

SCALE: 1" = 20'

TENTATIVE

SHEET 1 OF 1 SHEET

TRACT No. 83085

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

FOR CONDOMINIUM PURPOSES

OWNER
KEYSTONE CAPITAL HOLDINGS, LLC
C/O MORILLO CONSTRUCTION, INC
227 N. HOLLISTON AVENUE
PASADENA, CA 91106
CONTACT: ERNIE RUSSO
PHONE: (626) 664-4445

SUBDIVIDER
MORILLO CONSTRUCTION, INC.
ERNIE RUSSO
227 N. HOLLISTON AVENUE
PASADENA, CA 91106
PHONE 626-664-4445

JOB ADDRESS
1300 MISSION BOULEVARD
POMONA, CA 91766

LEGAL DESCRIPTION
BLOCK 225,
POMONA TRACT, N 225 FT
OF E 180 FT, EX OF STREETS
M.R. 3-96-97
APN 8349-011-047

ENGINEER
DENN ENGINEERS
3914 DEL AMO BLVD., STE. 921
TORRANCE, CA 90503
310-542-9433

Gary J. Roehl
GARY J. ROEHL
R.C.E. 30826

REV 1-21-2021
DATE 12/3/2020



20-104

OAK AVENUE

MISSION BOULEVARD

NOTES

- EXISTING SITE IS VACANT LAND.
- ALL UTILITIES AND SANITARY SEWER ARE LOCATED IN ADJACENT STREETS.
- THIS IS A 33 UNIT CONDOMINIUM PROJECT.
- FLOOD ZONE "X" - AREA OF MINIMAL FLOOD HAZARD. 06037C1725F, 9/26/2008.
- THE NEAREST BUS STOP IS LOCATED IN FRONT OF THIS PROPERTY ON MISSION BLVD.
- NO FILLED AREAS EXISTING WITHIN SUBDIVISION.
- NO UNDERGROUND EXCAVATION EXISTS WITHIN THE SUBDIVISION.
- THIS PROJECT WILL COMPLY WITH CITY PARK/LAND DEDICATION RESOLUTION NO. 89-200.
- THERE IS NO TRIBUTARY DRAINAGE TO THIS SITE FROM ADJOINING PROPERTIES.
- THERE ARE NO PROPOSED DRIVEWAYS ON MISSION BLVD. THERE IS ONE PROPOSED DRIVEWAY ON BUENA VISTA AVENUE.
- GENERAL PLAN DESIGNATION = NEIGHBORHOOD EDGE.
- ZONING DESIGNATION = CORRIDORS SPECIFIC PLAN MIDTOWN SEGMENT.

* TRACT NO. 14417
M.B. 308-33
** P.M.B. 17-6

LEGEND

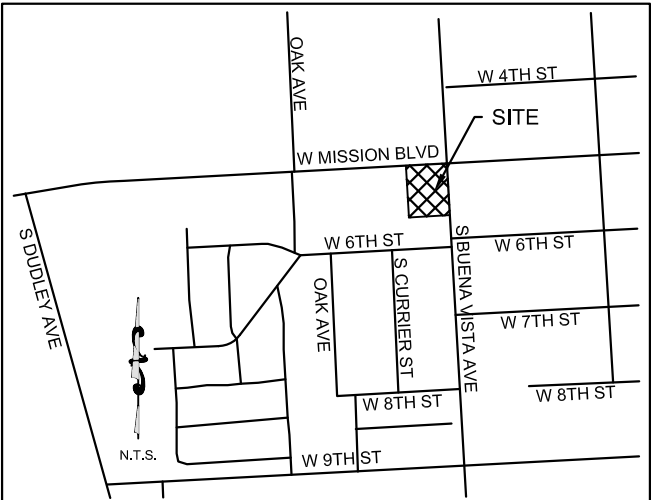
- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RET
- E'LY EASTERLY
- FD FOUND
- FF FINISH FLOOR
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- N'LY NORTHERLY
- PC PROPERTY CORNER
- PL, P/L PROPERTY LINE
- PP POWER POLE
- S&W SPIKE AND WASHER
- STLY SOUTHERLY
- SPK SPIKE
- STK STAKE
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DVMY APRON
- W'LY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT : (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

BENCHMARK

S&W AT THE INTERSECTION OF MISSION BLVD AND BUENA AVENUE, ELEV = 821.69'



VICINITY MAP

- THIS IS A VACANT - DIRT LOT.
- EXISTING IMPERVIOUS AREA = 0 SF (0%)
- PROPOSED IMPERVIOUS AREA = 23,338 SF (89%)
- EXISTING LAND USE = VACANT LAND
- NO STRUCTURES ARE ON THIS SITE.

A = 26,180 SF
(VACANT LOT)

EXISTING/PROPOSED X-SECTION MISSION BLVD

EXISTING/PROPOSED X-SECTION BUENA VISTA AVENUE

6TH STREET

TO FOUND RR SPK @ 6TH STREET (WEST)

6TH STREET

20-104