT)
AREA OF LOT: 10,603 SQ. FT. (0.24 ACRE)

DEMOLISHING NOTES:
⊗ EX. STRUCTURE TO BE REMOVED
⊙ EX. TREE TO BE REMOVED

IMPROVEMENT NOTES

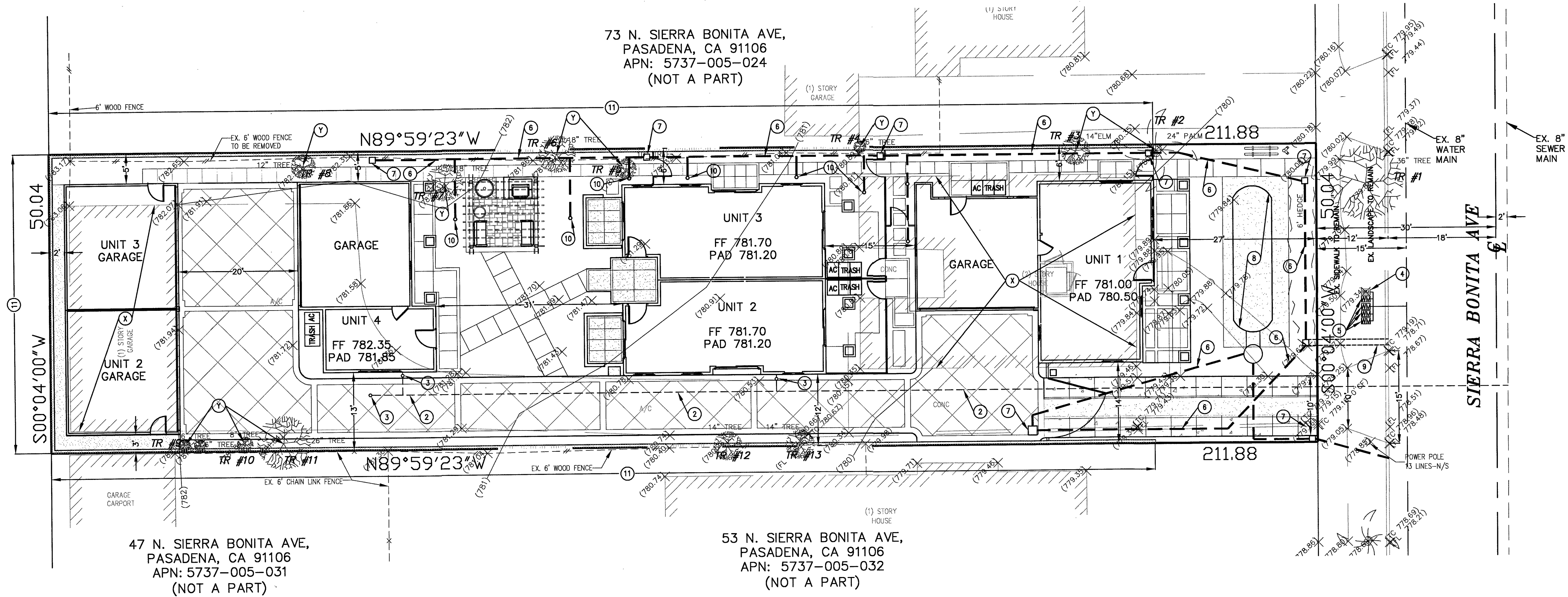
- ① CONSTRUCT DRIVEWAY APPROACH.
- ② CONSTRUCT 6" VCP SEWER LATERAL CONNECTING TO EXISTING SEWER STUB.
- ③ CONSTRUCT SEWER CLEANOUT.
- ④ EX. WATER METER TO REMAIN.
- ⑤ CONSTRUCT NEW WATER METER & SERVICES.
- ⑥ CONSTRUCT DRAINAGE PIPE.
- ⑦ CONSTRUCT CATCH BASIN.
- ⑧ CONSTRUCT INFILTRATION SYSTEM.
- ⑨ CONSTRUCT PARKWAY DRAIN.
- ⑩ CONSTRUCT DECK DRAIN INLET.
- ⑪ CONSTRUCT 6' CMU BLOCK WALL.



TREE INVENTORY

TREE #	COMMON NAME	DHB IN INCH	HEIGHTS	PROTECTED	HEALTH	DISPOSITION
#1	CAMPHOR	33	50	NO	AVERAGE	PRESERVE
#2	MEXICAN FAN PALM	18	60	NO	AVERAGE	REMOVE
#3	CHINESE ELM	10	50	NO	GOOD	REMOVE
#4	MOCK ORANGE	6	18	NO	GOOD	REMOVE
#5	STRAWBERRY TREE	7	22	NO	GOOD	REMOVE
#6	PAPER MULBERRY	18	25	NO	GOOD	REMOVE
#7	PAPER MULBERRY	10	30	NO	GOOD	REMOVE
#8	PAPER MULBERRY	10	30	NO	AVERAGE	REMOVE
#9	PAPER MULBERRY	9	25	NO	AVERAGE	REMOVE
#10	CHINESE FLAME	7	25	NO	AVERAGE	REMOVE
#11	CHINESE FLAME	22	40	NO	GOOD	PRESERVE
#12	PECAN	13	40	NO	GOOD	PRESERVE
#13	PECAN	13	50	NO	GOOD	PRESERVE

NOTES:
-NO OAK TREES ON SITE.
-NO EASEMENT ON SITE.
-ALL PUBLIC UTILITIES SHOULD BE FIELD VERIFIED.



LEGEND

- | | |
|----------------------------------|---------------------------|
| EXEXISTING |DRAINAGE PATTERN |
| TGTOP GRATE |PROPOSED STRUCTURE |
| F.G.FINISH GRADE |PROPOSED BLOCK WALL |
| FSFINISH SURFACE |EXISTING STRUCTURE |
| TCTOP OF CURB |PROPOSED DRAIN PIPE |
| F.F.FINISH FLOOR |PROPOSED CATCH BASIN |
| H.P.HIGH POINT |FENCE LINE |
| TWTOP OF WALL | |
| (186.70)EXISTING ELEVATION | |
| --(185)-- EXISTING CONTOUR | |

PROJECT LOCATION:

4-UNIT CONDOMINIUM
63 N. SIERRA BONITA AVE.,
PASADENA, CA 91106

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REVISIONS BY

RELEASED DATE

PREPARED FOR:
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(626) 765-7526



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Tel: (626)263-3588
Fax: (626)263-3599

DRAWN SH
CHECKED HJ
DATE 10/01/2021
JOB NO. 19-203-011
SCALE 1"=10'
FILE
DRAWING 1 of 1

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