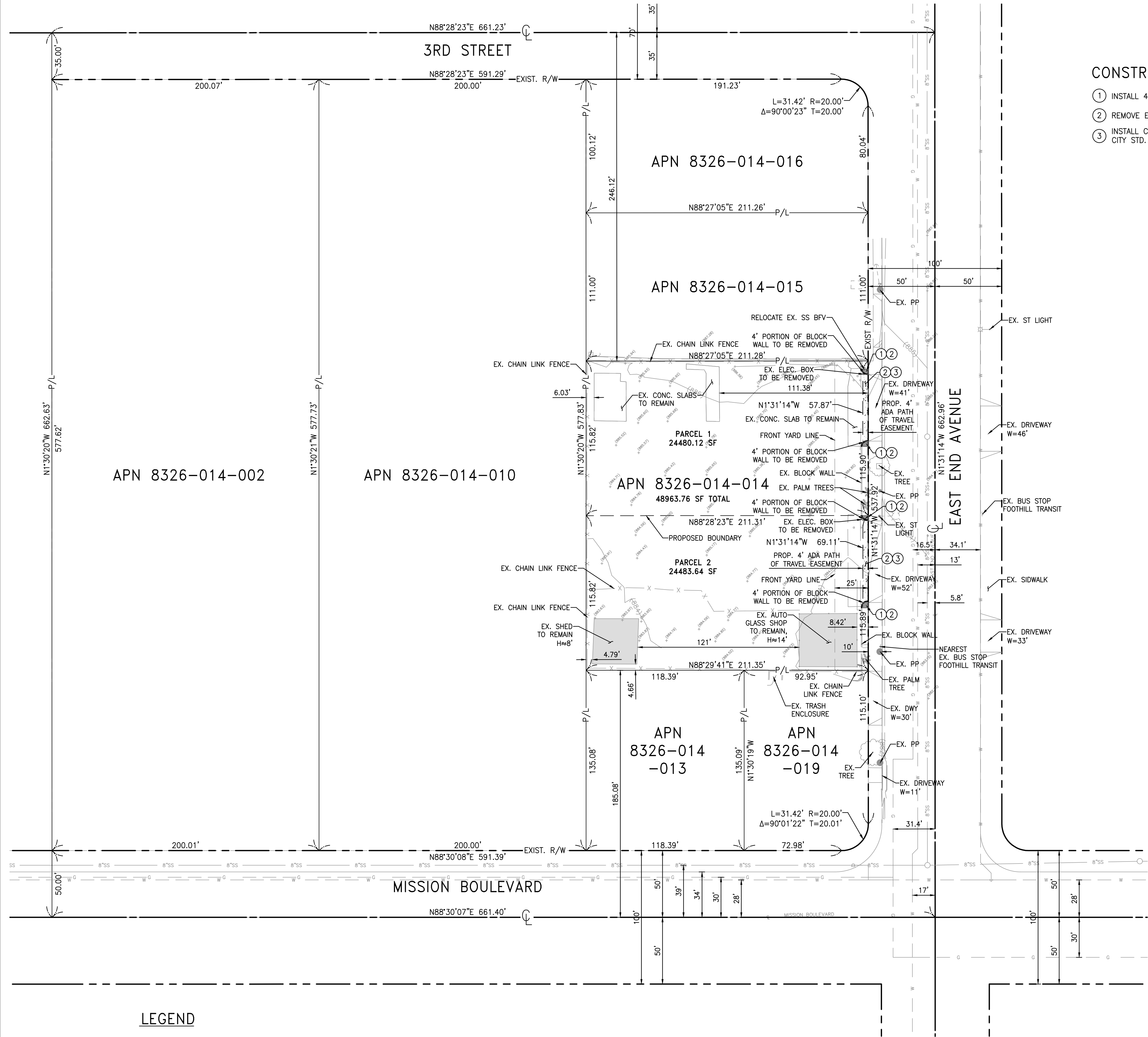


TENTATIVE PARCEL MAP NO. 84063

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

APN 8326-014-014



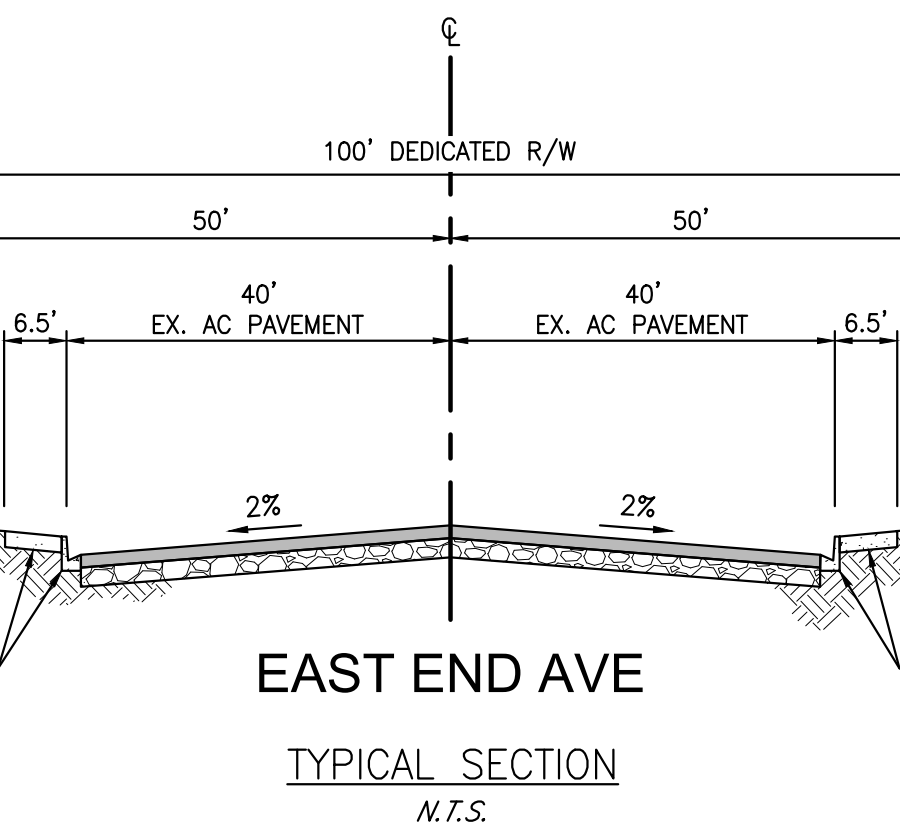
CONSTRUCTION NOTES

QTY

- | | |
|---|--------|
| ① INSTALL 4" PCC SIDEWALK PER CITY STD. A-7-02 | 64 SF |
| ② REMOVE EXISTING CONCRETE SLAB | 515 SF |
| ③ INSTALL COMMERCIAL DRIVEWAY APPROACH PER CITY STD. A-27-10, TYPE II | 451 SF |

GENERAL NOTES

- DATE OF INITIAL PREPARATION: AUGUST 2022
 - ASSESSOR PARCEL NUMBER: 8326-014-014
 - COORDINATES:
LAT: 34° 3'23.84"N
LONG: 117°43'28.03"W
 - GENERAL PLAN DESIGNATION: WORKPLACE DISTRICT
 - EXISTING ZONING: "M-1" LIGHT INDUSTRIAL
 - EXISTING LAND USE: INDUSTRIAL
 - SPECIFIC PLAN AREA: WORKPLACE EXPANSION ZONE OF THE POMONA CORRIDOR SPECIFIC PLAN
 - DEDICATION IS NOT REQUIRED; NO PROPOSED CHANGES AFFECTING RIGHT OF WAY.
 - THIS SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOODING.
 - THERE ARE NO KNOWN WELLS, IRRIGATION LINES, STORM DRAINS, OR UNDERGROUND STRUCTURES.
 - THERE ARE NO FILLED AREAS EXISTING WITHIN THE SUBDIVISION. THERE ARE NO UNDERGROUND EXCAVATIONS EXIST WITHIN THE SUBDIVISION.
 - THE AREA IS NOT SUBJECT TO A TRIBUTARY AREA OUTSIDE THE SUBDIVISION. NO RUN-ON APPLICABLE.
 - THERE ARE NO PROPOSED IMPROVEMENTS, THE PARCEL MAP ONLY SERVES TO DIVIDE THE PARCEL
 - PARCEL 2 - AUTO SHOP STRUCTURE HEIGHT APPROX. 14'
 - PARCEL 2 - SHED STRUCTURE HEIGHT APPROX. 8'
- FLOOD_ZONE**
- THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1750F, DATED SEPTEMBER 26, 2008
 - THE NEAREST BUS STOP TO THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF THE SITE, APPROX 10' FROM THE R/W, JUST NORTH OF THE INTERSECTION OF E. MISSION BLVD AND S. EAST END AVE AND IS INDICATED ABOVE AT THE VICINITY MAP NOTE "BUS STOP"



DATE PREPARED: 2023-12-11

TENTATIVE PARCEL MAP NO. 84063

485 N EAST END AVE

SCALE

DESIGNED:
CHECKED:
REVIEWED:

PVT ENGR
PVT ENGR

SHT. OF
1 SHTS

AS SHOWN

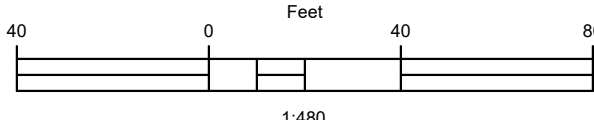
DATE/INITIAL

REVISIONS

DATE/INITIAL

LEGEND

--- R/W
--- BOUNDARY
--- LOT LINE
--- CENTERLINE



LAND SURVEYOR:

ANTHONY RIOS, PLS

12/11/2023
DATE



PREPARED BY:

BLUE
ENGINEERING & CONSULTING, INC.

9320 BASELINE RD., STE. D, RANCHO CUCAMONGA, CA 91701
909-248-6557 - INFO@BLUECIVIL.COM - WWW.BLUECIVIL.COM

ANGEL CESAR, P.E.

12/11/2023
DATE

UNDERGROUND
SERVICE
ALERT
INFORMATION

AS SHOWN

DATE/INITIAL

DATE/INITIAL

DATE/INITIAL

DATE/INITIAL

Z:\SHARED\BLUE\2022\72 - 485 N EAST END AVE LOT SPLN\ENTITLEMENT PACKAGE 2022\72 - FINAL.DWG, February 3, 2021