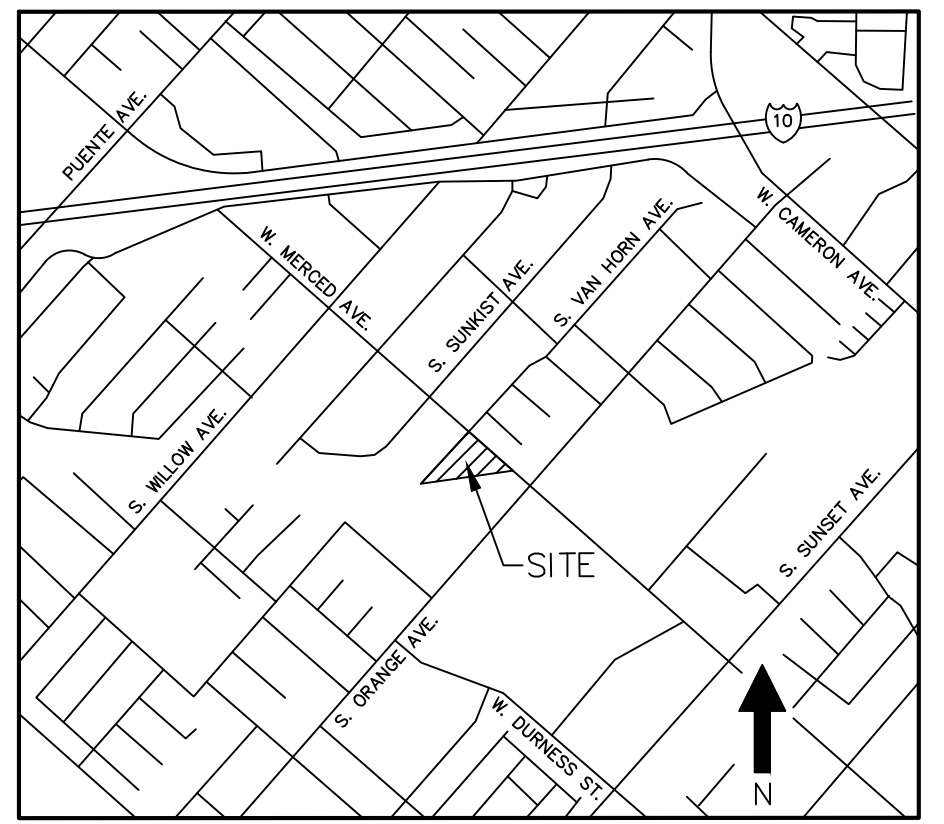
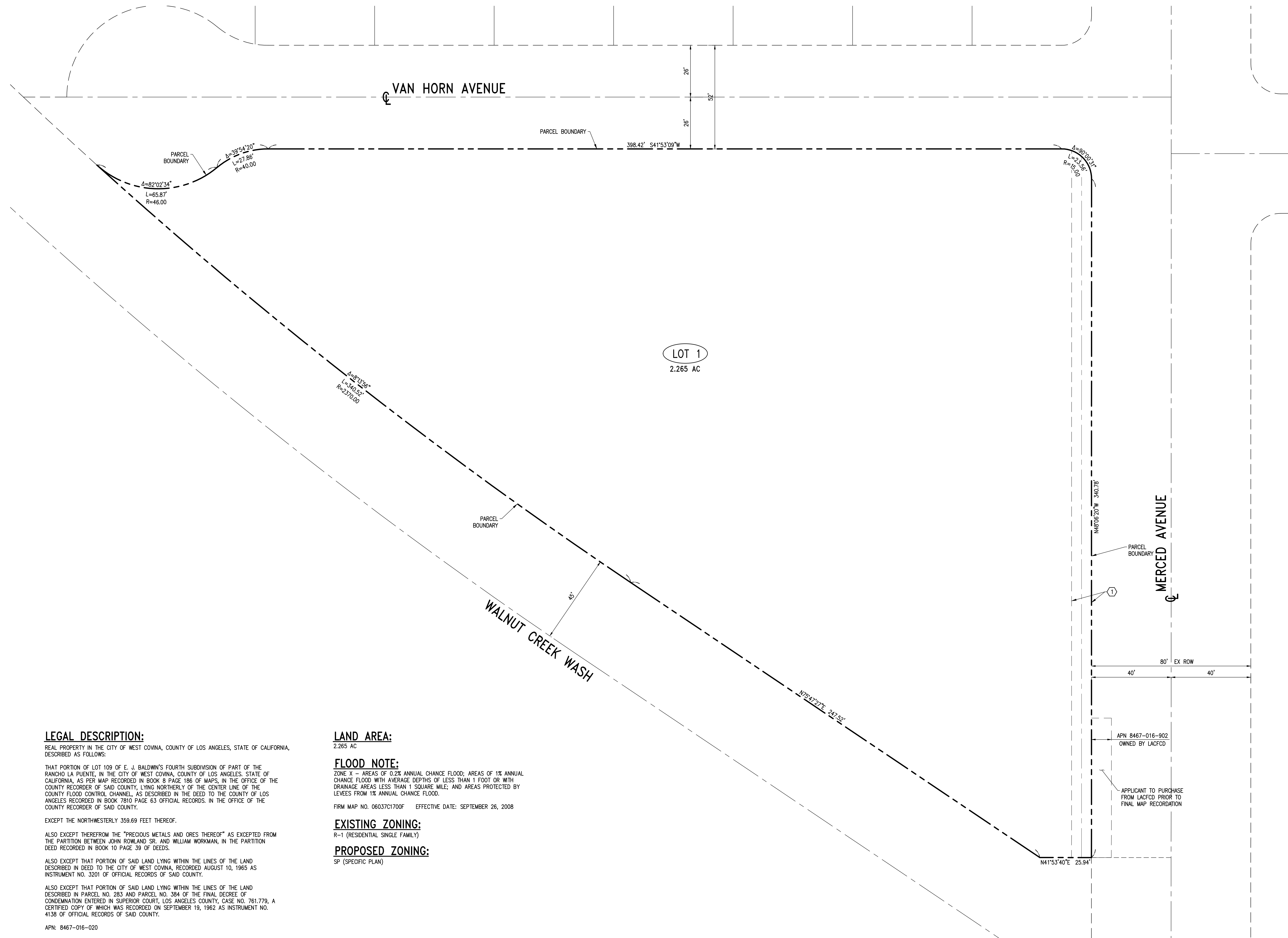


# TENTATIVE TRACT MAP NO. 83576

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



VICINITY MAP  
N.T.S.



**DEVELOPER:**  
RC WEST COVINA, LP  
C/O RIDGECREST REAL ESTATE LLC  
500 N. LARCHMONT BLVD., SUITE 201  
LOS ANGELES, CA 90004  
(323) 450-2333  
CONTACT: MATTHEW LIVINGSTON

**ARCHITECT:**  
WILLIAM HEZMALMACH ARCHITECTS, INC.  
680 NEWPORT CENTER DRIVE, SUITE 300  
NEWPORT BEACH, CA 92660  
(949) 250-0607  
CONTACT: DENISE ASHTON

**CIVIL ENGINEER:**  
C&V CONSULTING, INC.  
9830 IRVINE CENTER DRIVE  
IRVINE, CA 92618  
(949) 916-3800  
CONTACT: RYAN BITTNER

**SOILS ENGINEER:**  
FEFFER GEOLOGICAL CONSULTING  
1990 S. BUNDY DRIVE, SUITE 400  
LOS ANGELES, CA 90025  
(310) 207-5048  
CONTACT: JOSHUA R. FEFFER

**UTILITIES SERVICES SUMMARY:**

WATER	ELECTRICITY	TRASH/RECYCLING
SUBURBAN WATER SYSTEMS 2235 E. GARVEY AVE. NORTH SUITE A WEST COVINA, CA 91791 (626) 543-2640	SOUTHERN CALIFORNIA EDISON (800) 655-4555	CITY OF WEST COVINA, CONTRACTED THROUGH: ATHENS SERVICES (888) 336-6100
SEWER	GAS	DATA / CABLE TV
CITY OF WEST COVINA 1444 WEST GARVEY SOUTH WEST COVINA, CA 91790 (626) 939-8400	SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200	CHARTER SPECTRUM 15255 SALT LAKE AVE. CITY OF INDUSTRY, CA 91745 (866) 74-2389

**ABBREVIATIONS:**

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALTIC CONCRETE	MSC	MISCELLANEOUS
AV	AIR/VACUUM RELEASE	MTR	WATER METER
AVE	AVENUE	N	NORTH
C&G	CURB AND GUTTER	NAP	NOT A PART
CL	CENTER LINE	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CF	CURB FACE	PKWY	PARKWAY
CO	CLEAN OUT	PCC	PORTLAND CEMENT CONCRETE
DDCA	DOUBLE DETECTOR CHECK	R	PROPERTY LINE
DW	DOMESTIC WATER	ASSEMBLY	POST INDICATOR VALVE
DWY	DRIVEWAY	PROP	PROPOSED
E	EAST	R	RADIUS
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	RD	ROAD
FDC	FIRE DEPARTMENT CONNECTION	RT	RIGHT
FF	FINISHED FLOOR	R/W	RIGHT OF WAY
FG	FINISHED GRADE	S	SOUTH/SLOPE
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
FS	FINISHED SURFACE	SF	SQUARE FEET
FW	FIRE WATER	SL	STREET LIGHT
FWY	FREEWAY	SS	SANITARY SEWER
GB	GRADE BREAK	SSMH	SEWER MANHOLE
HP	HIGH POINT	STA	STATION
HOR	HORIZONTAL	STD	STANDARD
ID	INSIDE DIAMETER	TC	TOP OF CURB
INV	INVERT	TF	TOP OF FOOTING
JS	JUNCTION STRUCTURE	TG	TOP OF GRATE
LAT	LATERAL	TOP	TOP OF PIPE
LT	LEFT	TRW	TOP OF RETAINING WALL
MAX	MAXIMUM	TW	TOP OF WALL
MH	MANHOLE	TYP	TYPICAL
		W/	WEST/WITH

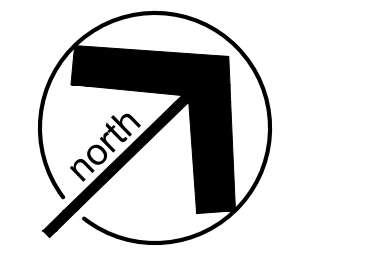
**NOTE:**  
ALL PROPOSED UTILITIES WILL BE INSTALLED UNDERGROUND.

**SHEET INDEX**

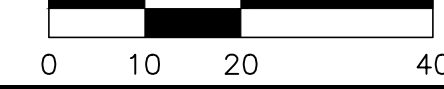
SHEET 1	TENTATIVE TRACT MAP
SHEET 2	SITE PLAN
SHEET 3	CONCEPTUAL GRADING PLAN
SHEET 4	CONCEPTUAL UTILITY PLAN
SHEET 5	FIRE ACCESS PLAN

**ENGINEERS NOTES:**

DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.



SCALE: 1" = 20'



**LEGAL DESCRIPTION:**

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

THAT PORTION OF LOT 109 OF E. J. BALDWIN'S FOURTH SUBDIVISION OF PART OF THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE CENTER LINE OF THE COUNTY FLOOD CONTROL CHANNEL, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED IN BOOK 7810 PAGE 63 OFICIAL RECORDS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHWESTERLY 359.69 FEET 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 THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF THE LAND DESCRIBED IN DEED TO THE CITY OF WEST COVINA, RECORDED AUGUST 10, 1965 AS INSTRUMENT NO. 3201 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF THE LAND DESCRIBED IN PARCEL NO. 283 AND PARCEL NO. 384 OF THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 761,779, A CERTIFIED COPY OF WHICH WAS RECORDED ON SEPTEMBER 19, 1962 AS INSTRUMENT NO. 4138 OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 8467-016-020

**EXISTING EASEMENTS:**

AN EASEMENT FOR PIPE LINES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 2655 OF DEEDS, PAGE 17 (NOT PLOTTABLE)

1 AN EASEMENT FOR IRRIGATION PIPE LINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 22562, PAGE 361 OF OFFICIAL RECORDS.

**LAND AREA:**

2.265 AC

**FLOOD NOTE:**

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FIRM MAP NO. 06037C1700F EFFECTIVE DATE: SEPTEMBER 26, 2008

**EXISTING ZONING:**

R-1 (RESIDENTIAL SINGLE FAMILY)

**PROPOSED ZONING:**

SP (SPECIFIC PLAN)

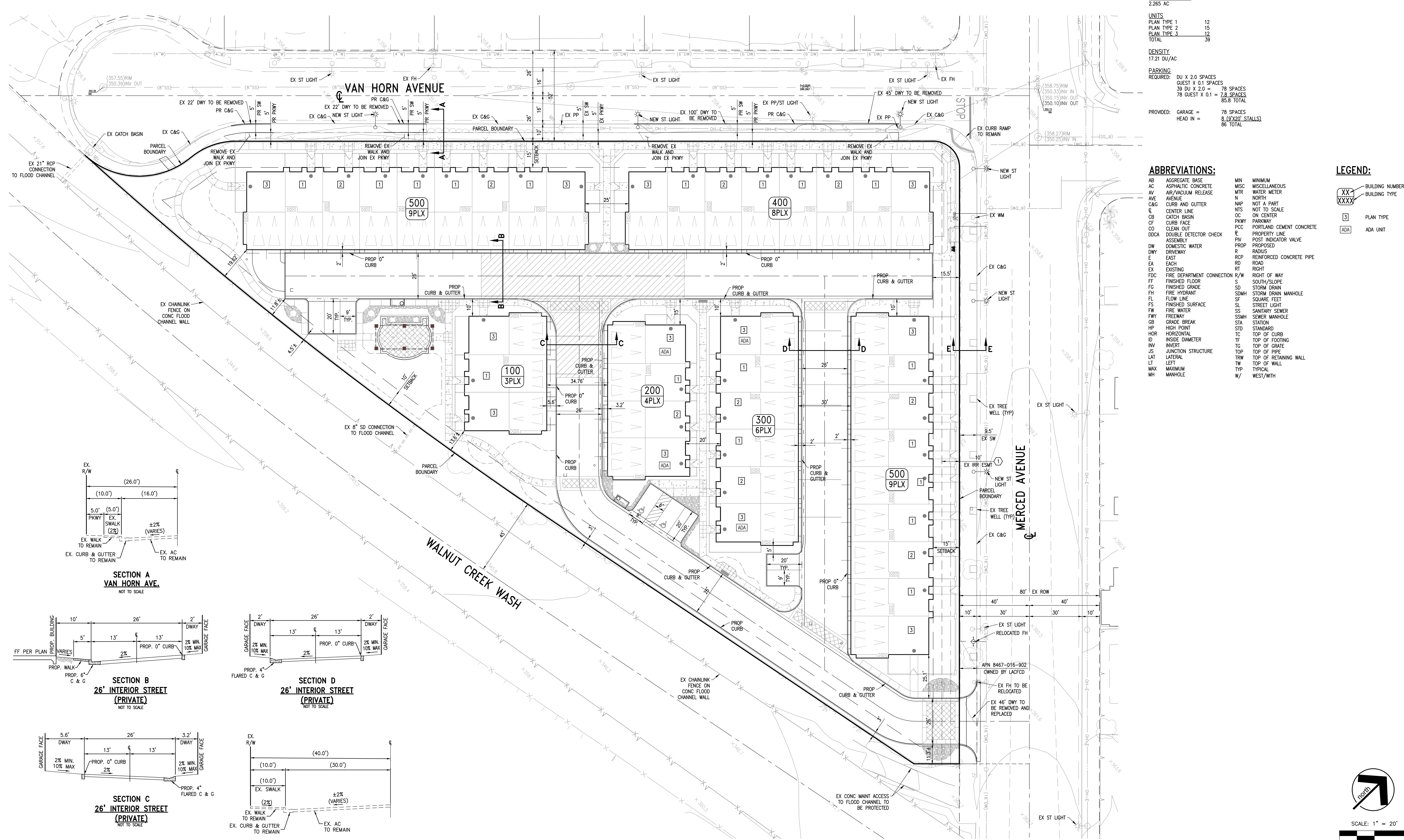
BENCHMARK BENCHMARK NO. 4G3273: RDBM TAG IN W CATCH BASIN 32' N OF BCR AT NW COR SUNSET AVE AND MERCED AVE; ELEVATION = 364.025' COVINA QUAD (2005)	DRAWN BY: DDT DATE: 12/11/19	DATE: 12/11/19
	DESIGNED BY: DDT DATE: 12/11/19	DATE: 12/11/19
	CHECKED BY: RUB DATE: 12/11/19	DATE: 12/11/19
BASIS OF BEARINGS THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE CENTERLINE OF MERCED AVENUE BEING NORTH 48°06'20" WEST PER R1.	RYAN J. BITTNER R.C.E. 68167	DATE



PLAN PREPARED BY: <b>C&amp;V CONSULTING, INC.</b> CIVIL ENGINEERING LAND PLANNING & SURVEYING	6 ORCHARD, SUITE 800 LAKE FOREST, CA 92650 T: 949.916.3800 F: 949.916.3808 CIVIL@C-V.COM CVD@C-V.COM
PLAN PREPARED FOR / DEVELOPER: <b>RC WEST COVINA, LP</b> C/O RIDGECREST REAL ESTATE LLC 500 N. LARCHMONT BLVD, SUITE 201 LOS ANGELES, CA 90004 (323) 450-2331	

APPROVED BY:  DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
RCE NO. _____ EXP. _____ DATE _____

<b>CITY OF WEST COVINA</b>	<b>SHEET</b>
<b>TENTATIVE TRACT MAP 83576</b>	<b>1 OF 5</b>
<b>THE GROVE AT MERCED</b> 1912 WEST MERCED AVENUE, WEST COVINA, CA 91790	



**SITE DATA:**

LAND ACREAGE:  
2.265 AC

UNITS:  
PLAN TYPE 1 12  
PLAN TYPE 2 15  
PLAN TYPE 3 12  
TOTAL 39

DENSITY  
17.21 DU/AC

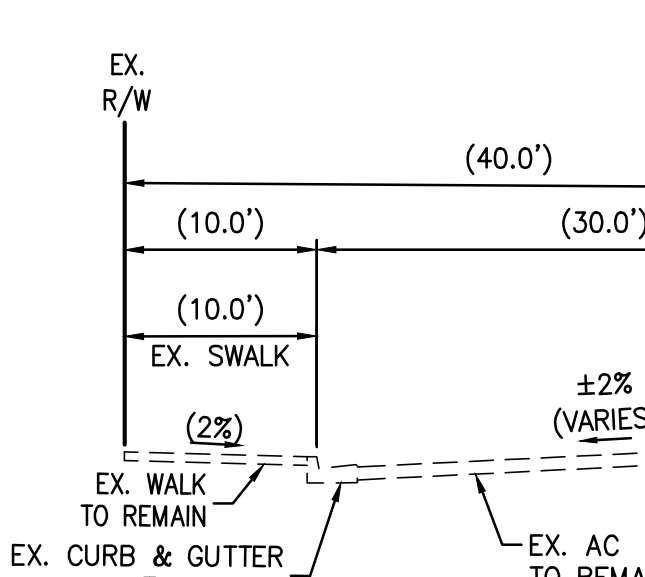
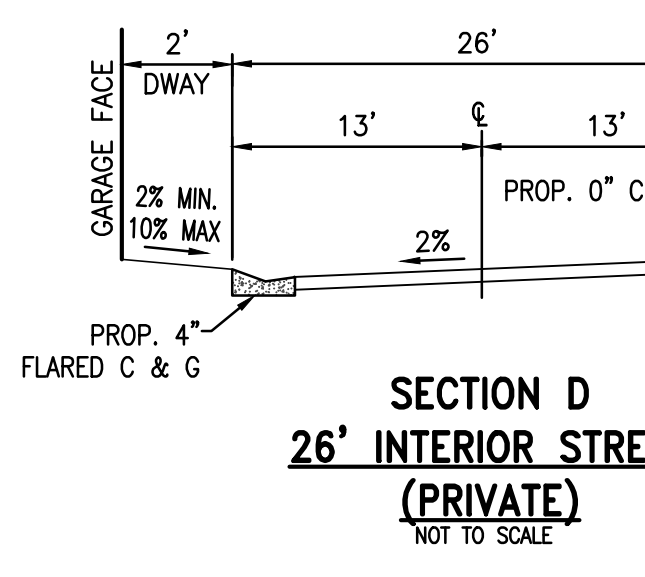
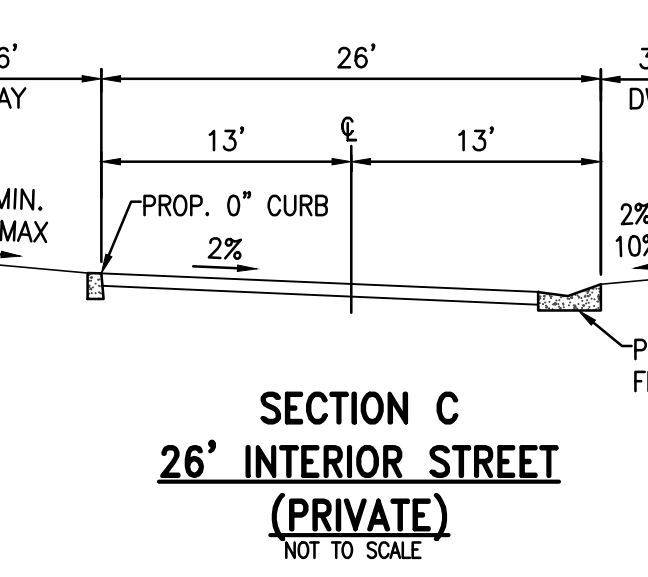
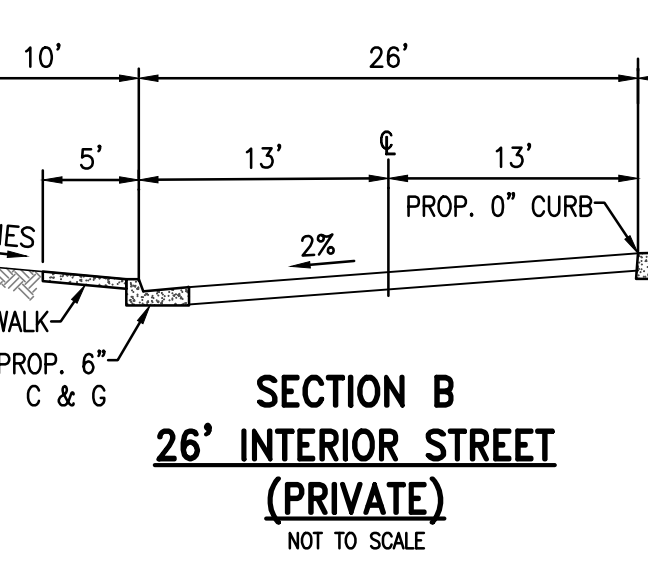
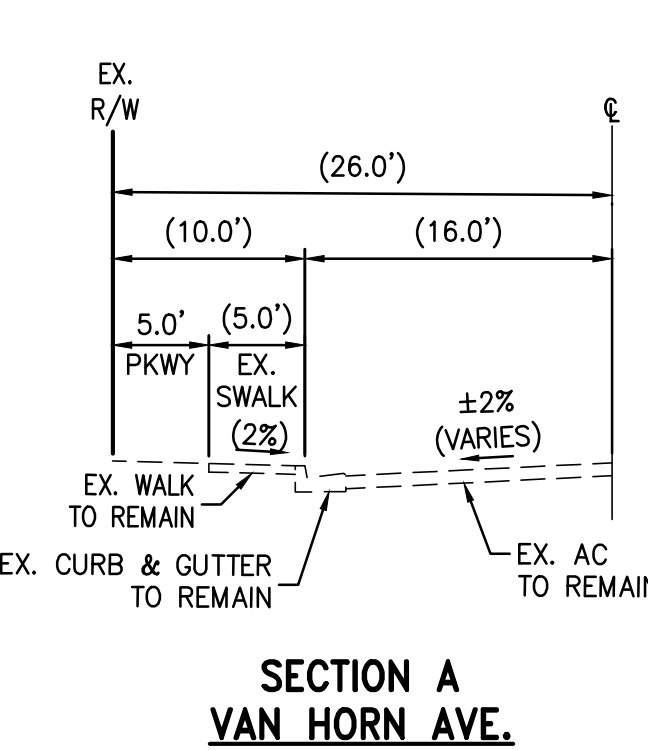
PARKING  
REQUIRED: DU X 2.0 SPACES = 78 SPACES  
GUEST X 0.1 SPACES = 3.9 SPACES  
TOTAL = 81.9 SPACES  
PROVIDED: GARAGE = 78 SPACES  
HEAD IN = 8 (8' X 20' STALLS)  
TOTAL = 86 SPACES

**ABBREVIATIONS:**

- |      |                                |      |                          |
|------|--------------------------------|------|--------------------------|
| AB   | AGGREGATE BASE                 | MIN  | MINIMUM                  |
| AC   | ASPHALTIC CONCRETE             | MISC | MISCELLANEOUS            |
| AV   | AIR/VACUUM RELEASE             | MTR  | WATER METER              |
| N    | NORTH                          | N    | NORTH                    |
| AVE  | AVENUE                         | NAP  | NOT A PART               |
| C&G  | CURB AND GUTTER                | NTS  | NOT TO SCALE             |
| CL   | CENTER LINE                    | OC   | ON CENTER                |
| CB   | CATCH BASIN                    | CF   | CURB FACE                |
| CF   | CURB FACE                      | CO   | CLEAN OUT                |
| CD   | CLEAN OUT                      | PCC  | PORTLAND CEMENT CONCRETE |
| DDCA | DOUBLE DETECTOR CHECK          | PL   | PROPERTY LINE            |
| DW   | DOMESTIC WATER                 | PV   | POST INDICATOR VALVE     |
| DWY  | DRIVEWAY                       | PROP | PROPOSED                 |
| E    | EAST                           | R    | RADIUS                   |
| EA   | EACH                           | RCP  | REINFORCED CONCRETE PIPE |
| EX   | EXISTING                       | RD   | ROAD                     |
| FDC  | FIRE DEPARTMENT CONNECTION R/W | RT   | RIGHT                    |
| FF   | FINISHED FLOOR                 | S    | SOUTH/SLOPE              |
| FG   | FINISHED GRADE                 | SD   | STORM DRAIN              |
| FH   | FIRE HYDRANT                   | SDMH | STORM DRAIN MANHOLE      |
| FL   | FLOW LINE                      | SF   | SQUARE FEET              |
| FS   | FINISHED SURFACE               | SL   | STREET LIGHT             |
| FW   | FIRE WATER                     | SS   | SANITARY SEWER           |
| FWY  | FREEWAY                        | SSMH | SEWER MANHOLE            |
| GB   | GRADE BREAK                    | STA  | STATION                  |
| HP   | HIGH POINT                     | STD  | STANDARD                 |
| HOR  | HORIZONTAL                     | TC   | TOP OF CURB              |
| ID   | INSIDE DIAMETER                | TF   | TOP OF FOOTING           |
| INV  | INVERT                         | TG   | TOP OF GRADE             |
| JS   | JUNCTION STRUCTURE             | TP   | TOP OF PIPE              |
| LAT  | LATERAL                        | TRW  | TOP OF RETAINING WALL    |
| LT   | LEFT                           | TW   | TOP OF WALL              |
| MAX  | MAXIMUM                        | TYP  | TYPICAL                  |
| MH   | MANHOLE                        | W/   | WEST/WITH                |

**LEGEND:**

- XX BUILDING NUMBER
- XXXX BUILDING TYPE
- 3 PLAN TYPE
- ADA ADA UNIT



BENCHMARK  
BENCHMARK NO. 4G3273: RDBM TAG IN W CATCH BASIN 32' N OF BCR AT NW COR SUNSET AVE AND MERCED AVE.  
ELEVATION = 364.025' COVINA QUAD (2005)

BASIS OF BEARINGS  
THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE CENTERLINE OF MERCED AVENUE BEING NORTH 48°06'20\"/>

DRAWN BY: DDT DATE: 12/11/19  
DESIGNED BY: DDT DATE: 12/11/19  
CHECKED BY: RJB DATE: 12/11/19  
RYAN J. BITTNER R.C.E. 68167 DATE:

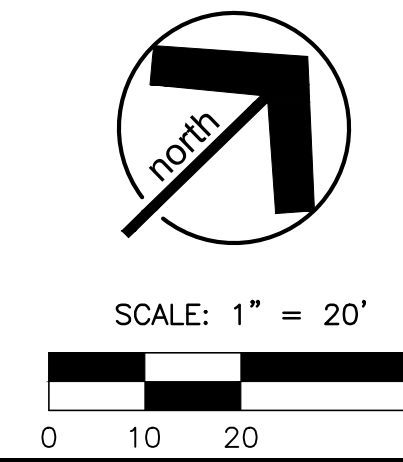
PLAN PREPARED BY:  
**C&M CONSULTING, INC.**  
LAND PLANNING & SURVEYING  
6 ORCHARD, SUITE 200 LAKE FOREST, CA 92530  
T: 949.910.3800 F: 949.910.3808 CVD@C-M.NET

PLAN PREPARED FOR / DEVELOPER:  
**RC WEST COVINA, LP**  
C/O RIDGECREST REAL ESTATE LLC  
500 N. LARCHMONT BLVD, SUITE 201 LOS ANGELES, CA 90004  
(323) 450-2331

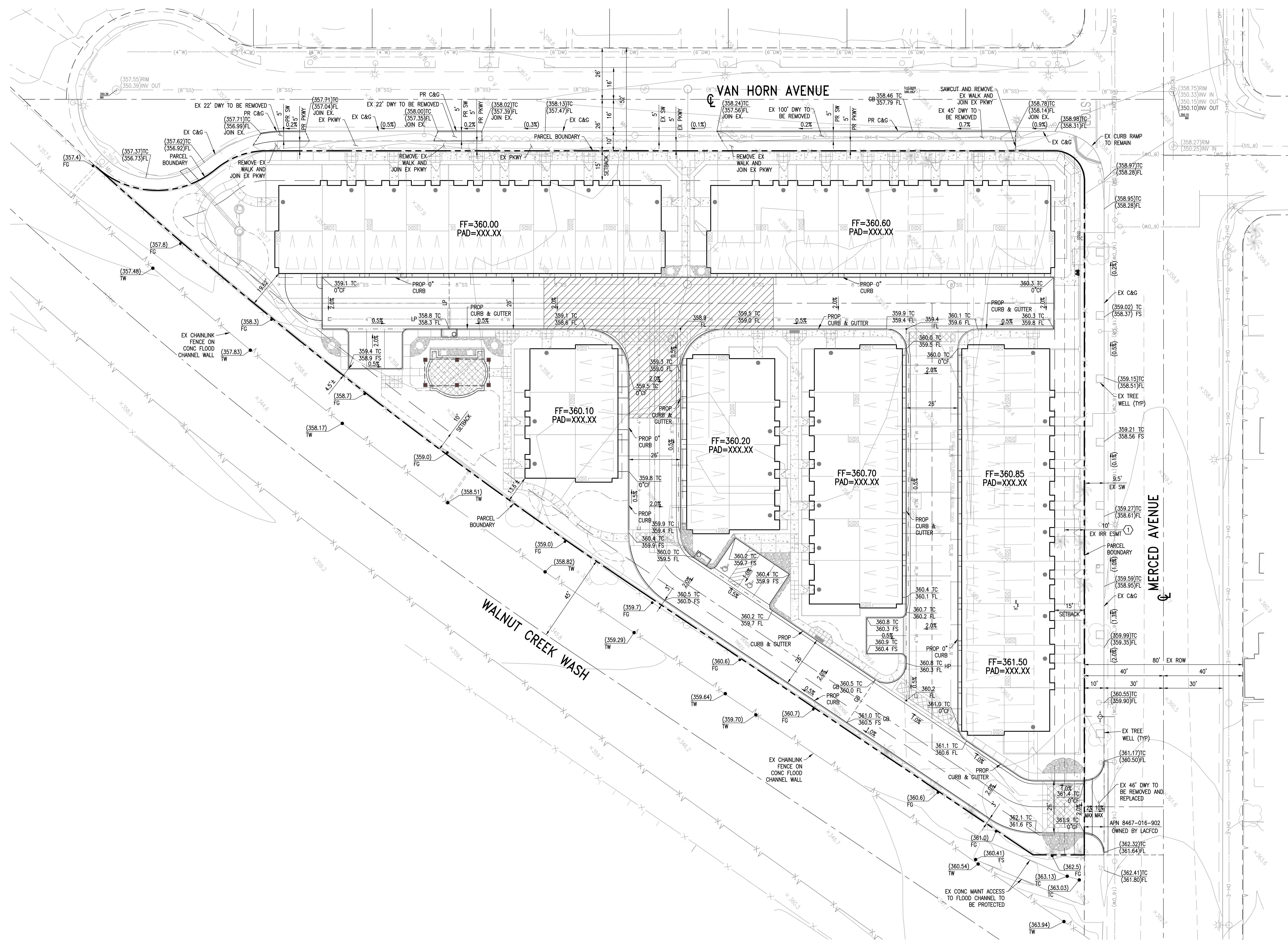
APPROVED BY:  
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER  
RCE NO. \_\_\_\_\_ EXP. \_\_\_\_\_  
DATE \_\_\_\_\_

**CITY OF WEST COVINA**  
TENTATIVE TRACT MAP 83576  
SITE PLAN  
THE GROVE AT MERCED  
1912 WEST MERCED AVENUE, WEST COVINA, CA 91790

SHEET  
2 OF 5



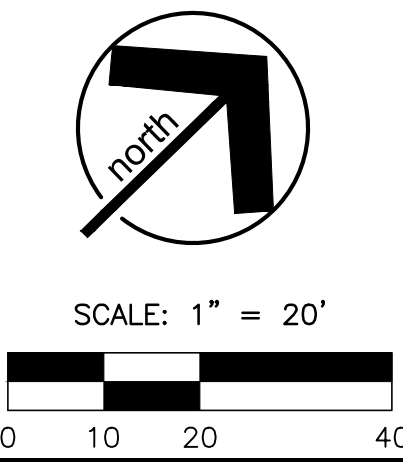
DWG: P:\PROJECTS\081513\08151311\TRM-PP-05.dwg PLOT: 08151311.dwg 8/1/2019 10:58:58 AM



**ABBREVIATIONS:**

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALTIC CONCRETE	MSC	MISCELLANEOUS
AV	AIR/VACUUM RELEASE	MTR	WATER METER
AVE	AVENUE	N	NORTH
C&G	CURB AND GUTTER	NAP	NOT A PART
CL	CENTER LINE	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CF	CURB FACE	PKWY	PARKWAY
CO	CLEAN OUT	PCC	PORTLAND CEMENT CONCRETE
DDCA	DOUBLE DETECTOR CHECK	R	PROPERTY LINE
ASSEMBLY		PIV	POST INDICATOR VALVE
DW	DOMESTIC WATER	PROP	PROPOSED
DWY	DRIVEWAY	R	RADIUS
E	EAST	RCR	REINFORCED CONCRETE PIPE
EA	EACH	RD	ROAD
EX	EXISTING	RT	RIGHT
FDC	FIRE DEPARTMENT CONNECTION	R/W	RIGHT OF WAY
FF	FINISHED FLOOR	S	SOUTH/SLOPE
FG	FINISHED GRADE	SD	STORM DRAIN
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SF	SQUARE FEET
FS	FINISHED SURFACE	SL	STREET LIGHT
FW	FIRE WATER	SS	SANITARY SEWER
FWY	FREEWAY	SSMH	SEWER MANHOLE
GB	GRADE BREAK	STA	STATION
HP	HIGH POINT	STD	STANDARD
HOR	HORIZONTAL	TC	TOP OF CURB
ID	INSIDE DIAMETER	TF	TOP OF FOOTING
INV	INVERT	TG	TOP OF GRADE
JS	JUNCTION STRUCTURE	TOP	TOP OF PIPE
LAT	LATERAL	TRW	TOP OF RETAINING WALL
LT	LEFT	TW	TOP OF WALL
MAX	MAXIMUM	TY	TYPICAL
MH	MANHOLE	W/	WEST/WITH

**ENGINEERS NOTES:**  
 DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.



BENCHMARK BENCHMARK NO. 4G3273: RDBM TAG IN W CATCH BASIN 32' N OF BCR AT NW COR SUNSET AVE AND MERCED AVE. ELEVATION = 364.025' COVINA QUAD (2005)	DRAWN BY: DDT DESIGNED BY: DDT CHECKED BY: RUB	DATE: 12/11/19 DATE: 12/11/19 DATE: 12/11/19
BASIS OF BEARINGS THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE CENTERLINE OF MERCED AVENUE BEING NORTH 48°06'20" WEST PER R1.	RYAN J. BITNER R.C.E. 68167	DATE

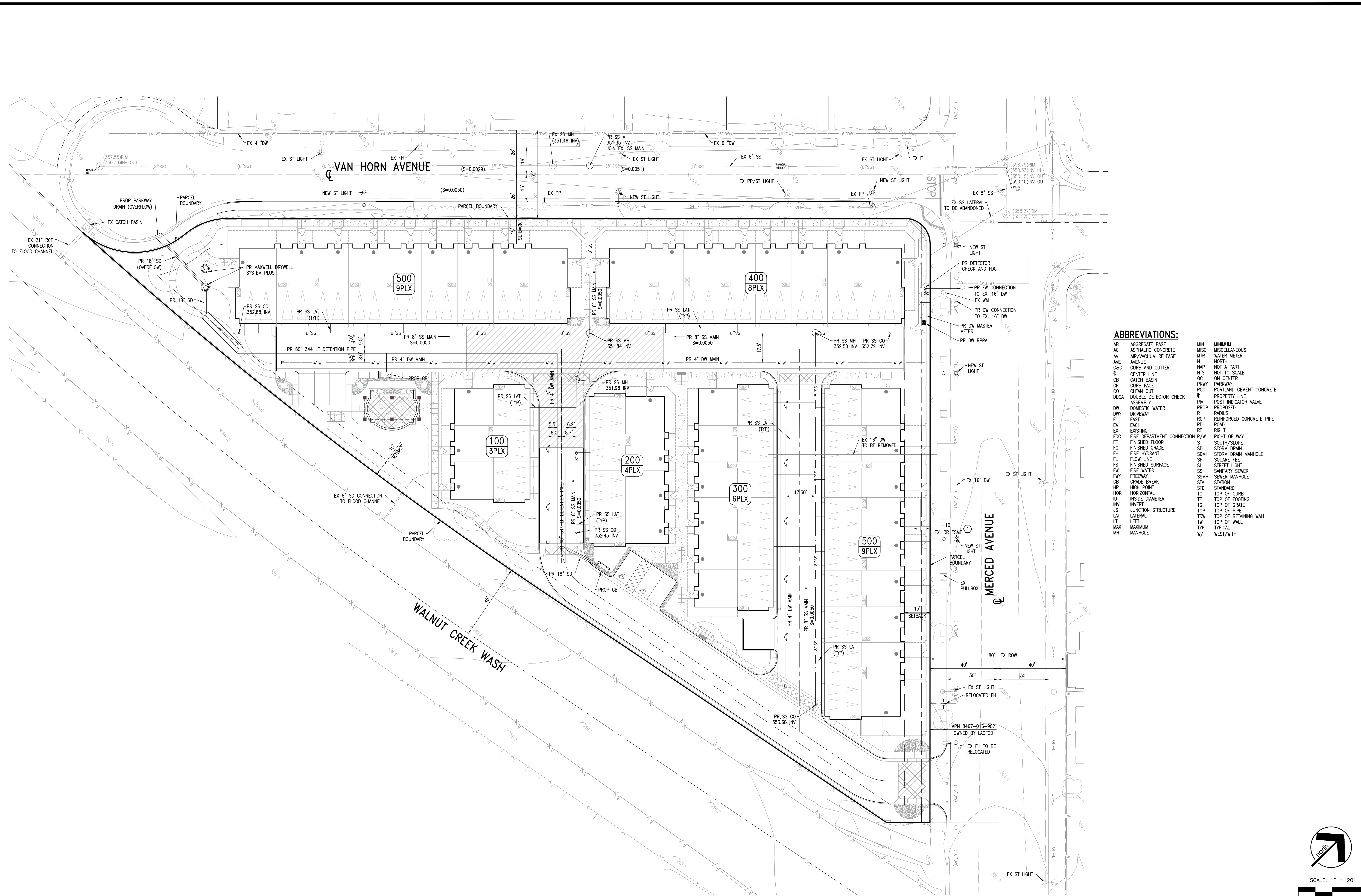


PLAN PREPARED BY: <b>C&amp;M CONSULTING, INC.</b> LAND PLANNING & SURVEYING CIVIL ENGINEERING CVC-INC.NET 6 ORCHARD, SUITE 200 LAKE FOREST, CA 92530 T: 949.910.3800 F: 949.910.3808	PLAN PREPARED FOR / DEVELOPER: <b>RC WEST COVINA, LP</b> C/O RIDGECREST REAL ESTATE LLC 500 N. LARCHMONT BLVD, SUITE 201 LOS ANGELES, CA 90004 (323) 450-2331
--	--

APPROVED BY: _____ DIRECTOR OF PUBLIC WORKS / CITY ENGINEER	RCE NO. _____ EXP. _____ DATE _____
---	--

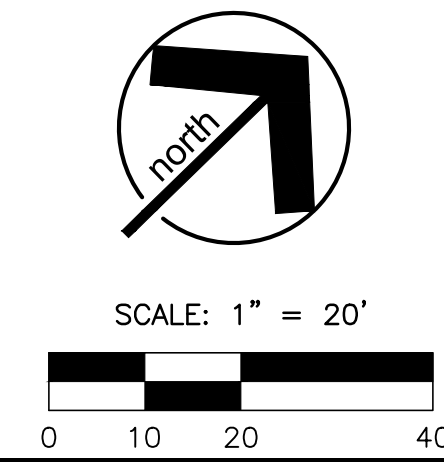
**CITY OF WEST COVINA**  
 TENTATIVE TRACT MAP 83576  
 CONCEPTUAL GRADING PLAN  
 THE GROVE AT MERCED  
 1912 WEST MERCED AVENUE, WEST COVINA, CA 91790

SHEET  
**3 OF 5**



**ABBREVIATIONS:**

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALTIC CONCRETE	MISC	MISCELLANEOUS
AV	AIR/VACUUM RELEASE	MTR	WATER METER
AVE	AVENUE	N	NORTH
C&G	CURB AND GUTTER	NAP	NOT A PART
CL	CENTER LINE	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CF	CURB FACE	PKWY	PARKWAY
CO	CLEAN OUT	PCC	PORTLAND CEMENT CONCRETE
DDCA	DOUBLE DETECTOR CHECK ASSEMBLY	P	PROPERTY LINE
DW	DOMESTIC WATER	P/V	POST INDICATOR VALVE
DWY	DRIVEWAY	PROP	PROPOSED
E	EAST	R	RADIUS
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	RD	ROAD
EX	EXISTING	RT	RIGHT
FDC	FIRE DEPARTMENT CONNECTION	R/W	RIGHT OF WAY
FF	FINISHED FLOOR	S	SOUTH/SLOPE
FG	FINISHED GRADE	SD	STORM DRAIN
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SF	SQUARE FEET
FS	FINISHED SURFACE	SL	STREET LIGHT
FW	FIRE WATER	SS	SANITARY SEWER
FWY	FREEWAY	SSMH	SEWER MANHOLE
GB	GRADE BREAK	STA	STATION
HP	HIGH POINT	STD	STANDARD
HOR	HORIZONTAL	TC	TOP OF CURB
ID	INSIDE DIAMETER	TF	TOP OF FOOTING
INV	INVERT	TO	TOP OF GRATE
JS	JUNCTION STRUCTURE	TOP	TOP OF PIPE
LAT	LATERAL	TRW	TOP OF RETAINING WALL
LT	LEFT	TW	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
MH	MANHOLE	W/	WEST/WITH

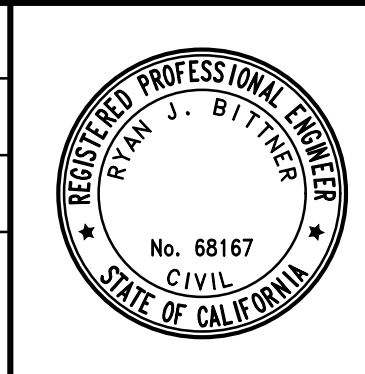


BENCHMARK  
BENCHMARK NO. 4G3273: RDBM TAG IN W CATCH BASIN 32' N OF BCR AT NW COR SUNSET AVE AND MERCED AVE.  
ELEVATION = 364.025' COVINA QUAD (2005)

BASIS OF BEARINGS  
THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE CENTERLINE OF MERCED AVENUE BEING NORTH 48°06'20" WEST PER R1.

DRAWN BY: DOT	DATE: 12/11/19
DESIGNED BY: DOT	DATE: 12/11/19
CHECKED BY: RUB	DATE: 12/11/19

RYAN J. BITTNER R.C.E. 68167 DATE



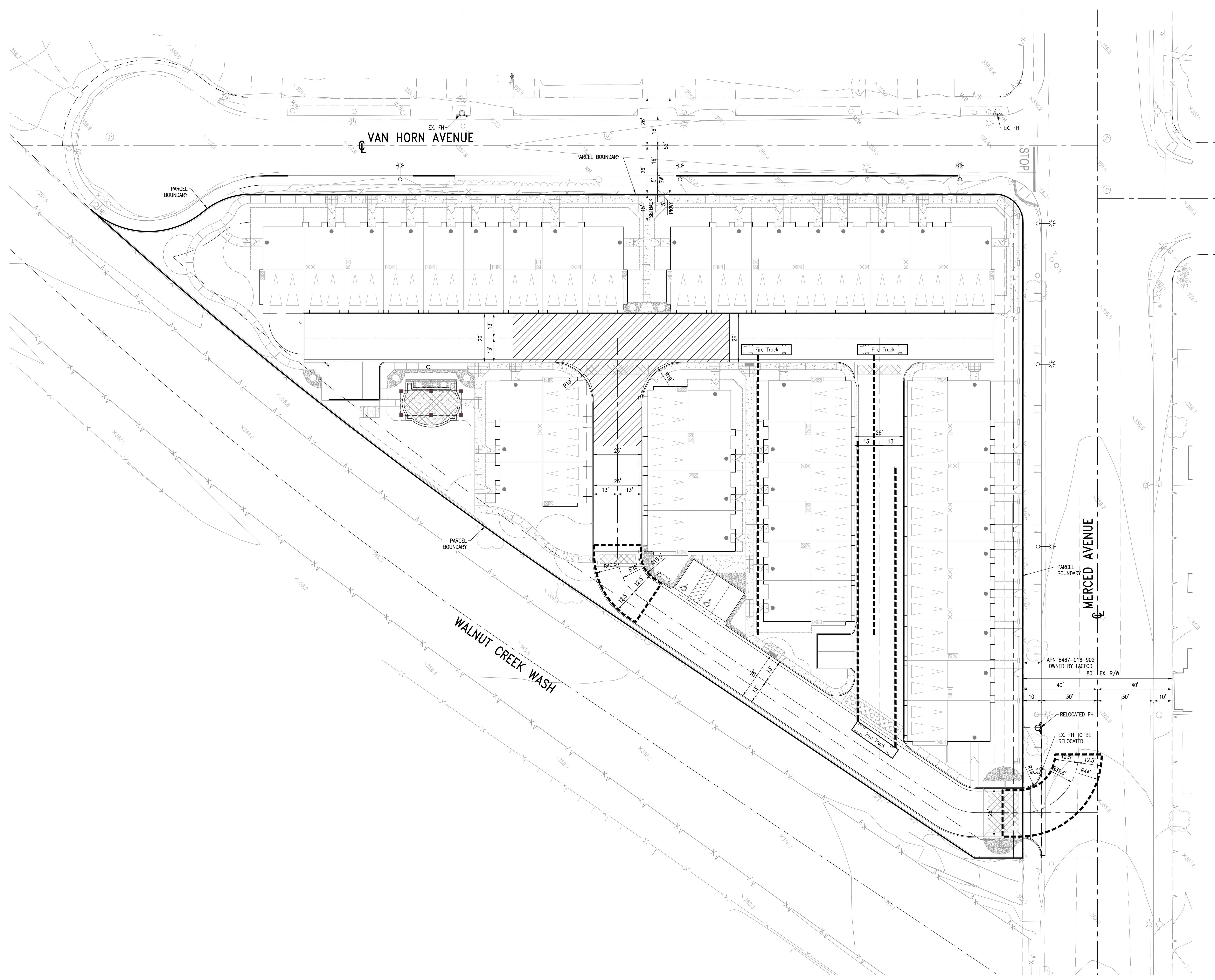
PLAN PREPARED BY:  
**C&M CONSULTING, INC.**  
CIVIL ENGINEERING  
LAND PLANNING & SURVEYING  
6 ORCHARD, SUITE 200 LAKE FOREST, CA 92530  
T: 949.910.3900 F: 949.910.3908  
CIVIL@CANDM.COM C&M-INC.NET

PLAN PREPARED FOR / DEVELOPER:  
**RC WEST COVINA, LP**  
C/O RIDGECREST REAL ESTATE LLC  
500 N. LARCHMONT BLVD, SUITE 201 LOS ANGELES, CA 90004  
(323) 450-2331

APPROVED BY:  
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER  
RCE NO. \_\_\_\_\_ EXP. \_\_\_\_\_  
DATE \_\_\_\_\_

**CITY OF WEST COVINA**  
TENTATIVE TRACT MAP 83576  
CONCEPTUAL UTILITY PLAN  
THE GROVE AT MERCED  
1912 WEST MERCED AVENUE, WEST COVINA, CA 91790

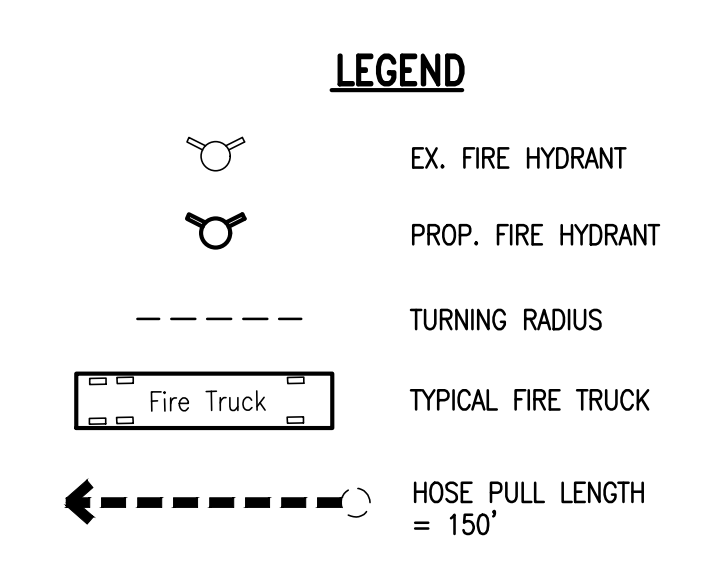
SHEET  
**4 OF 5**



**DEVELOPER:**  
 RIDGE CREST REAL ESTATE  
 RC HOMES, INC.  
 1800 S BRAND BLVD, SUITE 203  
 GLENDALE, CA 91204  
 (323) 450-2331  
 CONTACT: MATTHEW LIVINGSTON

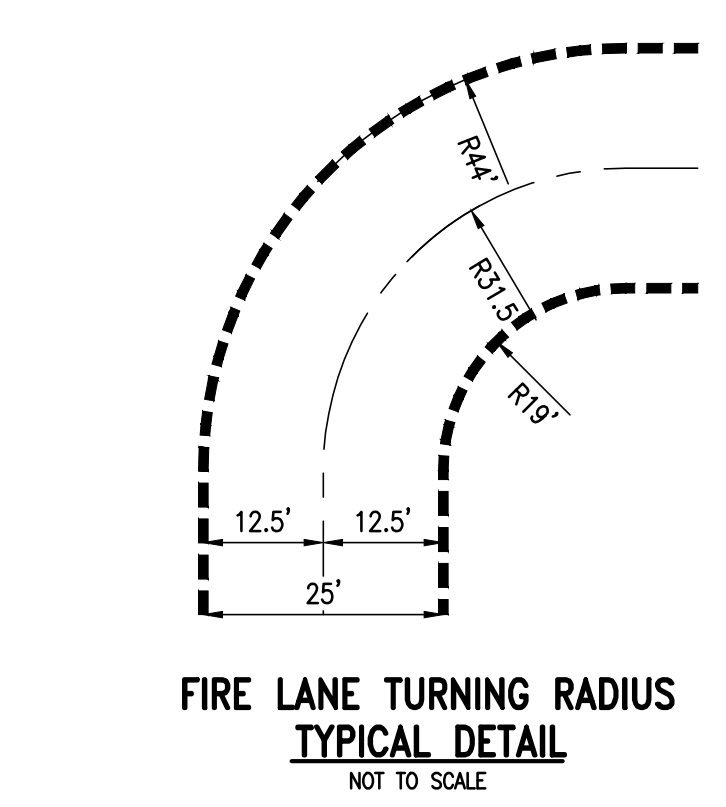
**SITE ADDRESS:**  
 1912 W. MERCED AVE.  
 WEST COVINA, CA 91790

**PROJECT GENERAL NOTES:**  
 1. THE PROJECT CONSISTS OF 39 DWELLING UNITS.  
 2. ALL UNITS WILL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS.



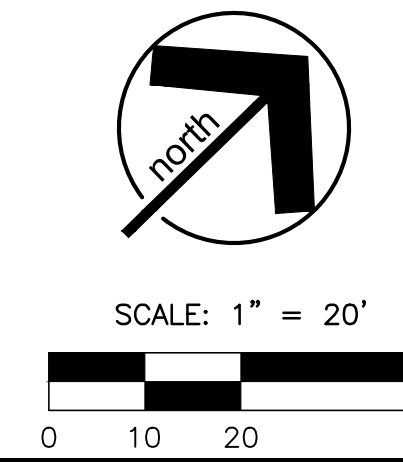
**ABBREVIATIONS:**

- EX. EXISTING
- FH FIRE HYDRANT
- LACFCD LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- N.A.P. NOT A PART
- PL PROPERTY LINE
- PROP. PROPOSED
- CL CENTER LINE
- R/W RIGHT OF WAY
- R RADIUS
- SW SIDE WALK
- TYP. TYPICAL

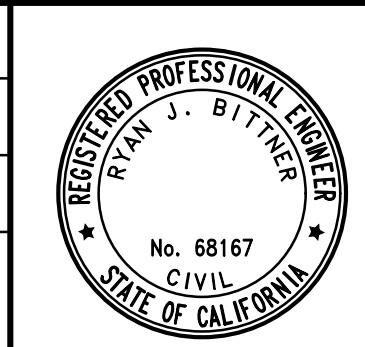


**ENGINEERS NOTES:**  
 DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

**CITY OF WEST COVINA**  
 TENTATIVE TRACT MAP 83576  
 FIRE ACCESS PLAN  
 THE GROVE AT MERCED  
 1912 WEST MERCED AVENUE, WEST COVINA, CA 91790



BENCHMARK BENCHMARK NO. 4G3273: RDBM TAG IN W CATCH BASIN 32' N OF BCR AT NW COR SUNSET AVE AND MERCED AVE. ELEVATION = 364.025' COVINA QUAD (2005)	DRAWN BY: DDT DESIGNED BY: DDT CHECKED BY: RUB	DATE: 12/20/19 DATE: 12/20/19 DATE: 12/20/19
BASIS OF BEARINGS THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE CENTERLINE OF MERCED AVENUE BEING NORTH 48°06'20" WEST PER R1.	RYAN J. BITTNER R.C.E. 68167	DATE



PLAN PREPARED BY:  
**C&M CONSULTING, INC.**  
 CIVIL ENGINEERING  
 LAND PLANNING & SURVEYING

6 ORCHARD, SUITE 800  
 LAKE FOREST, CA 92530  
 T: 949.910.3800 F: 949.910.3808  
 CVD@C-M.COM

PLAN PREPARED FOR / DEVELOPER:  
**RC WEST COVINA, LP**  
 C/O RIDGECREST REAL ESTATE LLC  
 500 N. LARCHMONT BLVD, SUITE 201  
 LOS ANGELES, CA 90004  
 (323) 450-2331

APPROVED BY:  
 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

RCE NO. \_\_\_\_\_ EXP. \_\_\_\_\_  
 DATE \_\_\_\_\_

SHEET  
 5 OF 5