

SITE PLAN FOR MAP NO. 83166

LOCATED IN THE CITY OF WEST COVINA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Lot No.	Plan No.	Lot Area (SF)	Building Coverage (SF)	Building Coverage (%)
1	3825	3113	1543	49.6%
2	3060	2302	1209	52.5%
3	3522R	2736	1369	50.0%
4	3060R	2882	1209	42.0%
5	3522XR	2754	1543	56.0%
6	3522	2250	1369	60.8%
7	3060R	2000	1209	60.5%
8	3825	2803	1543	55.0%
9	3825	2900	1543	53.2%
10	3060	2000	1209	60.5%
11	3522XR	3364	1543	45.9%
12	3522XR	3059	1543	50.4%
13	3060R	2228	1209	54.3%
14	3825	2912	1543	53.0%
15	3825	3232	1543	47.7%
16	3060	2228	1209	54.3%
17	3522XR	2734	1543	56.4%
18	3522XR	2745	1543	56.2%
19	3060R	2000	1209	60.5%
20	3825	2617	1543	59.0%
21	3825	2900	1543	53.2%
22	3060	2000	1209	60.5%
23	3522XR	2454	1543	62.9%
24	3522XR	3480	1543	44.3%
25	3060R	2506	1209	48.2%
26	3825	3082	1543	50.1%
27	3522	2481	1369	55.2%
28	3060R	2003	1209	60.4%
29	3522XR	2443	1543	63.2%
30	3522R	2462	1369	55.6%
31	3060	2000	1209	60.5%
32	3825	2698	1543	57.2%
33	3522	2719	1369	50.3%
34	3060R	2003	1209	60.4%
35	3522XR	2449	1543	63.0%
36	3522R	2494	1369	54.9%
37	3060	2002	1209	60.4%
38	3825	2701	1543	57.1%
39	3522	2764	1369	49.5%
40	3060R	2000	1209	60.5%
41	3522XR	2450	1543	63.0%
42	3522R	2532	1369	54.1%
43	3060	2003	1209	60.4%
44	3825	2697	1543	57.2%
45	3522	3065	1369	44.7%
46	3060R	2195	1209	55.1%
47	3522XR	2676	1543	57.7%

- EXISTING EASEMENTS**
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 1953 AS INSTRUMENT NO. 3599, IN BOOK 42917, PAGE 159 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 1953 AS INSTRUMENT NO. 3600, IN BOOK 42917, PAGE 160 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1955 AS INSTRUMENT NO. 3190, IN BOOK 46742, PAGE 167 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1955 AS INSTRUMENT NO. 3191, IN BOOK 46742, PAGE 168 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1955 AS INSTRUMENT NO. 3192, IN BOOK 46742, PAGE 169 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1955 AS BOOK 46806, PAGE 436 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 6.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 13, 1959 AS INSTRUMENT NO. 3379 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 6.
- PROPOSED EASEMENTS**
- RECIPROCAL INGRESS/EGRESS EASEMENT FOR PUBLIC AND EMERGENCY ACCESS TO CITY OF WEST COVINA
 - PUBLIC UTILITY EASEMENT DOMESTIC WATER ACCESS AND MAINTENANCE PURPOSES TO AZUSA LIGHT AND WATER.
 - PUBLIC UTILITY EASEMENT FOR SANITARY SEWER ACCESS AND MAINTENANCE PURPOSES TO CITY OF WEST COVINA.

BENCHMARK
CITY OF WEST COVINA BR DISC IN WEST CATCH BASIN SUNSET AVE. 39 FT W/O C/L & 6.6 FT S/O C/L PROD WORKMAN AVE MKD (BM NO 18)
LACO MB G4452
EL=394.833 NAVD88

BASIS OF BEARINGS
THE BEARING N4°48'00" E OF THE C/L MORADA AVE. AS SHOWN ON THE MAP OF TRACT 42861 RECORDED IN BOOK 1028 PAGES 98 AND 99 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS USED AS THE BASIS OF BEARING.

PROJECT SUMMARY
MAIN ACCESS FROM WEST WORKMAN AVENUE
EVA ACCESS FROM W. GARVEY AVENUE

APN 8457-029-906
STREET ADDRESS: 1024 W. WORKMAN AVENUE
WEST COVINA, CA 91790

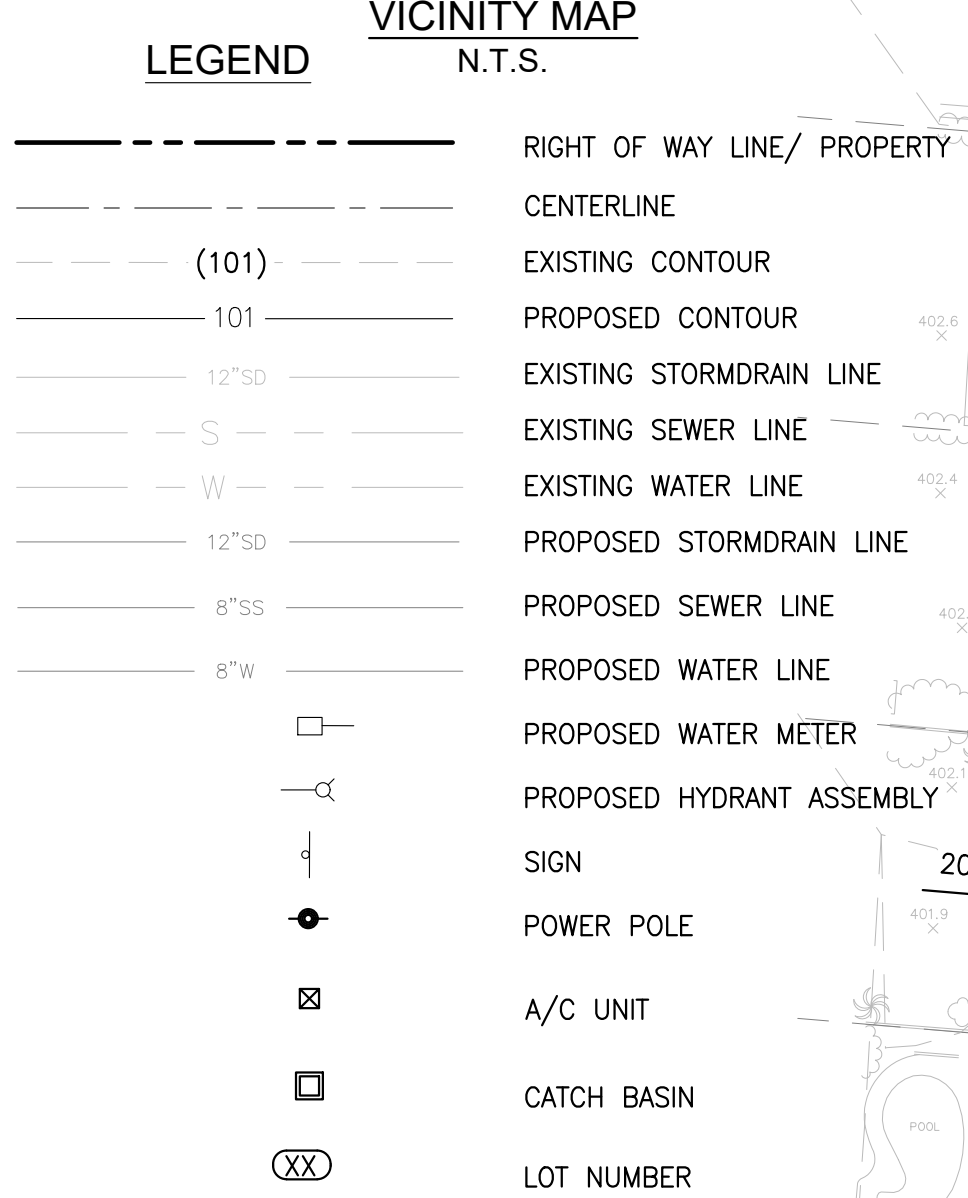
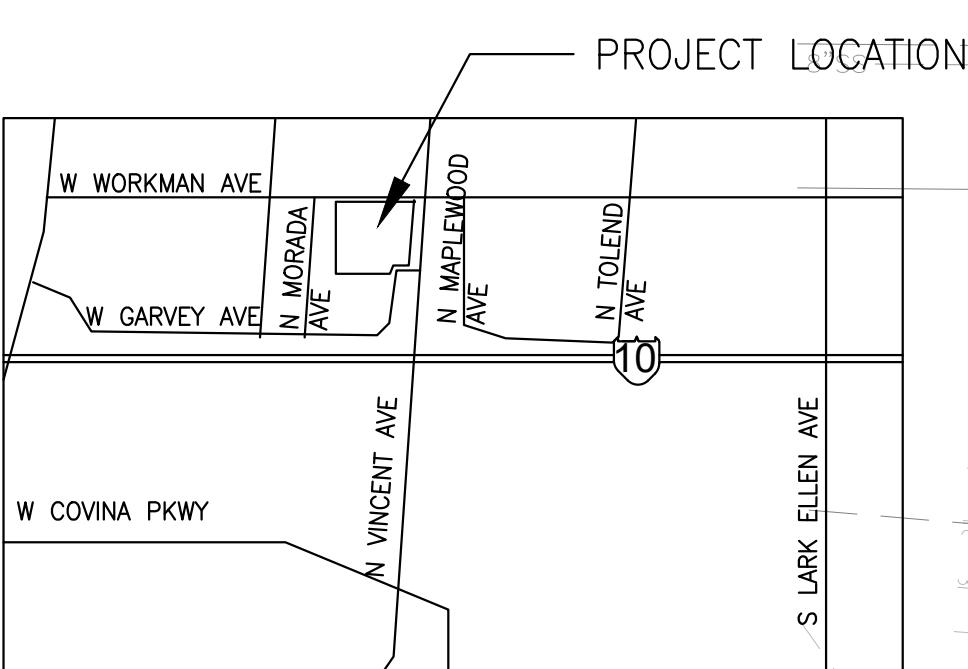
TOTAL NET DEVELOPABLE AREA	7.67 AC.
NUMBER OF LOTS (RESIDENTIAL)	57
NUMBER OF LOTS (DETACHED)	47
NUMBER OF LOTS (ATTACHED)	10
NUMBER OF H.O.A. OPEN SPACE	1
NUMBER OF PRIVATE STREET LOTS	3
NUMBER OF PRIVATE ALLEY LOTS	9
NUMBER OF LANDSCAPE LOTS	2 ('L' & 'M')
TOTAL NUMBER OF MULTIFAMILY UNITS	72
TOTAL NUMBER OF UNITS	119
TOTAL GROSS AREA:	8.05 AC.
COMMON OPEN SPACE PROVIDED (SF)	0.38 AC. (15,580)
NET DENSITY	14.8 DU/AC
BUILDING COVERAGE:	138,639 SF
GROSS BUILDING AREA:	201,192 SF
SPRINKLER SYSTEM:	NFPA 13D
NUMBER OF STORIES	2-3
AVERAGE LOT SIZE (SFD)	2,544
MINIMUM LOT SIZE (SFD)	2,000
AVERAGE LOT SIZE (MULTIFAMILY)	10,078
MINIMUM LOT SIZE (MULTIFAMILY)	6,552
EXISTING ZONING DESIGNATION:	(R-1), AREA
DISTRICT 1	
PROPOSED ZONING DESIGNATION:	SPECIFIC PLAN
EXISTING LAND USE	EDUCATION/DAYCARE
PROPOSED LAND USE	RESIDENTIAL
EXISTING GENERAL PLAN	CIVIC: SCHOOL (S)
PROPOSED GENERAL PLAN	NEIGHBORHOOD
MEDIUM	(9-20 DU/AC)

PARKING

TOTAL REQUIRED PARKING:	268
TOTAL PROVIDED NUMBER OF PARKING STALL:	294
GARAGE/DRIVEWAY PARKING:	242
GUEST PARKING:	31
PARALLEL PARKING ON WORKMAN:	21

COMMON OPEN SPACE

TOTAL REQUIRED:	17,850 SF
TOTAL PROVIDED:	25,540 SF



SCALE 1" = 40'

- GENERAL NOTES:**
- SEWER DISPOSAL TO BE BY SANITARY SEWER PROVIDED BY THE CITY OF WEST COVINA. ALL SANITARY SEWER PROPOSED WILL BE PUBLIC.
 - WATER PURVEYOR IS AZUSA LIGHT & WATER. ALL WATER LINES PROPOSED WILL BE PUBLIC.
 - A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY, PRIVATE ALLEYS, FIRE LANES AND LANDSCAPING/Common Areas.
 - ALL EXISTING UTILITIES, IMPROVEMENTS, AND STRUCTURES WITHIN THE BOUNDARY OF THIS TENTATIVE TRACT MAP WILL BE DEMOLISHED AND REMOVED FROM THE SITE. EXISTING UTILITY CONNECTIONS THROUGH THE TENTATIVE MAP BOUNDARY SHALL BE MAINTAINED THROUGHOUT ALL CONSTRUCTION PHASES AND FINAL PROJECT CONDITIONS.
 - VACATE SCE EASEMENT 17 ON TITLE REPORT ON THE FINAL MAP.
 - MINIMUM PRIVATE STREET AND ALLEY GRADE IS 0.5%.
 - ALL FINISH FLOOR ELEVATIONS SHALL BE HIGHER THAN NEAREST DOWNSTREAM SEWER MANHOLE RIM ELEVATION. IF NOT, A SEWER BACK-FLOW DEVICE WILL BE REQUIRED ON ALL SEWER LATERALS THAT DO NOT MEET THIS REQUIREMENT.
 - ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
 - DEVELOPMENT TO INCLUDE NEW DRIVEWAY APPROACH PER SPPWC STANDARD PLAN 110-2.
 - EXISTING DRIVEWAYS ALONG PROJECT FRONTAGE THAT WILL NOT BE USED. IMPROVEMENTS TO MATCH REQUIRED ADJACENT SECTIONS.
 - IMPROVEMENTS ALONG PROJECT FRONTAGE TO INCLUDE REMOVAL AND REPLACE BROKEN AND OFF GRADE SIDEWALK, CURB AND GUTTER IN ACCORDANCE WITH SPPWC STANDARD PLAN 113-2 AND 120-2 RESPECTIVELY.
 - DEVELOPMENT TO REPLACE EXISTING CURB RAMP AT THE CORNER OF WORKMAN AVE AND VINCENT AVENUE WITH NEW CURB RAMP PER SPPWC STANDARD PLAN 111-5.
 - ACCESS RIGHTS TO INTERIOR LOTS AND PRIVATE STREETS FROM PUBLIC ROADWAYS SHALL BE DEDICATED TO THE CITY OF WEST COVINA.

APPLICANT/DEVELOPER:
MLC HOLDINGS, INC.
5 PETERS CANYON ROAD SUITE 310
IRVINE, CA 92606
ATN: MATT MAEHARA
949-372-3310

ARCHITECT:
KEVIN L. CROOK ARCHITECTS, INC
CONTACT JEFF ADDISON
1360 REYNOLDS AVENUE SUITE 110
IRVINE, CA 92614

LANDSCAPE ARCHITECT:
STUDIO PAD, INC
CONTACT: PETER DUARTE
23276 S. POINTE DR., STE 103
LAGUNA HILLS, CA 92653

OWNER:
COVINA VALLEY UNIFIED SCHOOL DISTRICT
1024 W. WORKMAN AVE,
WEST COVINA, CA 91790

ABBREVIATIONS

AC	ASPHALT CONCRETE	HZ	HORIZONTAL CONTROL
ADA	AMERICAN DISABILITY ACT	INV	INVERT
BW	BACK OF WALK	LP	LOW POINT
BCR	BEGIN CURB RETURN	PA	PLANTER AREA
CL	CENTER LINE	PVMT	PAVEMENT
ECR	END CURB RETURN	PCC	PORTLAND CEMENT CONCRETE
EG	EXISTING GROUND	P/L	PROPERTY LINE
ELEV	ELEVATION	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FF	FINISH FLOOR	SERV	SERVICE
FG	FINISH GROUND	SF	SQUARE FEET
FL	FLOWLINE	SS	SANITARY SEWER
FS	FINISH SURFACE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH-DENSITY POLYETHYLENE	TC	TOP OF CURB
HP	HIGH POINT		

SITE PLAN

PREPARED BY:

12223 HIGHLAND AVE. #106-594
RANCHO CUCAMONGA, CA 91759
PHONE: 909-248-6557
WWW.BLUEENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
ANGELES LEASER
No. 87222
CIVIL
STATE OF CALIFORNIA

4-4-21
DATE

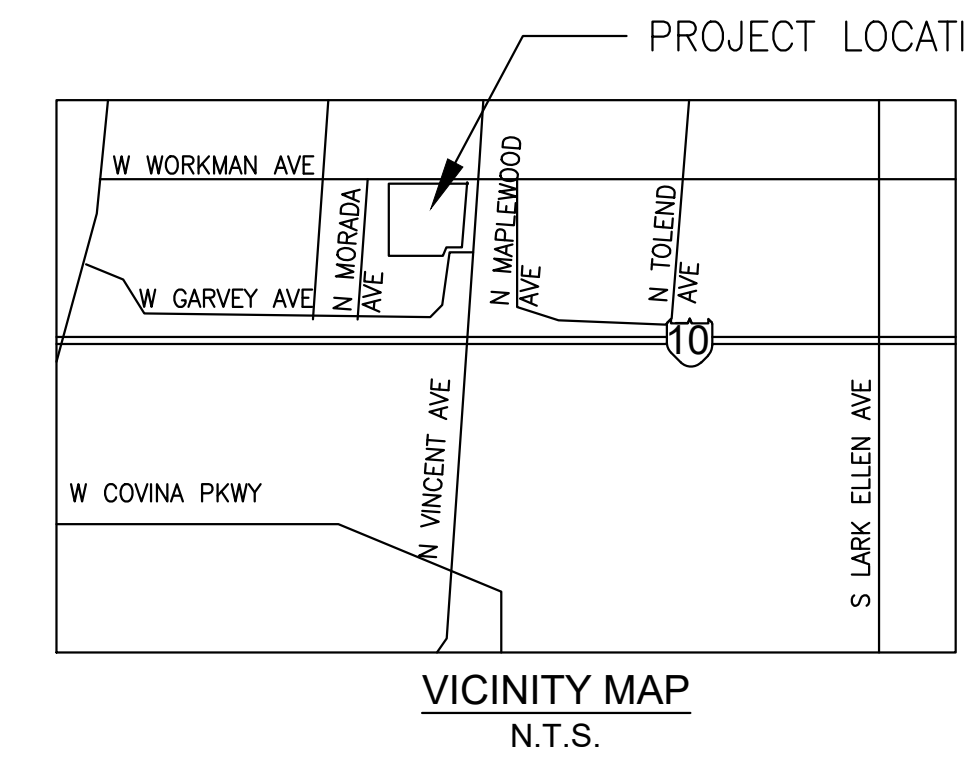
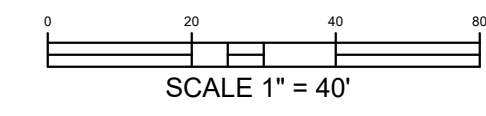
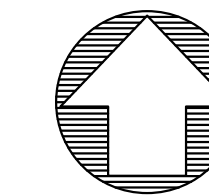
MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 83166
IN THE CITY OF WEST COVINA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLAN NO.	SCALE: 1" = 40'
	DATE: April 4, 2021
SHEET: C1 OF	SCALE:

VESTING TENTATIVE TRACT MAP NO. 83166

LOCATED IN THE CITY OF WEST COVINA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



Lot No.	Plan No.	Lot Area (SF)	Building Coverage (SF)	Building Coverage (%)
1	3825	3113	1543	49.6%
2	3060	2302	1209	52.5%
3	3522R	2736	1369	50.0%
4	3060R	2882	1209	42.0%
5	3522XR	2754	1543	56.0%
6	3522	2250	1369	60.8%
7	3060R	2000	1209	60.5%
8	3825	2803	1543	55.0%
9	3825	2900	1543	53.2%
10	3060	2000	1209	60.5%
11	3522XR	3364	1543	45.9%
12	3522XR	3059	1543	50.4%
13	3060R	2228	1209	54.3%
14	3825	2912	1543	53.0%
15	3825	3232	1543	47.7%
16	3060	2228	1209	54.3%
17	3522XR	2734	1543	56.4%
18	3522XR	2745	1543	56.2%
19	3060R	2000	1209	60.5%
20	3825	2617	1543	59.0%
21	3825	2900	1543	53.2%
22	3060	2000	1209	60.5%
23	3522XR	2454	1543	62.9%
24	3522XR	3480	1543	44.3%
25	3060R	2506	1209	48.2%
26	3825	3082	1543	50.1%
27	3522	2481	1369	55.2%
28	3060R	2003	1209	60.4%
29	3522XR	2443	1543	63.2%
30	3522R	2462	1369	55.6%
31	3060	2000	1209	60.5%
32	3825	2698	1543	57.2%
33	3522	2719	1369	50.3%
34	3060R	2003	1209	60.4%
35	3522XR	2449	1543	63.0%
36	3522R	2494	1369	54.9%
37	3060	2002	1209	60.4%
38	3825	2701	1543	57.1%
39	3522	2764	1369	49.5%
40	3060R	2000	1209	60.5%
41	3522XR	2450	1543	63.0%
42	3522R	2532	1369	54.1%
43	3060	2003	1209	60.4%
44	3825	2697	1543	57.2%
45	3522	3065	1369	44.7%
46	3060R	2195	1209	55.1%
47	3522XR	2676	1543	57.7%

PARCEL #	AREA	LOT COVERAGE
51	8,205	N/A
52	13,420	N/A
53	8,098	N/A
54	7,395	N/A
55	7,321	N/A
56	12,285	N/A
57	13,341	N/A
58	16,962	N/A
	N/A	N/A
	N/A	N/A

APPLICANT/DEVELOPER:
MLC HOLDINGS, INC.
5 PETERS CANYON ROAD SUITE 310
IRVINE, CA 92606
ATN: MATT MAEHARA
949-372-3310

ARCHITECT:
KEVIN L. CROOK ARCHITECTS, INC
CONTACT: JEFF ADDISON
1360 REYNOLDS AVENUE SUITE 110
IRVINE, CA 92614

LANDSCAPE ARCHITECT:
STUDIO PAD, INC
CONTACT: PETER DUARTE
23276 S. POINTE DR., STE 103
LAGUNA HILLS, CA 92653

OWNER:
COVINA VALLEY UNIFIED SCHOOL DISTRICT
1024 W. WORKMAN AVE.
WEST COVINA, CA 91790

EXISTING EASEMENTS

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 1953 AS INSTRUMENT NO. 3599, IN BOOK 42917, PAGE 159 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 1953 AS INSTRUMENT NO. 3600, IN BOOK 42917, PAGE 160 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1955 AS INSTRUMENT NO. 3190, IN BOOK 46742, PAGE 167 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1955 AS INSTRUMENT NO. 3191, IN BOOK 46742, PAGE 167 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1955 AS INSTRUMENT NO. 3192, IN BOOK 46742, PAGE 169 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1955 AS BOOK 46806, PAGE 436 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 1.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 13, 1959 AS INSTRUMENT NO. 3379 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS A PORTION OF PARCEL 6.

PROPOSED EASEMENTS

- RECIPROCAL INGRESS/EGRESS EASEMENT FOR PUBLIC AND EMERGENCY ACCESS TO CITY OF WEST COVINA
- PUBLIC UTILITY EASEMENT DOMESTIC WATER ACCESS AND MAINTENANCE PURPOSES TO AZUSA LIGHT AND WATER.
- PUBLIC UTILITY EASEMENT FOR SANITARY SEWER ACCESS AND MAINTENANCE PURPOSES TO CITY OF WEST COVINA.

BENCHMARK

CITY OF WEST COVINA BR DISC IN WEST CATCH BASIN SUNSET AVE. 39 FT W/O C/L & 6.6 FT S/O C/L PROD WORKMAN AVE MKD (BM NO 18)
LACO MB G4452
EL=394.833 NAVD88

BASIS OF BEARINGS

THE BEARING N4°48'00" E OF THE C/L MORADA AVE. AS SHOWN ON THE MAP OF TRACT 42861 RECORDED IN BOOK 1028 PAGES 98 AND 99 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS USED AS THE BASIS OF BEARING.

PROJECT SUMMARY

MAIN ACCESS FROM WEST WORKMAN AVENUE
EVA ACCESS FROM W. GARVEY AVENUE

APN 8457-029-906
STREET ADDRESS: 1024 W. WORKMAN
AVENUE WEST COVINA, CA
91790

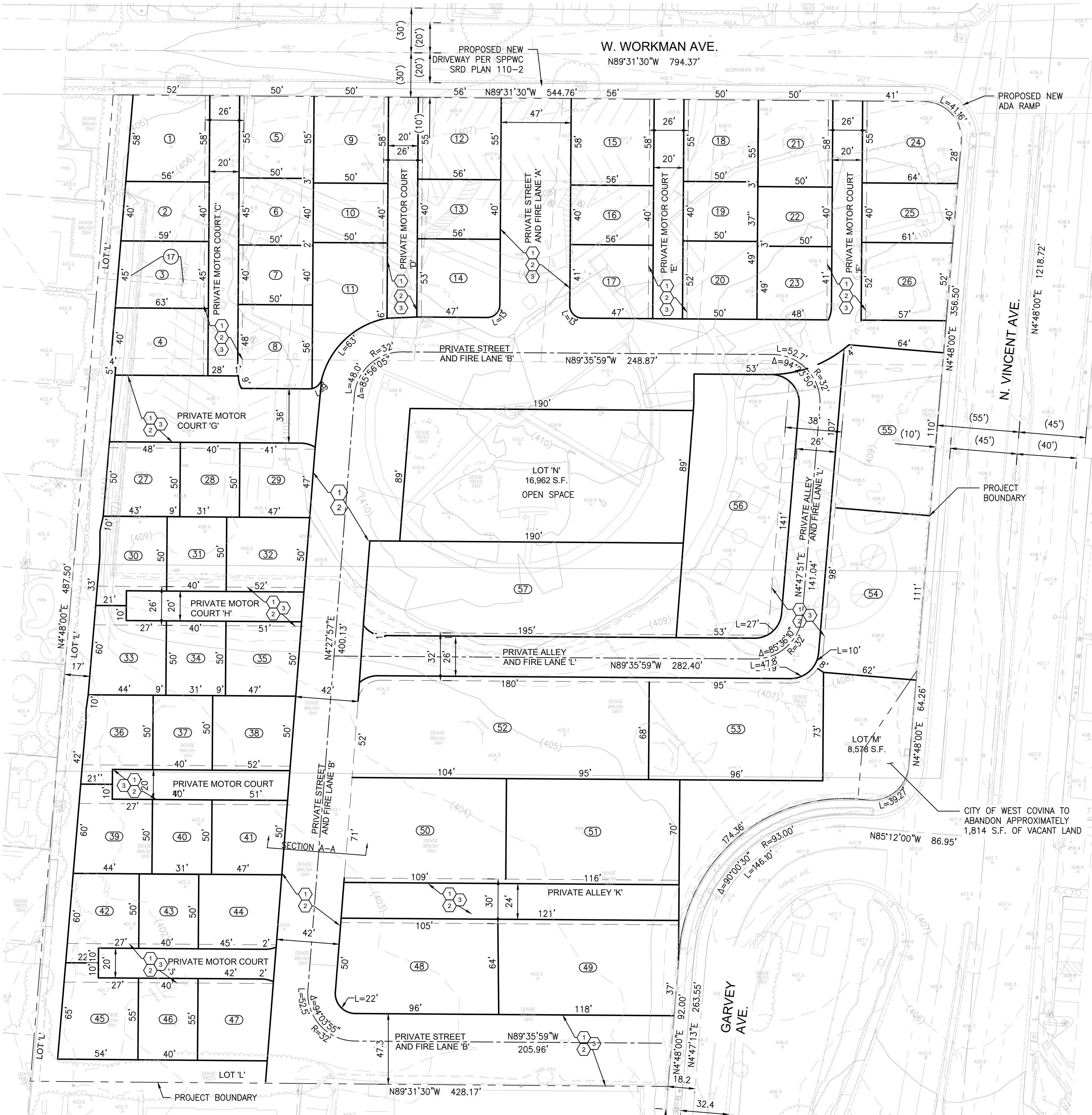
TOTAL NET DEVELOPABLE AREA: 7.67 AC.
NUMBER OF LOTS (RESIDENTIAL): 57
NUMBER OF LOTS (DETACHED): 47
NUMBER OF LOTS (ATTACHED): 10
NUMBER OF H.O.A. OPEN SPACE: 1
NUMBER OF PRIVATE STREET LOTS: 3
NUMBER OF PRIVATE ALLEY LOTS: 9
NUMBER OF LANDSCAPE LOTS: 2 ('L' & 'M')
TOTAL NUMBER OF MULTIFAMILY UNITS: 72
TOTAL NUMBER OF UNITS: 119
TOTAL GROSS AREA: 8.05 AC.
COMMON OPEN SPACE PROVIDED: 0.38 AC. (15,580 SF)
NET DENSITY: 14.8 DU/AC
BUILDING COVERAGE: 138,639 SF
GROSS BUILDING AREA: 201,192 SF
SPRINKLER SYSTEM: NFPA 13D
NUMBER OF STORIES: 2-3
AVERAGE LOT SIZE (SFD): 2,544
MINIMUM LOT SIZE (SFH): 2,000
AVERAGE LOT SIZE (MULTIFAMILY): 10,078
MINIMUM LOT SIZE (MULTIFAMILY): 6,552
EXISTING ZONING DESIGNATION: (R-1). AREA DISTRICT 1
PROPOSED ZONING DESIGNATION: SPECIFIC PLAN
EXISTING LAND USE: EDUCATION/DAYCARE
PROPOSED LAND USE: RESIDENTIAL
EXISTING GENERAL PLAN: NEIGHBORHOOD MEDIUM
PROPOSED GENERAL PLAN: (9-20 DU/AC)

PARKING

TOTAL REQUIRED PARKING: 268
TOTAL PROVIDED NUMBER OF PARKING STALL: 294
GARAGE/DRIVEWAY PARKING: 242
GUEST PARKING: 31
PARALLEL PARKING ON WORKMAN: 21

COMMON OPEN SPACE

TOTAL REQUIRED: 17,850 SF
TOTAL PROVIDED: 25,540 SF



LEGEND

- RIGHT OF WAY LINE/ PROPERTY LINE
- - - CENTERLINE
- (---) EXISTING CONTOUR
- (---) PROPOSED CONTOUR
- SIGN
- POWER POLE
- (XX) LOT NUMBER

GENERAL NOTES:

- SEWER DISPOSAL TO BE BY SANITARY SEWER PROVIDED BY THE CITY OF WEST COVINA. ALL SANITARY SEWER PROPOSED WILL BE PUBLIC.
- WATER PURVEYOR IS AZUSA LIGHT & WATER. ALL WATER LINES WITHIN THE PROJECT BOUNDARIES PROPOSED WILL BE PRIVATE.
- A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY, PRIVATE ALLEYS, FIRE LANES AND LANDSCAPING/Common Areas.
- ALL EXISTING UTILITIES, IMPROVEMENTS, AND STRUCTURES WITHIN THE BOUNDARY OF THIS TENTATIVE TRACT MAP WILL BE DEMOLISHED AND REMOVED FROM THE SITE. EXISTING UTILITY CONNECTIONS THROUGH THE TENTATIVE MAP BOUNDARY SHALL BE MAINTAINED THROUGHOUT ALL CONSTRUCTION PHASES AND FINAL PROJECT CONDITIONS.
- VACATE SCE EASEMENT 17 ON TITLE REPORT ON THE FINAL MAP.
- MINIMUM PRIVATE STREET AND ALLEY GRADE IS 0.5%.
- ALL FINISH FLOOR ELEVATIONS SHALL BE HIGHER THAN NEAREST DOWNSTREAM SEWER MANHOLE RIM ELEVATION. IF NOT, A SEWER BACK-FLOW DEVICE WILL BE REQUIRED ON ALL SEWER LATERALS THAT DO NOT MEET THIS REQUIREMENT.
- ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- DEVELOPMENT TO INCLUDE NEW DRIVEWAY APPROACH PER SPPWC STANDARD PLAN 110-2.
- DEVELOPMENT INCLUDES CLOSING EXISTING DRIVEWAY APRON ALONG PROJECT FRONTAGE THAT WILL NOT BE USED. IMPROVEMENTS TO MATCH REQUIRED ADJACENT SECTIONS.
- IMPROVEMENTS ALONG PROJECT FRONTAGE TO INCLUDE REMOVAL AND REPLACE BROKEN AND OFF GRADE SIDEWALK, CURB AND GUTTER IN ACCORDANCE WITH SPPWC STANDARD PLAN 113-2 AND 120-2 RESPECTIVELY.
- DEVELOPMENT TO REPLACE EXISTING CURB RAMP AT THE CORNER OF WORKMAN AVE AND VINCENT AVENUE WITH NEW CURB RAMP PER SPPWC STANDARD PLAN 111-5.
- ACCESS RIGHTS TO INTERIOR LOTS AND PRIVATE STREETS FROM PUBLIC ROADWAYS SHALL BE DEDICATED TO THE CITY OF WEST COVINA.

VESTING TENTATIVE TRACT MAP

PREPARED BY: **BLUE Engineering & Consulting, Inc**

12223 HIGHLAND AVE. #106-594
RANCHO CUCAMONGA, CA 91759
PHONE: 909-248-6557
WWW.BLUEENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
ANGELO USAR
No. 87222
CIVIL
STATE OF CALIFORNIA

4-4-21 DATE

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 83166
IN THE CITY OF WEST COVINA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLAN NO.	SCALE: 1" = 40'
DATE: April 4, 2021	
SHEET: C2 OF	SCALE:

VESTING TENTATIVE TRACT MAP NO. 83166

LOCATED IN THE CITY OF WEST COVINA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION

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

PARCEL 1:

THAT PORTION OF LOT 4 OF 576.50 ACRE TRACT, KNOWN AS W. R. ROWLAND TRACT, IN THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42 PAGE 45 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE CENTER LINE OF VINCENT AVENUE, 66 FEET WIDE (SAID CENTER LINE BEING AS DELINEATED ON THE MAP OF TRACT 13964, RECORDED IN BOOK 293 PAGE 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER) DISTANT NORTH 4° 09' 48" EAST 925 FEET (MEASURED ALONG SAID CENTER LINE) FROM THE CENTER LINE OF GARVEY BOULEVARD, AS SHOWN ON SAID MAP OF TRACT 13964; THENCE NORTH 89° 50' 12" WEST 33 FEET TO THE EASTERLY LINE OF SAID LOT, BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 9° 29' 44" WEST 75.33 FEET; THENCE SOUTH 20° 51' 45" WEST 52.20 FEET; THENCE SOUTH 33° 28' 24" WEST 65.37 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 87.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE OF VINCENT AVENUE; THENCE ALONG SAID PARALLEL LINE SOUTH 4° 09' 48" WEST 32 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 85° 50' 12" WEST, SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 111 FEET THROUGH A CENTRAL ANGLE OF 90° AND AN ARC DISTANCE OF 174.36 FEET TO THE POINT OF TANGENCY WITH A LINE PARALLEL WITH AND DISTANT WESTERLY 198 FEET (MEASURED AT RIGHT ANGLES) FROM SAID CENTER LINE OF VINCENT AVENUE; THENCE ALONG SAID LAST DESCRIBED LINE SOUTH 4° 09' 48" WEST 92.06 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 694.98 FEET (MEASURED ALONG SAID EASTERLY LINE) FROM THE NORTHERLY LINE OF SAID LOT; THENCE ALONG SAID LAST DESCRIBED LINE SOUTH 89° 50' 40" WEST 428.17 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE NORTH 4° 09' 48" EAST 487.50 FEET TO A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID LOT WHICH PASSES THROUGH A POINT IN THE EAST LINE OF SAID LOT DISTANT SOUTHERLY THEREON 207.48 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID PARALLEL LINE NORTH 89° 50' 40" EAST TO THE EAST LINE OF SAID LOT; THENCE SOUTH 4° 09' 48" WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF", AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR., AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED MAY 29, 1964 IN BOOK D2491 PAGE 563, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED JUNE 17, 1971 AS INSTRUMENT NO. 4329, OFFICIAL RECORDS.

PARCEL 2:

THE NORTHERLY 207.48 FEET, MEASURED ALONG THE EASTERLY LINE OF LOT 4 OF THE 576.50 ACRE TRACT KNOWN AS W. R. ROWLAND TRACT, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 45 OF MISCELLANEOUS RECORDS.

IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 406 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID LAND.

ALSO EXCEPT THE NORTHERLY 10 FEET OF SAID NORTHERLY 207.48 FEET WITHIN THE LINES OF WORKMAN AVENUE.

ALSO EXCEPTING THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR., AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED MAY 29, 1964 IN BOOK D2491 PAGE 563, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO HE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED JUNE 17, 1971 AS INSTRUMENT NO. 4329, OFFICIAL RECORDS.

PARCEL 3:

THE EASTERLY 104 FEET OF THE WESTERLY 406 FEET MEASURED ALONG THE NORTH LINE THEREOF OF THAT PART OF LOT 4 OF THE 576.50 ACRE TRACT KNOWN AS THE W. R. ROWLAND TRACT, IN THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 45 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 4° 16' WEST ALONG THE EASTERLY LINE OF SAID LOT 346.48 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID 593.69 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE NORTH 4° 16' EAST ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY 139 FEET MEASURED ALONG THE EAST LINE THEREOF.

ALSO EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF", AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR., AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED MAY 29, 1964 IN BOOK D2491 PAGE 563, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED JUNE 17, 1971 AS INSTRUMENT NO. 4329, OFFICIAL RE

PARCEL 4:

THAT PORTION OF LOT 4 OF THE 576.50 ACRE TRACT KNOWN AS THE W. R. ROWLAND TRACT, IN THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 45 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 30 FEET OF SAID LOT WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO MARLE E. ROARY AND WIFE, RECORDED ON FEBRUARY 14, 1947 IN BOOK 24213 PAGE 352, OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID SOUTH LINE 85 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, SOUTH 4° 16' WEST 177.40 FEET TO A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT AND WHICH PASSES THROUGH A POINT IN THE EASTERLY LINE OF SAID LOT THAT IS DISTANT THEREON SOUTH 4° 16' WEST 207.48 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE EASTERLY ALONG SAID PARALLEL LINE, 85 FEET TO SAID WESTERLY LINE OF THE LAND SO DESCRIBED IN THE ABOVE MENTIONED DEED; THENCE ALONG SAID WESTERLY LINE, NORTH 4° 16' EAST 177.40 FEET TO THE POINT OF BEGINNING

EXCEPTING THEREFROM THE "PRECIOUS METALS AND ORES THEREOF", AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR., AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED JUNE 17, 1971 AS INSTRUMENT NO. 4329, OFFICIAL RECORDS.

PARCEL 5:

THAT PORTION OF LOT 4 OF THE 576.50 ACRE TRACT KNOWN AS THE W. R. ROWLAND TRACT, IN THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 45 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 30 FEET OF SAID LOT WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO JAMES WILKINS AND WIFE, RECORDED ON AUGUST 21, 1951 IN BOOK 37036 PAGE 303 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID SOUTH LINE 85 FEET TO THE EASTERLY LINE OF THE WESTERLY 132 FEET OF SAID LOT (MEASURED ALONG THE NORTH LINE THEREOF); THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT SOUTH 4° 16' WEST 177.40 FEET TO A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT AND WHICH PASSES THROUGH A POINT IN THE EASTERLY LINE OF SAID LOT THAT IS DISTANT THEREON SOUTH 4° 16' WEST 207.48 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE EASTERLY ALONG SAID PARALLEL LINE 85 FEET TO SAID WESTERLY LINE OF THE LAND SO DESCRIBED IN THE ABOVE MENTIONED DEED; THENCE ALONG SAID WESTERLY LINE, NORTH 4° 16' EAST 177.40 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED MAY 29, 1964 IN BOOK D2491 PAGE 563, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED JUNE 17, 1971 AS INSTRUMENT NO. 4329, OFFICIAL RECORDS.

PARCEL 6:

THE WESTERLY 132 FEET MEASURED ALONG THE NORTH LINE THEREOF, OF THAT PART OF LOT 4 OF THE 576.50 ACRE TRACT KNOWN AS THE W. R. ROWLAND TRACT, IN THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 45 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 4° 16' WEST ALONG THE EASTERLY LINE OF SAID LOT, 346.48 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT, 593.69 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE NORTH 4° 16' EAST ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING.

EXCEPT THE INTEREST IN THE NORTHERLY 10 FEET AS GRANTED TO THE CITY OF WEST COVINA, BY

DEED RECORDED MARCH 16, 1932 IN BOOK 11493 PAGE 112, OFFICIAL RECORDS.

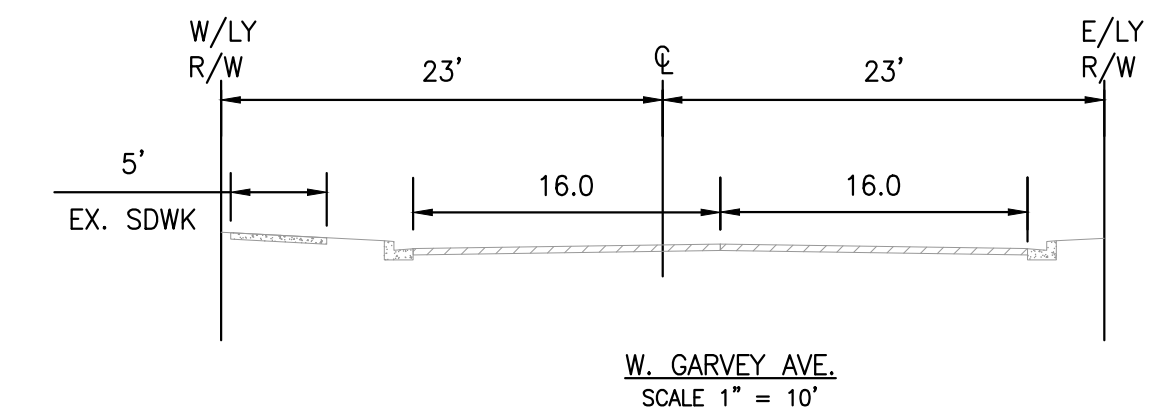
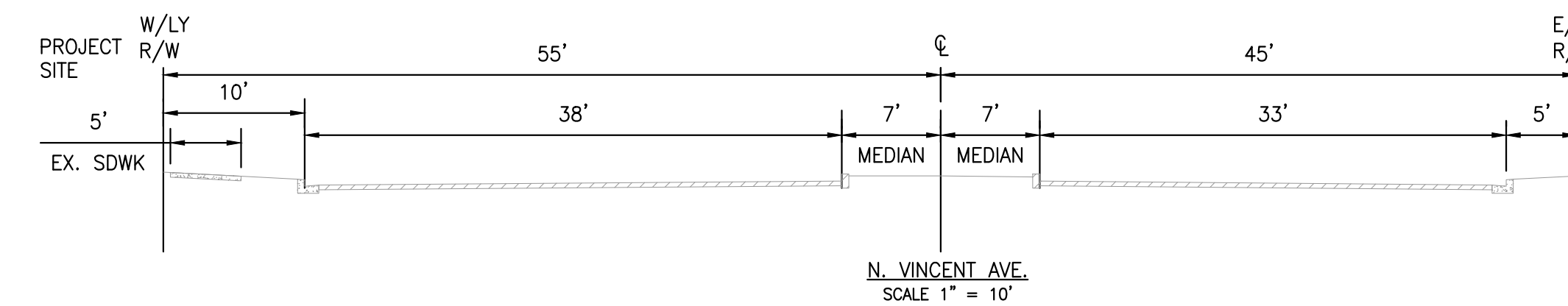
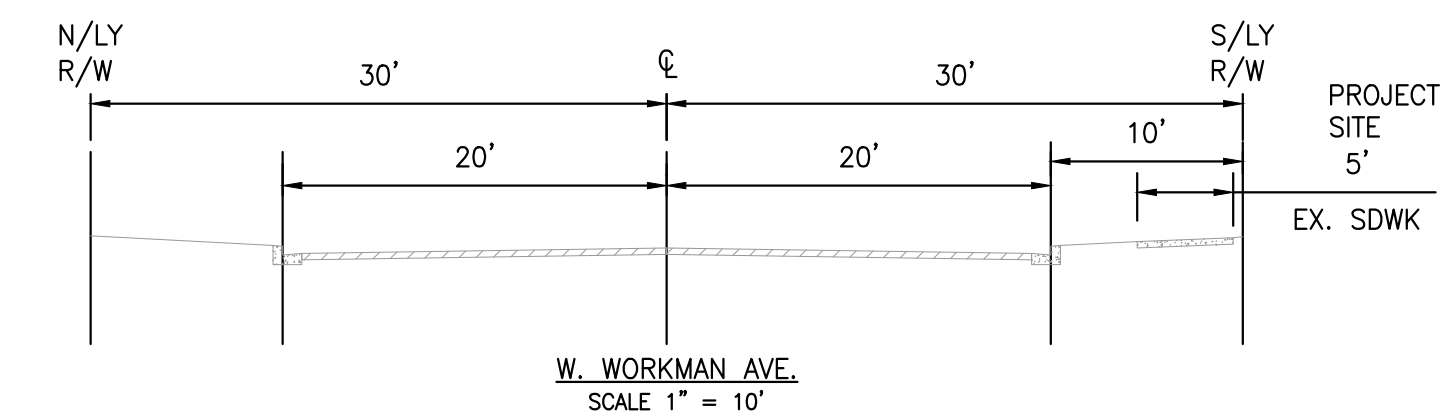
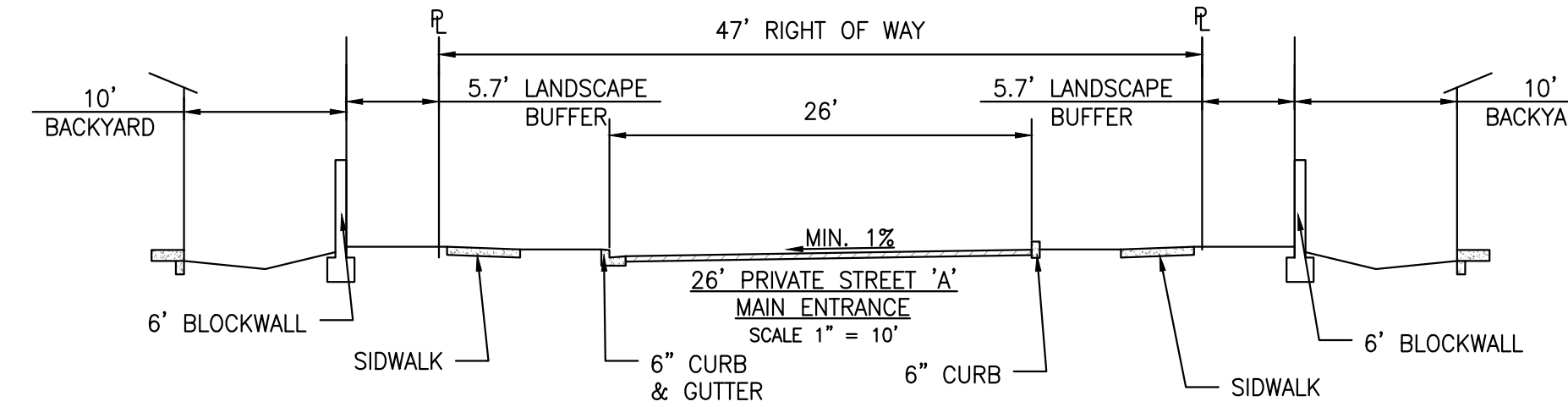
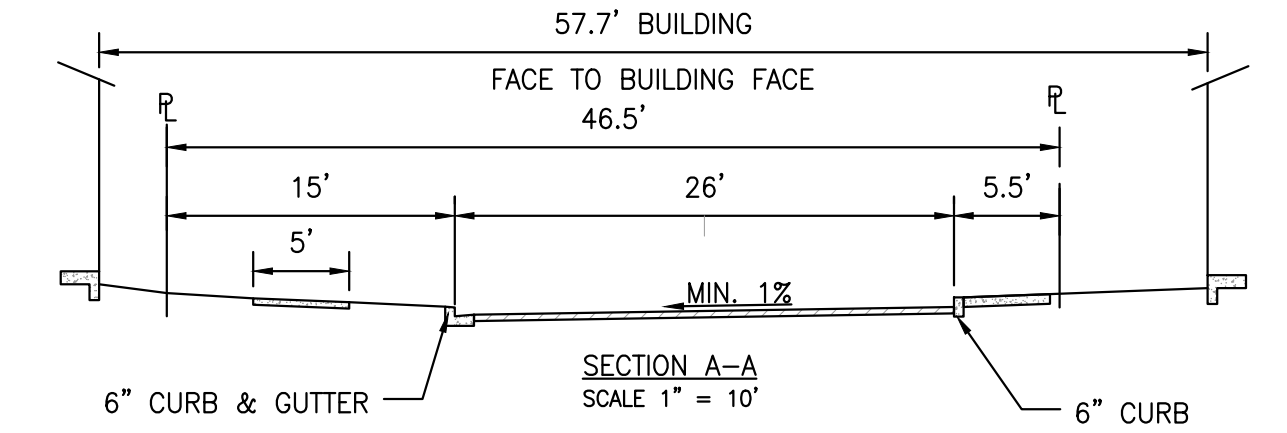
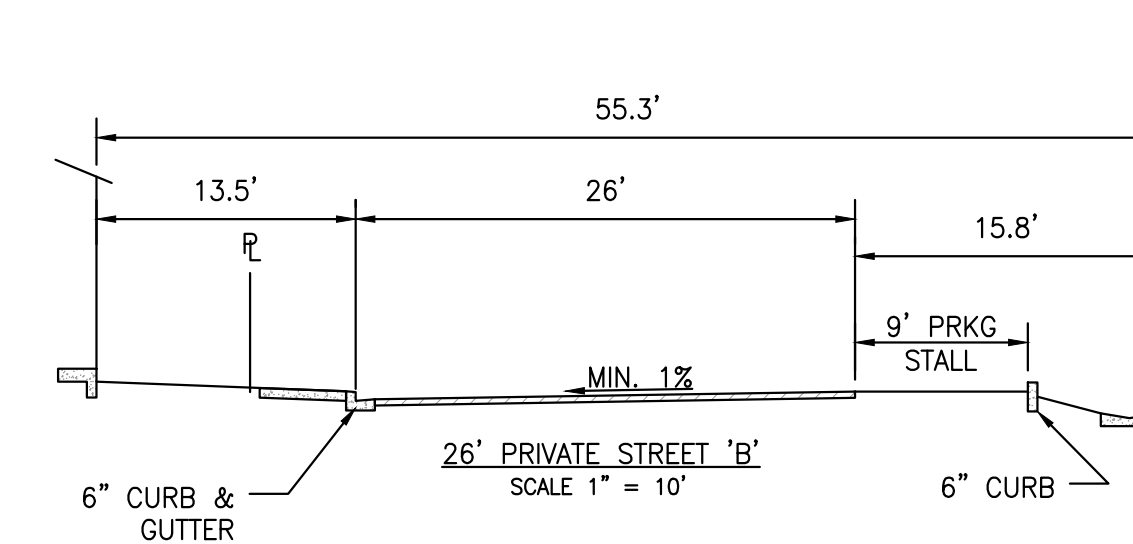
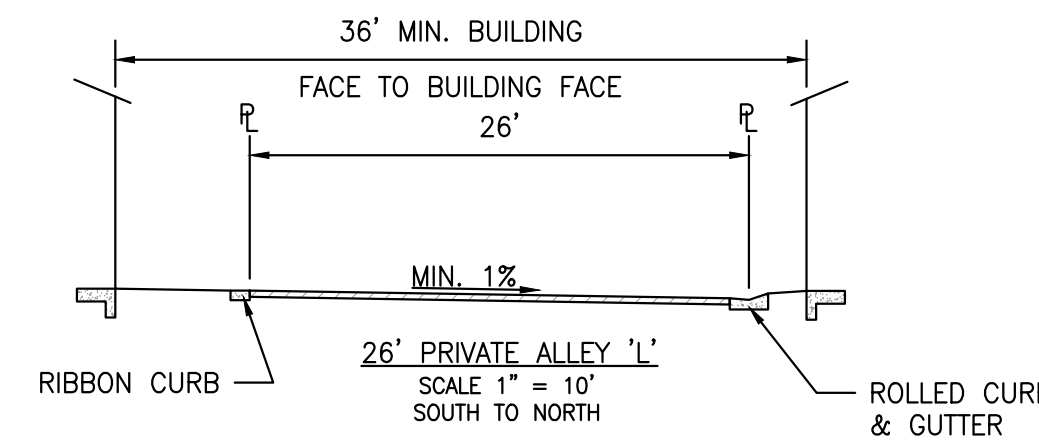
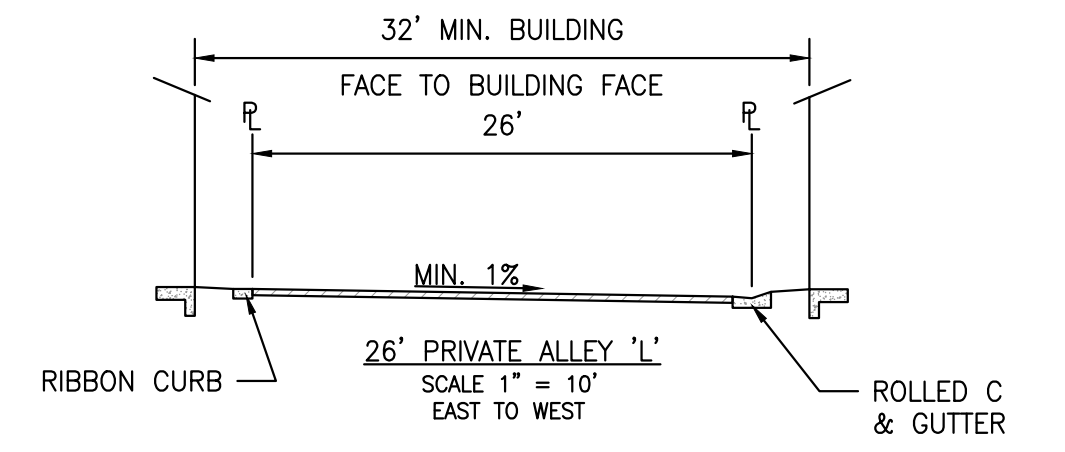
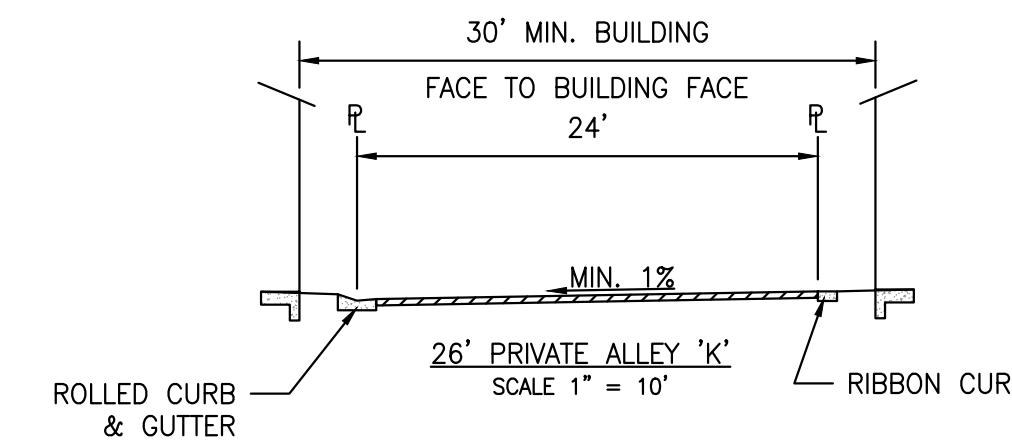
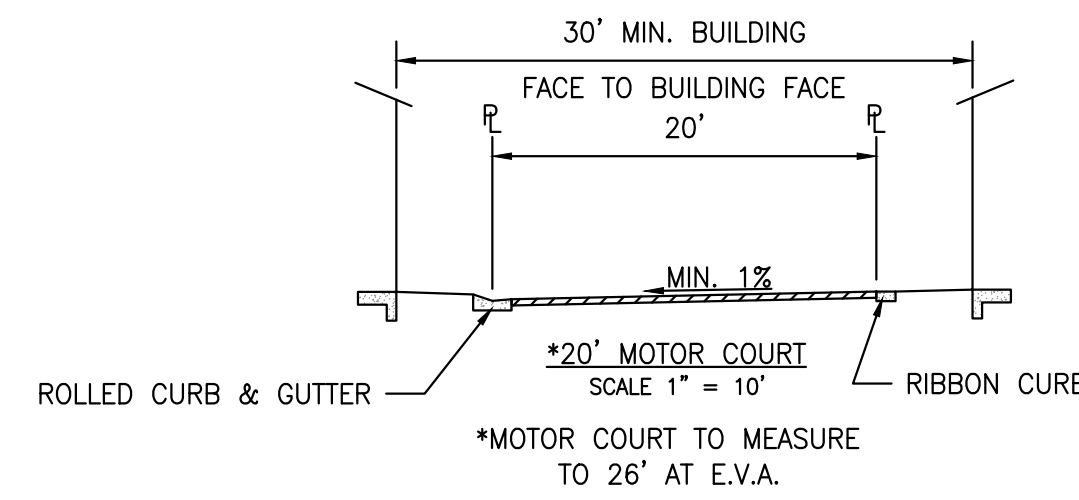
ALSO EXCEPT THEREFROM THE INTEREST GRANTED TO THE CITY OF WEST COVINA, BY DEED RECORDED AUGUST 28, 1951 IN BOOK 37090 PAGE 374, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF WEST COVINA, AS SHOWN BY DEED RECORDED JUNE 17, 1971 AS INSTRUMENT NO. 4329, OFFICIAL RECORDS.

ALSO EXCEPT THE SOUTHERLY 139 FEET MEASURED ALONG THE EAST LINE THEREOF.

ALSO EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF", AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR., AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

APN: 8457-029-906



VESTING TENTATIVE TRACT MAP SECTION

PREPARED BY:

BLUE Engineering & Consulting, Inc

12223 HIGHLAND AVE. #106-594
RANCHO CUCAMONGA, CA 91759
PHONE: 909-248-6557
WWW.BLUECIVILENG.COM

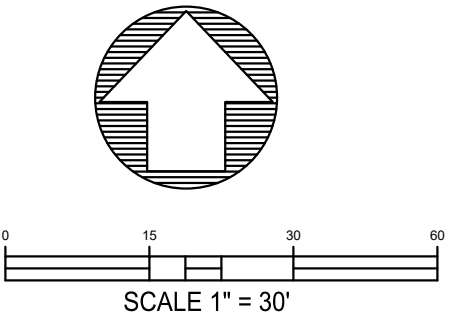
Angel Uzun, P.E. No. 87222

4-4-21 DATE

MAJOR LAND DIVISION	
VESTING TENTATIVE TRACT MAP NO. 83166 IN THE CITY OF WEST COVINA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	
PLAN NO.	SCALE: SEE SHEET
SHEET: C3 OF	DATE: April 4, 2021
	SCALE: SEE SHEET

PRECISE PLAN FOR TRACT NO. 83166

LOCATED IN THE CITY OF WEST COVINA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



EARTHWORK QUANTITIES

CUT	FILL	NET
11,817 C.Y.	15,171 C.Y.	
+4,734 C.Y. (UNDERCUT 18")	+2,687 C.Y. (EX. BLDG 6" PAD & ASPH 7" SECTION)	
	-1,655 C.Y. (SHRINKAGE)	
16,551 C.Y.	16,203 C.Y.	348 C.Y. <CUT> EXPORT

LEGEND

-----	RIGHT OF WAY LINE/ PROPERTY LINE
-----	CENTERLINE
(101) -----	EXISTING CONTOUR
-----	PROPOSED CONTOUR
-----	EXISTING STORMDRAIN LINE
-----	EXISTING SEWER LINE
-----	EXISTING WATER LINE
-----	PROPOSED STORMDRAIN LINE
-----	PROPOSED SEWER LINE
-----	PROPOSED WATER LINE
□	PROPOSED WATER METER
⊕	PROPOSED HYDRANT ASSEMBLY
+	SIGN
⦿	POWER POLE
⊠	A/C UNIT
⊠	CATCH BASIN
⊠	FINISH FLOOR/PAD

CONCEPTUAL GRADING PLAN

PREPARED BY:

BLUE Engineering & Consulting, Inc.

12223 HIGHLAND AVE. #106-594
RANCHO CUCAMONGA, CA 91739
PHONE: 909-248-6557
WWW.BLUECIVILENG.COM

ANGEL USMAN, P.E. No. 87222

4-4-21 DATE

MAJOR LAND DIVISION

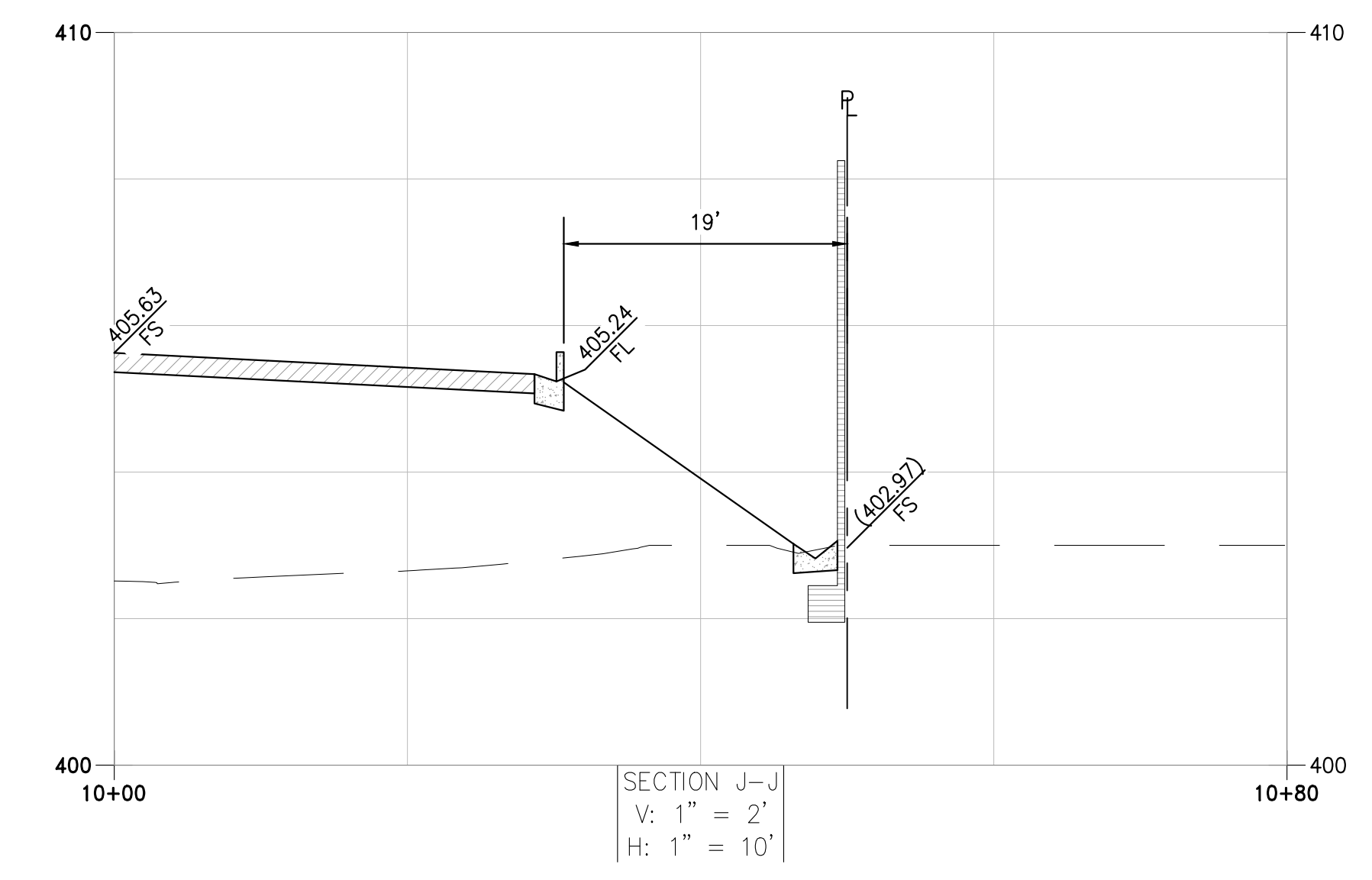
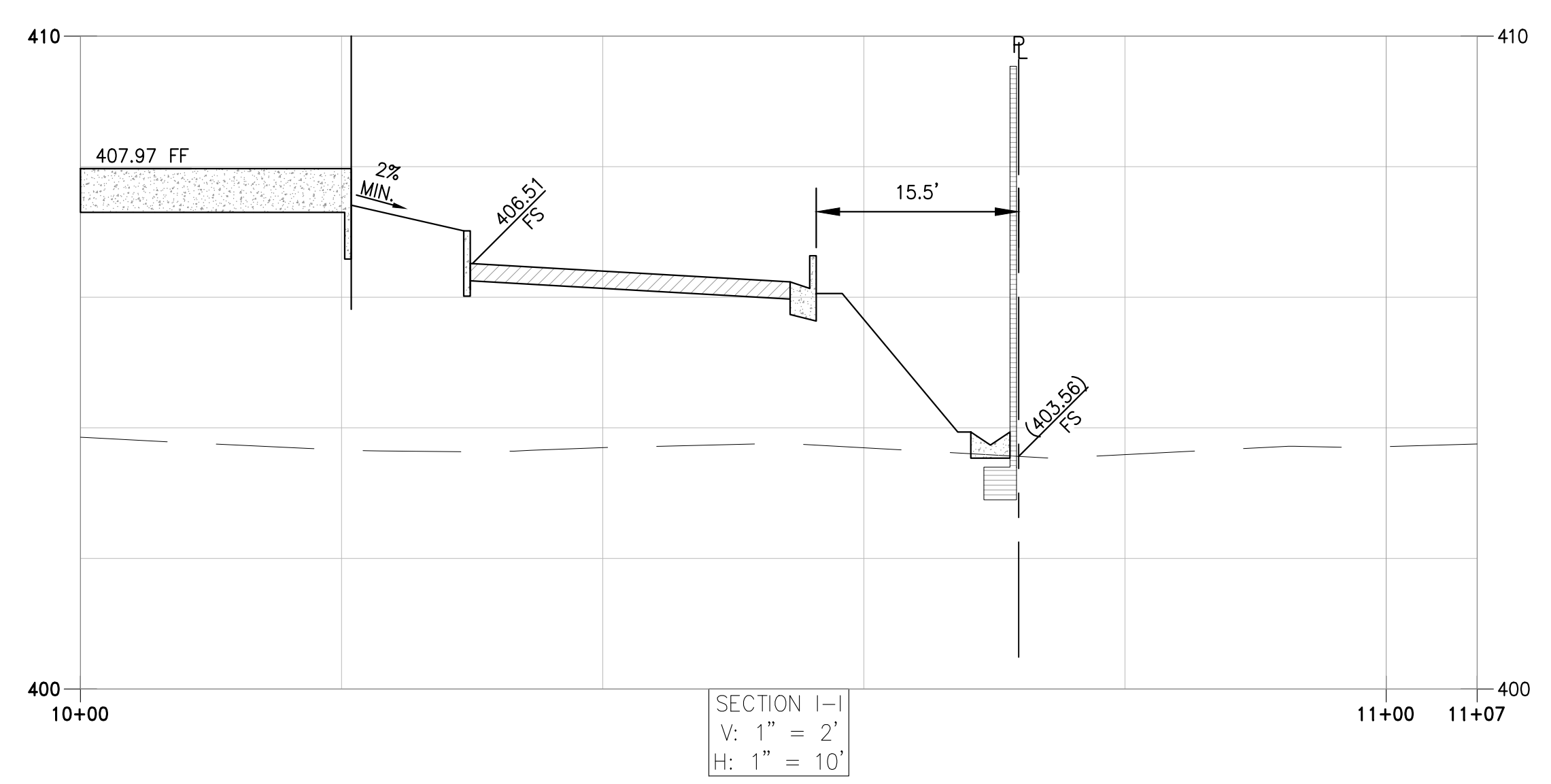
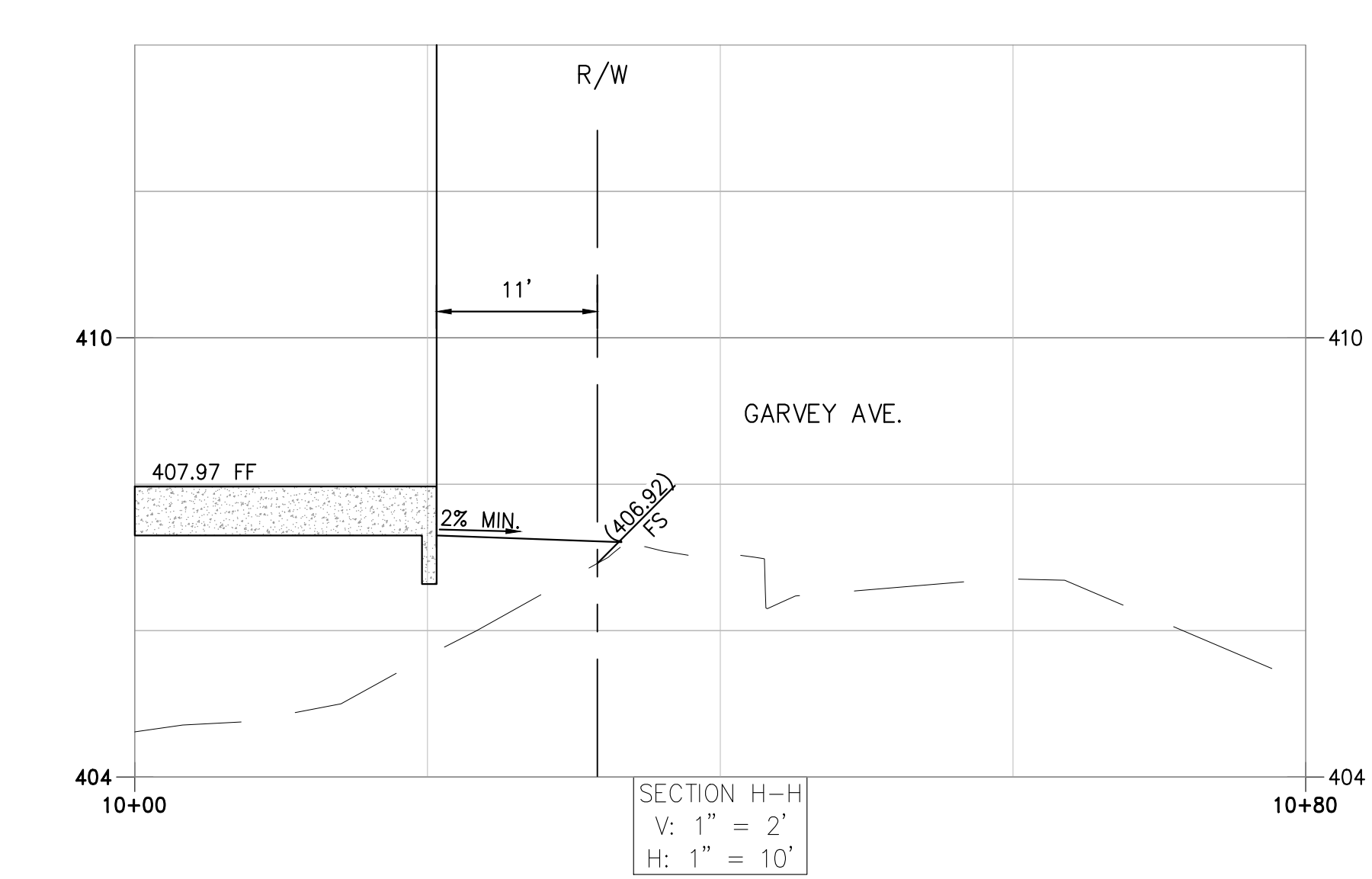
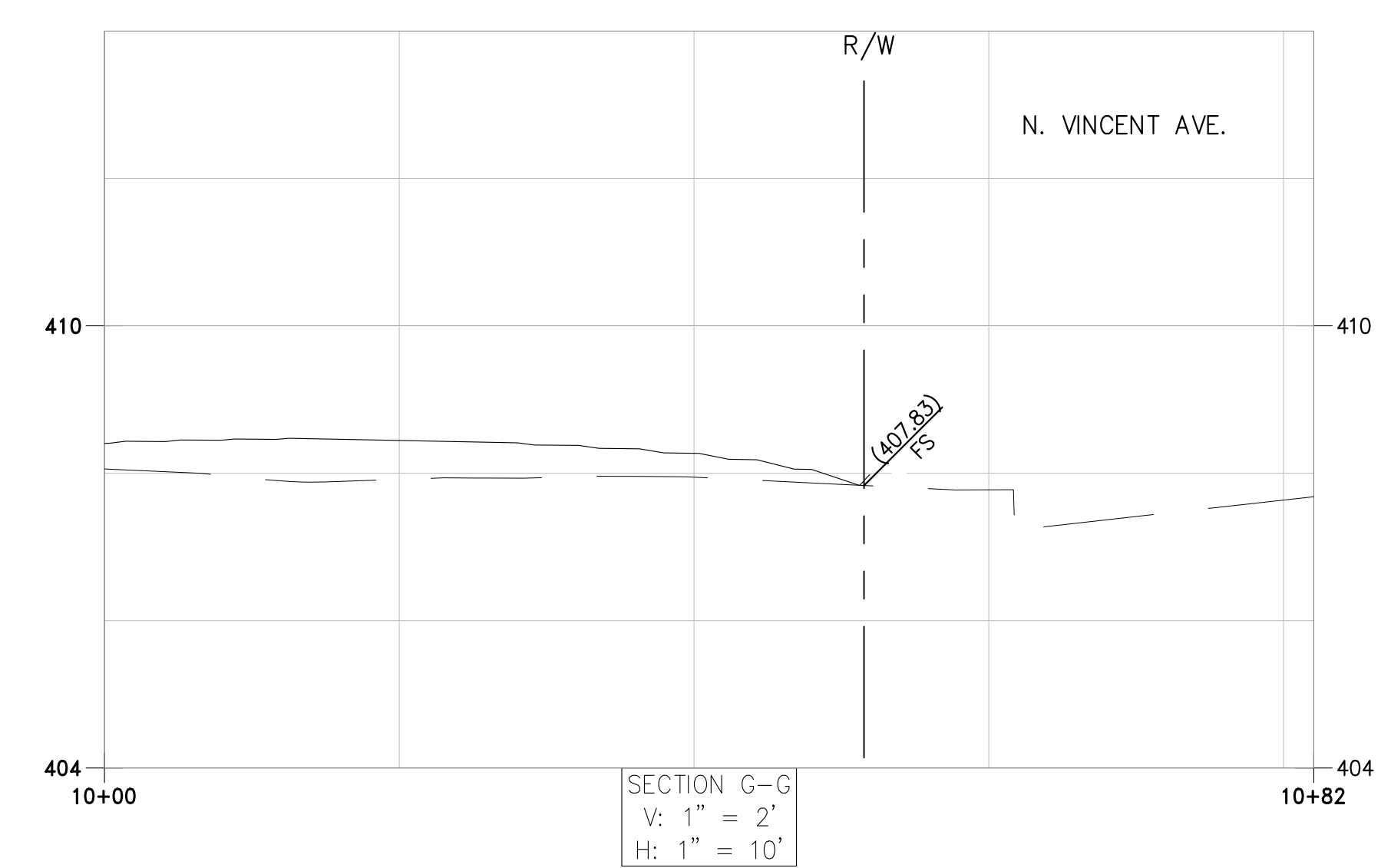
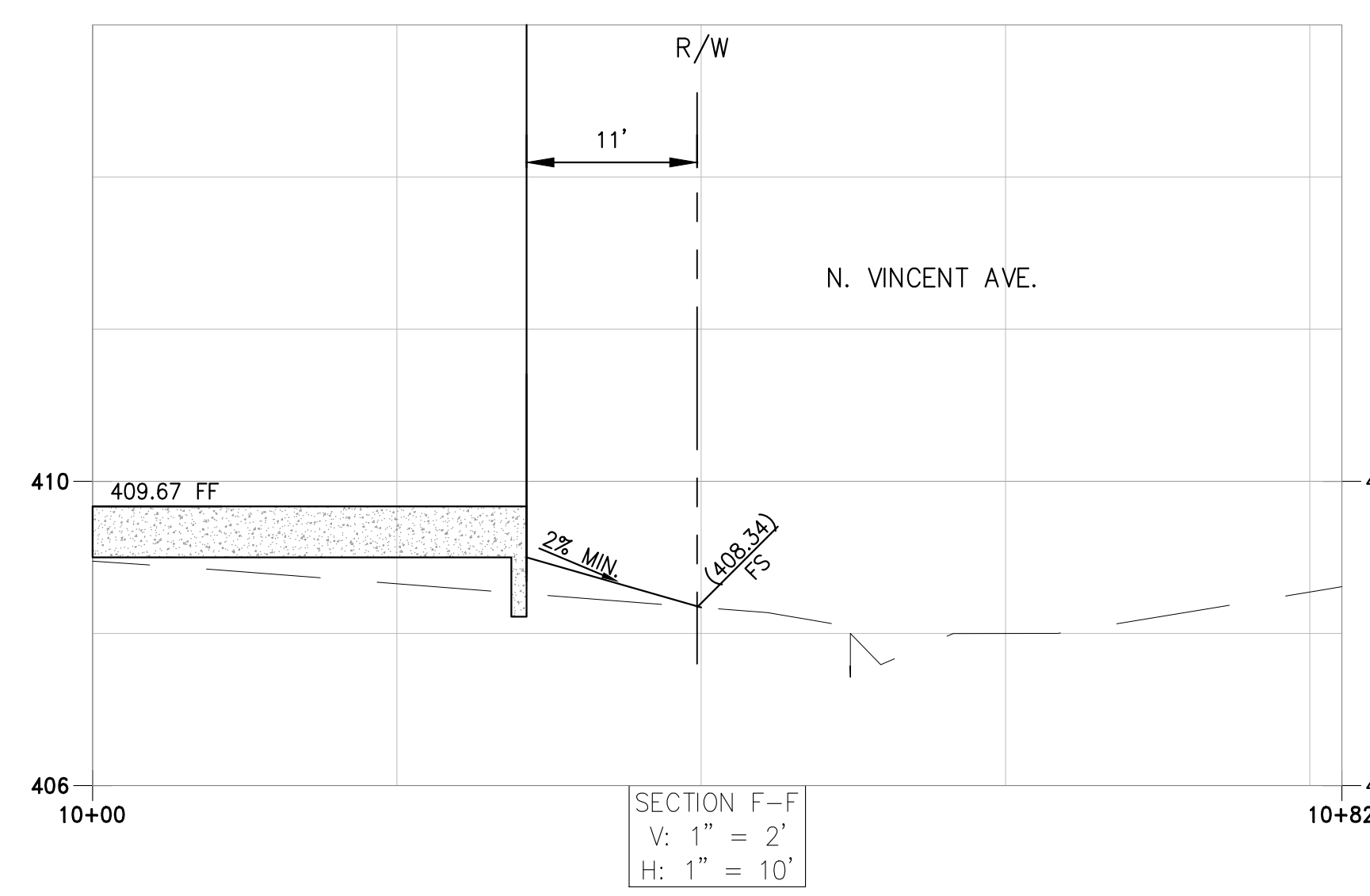
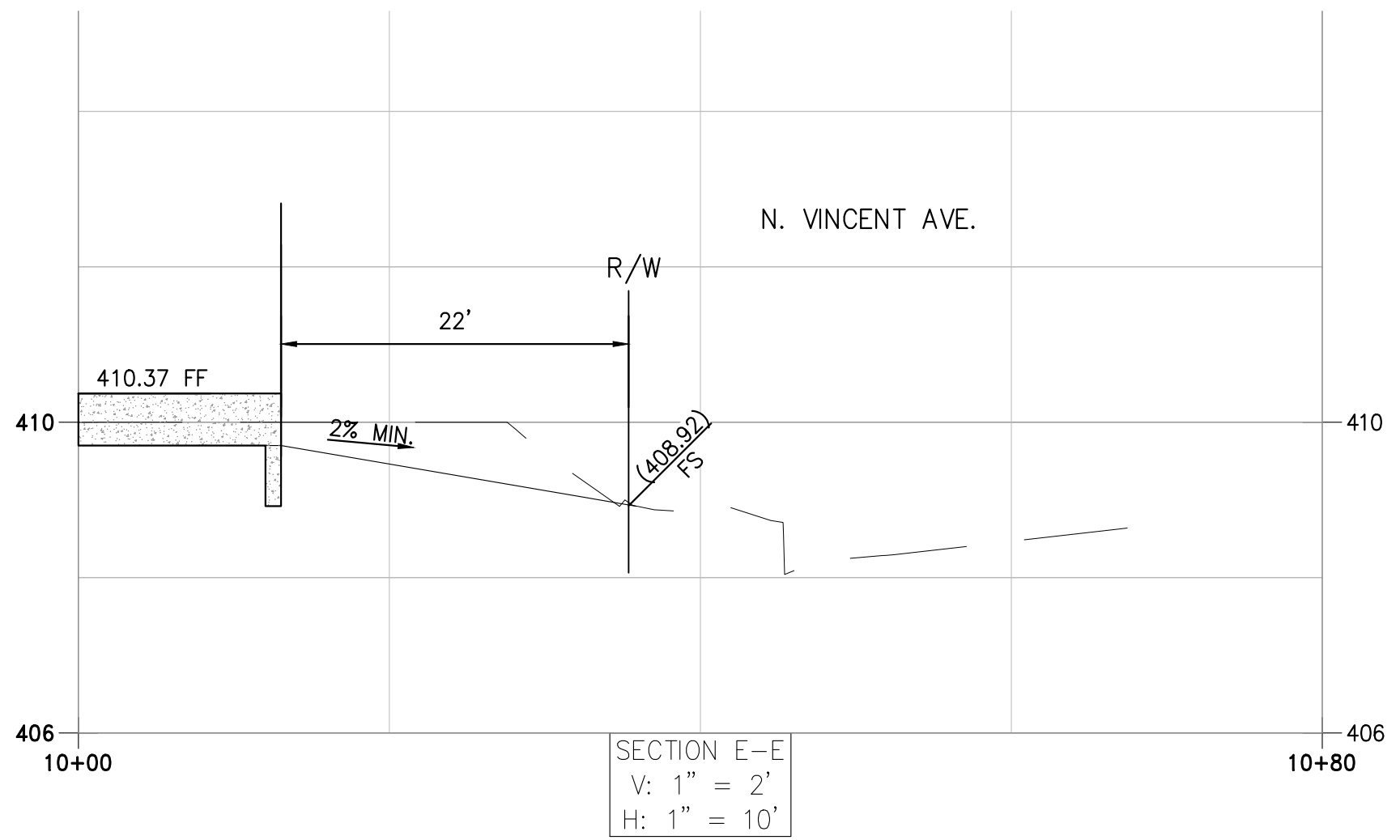
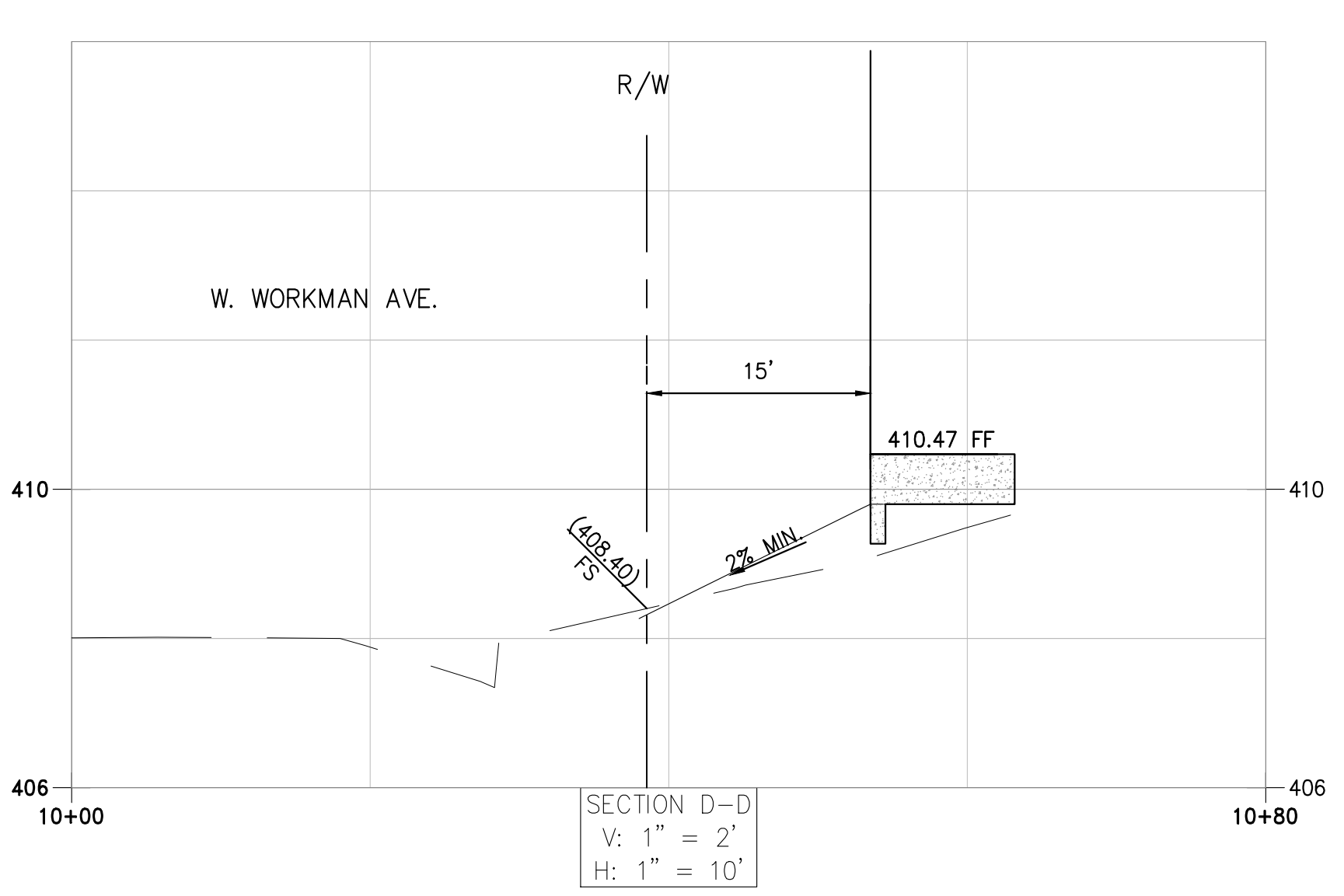
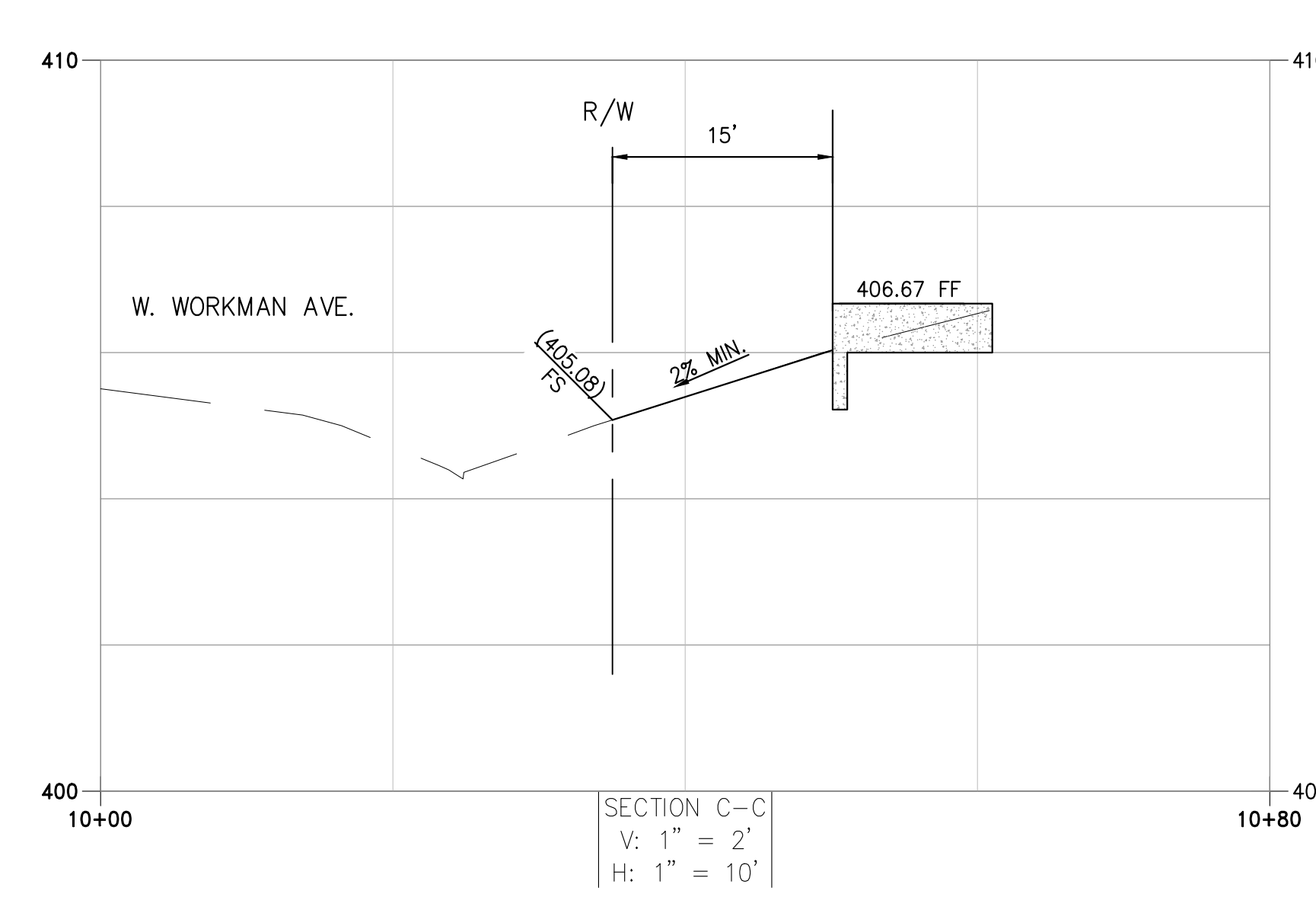
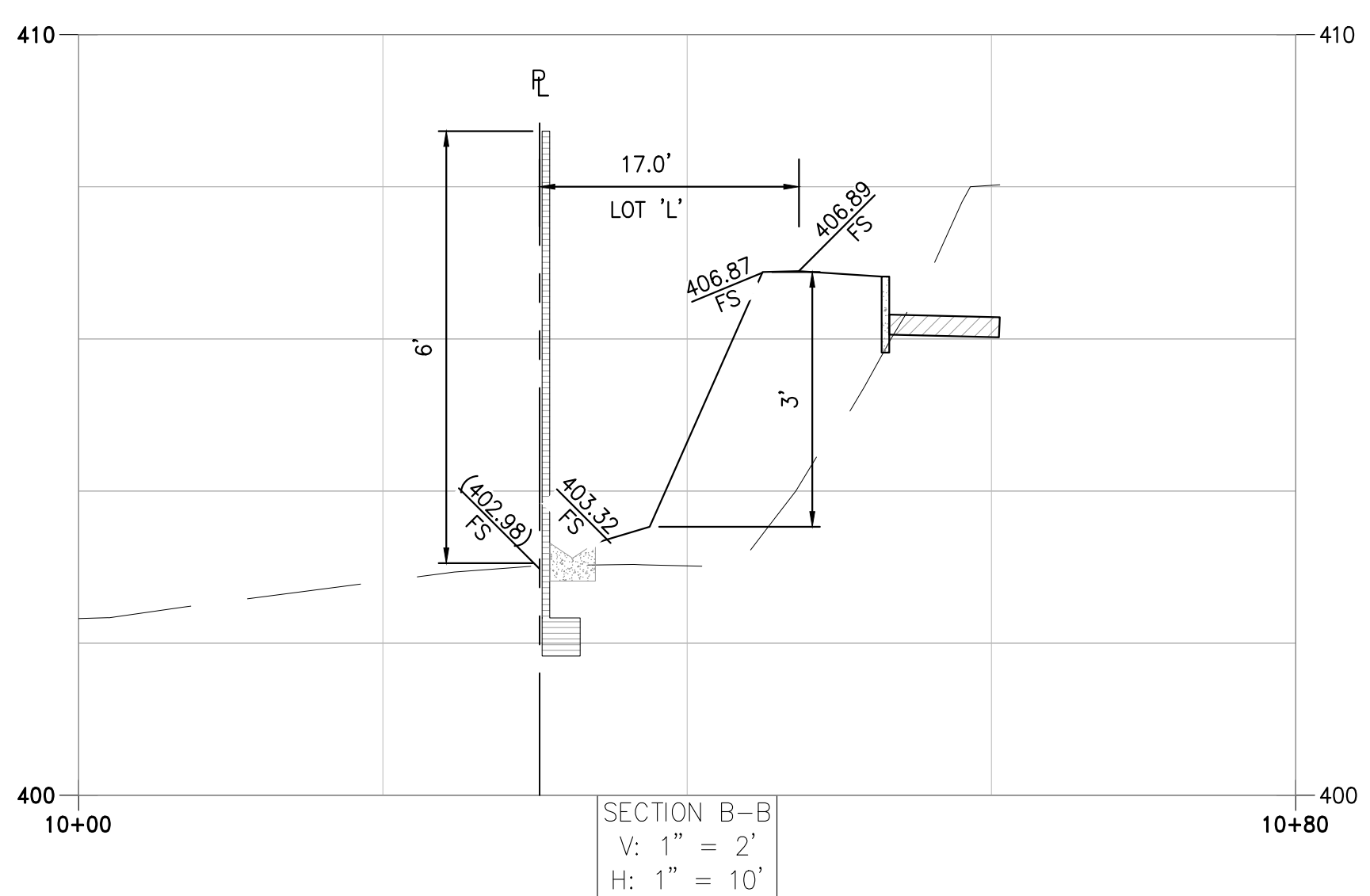
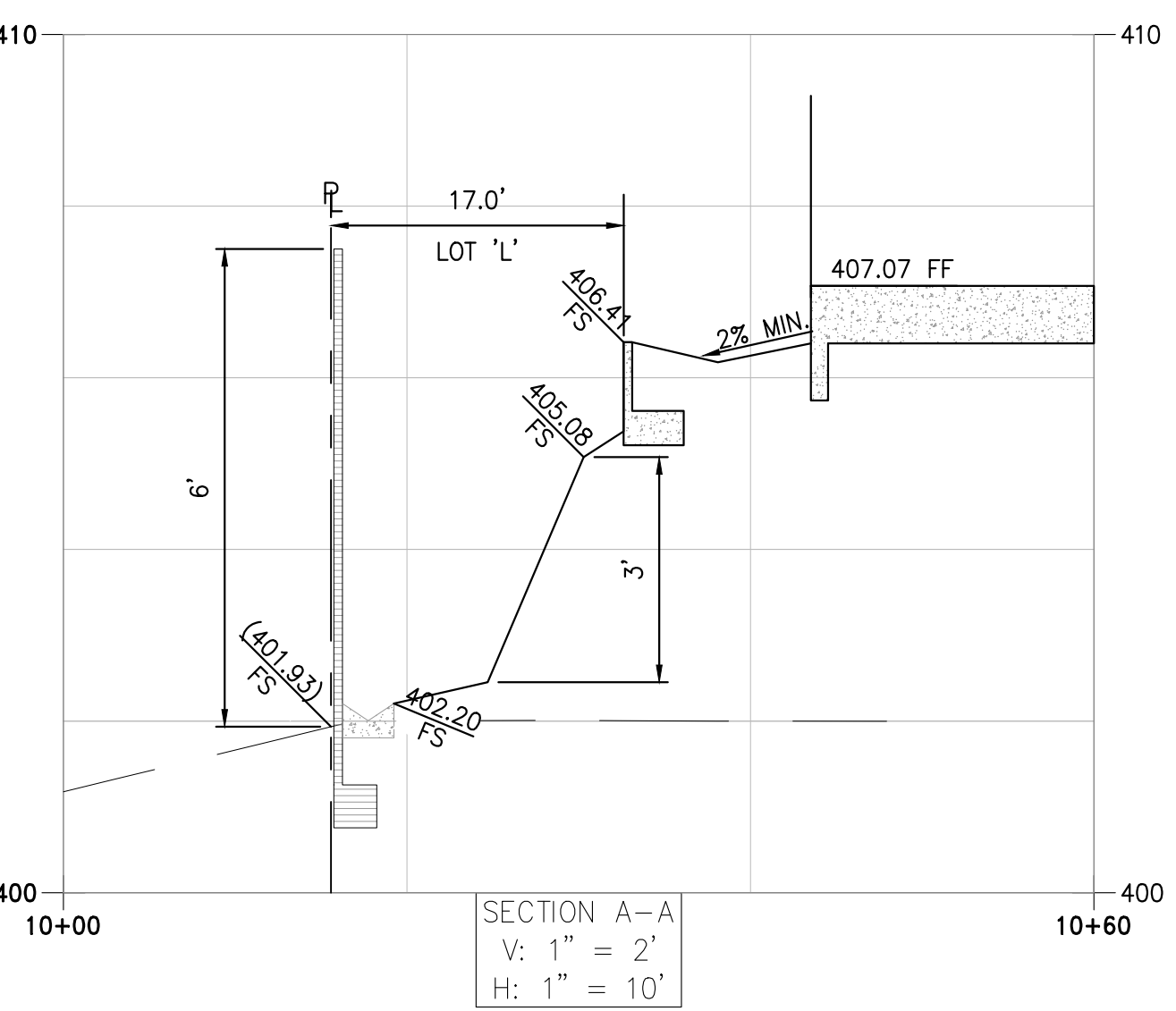
VESTING TENTATIVE TRACT MAP NO. 83166

IN THE CITY OF WEST COVINA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLAN NO.	SCALE: SEE PLAN
DATE: April 4, 2021	
SHEET: C4 OF	SCALE: SEE PLAN

PRECISE PLAN FOR TRACT NO. 83166

LOCATED IN THE CITY OF WEST COVINA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



CONCEPTUAL GRADING PLAN SECTIONS

PREPARED BY:

BLUE Engineering & Consulting, Inc.
12223 HIGHLAND AVE. #106-594
RANCHO CUCAMONGA, CA 91739
PHONE: 909-248-6557
WWW.BLUECIVILENG.COM

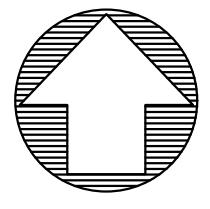
Angel Cesar
ANGEL CESAR, P.E., No. 87222

4-4-21
DATE

MAJOR LAND DIVISION	
VESTING TENTATIVE TRACT MAP NO. 83166	
IN THE CITY OF WEST COVINA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	
PLAN NO.	SCALE: SEE PLAN
SHEET: C5 OF	DATE: April 4, 2021
	SCALE: SEE PLAN

PRECISE PLAN FOR TRACT NO. 83166

LOCATED IN THE CITY OF WEST COVINA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

- Q25 = RUNOFF IN CFS FOR 25 YR, FREQUENCY
- $\frac{1A}{0.82}$ SUBAREA NUMBER
SUB AREA IN ACRES
- 5 TIME OF CONCENTRATION (FOR Q25)
- SUBAREA BOUNDARY
- - - - - FLOW LINE PATH

HYDROLOGIC DESIGN DATA	
STORM FREQUENCY	25-YR
RAINFALL DEPTH	6.88"
SOIL TYPE	6
PERCENT IMPERVIOUSNESS	37.4%

Q 25 = 7.341 cfs
A = 2.50 AC

Q 25 = 10.66 cfs
A = 5.59 AC



PRE-DEVELOPMENT HYDROLOGY EXHIBIT

PREPARED BY:

BLUE Engineering & Consulting, Inc.
12223 HIGHLAND AVE. #106-594
RANCHO CUCAMONGA, CA 91739
PHONE: 909-248-6557
WWW.BLUECIVILENG.COM

REGISTERED PROFESSIONAL ENGINEER
ANGELO USAR
No. 87222
CIVIL
STATE OF CALIFORNIA

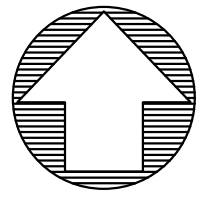
ANGEL USAR, P.E. No. 87222

4-4-21
DATE

MAJOR LAND DIVISION	
VESTING TENTATIVE TRACT MAP NO. 83166 IN THE CITY OF WEST COVINA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	
PLAN NO.	SCALE: SEE PLAN
DATE: April 4, 2021	
SHEET: C6 OF	SCALE: SEE PLAN

PRECISE PLAN FOR TRACT NO. 83166

LOCATED IN THE CITY OF WEST COVINA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

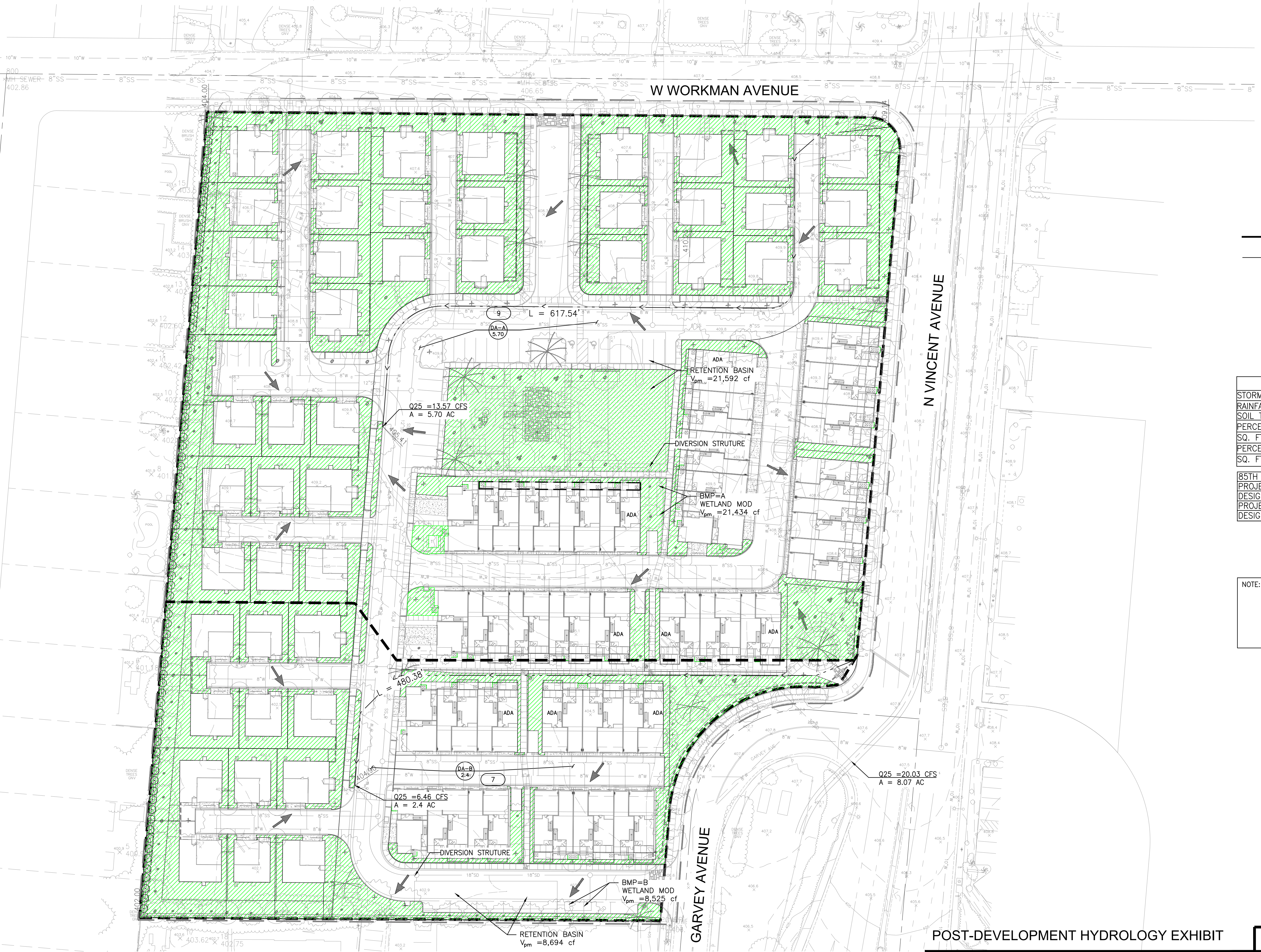


LEGEND

- Q25 = RUNOFF IN CFS FOR 25 YR, FREQUENCY
- $\frac{1A}{0.82}$ SUBAREA NUMBER
SUB AREA IN ACRES
- 5 TIME OF CONCENTRATION (FOR Q25)
- SUBAREA BOUNDARY
- FLOW LINE PATH
- PERMEABLE/LANDSCAPING

HYDROLOGIC DESIGN DATA	
STORM FREQUENCY	25-YR
RAINFALL DEPTH	6.88"
SOIL TYPE	6
PERCENT IMPERVIOUS	(A) 70.4% (B) 65.8%
SQ. FT. IMPERVIOUS	(A) 174,672 (B) 68,741
PERCENT PERVIOUS	(A) 29.6% (B) 34.2%
SQ. FT. PERVIOUS	(A) 73,434 (B) 35,803
85TH PERCENTILE RAINFALL DEPTH	1.05"
PROJECT DESIGN V LID A	21,434 CF
DESIGN VOLUME - WETLAND MOD A	21,592 CF
PROJECT DESIGN V LID B	8,525 CF
DESIGN VOLUME - WETLAND MOD B	8,694 CF

- NOTE:
1. NOT WITHIN COUNTY ADOPTED FLOODWAY.
 2. NOT WITHIN FEMA FLOOD ZONE "A".
 3. HOA TO MAINTAIN DRAINAGE DEVICES.



POST-DEVELOPMENT HYDROLOGY EXHIBIT

PREPARED BY:

BLUE Engineering & Consulting, Inc.
 12223 HIGHLAND AVE. #106-594
 RANCHO CUCAMONGA, CA 91739
 PHONE: 909-248-6557
 WWW.BLUECIVILENG.COM

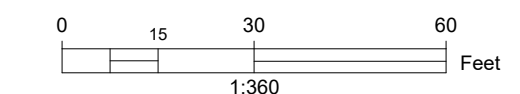
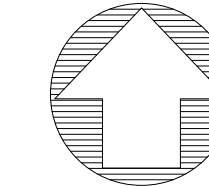
REGISTERED PROFESSIONAL ENGINEER
 ANGELES LICENSE
 No. 87222
 CIVIL
 STATE OF CALIFORNIA

[Signature]
 ANSAR CANAR, P.E., REG-87222

4-4-21
 DATE

MAJOR LAND DIVISION	
VESTING TENTATIVE TRACT MAP NO. 83166 IN THE CITY OF WEST COVINA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	
PLAN NO.	SCALE: SEE PLAN
DATE: April 4, 2021	
SHEET: C7 OF	SCALE: SEE PLAN

W WORKMAN AVENUE



NOTES

- ① 8" C-900 CL 305 (DR-14) PIPE
- ② 1" SERVICE WITH 3/8" METER
- ③ 8" SDR-35 PVC SEWER PIPE
- ④ 48" DIAMETER MANHOLE
- ⑤ 4" HOUSE CONNECTION
- ⑥ 8" SDR-35 PVC SEWER PIPE
- ⑦ 18" HDPE PIPE
- ⑧ 24" HDPE PIPE
- ⑨ 30" HDPE PIPE
- ⑩ CATCH BASIN
- ⑪ WETLANDMOD
- ⑫ RETENTION BASIN
- ⑬ 8" SEWER TERMINAL CLEANOUT STRUCTURE
- ⑭ FIRE HYDRANT
- ⑮ 6" HDPE PIPE
- ⑯ 12" HDPE PIPE
- ⑰ 8" C-900 CL 305 (DR-14) PIPE OFF SITE MAIN
- ⑱ 3' WIDE VALLEY GUTTER

NOTES:

PROPOSED DOMESTIC WATER LOCATION WITHIN PRIVATE PROPERTY FOR SAID PROJECT WILL BE PRIVATE AND PROPOSED DOMESTIC WATER LOCATION WITHIN THE PUBLIC RIGHT OF WAY WILL BE MAINTAINED BY AZUSA LIGHT & WATER.

PROPOSED SEWER SYSTEM FOR SAID PROJECT WILL BE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF WEST COVINA.

ACCESS AND UTILITY EASEMENT WILL BE PROVIDED ON THE FINAL MAP OVER ALL PRIVATE ROADS AND PRIVATE ALLEYS.

EXISTING WATER MAIN ON GARVEY AVENUE FROM VINCENT AVENUE TO MORADA AVENUE TO BE REPLACED WITH AN 8 INCH DUCTILE IRON CLASS 350 PUBLIC WATER MAIN. RE-CONNECT ALL EXISTING SERVICES AND LATERALS TO THE NEW PUBLIC WATER MAIN. ALL NEW SERVICES SHALL BE CONNECTED TO THE NEW PUBLIC WATER MAIN.

CONCEPTUAL UTILITY PLAN

PREPARED BY:

BLUE Engineering & Consulting, Inc.

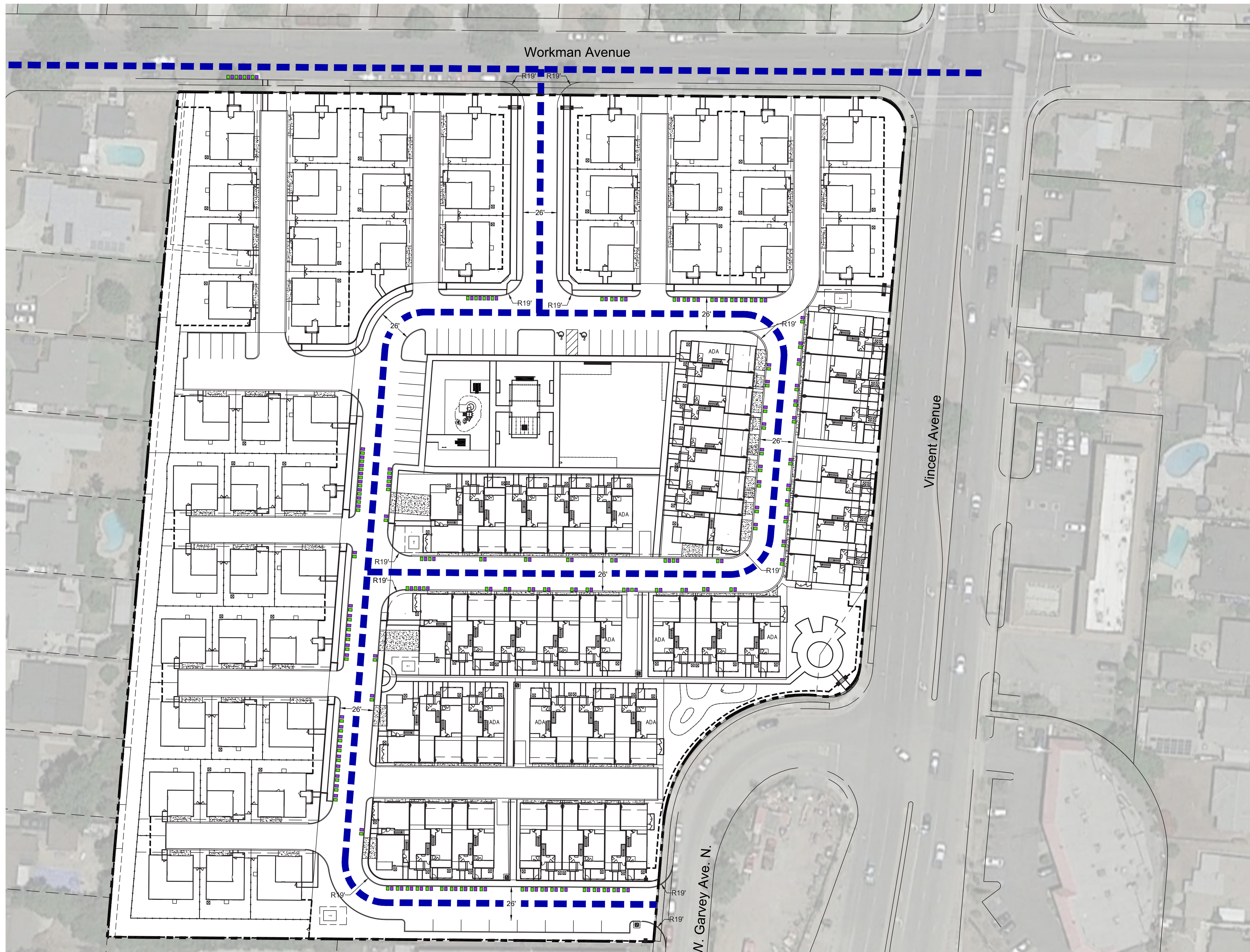
12223 HIGHLAND AVE. #106-594
RANCHO CUCAMONGA, CA 91739
PHONE: 909-248-6557
WWW.BLUECIVILENG.COM

REGISTERED PROFESSIONAL ENGINEER
ANGEL USAR
No. 87222
CIVIL
STATE OF CALIFORNIA

ANGEL USAR, P.E. No. 87222

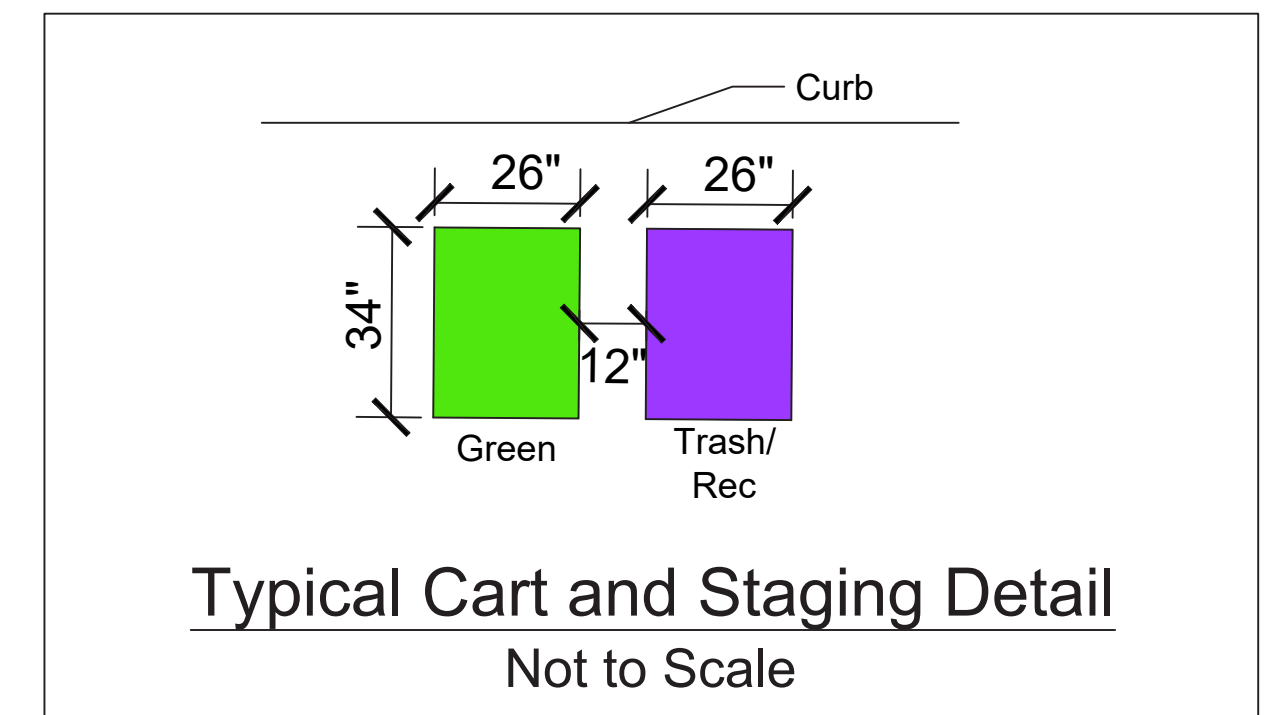
4-4-21
DATE

MAJOR LAND DIVISION	
VESTING TENTATIVE TRACT MAP NO. 83166	
IN THE CITY OF WEST COVINA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	
PLAN NO.	SCALE: SEE SHEET
DATE: April 4, 2021	
SHEET: C8 OF	SCALE: SEE SHEET



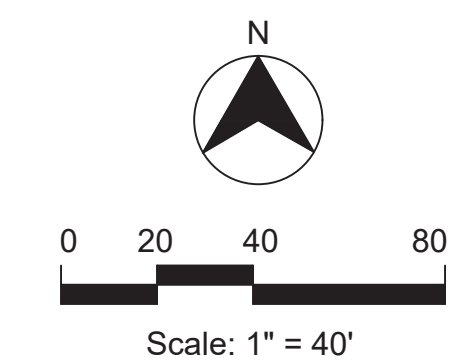
Legend

- Truck Route (26-foot Curb-to-Curb with 19' inside radius/45' outside radius)
- Two Carts (See Detail Below)



Residential Cart Assumptions

- Assumes two 96 Gallon Carts per unit (trash/recycling + green waste)
- Carts shown with a minimum of one-foot between each cart on collection day
- Carts will be stored in garages in a dedicated space free and clear of required parking spaces or in rear fenced yards
- Green waste, which will be generated by common area landscaping to be hauled away by HOA's landscape maintenance provider. Townhomes may be reduced to one cart (trash/recycling) only if desired.



Waste Collection Plan

VINCENT PLACE
WEST COVINA, CA