

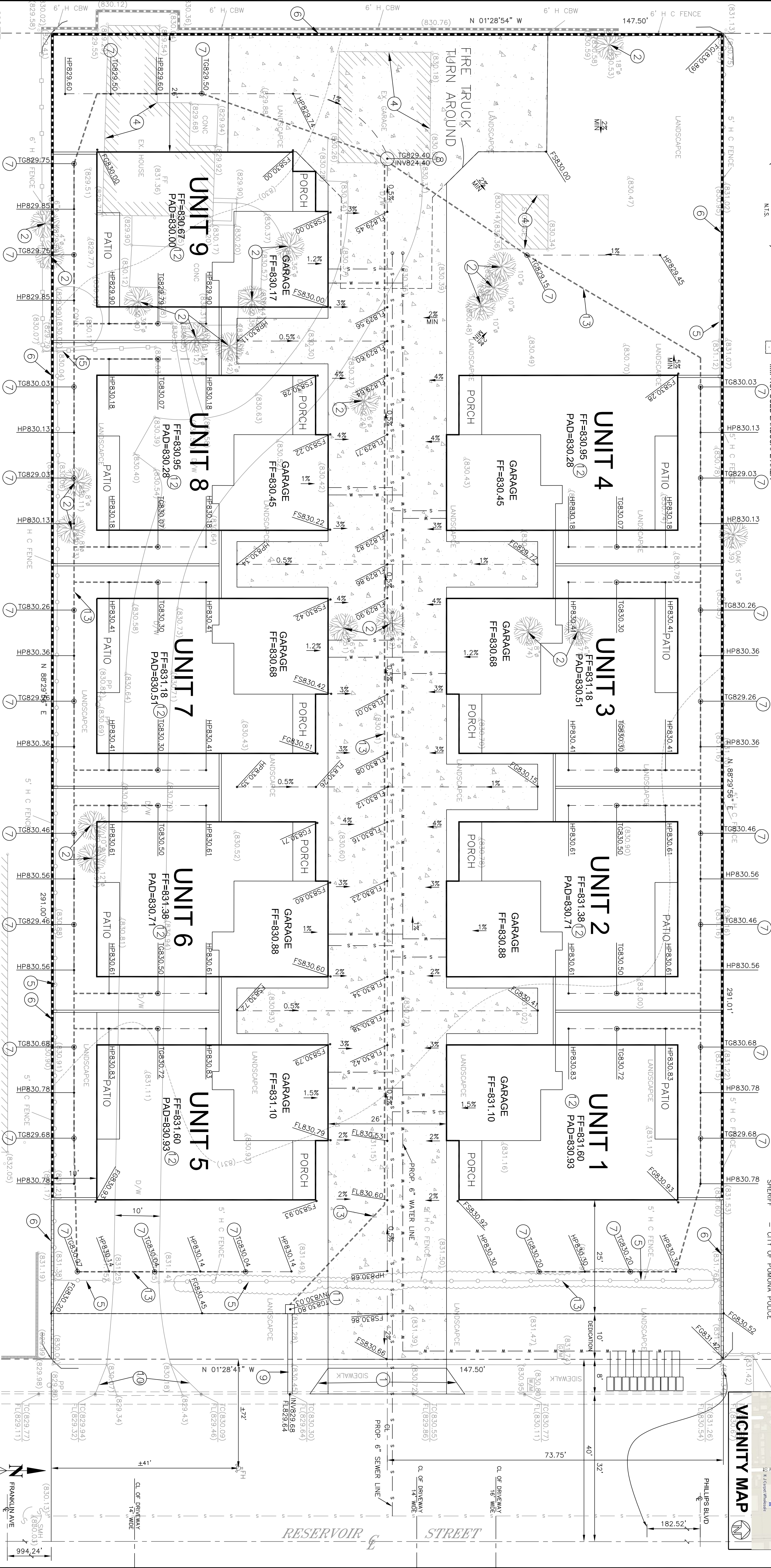
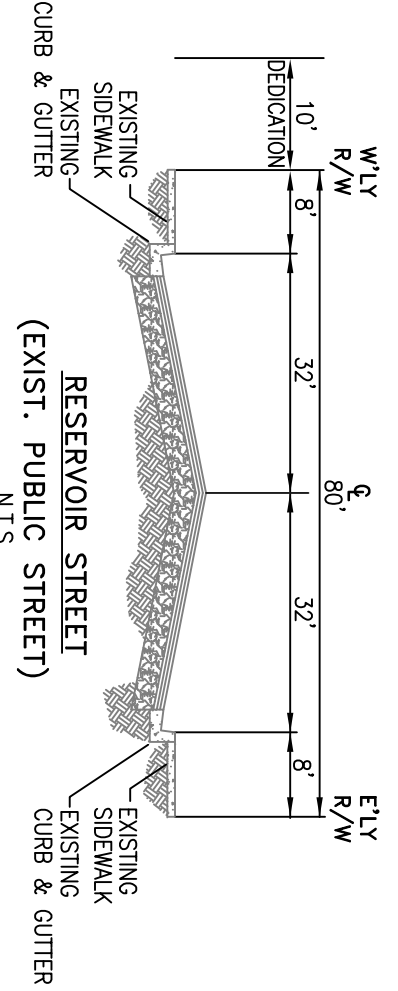
TENTATIVE TRACT MAP NO. 74206

IN THE CITY OF POMONA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

- UTILITY SERVICES:**
- WATER - CITY OF POMONA
 - SEWER - CITY OF POMONA
 - GAS - SOUTHERN CALIFORNIA GAS CO.
 - ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
 - TELEPHONE - VERIZON
 - SCHOOL - POMONA UNITED SCHOOL DISTRICT
 - FIRE - CITY OF POMONA FIRE DEPARTMENT
 - STREETS - CITY OF POMONA POLICE



- LEGEND**
- (462.1)..... EXISTING ELEVATION
 - 320.00..... PROPOSED ELEVATION
 - (460)-..... EXISTING CONTOUR
 - DRAINAGE PATTERN
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - PROPOSED LANDSCAPE AREA



NOTE:

- ZONE: R-2**
APR. 8236-09-009
NO. OF EX. LOTS: 1
NO. OF PROP. LOTS: 1
NO. OF PROP. UNITS: 9
AREA OF LOT: 42775 S.F. (0.962 ACRE)
SEWERAGE DISPOSAL: BY GRAVITY FLOW TO SEWER
EACH UNIT: 2278 S.F. (4 BEDROOM OAK GARAGE)
COMMON OPEN SPACE: 4870 S.F.
PRIVATE OPEN SPACE: 7865 S.F.
EX. IMPERVIOUS: 6340 S.F.
PROP. IMPERVIOUS: 26332 S.F.
ZONING: R-2 LOW DENSITY MULTIPLE FAMILY
GENERAL PLAN: RESIDENTIAL NEIGHBORHOOD
EX. LAND USE: RESIDENTIAL SINGLE FAMILY

CONSTRUCTION NOTES:

1. CONSTRUCT NEW DRIVEWAY APPROACH
2. REMOVE EXISTING TREES
3. CONSTRUCT NEW DRIVE WAY
4. REMOVE EXISTING STRUCTURE
5. REMOVE EXISTING FENCE
6. CONSTRUCT NEW BLOCK WALL
7. INSTALL AREA DRAIN
8. INSTALL SUMP PUMP
9. CONSTRUCT PARKWAY DRAIN
10. REMOVE EXISTING DRIVEWAY APPROACH
11. CONSTRUCT CATCH BASIN
12. CONSTRUCT NEW BUILDING
13. INSTALL PIPE

ABBREVIATIONS

- CONC. BLOCK WALL
CLUBBAND GUTTER
DRIVEWAY APRON
D.W.Y.
EDISON POLE
EXISTING
F.L.
FREE HYDRAUT
G.A.
MAIN HOILER
SMH
SEWER MANHOLE
SD.
SIDEWALK
STORM DRAIN
TBR.
TOP OF CURB ELEVATION
T.C.
TOP OF DRIVE ELEVATION
W.V.
WATER VALVE

LEGAL DISCRPTION:

- PORTION OF BLK. 194 OF POMONA TRACT,
IN THE CITY OF POMONA, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, AS
RECORDED IN THE PUBLIC RECORDS OF SAID
COUNTY, PAGE 96, OF MAPS IN THE
COUNTY RECORDER OFFICE OF SAID
COUNTY, APR. 8328-009-009

FLOODING POTENTIAL

- FEMA FLOOD MAP NO. 0606707160E
LOCATED ON FLOOD HAZARD ZONE "X" AREA OF
MINIMAL FLOOD HAZARD
THE PROJECT WILL COMPLY WITH CITY PARKLAND
DEDICATION RESOLUTION NO.88-200
THE NEAREST BUS STOP IS 289 FEET FROM THE SITE,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF PHILLIPS BLVD AND RESERVOIR ST.
NO FILLED AREAS EXISTING WITHIN THE SUBDIVISION
NO UNDERGROUND EXCAVATIONS EXIST WITHIN THE
SUBDIVISION

PREPARED BY:

- JACK LEE, PLS 8407
CALLAND ENGINEERING, INC.
576 E. LAMBERT ROAD,
BREDA, CA 92821
TEL. (714) 671-1050 FAX: (714) 671-1090

OWNER:

- 1535 RESERVOIR ST. INVESTMENTS, LLC.
YING MING HUANG 626-353-3283
TIENSHO KAO 626-823-8146
1535 RESERVOIR ST., POMONA, CA 91766
TEL. (714) 671-1090

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DRAWN:

- AS

CHECKED:

- 11-01-2017
15-02-06-001

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