

JANUARY 26, 2021

SITE ADDRESS:

1137 & 1149 W. PHILLIPS BLVD.
POMONA, CA 91766

TOTAL LOT AREA:

37,164 SF

APN:

8343-012-015 & 8343-012-016

OWNER & SUBDIVIDER:

KHURSHID KHAN
TRUSTEE OF THE WEST COAST OCEANSIDE TRUST
16329 E. EDNA PLACE
COVINA, CA 91722
TEL. 310.779.5226

SURVEYOR:

FERRER & ASSOCIATES
LAND SURVEYORS & ENGINEERS
16388 COLIMA ROAD, SUITE 206-L, HACIENDA
HEIGHTS, CA. 91745
(626)-437-0038

BASIS OF BEARING:

THE CENTER LINE OF PHILLIPS BOULEVARD
BEING N 88°21'37" E AS SHOWN ON POMONA
HEIGHTS ADDITION TRACT, M.R. 24, PAGES
97-98

BENCHMARK:

BRASS DISC IN W CB @ N END C.B. 39.4FT
N/O BCR @ NW COR WHITE AVE & PHILLIPS
BLVD MKD (YLF 107 1994)

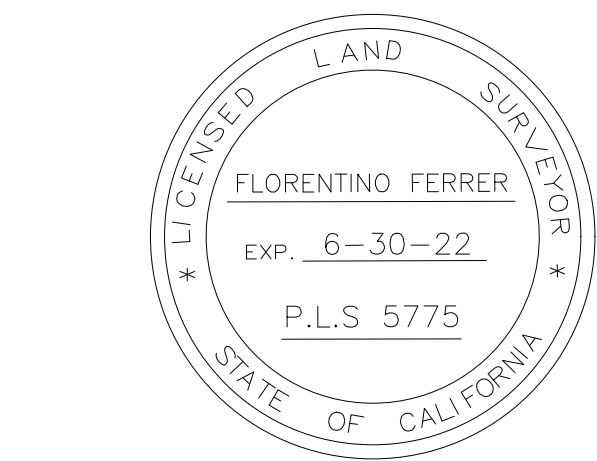
EASEMENTS:

THERE IS NO EXISTING
EASEMENTS IN THESE
PROPERTIES.

General plan: Residential neighborhood
Zone: R2 S Overlay
Land Use: Multi-family

NOTES:

- EXISTING LAND USE: RESIDENTIAL
- EXISTING IMPERVIOUS SQ. FOOTAGE: 0 S.F
- PROPOSED IMPERVIOUS SQ. FOOTAGE: 30690 S.F.
- NEAREST BUS STOP LOCATED AT THE INTERSECTION OF PHILLIPS BLVD & GAREY AVE.. DISTANCE TO THE NEAREST BUS STOP IS APPROX. 4,260 FT.
- EXISTING BUILDINGS ARE TO BE REMOVED.
- NO FILLED AREAS EXISTING WITHIN THE SUBDIVISION.
- NO UNDERGROUND EXCAVATIONS EXIST WITHIN THE SUBDIVISION.
- THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1725F, DATED SEPTEMBER 26, 2008.
- THIS PROJECT WILL COMPLY WITH CITY PARK/LAND DEDICATION RESOLUTION NO. 89-200.
- THE LAND SHOWN HEREON IS CATEGORIZED IN ZONING R-2S - LOW DENSITY MULTIPLE FAMILY (DENSITY RANGE: 7-15 UNITS/ACRE) AND LAND USE OF "RESIDENTIAL NEIGHBORHOOD" PER CITY OF POMONA GENERAL PLAN ANG ZONING.



FLORENTINO FERRER L.S. 5775

TENTATIVE TRACT MAP 083188 IN THE CITY OF POMONA LOS ANGELES COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 5 IN BLOCK 7 OF POMONA HEIGHTS
ADDITION, AS PER RECORDED IN BOOK 24 ,PAGES 97 AND 98 OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF
LOS ANGELES COUNTY
FOR CONDOMINIUM PURPOSES

FLORENTINO FERRER
LS 5775

JANUARY 2021

CURVE DATA				
No.	R	Δ	T	L
①	250.00'	52°59'08"	124.61'	231.19'
②	200.00'	18°10'33"	31.99'	63.45'

- FRONT YARD AND BACK YARD
- COMMON OPEN SPACE
- FIRE TURNAROUND



CONSTRUCTION NOTES

- SANITARY SEWER**
- SS1 VCP OR PVC SANITARY SEWER PIPE. SIZE AND SLOPE PER PLAN.
 - SS2 POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION
 - SS3 SEWER CLEANOUT PER CITY STANDARD.
 - SS4 CONNECT TO MAIN SEWER LINE. CONTRACTOR TO COORDINATE WITH CITY OF PUBLIC WORKS FOR CONNECTION APPLICATION AND PERMIT PROCESS.
 - SS6 EXISTING SEWER MANHOLE.
 - SS7 FOX DUAL VALVE FOR TRASH ENCLOSURE

DOMESTIC WATER

- W1 4" PVC C-900 DOMESTIC WATER MAIN. SEE PLAN FOR SIZES.
- W3 BACKFLOW PREVENTION DEVICE
- W5 CONNECT TO EXISTING WATER MAIN.
- W8 4" DOMESTIC WATER METER ON 10'X15' EASEMENT AREA.
- W10 POINT OF CONNECTION 5 FEET FROM BUILDING FACE.

FIRE WATER

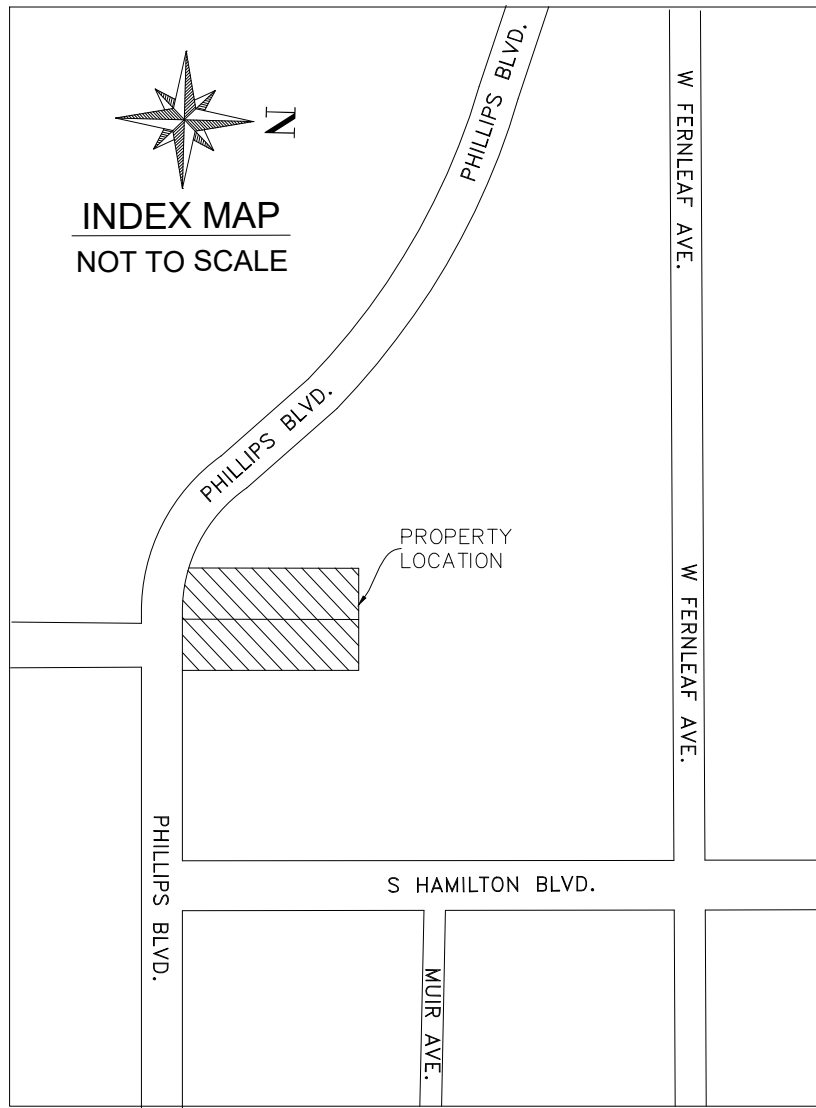
- F1 PVC C-900 FIRE WATER LINE. 6" DIAMETER OR MATCH THE SIZE OF PIPE PER FIRE WATER CONSULTANT'S DESIGN, WHICHEVER IS LARGER.
- F2 POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE FIRE WATER CONSULTANT'S DRAWING FOR CONTINUATION.
- F3 BACKFLOW PREVENTION DEVICE
- F4 6" WATER METER ON 10'X15' EASEMENT, ON 10'X15' EASEMENT AREA
- F5 CONNECT TO EXISTING WATER MAIN.

STORM DRAIN

- SD1 PVC, SCHEDULE 40 STORM DRAIN PIPE. SIZE AND SLOPE PER PLAN.
- SD2 36" WIDE x 4" PARKWAY DRAIN
- SD8 CONNECT TO DOWNSPOUT
- SD9 CLEAN OUT
- SD12 BUBBLER STRUCTURE WITH SOLID GRATING

TOTAL TRIBUTARY AREA:

A-TOTAL = 37,164 SF
(NO ADDITIONAL TRIBUTARIES
FROM ADJACENT PROPERTIES)
PROPOSED IMP. AREA = 30,690 SF



LEGAL DESCRIPTION:

LOT 1 (APN: 8343-012-015)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND
IS DESCRIBED AS FOLLOWS:

LOT 5 IN BLOCK 7 OF POMONA HEIGHTS ADDITION, IN THE
CITY OF POMONA, COUNTY OF LOS ANGELES STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES
97 AND 98 OF MISCELLANEOUS RECORDS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 66 FEET THEREOF. SAID
WESTERLY 66 FEET BEING MEASURED EASTERLY AT RIGHT
ANGLES FROM THE WESTERLY LINE OF SAID LOT.

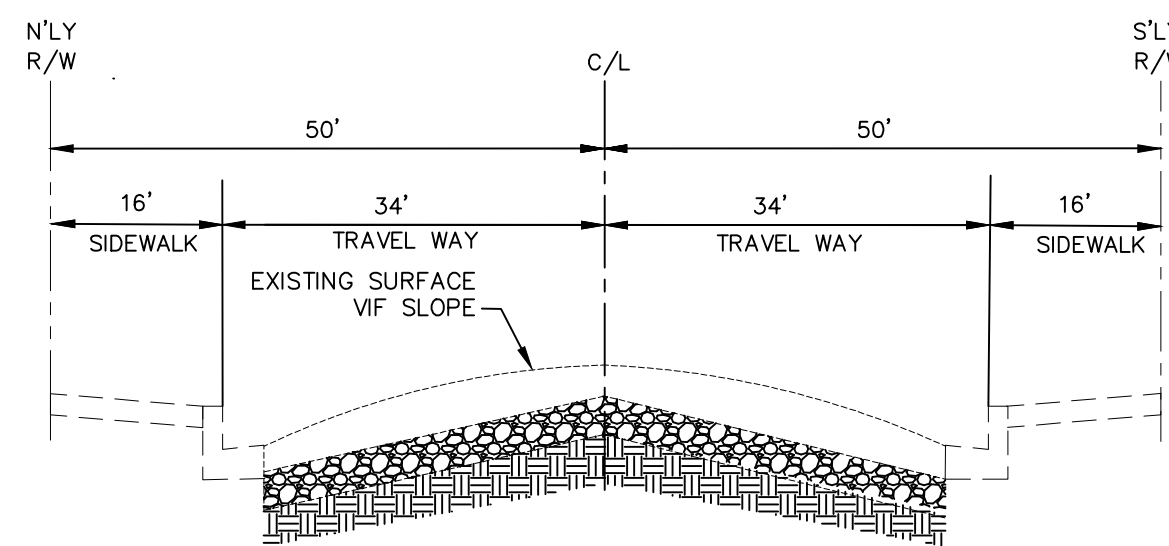
LOT 2 (APN: 8343-012-016)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND
IS DESCRIBED AS FOLLOWS:

THE WESTERLY 66 FEET OF LOT 5 IN BLOCK 7 OF POMONA
HEIGHTS ADDITION IN THE CITY OF POMONA, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 24, PAGES 97 AND 98, INCLUSIVE OF
MISCELLANEOUS RIGHT ANGLES FROM THE WESTERLY LINE
OF SAID LOT.

LEGENDS

- BUILDING
- CONCRETE
- CHAIN LINK FENCE
- CENTER LINE
- PROPERTY LINE
- GM GAS METER
- GUIDE WIRE
- LIGHT POLE
- MAILBOX
- POWER POLE
- SEWER MANHOLE
- WATER METER
- WATER VALVE



A

PHILLIPS BLVD