

LEGEND

DESCRIPTION	EXISTING	PROPOSED
LOT LINES		
EASEMENT		
PROPERTY LINE		
CENTERLINE		
CURB & GUTTER		
DITCH		
STREET LIGHT		
FENCE		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
SIGN		
FINISH GRADE ELEVATION		
TREE & DRIPLINE		

ABBREVIATIONS:

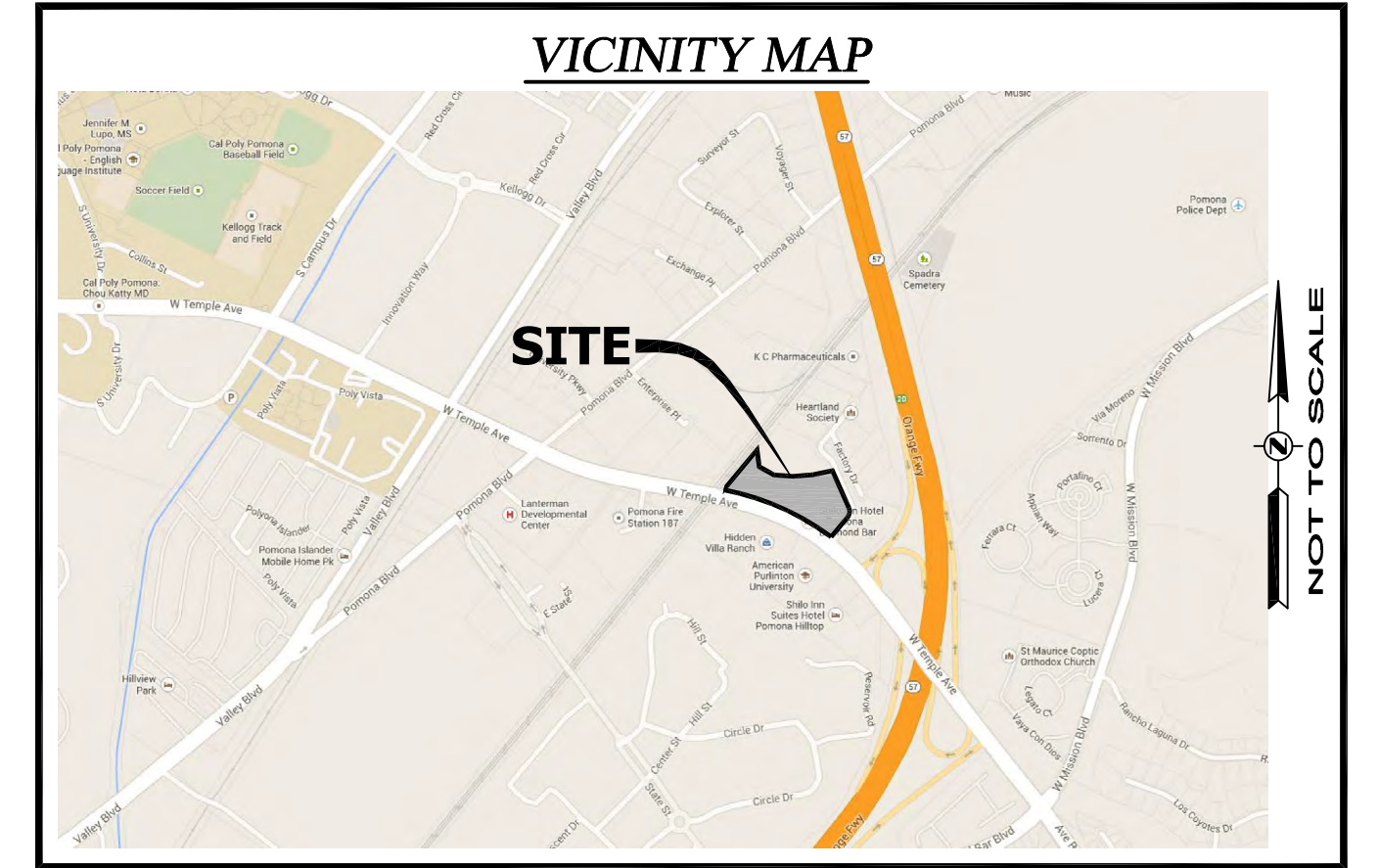
AI	AREA INLET
BLDC	BUILDING CORNER
CONC	CONCRETE
CLF	CHAINLINK FENCE
CMP	CORRUGATED METAL PIPE
DWE	DRIVEWAY EDGE
EL	ELECTRIC
EP	EDGE PAVEMENT
FLD	FLOW LINE DITCH
FLC	FLOW LINE CREEK
FNC	FENCE
GND	GROUND
G	GRAVEL
MH	MAN HOLE
PM	PAINT MARK
SSMH	SANITARY SEWER MAN HOLE
W/	WITH
WM	WATER METER

Tentative Parcel Map No. 80286

3200 & 3220 West Temple Ave

APN 8710-014-018

City of Pomona, County of Los Angeles, State of California



PROPERTY DESCRIPTION & USE: LA QUINTA HOTEL AT 3200 W TEMPLE AVENUE LUNA RESTAURANT AT 3220 W TEMPLE AVENUE	
PROPERTY ADDRESS: 3200 & 3220 W TEMPLE AVENUE, POMONA CA 91768	
SCHOOL DISTRICT: POMONA UNIFIED SCHOOL DISTRICT ~ WWW.PUSD.ORG	
PARK DISTRICT: CITY OF POMONA – PARKS & PARK FACILITIES DIVISION	
POLICE DEPARTMENT: POMONA POLICE DEPARTMENT	
FIRE DEPARTMENT: LOS ANGELES COUNTY FIRE DEPARTMENT	
DOMESTIC WATER, STOM DRAIN, & SANITARY SEWER: CITY OF POMONA	
EXISTING ZONING & USE: C – 4 – HIGHWAY COMMERCIAL	
PROPOSED ZONING & USE: C – 4 – HIGHWAY COMMERCIAL	
PARCEL AREA: EXISTING PROPERTY ~ GROSS: 5.384 AC (234,514.9638 SF) NET: 5.384 AC (234,514.9638 SF) PROP. PARCEL 1 ~ GROSS: 2.241 AC (97,621.2030 SF) NET: 2.241 AC (97,621.2030 SF) PROP. PARCEL 2 ~ GROSS: 3.143 AC (136,893.7607 SF) NET: 3.143 AC (136,893.7607 SF)	
GENERAL PLAN & LAND USE DESIGNATION: TRANSIT ORIENTED DISTRICT: NEIGHBORHOOD	

LEGAL DISCRIPTION: THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: BEING PARCEL 5, AS SHOWN ON PARCEL MAP NO. 6172, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 69, PAGES 11 THRU 14 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
SEE PRELIMINARY TITLE REPORT AND/OR DEED FOR FULL LEGAL DESCRIPTION.	
ASSESSOR'S PARCEL NUMBER (APN): 8710-014-018	
NEAREST BUS STOP: THE NEAREST BUS STOP TO THE SITE IS LOCATED AT ABOUT 200 FEET AWAY FROM THE SOUTHEASTLY CORNER OF THE PARCEL 2 TOWARDS EAST	

PROPERTY OWNER/DEVELOPER: INVESTEL TWO, LLC 3200 W. TEMPLE AVE POMONA, CA 91768 PHONE: (818)383-6886 EMAIL: KENNY.PANG@SCGAMERICA.COM CONTACT: DANNY WEI	SITE SURVEYOR & ENGINEER: W&W LAND DESIGN CONSULTANTS INC 2335 W. FOOTHILL BLVD UPLAND, CA 91786 PHONE: (909)608-7118 EMAIL: WINSTONLIU@WW-TECHNOLOGIES.COM CONTACT: WINSTON LIU
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IMPERVIOUS AREA: EXISTING CONDITIONS: 5.384 ACRES (90%) IMPERVIOUS AREA PROPOSED CONDITIONS: 5.384 ACRES (86%) IMPERVIOUS AREA		OCTOBER 31, 2017 Sheet 1 of 1	
W&W Land Design Consultants, Inc Civil Engineering, Surveying & Land Planning 2335 W. FOOTHILL BLVD., SUITE 1, UPLAND, CA 91786 TEL: (909) 608-7118 • FAX: (909) 948-1137 CA: (800) 642-2444		DAVID T. ROSELL No. 6281 STATE OF CALIFORNIA	
CHECKED:	HUGH HUANG	DESIGNED:	HUGH HUANG
DRAWN:	HUGH HUANG	QUANTITIES:	STAFF

FLOOD ZONE:
THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "D", BEING DESCRIBED AS "AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE" PER FLOOD INSURANCE RATE MAP (FIRM) – COMMUNITY PANEL NUMBER 06037C1725F DATED SEPTEMBER 26, 2008.

(P) PARCEL 1	
5	HANDICAP STALLS
72	STANDARD STALLS
77	TOTAL STALLS

(P) PARCEL 2	
6	HANDICAP STALLS
133	STANDARD STALLS
139	TOTAL STALLS

BENCH MARK	
FD. BR. CAP PER P.M. B69/11-14 & P.M.B. 117/66-68 & CO.	
RD. DEPT. F.B. 1234/12 G. (WELL DESTROYED BY CONST. OF MEDIAN)	

BASIS OF BEARINGS	
THE BEARING OF NORTH 22° 33' 30" WEST ALONG THE CENTERLINE OF FOLEY WAY ACCORDING TO PARCEL MAP NO. 11130 RECORDED IN BOOK 117 PAGES 66-68 OF PARCEL MAPS WAS USED AS A BASIS FOR THIS SURVEY.	

SURVEY NOTE

- TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS PREPARED BY:
KRAVETS DEVELOPMENT GROUP
BY: DIRK J. DE VALK, LS#8139
- CONSTRUCTION STAKING FOR THIS PROJECT SHALL NOT OCCUR UNTIL AFTER THE PARTY CHIEF FOR THE FIRM PERFORMING THE CONSTRUCTION STAKING HAS NOTIFIED THE ENGINEER OF RECORD, IN WRITING, THAT HE HAS PERFORMED A TOPOGRAPHIC CHECK OF THE SITE AND THAT THE ELEVATION FOR THE REFERENCED BENCH MARK MATCHES THE SITE TOPOGRAPHY. IF IT IS DETERMINED THAT THE SITE TOPOGRAPHY IDENTIFIED ON THE PLANS DOES NOT MATCH THE IDENTIFIED BENCH MARK FOR THE SITE, THEN THE ENGINEER, CONTRACTOR AND CONSTRUCTION STAKER SHALL MEET AND DETERMINE HOW TO RESOLVE THE DISCREPANCY. UNDER NO CIRCUMSTANCES SHALL THE SITE BE STAKED UNTIL THE ENGINEER OF RECORD ISSUES A LETTER TO THE CONTRACTOR, CONSTRUCTION STAKER AND TO THE OWNER THAT THE SITE TOPO AND BENCH MARK MATCH.