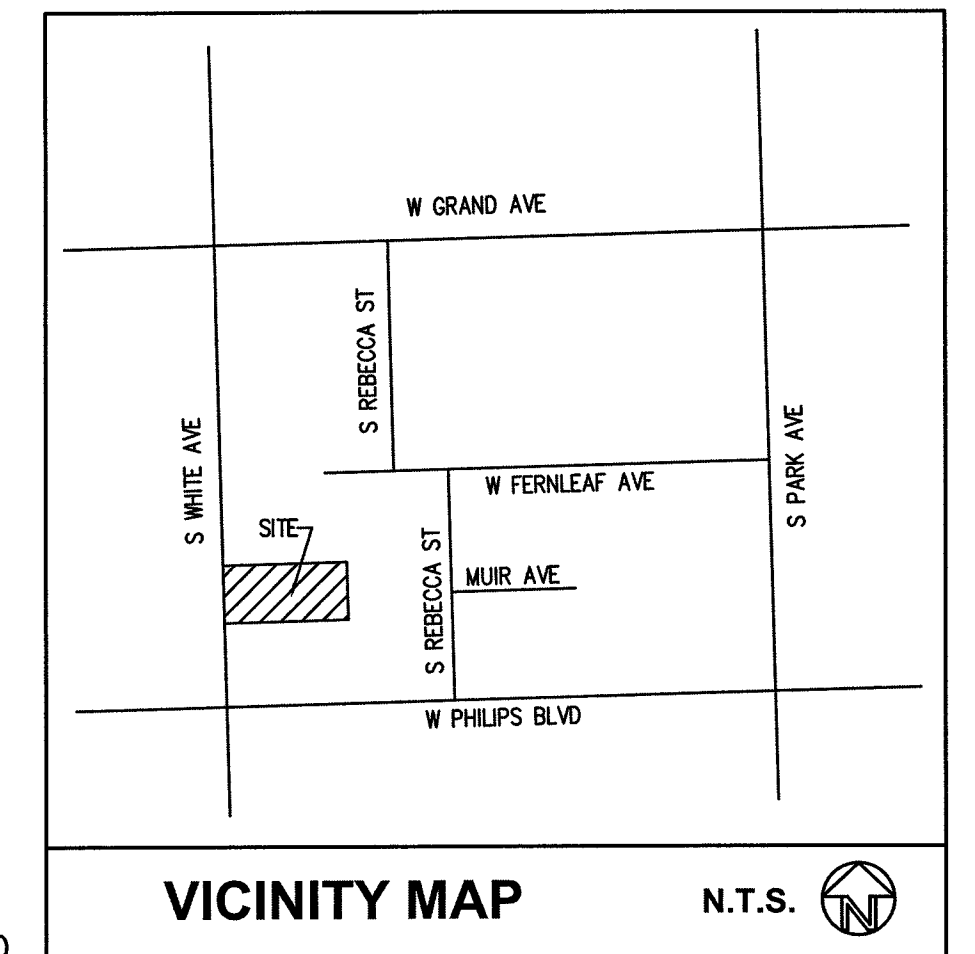
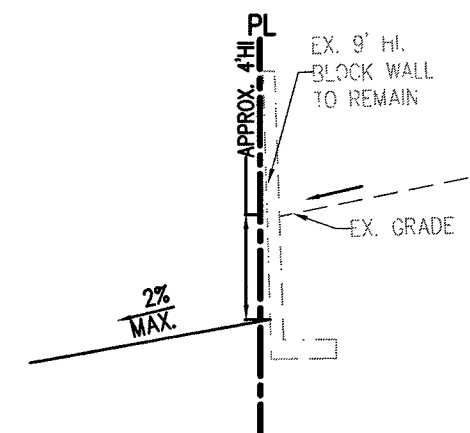


IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 5, IN BLOCK 188 OF POMONA, AS PER MAP RECORDED IN BOOK 3, PAGES 90 AND 91 OF MISCELLANEOUS RECORDS, IN THE COUNTY RECORDER OF SAID COUNTY.



7. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
8. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES, OR THE USE OF TRAFFIC CALMING DEVICES, INCLUDING BUT NOT LIMITED TO, SPEED BUMPS OR SPEED HUMPS. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTION 503.2.1 SHALL BE MAINTAINED AT ALL TIMES. FIRE CODE 503.4
9. TRAFFIC CALMING DEVICES, INCLUDING BUT NOT LIMITED TO, SPEED BUMPS AND SPEED HUMPS, SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.4.1
10. APPROVED BUILDING ADDRESS NUMBERS, BUILDING 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 INCH. FIRE CODE 505.1
11. 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.
12. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
13. THE REQUIRED FIRE FOR THE PUBLIC FIRE HYDRANTS FOR SINGLE FAMILY RESIDENTIAL HOMES LESS THAN A TOTAL SQUARE FOOTAGE OF 3600 FEET IS 1250 GPM AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS WITH ONE PUBLIC FIRE HYDRANT FLOWING. ANY SINGLE FAMILY RESIDENTIAL HOME 3601 SQUARE FEET OR GREATER SHALL COMPLY TOO TABLE B1 05.1 OF THE FIRE CODE IN APPENDIX B.
14. 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.



SECTION E-E

OWNER/SUBDIVIDER:
WF FERON LLC
620 ARROW HIGHWAY
LA VERNE, CA 91753
TEL: 909-599-4262
FAX: 909-599-2389

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATE, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588
FAX: 626-263-3599

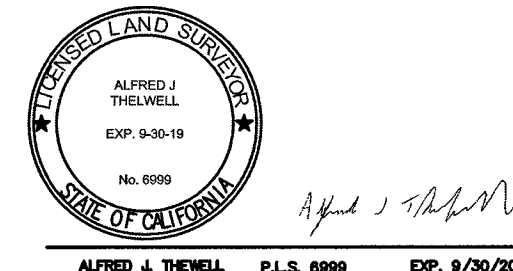
UTILITY SERVICES

WATER	-----	CITY OF POMONA
SEWER	-----	CITY OF POMONA
GAS	-----	SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL	-----	SOUTHERN CALIFORNIA EDISON
TELEPHONE	-----	VERIZON WIRELESS
SCHOOL	-----	POMONA UNIFIED SCHOOL DISTRICT
FIRE	-----	LOS ANGELES COUNTY FIRE DEPARTMENT
POLICE	-----	CITY OF POMONA POLICE DEPARTMENT
REFUSE	-----	CITY OF POMONA WASTE DISPOSAL

SURVEY BASIS

COUNTY BENCHMARK FG5109
PK NAIL IN S CB @ BCR @ SW COR WHITE AVE & GRAND AVE
ELEV 814.485

TOPOGRAPHY AND BOUNDARY SURVEY WAS PROVIDED BY
ALFRED J. THELWELL ON OCT 27, 2016, LS 6999
AND MANAGED BY HANK JONG
ADDRESS: 11819 GOLDRING ROAD, ARCADIA, CA 91006

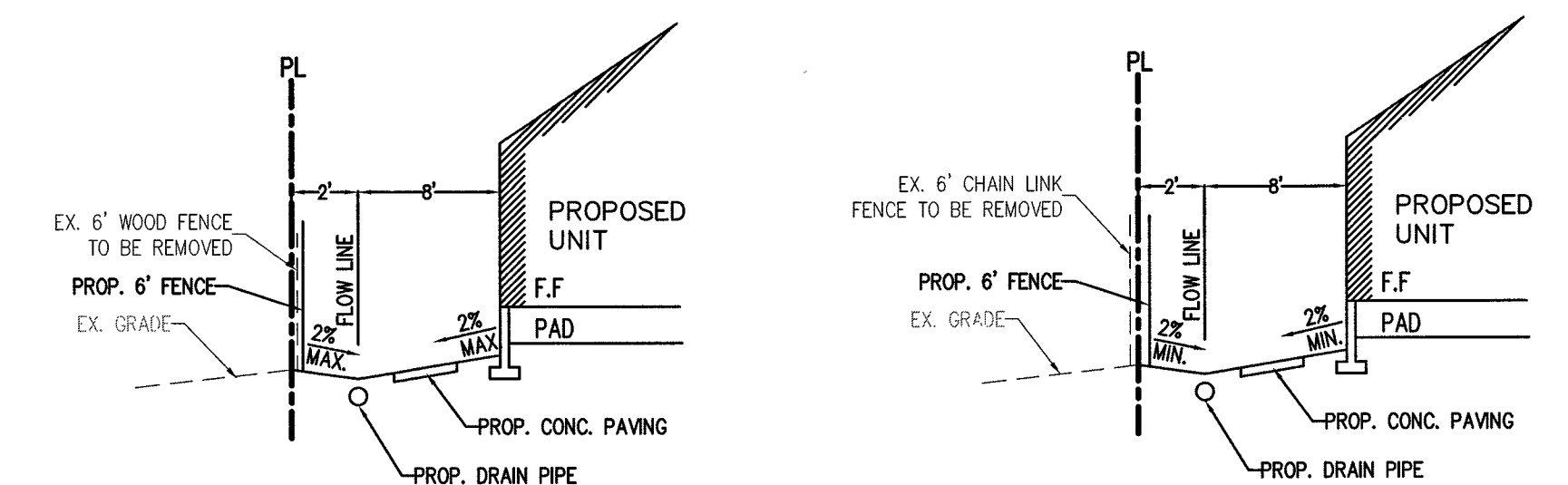


CONSTRUCTION NOTES:

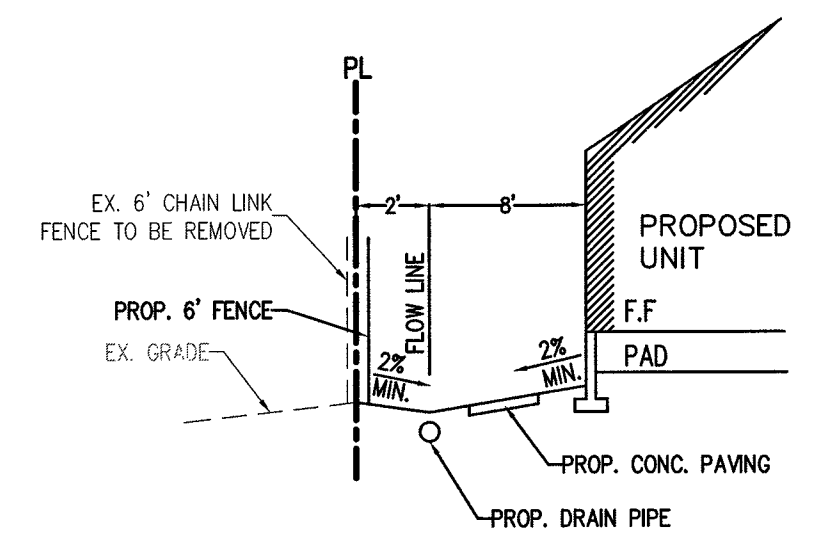
- ① PROP. PRIVATE DRIVEWAY AND FIRE LANE
- ② PROP. 2" WATER METER
- ③ PROP. DRIVEWAY APPROACH
- ④ PROP. DRIVEWAY
- ⑤ PROP. PVC DRAIN PIPE
- ⑥ PROP. CATCH BASIN
- ⑦ CONSTRUCT PARKWAY DRAIN
- ⑧ PROP. SEWER LATERAL
- ⑨ PROP. SEWER CLEAN OUT
- ⑩ CONSTRUCT UNDERGROUND INFILTRATION
- ⑪ PROP. STEM WALL
- ⑫ PROP. 6" DIA ATRIUM GRATE INLET
- ⑬ PROP. 2" DOMESTIC WATER SERVICE
- ⑭ EX. TREE TO BE REMOVED
- ⑮ EX. STRUCTURE TO BE REMOVED

PROJECT INFORMATION:

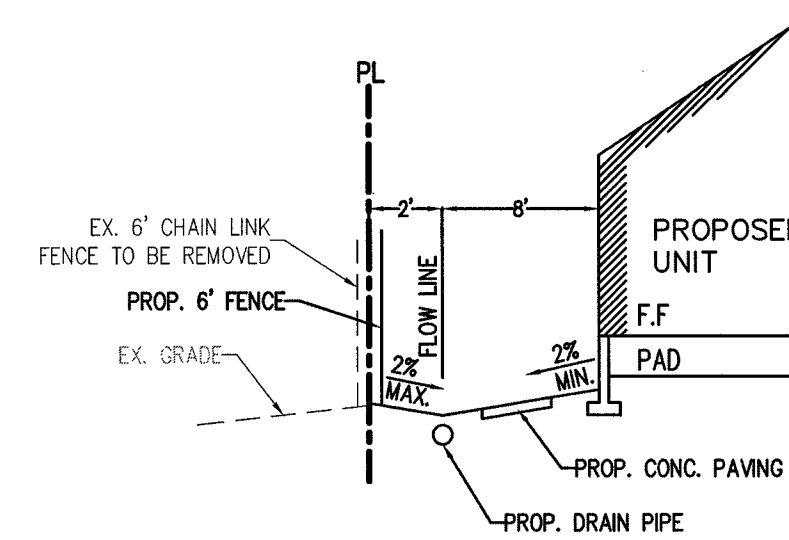
ZONE: R-2 (PRESENT)
 ZONE: R-2 (PROPOSED)
 NO. OF EX. LOTS: 1 NO. OF EX. UNITS: 12
 NO. NO. OF PROP. LOTS: 1 NO. OF PROP. UNITS: 1
 DENSITY PROPOSED: 12-ATTACHED MULTI-FAMILY UNITS, 14.8 UNITS PER ACRE
 EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL
 SEWERAGE DISPOSAL: BY SEWER PIPES TO STREET MAIN.
 APN: 8343-008-020
 NET LOT AREA: 35,190 SF (0.80 AC)
 OFFSITE TRIBUTARY DRAINAGE AREA: APPROX. 3,000 SQFT.
 NO. OF EX. BUILDINGS: 1
 NO. OF PROP. BUILDINGS: 12
 NO. OF PARKING PROVIDED: 28 (2 CAR GARAGE EACH UNIT)
 PROP. IMPERVIOUS SQUARE FOOTAGE: 22,651 SF
 EXISTING IMPERVIOUS SQUARE FOOTAGE: 871 SF
 GENERAL PLAN DESIGNATION: RESIDENTIAL USES
 FLOOD ZONE: THE LAND SHOWN HEREON USES 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.
 THERE ARE NO BUS STOPS WITHIN 200' OF THE PROPOSED TIM LIMITS.
 THIS PROJECT WILL COMPLY WITH CITY PARK / LAND DEDICATION RESOLUTION NO. 89-200.



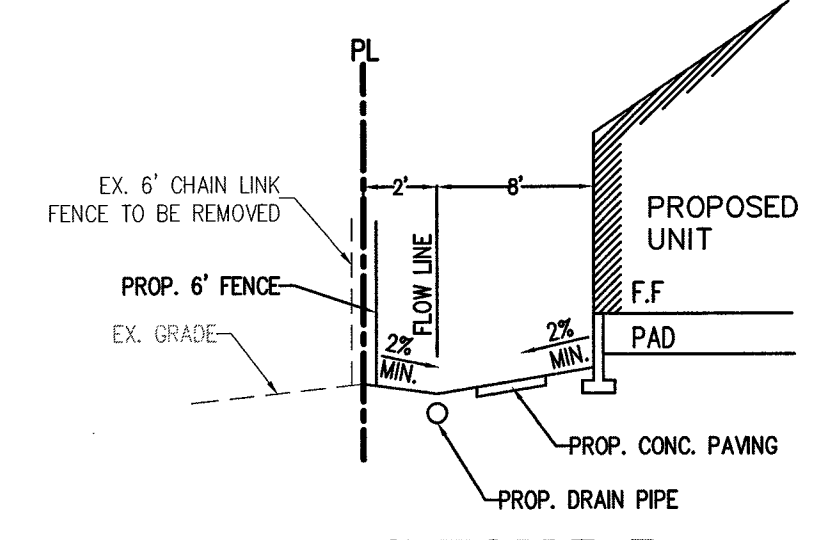
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D

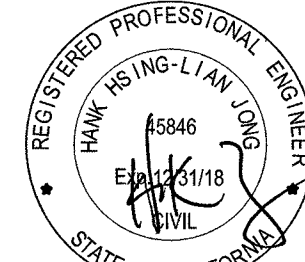
PROJECT LOCATION:

12 UNITS CONDO
1452 S. WHITE AVE, POMONA, CA 91766
APN: 8343-008-020

DEVELOPER:
WF CONSTRUCTION
620 ARROW HIGHWAY
LA VERNE, CA 91753
TEL: 909-599-4262
FAX: 909-599-2389

OWNER:
WF FERON LLC
620 ARROW HIGHWAY
LA VERNE, CA 91753
TEL: 909-599-4262
FAX: 909-599-2389

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EGL Associates, Inc.

**11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626)-263-3588
FAX: (626)-263-3599
E-mail: mail@egl88.com**

N.T.S.					TENTATIVE TRACT MAP				
1	SW		06/06/2018				SCALE 1"=20'	DRAWN: _____ GH CHECKED: _____ HJ JOB NO. 16240003 DATE: 06/06/18	SHT. 1
									OF
△	REVISIONS			DATE	INITIAL	AS SHOWN		1 SHTS	