

BEING SUBDIVISION OF A PORTION OF LOT 1 OF BLOCK 171 OF POMONA TRACT, IN THE
CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 3 PAGES 90 AND 91 OF MISCELLANEOUS RECORDS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

- SUBDIVIDE ONE LOT TO TWO LOTS;
- EXISTING HOUSE TO REMAIN;
- DEMOLISH PORTION OF EXISTING HOUSE, EXIST. CANOPY & EXIST. TWO CAR GARAGE;
- APN: 8333-012-001;
- LOT SIZE: 0.3625 AC/ 15,789 SF; (MEASURE)
AFTER SUBDIVISION INTO TWO PARCELS:
PARCEL 1 = 8,513.40 SF AND
PARCEL 2 = 7,275.30 SF
- ZONING: PRESENT ZONE: R3.
PROPOSED ZONE: R3.
- EXISTING LAND USE: RESIDENTIAL.
- PROPOSED LAND USE: RESIDENTIAL.
- FLOOD ZONE:** THE LAND SHOWN LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD" PER FLOOD INSURANCE RATE MAP (FIRM) – COMMUNITY PANEL NUMBER 06037C1750F, DATED SEPTEMBER 26, 2008.
- NEAR BUS STOP:** THE NEAREST BUS STOP TO THE SITE IS LOCATED AT THE NORTHWEST AND SOUTHEAST CORNER OF THE INTERSECTION OF : GAREY AVE. AND W. GRAND AVE.
- THIS PROJECT WILL COMPLY WITH THE CITY PARK/LAND DEDICATION RESOLUTION NO. 89-200;
- GENERAL PLAN DESIGNATION: RESIDENTIAL NEIGHBORHOOD;
- THERE ARE NO EXISTING WELLS, POOL, SEPTIC TANK SEWAGE LEACH FIELDS, CULVERT STORM DRAIN, UNDERGROUND STRUCTURE WITHIN THE SUBDIVISION AREA.
- THERE ARE NO PREVIOUSLY FILLED AREAS, LIQUID OR SOLID WASTE DISPOSAL SITE WITHIN THE SUBDIVISION AREA.
- THERE ARE NO STORM WATER RUNOFF THROUGH (RUN-ON) THIS SUBDIVISION AREA.
- EXIST. GARAGE SHALL BE REMOVED PRIOR TO THE PARCEL MAP APPROVAL BY THE POMONA CITY COUNCIL. AND NEW GARAGE SHALL BE CONST. PRIOR TO THE PARCEL MAP APPROVAL BY THE POMONA CITY COUNCIL.

AC	ASPHALT CONCRETE
B.M.	BENCHMARK
CBW	CONCRETE BLOCK WALL
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
C/L	CENTER LINE
D/A	DRIVEWAY APRON
DWY	DRAINAGE
ELEV.	ELEVATION
EP	EDISON POLE
ESMT.	EASEMENT
EXIST/EX./ (E)	EXISTING
H.	HIGH
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE ELEVATION
FL	FIRE HYDRANT
FLH	FLOW LINE ELEVATION
FS	FINISH SURFACE ELEVATION
LA	LANDSCAPING AREA
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
N.T.S	NOT TO SCALE
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
S/W	SEWALK
SF	SQUARE FOOTAGE
T.C.	TOP OF CURB ELEVATION
T.G.	THOMAS GUIDE
TP	TOP OF GRATE ELEVATION
VCP	VITRIFIED CLAY PIPE
WG	WOOD FENCE
WM	WATER METER

11TH STREET

70.0'

35.0' CL 35.0'

12.0' 23.0' 23.0' 12.0'

5.0' 7.0' 7.0' 5.0'

(E) EXISTING PCC SIDEWALK

(E) LANDSCAPE

(F) CURB & GUTTER

(E) AC PAVEMENT

(E) A.C CURB & GUTTER

(E) LANDSCAPE

(E) EXISTING PCC SIDEWALK

2.0% 2.0%

S ELEANOR STREET

70'

C

35.0'

35'

12.0'

23.0'

23.0'

12.0'

5.5'

6.5'

7.0'

5.0'

(2.0%)

(2.0%)

L

R

(E) EXISTING PCC SIDEWALK

(E) LANDSCAPE

(E) CURB & GUTTER

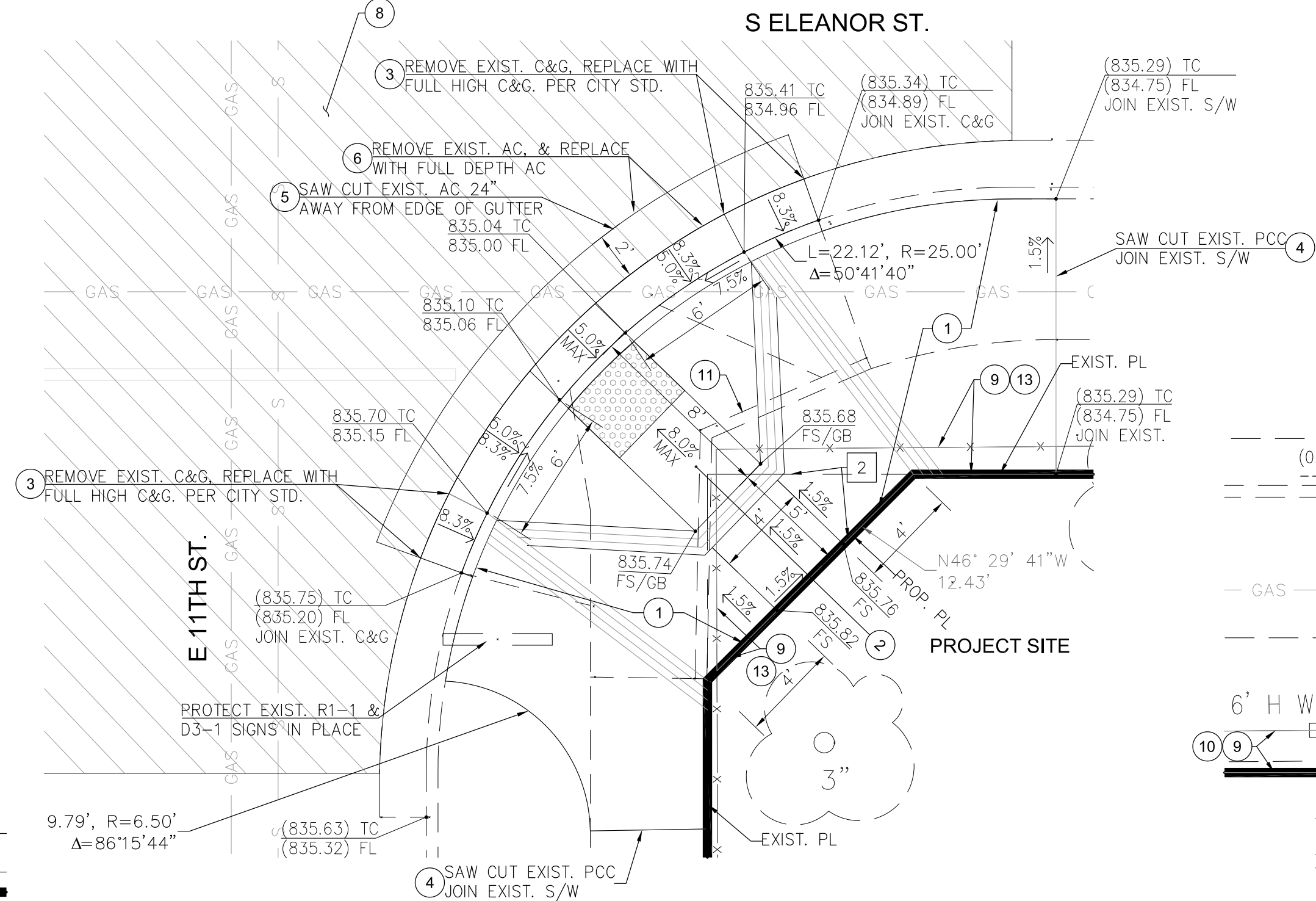
(E) AC PAVEMENT

(E) EXISTING PCC SIDEWALK

(E) EXISTING LANDSCAPE

(E) CURB & GUTTER

A PORTION OF LOT 1 OF BLOCK 171 OF POMONA TRACT,
IN THE CITY OF POMONA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
PAGES 90 AND 91 OF MISCELLANEOUS RECORDS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

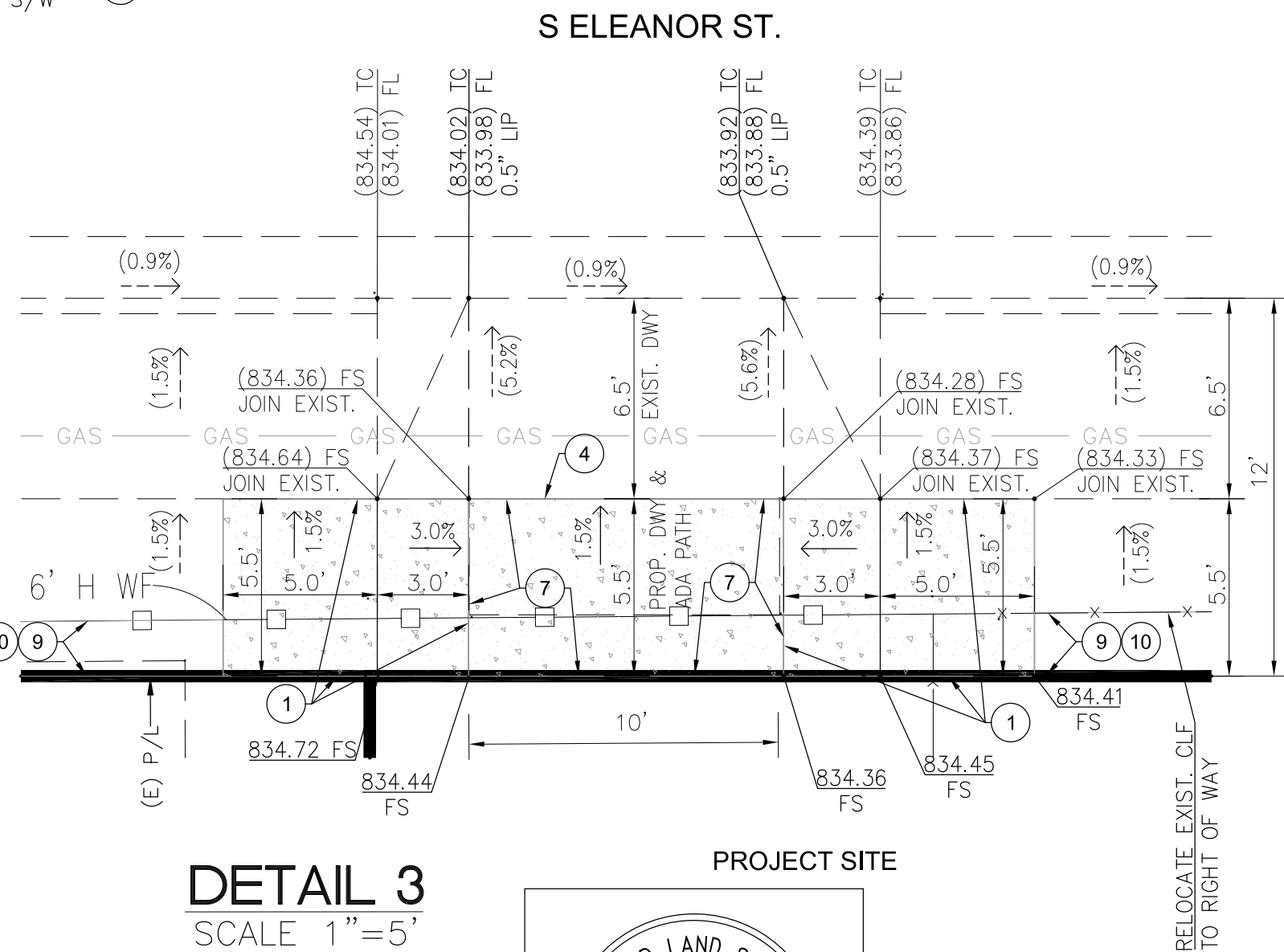


BENCH MARK:

B.M. NUMBER:	491
ELEV.	827.48
QUAD (YEAR)	1965
DESCRIPTION:	L. AND N. ON CURB 34' ± SOUTH OF C/L OF GRAND AVE 70' ± WEST OF C/L OF PALOMARES ST

WEI ZHENJIE/WU YUEMING
688 E 11TH ST,
POMONA, CA 91766
TEL.: (626) 552-8198

APPLE ENGINEERING GROUP
9080 TELSTAR AVE. SUITE 309
EL MONTE, CA 91731
Tel. (626) 552-9818
EMAIL: INFO@APPLEENGINEERING.NET
WEB: WWW.APPLEENGINEERING.NET



△	REVISIONS	DATE	INITIAL

SCALE	DESIGNED: <u>GUOXIN MIAO</u>	SHT. <u>1</u>
	DRAWN: <u>GUOXIN MIAO</u>	
	CHECKED: <u>QUGUANG ZHANG</u>	OF
AS SHOWN	REVIEWED: <u>QUGUANG ZHANG</u>	2 SH

	ITEM	QUANTITY	UNIT
①	CONST. 4" PCC SIDEWALK AND/OR DRIVEWAY, DETAIL PER CITY STD. A-7-02;	399	SF
②	DEMOLISHED EXIST. CURB RAMP, REPLACE WITH NEW CURB RAMP, DETAIL PER CITY STD. A-28-10, CASE A, TYPE 3, X=6', Z=4';	1	EA
③	DEMOLISHED PORTION OF EXIST. C&G, REPLACE WITH NEW C&G, DETAIL PER CITY STD. A-3-64, TYPE D;	26	LF
④	SAWCUT EXIST. PCC, AND REMOVE EXIST. PCC.	446	SF
⑤	SAWCUT EXIST. AC.	26	LF
⑥	CONST. FULL DEPTH AC.	52	SF
⑦	CONST. 6" PCC PER CITY STD. A-27-10 @ DRIVEWAY AREA.	399	SF
⑧	CONST. COLD MILL & OVERLAY @ STREET INTERSECTION, GRIND MIN. 0.1" AND ARHM, PER CITY STD. A-26-02, CASE V.	6,832	SF
⑨	RELOCATE EXIST. CLF, CBW AND/OR WOOD FENCE TO PL.	628	LF
⑩	CONST. LANDSCAPING, AND IRRIGATION SYSTEM.	214	SF
⑪	REMOVE EXIST. PCC CURB.	20	LF
⑫	ADJUST EXIST. SEWER MAINTENANCE HOLE TO GRADE, PER CITY STD. B-14-68	1	EA
⑬	REMOVE EXIST. LANDSCAPING.	170	SF
⑭	CONST. 6" VCP SEWER LATERAL.	14	LF
⑮	CONST. 1" WATER SERVICE, WATER METER WITH LATERAL.	58	LF
⑯	CONST. 6" SEWER CLEAN OUT.	1	EA

Z:\2021\P21089- 688 E 11th St., Pomona\2. Design\220. Tentative Map\2024-03-01-P21089TM.dwg

TENTATIVE PARCEL MAP NO. 083599

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

DEMOLITION NOTES:

- DEMOLISHED EXIST. TWO CAR GARAGE SHOW ON THE MAP;
- DEMOLISHED EXIST. CANOPY SHOW ON THE MAP;
- DEMOLISHED PORTION OF EXIST. HOUSE SHOW ON THE MAP;

CONSTRUCTION NOTES:

ITEM	QUANTITY	UNIT
1 CONST. 4" PCC SIDEWALK AND OR DRIVEWAY, DETAIL PER CITY STD. A-7-02;	399	SF
2 DEMOLISHED EXIST. CURB RAMP, REPLACE WITH NEW CURB RAMP, DETAIL PER CITY STD. A-28-10, CASE A, TYPE 3, X=6', Z=4';	1	EA
3 DEMOLISHED PORTION OF EXIST. C&G, REPLACE WITH NEW C&G, DETAIL PER CITY STD. A-3-64, TYPE D;	26	LF
4 SAWCUT EXIST. PCC, AND REMOVE EXIST. PCC.	446	SF
5 SAWCUT EXIST. AC.	26	LF
6 CONST. FULL DEPTH AC.	52	SF
7 CONST. 6" PCC PER CITY STD. A-27-10 @ DRIVEWAY AREA.	399	SF
8 CONST. COLD MILL & OVERLAY @ STREET INTERSECTION, GRIND MIN. 0.1' AND ARHM, PER CITY STD. A-26-02, CASE V.	6,832	SF
9 RELOCATE EXIST. CLF, CBW AND/OR WOOD FENCE TO PL.	628	LF
10 CONST. LANDSCAPING, AND IRRIGATION SYSTEM.	214	SF
11 REMOVE EXIST. PCC CURB.	20	LF
12 ADJUST EXIST. SEWER MAINTENANCE HOLE TO GRADE, PER CITY STD. B-14-68	1	EA
13 REMOVE EXIST. LANDSCAPING.	170	SF
14 CONST. 6" VCP SEWER LATERAL.	14	LF
15 CONST. 1" WATER SERVICE, WATER METER WITH LATERAL.	58	LF
16 CONST. 6" SEWER CLEAN OUT.	1	EA

EASEMENT NOTES:

- PROPOSED EASEMENT: 1 PROPOSED 5' SEWER EASEMENT, OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2 NEED APPROVAL BY THE CITY;
- 2 CORNER CUT-OFF EASEMENT TO BE GRANTED TO THE CITY;

EXISTING EASEMENT: NONE;

Parcel Area Table			
Parcel	Area (SF)	Segment Lengths (FT)	Segment Bearings
Parcel : 1	8536.39	79.09	N88° 30' 20"E
		12.43	S46° 29' 41"E
		88.80	S1° 29' 42"E
		87.85	S88° 30' 18"W
		97.59	N1° 30' 36"W
Parcel : 2	7213.68	87.85	N88° 30' 18"E
		66.00	S1° 29' 42"E
		120.34	S88° 30' 43"W
		43.58	N1° 30' 36"W
		32.50	N88° 30' 20"E
		22.41	N1° 30' 33"W

TENTATIVE PARCEL MAP NO. 83599

CITY OF POMONA
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

688 E. 11TH STREET
POMONA, CA 91766

SCALE

DESIGNED: GUOXIN MIAO
DRAWN: GUOXIN MIAO
CHECKED: QUGUANG ZHANG
REVIEWED: QUGUANG ZHANG

SHT. 2
OF
2 SHTS

Z:\2021\121089 - 688 E 11th St., Pomona\2. Design\220. Tentative Map\2024-03-01-P21089TM.dwg