



PHILLIPS RANCH

POMONA, CALIFORNIA

BUILDER/DEVELOPER:

PHILLIPS RANCH RETAIL PARTNERS, LLC
 2111 GALBRETH AVE
 PASADENA, CA 91104

ARCHITECT:

KTGY GROUP, INC
 17911 VON KARMAN AVE
 SUITE 200
 IRVINE, CA 92614

CIVIL ENGINEER:

KHR ASSOCIATES
 17530 VON KARMAN AVE.
 SUITE 200
 IRVINE, CA 92614

LANDSCAPE ARCHITECT:
STUDIO PAD, INC
 23282 MILL CREEK DR.
 SUITE 200
 LAGUNA HILLS, CA 92653



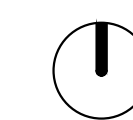
Architecture + Planning
 888.456.5849
 ktgy.com

Phillips Ranch Retail Partners, LLC
 2111 Galbreth Ave
 Pasadena, CA 91104

PHILLIPS RANCH
 POMONA, CA # 2020-0099

PLANNING SUBMITTAL

Plot Date: 6.27.2023
 1st Planning Submittal: 10.17.2022
 2nd Planning Submittal: 04.20.2023
 3rd Planning Submittal: 06.27.2023



NTS

COVER SHEET

A0.0

PHILLIPS RANCH
 10 Village Loop Road, Pomona, CA 91766
 APN: 8711-022-088 and 8711-022-087

PHILLIPS RANCH Retail Partners, LLC
 2111 Galbreth Ave
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SHEET INDEX

LANDSCAPE ARCHITECTURE

- L - 1 Schematic Landscape & Hardscape Plan
- L - 2 Schematic Enlargement Plan
- L - 3 Schematic Wall Plan
- L - 4 Schematic Planting Plans
- L - 5 Schematic Lighting Plan
- L - 6 Schematic Open Space Plan
- L - 7 Schematic Permeable Plan
- L - 8 Project Sign Monument Exhibit

CIVIL

- Existing Site Conditions
- Preliminary Grading Plan
- Preliminary Site Plan
- Preliminary Utility Plan
- Tentative Tract Map
- Tentative Tract Map

EXISTING SITE IMAGES

- IM - 1 Images of Existing Locations

ARCHITECTURE

- A 0 . 0 Cover Sheet
- A 0 . 1 Sheet Index

- A 1 . 0 Site Plan
- A 1 . 1 Street Scene

- A 2 . 0 Elevation 'A'
- A 2 . 1 Elevation 'B'
- A 2 . 2 Elevation 'C'

- A 3 . 0 Floor Plans Typ.
- A 3 . 1 Roof Plans 'A-B-C'
- A 3 . 2 Floor Plans Alt.

- A 4 . 0 Color & Materials
- A 4 . 1 Color & Materials Cont.



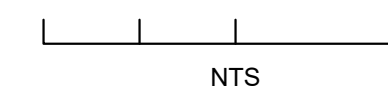
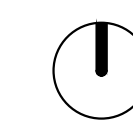
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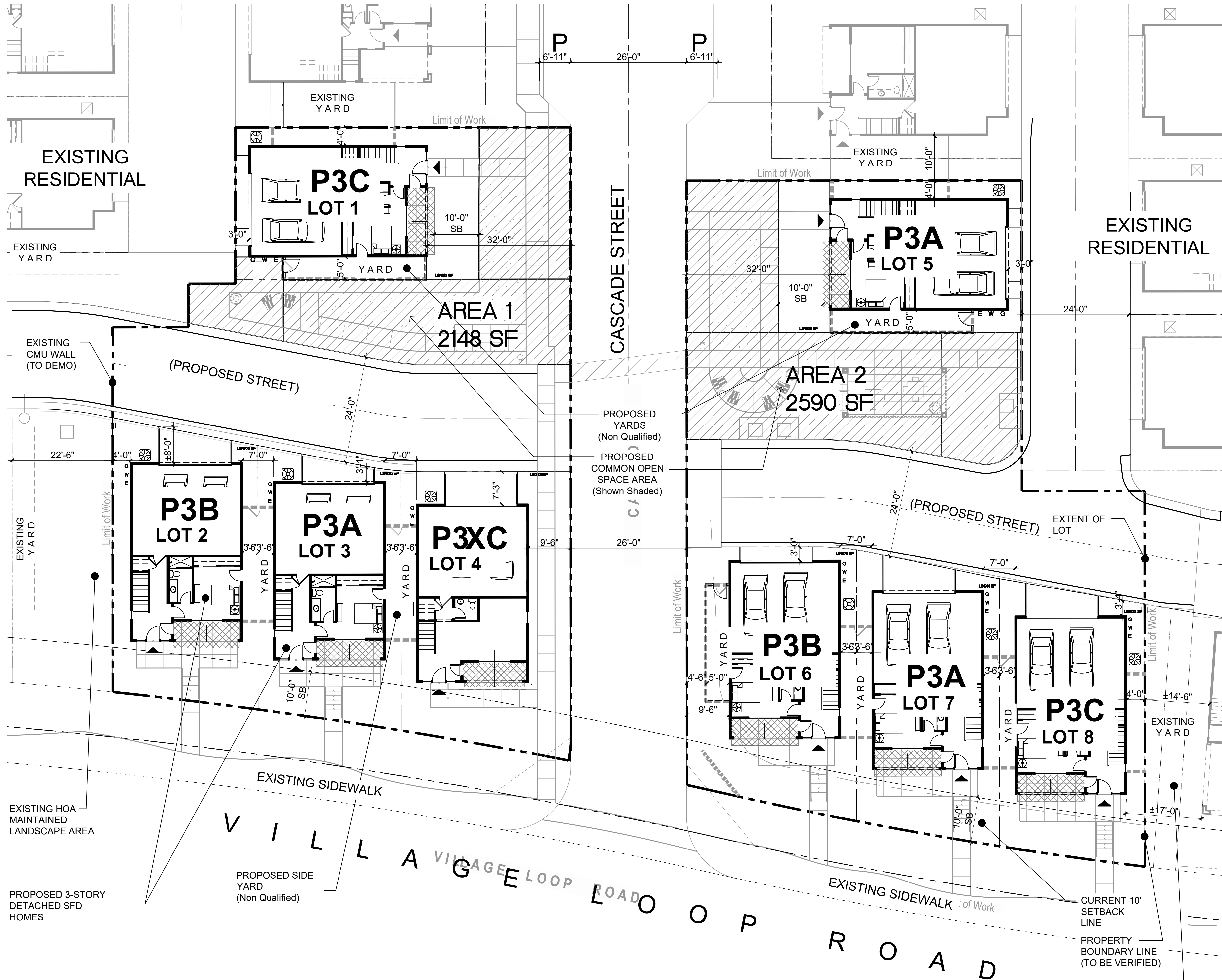


SHEET INDEX

A0.1

PHILLIPS RANCH
10 Village Loop Road, Pomona, CA 91766
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SITE INFORMATION
 Address: 10 Village Loop Road, Pomona, CA 91766
 APN: 8711-022-088 and 8711-022-087
 Current Zoning: Phillips Ranch Specific Plan
 General Plan Designation: Urban Residential
 Neighborhood Activity Center (UR-NAC)
 Land Use: T4-A Transect

SITE SUMMARY COMBINED DATA

Site Area:	±0.58 Acres
Total Units for SITE:	8 Units
Max. Lot Coverage:	55%
Provided Lot Coverage:	32%
Max. Density:	70 DUA
Mixed Density Provided:	13.8 DUA
Minimum Lot Size Required:	1820sf
Provided Lot Size:	1852sf (1,987sf Avg.)

Building Height Max.:	3-Stories or 40'-0"
Provided:	3-Stories/34'-8"

Front Yard Setback Required:	10'-0"
Provided:	10'-6" Min. (Avg. 14'-10")
Side Yard Setback Required:	4'-0"
Provided:	3'-6" (Variance Requested)/4'-0" (Typ.)
Rear Rear Setback Required:	0'
Provided:	3'-0" Min.

Parking Summary	Required	Provided
Garage	16 spaces (2/Unit)	16 spaces
Guest	2 spaces (.25/Unit)	4 spaces
	18 spaces	20 spaces
Surplus Parking:	4 Spaces (Surface Spaces including parallel parking)	

Plan/Unit Types
 (1) unit (P3XC) - 2141sf - 3Bd/2.5+5Ba, Bonus Down - 3 Story
 (7) units (P3A-C) - 2141sf - 4Bd/2.5+5Ba - 3 Story

Open Space	Required
Common (COS)	4,700sf
(1) 3 Bedroom	500sf (500sf/Unit)
(7) 4 Bedroom	4,200sf (600sf/Unit)

Provided COS - See Landscape Plan L-6

Private Open Space
 Required POS-Qualifying - 1,200sf (150sf /Unit)
 Provided POS at Decks - 1,552sf (194sf/Unit)
 See Landscape Plan L-6 for additional information

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SITE PLAN
 SITE SUMMARY AND PROJECT DATA

A1.0



P3B

P3A

P3C

CASCADE STREET

P3B

P3A

P3C

VIEW AT VILLAGE LOOP ROAD

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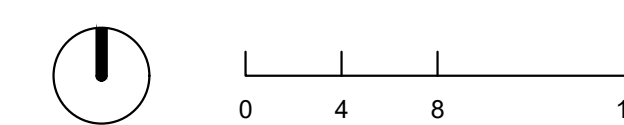


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STREET SCENE
VILLAGE LOOP ROAD

A1.1



Left Elevation



Front Elevation



Right Elevation



Rear Elevation
Plan 3A

Material Legend

- 1. Stucco
- 2. Fiber Cement Siding
- 3. Vinyl Window
- 4. Wooden Railing System
- 5. Sectional Garage Door
- 6. Concrete Flat Tile
- 7. Decorative Outlooker
- 8. Foam Trim (upper levels only)
- 9. Hardie Trim (siding only)

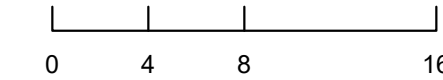


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SFD ELEVATIONS
STYLE 'A'

A2.0

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Left Elevation



Front Elevation

Material Legend

- 1. Stucco
- 2. Shingle Siding
- 3. Vinyl Window
- 4. Wooden Railing System
- 5. Sectional Garage Door
- 6. Concrete Flat Tile
- 7. Decorative Outlooker
- 8. Foam Trim (upper levels only)
- 9. Hardie Trim (siding only)



Right Elevation



Rear Elevation
Plan 3B



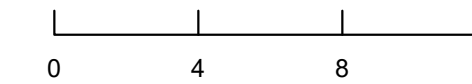
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SFD ELEVATIONS
STYLE 'B'

A2.1

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PHILLIPS RANCH Retail Partners, LLC
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Left Elevation



Front Elevation



Right Elevation



Rear Elevation
Plan 3C

Material Legend

- 1. Stucco
- 2. Fiber Cement Siding
- 3. Vinyl Window
- 4. Wooden Railing System
- 5. Sectional Garage Door
- 6. Concrete Flat Tile
- 7. Light Fixtures
- 8. Foam Trim (upper levels only)
- 9. Hardie Trim (siding only)

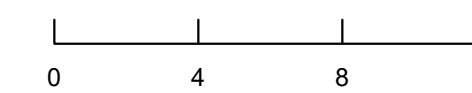


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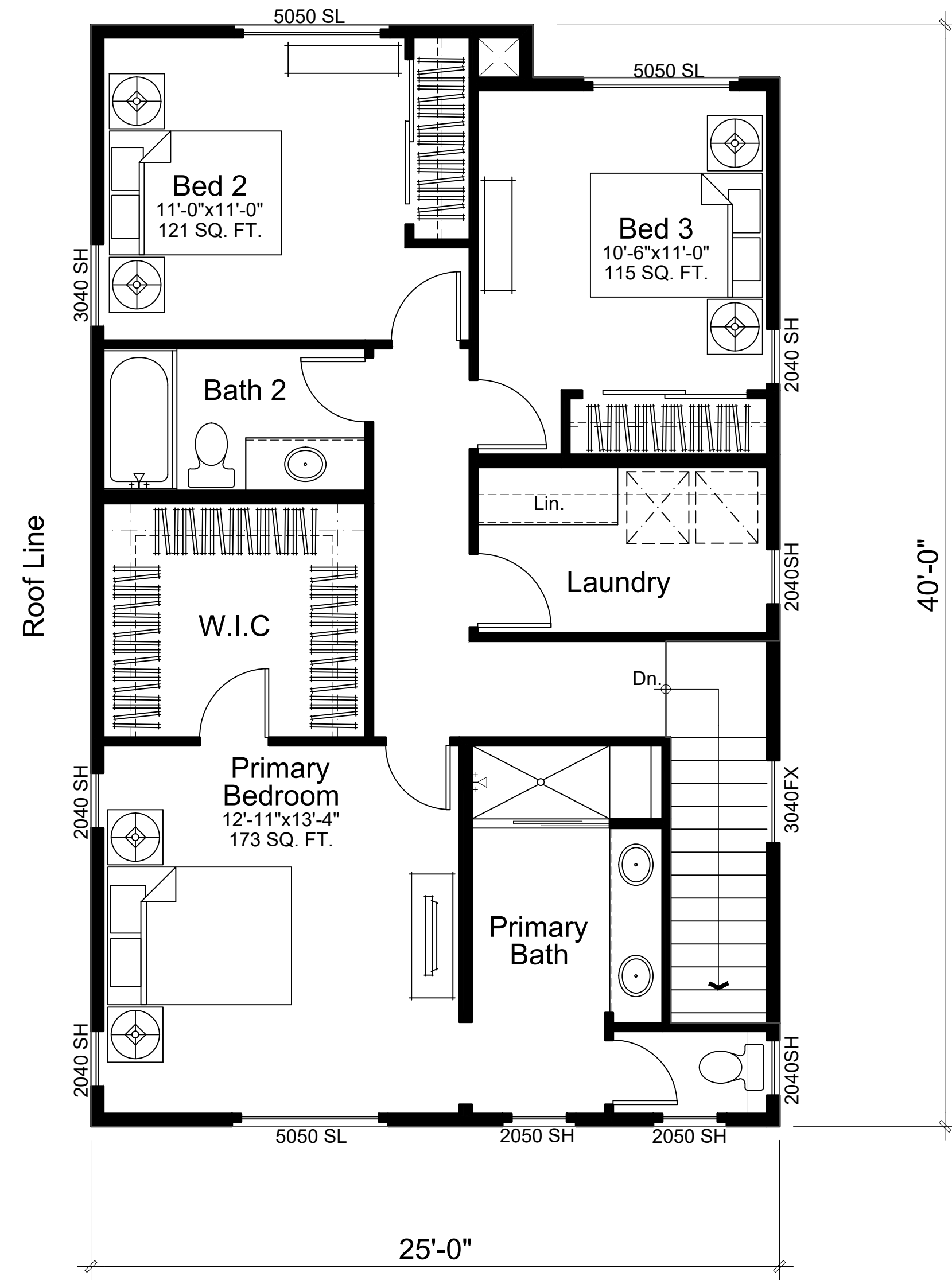


SFD ELEVATIONS
STYLE 'C'

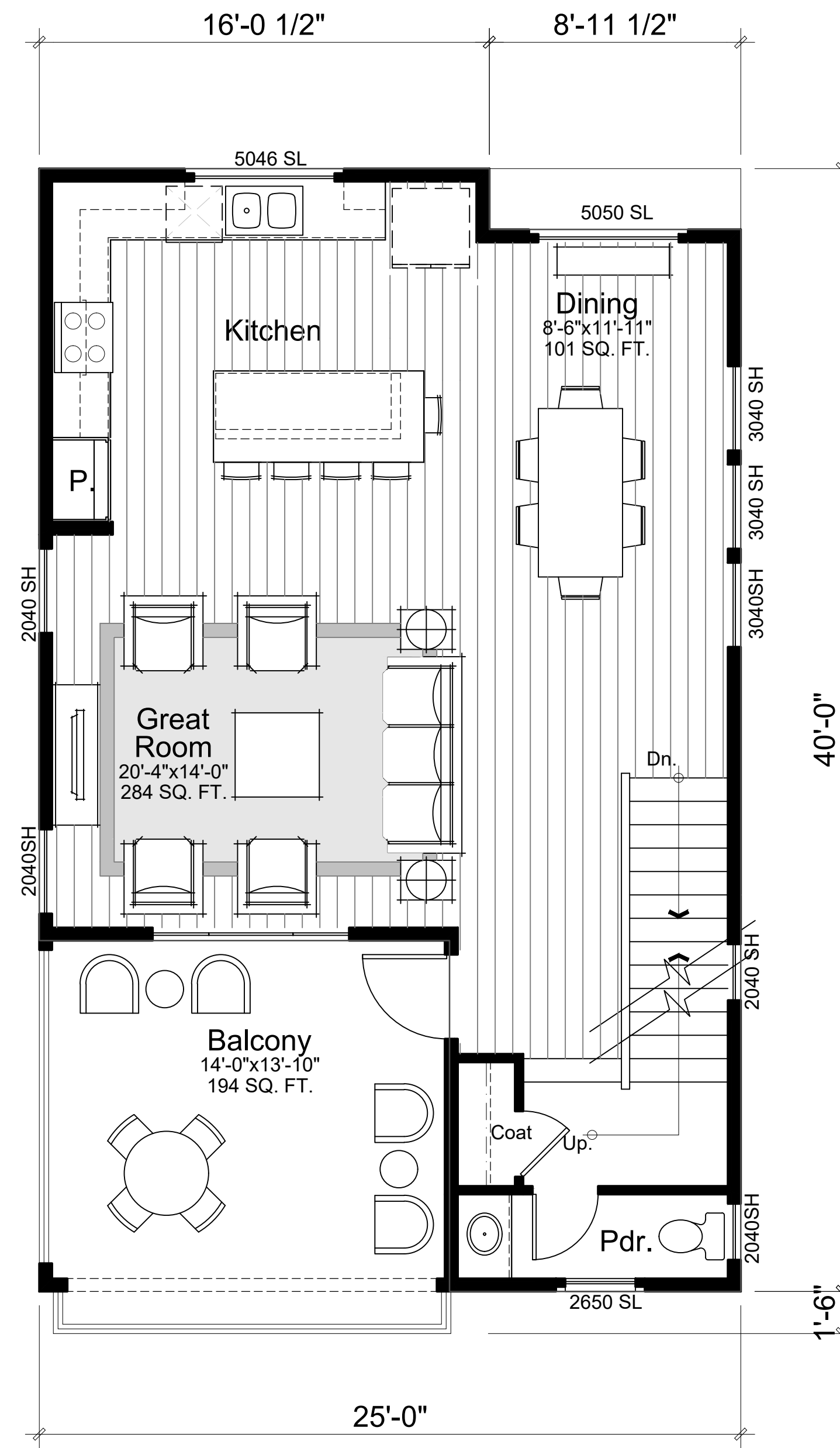
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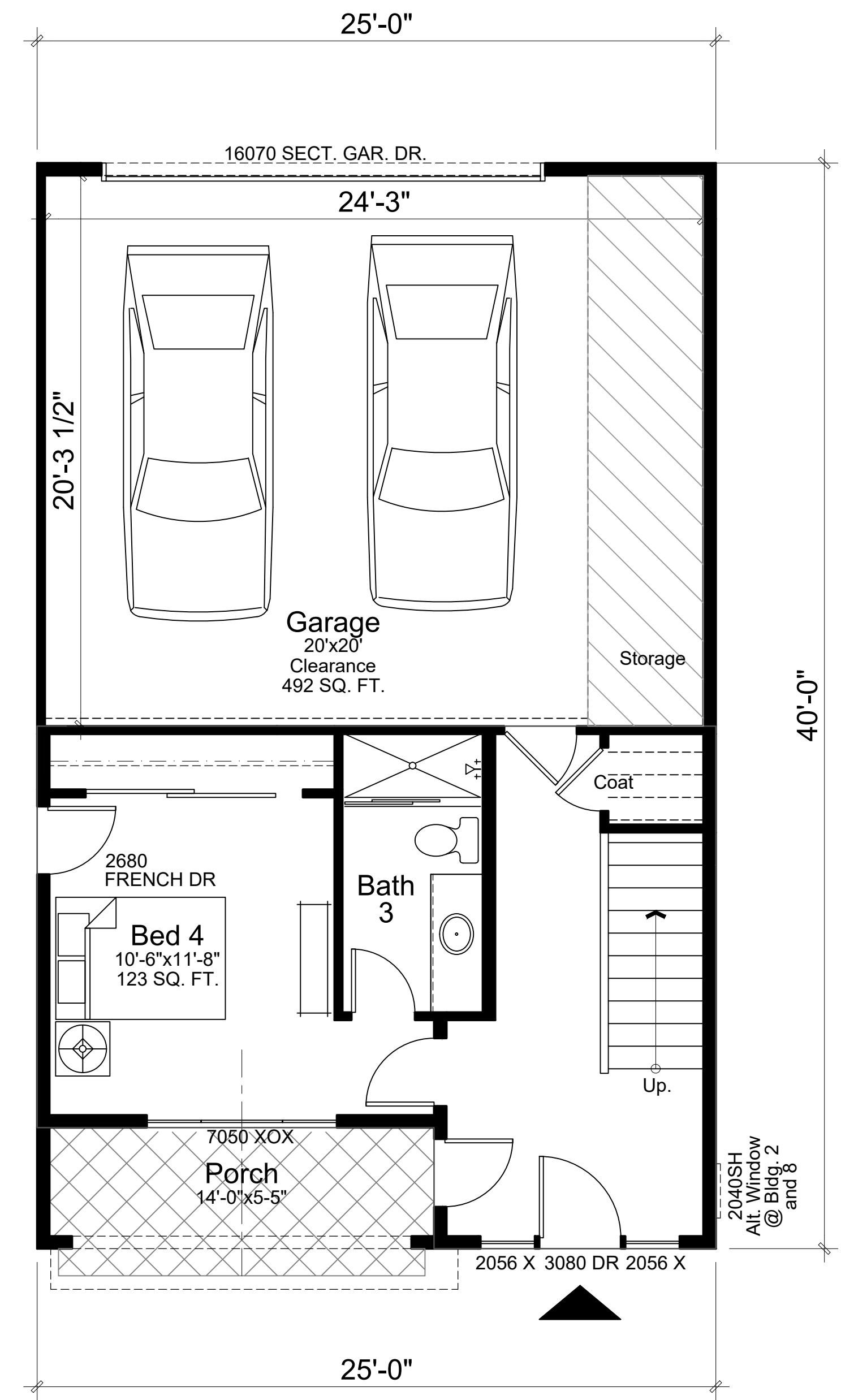
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Third Floor
927 SQ. FT.



Second Floor
798 SQ. FT.



First Floor
416 SQ. FT.

Plan 3
4 Bed, 3.5 Bath
2,141 SQ. FT. Gross Area
R-3, Type VB



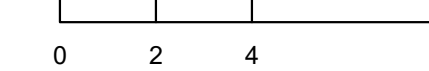
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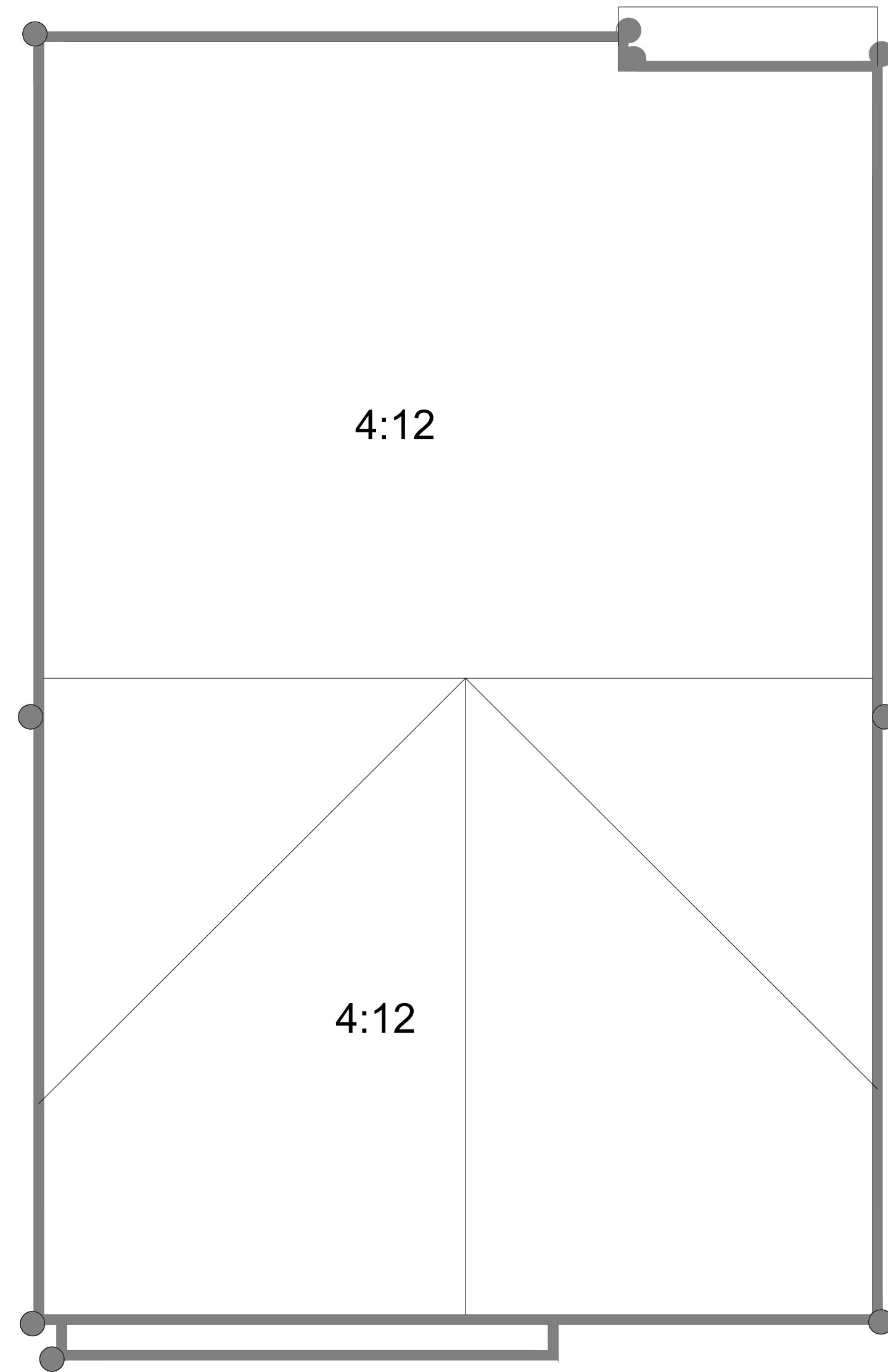
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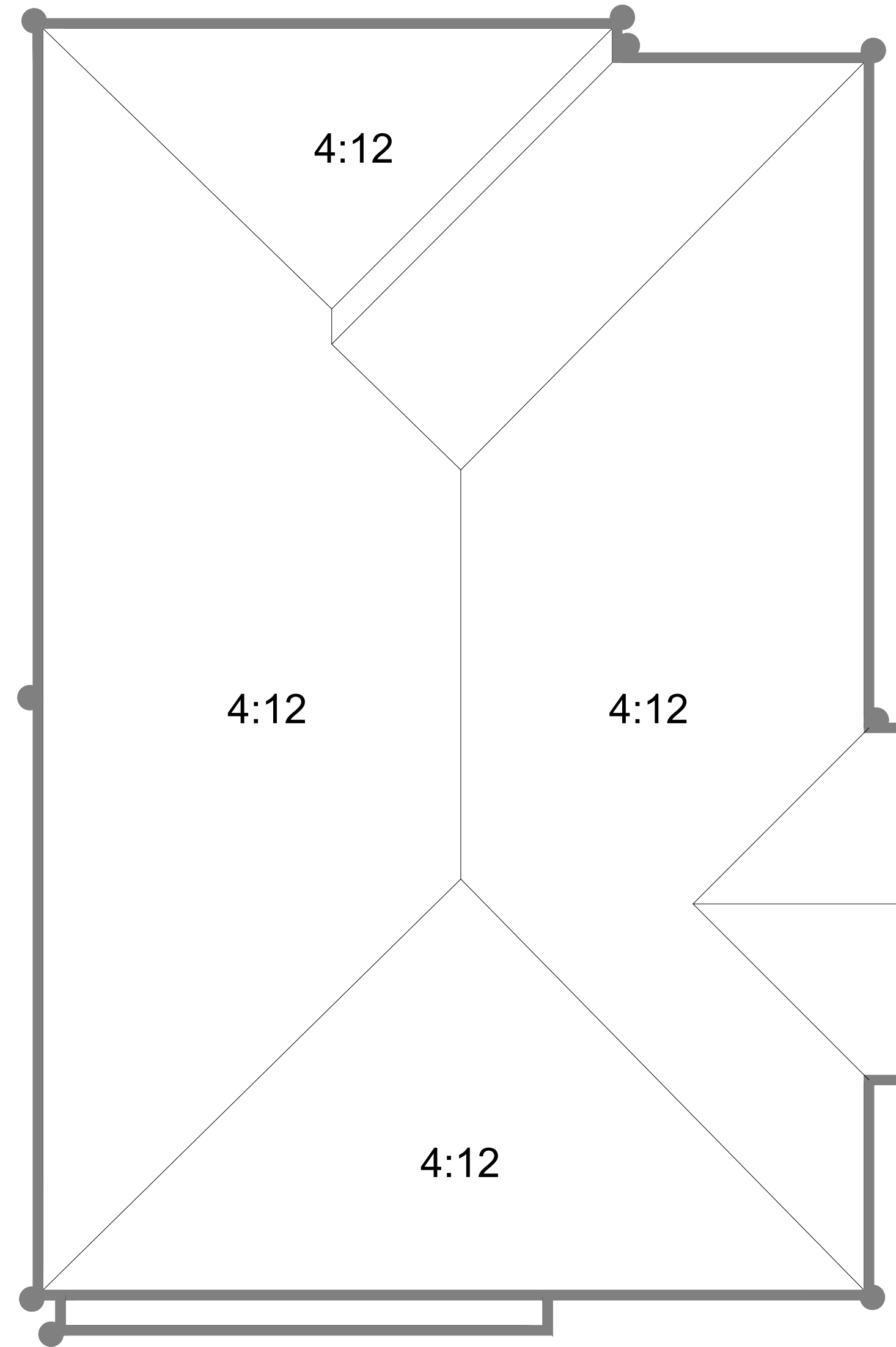


(Occurs 1,2,3,5,6,7 and 8 ONLY)
FLOOR AND ROOF PLANS
4 BED, 3.5 BATH

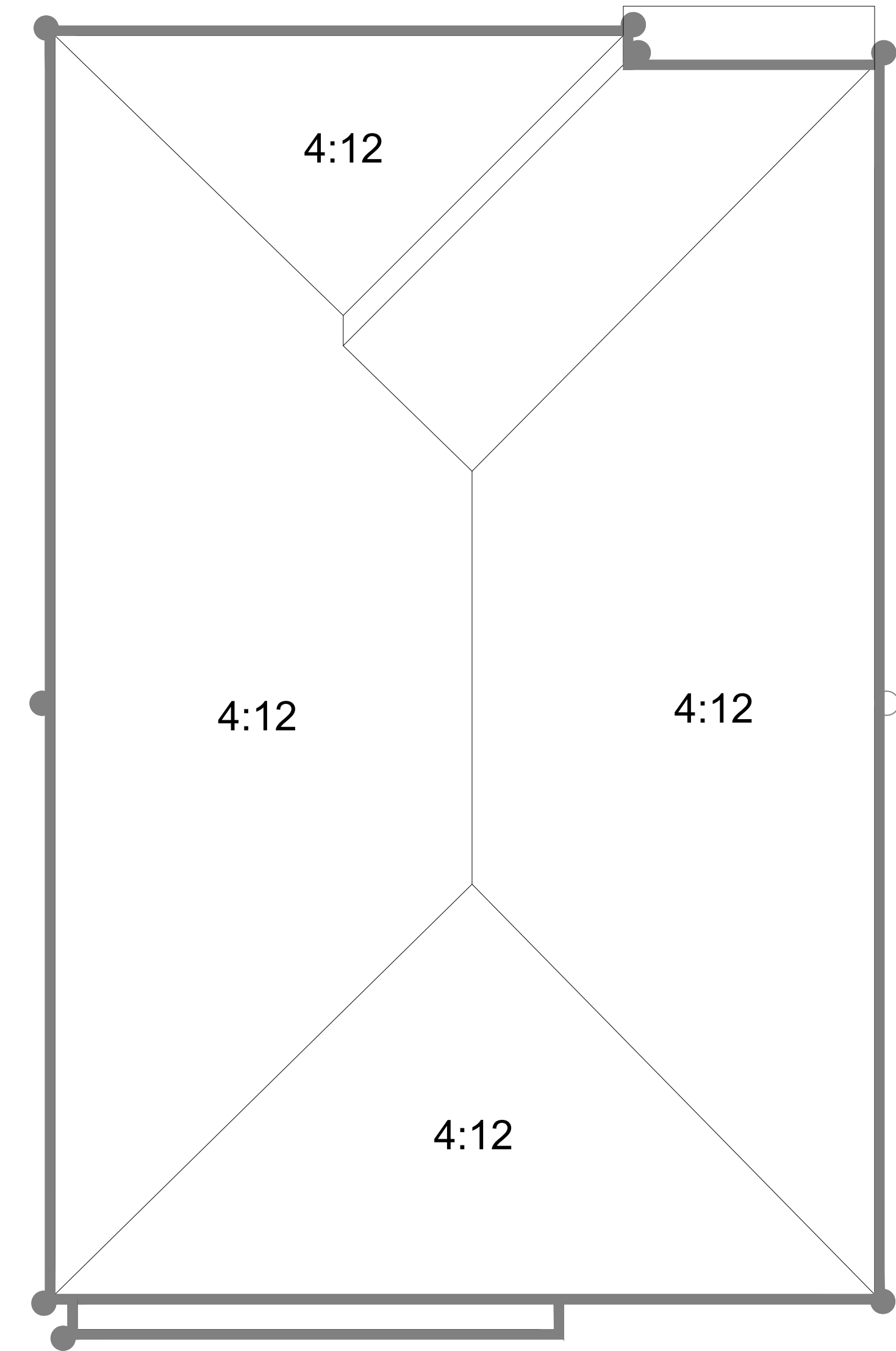
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Plan 3A



Plan 3B



Plan 3C

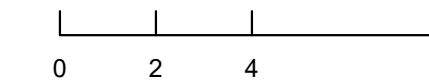


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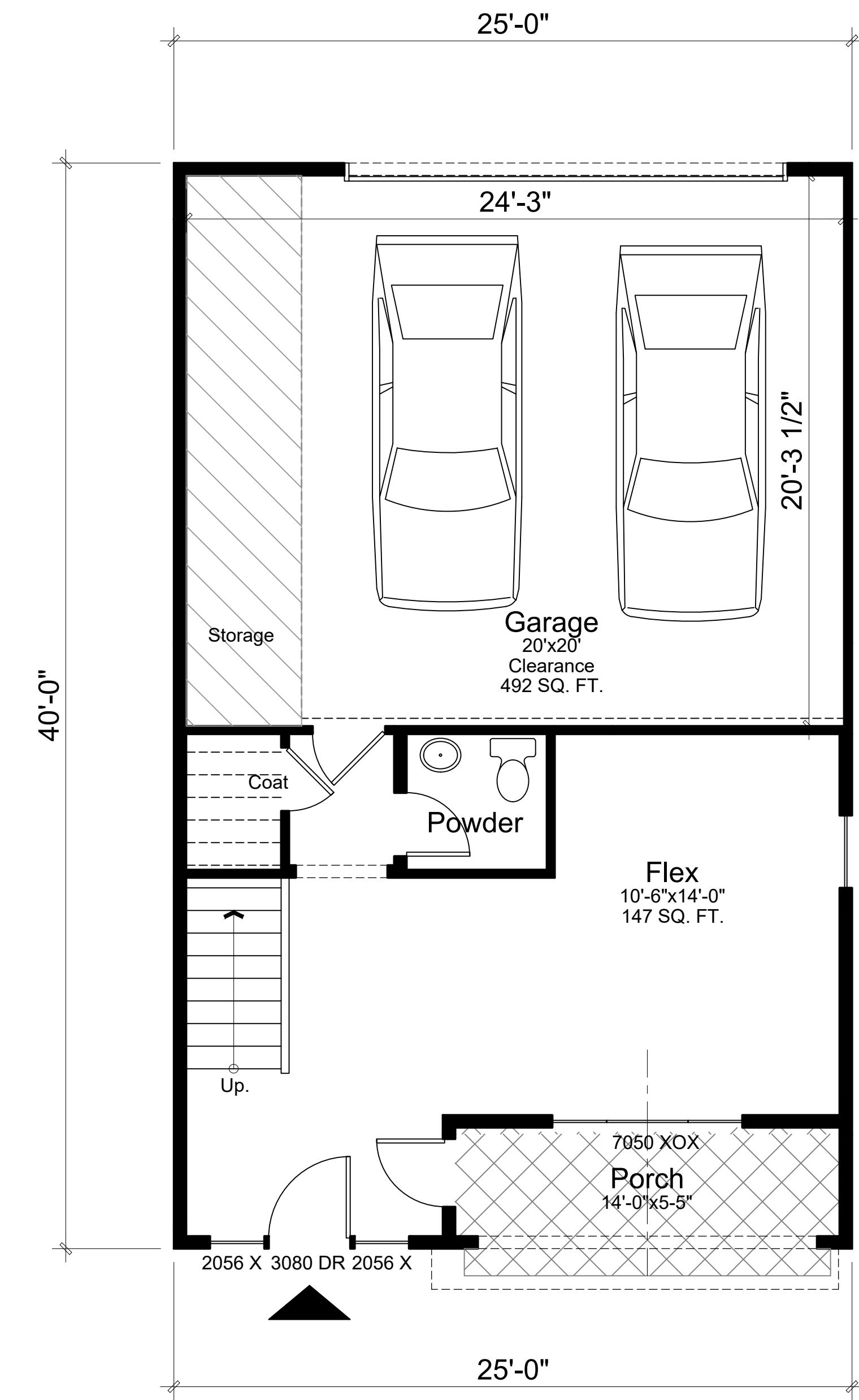
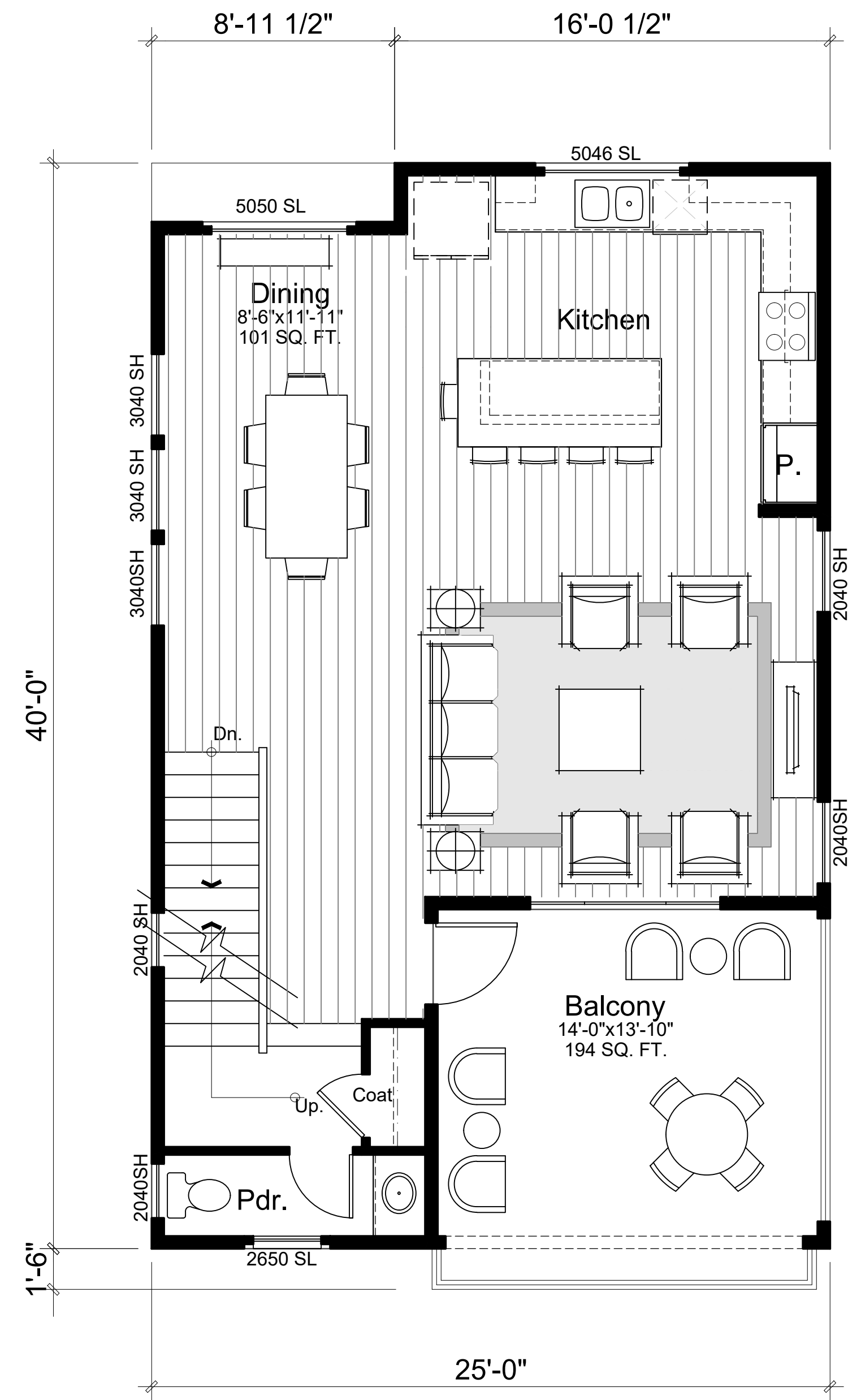
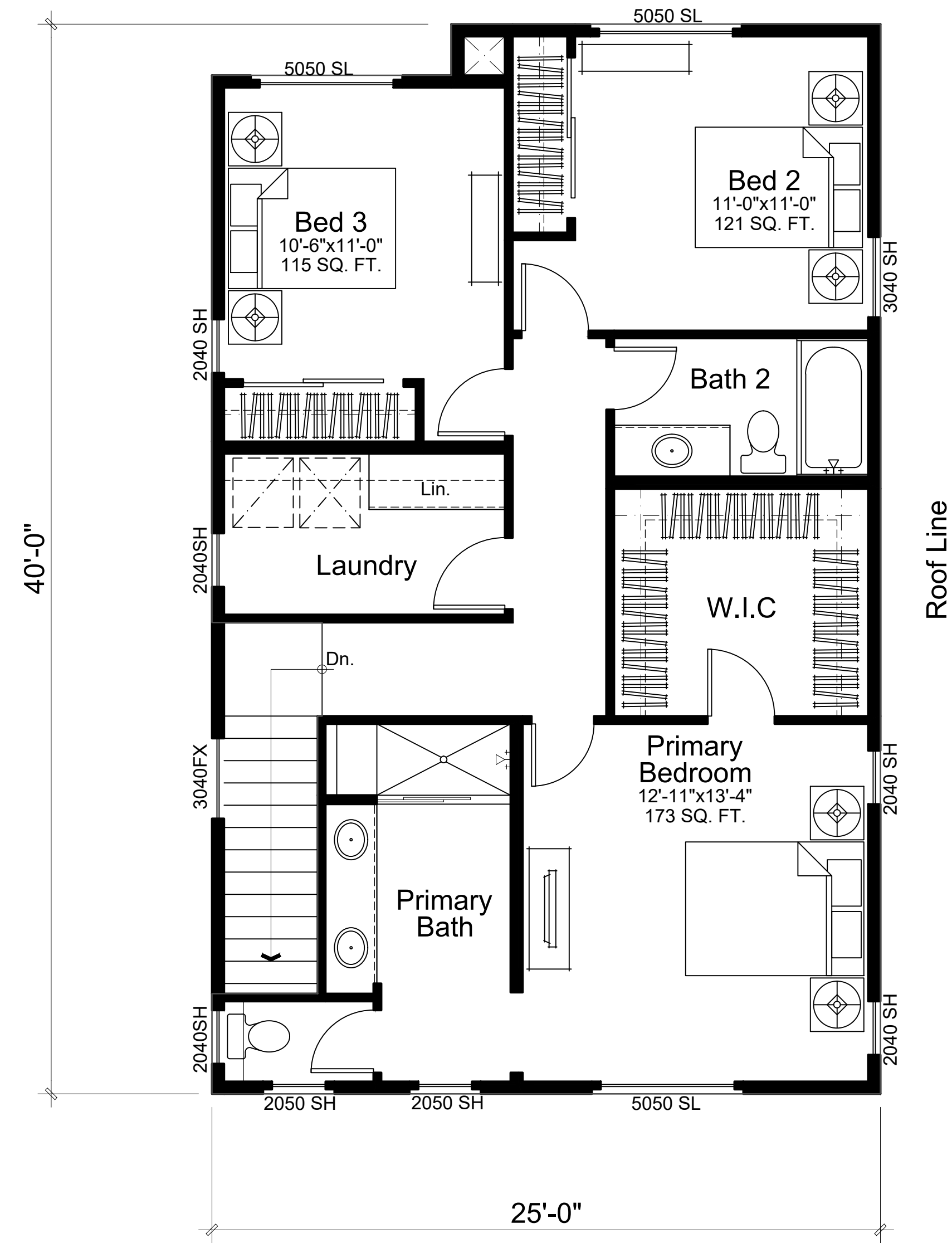
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ROOF PLANS
4 BED, 3.5 BATH

A3.1



Plan 3X (Bldg. 4 Only)
3 Bed, 2 Bath / 2 Powder, 1 Flex Space
2,141 SQ. FT. Gross Area
R-3, Type VB

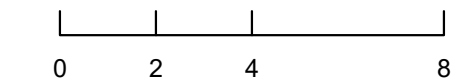


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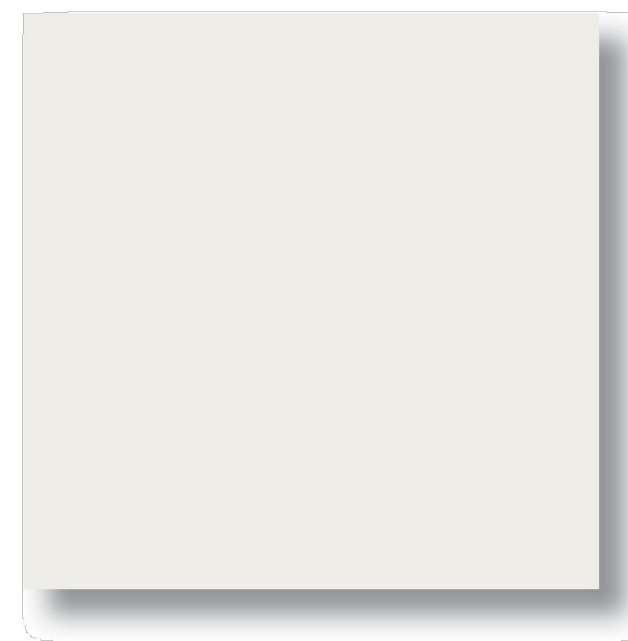
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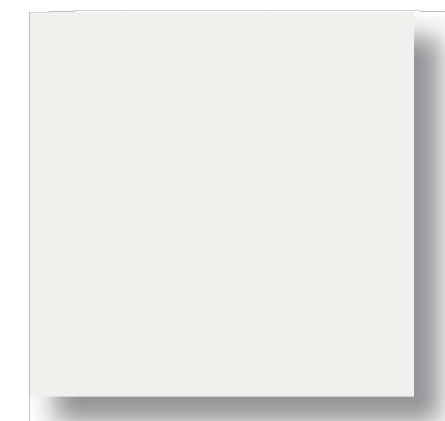
(Occurs at Lot 4 ONLY)
FLOOR AND ROOF PLANS
3 BED, 2 BATH / 2 POWDER, 1 FLEX

A3.2

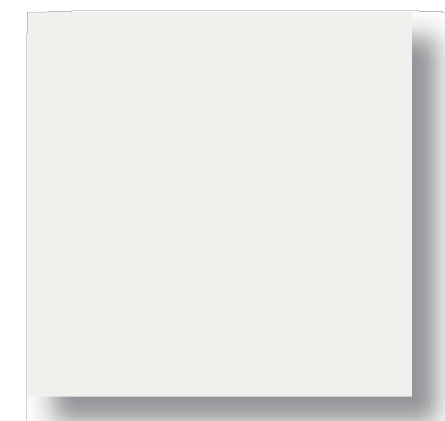
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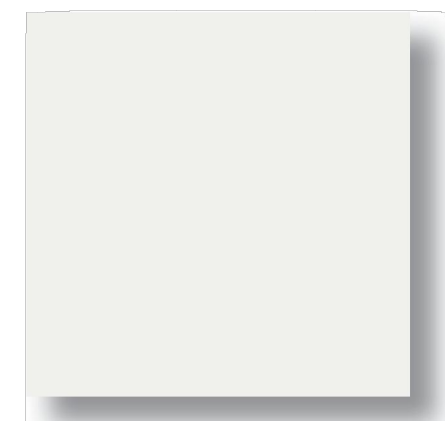
STUCCO BODY
SW7005-PURE WHITE



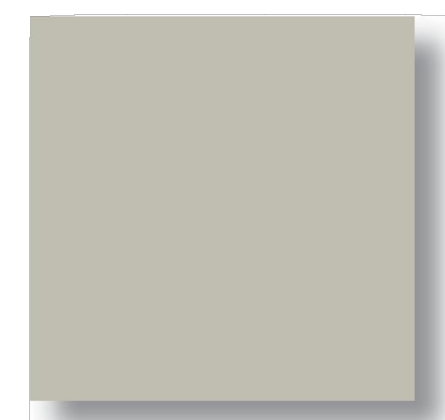
HORIZONTAL SIDING
SW7006-EXTRA WHITE



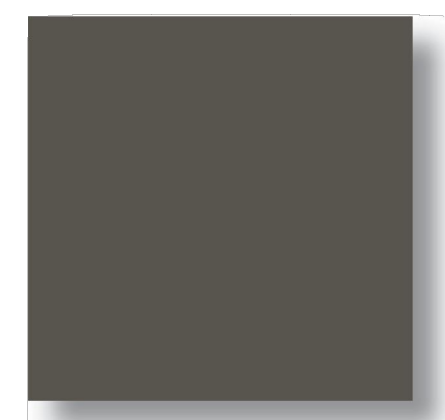
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POSTS/RAILING**
SW7006-EXTRA WHITE



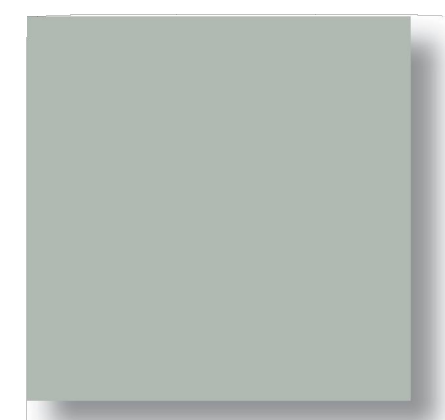
**GABLE SIDING
INSETS**
SW7006-EXTRA WHITE



GARAGE DOORS
SW2844-ROYCROFT MIST GRAY



**SHUTTERS/
WRT. IRON**
SW7645-THUNDER GRAY

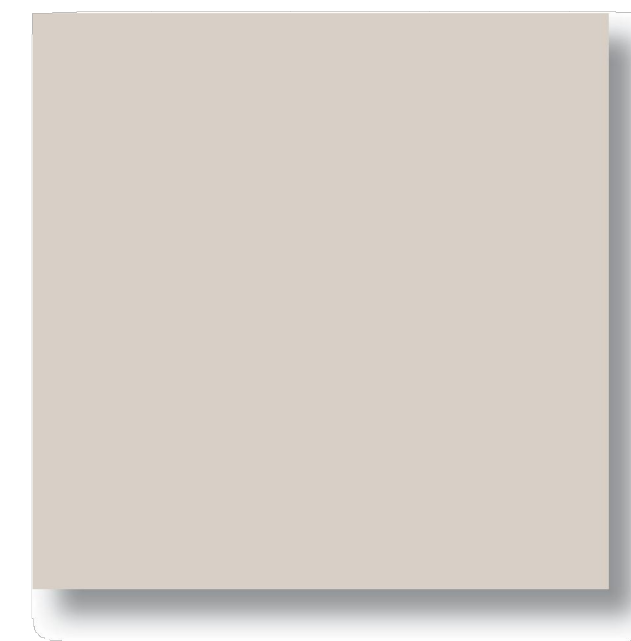


ENTRY DOORS
SW7621-SILVERMIST

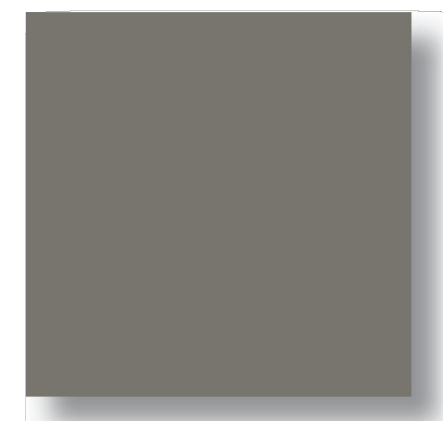


ROOF MATERIAL
IFACS 5354-STONE MTN. BLEND

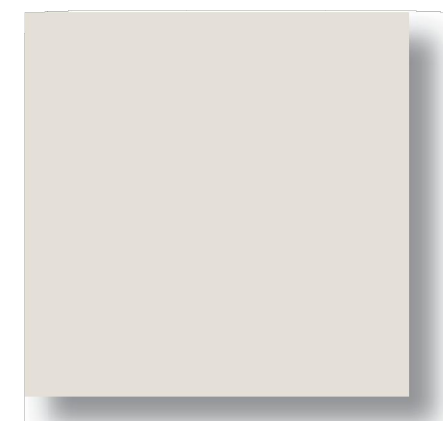
SCHEME 2



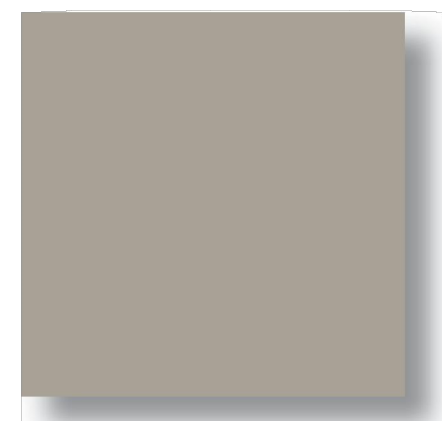
STUCCO BODY
SW7632-MODERN GRAY



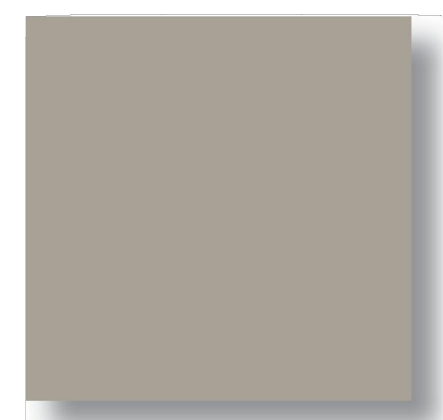
HORIZONTAL SIDING
SW7019-GAUNTLET



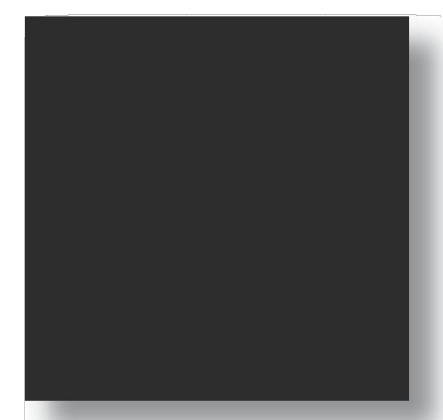
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SW7028-INCREDIBLE WHITE



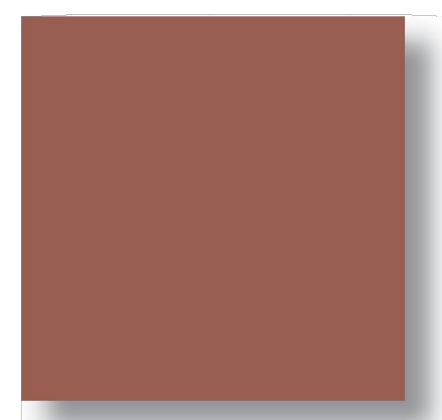
**GABLE SIDING
INSETS**
SW7640-FAWN BRINDLE



GARAGE DOORS
SW7640-FAWN BRINDLE



**SHUTTERS/
WRT. IRON**
SW6258-TRICORN BLACK



ENTRY DOORS
SW7598-SIERRA REDWOOD



ROOF MATERIAL
IFACS 5354-STONE MTN. BLEND

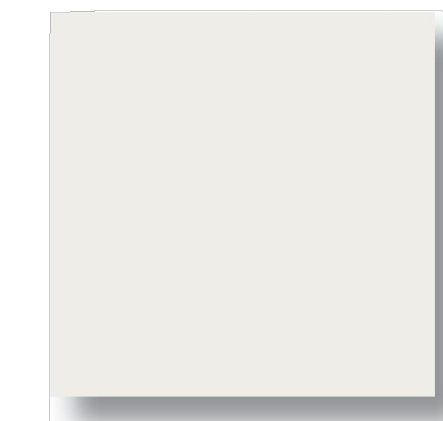
SCHEME 3



STUCCO BODY
SW8917-SHELL WHITE



HORIZONTAL SIDING
SW7616-BREEZY



**FASCIA/EAVES/TRIM/
POSTS/RAILING**
SW7005-PURE WHITE



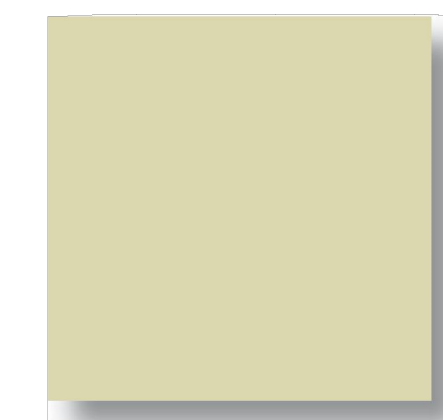
**GABLE SIDING
INSETS**
SW7066-GRAY MATTERS



GARAGE DOORS
SW7066-GRAY MATTERS



**SHUTTERS/
WRT. IRON**
SW7645-THUNDER GRAY

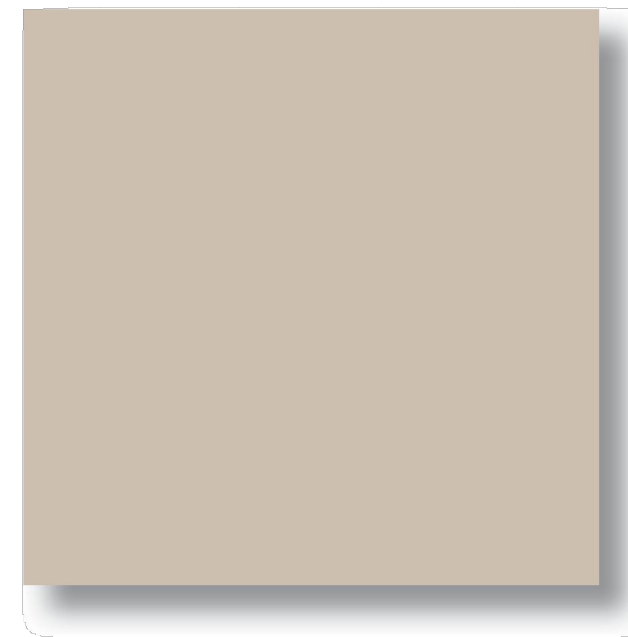


ENTRY DOORS
SW6414-RICE PADDY

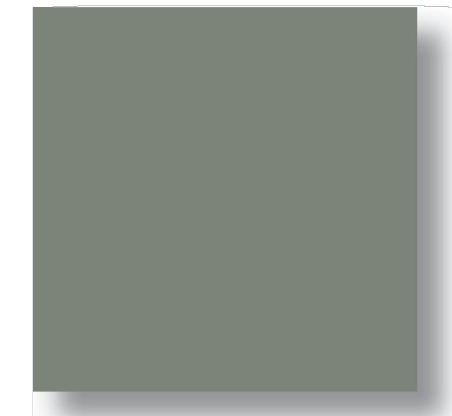


ROOF MATERIAL
IFACS 0141-BUCKSKIN BLEND

SCHEME 4



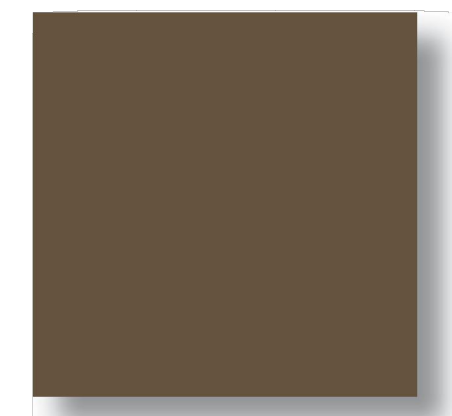
STUCCO BODY
SW7547-SANDBAR



SHINGLE BODY
SW6207-RETREAT



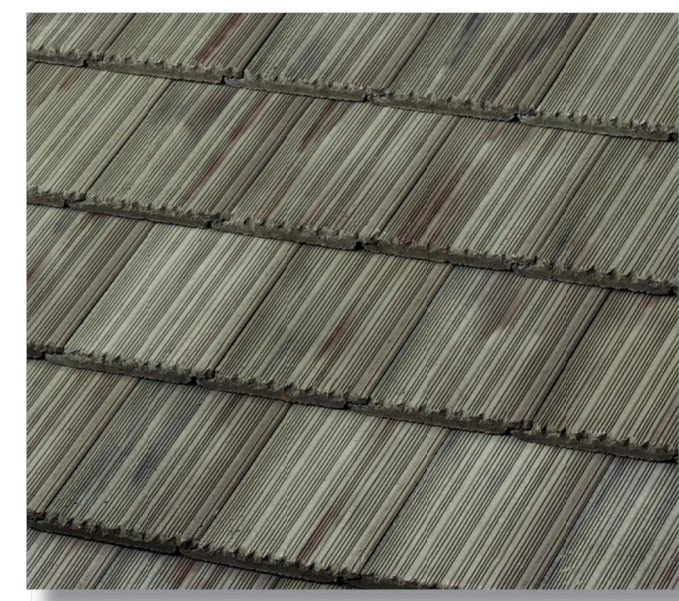
FASCIA/EAVES/TRIM/
POSTS/RAILING
SW7550-RESORT TAN



GABLE SIDING
INSETS/WRT. IRON
GARAGE DRS/SHUTTERS
SW6104-KAFFEE



ENTRY DOORS
SW9182-ROJO MARRON

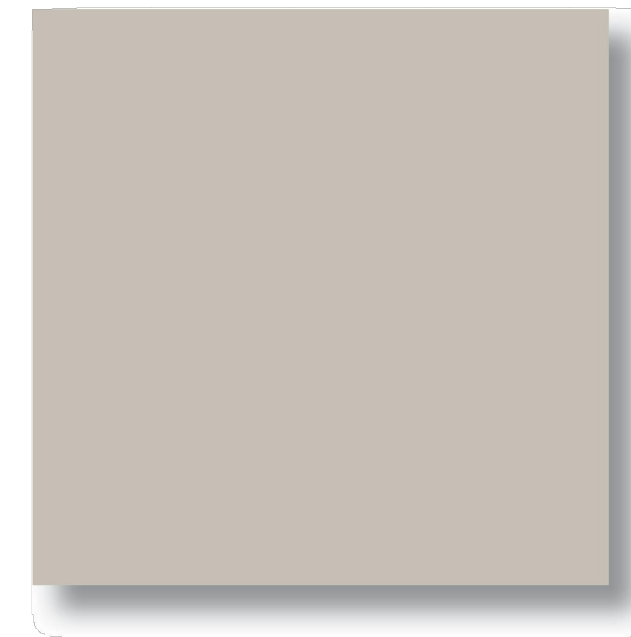


ROOF MATERIAL
IFBCJ 4598-FOREST GREEN BLEND

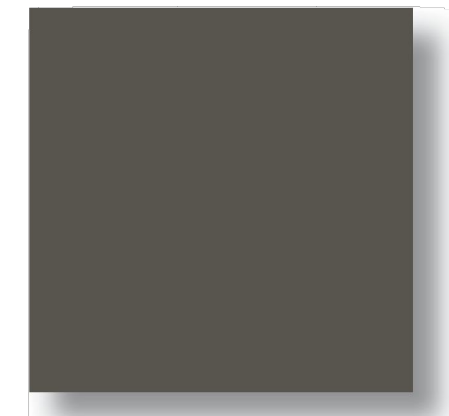


STONE VENEER
OLD COUNTRY LEDGESTONE-GREYCLIFFE

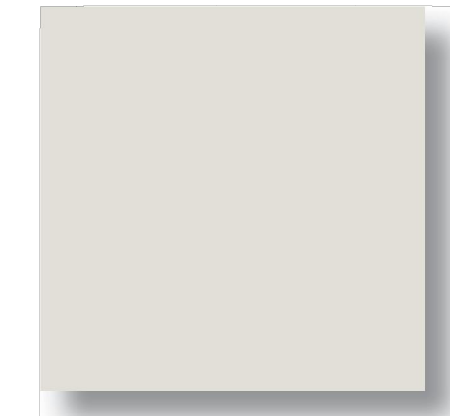
SCHEME 5



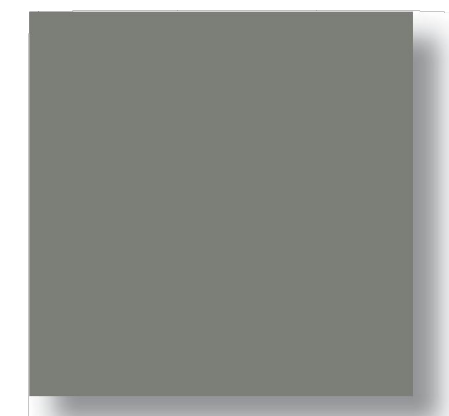
STUCCO BODY
SW7641-COLONNADE GRAY



SHINGLE BODY
SW7645-THUNDER GRAY



FASCIA/EAVES/TRIM/
POSTS/RAILING
SW7014-EIDER WHITE



GABLE SIDING
INSETS/WRT. IRON
GARAGE DRS/SHUTTERS
SW7060-ATTITUDE GRAY



ENTRY DOORS
SW9104-WOVEN WICKER



ROOF MATERIAL
IFECY 4071-OCEAN JASPER



STONE VENEER
PROLEDGE-GREY QUARTZITE

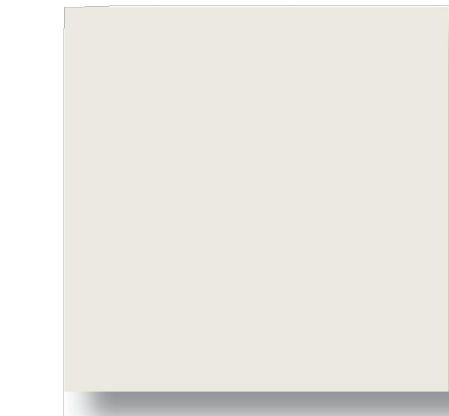
SCHEME 6



STUCCO BODY
SW9173-SHITAKE



SHINGLE BODY
SW6152-SUPERIOR BRONZE



FASCIA/EAVES/TRIM/
POSTS/RAILING
SW8917-SHELL WHITE



GABLE SIDING
INSETS/WRT. IRON
GARAGE DRS/SHUTTERS
SW7549-STUDIO TAUPE



ENTRY DOORS
SW6374-TORCHLIGHT



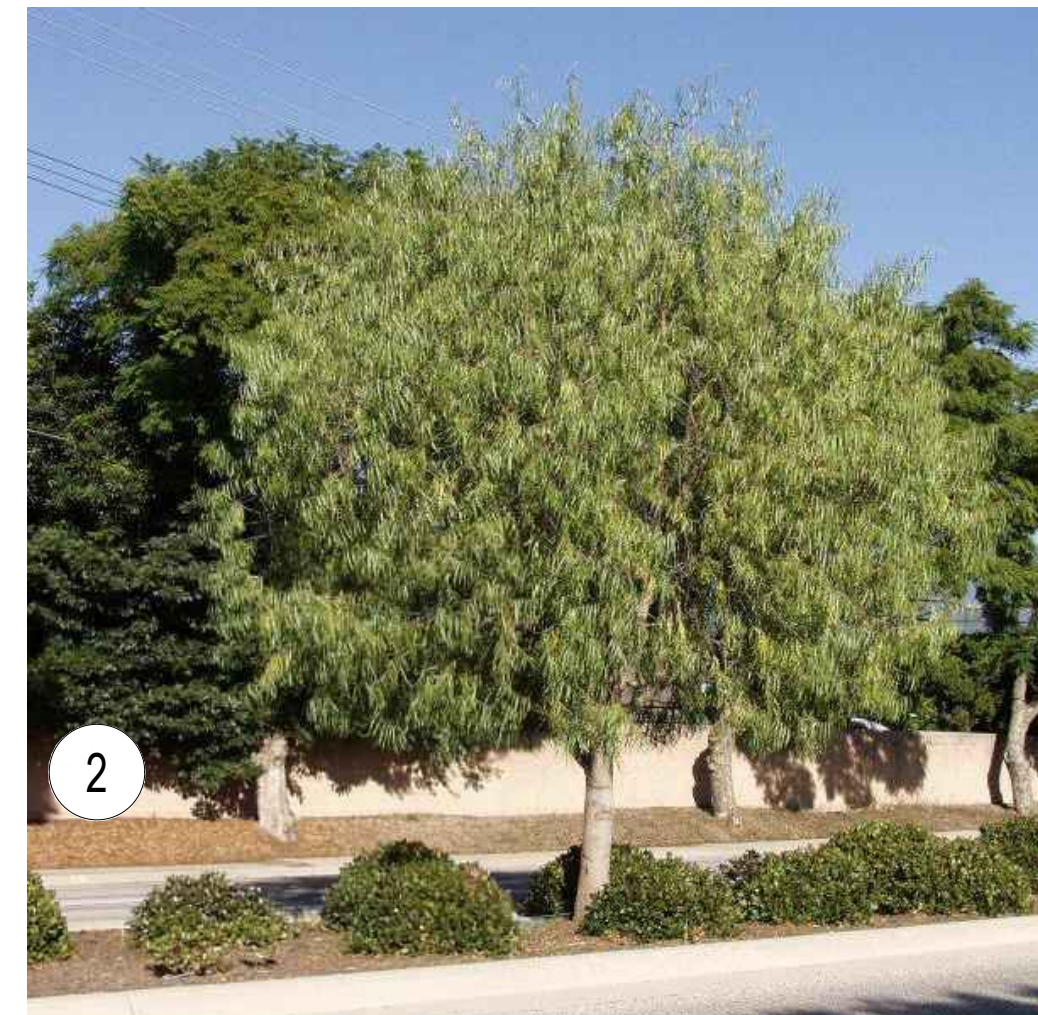
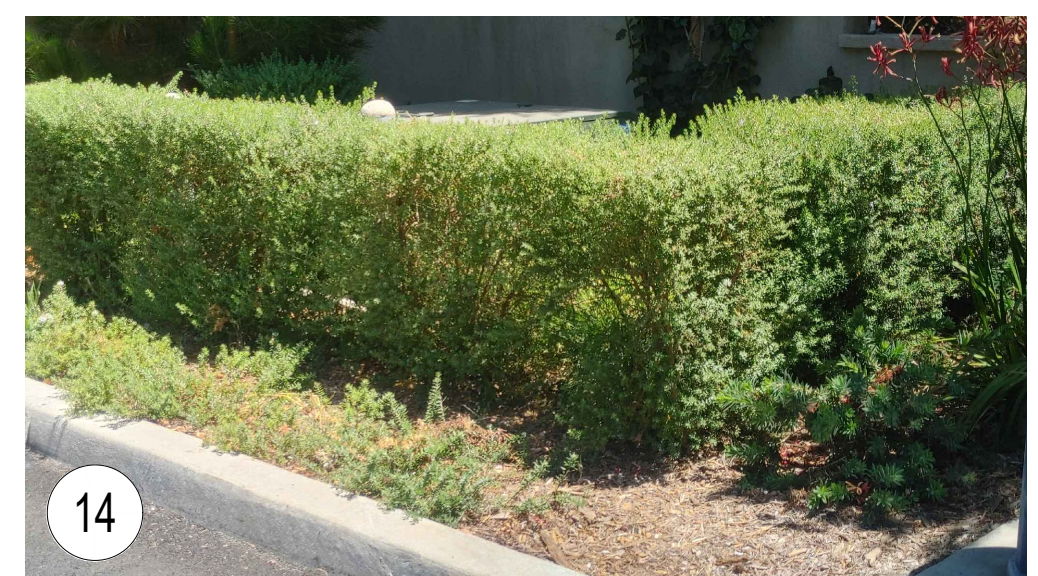
ROOF MATERIAL
IFBCJ 1132-CHARCOAL BROWN BLEND



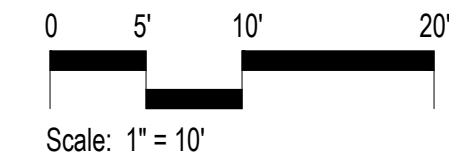
STONE VENEER
OLD WORLD LEDGESTONE-CAPE COD GREY

LEGEND

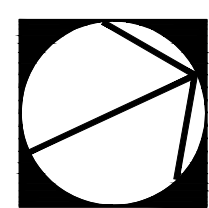
1. Proposed wall or gate, per L3 - Wall Plan.
2. Proposed tree, per L4 - Planting Plan.
3. 4' wide unit entry natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
4. 5' wide community walk, color and finish to match existing.
5. Extended concrete entry porch/stoop area, light broom finish with narrow tooled joints.
6. Proposed shade structure, with freestanding BBQ and seating for small gather. See sheet L2-Enlargement.
7. Natural colored concrete driveway, with light broom finish and tooled joints.
8. Private patio / yard area, homeowner installed & maintained.
9. Common area landscape, builder installed and HOA maintained.
10. Property line.
11. Public street R.O.W.
12. Proposed public street sidewalk, per Civil plans.
13. Existing trees to remain, per Civil plans.
14. Proposed AC units to be screened with landscape, per Architect's plan.
15. Proposed drive lane to connect to the existing drive lane.
16. Proposed passive lawn area with seating for small group gathering. See sheet L2 - Enlargement.
17. Proposed Project Sign Monument, See sheet L8 - Project Sign Monument Exhibit.
18. Line of Sight Triangle.



*Conceptual images (provided herein are conceptual and subject to change)



MJW Developments



3rd Submittal | Project No.: MJW09-D | Date: June 23, 2023

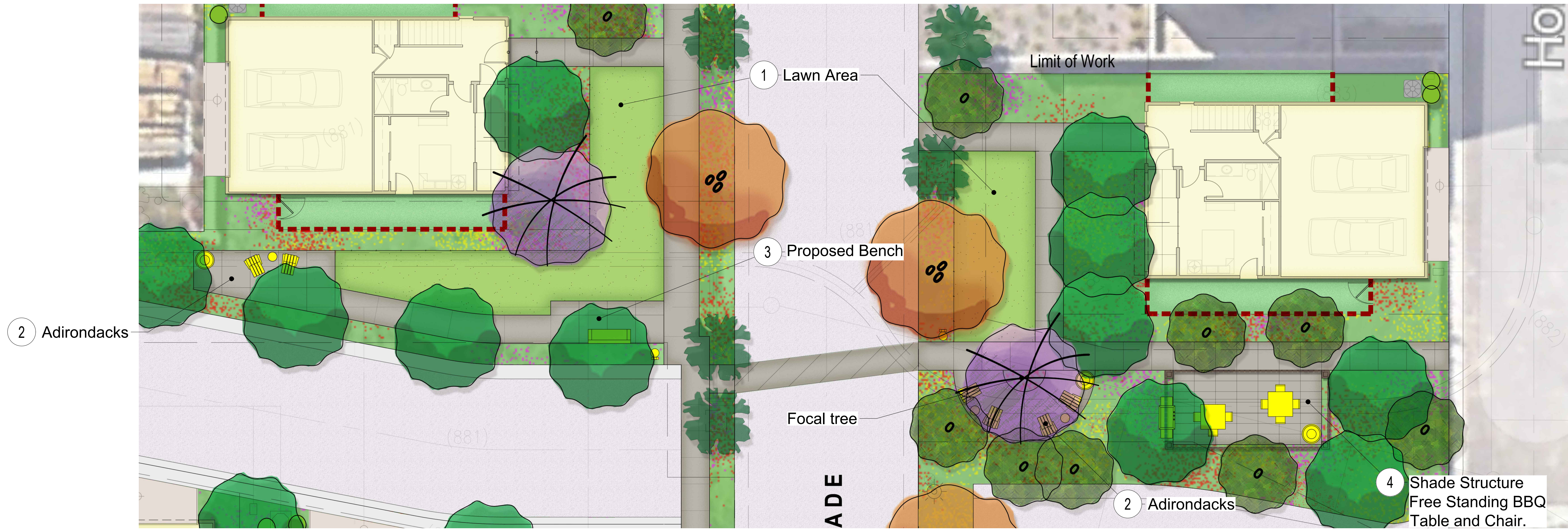
L-1

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PAD
Landscape Architecture
23105 La Grana Drive, Suite 100
Laguna Hills, CA 92653 | www.studiopad.com

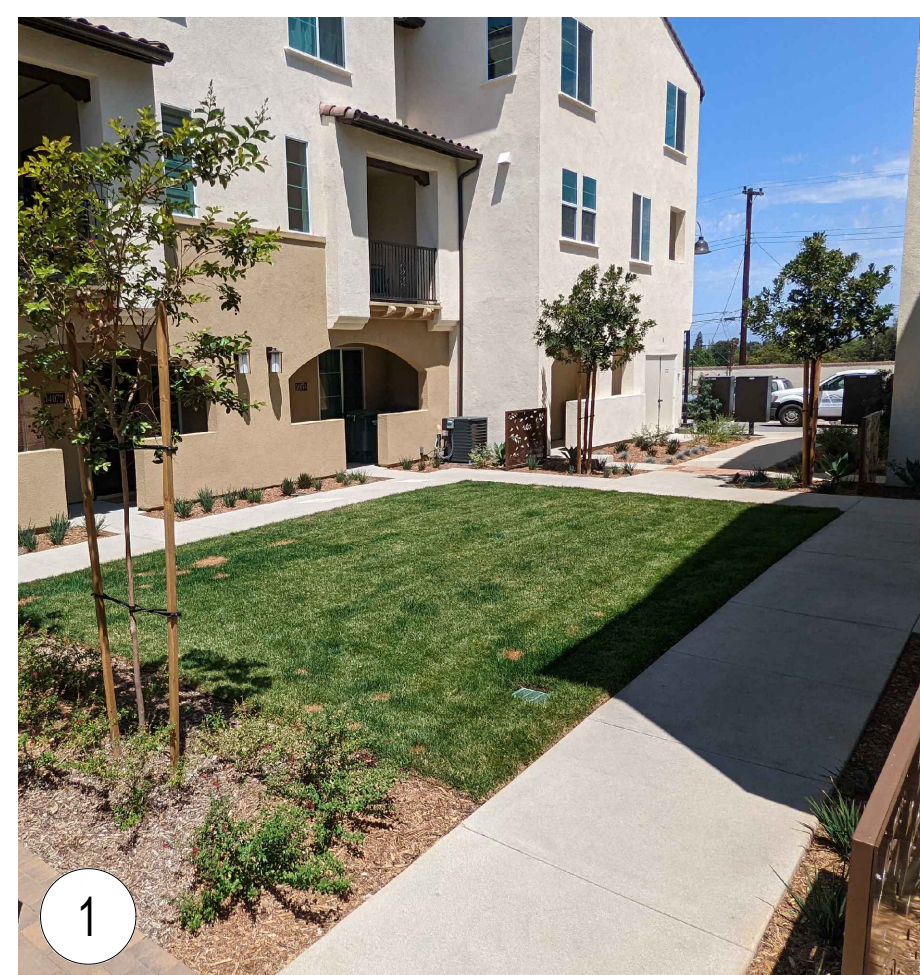


Schematic Landscape & Hardscape Plan

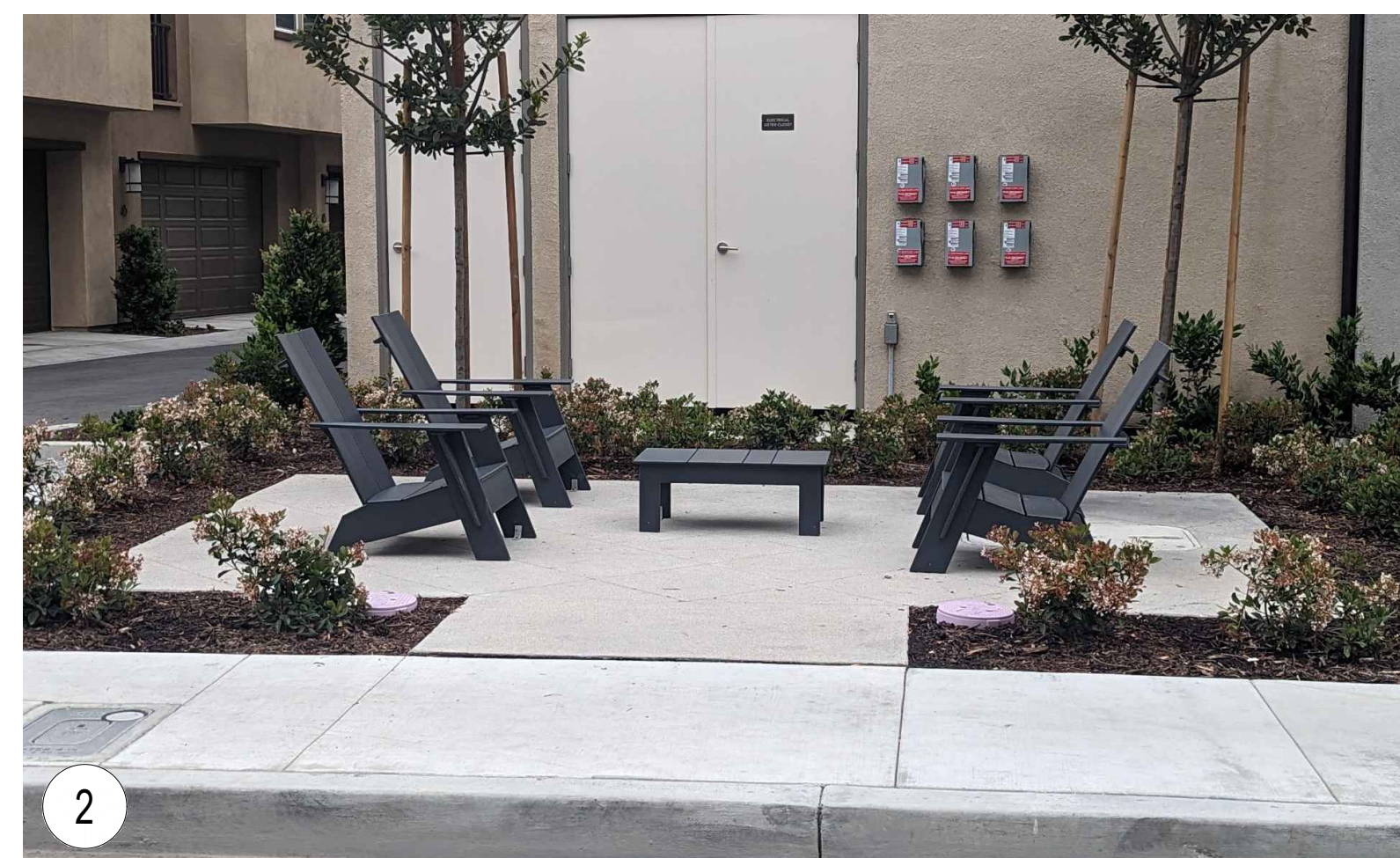
Phillips Ranch - Pomona, CA



Enlargement A - Passive Lawn Area



1



2

Potential Adirondack



3

Potential Bench

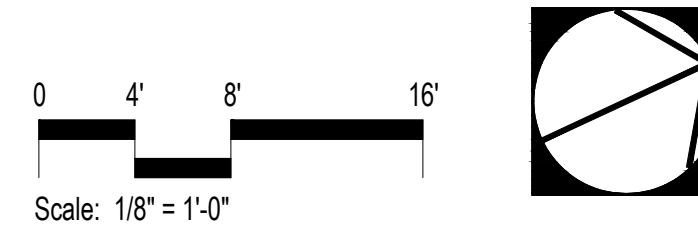


4



KEY MAP

Scale: NTS



MJW Developments

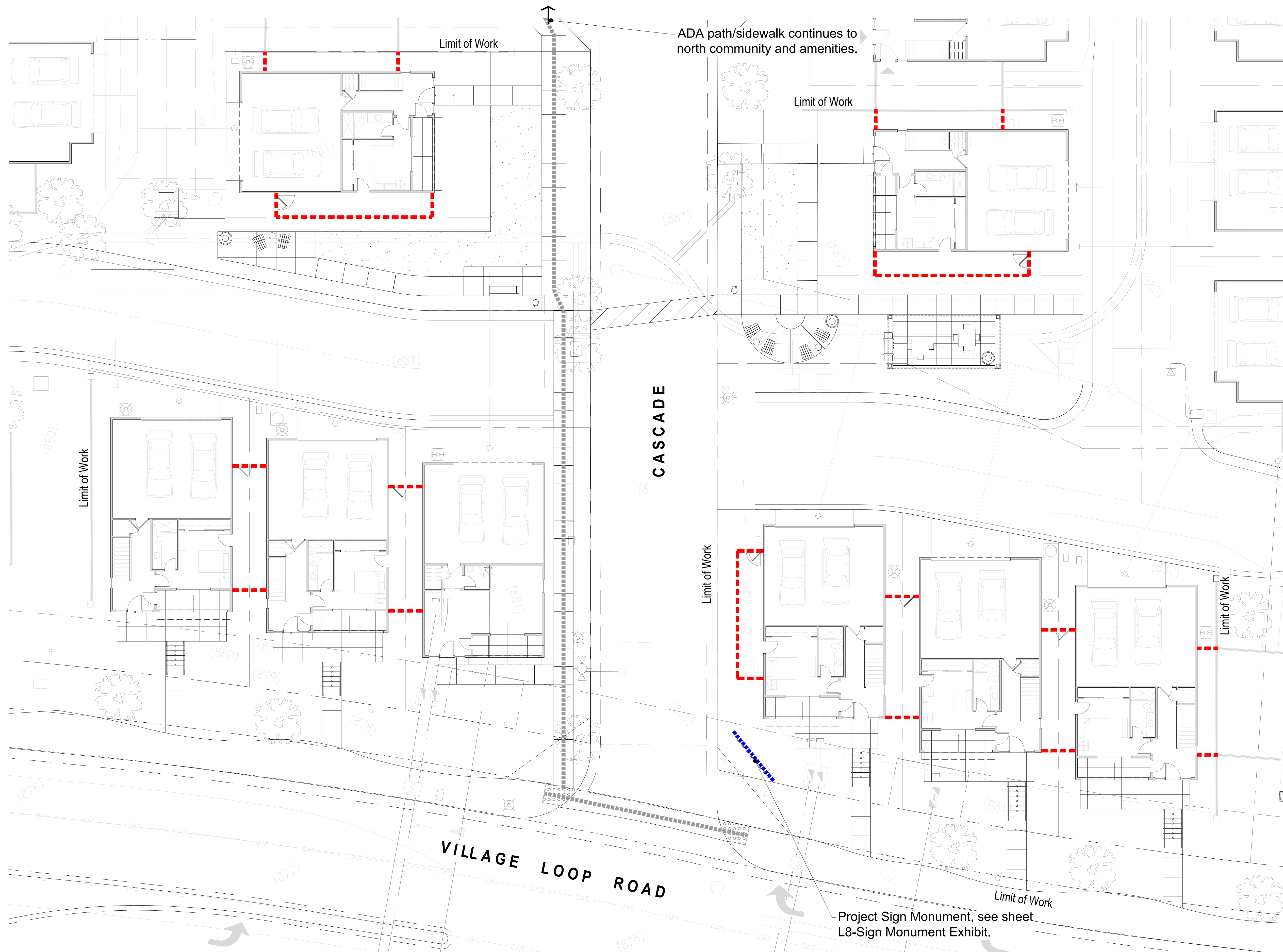
Schematic Enlargement Plan

3rd Submittal | Project No.: MJW09-D
Date: June 23, 2023

L-2

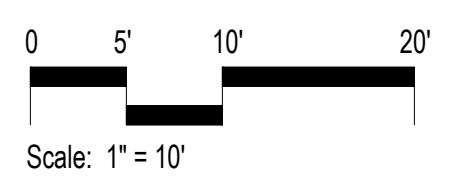
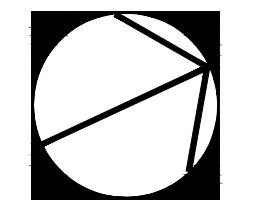
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Landscape Architecture
23105 La Grana Drive, Ste. 100
Laguna Hills, CA 92653 | www.studiopad.com



WALL LEGEND

- 1 6'-0" High split-face CMU wall (tan), with precision cap (tan color).
- 2 6'-0" High vinyl private yard pedestrian gates.
- ADA Path of Travel



Schematic Wall Plan

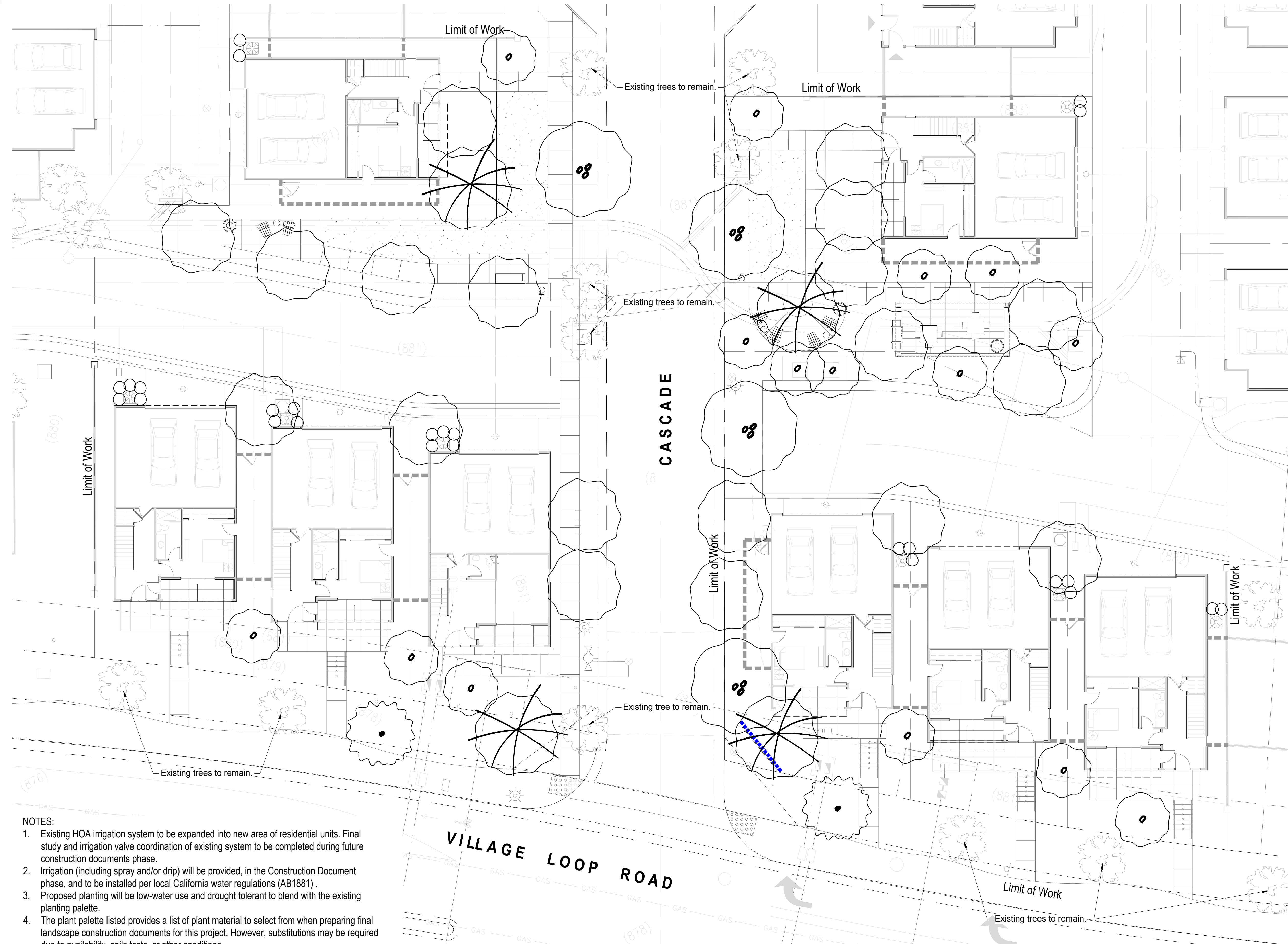
MJW Developments

3rd Submittal | Project No.: MJW09-D
Date: June 23, 2023

L-3

Phillips Ranch - Pomona, CA



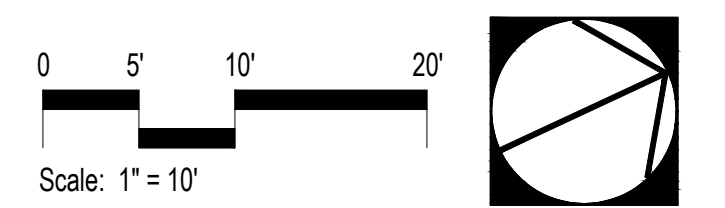


PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R4)	Qty.
TREES						
	Focal	Magnolia g. 'Little Gem (Southern Magnolia)	Single	36" Box	Mod.	4
	Canopy Street	Sycamore racemosa (California Sycamore)	Single	24" Box	Mod.	4
	Evergreen	Pinus brutia ssp. eldarica (Eldarica Pine)	Single	24" Box	Low	2
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single	15 Gal	Mod.	15
	Medium	Geijera parviflora (Australian Willow)	Single	15 Gal	Mod.	19
						Total = 44
SHRUBS						
	Screening	Westringia spp. (Westringia)	Single	15 Gal	Low	26
						Total = 26

SHRUBS and GROUND COVER		WUCOLS (R4)
Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasyllirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Hesperaloe parviflora	Red / Yellow Yucca	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Flapjack Paddle Plant	Low
Stipa (Nassella) pulchra	Purple Needlegrass	Low
Muhlenbergia capillaris	Pink / Hairy Awn Muhly	Low
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Low
Westringia sp.	Westringia	Low
Yucca gloriosa	Spanish Dagger	Low

VINES & ESPALIERS		WUCOLS (R4)
Antigonon leptopus	Coral Vine	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low



- NOTES:**
- Existing HOA irrigation system to be expanded into new area of residential units. Final study and irrigation valve coordination of existing system to be completed during future construction documents phase.
 - Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
 - Proposed planting will be low-water use and drought tolerant to blend with the existing planting palette.
 - The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
 - All trees within 5' of hardscape to be installed with deep root barriers.

Schematic Planting Plan

MJW Developments

3rd Submittal | Project No.: MJW09-D | Date: June 23, 2023


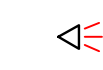

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L4

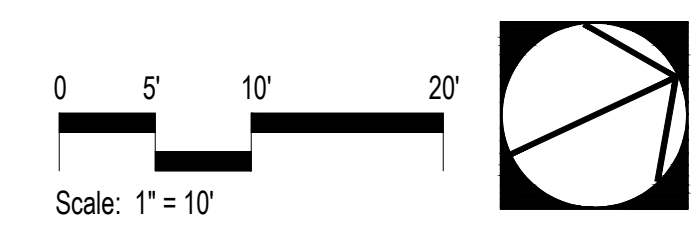


LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FX Luminaire DE Down light ideal for large applications. 9.7in. H x 3.0in. Dia. Order code: DE, Aluminum Alloy, (BZ) Bronze Metallic, Mini J-Box for 1/2in. Thr Lamp: DE-9LED, 10W 10.7VA, 2700K, Beamspread: Spot	4
	FX Luminaire NP-9LED-BZ Large directional up light ideal for vertical landscape elements. Order code: NP, Aluminum Alloy, (BZ) Bronze Metallic, Ground Mount Lamp: NP-9LED, 10W 10.7VA, 2700K, Beamspread: Narrow Flood	8
	FX Luminaire LC Large scale up light used for wide scale elements. 6.5" H x 4.5" W x 3.0" D. Order code: LC, Aluminum Alloy, (BZ) Bronze Metallic, Ground Mount Lamp: LC-9LED, 11.2W 13.5VA, 3900K, Beamspread: Very Wide Flood	3



- NOTES:
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
 - All low voltage fixture will be Bronze color.

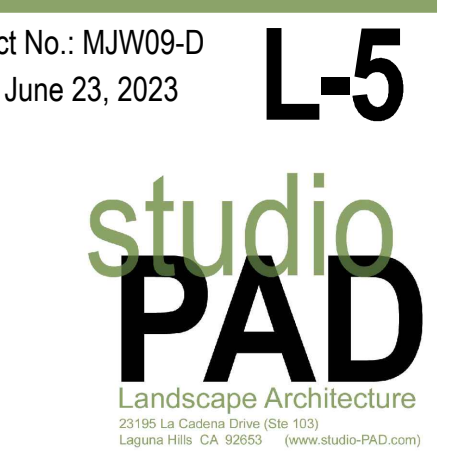


Schematic Lighting Plan

MJW Developments



3rd Submittal | Project No.: MJW09-D | Date: June 23, 2023

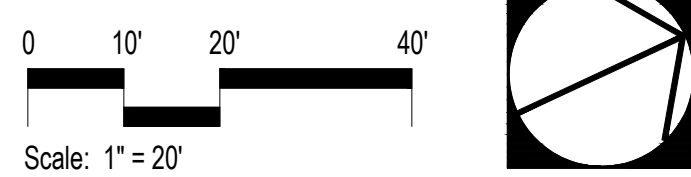
Phillips Ranch - Pomona, CA





SITE DEVELOPMENT

SYMBOL	NOTES	QTY
	COMMON OPEN SPACE AREA	4,773 sf
	PEDESTRIAN CIRCULATION TO EXISTING & NEW OPEN SPACE	



Schematic Open Space Plan

MJW Developments

3rd Submittal | Project No.: MJW09-D
Date: June 23, 2023

L-6

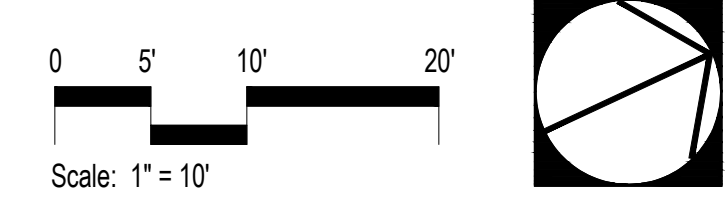
Phillips Ranch - Pomona, CA





SITE DEVELOPMENT

SYMBOL	NOTES	QTY
	LANDSCAPE AREA	10,123 sf
	OVERALL SITE AREA	±25,265 sf
	TOTAL LANDSCAPE	10,123 sf (40%)



Schematic Permeable Plan

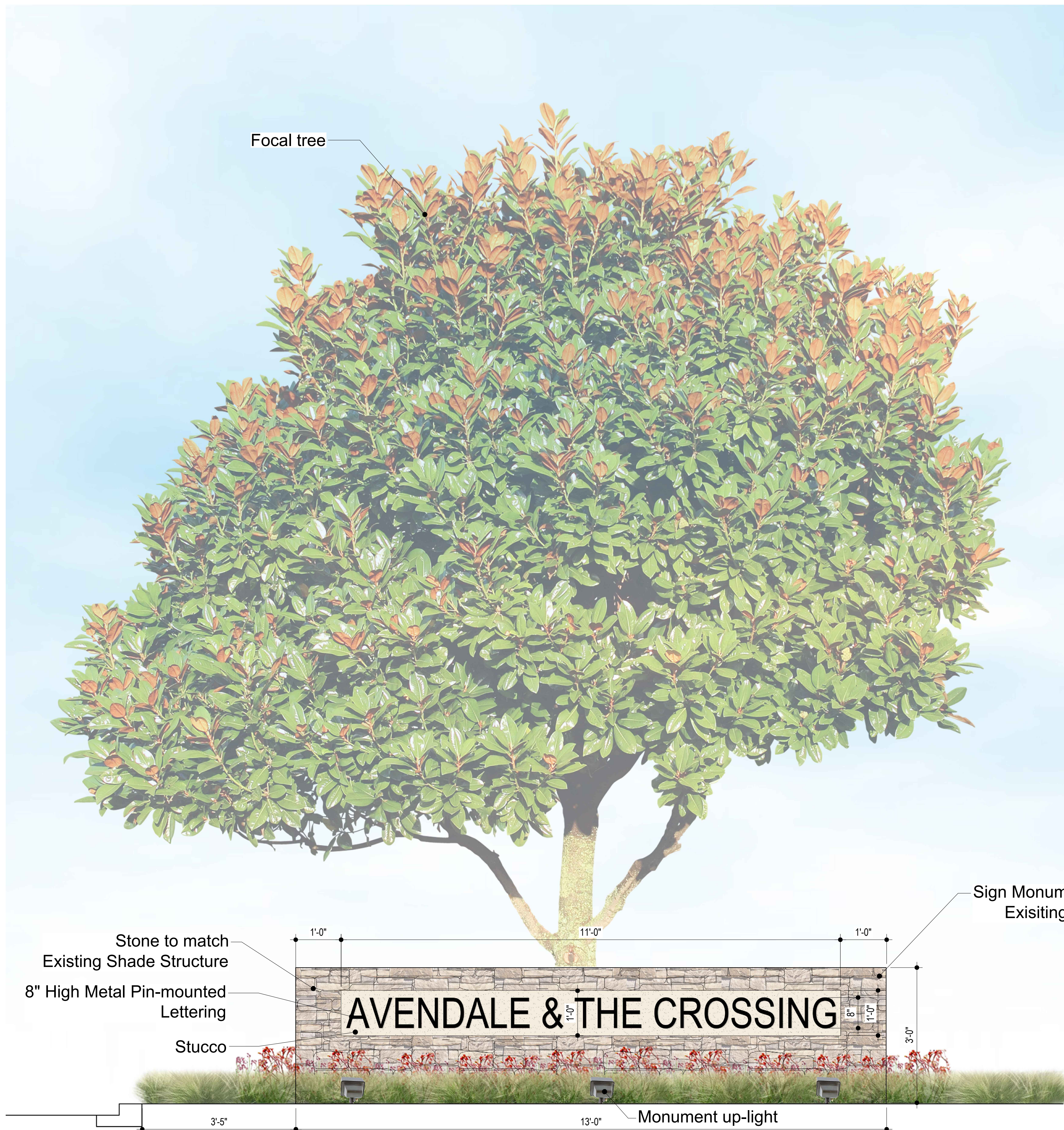
MJW Developments

3rd Submittal | Project No.: MJW09-D | Date: June 23, 2023

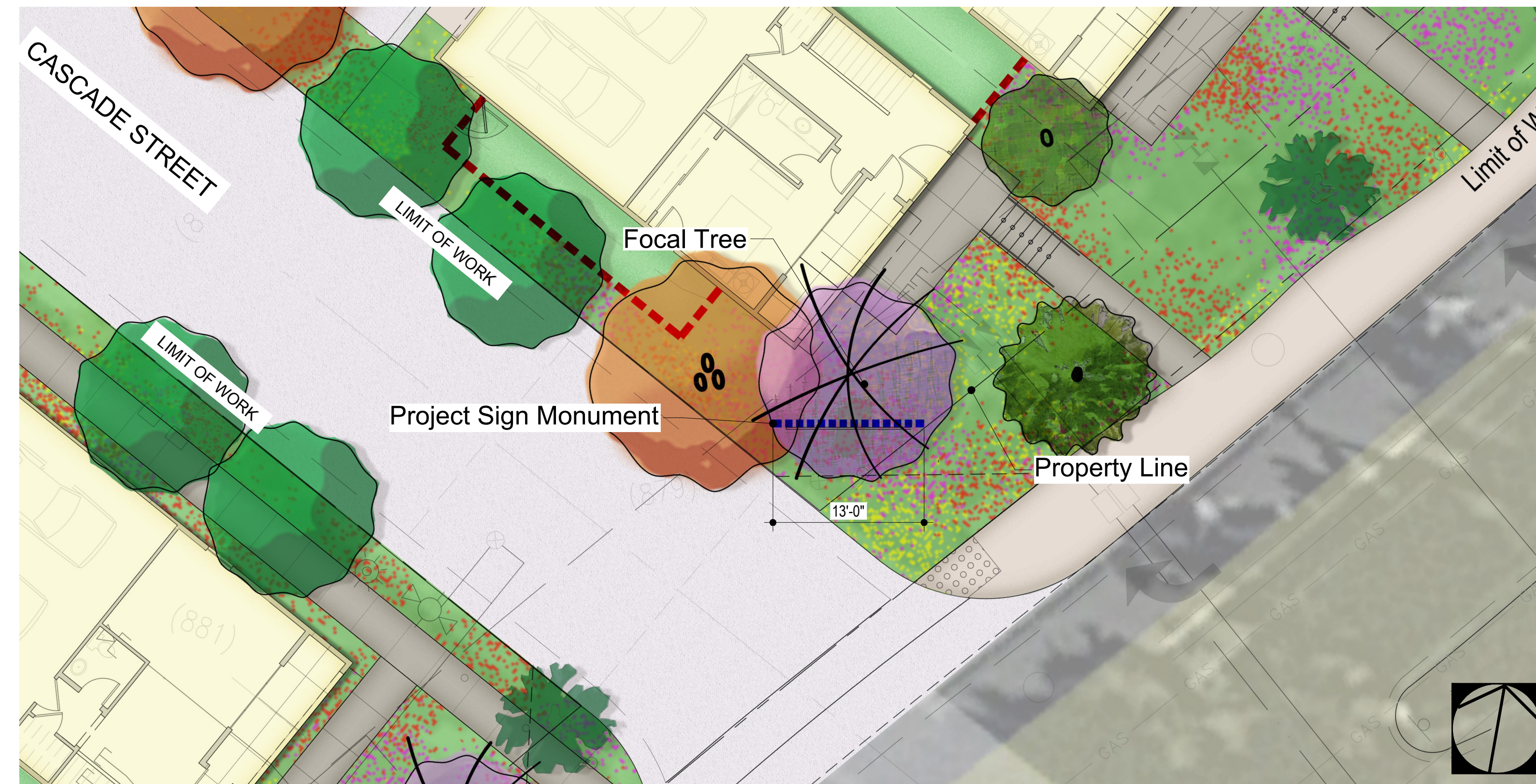
L-7

Phillips Ranch - Pomona, CA





Elevation
Scale: 3/4" = 1'-0"

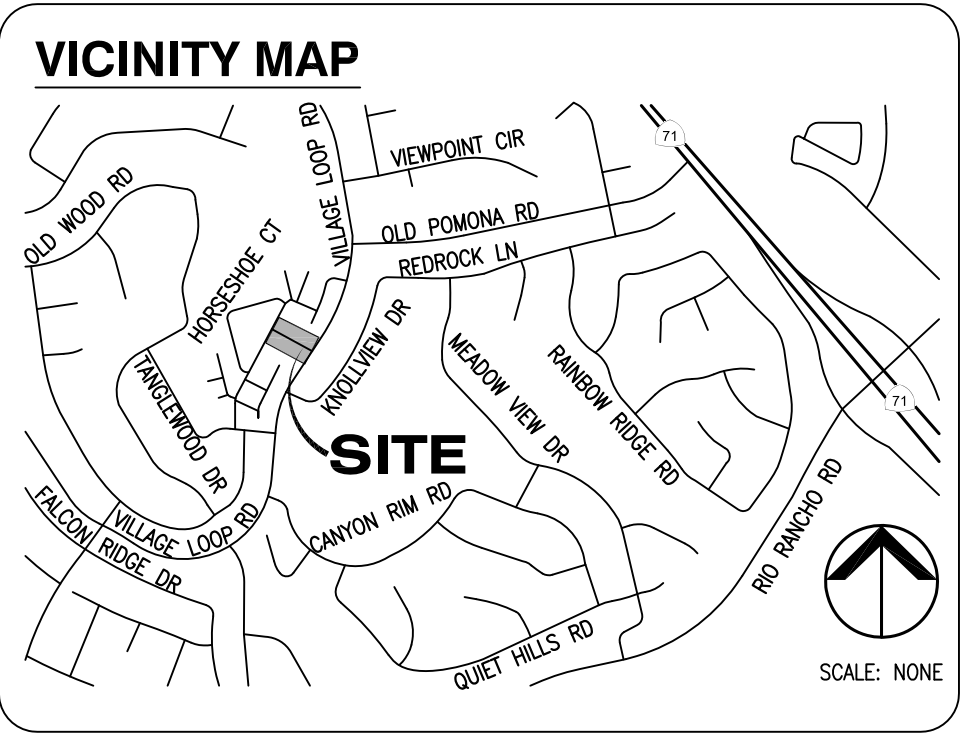
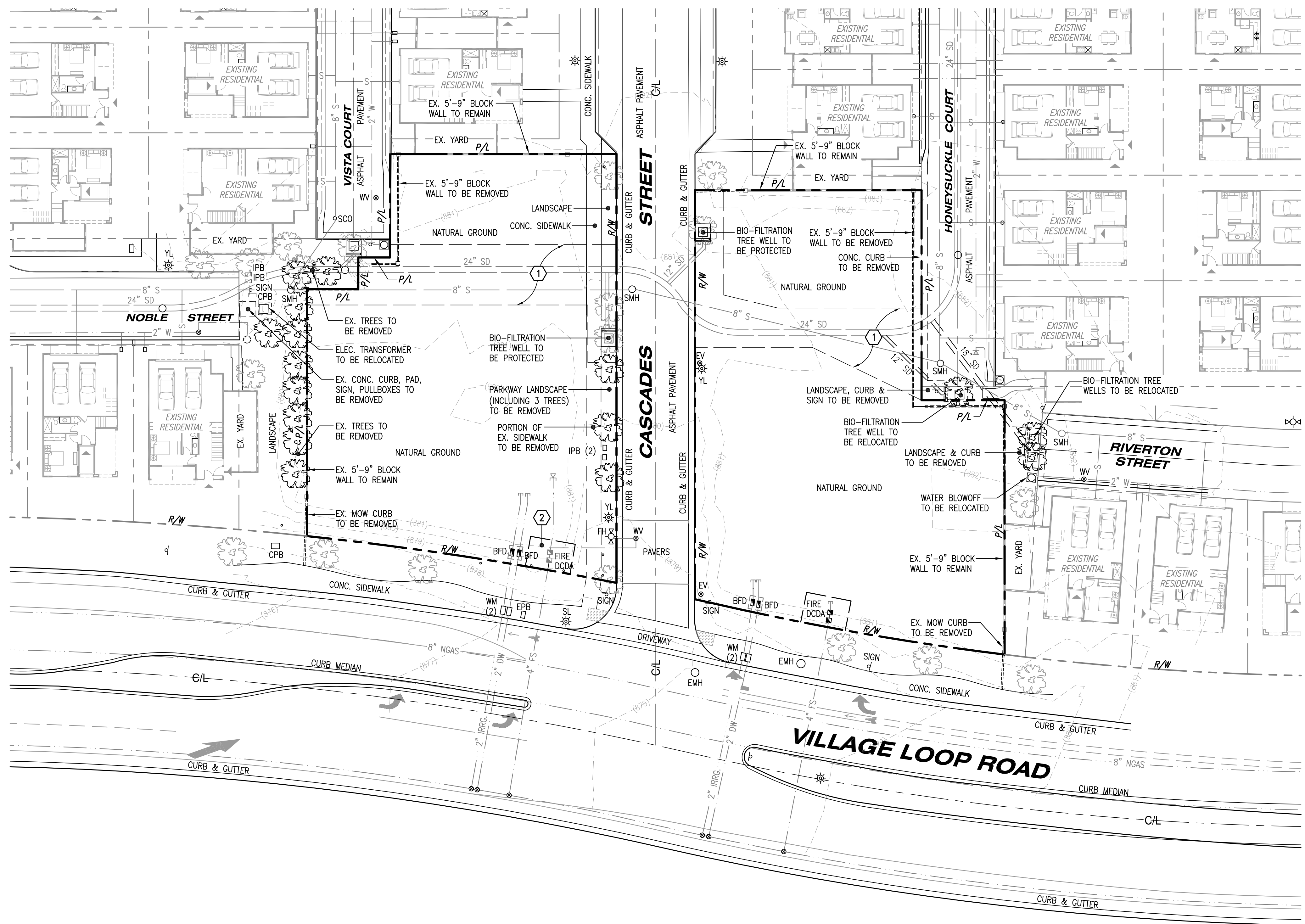


Plan View
Scale: 1/8" = 1'-0"



NOTES:
1. Sign Monument have been reviewed and approved on 04/04/2023.

Project Sign Monument Exhibit



LEGEND

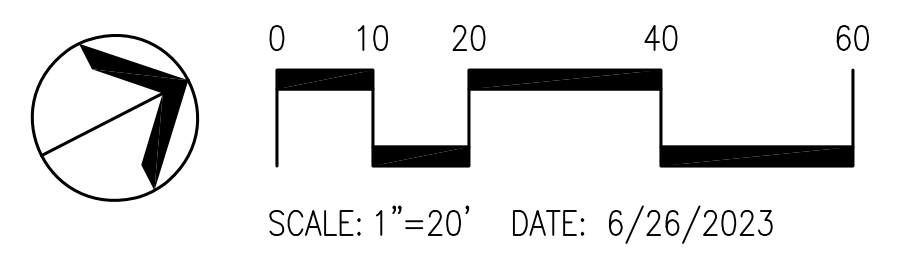
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- CENTERLINE
- RIGHT OF WAY
- WATER
- SEWER
- STORM DRAIN
- WALL
- LIGHT/STREET LIGHT
- FIRE HYDRANT
- SIGN
- VALVE
- TREE

ABBREVIATIONS

- BFD BACKFLOW DEVICE
- CONC. CONCRETE PAVEMENT
- CPB COMMUNICATION PULLBOX
- C/L CENTERLINE
- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- EPB ELECTRICAL PULLBOX
- EMH ELECTRICAL MANHOLE
- EV ELECTRICAL VALVE
- EX. EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GV GAS VALVE
- IPB IRRIGATION PULLBOX
- IRR IRRIGATION
- NGAS NATURAL GAS
- P/L PROPERTY LINE
- R/W RIGHT AWAY
- S SEWER
- SCO SEWER CLEAN OUT
- SD STORM DRAIN
- SL STREET LIGHT
- SMH SEWER MANHOLE
- TF TRANSFORMER
- W WATER
- WV WATER VALVE
- YL YARD LIGHT

EASEMENTS

- ① EASEMENT FOR UNDERGROUND SEWER & STORM DRAIN PURPOSES PER TRACT 1399, M.B. 1399/18-23.
- ② EASEMENT FOR UNDERGROUND PUBLIC WATER PURPOSES.

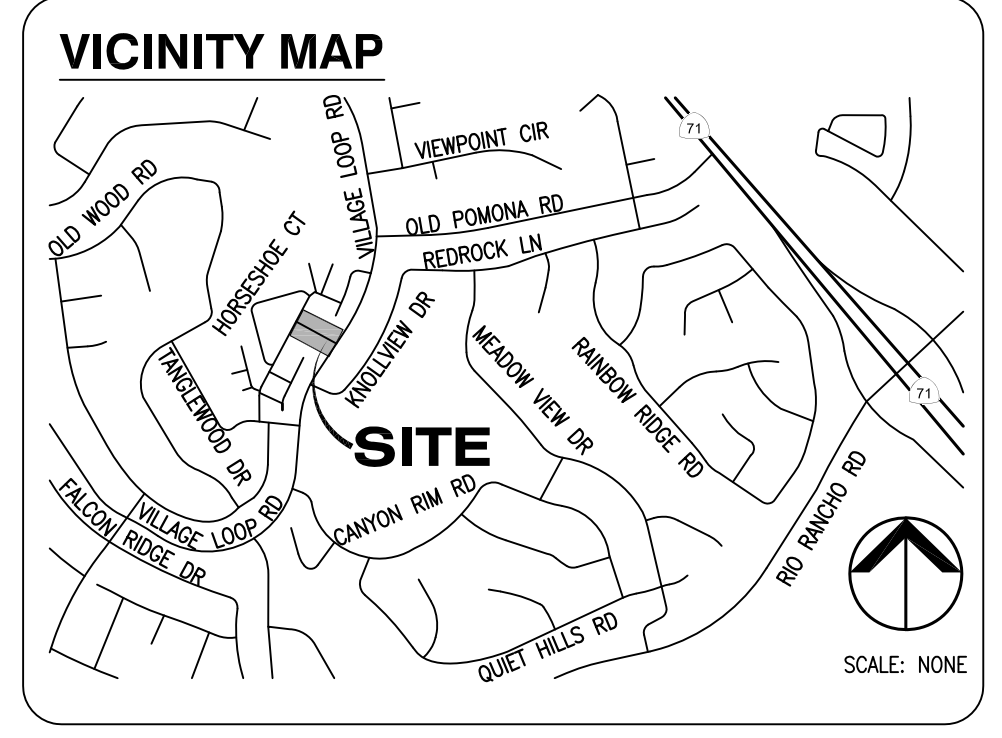
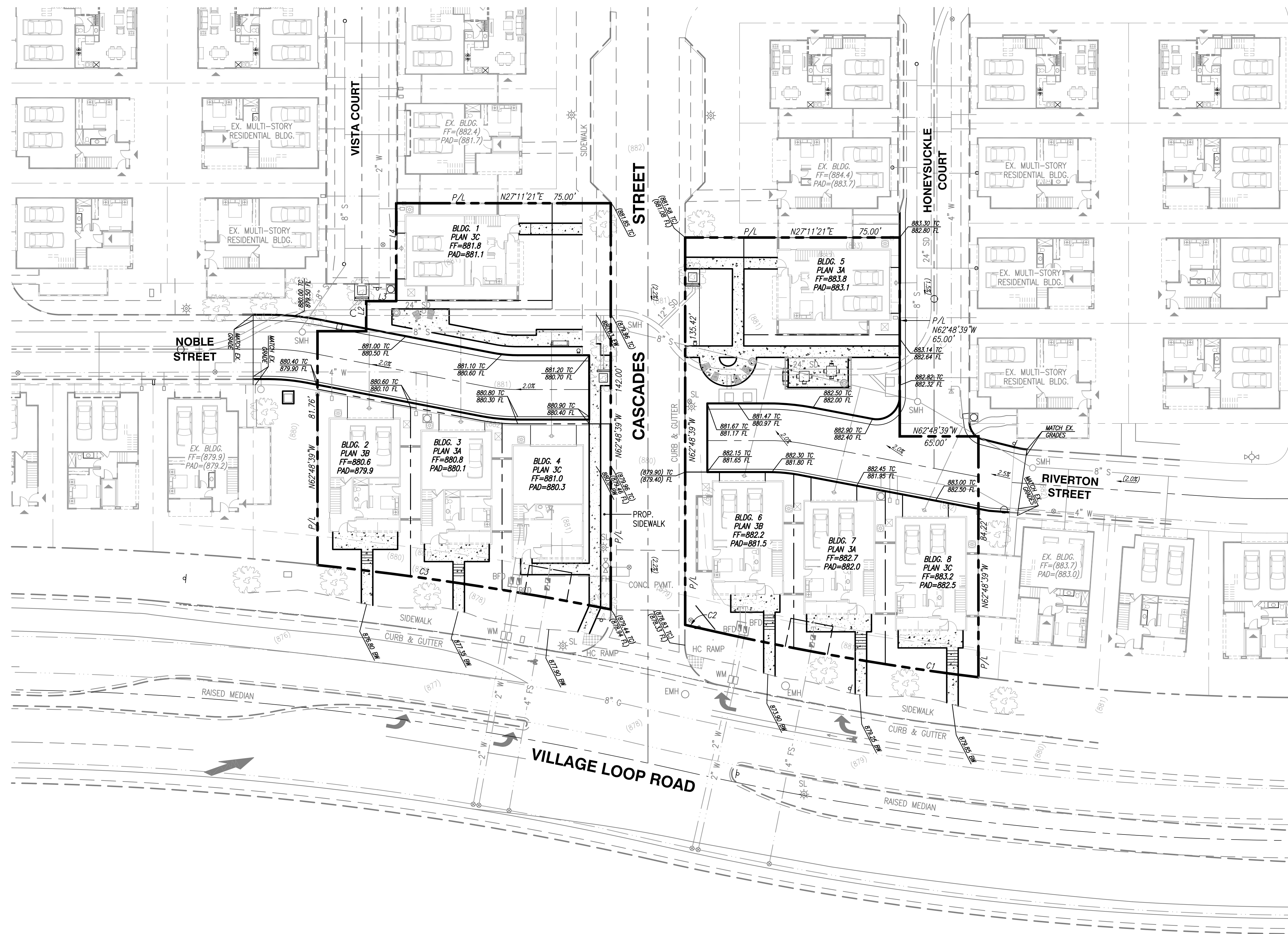


PHILLIPS RANCH
MW INVESTMENT GROUP, LLC

EXISTING SITE CONDITIONS
POMONA, CALIFORNIA

PREPARED BY:

KHR ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 17530 Von Karman Ave. - Suite 200
 Irvine, California 92614



LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- WATER
- SEWER
- STORM DRAIN
- WALL
- LIGHT/STREET LIGHT
- FIRE HYDRANT
- SIGN
- VALVE
- TREE

EARTHWORK ESTIMATES:

CUT	1,200 CY
FILL	1,100 CY
NET IMPORT	100 CY

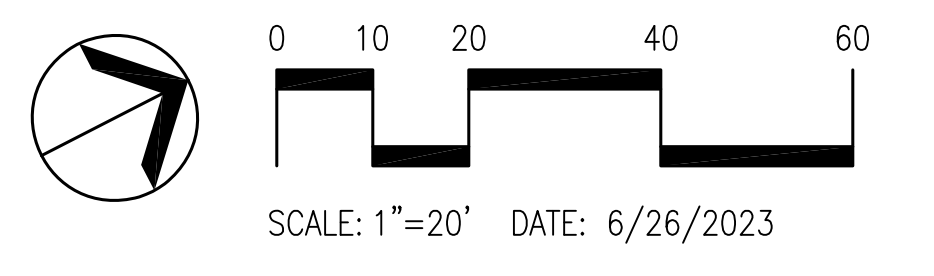
LEGEND:

- (xxx.xx) EXISTING ELEVATION
- xxx.xx PROPOSED ELEVATION
- (x.x) EXISTING SLOPE
- x.x PROPOSED SLOPE

BOUNDARY DATA

CURVE	DELTA	RADIUS	LENGTH
C1	5°48'17"	950.00'	96.25'
C2	0°23'17"	1170.00'	7.93'
C3	5°04'41"	1170.00'	103.70'

LINE	BEARING	DISTANCE
L1	N27°11'21"E	17.00'
L2	N62°48'39"W	10.50'
L3	N27°11'21"E	10.50'
L4	N62°48'39"W	34.25'



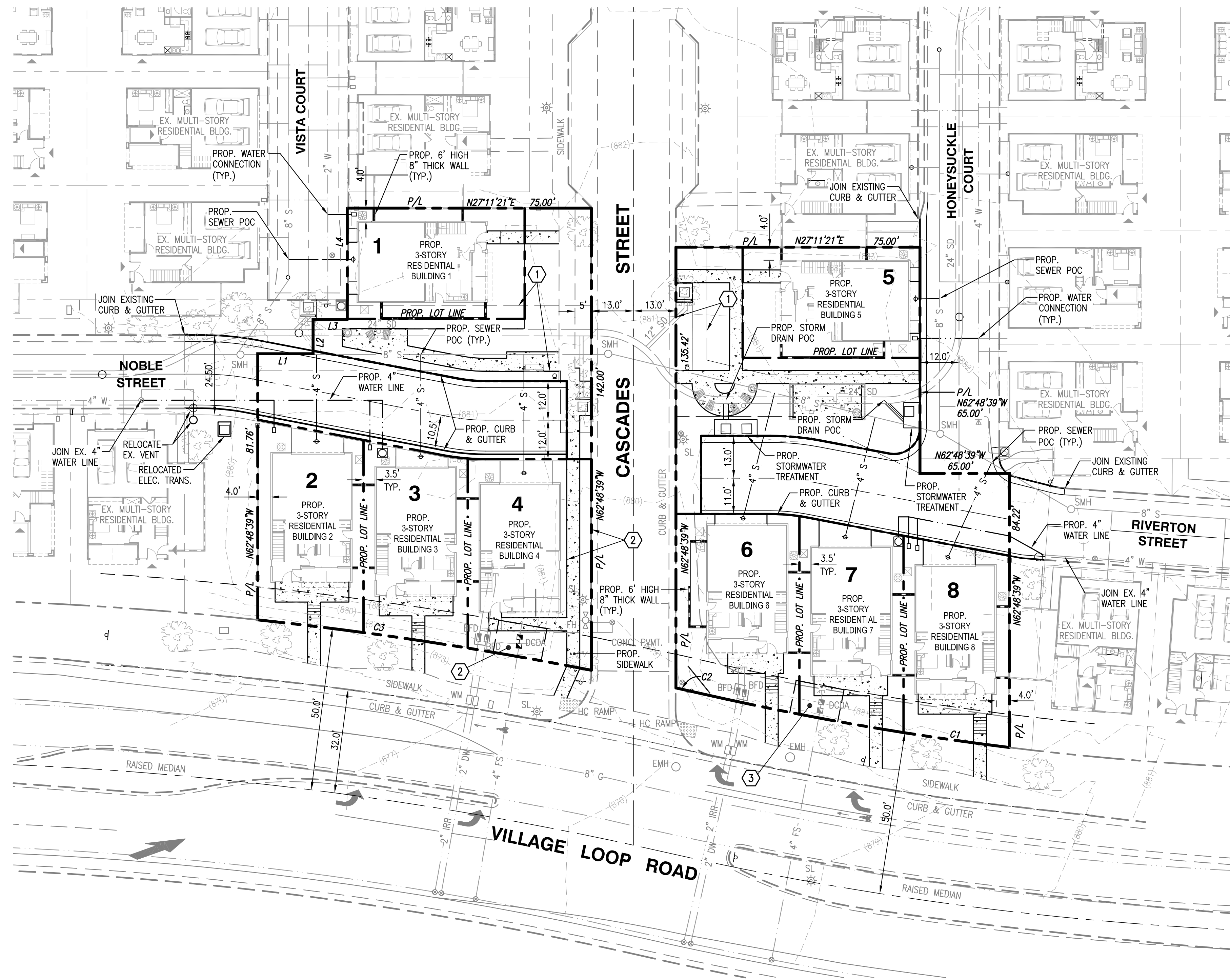
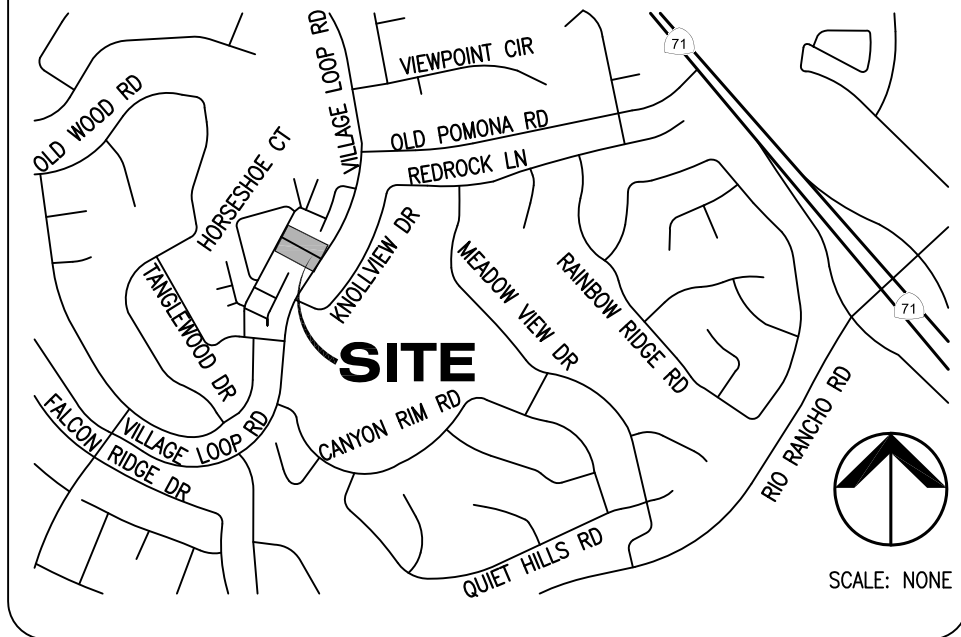
PHILLIPS RANCH
MW INVESTMENT GROUP, LLC

PRELIMINARY GRADING PLAN
POMONA, CALIFORNIA

PREPARED BY:
KHR ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 17530 Von Karman Ave. - Suite 200
 Irvine, California 92614
 Tel (949) 756-6440

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VICINITY MAP



AREA

EXISTING LOTS: 2
 LOT 125 AREA (GROSS) = 12,561 S.F. (0.288 ACRES)
 LOT 125 AREA (NET) = 10,476 S.F. (0.240 ACRES)
 LOT 126 AREA (GROSS) = 13,004 S.F. (0.299 ACRES)
 LOT 126 AREA (NET) = 11,153 S.F. (0.256 ACRES)
 NET AREA EXCLUDES EASEMENT AREAS.

PROPOSED LOTS: 12
 PROPOSED NUMBERED LOTS: 8 (RESIDENTIAL)
 PROPOSED LETTERED LOTS: 4
 PROPOSED LETTERED USE: A & B (FOR OPEN SPACE)
 C & D (FOR ROADWAY PURPOSES)

PROPOSED LOT AREAS
 LOT 1 (RESIDENTIAL) = 1,853 S.F.
 LOT 2 (RESIDENTIAL) = 1,958 S.F.
 LOT 3 (RESIDENTIAL) = 1,870 S.F.
 LOT 4 (RESIDENTIAL) = 2,331 S.F.
 LOT 5 (RESIDENTIAL) = 1,853 S.F.
 LOT 6 (RESIDENTIAL) = 2,184 S.F.
 LOT 7 (RESIDENTIAL) = 1,946 S.F.
 LOT 8 (RESIDENTIAL) = 1,946 S.F.
 LOT A (OPEN SPACE) = 2,285 S.F.
 LOT B (OPEN SPACE) = 2,800 S.F.
 LOT C (ROADWAY) = 2,263 S.F.
 LOT D (ROADWAY) = 2,276 S.F.

EASEMENTS

- ① EASEMENT FOR UNDERGROUND SEWER & STORM DRAIN PURPOSES PER TR. 1399, M.B. 1399/18-23.
- ② AN EASEMENT IN FAVOR OF THE CITY OF POMONA FOR WATER AND INCIDENTAL PURPOSES, RECORDED MARCH 3, 2022 AS INSTRUMENT NO. 20220250864 OF OFFICIAL RECORDS.
- ③ AN EASEMENT IN FAVOR OF THE CITY OF POMONA FOR WATER AND INCIDENTAL PURPOSES, RECORDED MARCH 3, 2022 AS INSTRUMENT NO. 20220250865 OF OFFICIAL RECORDS.
- 4. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1981 AS INSTRUMENT NO. 81-104346 OF OFFICIAL RECORDS. (UNPLOTTABLE FROM RECORD)
- ⑤ PROPOSED PUBLIC UTILITY AND PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED.

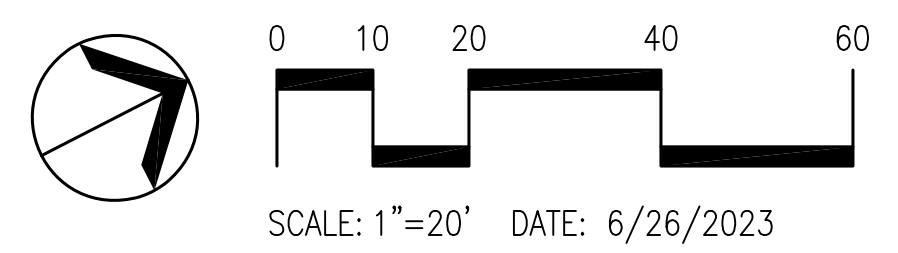
BOUNDARY DATA

CURVE	DELTA	RADIUS	LENGTH
C1	5'48"17"	950.00'	96.25'
C2	0'23"17"	1170.00'	7.93'
C3	5'04"41"	1170.00'	103.70'

LINE	BEARING	DISTANCE
L1	N27°11'21"E	17.00'
L2	N62°48'39"W	10.50'
L3	N27°11'21"E	10.50'
L4	N62°48'39"W	34.25'

LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- WATER
- SEWER
- STORM DRAIN
- WALL
- LIGHT/STREET LIGHT
- FIRE HYDRANT
- SIGN
- VALVE
- TREE



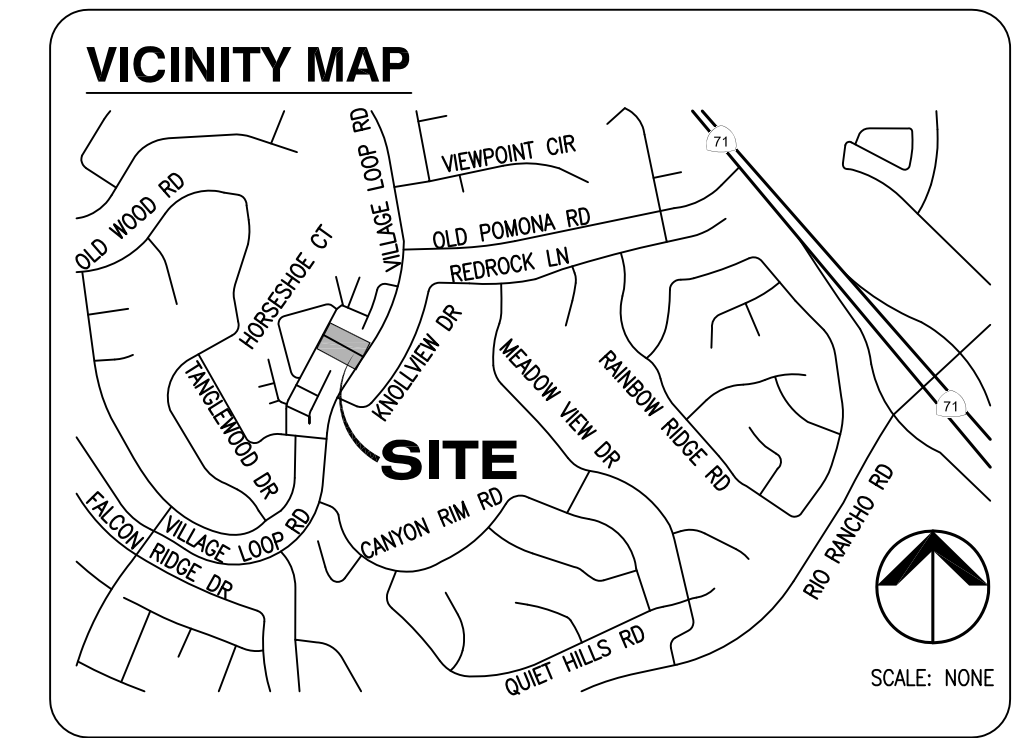
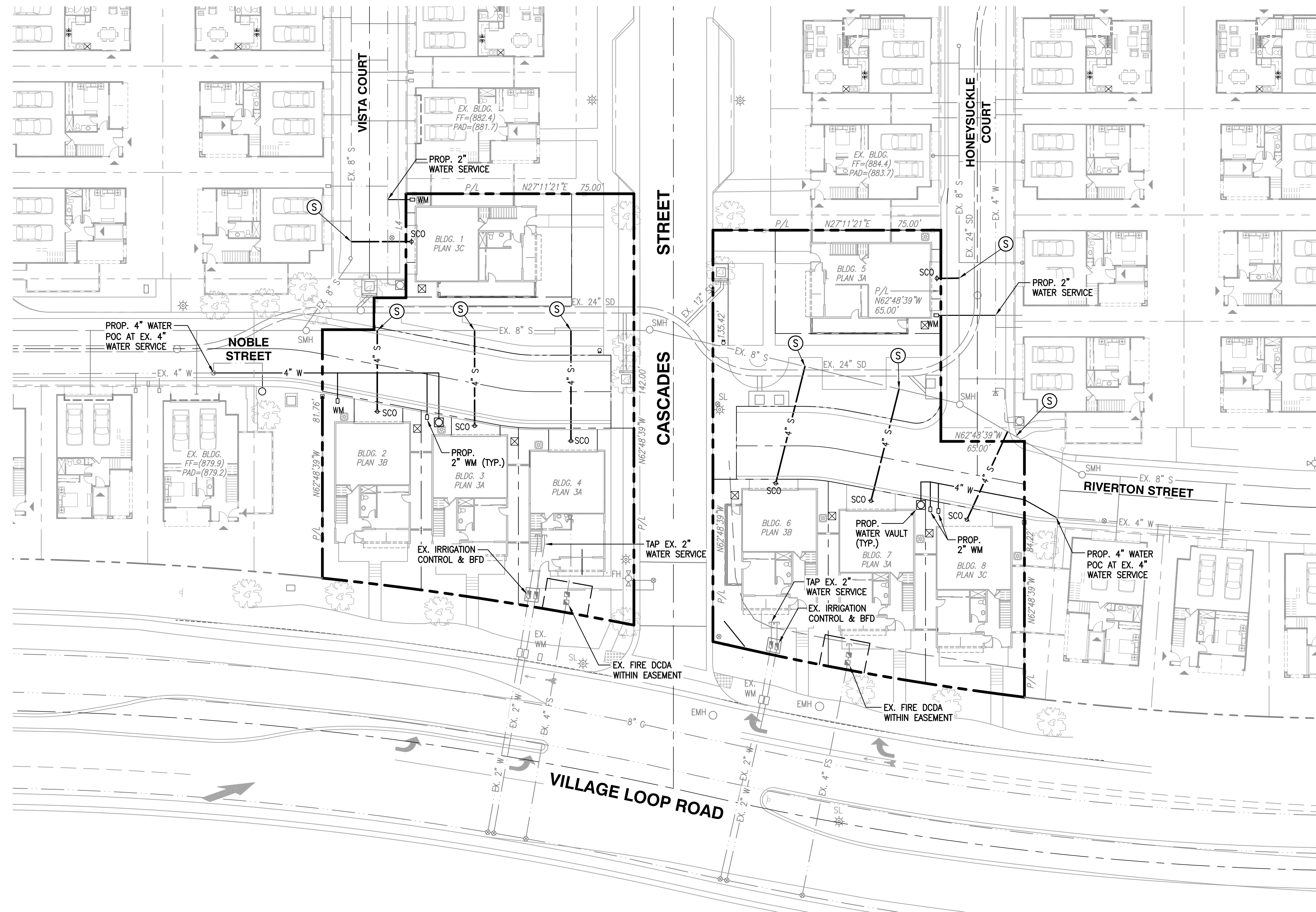
PHILLIPS RANCH
MW INVESTMENT GROUP, LLC

PRELIMINARY SITE PLAN
POMONA, CALIFORNIA

PREPARED BY:

KHR ASSOCIATES
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 17530 Von Karman Ave. - Suite 200
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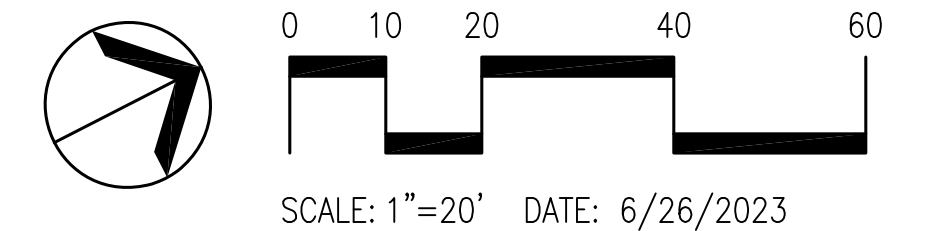
- BOUNDARY LINE
- CENTERLINE
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- STORM DRAIN
- WALL
- LIGHT/STREET LIGHT
- FIRE HYDRANT
- SIGN
- VALVE
- TREE
- PROP. SEWER POC

ABBREVIATIONS

- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- EMH ELECTRICAL MANHOLE
- EX. EXISTING
- FH FIRE HYDRANT
- FS FIRE SERVICE
- P/L PROPERTY LINE
- POC POINT OF CONNECTION
- S SEWER MAIN
- SCO SEWER CLEANOUT
- SD STORM DRAIN
- SMH SEWER MANHOLE
- W WATER MAIN
- WM WATER METER

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L3	N27°11'21"E	10.50'	
L4	N62°48'39"W	34.25'	

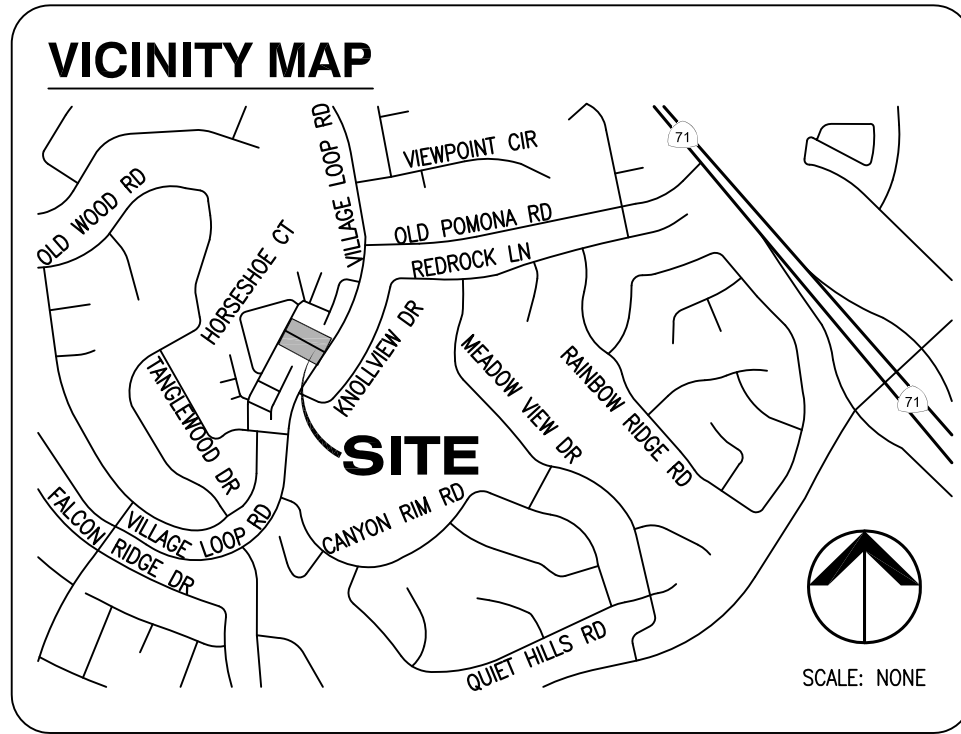


PHILLIPS RANCH
MW INVESTMENT GROUP, LLC

PRELIMINARY UTILITY PLAN
POMONA, CALIFORNIA

PREPARED BY:
KHR ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 17530 Von Karman Ave. - Suite 200
 Irvine, California 92614
 Tel (949) 756-6440

C:\Users\luis\Khr Associates\Dropbox\VR_Drive\MW_Investments\PHILLIPS RANCH\CD\A\Preliminary Plans\Prelin\Grading\WPRR-PRM-UTL-PLAN.dwg Jun 26, 2023 - 4:54pm



LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- W WATER
- S SEWER
- SD STORM DRAIN
- WALL
- ☉ LIGHT/STREET LIGHT
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊕ VALVE
- 🌳 TREE

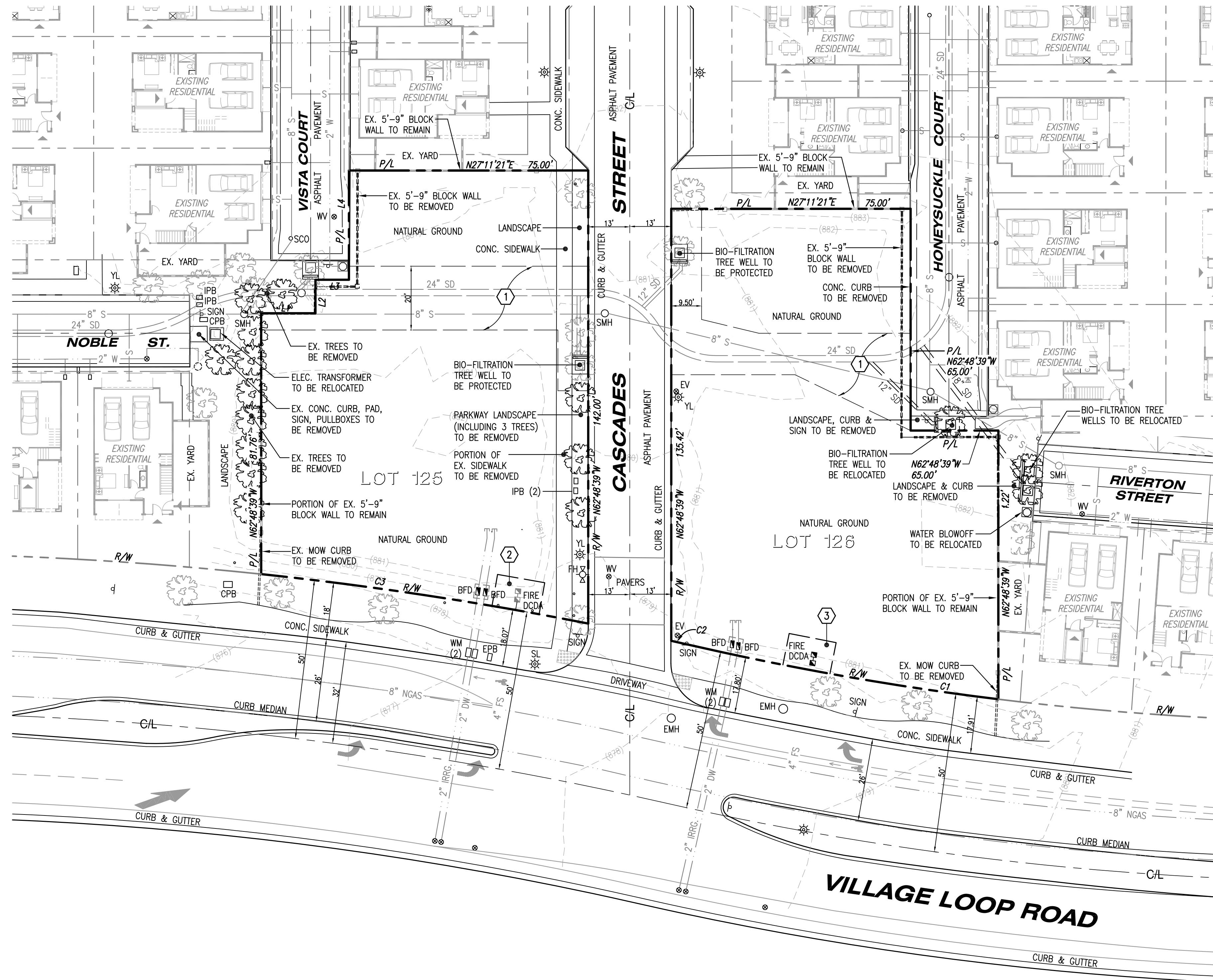
BOUNDARY DATA

CURVE	DELTA	RADIUS	LENGTH
C1	5°48'17"	950.00'	96.25'
C2	0°23'17"	1170.00'	7.93'
C3	5°04'41"	1170.00'	103.70'

LINE	BEARING	DISTANCE
L1	N27°11'21"E	17.00'
L2	N62°48'39"W	10.50'
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ABBREVIATIONS

- BFD BACKFLOW DEVICE
- CONC. CONCRETE PAVEMENT
- CPB COMMUNICATION PULLBOX
- C/L CENTERLINE
- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- EPB ELECTRICAL PULLBOX
- EMH ELECTRICAL MANHOLE
- EV ELECTRICAL VALVE
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GV GAS VALVE
- IPB IRRIGATION PULLBOX
- IRR IRRIGATION
- NGAS NATURAL GAS
- P/L PROPERTY LINE
- R/W RIGHT AWAY
- S SEWER
- SCO SEWER CLEAN OUT
- SD STORM DRAIN
- SL STREET LIGHT
- SMH SEWER MANHOLE
- TF TRANSFORMER
- W WATER
- WV WATER VALVE
- YL YARD LIGHT



FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE D, CONSIDERED TO BE AN AREA OF UNDETERMINED FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1725F WITH AD EFFECTIVE DATE OF AUGUST 26, 2008.

BENCHMARK

LOS ANGELES COUNTY BENCHMARK NO. G 4608, A DPW BM TAG SET IN CURB 2' SOUTH OF BCR AT SW COR. VILLAGE LOOP ROAD & PHILLIPS RANCH ROAD. ELEVATION= 860.88 (NAD 88)

EASEMENTS

- 1 EASEMENT FOR UNDERGROUND SEWER & STORM DRAIN PURPOSES PER TR. 1399, M.B. 1399/18-23.
- 2 AN EASEMENT IN FAVOR OF THE CITY OF POMONA FOR WATER AND INCIDENTAL PURPOSES, RECORDED MARCH 3, 2022 AS INSTRUMENT NO. 20220250864 OF OFFICIAL RECORDS.
- 3 AN EASEMENT IN FAVOR OF THE CITY OF POMONA FOR WATER AND INCIDENTAL PURPOSES, RECORDED MARCH 3, 2022 AS INSTRUMENT NO. 20220250865 OF OFFICIAL RECORDS.
- 4 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1981 AS INSTRUMENT NO. 81-104346 OF OFFICIAL RECORDS. (UNPLOTTABLE FROM RECORD)

OWNERSHIP

PHILLIPS RANCH RETAIL PARTNERS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
27702 CROWN VALLEY PARKWAY, SUITE D-4 197
LADERA RANCH, CALIFORNIA 92694

SUBDIVIDER

KHR ASSOCIATES
17530 VON KARMAN AVENUE, SUITE 200
IRVINE, CALIFORNIA 92614
ATTN.: JAMES H. KAWAMURA
PHONE NO.: (949) 756-6440

JAMES H. KAWAMURA
REGISTRATION NO.: 30560
WITHIN THE STATE OF CALIFORNIA



AREA

EXISTING LOTS: 2
 LOT 125 AREA (GROSS) = 12,561 S.F. (0.288 ACRES)
 LOT 125 AREA (NET) = 10,476 S.F. (0.240 ACRES)
 LOT 126 AREA (GROSS) = 13,004 S.F. (0.299 ACRES)
 LOT 126 AREA (NET) = 11,153 S.F. (0.256 ACRES)
 NET AREA EXCLUDES EASEMENT AREAS.

PROPOSED LOTS: 12
 PROPOSED NUMBERED LOTS: 8 (RESIDENTIAL)
 PROPOSED LETTERED LOTS: 4
 PROPOSED LETTERED USE: A & B (FOR OPEN SPACE)
 C & D (FOR ROADWAY PURPOSES)

PROPOSED LOT AREAS
 LOT 1 (RESIDENTIAL) = 1,853 S.F.
 LOT 2 (RESIDENTIAL) = 1,958 S.F.
 LOT 3 (RESIDENTIAL) = 1,870 S.F.
 LOT 4 (RESIDENTIAL) = 2,331 S.F.
 LOT 5 (RESIDENTIAL) = 1,853 S.F.
 LOT 6 (RESIDENTIAL) = 2,184 S.F.
 LOT 7 (RESIDENTIAL) = 1,946 S.F.
 LOT 8 (RESIDENTIAL) = 1,946 S.F.
 LOT A (OPEN SPACE) = 2,285 S.F.
 LOT B (OPEN SPACE) = 2,800 S.F.
 LOT C (ROADWAY) = 2,263 S.F.
 LOT D (ROADWAY) = 2,276 S.F.

ZONING

CURRENT ZONING : V-B RESIDENTIAL
 PROPOSED ZONING: ADOPTED R-1 ORDINANCE

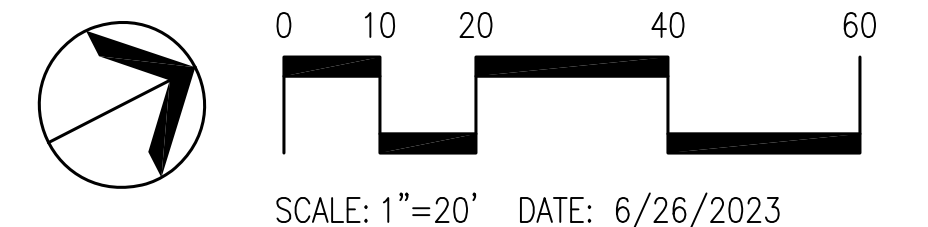
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

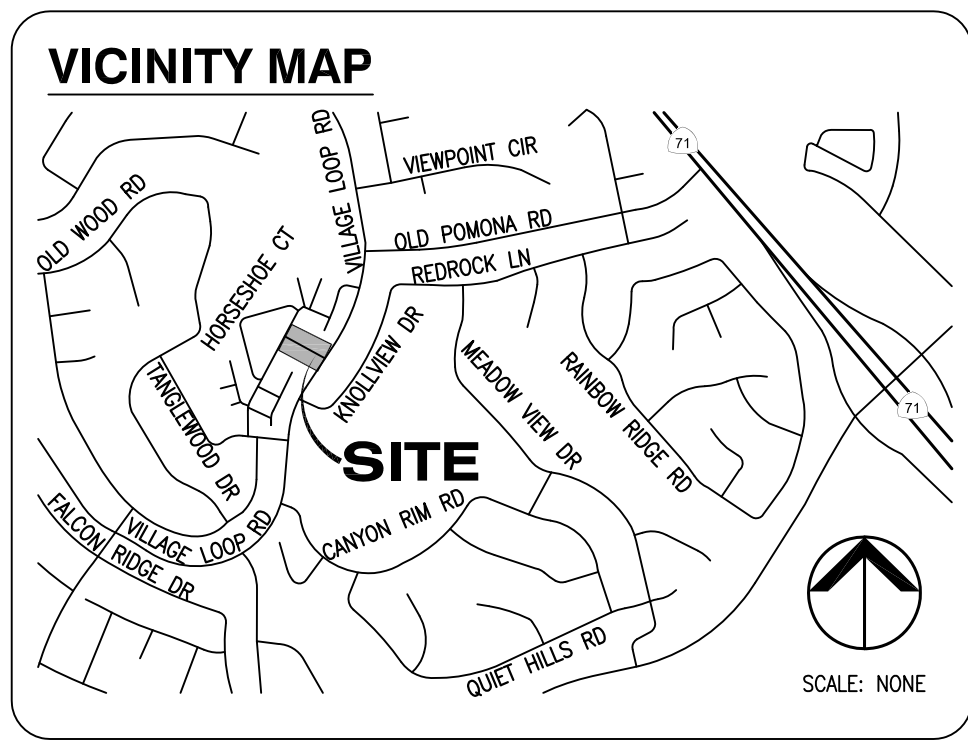
PARCEL 1:
 LOTS 125 AND 126 OF TRACT MAP NO. 73183, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1399, PAGES 18 THROUGH 23, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA ON JULY 27, 2017, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED OCTOBER 14, 2020 AS INSTRUMENT NO. 20201275183, LOS ANGELES COUNTY RECORDS.

PARCEL 2:
 A TEMPORARY NON-EXCLUSIVE EASEMENT APPURTENANT TO THE LAND DESCRIBED IN PARCEL 1 ABOVE FOR ACCESS OVER CASCADE STREET LOT OF TRACT MAP NO. 73183, BUT ONLY TO THE EXTENT NECESSARY TO PROVIDE ACCESS TO PARCEL 1, AND ONLY UNTIL SUCH TIME THAT THE OWNER OF PARCEL 1 OTHERWISE OBTAINS A PERMANENT EASEMENT FOR ACCESS TO PARCEL 1, AT WHICH TIME IN EITHER CASE THIS TEMPORARY EASEMENT SHALL TERMINATE AUTOMATICALLY WITHOUT FURTHER ACTION BY ANY PARTY AND WITHOUT RECORDING ANY DOCUMENT.

APN: 8711-022-087 AND 8711-022-088



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LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - RIGHT OF WAY
- W - WATER
- S - SEWER
- SD - STORM DRAIN
- WALL
- ☉ LIGHT/STREET LIGHT
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ VALVE
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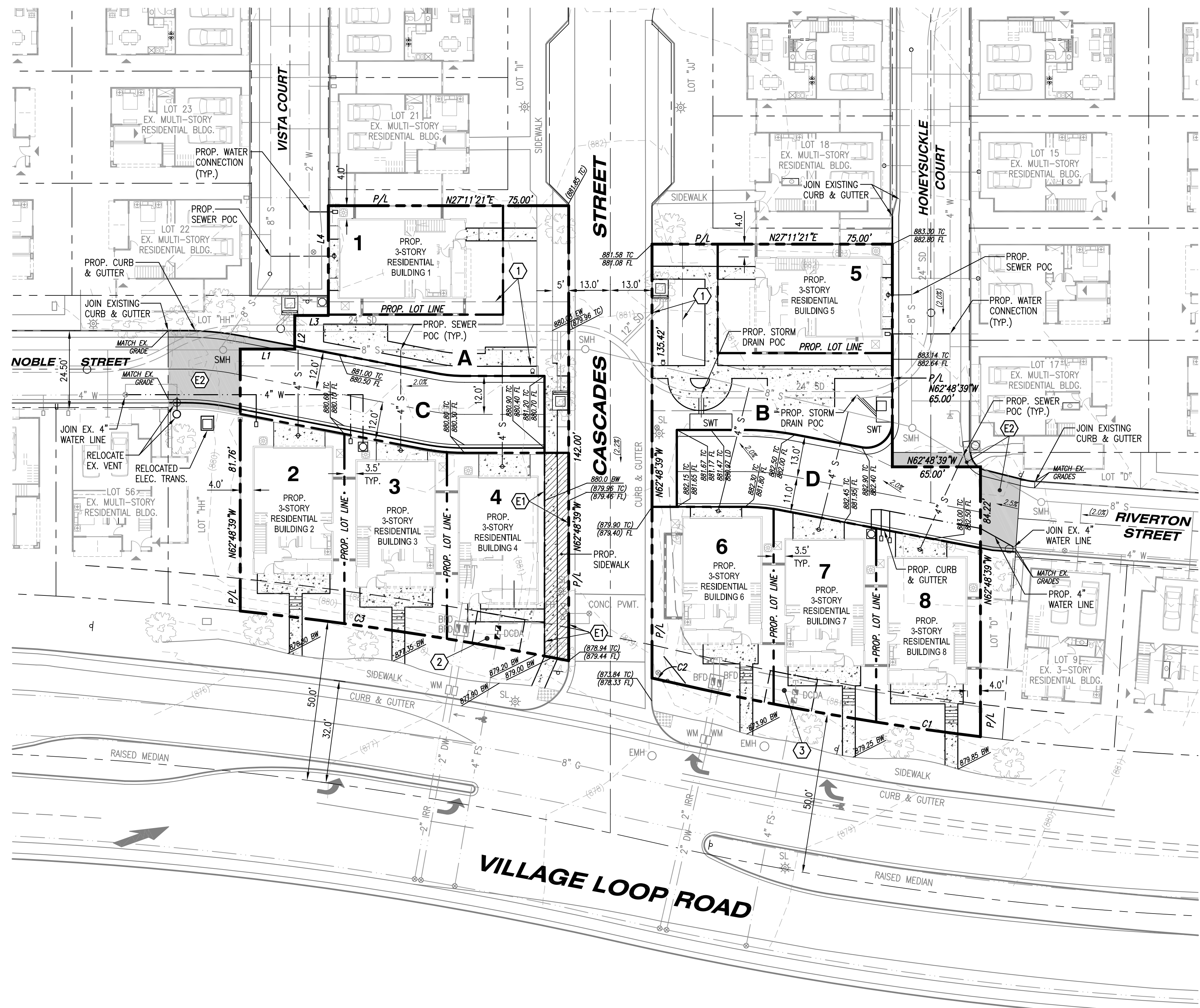
BOUNDARY DATA

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- NGAS NATURAL GAS
- P/L PROPERTY LINE
- R/W RIGHT AWAY
- S SEWER
- SCO SEWER CLEAN OUT
- SD STORM DRAIN
- SL STREET LIGHT
- SMH SEWER MANHOLE
- SWT PROPOSED STORMWATER TREATMENT
- TF TRANSFORMER
- W WATER
- WV WATER VALVE
- YL YARD LIGHT



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LOS ANGELES COUNTY BENCHMARK NO. G 4608, A DPW BM TAG SET IN CURB 2' SOUTH OF BCR AT SW COR. VILLAGE LOOP ROAD & PHILLIPS RANCH ROAD. ELEVATION= 860.88 (NAD 88)

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- E1 PROPOSED EASEMENT FOR PEDESTRIAN ACCESS PURPOSES IN FAVOR OF LOTS 1, 2, 3, 5, 6, 7, 8, AND HOME OWNERS ASSOCIATION OF TRACT 73183.
- E2 EASEMENT FOR PRIVATE STREET PURPOSES TO BE OBTAINED FROM HOME OWNERS ASSOCIATION OF TRACT 73183 PER SEPARATE INSTRUMENT.

OWNERSHIP

PHILLIPS RANCH RETAIL PARTNERS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
27702 CROWN VALLEY PARKWAY, SUITE D-4 197
LADERA RANCH, CALIFORNIA 92694
ATTN: MATT WAKEN
PHONE NO.: (626) 710-6377

SUBDIVIDER

KHR ASSOCIATES
17530 VON KARMAN AVENUE, SUITE 200
IRVINE, CALIFORNIA 92614
ATTN: JAMES H. KAWAMURA
PHONE NO.: (949) 756-6440

James H. Kawamura
JAMES H. KAWAMURA
REGISTERED PROFESSIONAL ENGINEER
No. 43056C
Expire Date: 07/31/24
STATE OF CALIFORNIA
CIVIL

REGISTRATION NO.: 30560
WITHIN THE STATE OF CALIFORNIA

AREA

EXISTING LOTS: 2
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LOT 126 AREA (GROSS) = 13,004 S.F. (0.299 ACRES)
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LOT B (OPEN SPACE)	= 2,800 S.F.
LOT C (PRIVATE ROADWAY)	= 2,263 S.F.
LOT D (PRIVATE ROADWAY)	= 2,276 S.F.

ZONING

CURRENT ZONING: V-B RESIDENTIAL
PROPOSED ZONING: ADOPTED R-1 ORDINANCE
GENERAL PLAN LAND USE DESIGNATION & TRANSECT: URBAN NEIGHBORHOOD
SPECIFIC PLAN: PHILLIPS RANCH SPECIFIC PLAN, URBAN RESIDENTIAL/NEIGHBORHOOD ACTIVITY CENTER

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 125 AND 126 OF TRACT MAP NO. 73183, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1399, PAGES 18 THROUGH 23, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA ON JULY 27, 2017, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED OCTOBER 14, 2020 AS INSTRUMENT NO. 20201275183, LOS ANGELES COUNTY RECORDS.

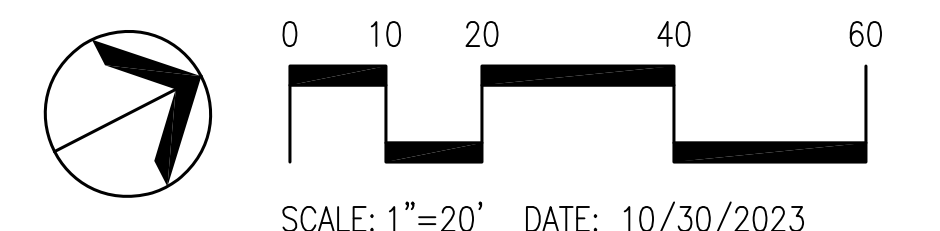
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APN: 8711-022-087 AND 8711-022-088

NOTE

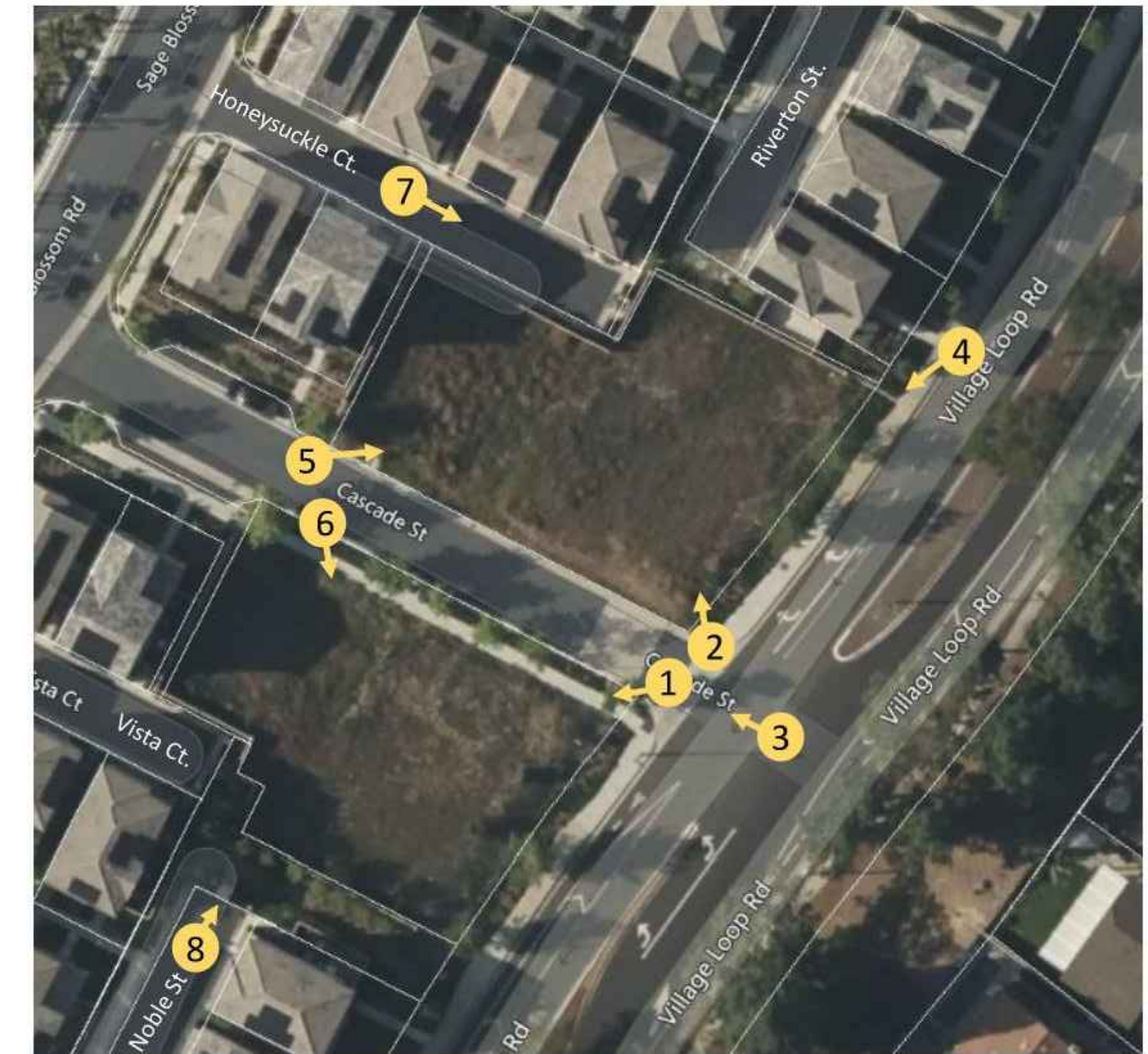
1. THE PROJECT IS COMPLIANCE WITH CITY PARK LAND DEDICATION.
2. THE NEAREST BUS STOP IS APPROXIMATELY 1,300 FEET SOUTHWESTERLY FROM THE PROJECT SITE, LOCATED AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF VILLAGE LOOP ROAD AND PHILLIPS RANCH ROAD.



PHILLIPS RANCH
MW INVESTMENT GROUP, LLC

SHEET 2 OF 2
TENTATIVE TRACT MAP NO. 84045
IN THE CITY OF POMONA, STATE OF CALIFORNIA

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200
Irvine, California 92614
Tel (949) 756-6440



Vicinity Map

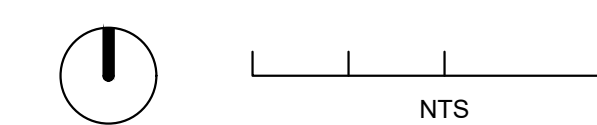


Architecture + Planning
888.456.5849
ktgy.com

Phillips Ranch Retail Partners, LLC
2111 Galbreth Ave
Pasadena, CA 91104

PHILLIPS RANCH
POMONA, CA # 2020-0099

PLANNING SUBMITTAL
Plot Date: 6.27.2023
1st Planning Submittal: 10.17.2022
2nd Planning Submittal: 04.20.2023
3rd Planning Submittal: 06.27.2023



IMAGES OF EXISTING LOCATIONS

IM-1

PHILLIPS RANCH
10 Village Loop Road, Pomona, CA 91766
APN: 8711-022-088 and 8711-022-087

PHILLIPS RANCH Retail Partners, LLC
2111 Galbreth Ave
Pasadena, CA 91104