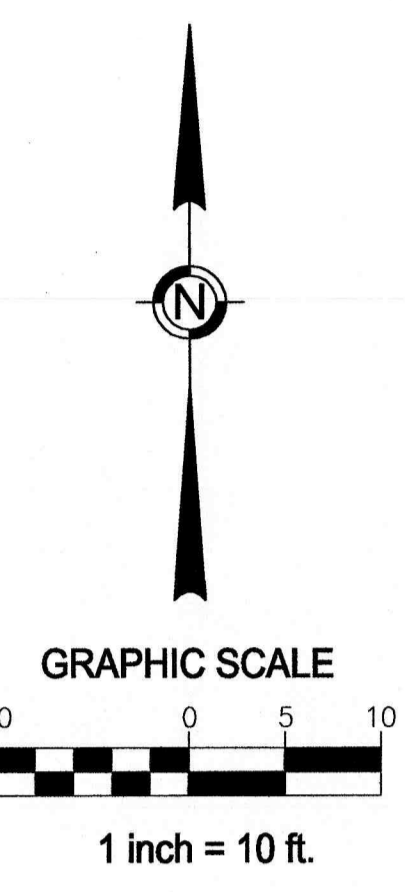
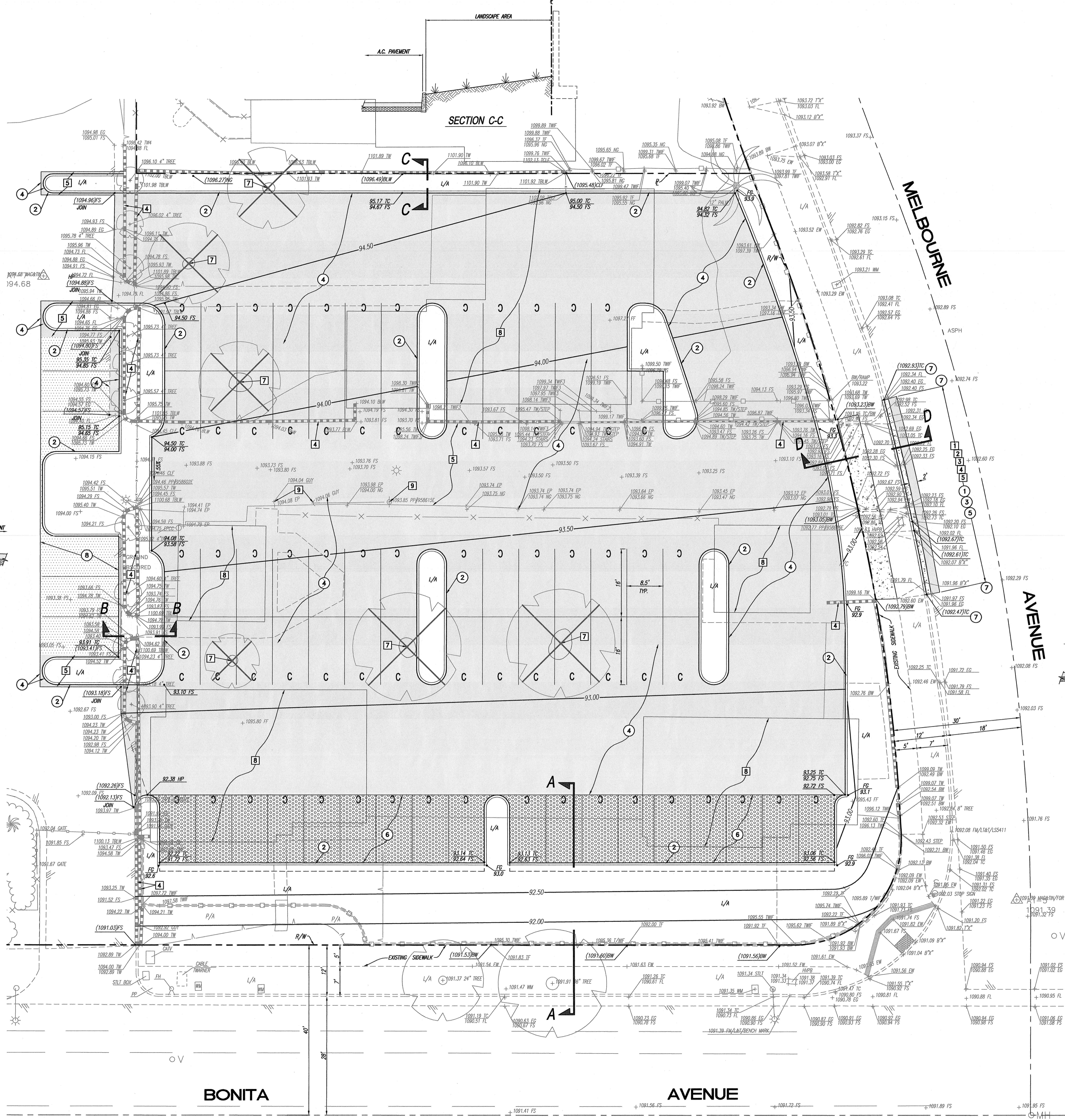




CONCEPTUAL PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
TREES					
		EXISTING TREE TO REMAIN. PROTECT IN PLACE.			
	LAGERSTROEMIA 'TUSCARORA'	PINKISH RED FLOWERING CRAPE MYRTLE	36" BOX	PER PLAN	STANDARDS - MATCHED TO EXISTING IN HEIGHT AND COLOR BLOOM
	PODOCARPUS MACROPHYLLUS	YEW PINE	24" BOX	PER PLAN	STANDARDS - MATCHED LOW BRANCHING TO MATCH EXISTING ONSITE
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	16" BTH	PER PLAN	STANDARDS - MATCHED TO EXISTING PALMS IN HEIGHT
SHRUBS					
	ASPARAGUS DENSIFLORUS 'MYERS FERN'	MYERS ASPARAGUS FERN	5 GALLON	36" O.C.	TRIANGULAR SPACING
	CUPHEA HYSSOPIFOLIA	FALSE HEATHER	1 GALLON	24" O.C.	TRIANGULAR SPACING
	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	36" O.C.	TRIANGULAR SPACING
	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	5 GALLON	36" O.C.	TRIANGULAR SPACING
	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF HEAVENLY BAMBOO	1 GALLON	24" O.C.	TRIANGULAR SPACING
	PHORMIUM 'MAORI QUEEN'	MAORI QUEEN FLAX	5 GALLON	48" O.C.	TRIANGULAR SPACING
	PITTOSPORUM TOBIRA	WHEELER'S DWARF MOCK ORANGE	5 GALLON	36" O.C.	TRIANGULAR SPACING
	RHAMPHILEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	5 GALLON	36" O.C.	TRIANGULAR SPACING
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GALLON	48" O.C.	TRIANGULAR SPACING
	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	15 GALLON	10' O.C.	ATTACH TO WROUGHT IRON FENCE
	BOUGAINVILLEA SPECTABILIS 'PURPLE'	BOUGAINVILLEA	15 GALLON	10' O.C.	ATTACH TO WROUGHT IRON FENCE
GROUNDCOVER					
	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	QUEEN ANNE LILY OF THE NILE	1 GALLON	15" O.C.	TRIANGULAR SPACING
	COTONEASTER DAMMERI	EVERGREEN DAYLILY	1 GALLON	48" O.C.	TRIANGULAR SPACING
	HEMEROCALLIS 'YELLOW'	EVERGREEN DAYLILY	1 GALLON	24" O.C.	TRIANGULAR SPACING
	NO SYMBOL SHOWN	APPLY 3" MULCH TO ALL PLANTING AREAS.			
		EXISTING LANDSCAPE AREAS TO REMAIN. PROTECT IN PLACE.			
		CONTRACTOR SHALL MATCH THE TYPE OF EXISTING TURF.			SOD

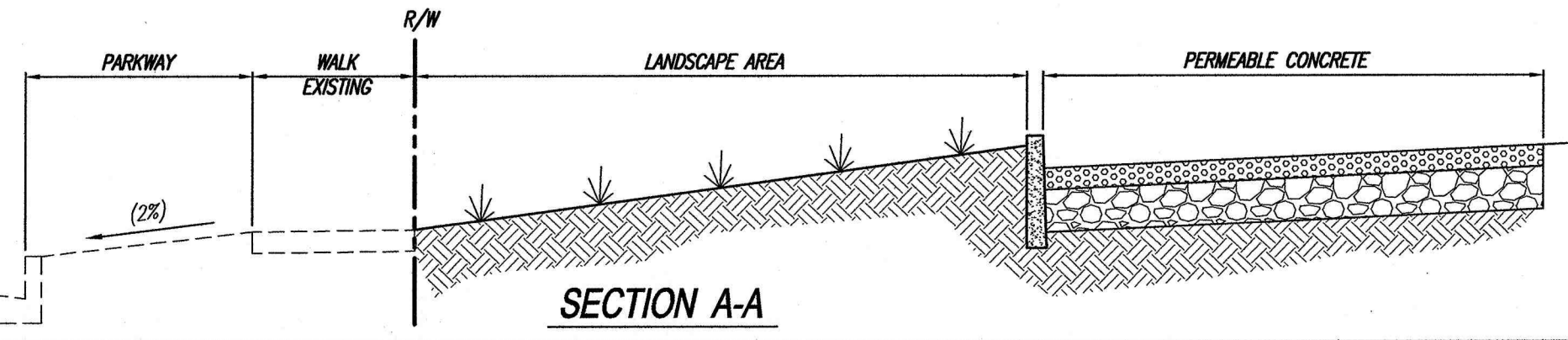
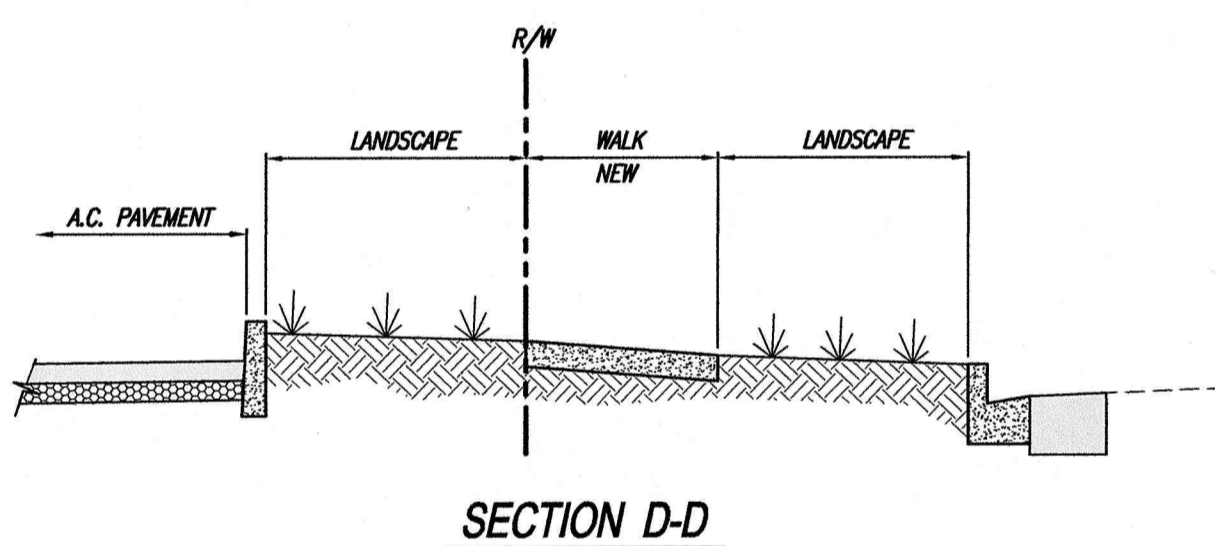
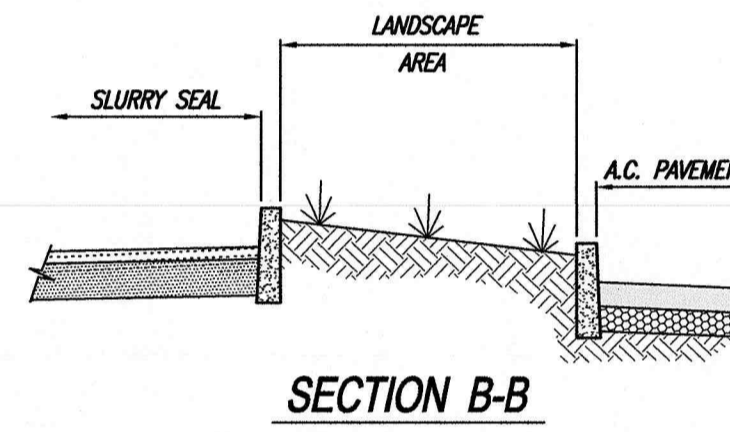


LEGEND

A/C	ASPHALT CONCRETE
BLW	BLOCK WALL
BW	BACK OF WALK
B7"	BOTTOM OF "7"
EG	EDGE OF GUTTER
EPCC	EDGE OF PORTLAND CEMENT CONCRETE
EW	EDGE OF WALK
FL	FLOW LINE
FF	FINISH FLOOR
FS	FINISH SURFACE
GUY	GUY ANCHOR
HVPB	HIGH VOLTAGE PULL BOX
L/A	LANDSCAPING AREA
MH	MANHOLE
NG	NATURAL GROUND
P/A	PLANTER AREA
PP	POWER POLE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SLT	STREET LIGHT
TBLW	TOP OF BLOCK WALL
TC	TOP OF CURB
TCLF	TOP OF CHAIN LINK FENCE
TW	TOP OF WALL
TWF	TOP OF WROUGHT IRON FENCE
T7"	TOP OF "7"
WIF	WROUGHT IRON FENCE
WM	WATER METER
WV	WATER VALVE
1088.30	EXISTING SURVEY ELEVATION
---	EXISTING CHAIN LINK FENCE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING WALL
---	EXISTING WROUGHT IRON FENCE
---	PCC SURFACE
---	PERMEABLE PAVEMENT
---	A.C. PAVEMENT
---	A.C. SLURRY

- REMOVAL NOTES:**
- 1- REMOVE EXISTING ALLEY APPROACH
 - 2- REMOVE EXISTING DRIVE APPROACH
 - 3- REMOVE EXISTING P.C.C. SIDEWALK
 - 4- REMOVE EXISTING C.M.U. WALL
 - 5- REMOVE EXISTING A.C. PAVEMENT
 - 6- REMOVE EXISTING PLANTER
 - 7- REMOVE EXISTING TREE
 - 8- REMOVE EXISTING STRUCTURES
 - 9- EXISTING POWER POLE AND GUY ANCHORS TO BE REMOVED BY UTILITY COMPANY

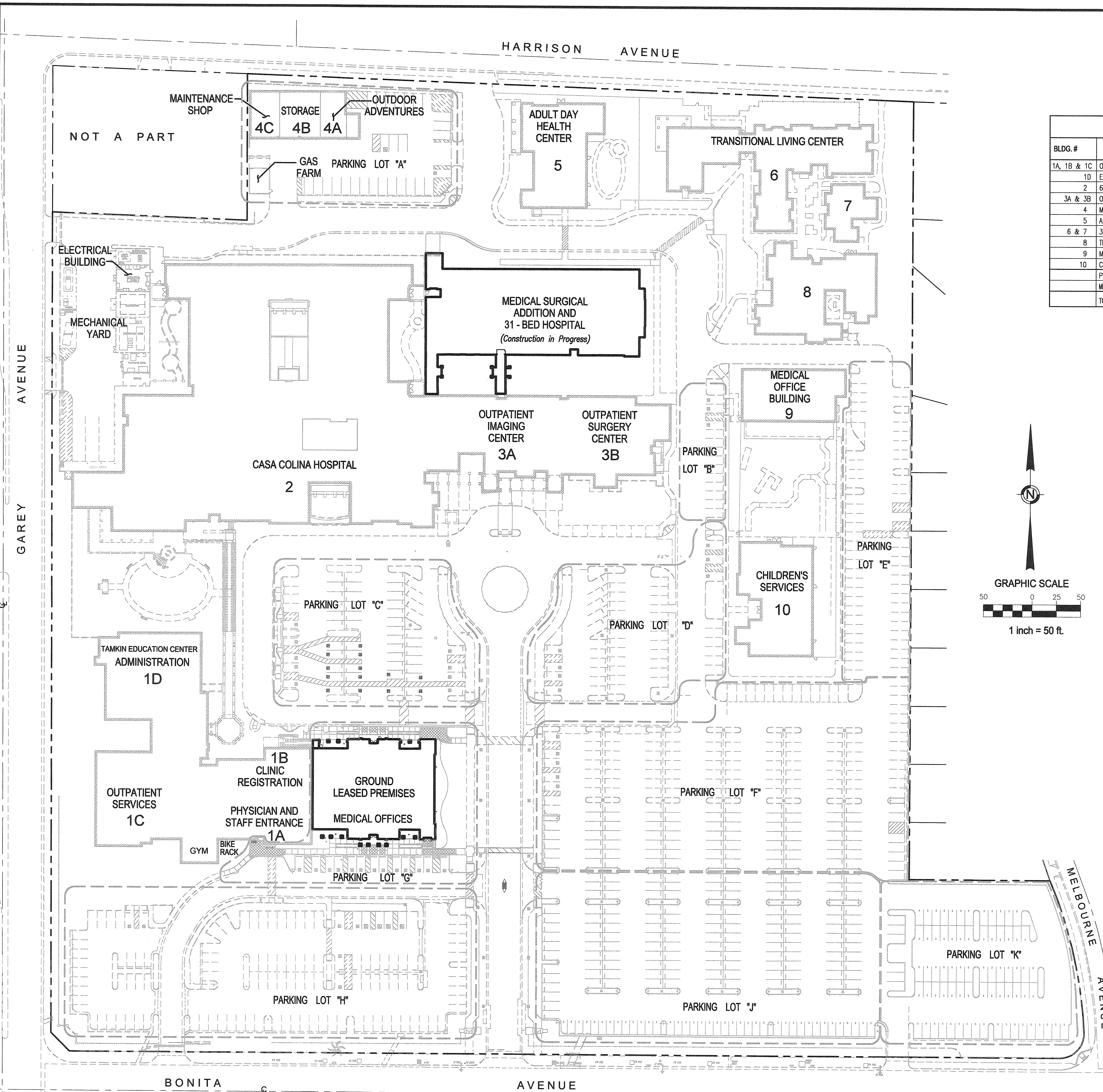
- CONSTRUCTION NOTES:**
- 1- CONSTRUCT P.C.C. CURB AND GUTTER PER CITY STD. A-3-64, TYPE "B"
 - 2- CONSTRUCT P.C.C. CURB ONLY PER CITY STD. A-3-64, TYPE "A-2"
 - 3- CONSTRUCT P.C.C. SIDEWALK PER SITY STD. A-7-02, CASE II
 - 4- CONSTRUCT A.C. PAVEMENT PER SOILS REPORT
 - 5- CONSTRUCT 2 FEET WIDE A.C. PAVEMENT FULL DEPTH
 - 6- CONSTRUCT PERMEABLE PAVEMENT
 - 7- SAW-CUT & JOIN
 - 8- SLURRY SEAL EXISTING A.C. PAVEMENT



CITY OF POMONA
 BUILDING and SAFETY DIVISION
 CASA COLINA
CONCEPTUAL GRADING PLAN

PREPARED BY:
ANDREASEN ENGINEERING, INC.
 Civil Engineering • Land Surveying • Municipal Engineering
 580 North Park Avenue, Pomona, California 91768
 (909) 623-1535 Fax (909) 620-0016
 www.aecivil.com

SCALE	DESIGNED: PVT. ENG	SHT. 1
AS SHOWN	CHECKED: PVT. ENG	OF
	REVIEWED:	1



BLDG. #	DESCRIPTION	FLOOR AREA	USE	CITY OF POMONA PARKING STD.	PARKING SPACES	A.D.A. SPACES REQUIRED	OCCUPANCY	CONST. TYPE	BUILDING
1A, 1B & 1C	OUTPATIENT SERVICES/THERAPY	23,980	MED. OFFICE	1/200 S.F.	120	(20%) 24	B	V	OUTPATIENT SERVICES
1D	EDUCATION/ADMINISTRATION (2-STORY)	19,041	OFFICE	1/250 S.F.	76	4	B	V	ADMINISTRATION
2	68-BED HOSPITAL	63,486	HOSPITAL	3/1.5 BEDS	136	5	I-2	I-A	CASA COLINA HOSPITAL
3A & 3B	OUTPATIENT SURGERY/IMAGING	19,797	MED. OFFICE	1/200 S.F.	99	(10%) 10	I-2	I	SURGICAL & IMAGING CENTER
4	MAINTENANCE AND RECORDS	5,065	WAREHOUSE	1/1,000 S.F.	5	1	B	V	MAINTENANCE/STORAGE/OUTDOOR ADVENTURES
5	ADULT DAY HEALTH CENTER	7,612	MED. OFFICE	1/200 S.F.	38	2	B	V	ADULT DAY HEALTH CENTER
6 & 7	33-BED LONG TERM RESIDENCE	14,888	BOARD/CARE	1/BED	33	2	R2.1	V	TRANSITION LIVING CENTER
8	TRANSITION LIVING CENTER-ADMINISTR.	9,862	OFFICE	1/250 S.F.	39	2	B	V	TLC ADMINISTRATION
9	MEDICAL OFFICE BUILDING	5,699	MED. OFFICE	1/250 S.F.	23	1	B	V	MEDICAL OFFICE BUILDING
10	CHILDREN'S SERVICES	8,475	MED. OFFICE	1/200 S.F.	42	2	B	V	CHILDREN'S SERVICES
	PROPOSED MEDICAL OFFICES (2-STORY)	24,000	MED. OFFICE	1/250 S.F.	96	4	B	V	MEDICAL OFFICES
	MEDICAL SURGICAL ADDITION AND 31-BED HOSPITAL	35,143	HOSPITAL	3/1.5 BEDS	62	3	I-2	I	MEDICAL SURGICAL ADDITION AND 31-BED HOSPITAL
TOTALS					769	60			

LOT DESIGNATION	STANDARD SPACES 9.5' x 18'	COMPACT (C) SPACES 8' x 16'	ACCESSIBLE SPACES	TOTAL SPACES
PARKING LOT "A"	26	0	2	28
"B"	10	0	3	13
"C"	36	0	23	59
"D"	41	0	7	48
"E"	56	0	0	56
"F"	180	0	5	185
"G"	0	0	13	13
"H"	109	0	10	119
"J"	132	39	0	171
"K"	6	71	0	77
TOTAL	596	110	63	769

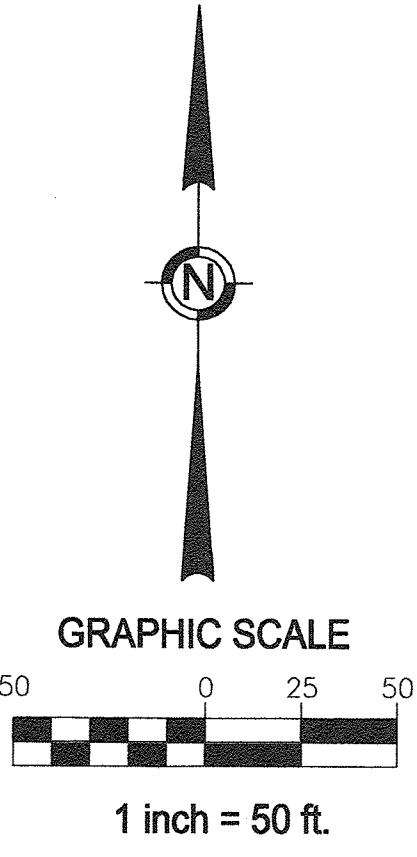


EXHIBIT "D"

PROJECT:
CASA COLINA CENTERS
FOR REHABILITATION
PARKING STUDY

PREPARED BY: ANDRAESEN ENGINEERING, INC. Civil Engineering • Land Surveying • Municipal Engineering 580 North Park Avenue, Pomona, California 91768 (909) 623-1595 Fax (909) 620-0016 www.aecivil.com	RECOMMENDED CHECKED G.A. DESIGNED DRAWN S.G.
DATE: OCTOBER 13, 2016	
SHEET 1 OF 1	

TENTATIVE PARCEL MAP NO. 74494

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A PROPOSED MERGER OF PARCEL 1 OF PARCEL MAP NO. 26297, AS PER MAP FILED
IN BOOK 332, PAGES 66 THROUGH 68 INCLUSIVE OF PARCEL MAPS, TOGETHER WITH LOTS
1 THROUGH 4 AND THE ALLEY LYING BETWEEN SAID LOTS ALL WITHIN TRACT NO. 17919,
AS PER MAP RECORDED IN BOOK 444, PAGES 26 THROUGH 28 INCLUSIVE OF MAPS, BOTH
WITHIN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PROPERTY ADDRESS:
255-267-279-291 EAST BONITA AVENUE
POMONA CA

BENCH MARK:
BENCH MARK NO. 165
BRASS PLUG IN HAND WELL AT C/I INTERSECTION
OF GAREY AVENUE AND BONITA AVENUE (L.A.C.R.D.
POMONA QUAD, BG2192)
1965 ADJUSTED ELEV. 1083.032

FLOOD ZONE:
THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED). BEING
DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1725F, DATED
SEPTEMBER 26, 2008.

NEAREST BUS STOP:
GAREY AVENUE AND BONITA AVENUE

ZONING INFORMATION
GENERAL PLAN DESIGNATION: POMONA CORRIDORS SPECIFIC PLAN
ZONING DESIGNATION: POMONA CORRIDOR SPECIFIC PLAN RESIDENTIAL TRANSITION ZONE
EXISTING LAND USE: RESIDENTIAL HOUSING FOR CASA COLINA

OWNER / SUBDIVIDER:
CASA COLINA CENTERS FOR REHABILITATION
2850 NORTH GAREY AVENUE
POMONA, CALIFORNIA 91769
(909) 596-7733

ENGINEER / SURVEYOR:
ANDREASEN ENGINEERING INC.
580 N. PARK AVENUE
POMONA, CA. 91768
(909)623-1595

Eric J. Andreason 6-29-17
ERIC J. ANDREASEN DATE
L.S. 8256 EXP. 12-31-17



- NOTES:**
1. PROPERTY AREA: 20.20 ACRES
 2. NO PREVIOUSLY FILL AREAS WITHIN THE SUBDIVISION
 3. NEW PARKING LOT WILL UTILIZE PREVIOUS PAVEMENT INFILTRATION FOR INCREASE RUNOFF

Curve	RADIUS	DELTA	TANGENT	LENGTH
(C1)	507.69'	01°17'05"	5.69'	11.38'
(C2)	447.69'	19°06'16"	75.34'	149.28'
(C3)	25.00'	92°42'43"	26.21'	40.45'

EASEMENT NOTES

- EASEMENT NOTE:**
- (A) AN EASEMENT TO CANON WATER CO. OF POMONA FOR IRRIGATION PURPOSES; RECORDED DECEMBER 30, 1963 IN BOOK D-2304 PAGE 547 OF O.R.
 - (B) AN EASEMENT TO CITY OF POMONA FOR WATER LINES PURPOSES; RECORDED APRIL 04, 1975 AS INSTRUMENT NO. 3427.
 - (C) AN EASEMENT TO CITY OF POMONA FOR WATER LINE PURPOSES; RECORDED OCTOBER 05, 1983 AS INSTRUMENT NO. 83-1176523 O.R.
 - (D) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES; RECORDED FEBRUARY 28, 1984 AS INSTRUMENT NO. 84-246191 O.R.
 - (E) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UTILITY PURPOSES RECORDED SEPTEMBER 21, 1984 AS INSTRUMENT NO. 84-1132906 O.R.
 - (F) AN EASEMENT TO CITY OF POMONA FOR STREET PURPOSES RECORDED NOVEMBER 14, 1984 AS INSTRUMENT NO. 84-1353986 O.R.
 - (G) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UTILITIES PURPOSES; RECORDED JANUARY 05, 1989 AS INSTRUMENT NO. 89-18414 O.R.
 - (H) AN EASEMENT TO CITY OF POMONA FOR WATER FACILITIES AND RELATED PURPOSES; AS SHOWN ON PARCEL MAP NO. 26297 RECORDED AS P.M.B. 33286-68.
 - (I) AN EASEMENT TO CITY OF POMONA FOR WATER FACILITIES AND RELATED PURPOSES; AS SHOWN ON PARCEL MAP NO. 26297 RECORDED AS P.M.B. 33286-68.
 - (J) AN EASEMENT TO THE CITY OF POMONA FOR WATER FACILITIES AND RELATED PURPOSES; RECORDED OCTOBER 10, 2013 AS INSTRUMENT NO. 20131464517 O.R.
 - (K) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS PURPOSES; RECORDED SEPTEMBER 08, 2005 AS INSTRUMENT NO. 05-2164959 O.R.
 - (L) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS PURPOSES; RECORDED AUGUST 20, 1952 IN BOOK 39656, PAGE 155 O.R.
 - (M) AN EASEMENT TO ASSOCIATED TELEPHONE COMPANY FOR COMMUNICATION SYSTEM PURPOSES; RECORDED DECEMBER 22, 1952 IN BOOK 40579, PAGE 404 O.R.

BASIS OF BEARINGS

THE BEARING OF N. 00°06'30" W. AS SHOWN FOR THE CENTERLINE OF GAREY AVENUE ON PARCEL MAP NO. 15915, P.M.B. 169/19 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- LEGEND**
- DENOTES BOUNDARY OF LAND TO BE MERGED BY THIS MAP
 - INDICATES EXISTING BUILDINGS TO REMAIN UNLESS NOTED (TO BE REMOVED)
 - INDICATES EXISTING TREES
 - INDICATES EXISTING TREE TO BE REMOVED
 - EXISTING UNDERGROUND TELEPHONE CONDUIT
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING UNDERGROUND SEWER LINE
 - EXISTING UNDERGROUND WATER LINE
 - EXISTING UNDERGROUND ELECTRICAL CONDUIT
 - EXISTING STREET CENTERLINE
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY

VICINITY MAP

