

1061 E. PHILLIPS BLVD. CONDOS

1061 E. PHILLIPS BLVD., POMONA, CA 91766

PARTICIPANTS

OWNER

KOPER INVESTMENTS
18862 SUTTER CREEK RIVER
WALNUT, CA 91789
PHONE: 626-383-5224

ARCHITECT

CDA+PDG, Inc.
CORPORATE HEADQUARTERS
150 EL CAMINO REAL, SUITE 112
TUSTIN, CA 92780
PHONE: 714-832-5100

LANDSCAPE ARCHITECT

EMERALD DESIGN
305 N. HARBOR #222
FULLERTON, CA 92832
PHONE: 714-680-0417

CIVIL ENGINEER

UNITED CIVIL - LA
1180 DUFFEE AVE. SUITE 220
SOUTH EL MONTE, CA 91733
PHONE: 626-575-9999

DESCRIPTION OF WORK

CONSTRUCTION OF A FOUR-STORY, MULTI-FAMILY
RESIDENTIAL BUILDING

13% MODERATE INCOME UNITS TO BE PROVIDED:
16 X .13 = 2 UNITS

SHEET INDEX

ARCHITECTURAL

G-001 COVER SHEET, REFERENCE PLAN & PROJECT DATA
AS-101 SITE PLANS
AS-102 FIRE DEPARTMENT ACCESS SITE PLAN
AS-103 SITE PHOTOS
A-101 FIRST AND SECOND FLOOR PLANS
A-102 THIRD AND FOURTH FLOOR PLANS
A-401 ROOF PLAN
A-501 EXTERIOR ELEVATIONS
A-601 COLOR AND MATERIALS BOARD
A-602 PROJECT RENDERINGS

LANDSCAPE

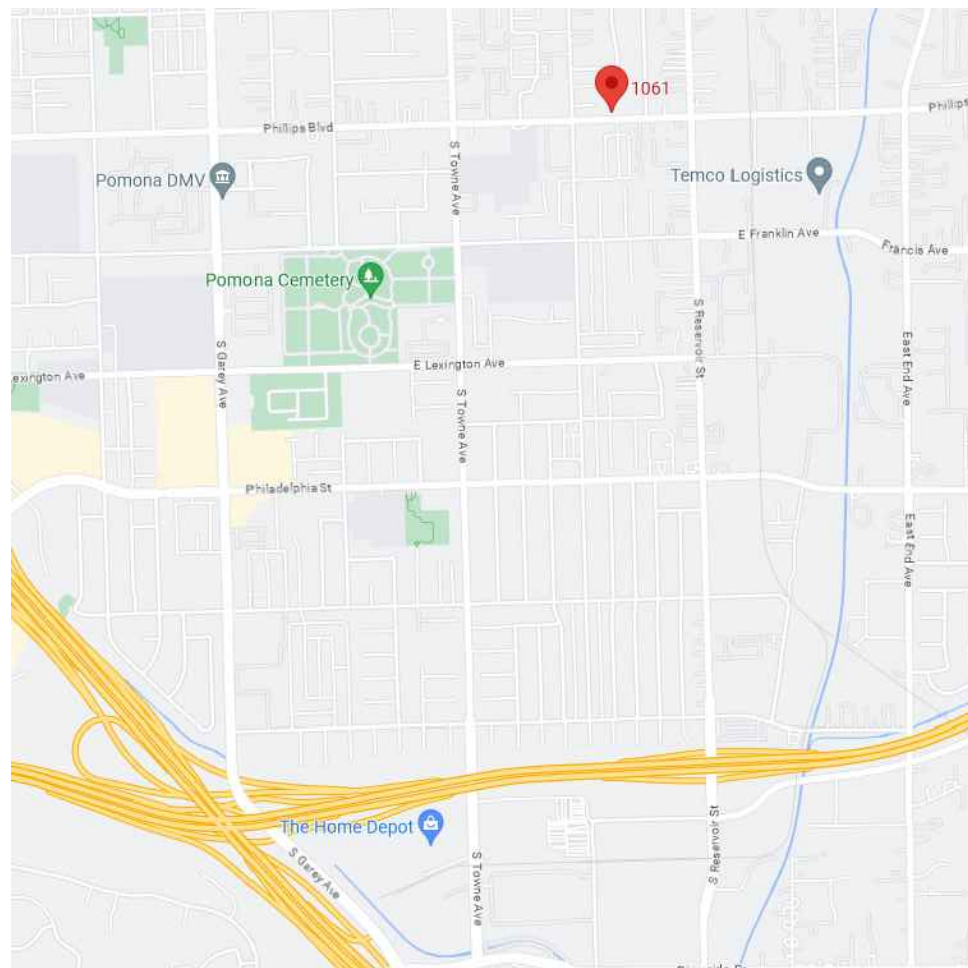
LC1 LANDSCAPE CONCEPTUAL PLAN
LC2 LANDSCAPE CONCEPTUAL IMAGES

PHOTOMETRIC

PP1 PHOTOMETRIC PLAN

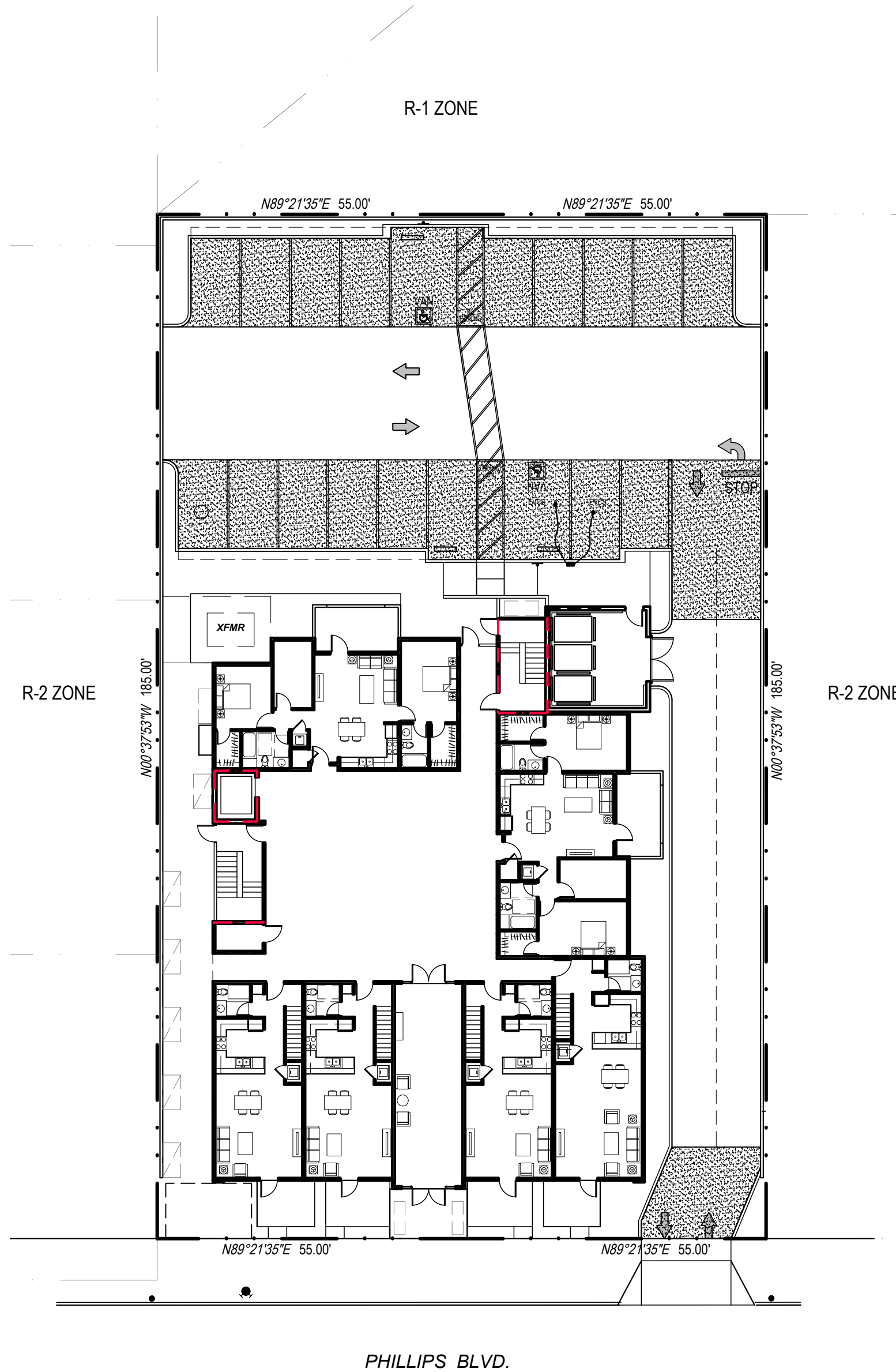
CIVIL

1 of 1 PRELIMINARY GRADING PLAN AND
TENTATIVE TRACT MAP



VICINITY MAP

NOT TO SCALE



REFERENCE PLAN

SCALE: 1/16" = 1'-0"



APN 8327-001-033
CONSTRUCTION TYPE TYPE V-B
SPRINKLER SYSTEM S13R
ZONING NED2 (LM2-G1-CX2)
NEIGHBORHOOD EDGE DISTRICT 2

LOT SIZE 20,350 S.F. 0.47 Acres
DENSITY 30 DU/AC 14.1 DU 16 DU
0.47 AC X 30 DU/AC
OVRL BUILDING AREA (LACFD INFO ONLY) Total Total
19,114 S.F.

1ST FLR 5,401 S.F.
2ND FLR 4,571 S.F.
3RD FLR 4,571 S.F.
4TH FLR 4,571 S.F.

LIVABLE BUILDING AREA Total Total
16 Units 18,945 S.F.

UNIT TYPE A1 - FLAT UNIT 4 Units 4,108 S.F.
1,027 SF/Unit
(2-Bedroom + Den)

UNIT TYPE A2 - FLAT UNIT 4 Units 3,932 S.F.
983 SF/Unit
(2-Bedroom + Den)

UNIT TYPE B - TOWNHOME 8 Units 9,200 S.F.
1,150 SF/Unit
(2-Bedroom)

COMM. AREAS 1,705 S.F.
(Lobby, stair, trash room)

CAR PARKING Required Provided
TOTAL 13 17
16 STD spaces
1 van accessible space
1 EVCS regular
1 EVCS van accessible

OUTDOOR AMENITY SPACE: Required Provided
TOTAL: Min. 3,071 SF 3,348 SF
15% Lot area
(15% X 20,473 SF)
COMM. Min. 1,535.50 SF COMM.: 1,590 SF at courtyard
(50% x Req'd
> 1,535.50 SF,
Outdoor Amenity 50% x Req'd Outdoor
Space) Amenity Space)

PRIVATE: 1,758 SF
Townhouse units
2U X 135 SF/Ground Unit
2U X 150 SF/Ground Unit
2U X 96 SF/Above ground unit
2U X 108 SF/Above ground unit
FLAT UNITS:
2U X 120 SF/Ground unit
6U X 90 SF/ Above ground unit

LM2			
Coverage	Required	Provided	
Impervious coverage (max)	70%	69.79%	
Building coverage (max)	65%	29.20%	
Building setbacks			
Primary street lot line (min.)	5'	9'	(south)
Side lot line (min.)	0' or 5'	10'	(west)
		21'-11"	(east)
Rear lot line (min.)	20'	70'-10"	(north)
Building			
	Required	Provided	
Building height (max.)	3 stories/42'	4 stories/45'	
Building width (max)	150'	78'	
Building break	10'	N/A	
Building depth	150'	140'	
G1			
Building-to	Required	Provided	
Building-to depth (max.)	10'	9'	
Building-to width (min.)	80%	84%	
Active depth (min.)	15'	36'	

Landscaping		
	Required	Provided
Frontage planting area (min.)	30%	32.4%
Overall (min.)	20%	11.3%
Transparency		
	Required	Provided
Ground floor transparency (min.)	50%	31.30%
Upper floor transparency (min.)	25%	28.60%
Active wall spacing (max.)	25'	6'
Entrances		
	Required	Provided
Entrance spacing (max)	75'	11'-6"
Ground Story		
	Required	Provided
Ground story-height		
Residential (min.)	10'	10'
Ground-story evelation	0/5'	0'

Cover Sheet, Reference Plan, and Project Data

1061 E. Phillips Blvd. Condos
05/15/2025

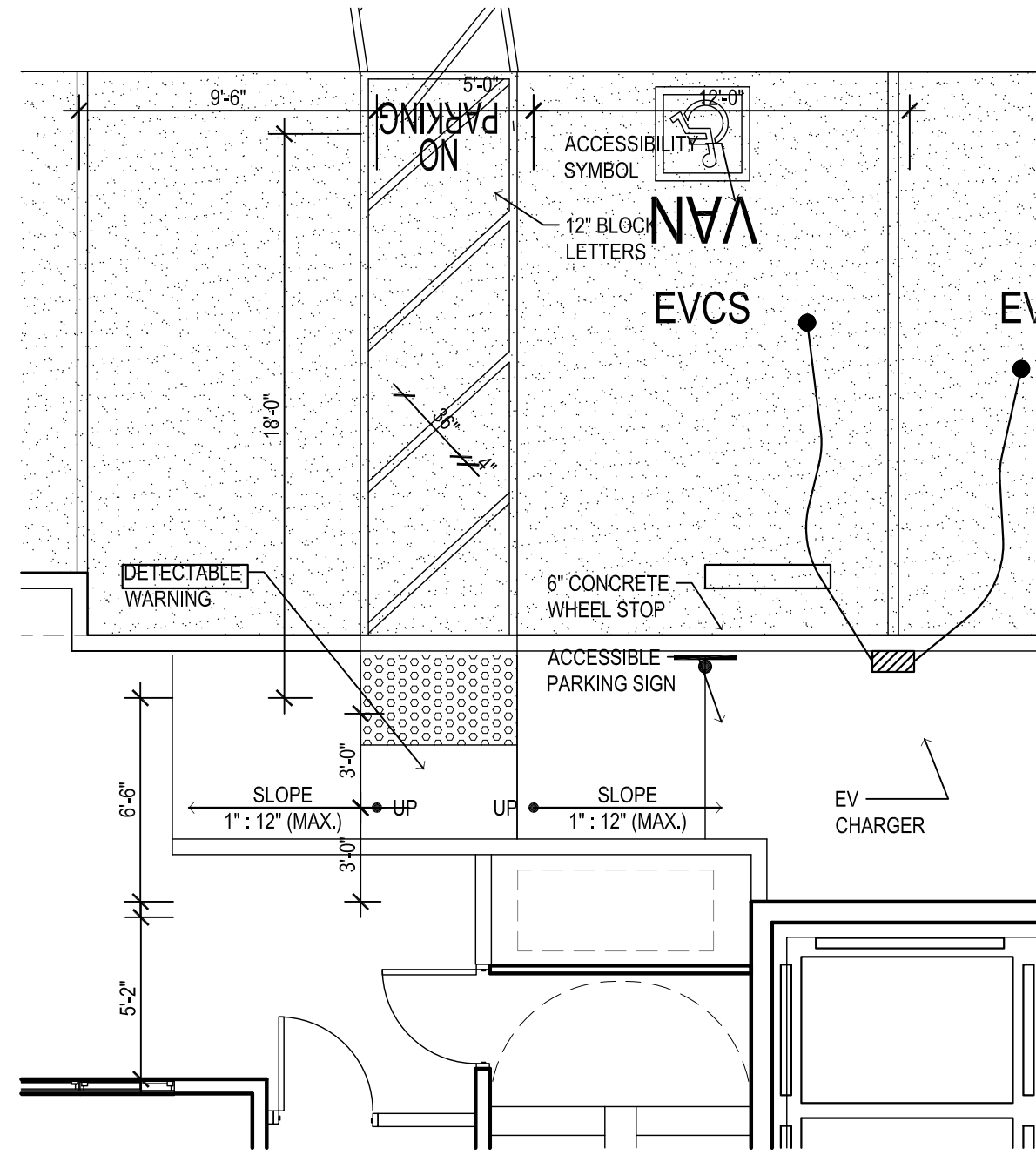
Koper Investments
18862 Sutter Creek Dr.
Walnut, CA 91789

1061 E, Phillips Blvd.
Pomona, CA 91766
CDA+PDG #: 2320_MIX

G-001

CDA
+
PDG

150 El Camino Real - Suite #112
Tustin, CA 92780 | 714-832-5100
17528 E. Rowland St.
City of Industry, CA 91748 | 626-913-8101
www.cdapdg.com



2 ACCESSIBLE PARKING

SCALE: 3/16" = 1'-0"

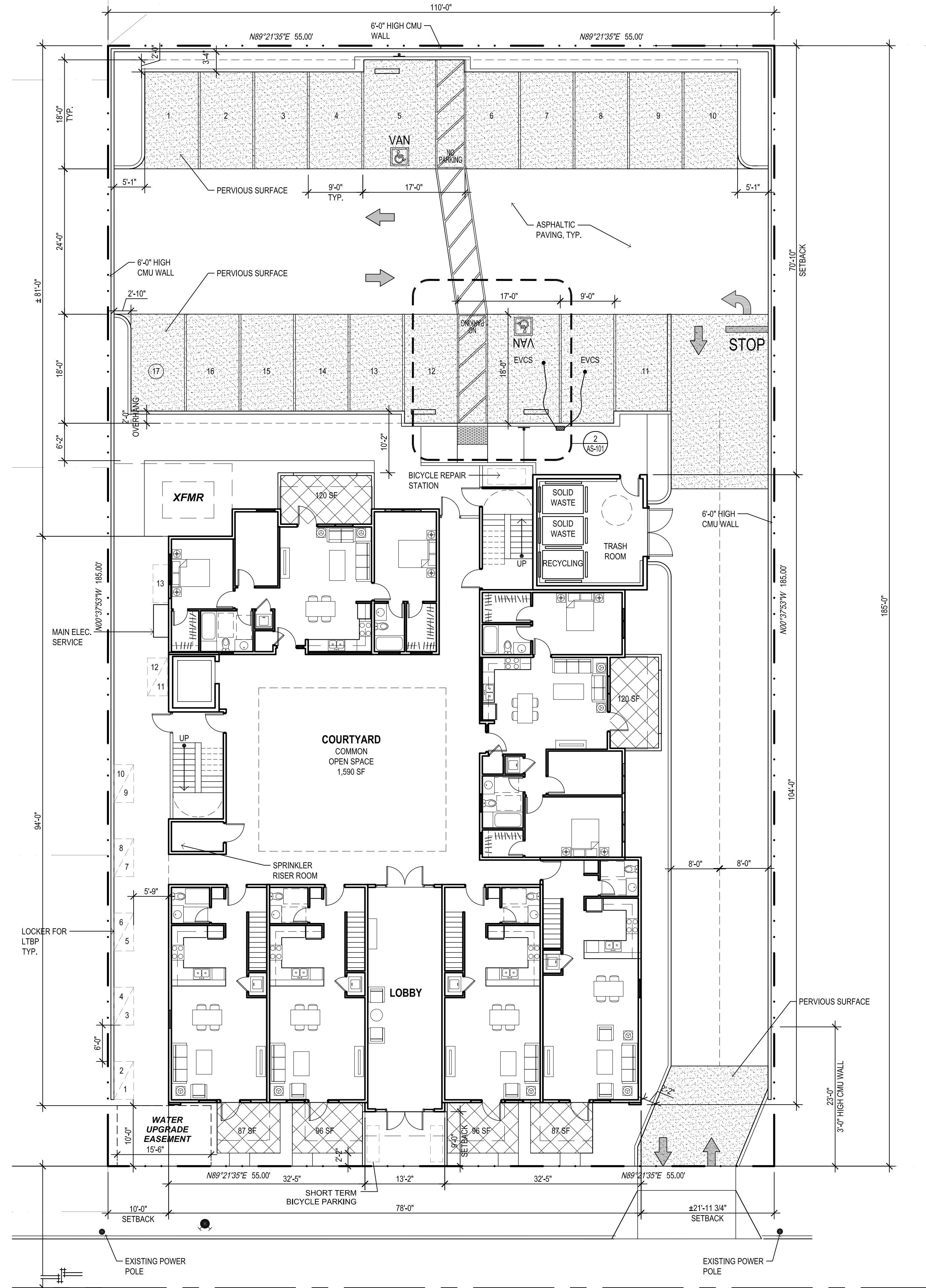
Bike Lockers

• 30" Wide x 72" Long x 46" High
• Each Unit Parks 1-2 Bikes
• No Common Wall Construction
• Maximum Security and Tamper-Resistant
• Weather Protection, Long-Term Parking, Stackable, 100% Galvanized for Corrosion Protection, and Easy to Assemble
• 3 Point Locking Mechanism, Wider Door Opening, Non-Scratch Door Frame, and Optional Floors

Narrow MadLocker™

• 31" Wide x 72" Long x 46" High
• Unit Parks 1 Bike
• No Common Wall Construction
• Maximum Security and Tamper-Resistant
• Long-Term Parking, Stackable, Hot Dip Galvanized Welded Steel Door Frame, Easy to Assemble, and 3 Point Locking Mechanism
• Narrow for Space Saving, Non-Scratch Door Frame, and Optional Floors

3 BIKE LOCKER SPECIFICATION



1 SITE PLAN

Site Plans

1061 E. Phillips Blvd. Condos
04/18/2025

Koper Investments
18862 Sutter Creek Dr.
Walnut, CA 91789

1061 E, Phillips Blvd.
Pomona, CA 91766
CDA+PDG #: 2320_MIX

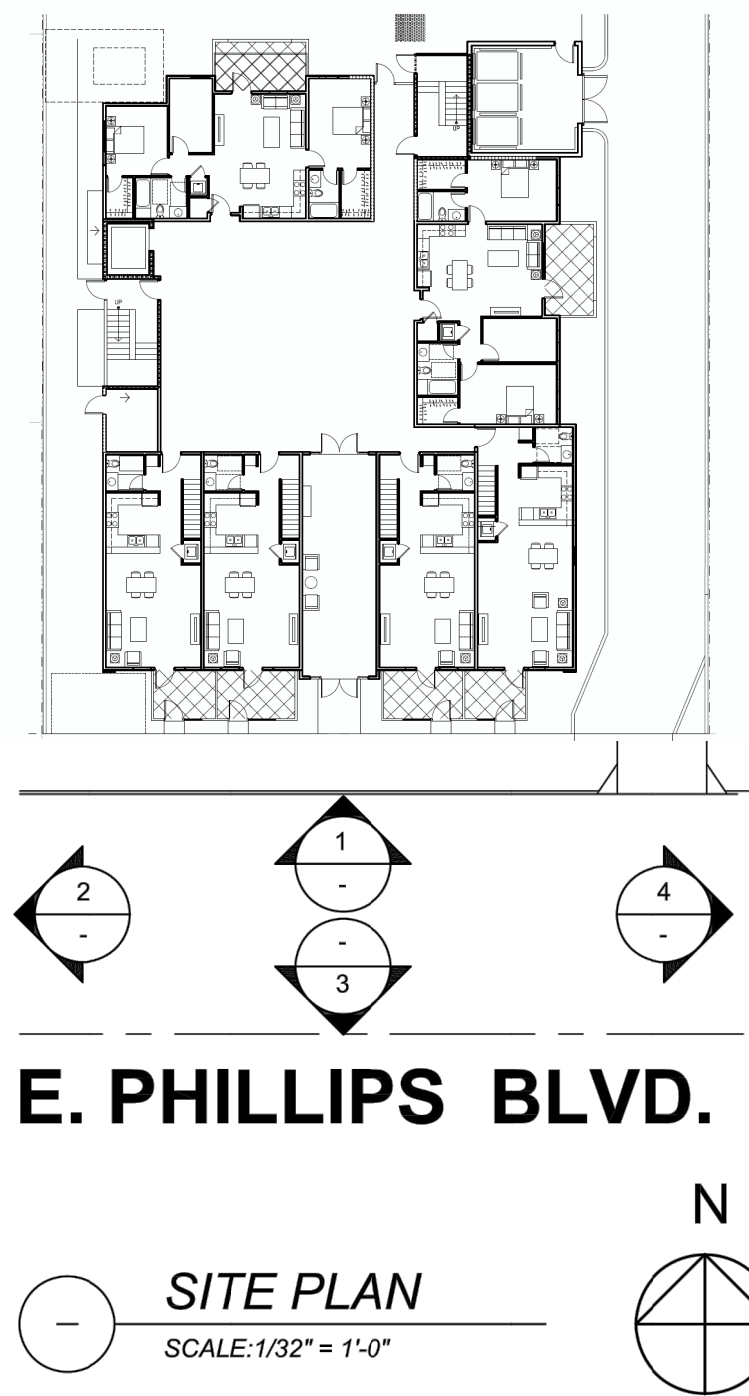
AS-101



1



2



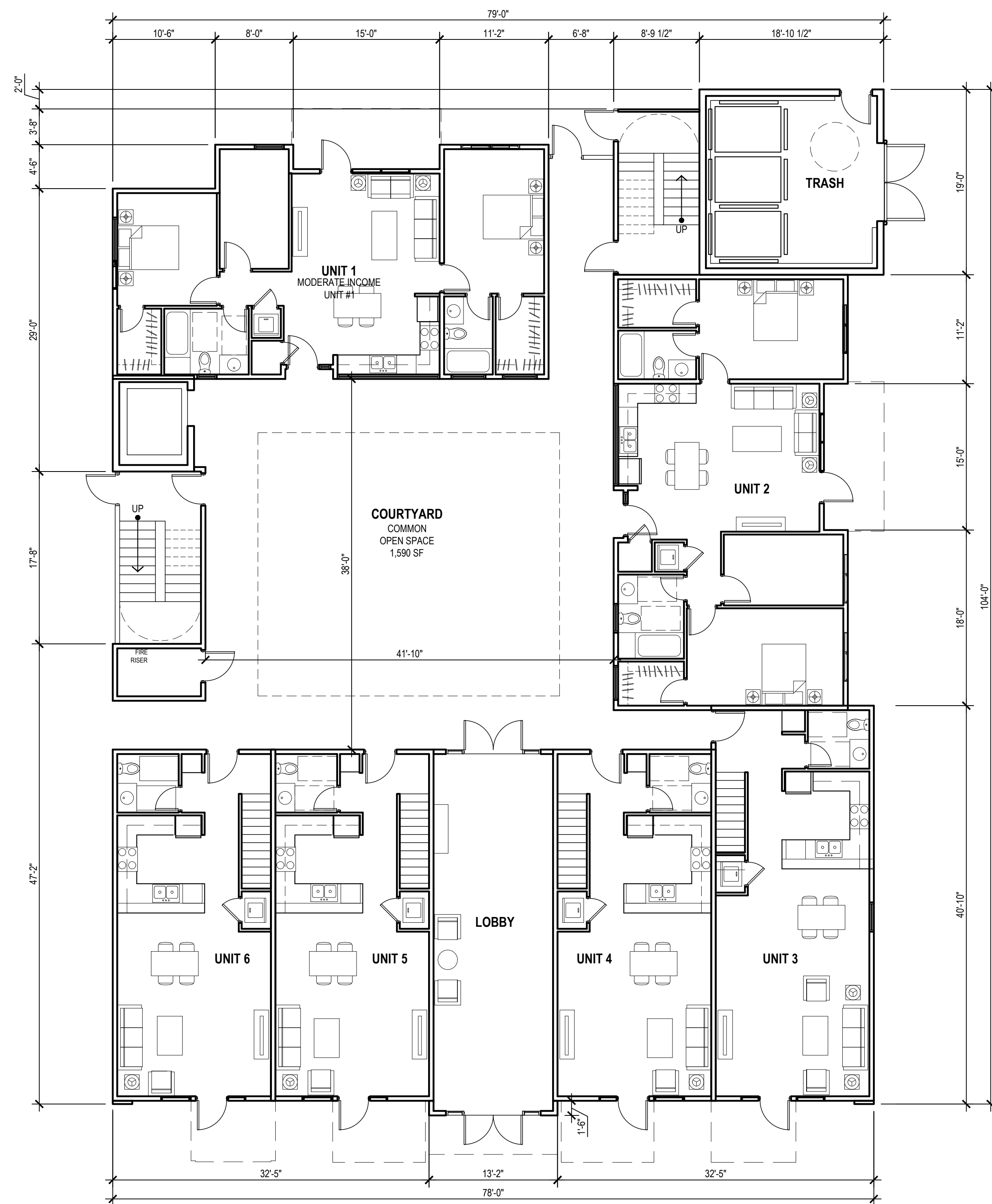
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Site Photos
1061 E. Phillips Blvd. Condos
12/20/2023

Koper Investments
18862 Sutter Creek Dr.
Walnut, CA 91789

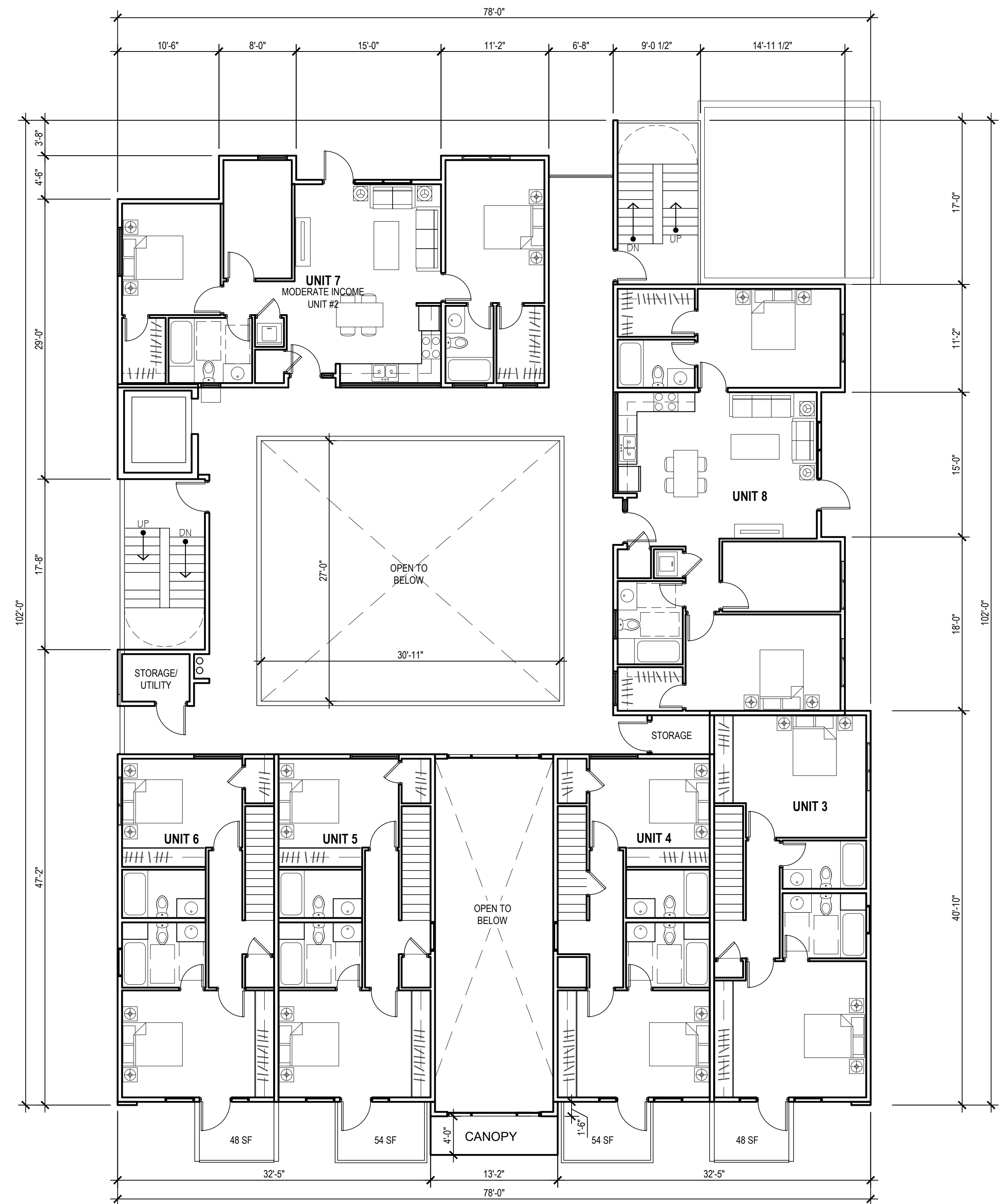
1061 E, Phillips Blvd.
Pomona, CA 91766
CDA+PDG #: 2320_MIX

AS-102



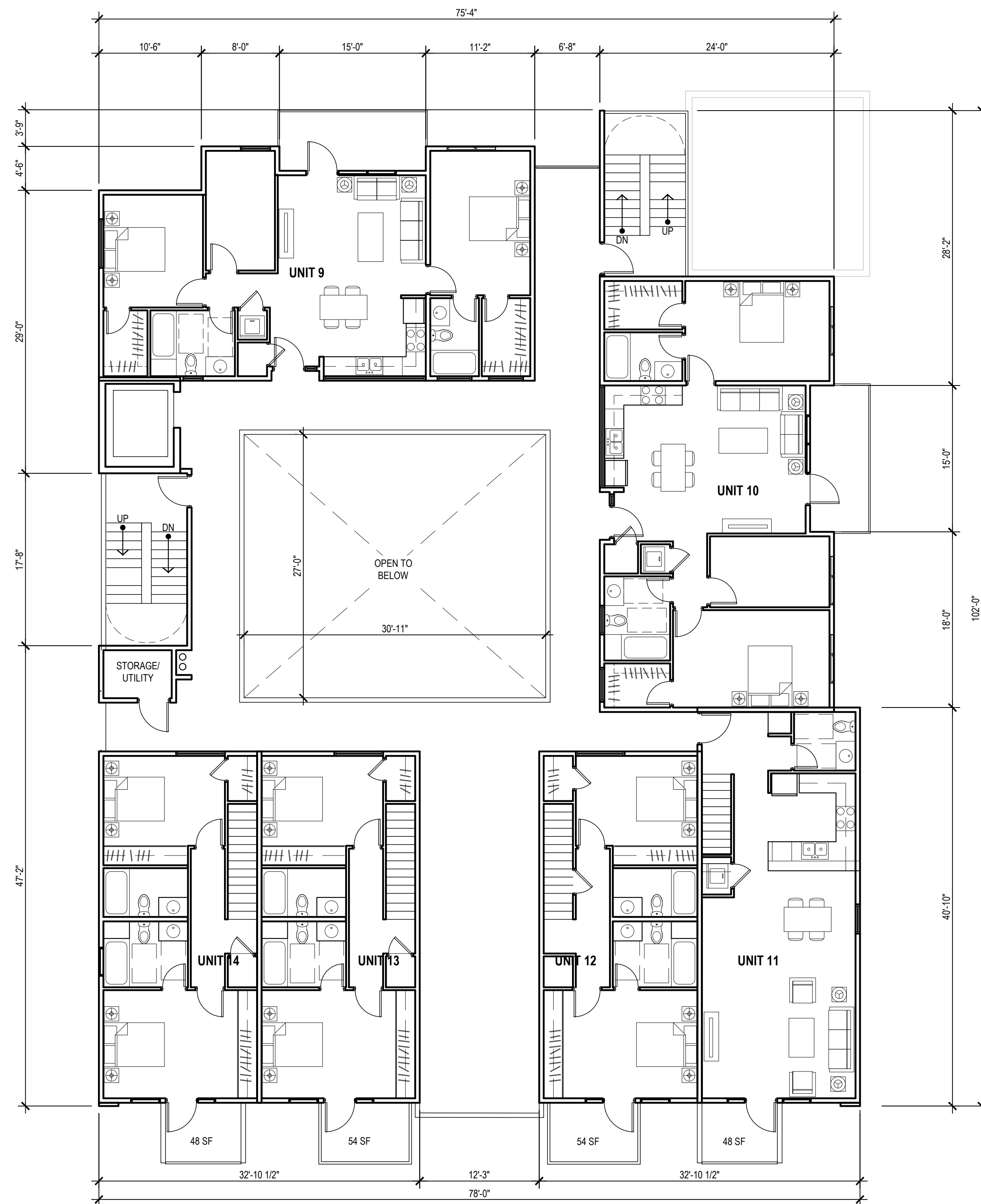
1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN

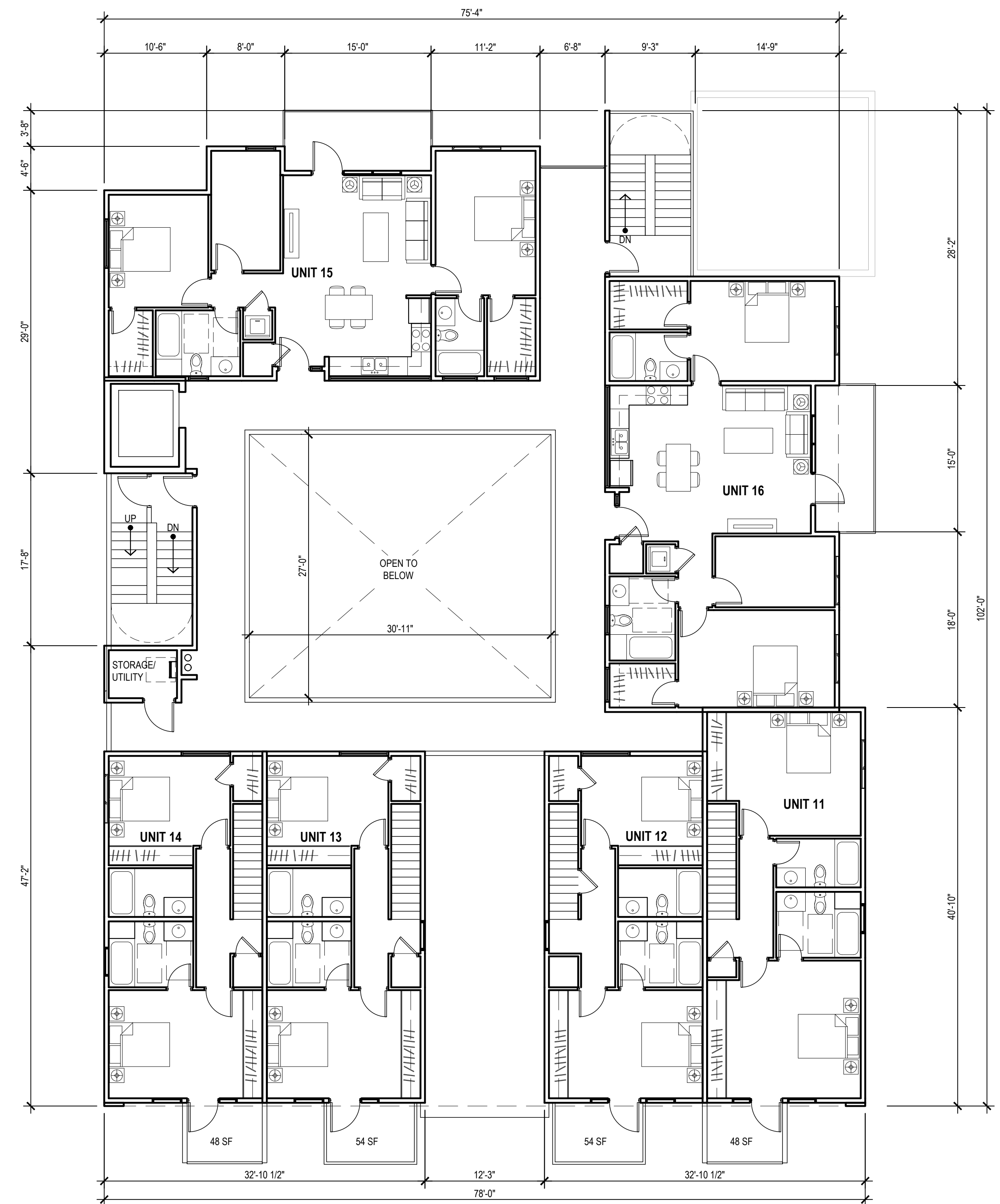
SCALE: 1/8" = 1'-0"



PRIVATE OPEN SPACE AT UNIT 11-14
 = 46' x 46' = 92 SF > REQ'D 70 SF FOR UPPER
 FLOOR UNITS

1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



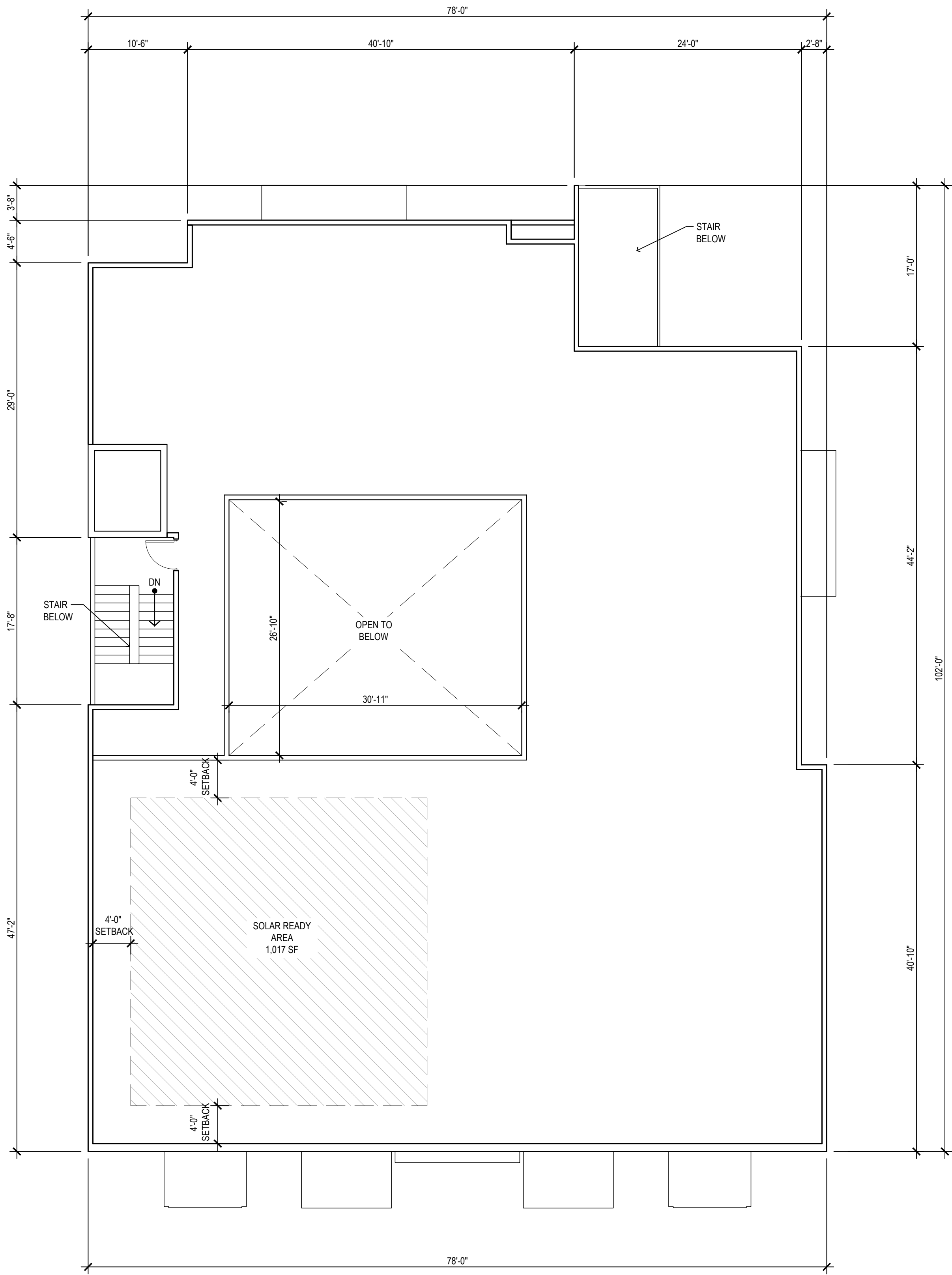
PRIVATE OPEN SPACE AT UNITS 11-14
 = 54' x 46' = 100 SF > REQ'D 70 SF FOR UPPER
 FLOOR UNITS

2 FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

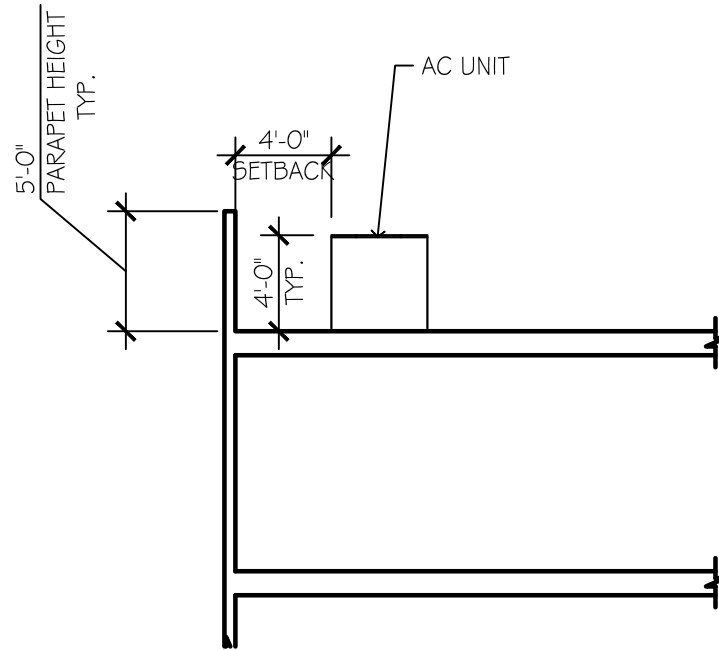
ROOF PLAN



SCALE: 1/8" = 1'-0"

2

PARAPET SECTION



SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



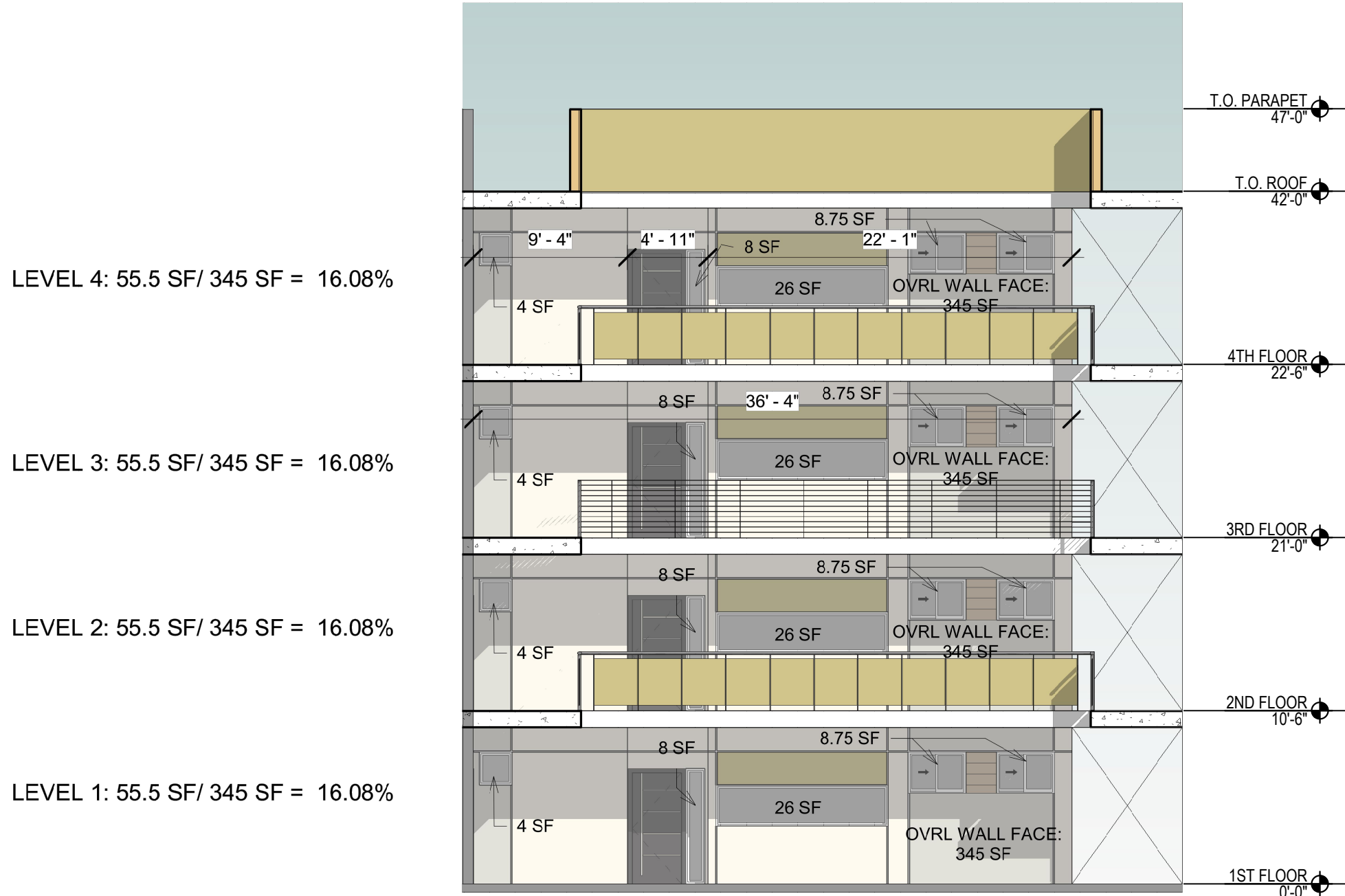
3 EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH COURTYARD

SCALE: 1/8" = 1'-0"

OVERALL AVG. OF ALL FLOORS AND SINGLE BUILDING FACE:

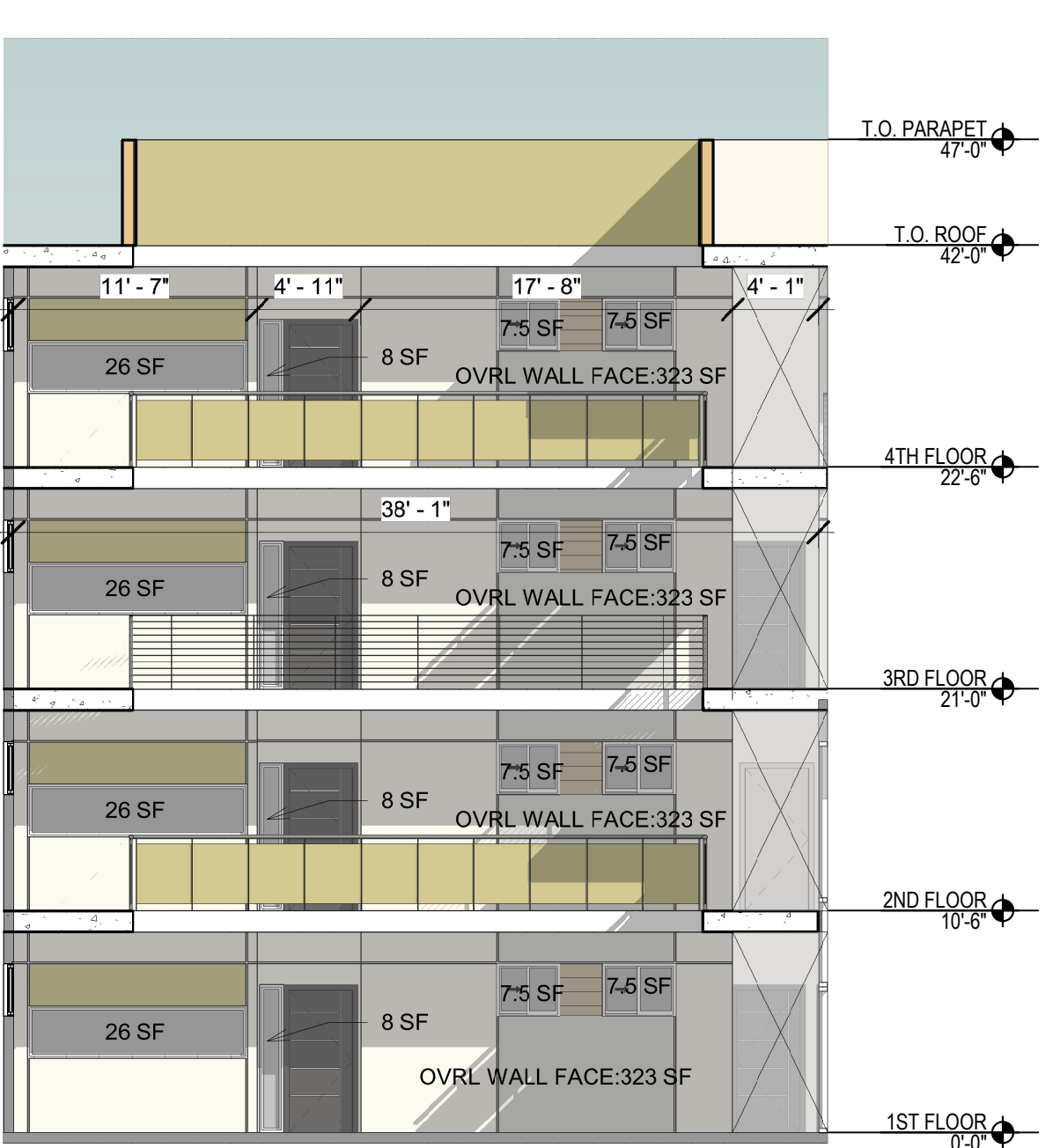
$(16.08 \times 4) / 4 = 16.08\%$

LEVEL 4: 49 SF/ 323 SF = 15.17%

LEVEL 3: 49 SF/ 323 SF = 15.17%

LEVEL 2: 49 SF/ 323 SF = 15.17%

LEVEL 1: 49 SF/ 323 SF = 15.17%



2 EAST COURTYARD

SCALE: 1/8" = 1'-0"

OVERALL AVG. OF ALL FLOORS AND SINGLE BUILDING FACE:

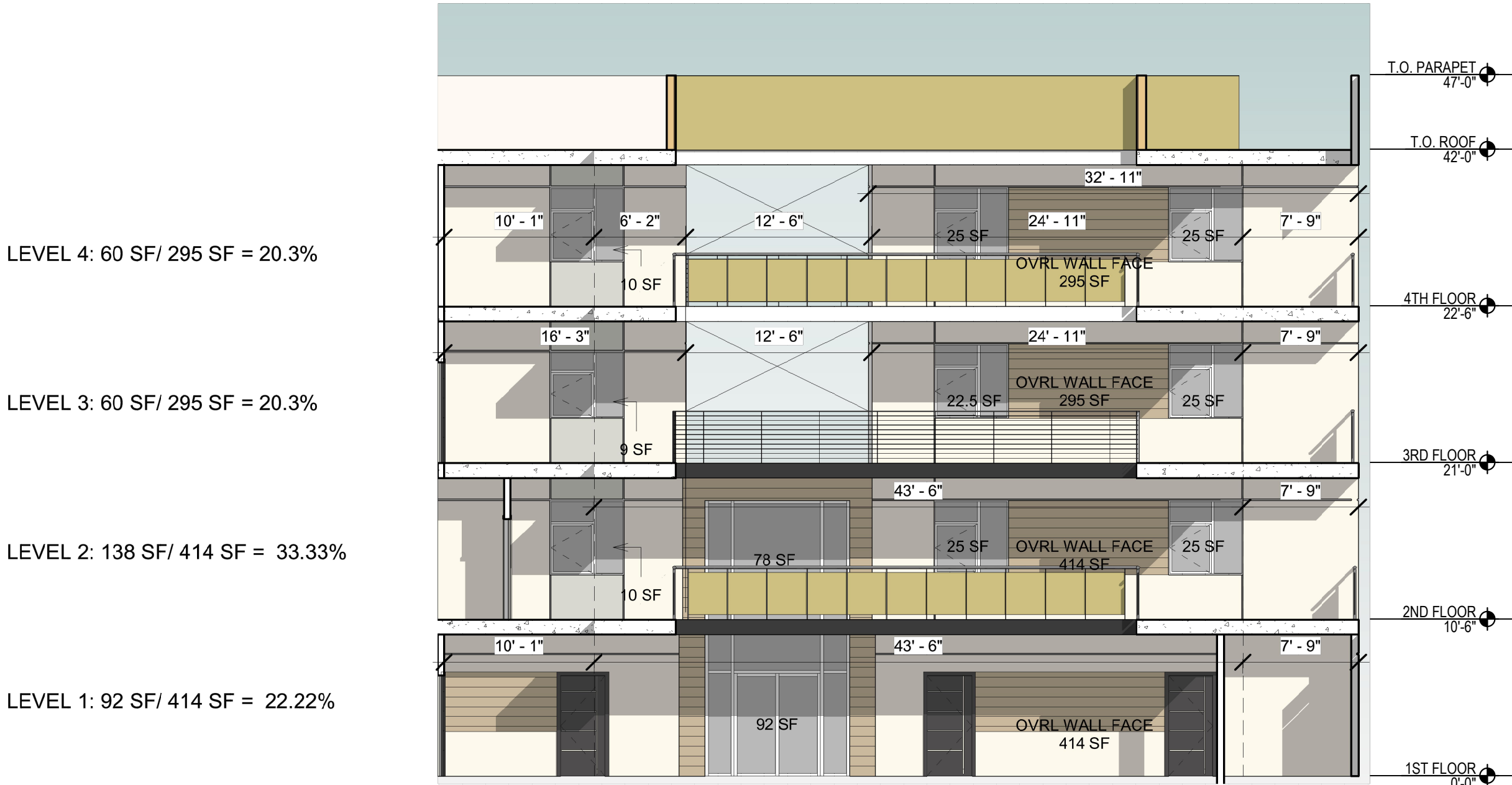
$(15.17 \times 4) / 4 = 15.17\%$

OVERALL SUM OF ALL BUILDING FACE:

NORTH: 16.08%
EAST: 15.17%
SOUTH: 24.03%
WEST: 17.39%

72.67%

OVERALL AVG. OF ALL BUILDING FACE:
 $72.67\% / 4 = 18.16\%$



3 SOUTH COURTYARD

SCALE: 1/8" = 1'-0"

OVERALL AVG. OF ALL FLOORS AND SINGLE BUILDING FACE:

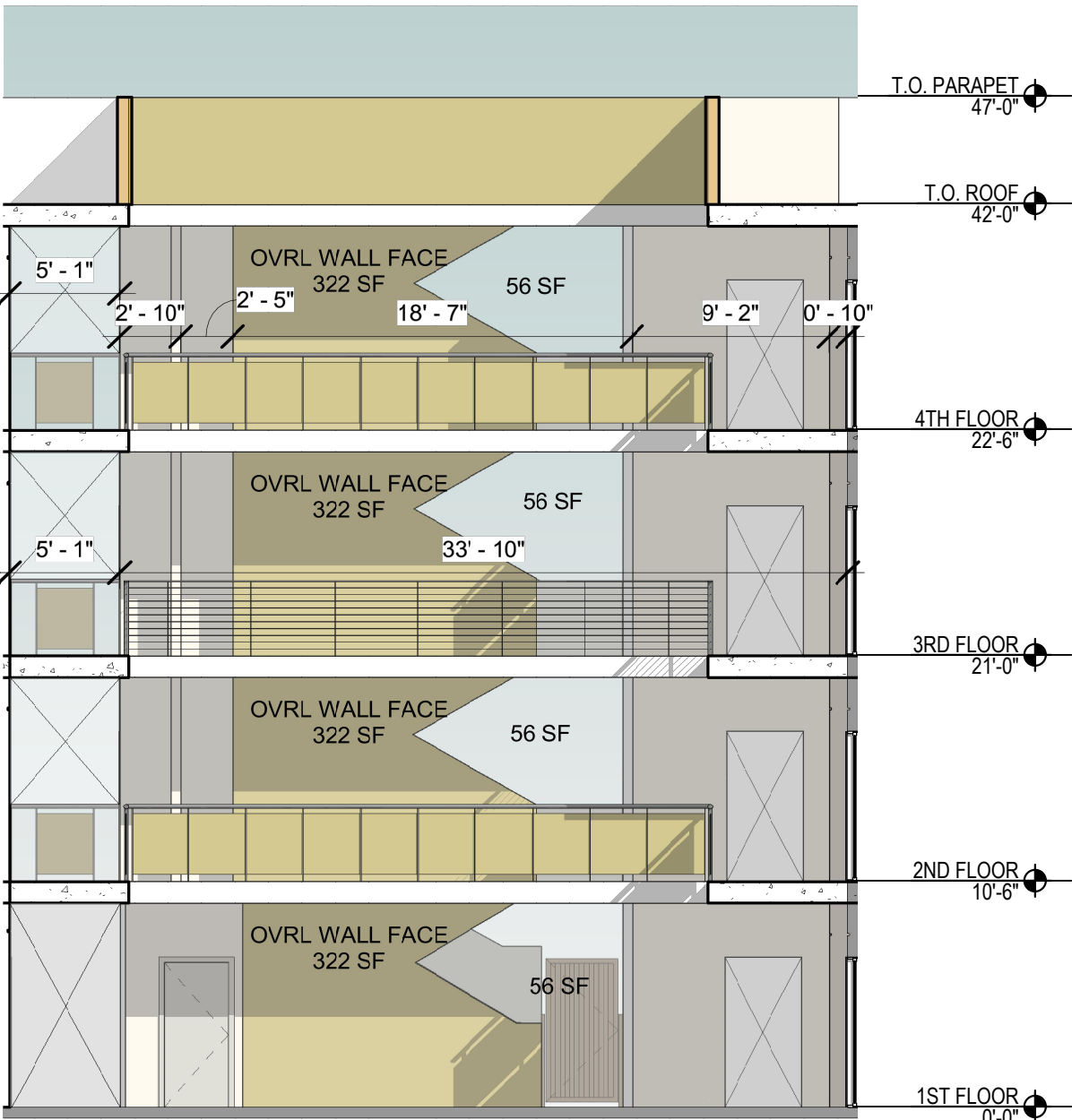
$(22.22 + 33.33 + 20.3 + 20.3) / 4 = 24.03\%$

LEVEL 4: 56 SF/ 322 SF = 17.39%

LEVEL 3: 56 SF/ 322 SF = 17.39%

LEVEL 2: 56 SF/ 322 SF = 17.39%

LEVEL 1: 56 SF/ 322 SF = 17.39%



4 WEST COURTYARD

SCALE: 1/8" = 1'-0"

OVERALL AVG. OF ALL FLOORS AND SINGLE BUILDING FACE:

$(17.39 \times 4) / 4 = 17.39\%$

ST-1
STUCCO
MANUFACTURER: LA HABRA STUCCO / PAREX USA
COLOR: SNOWBALL (10400L)
FINISH: SAND FLOAT 20/30

ST-2
STUCCO
MANUFACTURER: LA HABRA STUCCO / PAREX USA
COLOR: PLATEAU (3019L)
FINISH: SAND FLOAT 20/30

ST-3
STUCCO
MANUFACTURER: LA HABRA STUCCO
COLOR: BAMBOO (10425L)
FINISH: SAND FLOAT 20/30

WF-1
VINYL WINDOW FRAMES
MANUFACTURER: VPI
PRODUCT: ENVISION WINDOW SERIES
MATERIAL: VINYL
COLOR: WHITE

WF-2
VINYL WINDOW FRAMES
MANUFACTURER: VPI
PRODUCT: ENVISION DOOR SERIES
MATERIAL: VINYL
COLOR: WHITE

WF-3
ENTRY DOOR
MANUFACTURER: JELD WEN
PRODUCT: ARCHITECTURAL COLLECTION FIBERGLASS DOOR
MATERIAL: FIBERGLASS
COLOR: BLACK

WV-1
ARCHITECTURAL WALL PANEL
MANUFACTURER: NICHIA
PRODUCT: VINTAGEWOOD
COLOR: SPRUCE

WV-2
ARCHITECTURAL WALL PANEL
MANUFACTURER: NICHIA
PRODUCT: SANDSTONE
COLOR: GENTLE GRAY

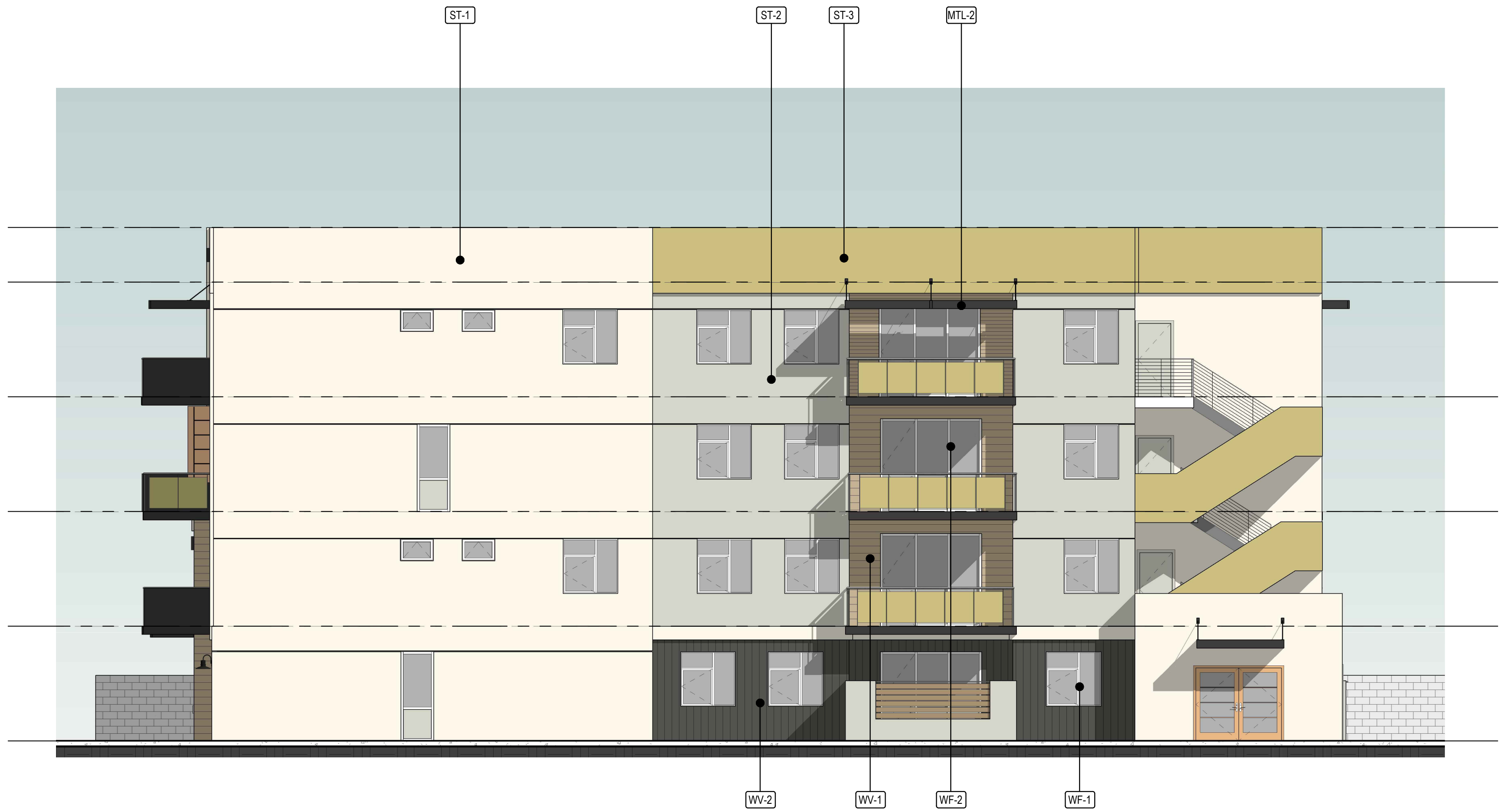
GR-1
GLASS RAILING
PRODUCT: SEMI-TRANSLUCENT GLASS
COLOR: COLOR MATCH DUNN EDWARDS
BUNGALOW TAUPE (DE6172)

MTL-1
METAL STAIR AND BALCONY RAILINGS
PRODUCT: PAINTED METAL
COLOR: COLOR MATCH DUNN EDWARDS

MTL-2
IMPERIAL MARQUEE AWNING
MANUFACTURER: GENERAL AWNINGS
COLOR: COLOR MATCH DUNN EDWARDS
BLACK (DEA002)

WF-3
ENTRY DOOR
MANUFACTURER: JELD WEN
PRODUCT: ARCHITECTURAL COLLECTION FIBERGLASS DOOR
MATERIAL: FIBERGLASS
COLOR: BLACK

3 COURTYARD UNIT ENTRY DOOR



2 ENTRY DRIVE ELEVATION



1 PHILLIPS AVE. ELEVATION



VIEW LOOKING NORTH-WEST



VIEW LOOKING NORTH-EAST



VIEW LOOKING SOUTH-WEST



VIEW LOOKING NORTH-WEST



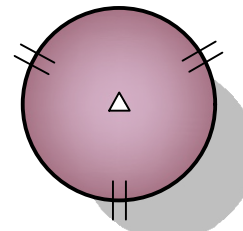
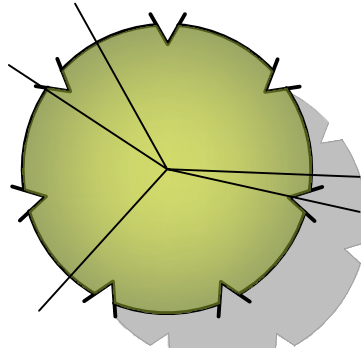
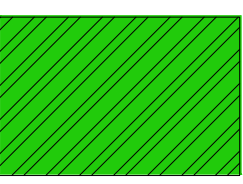
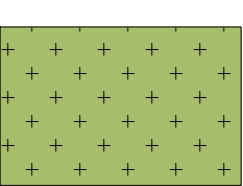
SOUTH ELEVATION
ALONG PHILLIPS BLVD.



NORTH ELEVATION



WEST ELEVATION

PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	COTINUS COGGYGRIA STANDARD TRUNK	SMOKE TREE	15 GAL	4	LOW
	OLEA EUROPAEA 'WILSONII' STANDARD TRUNK	FRUITLESS OLIVE	36" BOX	3	LOW
	ALOE 'SAFARI ORANGE'	SAFARI ORANGE ALOE	5 GAL	11	LOW
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	54	LOW
	WESTRINGIA FRUTICOSA 'BLUE GEM'	COAST ROSEMARY	5 GAL	62	LOW
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL	@ 18" OC	LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	@ 12" OC	LOW
	CAREX DIVULSA	GRAY SEDGE	1 GAL	@ 12" OC	LOW

- LANDSCAPE NOTES
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES. PROPERTY
 - OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.

Phillips Blvd Condos - Preliminary Water Use						
Reference Evapotranspiration (ET _o)	47.5	Project Type	Residential			0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area
Regular Landscape Areas						
Low water use	0.3 Drip	0.81	0.37		2304	853
		0.75	0.00			0
		0.75	0.00			0
		0.75	0.00			0
			Totals		2304	853
Special Landscape Areas						
			1			0
			1			0
			1			0
			1			0
			Totals		0	0
ETWU Total						25131
Maximum Allowed Water Allowance (MAWA) ^d						37319

LANDSCAPE/ NED2 ZONING NOTES

TOTAL LANDSCAPE: 2,304 SF (11.32% LOT AREA)
PERVIOUS PAVED AREA - 6,148 SF (30.2% LOT AREA)

PERVIOUS SURFACE AREA - 30.2%
TOTAL PERVIOUS PAVED AREA - 6,148 SF

FRONTAGE PLANTING AREA: MIN 30%
FRONTAGE PLANTING PROVIDED 303 SF/837 SF (36%)



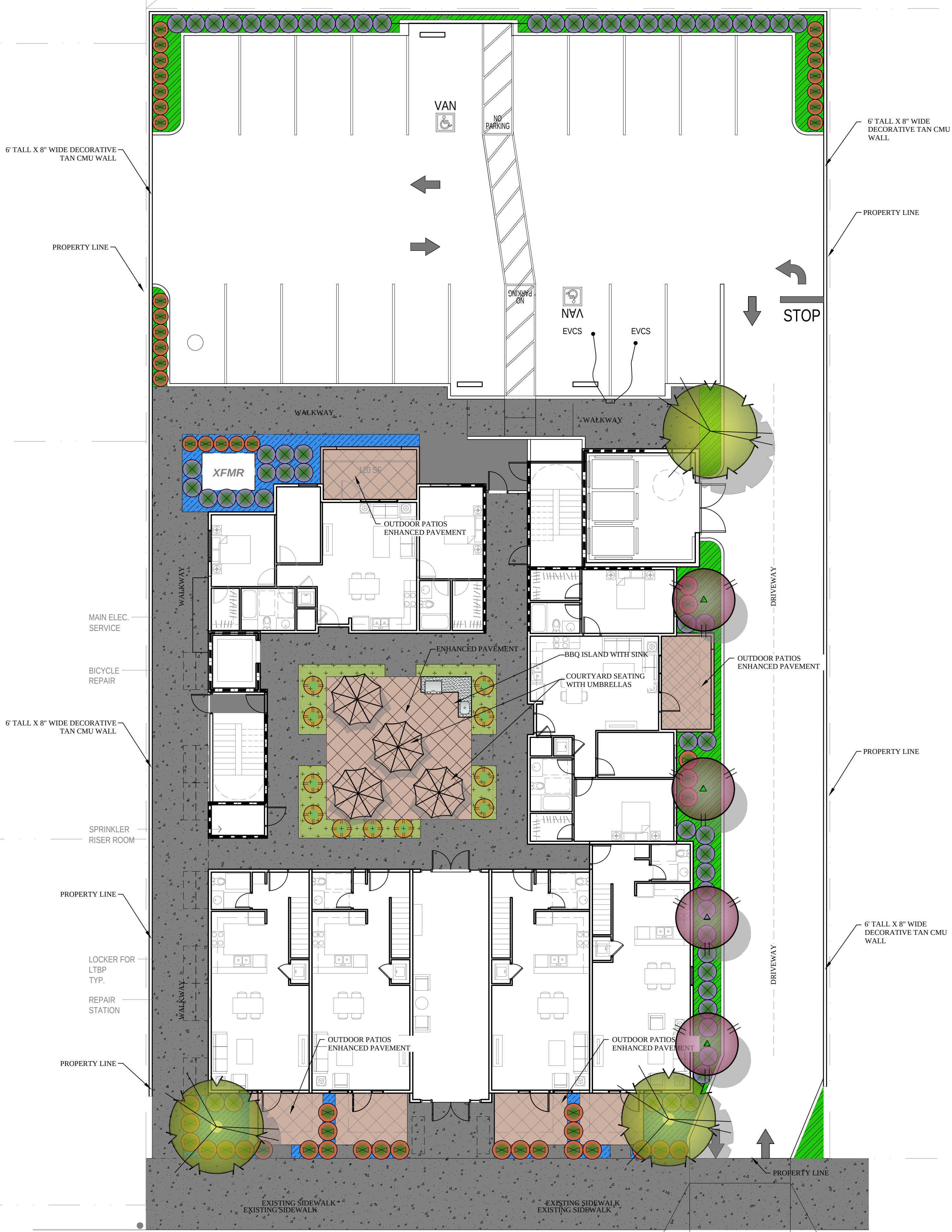
BBQ ISLAND AND A SINK



TAN SPLIT FACE WALL WITH PILASTER AND CAP



OUTDOOR TABLES WITH SEATING
SHADED UMBRELLA



Prepared by:
EMERALD
DESIGN
305 N. Harbor Blvd, Suite 222
Fullerton, California 92632
Tel: (714) 680-0417
California License #3098
Email: eric@emeraldldesign.com

Mr. Jonathan Ko
KOPER INVESTMENT
18862 Sutter Creek Drive
Walnut, CA 91789
Tel. (626)383-5224

Phillips Blvd. Condos - Pomona
1061 PHILLIPS BLVD
POMONA, CA 91766

0 10' 20' 30' 40'
1"=10'-0"
LC1 Landscape Conceptual Plan
October 3, 2024



COTINUS COGGYGRIA



OLEA EUROPEA 'WILSONII'



ALOE 'SAFARI ORANGE'



CALLISTEMON 'LITTLE JOHN'



WESTRINGIA 'BLUE GEM'



PENNISETUM SPATHIOLATUM



SENECIO SEPENS



CAREX DIVULSA

Prepared by:
EMERALD
D • E • S • I • G • N
305 N. Harbor Blvd, Suite 222
Fullerton, California 92632
Tel: (714) 680-0417
California License #3098
Email: eric@emeraldldesign.com

Mr. Jonathan Ko
KOPER INVESTMENT
18862 Sutter Creek Drive
Walnut, CA 91789
Tel. (626)383-5224

Phillips Blvd. Condos - Pomona
1061 PHILLIPS BLVD
POMONA, CA 91766

0 10' 20' 30' 40'
1"=10'-0"
LC2 Concept Image Board
October 3, 2024



D-Series Area Size 1

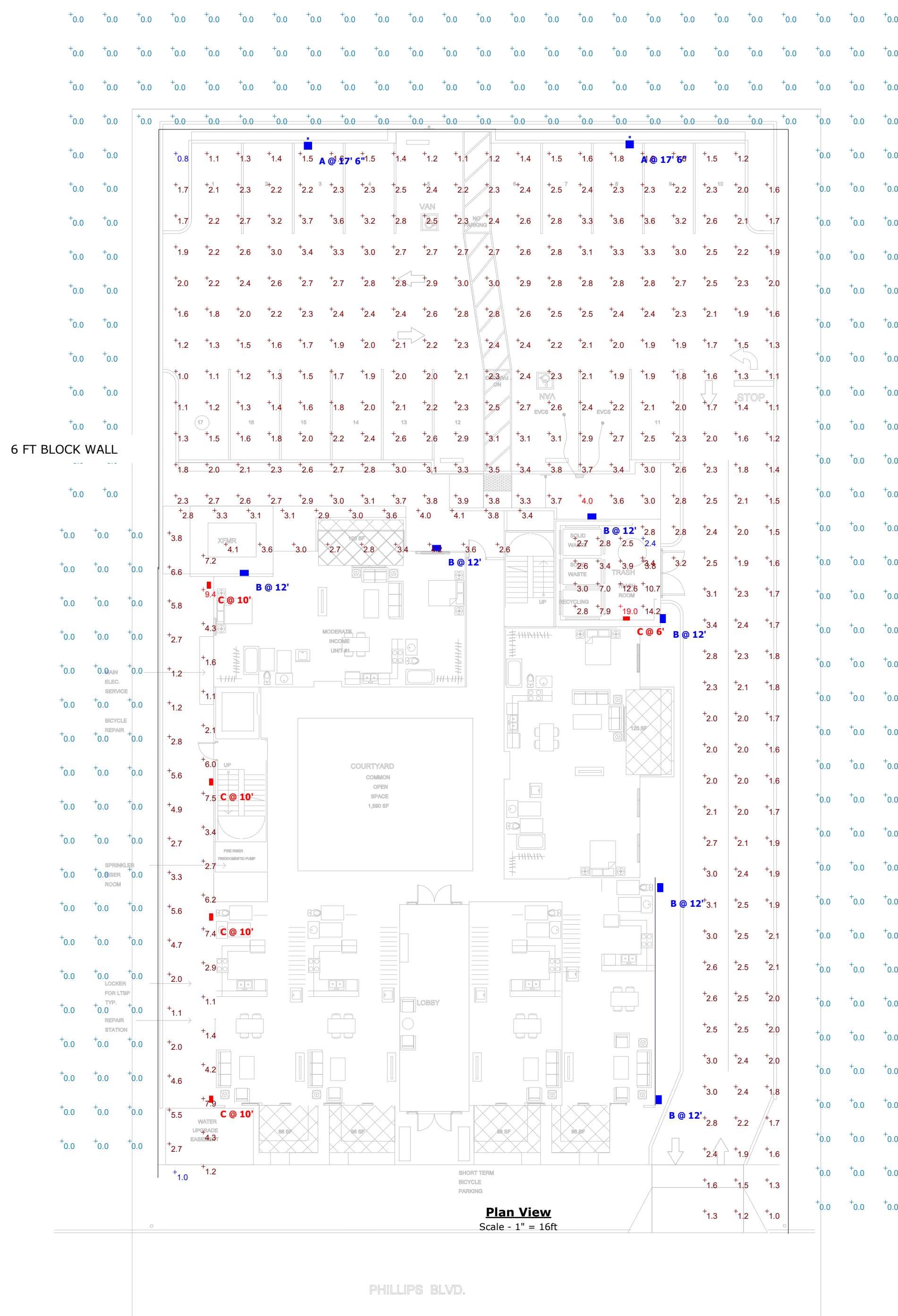
DSX1 LED Area Luminaire

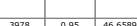
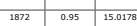


Wdge2 Led P4 30K 80Cri Vw Mvolt Srm Ddbxd Wall
Light By Lithonia



WDGE1 LED Wall Mount



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Current Per Load	Light Loss Factor	Wattage	Foot
	A	2	Ushero Lighting	AL01 12X3 1/2 BK BRD R01 1/2 1/2 T7 2.17 8008	2-1/2" Size 1.4m Luminaire FT 1/2" T7 120V 100W 1200 Lum Type 1 Endless Junction Box	0.06	0.95	17.59	
	B	4	Ushero Lighting	R002 12X3 1/2 BK BRD R01 1/2 1/2 T7 NHL R002	R002 12X3 WITH PA - PERFORMANCE PARABOLIC, BODK, TYPE 1 & REGULAR OPTIC	0.08	0.95	68.008	
	C	5	Ushero Lighting	R002 12X3 1/2 BK R01 1/2 1/2 T7 NHL R002	R002 12X3 WITH 3- PARABOLIC PARABOLIC, BODK, TYPE 1 & REGULAR OPTIC	0.07	0.95	13.018	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING DRIVEWAY	+	2.3 fc	4.0 fc	0.8 fc	5.0:1	2.9:
SPILL LIGHT	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
WALKWAY	+	3.7 fc	9.4 fc	1.0 fc	9.4:1	3.7:
TRASH	+	6.3 fc	19.0 fc	2.4 fc	7.9:1	2.6:

Designer

Date
11-16-24

Scale
Not to Scale
Drawing No.

Summary

LEGEND:

---CB---	GRADE BREAK	-----	FLOW LINE
---R---	RIDGE LINE	-----	EX. STREET EASEMENT
[Pattern]	CONCRETE WALKWAY	-----	EX. LOT LINE
[Pattern]	LANDSCAPE AREA	-----	PROPERTY LINE / RIGHT-OF-WAY
[Pattern]	PERVIOUS A.C. PAVEMENT	-----	PROPOSED FIRE WATER
[Pattern]	UNDERGROUND CMP SYSTEM	-----	PROPOSED SEWER & CLEANOUT
[Pattern]	PROPOSED WALL	-----	PROPOSED STORM DRAIN
[Symbol]	EXISTING FIRE HYDRANT	-----	PROPOSED DOMESTIC WATER
[Symbol]	PROPOSED FIRE HYDRANT	-----	EXISTING GAS
[Symbol]	EXISTING STREET LIGHT	-----	EXISTING SEWER & CLEANOUT
[Symbol]	FF	-----	EXISTING WATER
[Symbol]	PAD	-----	
		-----	FINISHED PAD ELEVATION

SETBACK (LM2 FORM STANDARDS):

	REQUIRED:	PROPOSED:
FRONT (SOUTH)	5'	9'
SIDE (EAST)	0' OR 5'	21'-11"
SIDE (WEST)	10'	70'-10"
REAR (NORTH)	20'	70'-10"

GENERAL SITE DEVELOPMENT DATA:

BUILDING OCCUPANCY GROUP: R-2
BUILDING CONSTRUCTION TYPE: V-A FOR RESIDENTIAL APARTMENTS
BUILDING FULLY SPRINKLERED PER NFPA 13R

S. SAN ANTONIO AVE.

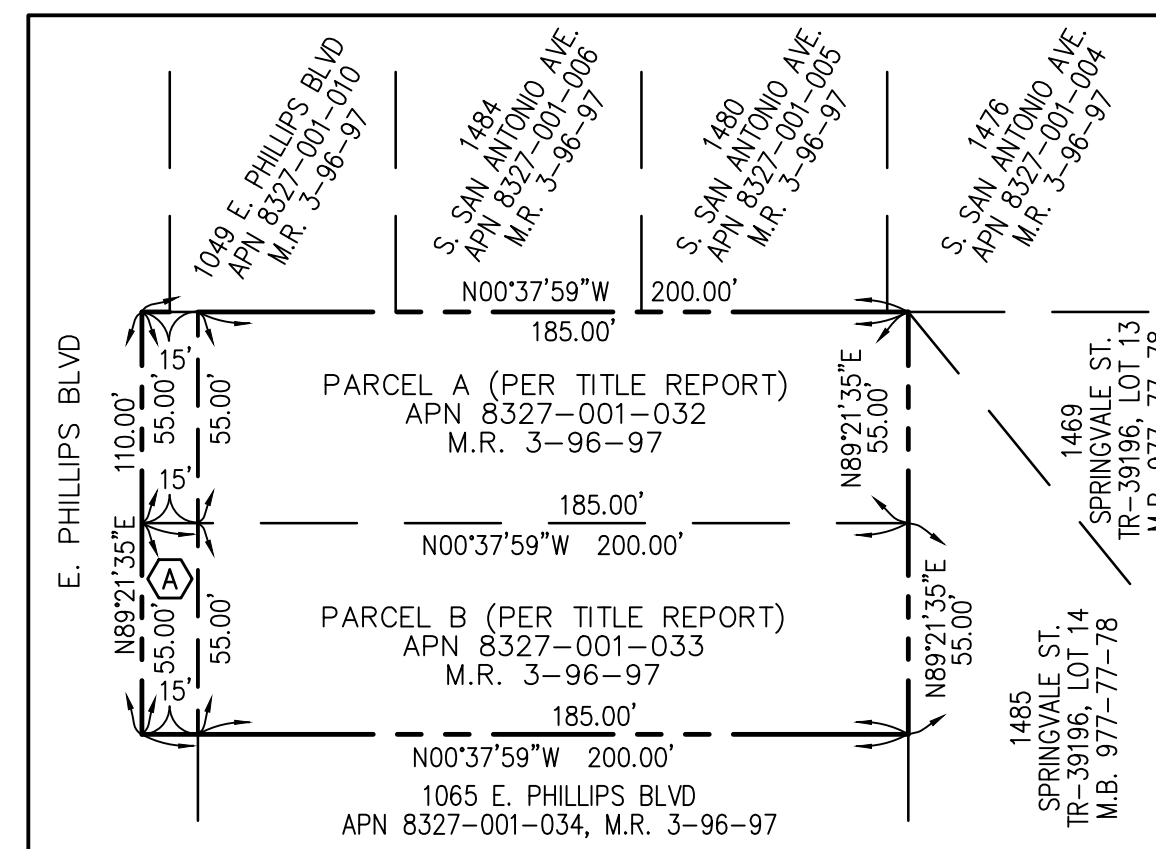
TENTATIVE TRACT MAP NO. 84344 FOR CONDOMINIUM PURPOSES 1061 E. PHILLIPS BLVD., POMONA, CA 91766

FIRE DEPARTMENT NOTE:

- A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE CURB FACE OF E. PHILLIPS BLVD. TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
- APPROVED BUILDING ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 HIGH. FIRE CODE 505.1
- ALL FIRE HYDRANTS SHALL MEASURE 6"X 4"X 2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
- THE REQUIRED FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS FOR THIS PROJECT OF TYPE V-A CONSTRUCTION WITH A TOTAL SQUARE FOOTAGE OF 17,376 IS 2,250 GPM AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS WITH ONE PUBLIC FIRE HYDRANT FLOWING. FIRE CODE 507.3 AND APPENDIX B105.1 TABLE B105.1(2)
- AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE PROPOSED BUILDINGS WITHIN THIS DEVELOPMENT. SUBMIT DESIGN PLANS TO THE FIRE DEPARTMENT SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



VICINITY MAP
NOT TO SCALE



BOUNDARY DATA
SCALE: 1" = 50'

LEGAL DESCRIPTION:

PARCEL A:
THAT PORTION OF THE SOUTH HALF OF THE WEST HALF (DISTANCE MEASURED TO STREET CENTERS) OF BLOCK 195 OF THE POMONA TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 96, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF PHILLIPS BOULEVARD, DISTANT THEREON, 330 FEET EAST OF THE INTERSECTION OF SAID CENTERLINE, WITH THE CENTERLINE OF SAN ANTONIO AVENUE, AS SAID STREETS ARE NOW LOCATED; THENCE, NORTH, PARALLEL WITH THE CENTERLINE OF SAN ANTONIO AVENUE, 235.00 FEET; THENCE, EAST, PARALLEL WITH SAID CENTERLINE OF PHILLIPS BOULEVARD, 55 FEET; THENCE, SOUTH, PARALLEL WITH SAID CENTERLINE OF SAN ANTONIO AVENUE, 235.00 FEET, TO SAID CENTERLINE OF PHILLIPS BOULEVARD; THENCE, WEST, ALONG SAID CENTERLINE OF PHILLIPS BOULEVARD, 55 FEET, TO THE POINT OF BEGINNING. EXCEPT THAT PORTION IN PHILLIPS BOULEVARD.

PARCEL B:
THAT PORTION OF THE SOUTH HALF OF THE WEST HALF (DISTANCE MEASURED TO STREET CENTERS) OF BLOCK 195 OF THE POMONA TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 96, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF PHILLIPS BOULEVARD, DISTANT THEREON, 385 FEET EAST OF THE INTERSECTION OF SAID CENTERLINE, WITH THE CENTERLINE OF SAN ANTONIO AVENUE, AS SAID STREETS ARE NOW LOCATED; THENCE, NORTH, PARALLEL WITH THE CENTERLINE OF SAN ANTONIO AVENUE, 235.00 FEET; THENCE, EAST, PARALLEL WITH SAID CENTERLINE OF PHILLIPS BOULEVARD, 55 FEET; THENCE, SOUTH, PARALLEL WITH SAID CENTERLINE OF SAN ANTONIO AVENUE, 235.00 FEET, TO SAID CENTERLINE OF PHILLIPS BOULEVARD; THENCE, WEST, ALONG SAID CENTERLINE OF PHILLIPS BOULEVARD, 55 FEET, TO THE POINT OF BEGINNING. EXCEPT THAT PORTION IN PHILLIPS BOULEVARD.

PARCELS A AND B ABOVE ARE PURSUANT TO LOT LINE ADJUSTMENT RECORDED IN BOOK 5-1680 AS INSTRUMENT NO. 80-224063, RECORDS OF LOS ANGELES COUNTY.

APN: 8327-001-032, 8327-001-033

EASEMENT NOTE:

(A) EXISTING 15' EASEMENT FOR STREET AND RELATED PURPOSES GRANTED TO THE CITY OF POMONA PER INSTRUMENT NO. 2696, O.R. RECORDED ON NOVEMBER 12, 1959.

GENERAL NOTES:

- LOT LINE DIMENSIONS ARE PER TOPOGRAPHIC SURVEY DATED 10/14/23 BY DAVIS LAND SURVEYING, INC.
- UNIT SIZES, BUILDING FOOTPRINTS AND ARCHITECTURAL FLOOR PLANS THAT ARE SHOWN ON THE SITE PLAN MAP ARE FOR ILLUSTRATIVE PURPOSES, PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS. APPROVAL SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
- EXISTING ON-SITE CONCRETE PAVEMENT TO BE DEMOLISHED.
- WATER PURVEYOR: CITY OF POMONA
- SEWER PURVEYOR: CITY OF POMONA
- PROJECT SITE TO BE COMPLIANT WITH CITY OF POMONA STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) AND LOS ANGELES COUNTY LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS.
- ANY EXISTING TREES WITHIN THIS TTM BOUNDARY WILL BE REMOVED.
- THE SITE DOES NOT CONTAIN ANY KNOWN WELLS, IRRIGATION LINES, CESSPOOLS, SEPTIC TANKS, SEWAGE LEACH FIELDS, CULVERTS, STORM DRAIN, PREVIOUS FILLED AREAS OR WASTE DISPOSAL SITES.
- THERE ARE NO BUS STOPS WITHIN 200' OF THE PROPOSED TTM LIMITS.

BENCH MARK:

STATION NAME: G-5108
DESCRIPTION: 2-1/2" DISK MONUMENT
LOCATION: BR DISC IN W CB @ N END C.B. 12M (39.4 FT)
N/O BCR @ W COR WHITE AVE & PHILLIPS BLVD
M&D (YLF 107 1994)
ELEVATION: NAD 88 = 805.41

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PHILLIPS BOULEVARD AS SHOWN BY MAP OF TRACT 39196, RECORDED IN BOOK 977, PAGES 77 AND 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, SHOWN AS N89°21'35"E THEREON.

EARTHWORK:

RAW VOLUMES	CUT [CY]	FILL [CY]
OVER-EX - BUILDING (5')	-700	1,720
UNDERCUT - DRIVEWAY (2')	-738	
UNDERGROUND CMP SYSTEM	-25	
SHRINKAGE (15%)		478
TOTAL =	-3,183	2,198
NET EXPORT =	985 CY	

CONDOMINIUM NOTE:

THIS SUBDIVISION IS PROPOSED AS A CONDOMINIUM PROJECT FOR 16 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

SITE SUMMARY:

- TOTAL SITE AREA: - 22,000 S.F. = 0.51 ACRES (GROSS)
- 20,350 S.F. = 0.47 ACRES (NET)
- EXISTING ZONING DISTRICT: - NED2 (NEIGHBORHOOD EDGE DISTRICT 2)
PROPOSED ZONING DISTRICT: - NED2 (NEIGHBORHOOD EDGE DISTRICT 2)
- EXISTING LAND USE: - VACANT (8327-001-032)
- VACANT (8327-001-033)
- PROPOSED LAND USE: - MULTI-FAMILY RESIDENTIAL
- GENERAL PLAN DESIGNATION: - RESIDENTIAL NEIGHBORHOOD
- TOTAL NUMBER OF LOTS: - EXISTING: 2; (EAST: 10,175 S.F., WEST: 10,175 S.F.)
- PROPOSED: 1 (20,350 S.F.)
- NUMBER OF UNITS PROPOSED: - 16 UNITS
- UNIT DENSITY: - 34 DU/ACRE
- BUILDING AREAS
UNIT TYPE A1 (4 UNITS): = 4,108 SF (1,027 SF/UNIT)
UNIT TYPE A2 (4 UNITS): = 3,932 SF (983 SF/UNIT)
UNIT TYPE B (8 UNITS): = 9,200 SF (1,150 SF/UNIT)
COMMON AREA: = 1,705 SF
(LOBBY, STAIRS, COURTYARD, & TRASH ENCLOSURE)

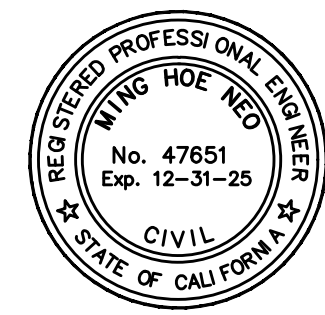
- EXISTING IMPERVIOUS SQ. FT. = 3,900 SF (EX. HOUSES DEMOLISHED)
PROPOSED IMPERVIOUS SQ. FT. = 14,069 SF
- FEMA FLOODPLAIN MAP NO. 06037C1750F SHOWS ZONE X IN THIS LOCATION (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- THERE IS ABOUT 6,000 SF OF UPSTREAM STORM RUNOFF FROM REAR YARD OF NEIGHBORING LOT 14 OF TRACT 39196 TRIBUTARY TO THIS TTM BOUNDARY. THIS OFFSITE RUNOFF WILL FLOW THRU NUMEROUS OPENINGS LOCATED ALONG BOTTOM OF 6' PERIMETER BLOCK WALL AND IT WILL BE INTERCEPTED BY A VEGETATIVE SWALE, WHICH WILL CONVEY THE RUNOFF TO A PROPOSED 9" ATRIUM DRAIN INLET. A LENGTH OF 348' OF INTERCONNECTED PVC STORM DRAIN PIPE WILL TAKE THE RUNOFF TO THE PROPOSED PRE-TREATMENT DIVERTER BOX/CATCH BASIN. FROM HERE, THE RUNOFF WILL BE CONVEYED TO THE CMP DETENTION SYSTEM AND THE INFILTRATION DRYWELL. THE OVERFLOW PORTION WILL OUTLET TO THE CURB & GUTTER OF W. PHILLIPS BLVD. VIA PARKWAY DRAIN.

DEVELOPER/APPLICANT:
KOPER INVESTMENTS, LLC
18862 SUTTER CREEK DRIVE
WALNUT, CA 91789
TEL: (626) 383-5224

REPRESENTATIVE: JONATHAN KO

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PHONE: (818) 707-8648
FAX: (818) 707-8649

REVIEWED BY: M.H.N.
DATE: 04/21/2025



TENTATIVE TRACT MAP NO. 84344 FOR CONDOMINIUM PURPOSES

PRELIMINARY GRADING PLAN

APN 8327-001-032 & 033
1061 E. PHILLIPS BLVD., POMONA, CA. 91766

SHEET 1 OF 1

REV: 04/21/2025 ; DATE: 03/21/2025