

ORANGE GROOVE

TENTATIVE TRACT MAP NO. 82363

BEING A SUBDIVISION OF LOT 10 BLOCK "H" MR BOOK 14 PAGE 25

FOR CONDOMINIUM CONVERSION PURPOSES

APN : 8357-003-043 & 8357-003-044

UNIT ADDRESS	EXCLUSIVE USE AREA	APPROX. UNIT AREA
1361 LAUREL	300 S.F.	1150 S.F.
1363 LAUREL	712 S.F.	1150 S.F.
1365 LAUREL	673 S.F.	1150 S.F.
1367 LAUREL	625 S.F.	1150 S.F.
1369 LAUREL	680 S.F.	1150 S.F.
1371 LAUREL	675 S.F.	1150 S.F.
1373 LAUREL	627 S.F.	1150 S.F.
1375 LAUREL	680 S.F.	1150 S.F.
1377 LAUREL	680 S.F.	1150 S.F.
1379 LAUREL	300 S.F.	1150 S.F.

NOTES :

TOTAL LOT AREA : 37,500 SF (0.86 AC)
COMMON AREA 20,050 SF
NUMBER OF CONDOMINIUM UNITS: 10
APN 8357-003-043 & 8357-003-044
TOPOGRAPHIC SURVEY WAS PERFORMED ON JUNE, 5 2018 BY FORESIGHT ENGINEERING
WATER AND SEWER PURVEYORS ARE THE CITY OF POMONA
EXISTING HOUSES, TREES AND IMPROVEMENTS WILL REMAIN IN PLACE (EXCEPT AS NOTED IN THE CONSTRUCTION NOTES)

FIRE SPRINKLERS WILL BE INSTALLED IN ALL HOUSES PER FIRE CODE 13D PRIOR TO FINAL MAP RECORDATION
EXISTING IMPERVIOUS SQUARE FOOTAGE = 23,932 SF
GENERAL PLAN DESIGNATION OF PROPERTY: RESIDENTIAL NEIGHBORHOOD
ZONING DESIGNATION OF THE PROPERTY: R-2 - LOW DENSITY MULTIPLE FAMILY RANGE: 7-15 UNITS/ACRE)
EXISTING USE OF THE PROPERTY : RESIDENTIAL SINGLE FAMILY APARTMENTS
NO FILLED AREA EXISTING WITHIN THE SUBDIVISION
NO UNDERGROUND EXCAVATION EXIST WITHIN THE SUBDIVISION?THIS PROJECT WILL COMPLY WITH THE CITY OF POMONA PARK/ LAND DEDICATION RESOLUTION NO. 89-200

CONSTRUCTION NOTES :

- REMOVE AND DISPOSE EXISTING FENCE
- CONSTRUCT NEW WOODEN FENCE 6' HIGH EVERYWHERE 42' WITHIN FRONT SETBACK

OWNERS

JONATHAN WAYNE HARP AND LYNN KARLINA HARP TRUSTEES OF THE HARP FAMILY TRUST DATED JULY 18, 1989, AS TO AN UNDIVIDED 1/3 INTEREST AND DANA R. HURT AND KRISTY M. HURT, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3 INTEREST AND JOHNNY G. SALAS AND BRENDA J. SALAS, TRUSTEES OF THE SALAS FAMILY TRUST, DATED SEPTEMBER 29, 2008, AN UNDIVIDED ONE-THIRD 1/3 INTEREST, ALL AS TENANTS IN COMMON

CONTACT INFORMATION:
ADDRESS: 2642 E. RIDING WAY
ORANGE CA 92867
PH. 714 925 0473

FLOOD ZONE:

THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNDASHED), BEING DESCRIBED AS " AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLANE" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1225F, DATED SEPTEMBER 20, 2008

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST ONE HALF OF LOT 10 IN BLOCK "H" OF THE CURRIER TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 25 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 8357-003-044

PARCEL 2:

LOT 10 IN BLOCK "H" OF THE CURRIER TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 25 OF MISCELLANEOUS RECORDS OF THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WEST ONE HALF THEREOF.

APN: 8357-003-043

BASIS OF BEARING :

THE BEARING OF N 88° 13' 30" E OF THE CENTERLINE OF LAUREL AVENUE AS SHOWN ON TRACT MAP NO. 42938, M.B. 1034/3-4 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

BENCHMARK :

L. AND N. ON CURB AT B.C.R. 55± EAST OF C/L OF WEBER STREET AND 30± OF C/L ORANGE GROVE AVENUE.

BM NO. 360 ELEV. = 835.78 DATE: 1965

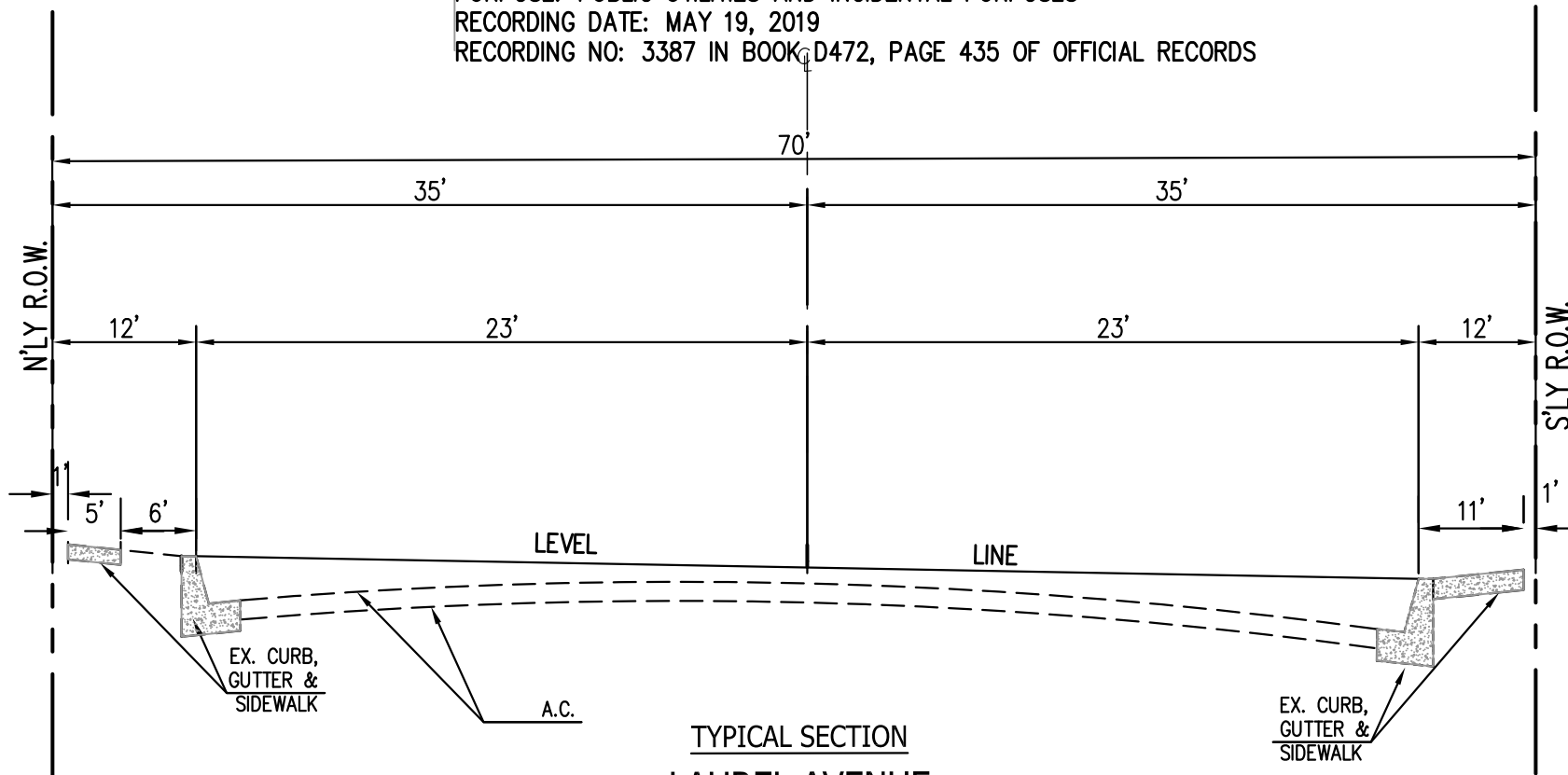
NEAREST BUS STOP

THE NEAREST BUS STOP TO THE SITE IS LOCATES AT THE SOUTHEAST CORNER OF WEBER AND ORANGE GROVE DISTANCE TO SITE IS 0.20 MILE

EASEMENTS:

EASEMENTS SHOWN BELOW ARE PER TICOR TITLE COMPANY PRELIMINARY REPORT ORDER NO. 00544244-988-DNI DATED MAY 23, 2019 AMENDED JUNE 10, 2019

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: MAY 19, 2019
RECORDING NO: 3387 IN BOOK D472, PAGE 435 OF OFFICIAL RECORDS



TYPICAL SECTION
LAUREL AVENUE
NOT TO SCALE

LEGEND

P.C.C. SLAB	
EDGE OF PAVEMENT	
CHAIN LINK FENCE	X X
BLOCK WALL	
RETAINING WALL	
WOOD FENCE	

PRIVATE DIVEWAY/FIRE LANE 12'



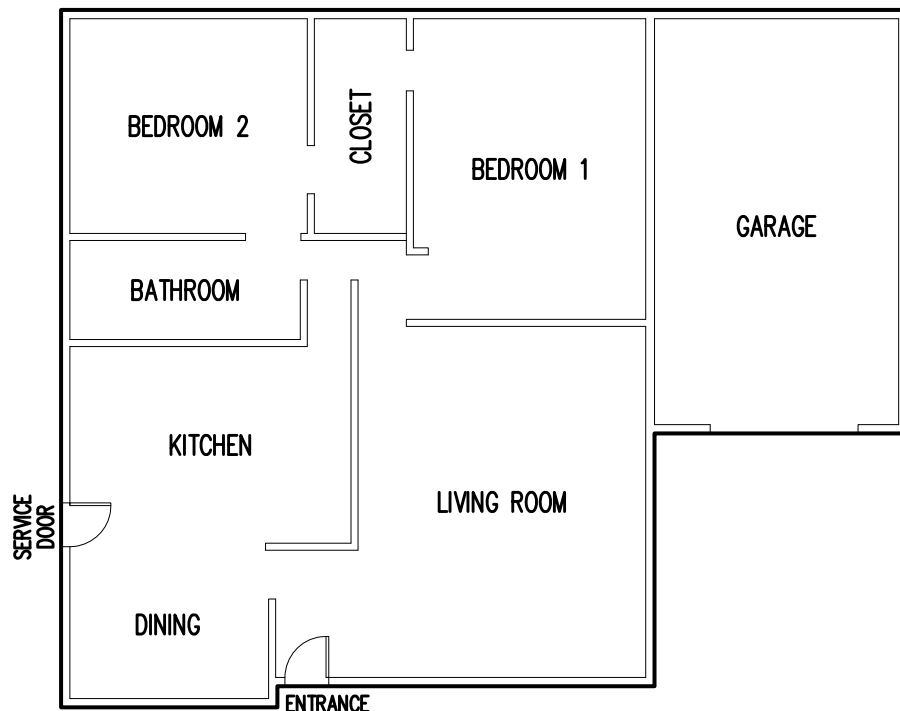
TREE



STUMP



PALM



TYPICAL FLOOR PLAN :

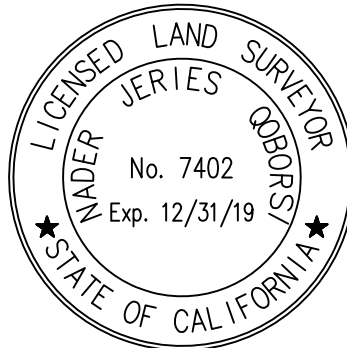
NOT TO SCALE

VICINITY MAP

NOT TO SCALE

ABBREVIATIONS :

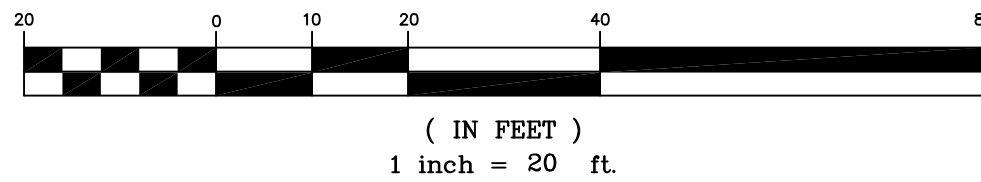
AB	=	AGGREGATE BASE
AC	=	ASPHALT PAVEMENT
AD	=	AREA DRAIN
BRMP	=	BOTTOM OF RAMP
CB	=	CATCH BASIN
CF	=	CHAIN LINK FENCE
CLF	=	EDGE OF GUTTER
EG	=	ELECTRIC MANHOLE
EMH	=	ELECTRIC MANHOLE
EP	=	EDGE OF PAVEMENT
EPB	=	ELECTRIC PULL BOX
EV	=	ELECTRIC VAULT
EVB	=	ELECTRICAL VENTILATION BOX
FF	=	FINISH FLOOR
FG	=	FINISH GRADE
FI	=	FIRE HYDRANT
FL	=	FLOW LINE
FS	=	FINISH SURFACE
GB	=	GRADE BREAK
GM	=	GAS METER
GP	=	GAS PIPE
HP	=	HIGH POINT
IE	=	INVERT ELEVATION
LP	=	LOW POINT
PLT	=	PARKING LOT LIGHT
MP	=	METAL POST
NG	=	NATURAL GROUND ELEVATION
OHV	=	OVERHEAD WIRE
PM	=	PARKING METER POST
PP	=	POWER POLE
PB	=	PROPERTY CORNER
PCC	=	PORTLAND CEMENT CONCRETE
RCE	=	REGISTERED CIVIL ENGINEER
RV	=	RETAINING WALL
SB	=	SPLASH BOX
SDMH	=	SEWER DRAIN MANHOLE
SMH	=	SEWER MANHOLE
SPB	=	SIGNAL PULL BOX
STLT	=	STREET LIGHT
T.B.M.	=	TEMPORARY BENCHMARK
TC	=	TOP OF CURB
TG	=	TOP OF GRATE ELEVATION
TELMH	=	TELEPHONE MANHOLE
TS	=	TRAFFIC SIGNAL
TW	=	TOP OF WALL
WOFCE	=	WOOD FENCE
WIFCE	=	WROUGHT IRON FENCE
WM	=	WATER METER
WV	=	WATER VALVE
(00.00)	=	EXISTING ELEVATION
00.00	=	PROPOSED ELEVATION
-E-	=	ELECTRICAL
-G-	=	GAS
-W-	=	WATER
-S-	=	SEWER
-T-	=	TELEPHONE



PREPARED UNDER THE SUPERVISION OF

NADER J. QOBORS, PLS 7402 EXP. 12/31/19

GRAPHIC SCALE



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TENTATIVE TRACT MAP NO. 82363

1361-1379 LAUREL AVENUE,
POMONA, CA 91768

APN : 8357-003-043

DRAWN BY: JLB

SCALE: 1" : 20'

06/05/2018

CHECKED BY: NJQ

PROJ. NO. 417-101

SHEET 1 OF 1