TENTATIVE TRACT MAP NO. 083068

CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 19, COLORADO HEIGHTS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

GROSS AREA

AIR SPACE UNIT NUMBER	1	2	3	4	5	6	COMMON
AREA (SF)	942	917	1,048	1,198	1,158	1,174	4,595

PROJECT

6-UNIT CONDOMINIUM SUBDIVISION

OWNER

YOKA INVESTMENT, INC.
650 W. DUARTY ROAD, #403
ARCADIA, CA 91007

UTILITIES NOTE

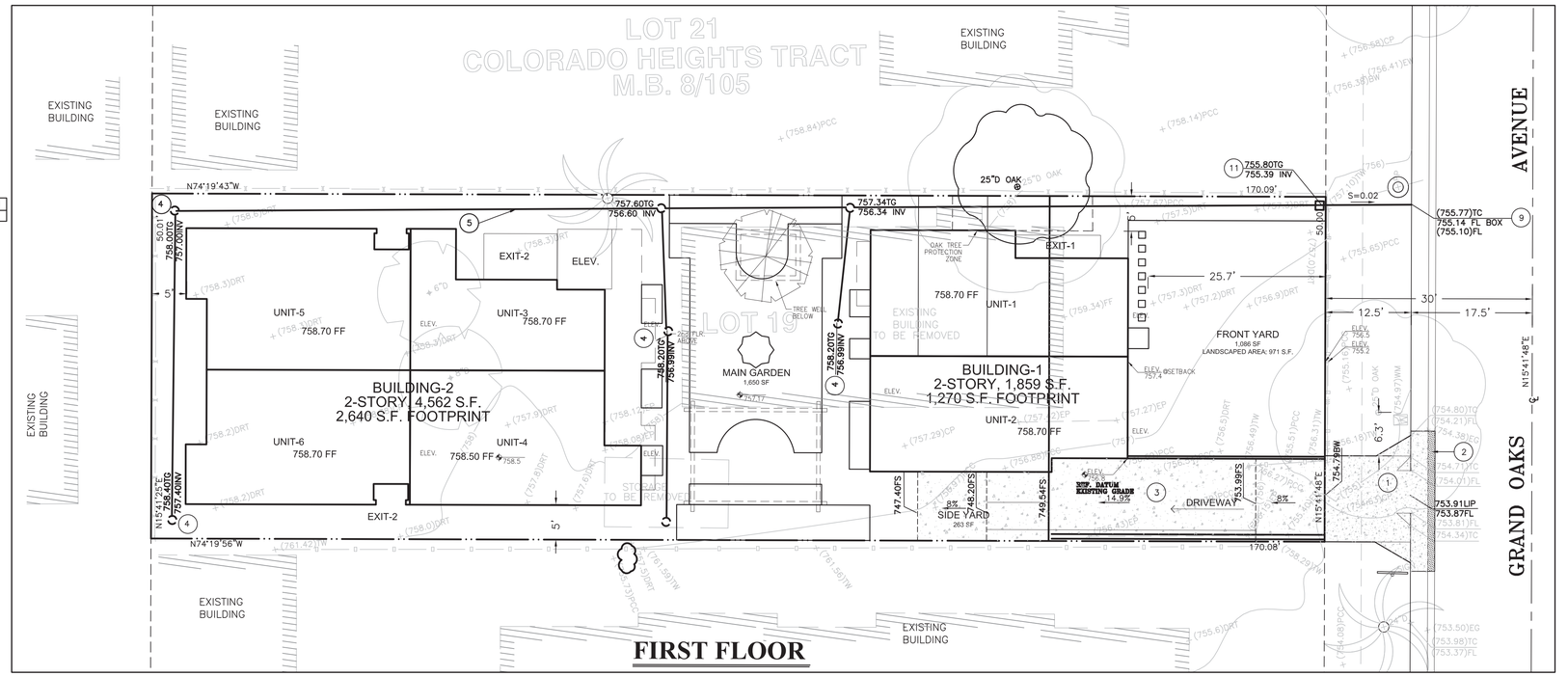
WATERMAIN AND GASLINE ARE AVAILABLE ON THE STREET.
THE LOCATIONS ARE TO BE VERIFIED WITH UTILITY COMPANIES.

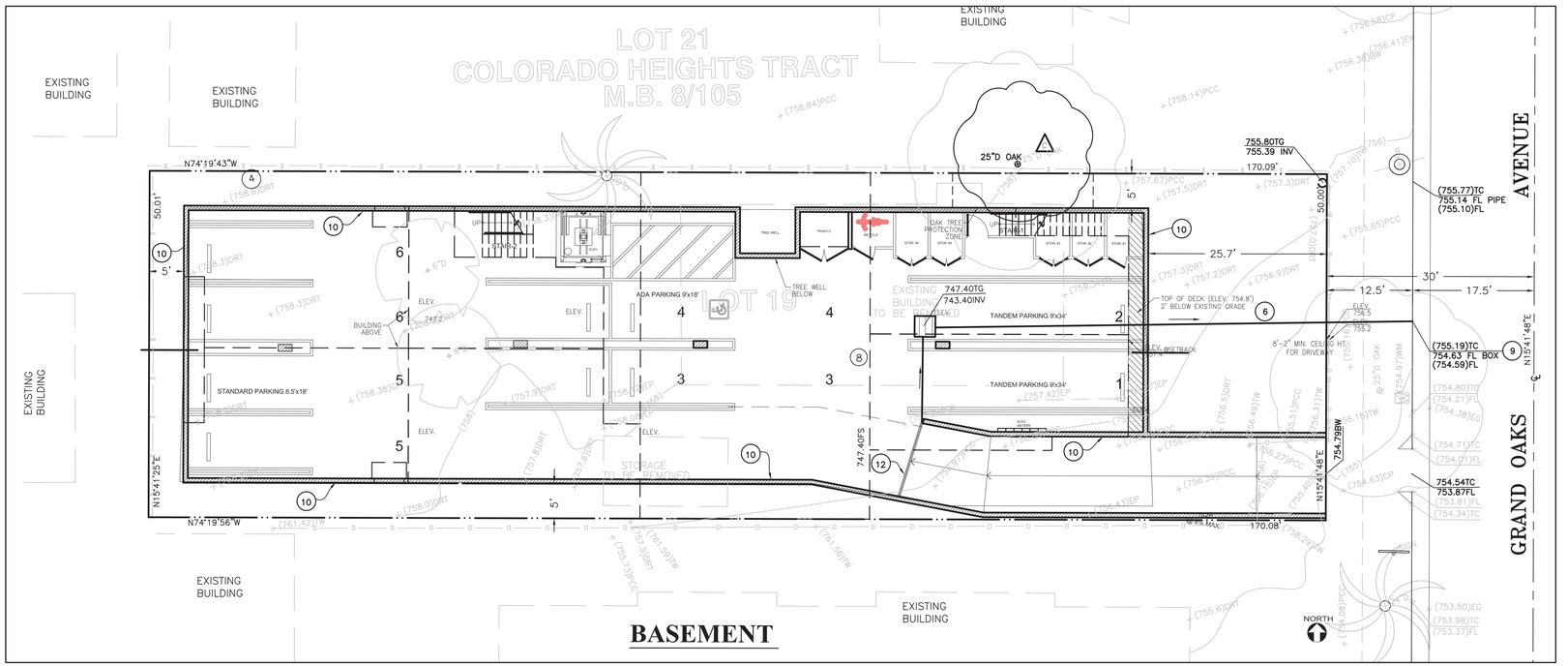
CONSTRUCTION NOTES:

1. CONSTRUCT DRIVEWAY APPROACH PER CITY STD. NO. S-403, X=4', W=13'.
2. SAWCUT EX. AC PAVEMENT, EX. CURB & GUTTER, EX. DWY APPROACH, RECONSTRUCT AC PAVEMENT, CURB & GUTTER, AND SIDEWALK PER CITY STANDARDS.
3. CONSTRUCT 6" PCC PER SOIL ENGINEER'S RECOMMENDATION.
4. CONSTRUCT 6" AREA DRAIN PER DETAIL ON SHEET 2.
5. CONSTRUCT 4" PVC DRAIN PIPE (SCHDULE 40).
6. CONSTRUCT 3" PVC DRAIN PIPE (SCHDULE 40).
7. ~~CONSTRUCT RETAINING WALL PER SEPARATE PERMIT.~~
8. CONSTRUCT 3'X3' SUMP PIT WITH SUMP PUMP WITH KRISTAR S CATCH BASIN FILTER INSERT PER DETAIL HEREON.
9. CONSTRUCT CAST IRON PARKWAY DRAIN PER APWA STD. 151-1 S=1.0'.
10. CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS.
11. CONSTRUCT 18" x 18" CATCH BASIN PER BROOKS PRODUCTS WITH NON-TRAFFIC GRATE AND KRISTAR'S CATCH BASIN FILTER INSERT.
12. CONSTRUCT TRENCH DRAIN PER ARCHITECT PLAN.

LEGEND

(335)	EXISTING CONTOUR
	EXISTING BUILDING
I I	EXISTING WOOD FENCE
X X	EXISTING CHAIN LINK FENCE
))))))	EXISTING GUARD RAIL
[] []	EXISTING WALL
	PROPERTY LINE
TW	TOP OF WALL
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
EP	EDGE OF PAVEMENT
AC	ASPHALTIC CONCRETE
PP	POWER POLE
(335.8)DRT	EXISTING ELEVATION
℄	CENTERLINE
EG	EDGE OF GUTTER
PCC	PORTLAND CEMENT CONCRETE
TC	TOP of CURB
TPW	TOP of PLANTER WALL
FS	FINISHED SURFACE
FF	FINISHED FLOOR
FL	FLOW LINE
LWN	LAWN
DRT	DIRT
CP	CONTROL POINT
EW	EDGE OF WALK
BW	BACK OF WALK
WM	WATER METER
PB	PULL BOX
GM	GAS METER
SCO	SEWER CLEANOUT



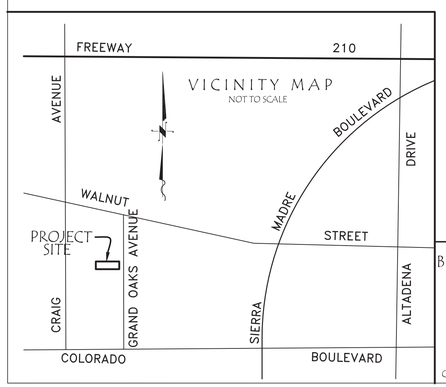


BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SIDELINE OF GRAND OAKS AVENUE SHOWN AS N00°02'00"E ON R1 AND SHOWN AS N15°41'48"E ON THIS MAP.

R1: COLORADO HEIGHTS TRACT, M.B. 8/105

LEGAL DESCRIPTION:
LOT 19, COLORADO HEIGHTS TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 105 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.



LICENSED LAND SURVEYOR
YOON LAI
PLS 8886
STATE OF CALIFORNIA

3/12/2022

BENCH MARK
COUNTY BM NO.: HG4190
RDBM TAG IN S CB 1FT E/O BCR @ SE COR FOOTHILL BLVD & ALTADENA DR
QUAD YEAR: 2005
ELEVATION: 761.767'

PREPARED FOR:
GORDON GAO
85 N GRAND OAKS AVENUE
PASADENA, CA 91107

MAP PREPARED BY:

CaliLand Engineering, Inc.
Civil Engineers • Land Surveys • Land Planners
228 E FOOTHILL BOULEVARD, ARCADIA, CA 91006
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FIELD BOOK REF.

REVISIONS	APPR.	DATE

CITY OF PASADENA

SURVEYED BY	DRAWN BY	DATE
KL	KL	03/12/2022

TENTATIVE TRACT MAP

81 & 89 N GRAND OAKS AVENUE
PASADENA, CA 91107
APN NO. : 5746-008-058

W.O. NO. 2017-1368
ROAD NO.
FILE NO.
SHEET 1 OF 1