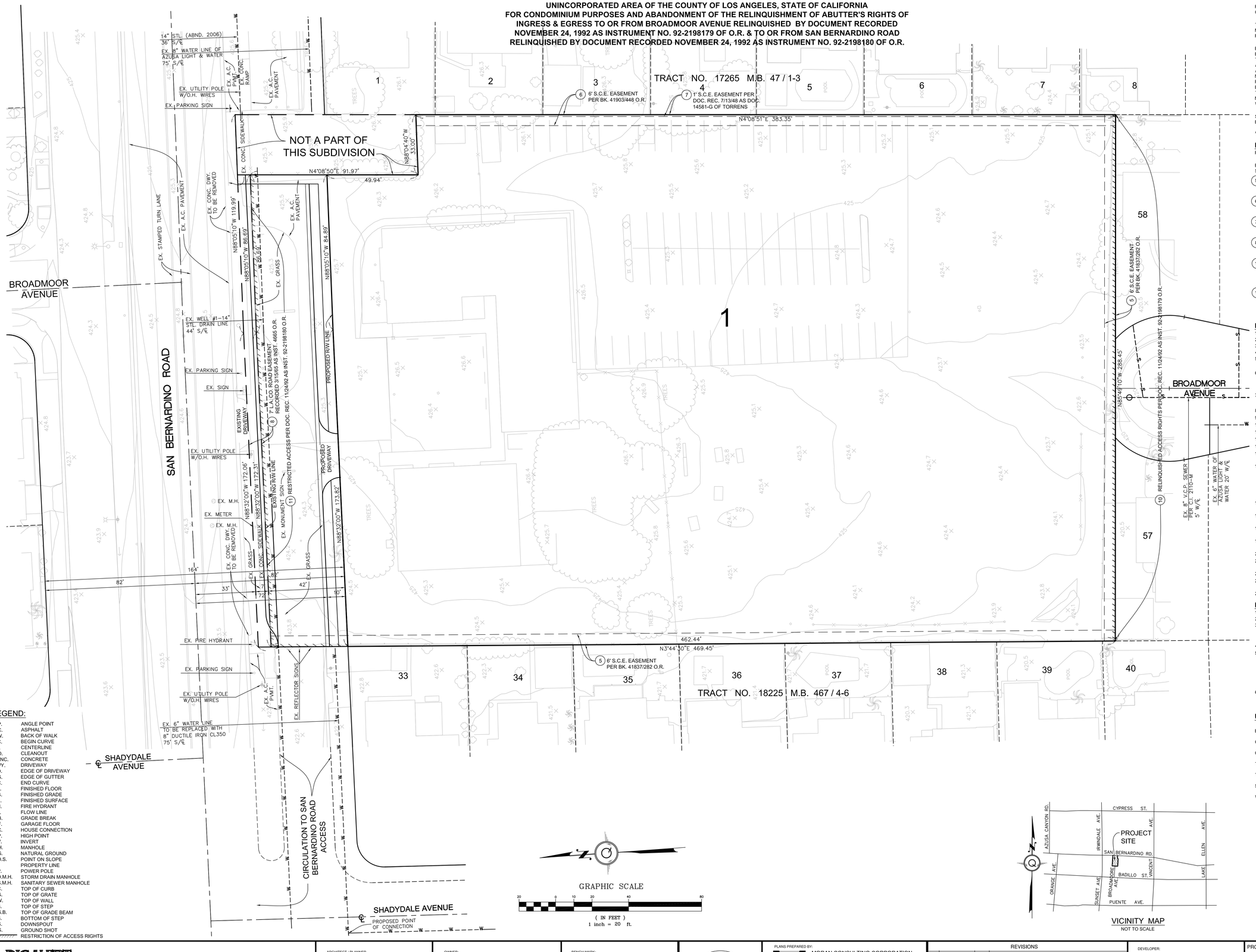
RECEIVED
DEPT OF REGIONAL PLANNING
TR072718 TENTATIVE
DATE: 23 JUL 2014

TENTATIVE TRACT NO. 072718

MAJOR DIVISION OF LAND
UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES AND ABANDONMENT OF THE RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS & EGRESS TO OR FROM BROADMOOR AVENUE RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF O.R. & TO OR FROM SAN BERNARDINO ROAD RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF O.R.



LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 2986, AS PER MAP RECORDED IN BOOK 32 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 1 BEARS SOUTH 88° 31' 40" EAST, AND DISTANT 455.57 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 3° 44' 50" WEST 469.45 FEET; THENCE SOUTH 85° 50' 55" EAST 288.46 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 1, SAID POINT BEARING NORTH 4° 09' 05" EAST AND DISTANT 567.77 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 4° 09' 05" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, 383.21 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 05' 40" WEST 33.00 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 4° 09' 5" EAST ALONG SAID EASTERLY LINE, 98.97 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 88° 05' 40" WEST ALONG SAID NORTHEASTERLY LINE, 87.00 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88° 31' 40" WEST ALONG SAID NORTHEASTERLY LINE, 172.04 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS A PORTION OF PARCEL 1 ON LICENSED SURVEYOR'S MAP FILED IN BOOK 43 PAGE 20 OF RECORD OF SURVEYS.

APN: 8435-027-001

EASEMENTS:

PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014

EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

5. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41837, PAGE 282 OF OFFICIAL RECORDS. (PLOTTED) TO REMAIN.
6. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 41903, PAGE 448 OF OFFICIAL RECORDS. (PLOTTED) TO REMAIN.
7. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT REGISTERED JULY 13, 1948 AS DOCUMENT NO. 14581-G OF TORRENS. (PLOTTED) TO REMAIN.
8. AN EASEMENT GRANTED TO COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 15, 1965 AS INSTRUMENT NO. 4665 OF OFFICIAL RECORDS. (PLOTTED) TO REMAIN.
10. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BROADMOOR AVENUE HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF OFFICIAL RECORDS. (PLOTTED) ABANDONMENT REQUIRED HEREBY.
11. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAN BERNARDINO ROAD HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF OFFICIAL RECORDS. (PLOTTED) ABANDONMENT REQUIRED HEREBY.

NOTES:

1. SITE ADDRESS: 16050 E. SAN BERNARDINO ROAD, COVINA, 91722
2. ASSESSORS PARCEL: 8436-027-001
3. THOMAS BROTHERS: 598-F5
4. GENERAL PLAN/LOCAL PLAN: COUNTYWIDE
5. ZONING: (ZONED DISTRICT-IRWINDAL)
   EXISTING: A-1-6000 (LIGHT INDUSTRIAL-6,000 S.F. MIN. LOT AREA)
6. LAND USE:
   EXISTING: CHURCH
   PROPOSED: RESIDENTIAL
7. ADJACENT LAND USES:
   NORTH, SOUTH, EAST, AND WEST:RESIDENTIAL
8. FLOOD ZONE: "X" PER FEMA MAP 06037C1700F DATED 09/26/2008 (PER FEMA WEB SITE)
9. SEWER IS AVAILABLE IN BRODMORE AVENUE.
10. WATER IS AVAILABLE IN BROADMORE AVENUE.
11. GAS IS AVAILABLE IN BROADMORE AVENUE.
12. PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED ON FINAL PLANS.
13. ALL LOTS WILL DRAIN TO STREET.
14. ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
15. ESTIMATED EARTHWORK QUANTITIES:
    APPROXIMATE CUT: 8,000 C.Y.
    APPROXIMATE FILL: 2,000 C.Y.
    SHRINKAGE: 3,000 C.Y.
    APPROXIMATE EXPORT: 3,000 C.Y.
16. THERE ARE SEVERAL EXISTING STRUCTURES TREES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
17. ALL INTERIOR STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE COUNTY REQUIREMENTS.
19. ANY IMPROVEMENTS REQUIRED BY THE COUNTY OF LOS ANGELES SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY ENGINEER.
20. ALL LOT DIMENSIONS ARE APPROXIMATE.
21. THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY ROBERT J. LUNG & ASSOCIATES AND FLOWN IN DECEMBER 2013.
22. EXISTING STRUCTURES, TREES AND LANDSCAPE TO BE REMOVED.
23. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SUBJECT SITE.
24. NOT A FLOOD HAZARD AREA.

LOT SUMMARY:

1. TOTAL EXISTING LOTS: 1
2. TOTAL PROPOSED LOTS: 1
3. TOTAL GROSS AREA: 143,440 SQ. FT. (3.29 AC.)
   (TO CENTERLINE OF ABUTTING STREET)
   NET AREA 122,202 SQ. FT. (2.805 AC.)
4. PROPOSED 22 UNITS.
5. PROPOSED PARKING:

RESIDENTIAL PARKING PROVIDED:	44	2 CAR GARAGE SPACES
GUEST PARKING PROVIDED:	10	GUEST PARKING SPACES
APRON PARKING	26	SPACES
TOTAL PARKING PROVIDED:	80	SPACES

6. COMMON OPEN SPACE: 14,998 SQ. FT.
   PRIVATE OPEN SPACE: 27,438 SQ. FT.
   TOTAL OPEN SPACE: 42,436 SQ. FT.

UTILITIES COMPANIES:

ELECTRIC	SOUTHERN CALIFORNIA EDISON:	PHONE: (800) 655-4555
GAS	SEMPRA:	PHONE: (800) 427-2200
CABLE	TIME WARNER CABLE:	PHONE: (888) 255-5789
TELEPHONE	VERIZON	PHONE: (800) 483-4000
TRASH	ATHENS SERVICES	PHONE: (626) 336-6100
SANITARY SEWER	CITY OF AZUSA:	PHONE: (626) 384-5220
WATER	AZUSA LIGHT & WATER:	PHONE: (626) 812-5225

LEGEND:

A.P.	ANGLE POINT
A.C.	ASPHALT
B.W.	BACK OF WALK
B.C.	BEGIN CURVE
C/L	CENTERLINE
C.O.	CLEANOUT
CONC.	CONCRETE
DWY.	DRIVEWAY
E.D.	EDGE OF DRIVEWAY
E.G.	EDGE OF GUTTER
E.C.	END CURVE
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.S.	FINISHED SURFACE
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
G.B.	GRADE BREAK
G.F.	GARAGE FLOOR
H.C.	HOUSE CONNECTION
H.P.	HIGH POINT
INV.	INVERT
M.H.	MANHOLE
N.G.	NATURAL GROUND
P.O.S.	POINT ON SLOPE
P/L	PROPERTY LINE
P.P.	POWER POLE
S.D.M.H.	STORM DRAIN MANHOLE
S.S.M.H.	SANITARY SEWER MANHOLE
T.C.	TOP OF CURB
T.G.	TOP OF GRATE
T.W.	TOP OF WALL
T.S.	TOP OF STEP
T.G.B.	TOP OF GRADE BEAM
B.S.	BOTTOM OF STEP
D.S.	DOWNSPOUT
G.S.	GROUND SHOT
	RESTRICTION OF ACCESS RIGHTS

VICINITY MAP
NOT TO SCALE

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER
NEWMAN GARRISON
1401 DOVE STREET
SUITE 401
NEWPORT BEACH, CA 92660
PHONE: (949) 756-0818

OWNER:
TRINITY LUTHERN CHURCH OF COVINA CALIFORNIA
16050 E. SAN BERNARDINO ROAD
COVINA, CA 91722

BENCH MARK:
B.M. NO. G 4955 ELEV. 421.134
DPW BM TAG E CB 13M(42.7 FT) N/O BCR @ NE COR IRWINDALE AVE & SAN BERNARDINO RD
COVINA (2005)

REGISTERED PROFESSIONAL ENGINEER DAVID W. WESTON No. 20228 Expires 9/30/15 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
1907 Border Avenue
Torrance, California 90501
(310) 320-4125 Fax (310) 320-5125
E-Mail Address: bquinn@moran-corp.com
DAVID W. WESTON R.C.E. 20228 EXP. 9/30/15 DATE
DATE: 07-21-14 | JOB N° 213042 | DRAWN BY: SAZ

REVISIONS

Nº	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

DEVELOPER:
WATT COMMUNITIES
2716 OCEAN PARK BLVD.# 2025
SANTA MONICA, CA 90405
ATTN: EFREM JOELSON
(310) 314-5074
(310) 450-0281 FAX
ejoelson@wattcommunities.com

PROJECT TITLE
TENTATIVE TRACT NO. 072718
FOR CONDOMINIUM PURPOSES

JOB ADDRESS
16050 E. SAN BERNARDINO ROAD
COVINA, CA 91722

SCALE: 1" = 20'

LEGAL DESCRIPTION
SEE ABOVE HEREON.

SHEET 1 OF 2

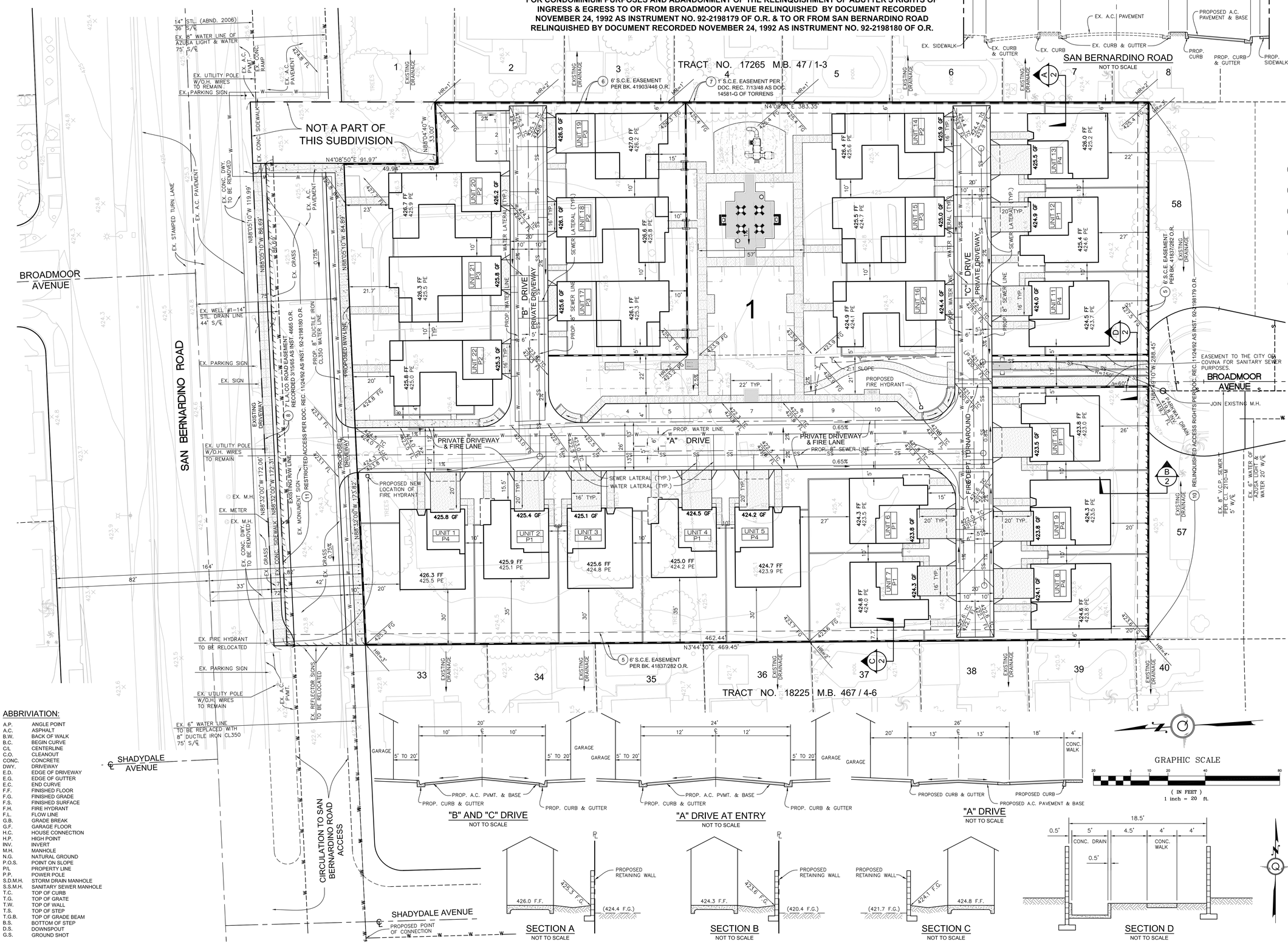
SHEET TITLE
TENTATIVE MAP

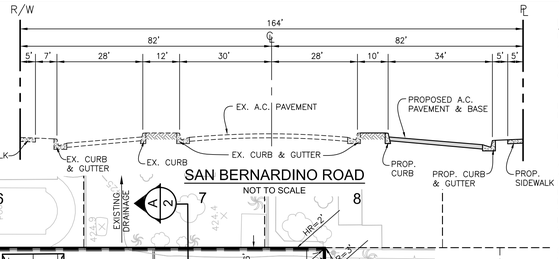
C:\RTQUINN\213042\Xref\213042 tent.dwg 7/21/2014 5:02:15 PM

RECEIVED
DEPT OF REGIONAL PLANNING
TR072718 EXHIBIT
DATE: 23 JUL 2014

TENTATIVE TRACT NO. 072718

MAJOR DIVISION OF LAND
UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES AND ABANDONMENT OF THE RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS & EGRESS TO OR FROM BROADMOOR AVENUE RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF O.R. & TO OR FROM SAN BERNARDINO ROAD RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF O.R.





"B" AND "C" DRIVE — NOT TO SCALE

"A" DRIVE AT ENTRY — NOT TO SCALE

"A" DRIVE — NOT TO SCALE

SECTION A — NOT TO SCALE

SECTION B — NOT TO SCALE

SECTION C — NOT TO SCALE

SECTION D — NOT TO SCALE

VICINITY MAP — NOT TO SCALE

LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-506606 DATED AS OF JULY 7, 2014

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APN: 8435-027-001

EASEMENTS:

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    APPROXIMATE EXPORT: 3,000 C.Y.
16. THERE ARE SEVERAL EXISTING STRUCTURES TREES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
17. ALL INTERIOR STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE COUNTY REQUIREMENTS.
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LOT SUMMARY:

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3. TOTAL GROSS AREA: 143,440 SQ. FT. (3.29 AC.)
   (TO CENTERLINE OF ABUTTING STREET)
   NET AREA 122,202 SQ. FT. (2.805 AC.)
4. PROPOSED 22 UNITS.
5. PROPOSED PARKING:

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GUEST PARKING PROVIDED:	10	GUEST PARKING SPACES
APRON PARKING	26	SPACES
TOTAL PARKING PROVIDED:	80	SPACES

6. COMMON OPEN SPACE: 14,998 SQ. FT.
   PRIVATE OPEN SPACE: 27,438 SQ. FT.
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UTILITIES COMPANIES:

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GAS	SEMPRA:	PHONE: (800) 427-2200
CABLE	TIME WARNER CABLE:	PHONE: (888) 255-5789
TELEPHONE	VERIZON	PHONE: (800) 483-4000
TRASH	ATHENS SERVICES	PHONE: (626) 336-6100
SANITARY SEWER	CITY OF AZUSA:	PHONE: (626) 384-5220
WATER	AZUSA LIGHT & WATER:	PHONE: (626) 812-5225

ABBRIVIATION:

A.P.	ANGLE POINT
A.C.	ASPHALT
B.W.	BACK OF WALK
B.C.	BEGIN CURVE
C/L	CENTERLINE
C.O.	CLEANOUT
CONC.	CONCRETE
DWY.	DRIVEWAY
E.D.	EDGE OF DRIVEWAY
E.G.	EDGE OF GUTTER
E.C.	END CURVE
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.S.	FINISHED SURFACE
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
G.B.	GRADE BREAK
G.F.	GARAGE FLOOR
H.C.	HOUSE CONNECTION
H.P.	HIGH POINT
INV.	INVERT
M.H.	MANHOLE
N.G.	NATURAL GROUND
P.O.S.	POINT ON SLOPE
P/L	PROPERTY LINE
P.P.	POWER POLE
S.D.M.H.	STORM DRAIN MANHOLE
S.S.M.H.	SANITARY SEWER MANHOLE
T.C.	TOP OF CURB
T.G.	TOP OF GRATE
T.W.	TOP OF WALL
T.S.	TOP OF STEP
T.G.B.	TOP OF GRADE BEAM
B.S.	BOTTOM OF STEP
D.S.	DOWNSPOUT
G.S.	GROUND SHOT

DIGALERT — DIAL TOLL FREE 811 — AT LEAST TWO DAYS BEFORE YOU DIG — UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER
NEWMAN GARRISON
1401 DOVE STREET
SUITE 401
NEWPORT BEACH, CA 92660
PHONE: (949) 756-0818

OWNER:
TRINITY LUTHERN CHURCH OF COVINA CALIFORNIA
16050 E. SAN BERNARDINO ROAD
COVINA, CA 91722

BENCH MARK:
B.M. NO. G 4955 ELEV. 421.134
DPW BM TAG E CB 13M(42.7 FT) N/O BCR @ NE COR IRWINDALE AVE & SAN BERNARDINO RD
COVINA (2005)

REGISTERED PROFESSIONAL ENGINEER — DAVID W. WESTON — No. 20228 — Expires 9/30/15 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
1907 Border Avenue
Torrance, California 90501
(310) 320-4125 Fax (310) 320-5125
E-Mail Address: bquinn@moran-corp.com
DAVID W. WESTON R.C.E. 20228 EXP. 9/30/15 DATE

DATE: 07-21-14 | JOB N° 213042 | DRAWN BY: SAZ

REVISIONS

Nº	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

DEVELOPER:
WATT COMMUNITIES
2716 OCEAN PARK BLVD.# 2025
SANTA MONICA, CA 90405
ATTN: EFREM JOELSON
(310) 314-5074
(310) 450-0281 FAX
ejoelson@wattcommunities.com

PROJECT TITLE: TENTATIVE TRACT NO. 072718 FOR CONDOMINIUM PURPOSES

JOB ADDRESS: 16050 E. SAN BERNARDINO ROAD, COVINA, 91722

LEGAL DESCRIPTION: SEE ABOVE HEREON.

SCALE: 1" = 20'

SHEET 2 OF 2

SHEET TITLE: EXHIBIT MAP