

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)	0' OR 5'	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

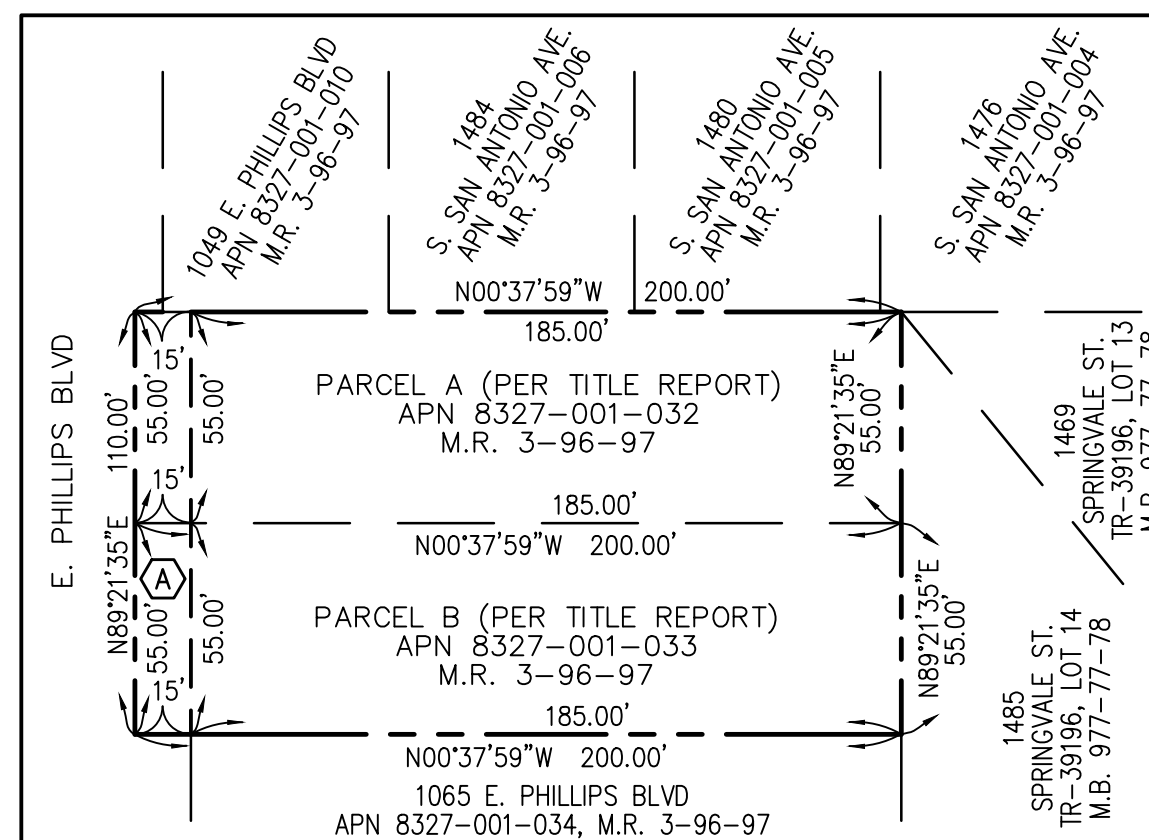


FIRE DEPARTMENT NOTE:

- 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 5-1860 AS INSTRUMENT NO. 80-224063, RECORDS OF LOS ANGELES COUNTY.

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

EASEMENT NOTE:

- 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
MKD (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.

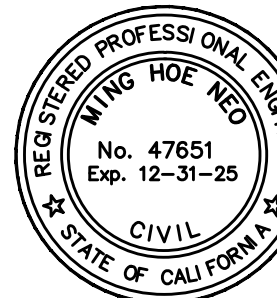
DEVELOPER/APPLICANT:
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REVIEWED BY: M.H.N.

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