

# TENTATIVE PARCEL MAP NO. 083599

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.

## PROJECT DESCRIPTION:

- 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 S 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.

## ABBREVIATIONS:

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	DRIVEWAY
ELEV.	ELEVATION
EP	EDISON POLE
ESMT.	EASEMENT
EXIST./EX./(E)	EXISTING
H.	HIGH
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE ELEVATION
FH	FIRE HYDRANT
FL	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	SIDEWALK
SF	SQUARE FOOTAGE
TC	TOP OF CURB ELEVATION
T.G.	THOMAS GUIDE
TG	TOP OF GRATE ELEVATION
VCP	VITRIFIED CLAY PIPE
WF	WOOD FENCE
WM	WATER METER

## UTILITY IN THE CITY OF POMONA

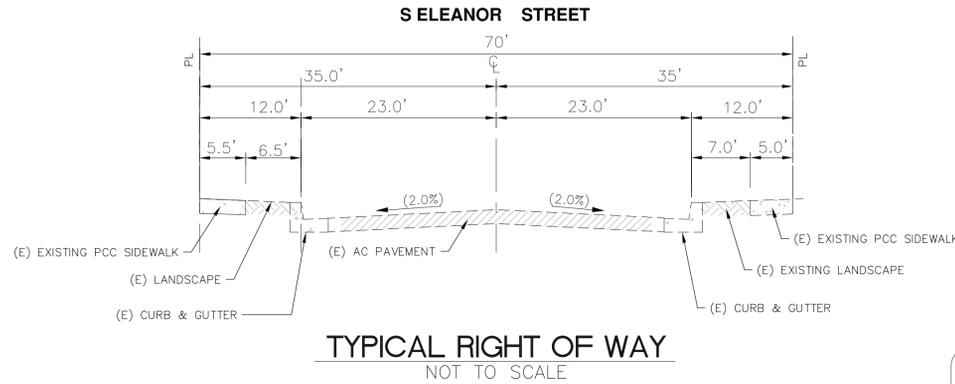
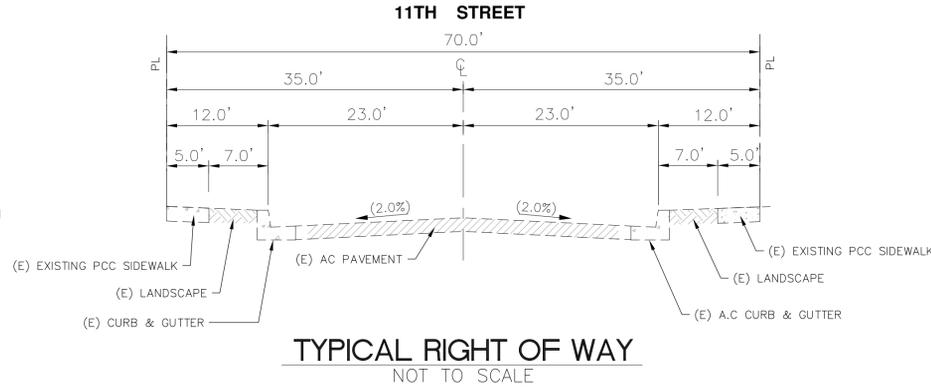
CITY OF POMONA WATER RESOURCES DEPARTMENT (909) 620-2251  
148 SOUTH HUNTINGTON ST.  
POMONA, CALIFORNIA 91766

VERIZON (800) 483-3000

SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200/(213) 244-1200  
555 W 5TH ST, LOS ANGELES, CA 90013

SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555  
2244 WALNUT GROVE AVE  
ROSEMEAD, CA

FEBRUARY, 2024



VICINITY MAP  
T.G. #641-A3 N.T.S.



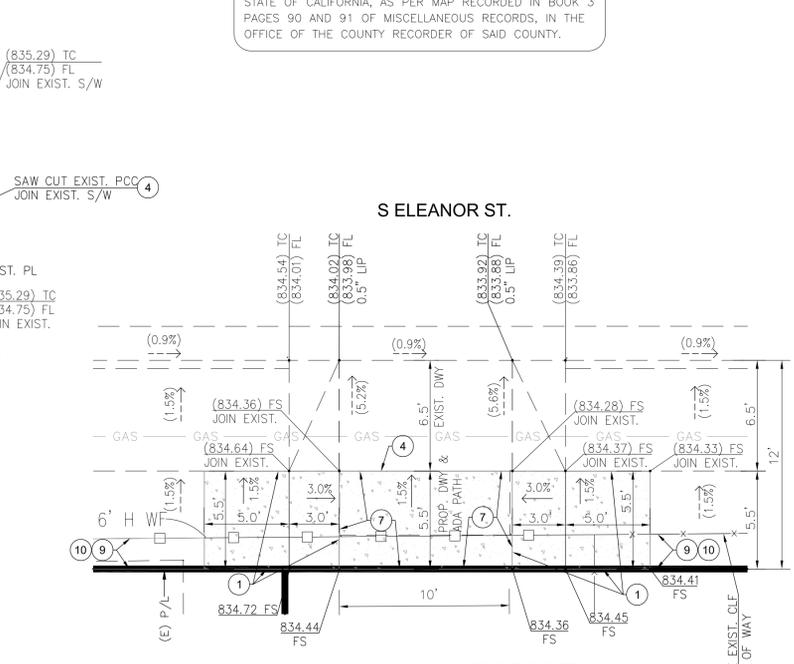
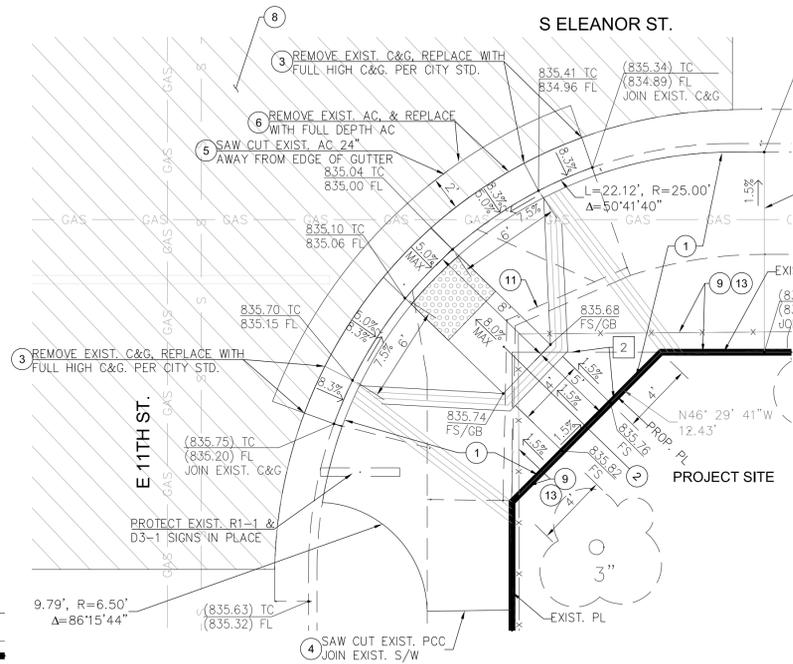
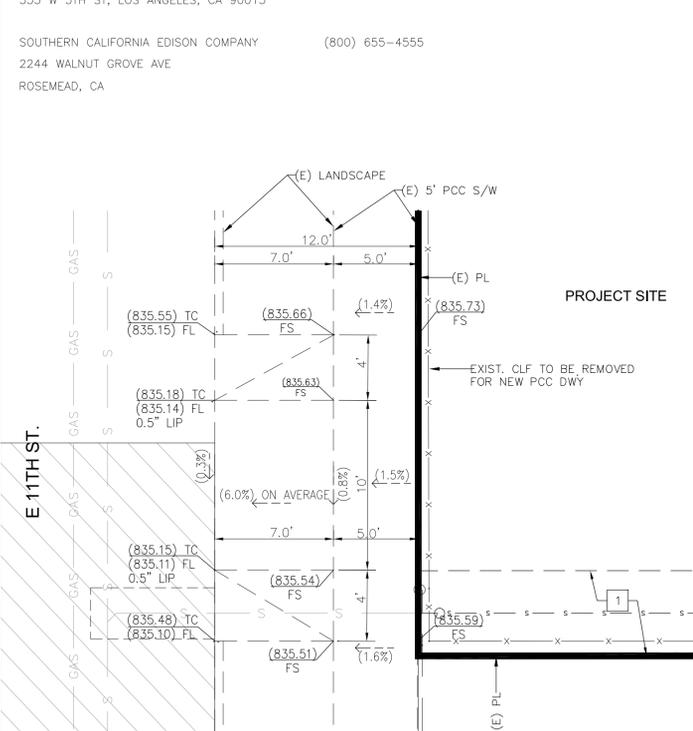
PROJECT SITE  
688 E 11TH ST.  
POMONA, CA 91766

## 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

## LEGAL DESCRIPTION:

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.



## 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

## OWNER

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

## CIVIL ENGINEER

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



## TENTATIVE PARCEL MAP NO. 083599

CITY OF POMONA  
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

688 E. 11TH STREET  
POMONA, CA 91766

SCALE	DESIGNED: GUOXIN MIAO	SHT. 1
	DRAWN: GUOXIN MIAO	OF
	CHECKED: QUGUANG ZHANG	
	REVIEWED: QUGUANG ZHANG	2 SHTS

# TENTATIVE PARCEL MAP NO. 083599

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

### DEMOLITION NOTES:

1. DEMOLISHED EXIST. TWO CAR GARAGE SHOW ON THE MAP;
2. DEMOLISHED EXIST. CANOPY SHOW ON THE MAP;
3. DEMOLISHED PORTION OF EXIST. HOUSE SHOW ON THE MAP;

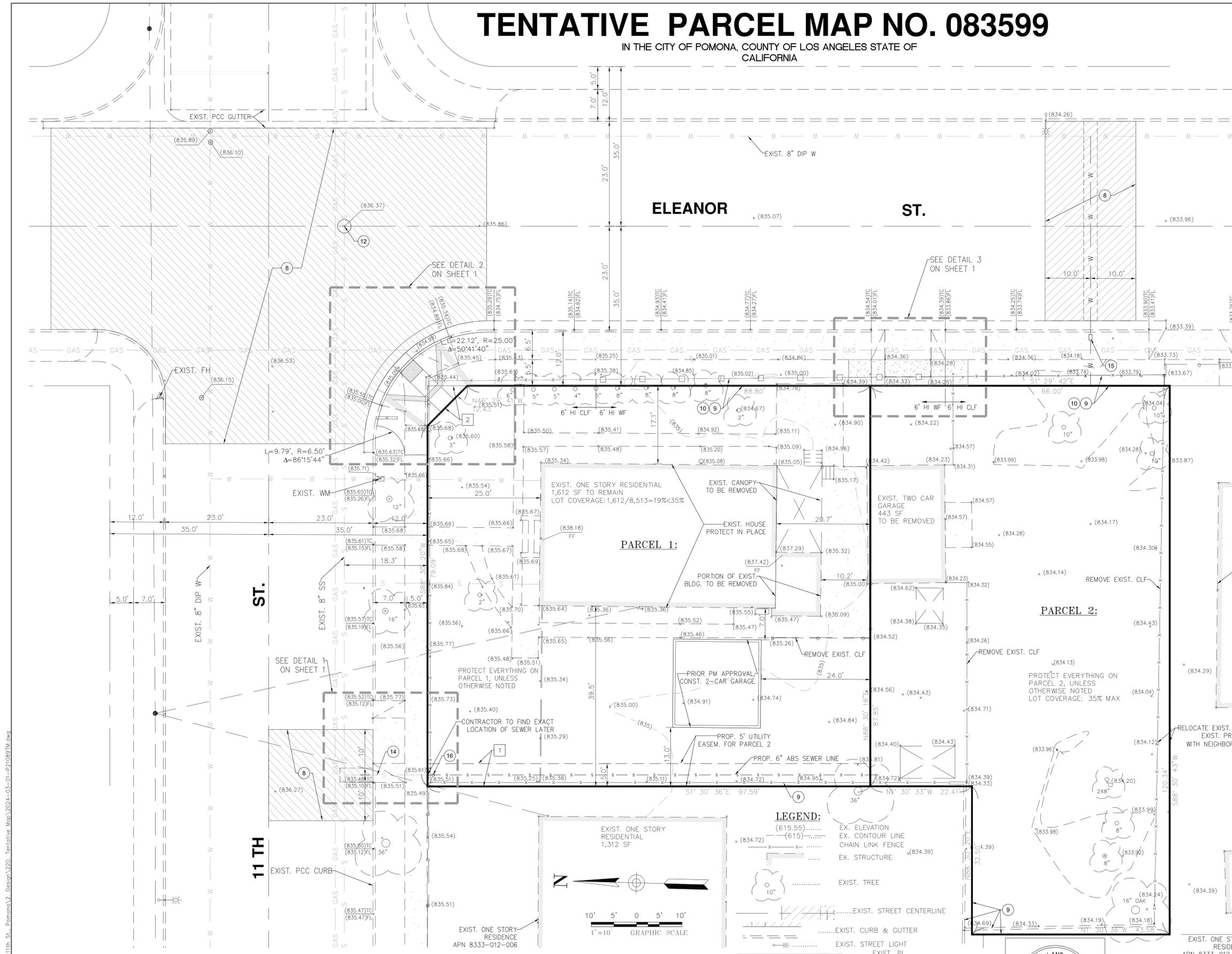
### CONSTRUCTION NOTES:

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
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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 (SF)	Segment Lengths (FT)	Segment Bearings
Parcel : 1	8536.39	79.09 12.43 88.80 87.85 97.59	N88° 30' 20"E S46° 29' 41"E S1° 29' 42"E S88° 30' 18"W N1° 30' 36"W
Parcel : 2	7213.68	87.85 66.00 120.34 43.58 32.50 22.41	N88° 30' 18"E S1° 29' 42"E S88° 30' 43"W N1° 30' 36"W N88° 30' 20"E N1° 30' 33"W
TOTAL:		15,750	SF



### LEGEND:

- (615.55)..... EX. ELEVATION
- (615)..... EX. CONTOUR LINE
- ..... CHAIN LINK FENCE
- ..... EX. STRUCTURE
- ..... EXIST. TREE
- ..... EXIST. STREET CENTERLINE
- ..... EXIST. CURB & GUTTER
- ..... EXIST. STREET LIGHT
- ..... EXIST. PL

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PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

688 E. 11TH STREET  
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SCALE	DESIGNED: GUOXIN MIAO	SHT. 2
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