

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF LOT 20 OF THE NORTHEAST POMONA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 461, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 340.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF INDIAN HILL BOULEVARD (FORMERLY ALEXANDER AVENUE), 60 FEET WIDE AS SHOWN ON SAID MAP; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTHERLY 319.00 FEET OF SAID LOT; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO SAID SOUTHERLY LINE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTHWEST QUARTER OF LOT 20 OF THE NORTHEAST POMONA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 461, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 340.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF INDIAN HILL BOULEVARD (FORMERLY ALEXANDER AVENUE), 60 FEET WIDE AS SHOWN ON SAID MAP; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTHERLY 180.00 FEET OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE 150 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 190.00 FEET MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF INDIAN HILLS BOULEVARD; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

VESTED OWNER:

BHUVNESHWARI CORPORATION, A CALIFORNIA CORPORATION

SITE ADDRESS:

840 SOUTH INDIAN HILL BOULEVARD
CLAREMONT, CA 91711

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N86°22'09"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "AZU1" AND "LORS".

BENCHMARK STATEMENT:

LOS ANGELES COUNTY BENCHMARK NO. JG2863
ELEV: 1047.051 (NAVD88)
DESCRIBED AS: RDBM TAG IN W CB 1FT N/O BCR @ NW COR INDIAN HILL BLVD & SAN JOSE AVE 56FT N/O & 39.4FT W/O C/L INT

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, NORTH AMERICAN DATUM OF 1983, 2010.00 EPOCH, NAD83(2011), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.99994609 WAS USED FOR THIS PROJECT AT NORTHING 1851846.589, EASTING 6647058.758. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

NORTHING	EASTING
AZU1: 1868257.710	6592998.306
LORS: 1870992.240	6636093.631

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06037C1750F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008

LAND USE SUMMARY:

GROSS: 2.995
NET AREA: 2.668
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 70

UTILITY PURVEYORS & SERVICES:

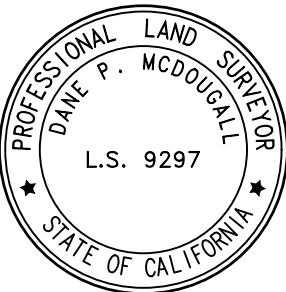
WATER:	GOLDEN STATE WATER COMPANY	(909) 592-4271
SEWER:	CITY OF CLAREMONT	(909) 399-54331
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	THE SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
TELEPHONE:	FRONTIER COMMUNICATIONS	(909) 920-0000
CABLE TV:	TIME WARNER CABLE	(800) 409-3072
TRASH/RECYCLING:	CITY OF CLAREMONT	(909) 399-5431

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON OCTOBER 20, 2023.

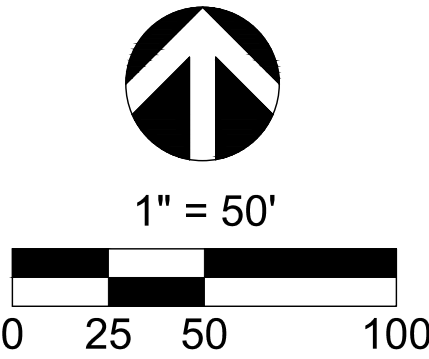


DANE P. MCDUGALL, L.S. 9297

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON FEBRUARY 13, 2025.

DANE P. MCDUGALL, R.C.E. 80705



VESTING TENTATIVE TRACT MAP NO. 84564 FOR CONDOMINIUM PURPOSES

IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FD. NAIL, FITS TIES PER CITY
OF CLAREMONT TIE NO. 751

SAN JOSE AVENUE

N89°44'36"E 1329.23'

FOUND GEAR SPIKE & WASHER STAMPED
"CALTRANS" PER R.S.B. 224/17-28

INTERSTATE 10 FREEWAY

N89°44'24"E 664.40'

FOUND LEAD, TACK, AND TAG "LS 5205"
IN CONCRETE FOOTING IN LIEU OF TAG
"RCE 8205" PER R.S.B. 89/77

FOUND 3" BRASS CAP STAMPED
"CALIFORNIA DIVISION OF HIGHWAYS" PER
R.S.B. 89/17; HELD 2.95' SOUTHERLY
OF THE NE. COR. OF THE SW. 1/4 OF
LOT 20 OF THE NORTH-EAST POMONA
TRACT M.R. 5/461

MAP OF THE NORTH-EAST POMONA TRACT

BHUVNESHWARI CORPORATION
840 S INDIAN HILL BLVD
APN: 8322-006-006

FUTURE PARCEL MAP NO. 84447
PARCEL 1 (NOT A PART)

FOR LOT 20

FOUND BOAT SPIKE AND WASHER,
(ILLEGIBLE, PER P.W.F.B. 1437-374

SANTIAGO HOLDINGS II LLC
860 S INDIAN HILL BLVD
APN: 8322-006-003

ELBA, INC
888 S INDIAN HILL BLVD
APN: 8322-006-004

FOUND LEAD AND TACK IN
SIDEWALK, NO TAG; ACCEPTED
PER R.S.B. 89/77

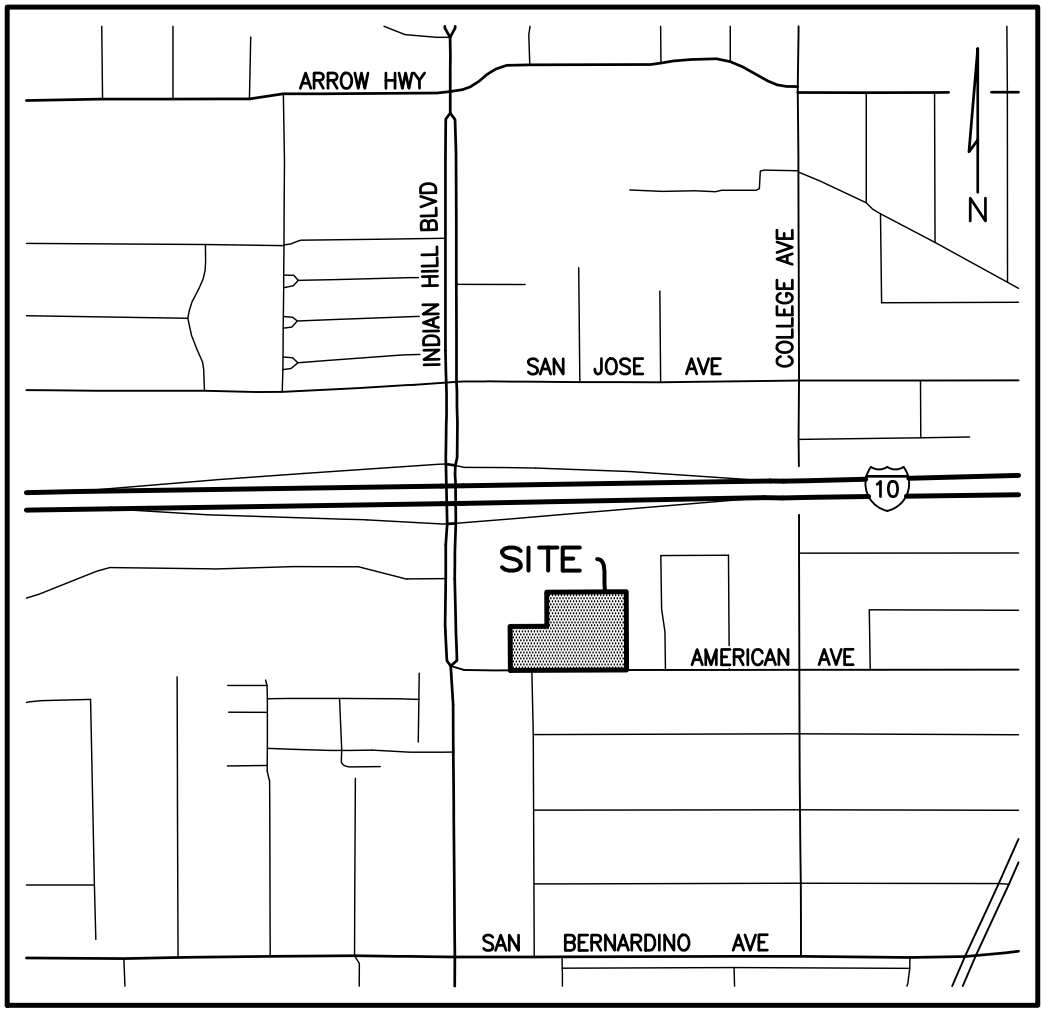
FOUND MAG NAIL, OFF 0.66' NW'LY, NOT
ACCEPTED. ESTABLISHED BY FOUND TIES
PER CITY OF POMONA TIE NO. 17-16
N: 1851441.76 E: 6646677.03

AMERICAN AVENUE

N89°43'47"E 1328.71'

FOUND GEAR SPIKE AND WASHER
"LS 5411" PER P.W.F.B. 1437-356

FOUND GEAR SPIKE AND WASHER
"LS 5411" PER P.W.F.B. 1437-362
N: 1851448.02 E: 6648005.72



VICINITY MAP
N.T.S.

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
PHONE: (949) 916-3800

SUBDIVIDER:

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7515

SHEET INDEX:

SHEET NO.	VESTING TENTATIVE TRACT MAP
SHEET 1	EXISTING SITE PLAN
SHEET 2	PRELIMINARY GRADING PLAN
SHEET 3	PRELIMINARY UTILITY PLAN
SHEET 4	PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
SHEET 5	

LEGEND:

---	CENTERLINE
---	SUBDIVISION BOUNDARY
---	EASEMENT
---	EX. LOT LINE
---	EX. R/W
---	PROP. R/W
---	TIE

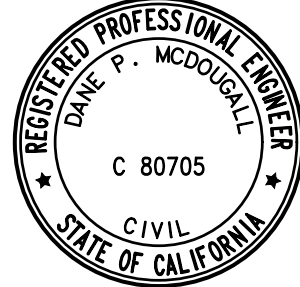
EXISTING EASEMENTS:

- 1 DENOTES PLOTTED ITEM.
- 2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF CLAREMONT
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDING DATE: JULY 20, 1961
RECORDING NO: 2971, OF OFFICIAL RECORDS
- 3 THE FACT THAT THE GRANTOR IN THE DEED ABOVE MENTIONED RELEASED AND RELINQUISHED TO THE CITY OF CLAREMONT ANY AND ALL VEHICULAR ACCESS RIGHTS IN AND TO AMERICAN AVENUE AS TO THAT PORTION OF SAID PARCELS 3 AND 4 LYING EASTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF BONNIE BRAE STREET, 80 FEET WIDE, (FORMERLY WEST STREET) AS SAID AVENUE IS ON THE MAP OF TRACT NO. 17926, RECORDED IN BOOK 520, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.
(ACCESS RELINQUISHMENT PLOTTED AS)
- (ITEMS 4, 5, 6, AND 9 DO NOT AFFECT PARCELS 2 AND 3)

PROPOSED EASEMENTS:

- A INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF CLAREMONT
- B INDICATED AN EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF CLAREMONT
- C INDICATES AN EASEMENT DEDICATED TO GOLDEN STATE WATER COMPANY FOR LOOPED WATER (TO BE GRANTED PER SEPARATE DOCUMENT)

PREPARED BY:



C&V
CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

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IRVINE, CALIFORNIA 92618
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INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:



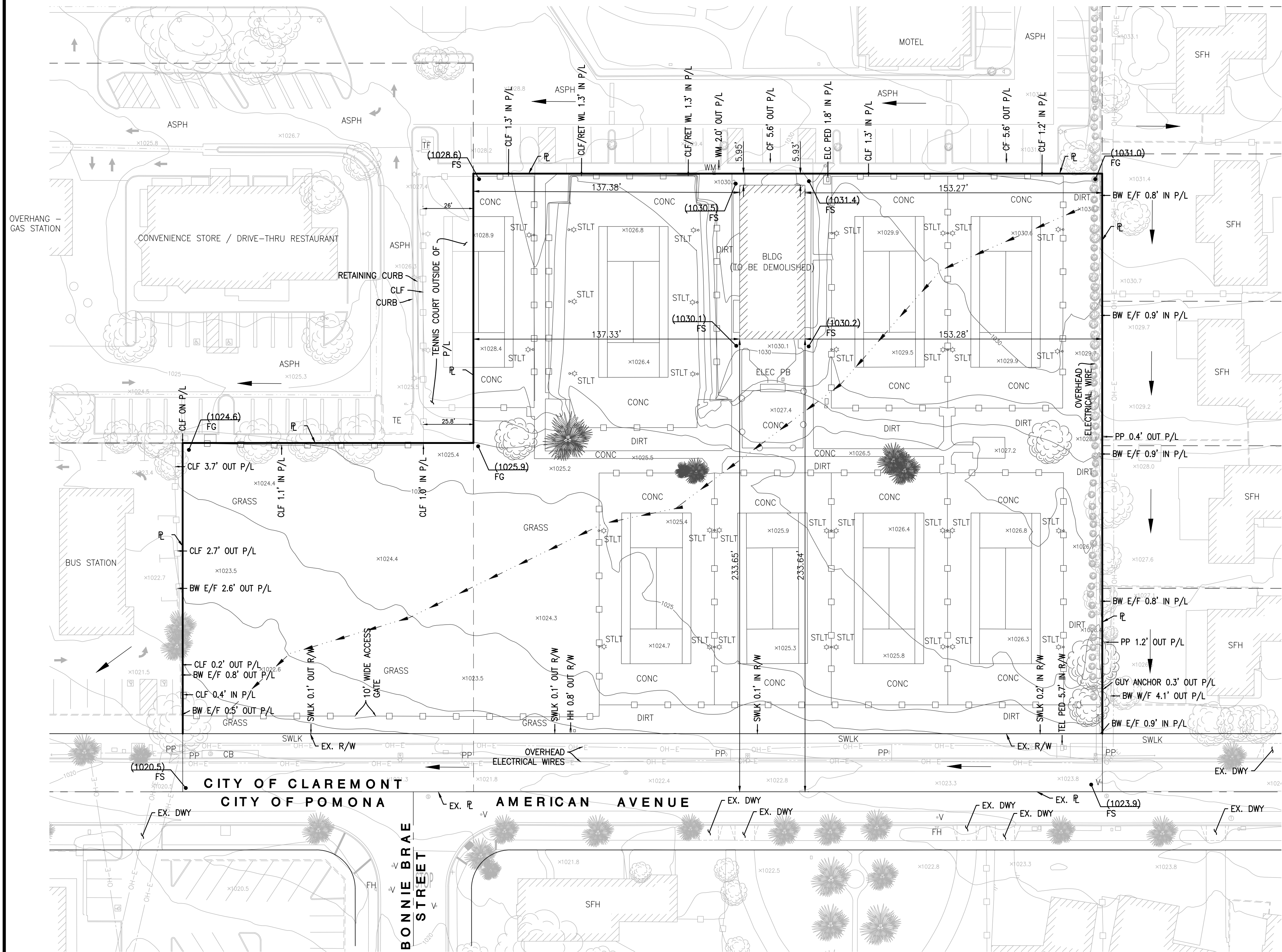
CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 90660
(949) 258-7555

CITY OF CLAREMONT
PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84564
VESTING TENTATIVE TRACT MAP
840 SOUTH INDIAN HILL BOULEVARD,
CLAREMONT, CA 91711

PROJECT NO.
CVEN-163

SHEET
OF
1
5



LEGEND:

- AP ANGLE POINT
- ASPH ASPHALT PAVEMENT
- BC BUILDING CORNER
- BEG BEGIN
- BO BLOW-OFF VALVE
- BLDG BUILDING
- BW BLOCK WALL
- CB CATCH BASIN
- CF CURB FACE
- CLF CHAIN LINK FENCE
- CMF CORRUGATED METAL FENCE
- CO CLEANOUT
- CONC CONCRETE PAVEMENT
- C&G CURB AND GUTTER
- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- DI DRAIN INLET
- DW DOMESTIC WATER
- DWY DRIVEWAY
- ELEC ELECTRIC
- ESMT EASEMENT
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GM GAS METER
- HL HOUSE LATERAL
- HP HIGH POINT
- Hr HEIGHT RETAINING
- INV INVERT
- LP LOW POINT
- LS LANDSCAPING
- MH MANHOLE
- OH-E OVERHEAD ELECTRICAL LINE
- PB PULLBOX
- PED PEDASTAL
- PIV POST INDICATOR VALVE
- PKWY PARKWAY
- P/L PROPERTY LINE
- PP POWER POLE
- RET RETAINING
- ROW RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- SD STORM DRAIN
- SFH SINGLE-FAMILY HOME
- SS SANITARY SEWER
- STLT STREET LIGHT
- TC TOP OF CURB
- TE TRASH ENCLOSURE
- TEMP TEMPORARY
- TRANSFORMER
- UGCV UNDERGROUND CHECK VALVE
- UNK UNKNOWN
- WF WOOD FENCE
- WL WALL
- WM WATER METER
- V VALVE

SYMBOLS:

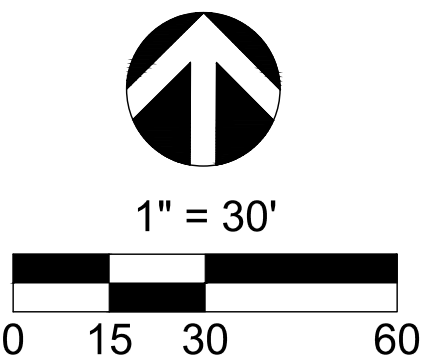
- BO BLOW-OFF VALVE
- DI DRAIN INLET
- FH FIRE HYDRANT
- LS LIGHT STANDARD
- SM STORM DRAIN MANHOLE
- SS SANITARY SEWER MANHOLE
- SP SIGN POST
- GM GAS METER
- WM WATER METER
- V UTILITY VALVE
- UTILITY/POWER POLE
- BLOCK/RETAINING SCREEN WALL
- BLOCK/RETAINING LOW WALL
- PLANTER/DECORATIVE WALL
- OVERHEAD WIRE
- EDGE OF ASPHALT PAVEMENT
- WOOD/WROUGHT IRON FENCE
- CHAIN LINK FENCE
- DIRECTION OF FLOW
- MINOR CONTOUR (1' INTERVAL)
- MAJOR CONTOUR (5' INTERVAL)
- SPOT ELEVATION
- SURFACE FLOW DIRECTION
- ADA UNIT
- BUILDING NUMBER
- BUILDING TYPE
- UNIT NUMBER
- UNIT TYPE (R=REVERSED)

IN P/L INSIDE OF PROPERTY LINE
OUT P/L OUTSIDE OF PROPERTY LINE
IN ROW INSIDE OF ROW (OFF SITE)
OUT ROW OUTSIDE OF ROW (ON SITE)

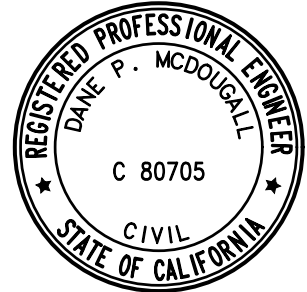
N/F NORTH FACE
S/F SOUTH FACE
E/F EAST FACE
W/F WEST FACE

BUILDING OVERHANG NOTE:

ALL BUILDING LINES SHOWN HEREON ARE REFLECTIVE OF THE BUILDING ROOF LINES AND OVERHANGS AS OBSERVED FROM AERIAL PHOTOGRAMMETRY AND MAY NOT REPRESENT A BUILDING LOCATION AT GROUND LEVEL.



PREPARED BY:



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PREPARED FOR:



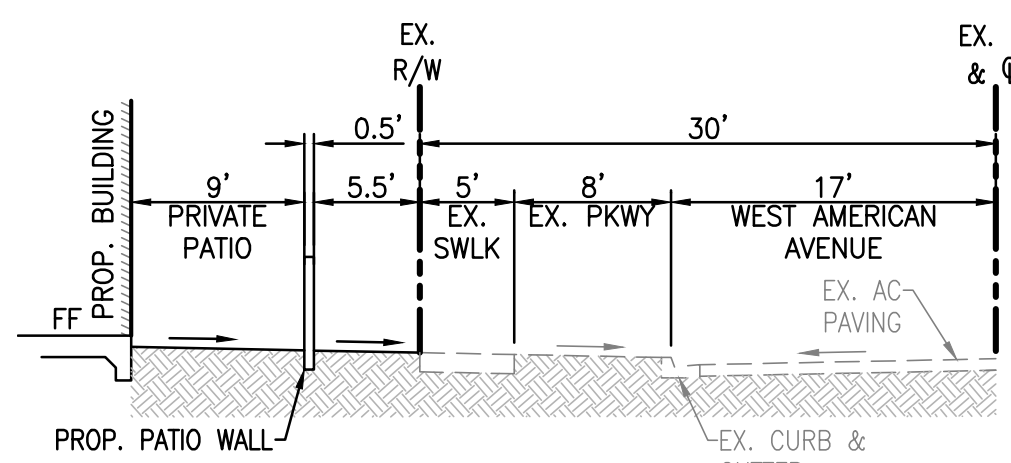
CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
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(949) 258-7555

CITY OF CLAREMONT
PLANNING DIVISION

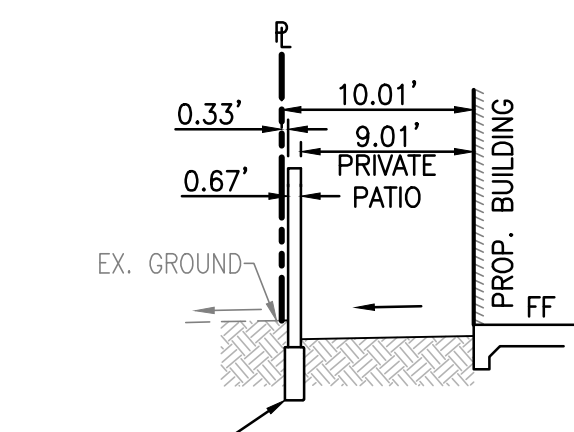
VESTING TENTATIVE TRACT MAP NO. 84564
EXISTING SITE PLAN
840 SOUTH INDIAN HILL BOULEVARD,
CLAREMONT, CA 91711

PROJECT NO.
CVEN-163

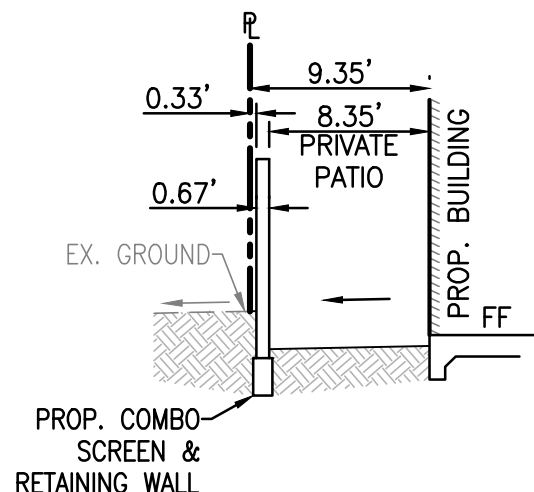
SHEET
OF
2
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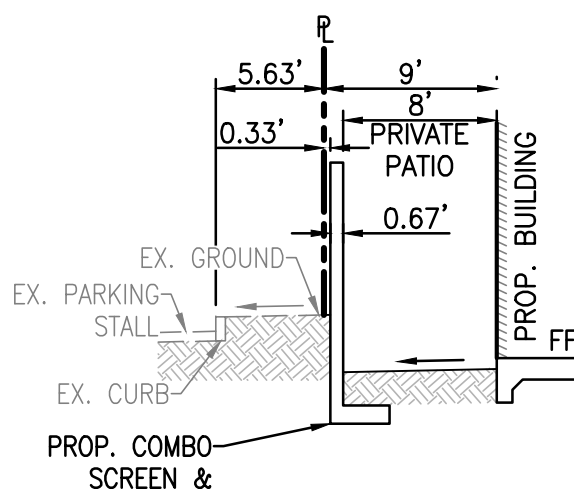
SECTION A-A
WEST AMERICAN AVENUE
SOUTHERN PROPERTY LINE
NOT TO SCALE



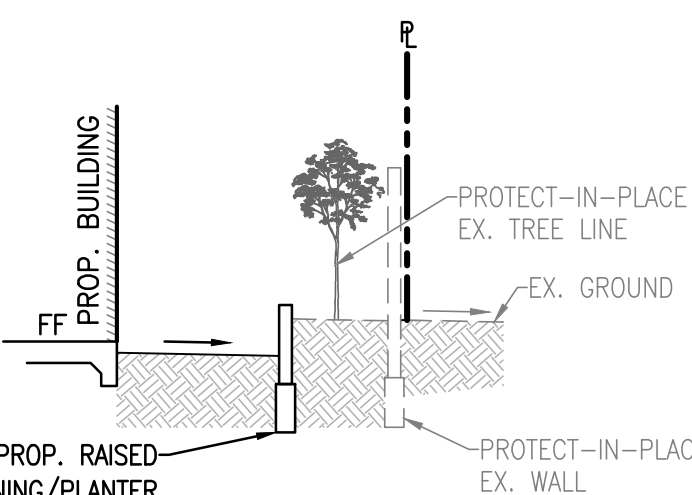
SECTION B-B
WESTERN PROPERTY LINE
NOT TO SCALE



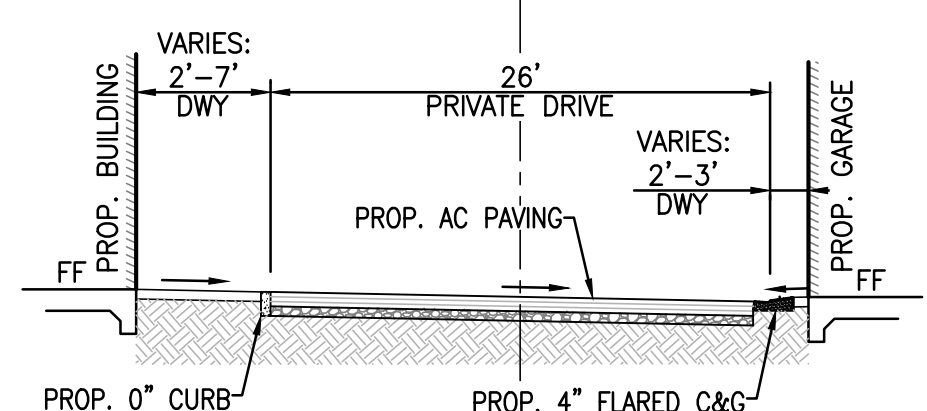
SECTION C-C
WESTERN PROPERTY LINE
NOT TO SCALE



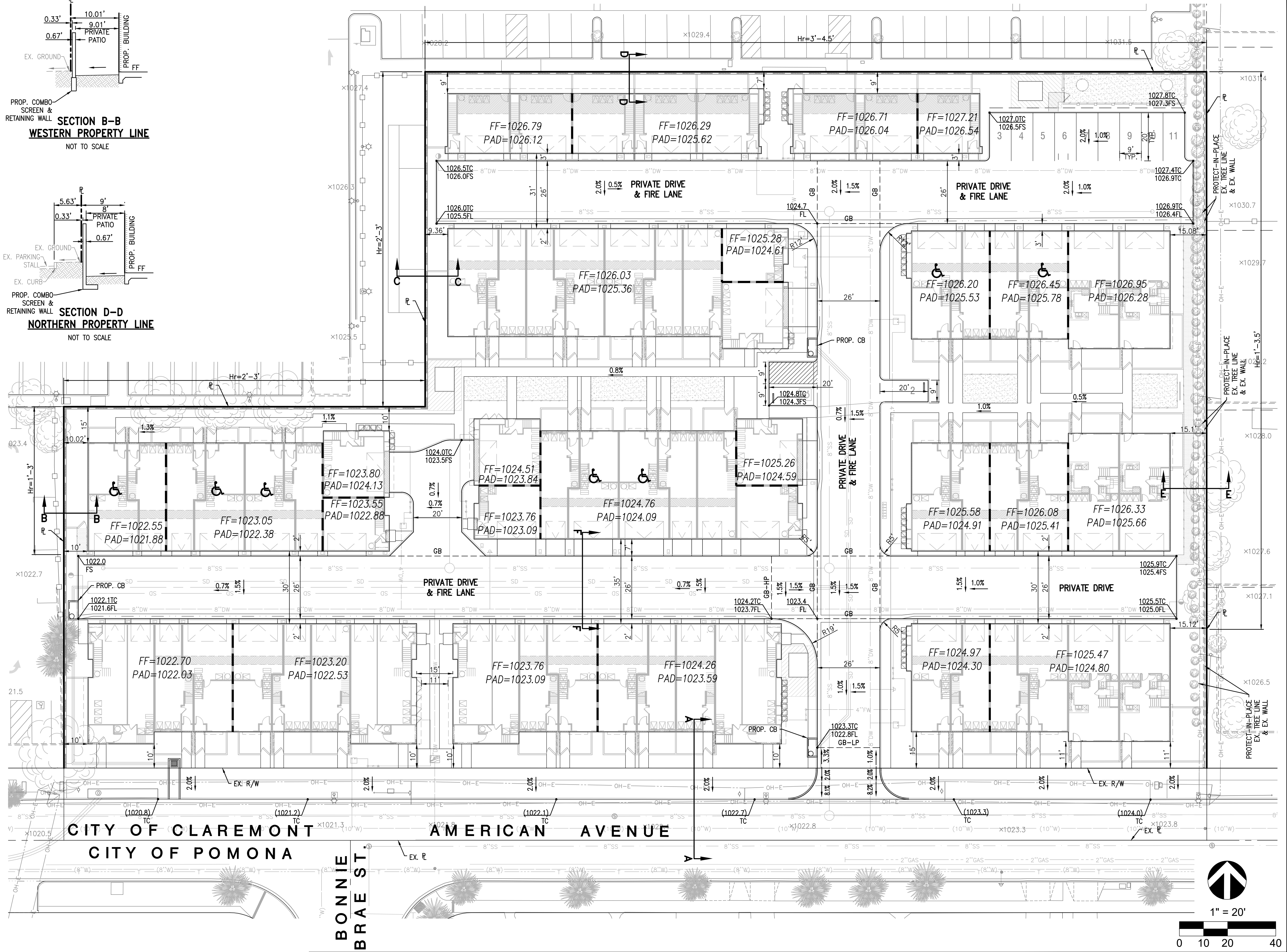
SECTION D-D
NORTHERN PROPERTY LINE
NOT TO SCALE



SECTION E-E
EASTERN PROPERTY LINE
NOT TO SCALE



SECTION F-F
PRIVATE DRIVE
NOT TO SCALE



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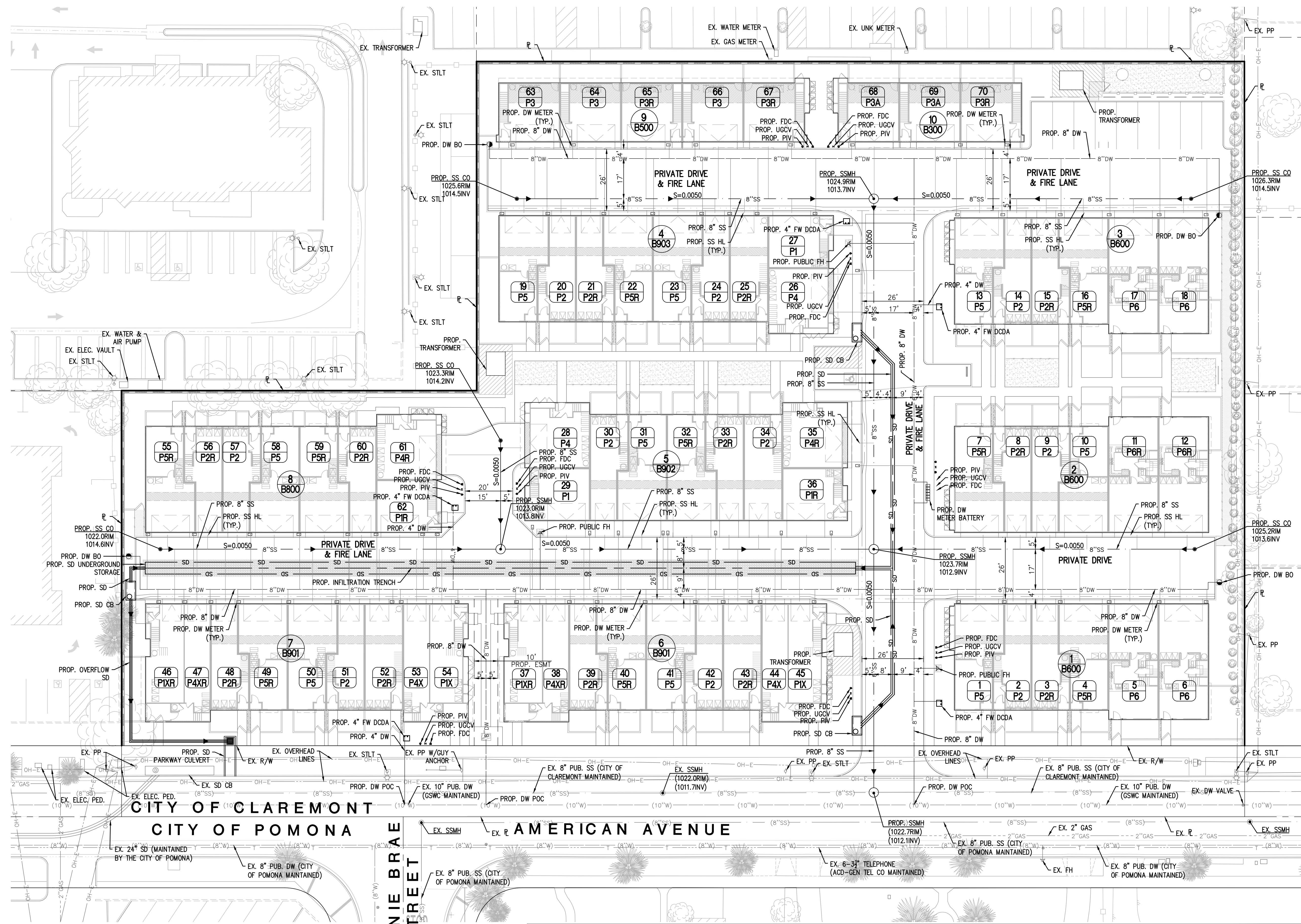
CITY OF CLAREMONT
PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84564
PRELIMINARY GRADING PLAN
840 SOUTH INDIAN HILL BOULEVARD,
CLAREMONT, CA 91711

PROJECT NO.
CVEN-163

SHEET
3
OF
5

DATE: 05/17/2023 BY: DAW 34200



PREPARED BY:

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PREPARED FOR:

CITY VENTURES

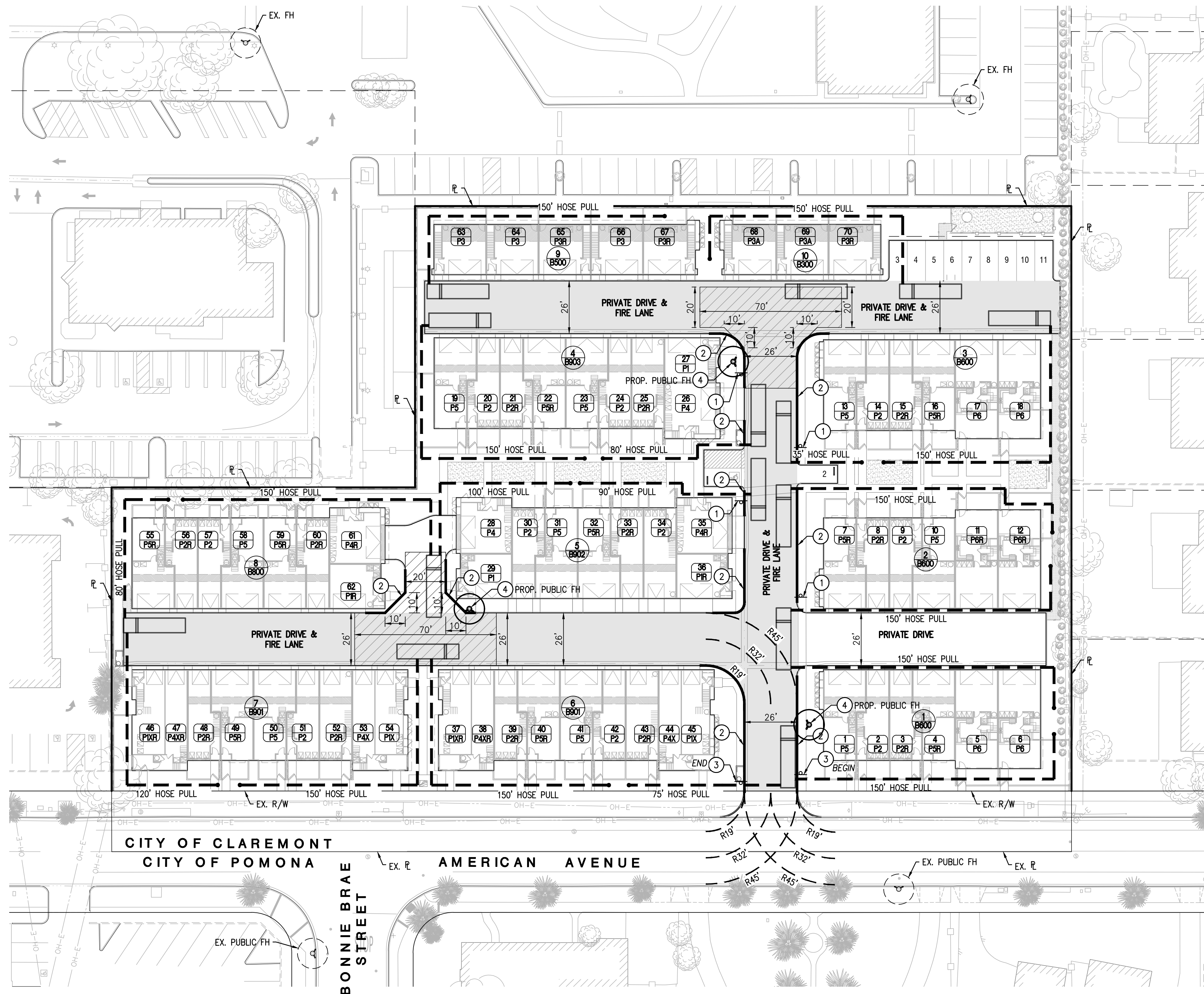
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CITY OF CLAREMONT
 PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84564
 PRELIMINARY UTILITY PLAN
 840 SOUTH INDIAN HILL BOULEVARD,
 CLAREMONT, CA 91711

PROJECT NO.
 CVEN-163

SHEET
4
 OF
5



- LEGEND**
- EXISTING STREET LIGHT
 - PROPOSED FIRE TRUCK ACCESS
 - PROPOSED SIGN
 - EXISTING FIRE HYDRANT
 - PROPOSED PUBLIC FIRE HYDRANT
 - FIRE TRUCK
 - HOSE PULL
 - PROPERTY LINE
 - RED CURB STRIPING

- ABRIEVIATIONS**
- FH FIRE HYDRANT
 - PR. PROPOSED
 - EX EXISTING
 - PL PROPERTY LINE
 - R/W RIGHT OF WAY
 - TYP. TYPICAL
 - BLDG BUILDING

- SITE INFORMATION**
- LARGEST BLDG SQ. FOOTAGE (9-PLEX BLDG) = 13,582 NET SQ. FT. (BLDG 5);
 - 19,004 GROSS SQ. FT. *INCLUDES GARAGES, COVERED PORCHES, & DECKS (BLDG 4)
 - CONSTRUCTION TYPE: V-B
 - FIRE SPRINKLER SYSTEM TYPE: FULL NFPA 13

PROJECT GENERAL NOTES:

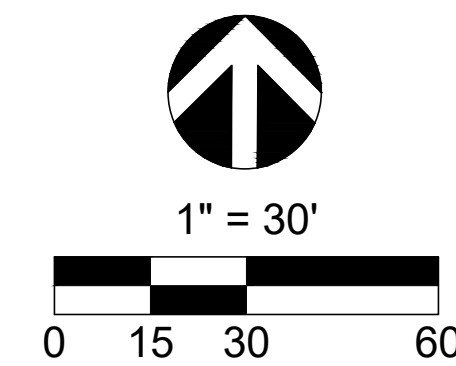
- ALL FIRE ACCESS LANES MEET LACOFD MINIMUM REQUIREMENTS 19' & 45' RADI.
- THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
- THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2022 EDITION.
- ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACOFD GUIDELINE FOR FIRE APPARATUS ROADS.
- THE BUILDING HEIGHTS ARE APPROXIMATELY 34'-7" MAX.
- ALL BUILDINGS ON THE SITE WILL BE SPRINKLERED PER FULL NFPA 13.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH AND A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
- THE REQUIRED FIRE FLOW FOR THE FIRE HYDRANTS AT THIS LOCATION IS GALLONS PER MINUTE, AT PSI RESIDUAL PRESSURE, FOR A DURATION OF HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
- ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
- THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

FIRE ACCESS PLAN NOTES:

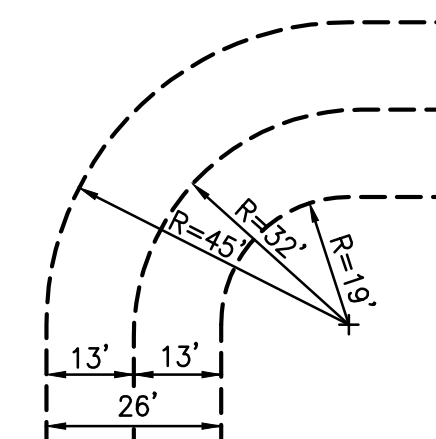
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER THROUGHOUT CONSTRUCTION TO ALL FIRE HYDRANTS. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO CONSTRUCTION.
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR.
- WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6. (NO ENTRY GATE PROPOSED ON THIS PROJECT.)
- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1.
- PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.3.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
- FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.

CONSTRUCTION NOTES:

- INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
- FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 2 HEREON.
- INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
- PROPOSED PUBLIC FIRE HYDRANT LOCATION

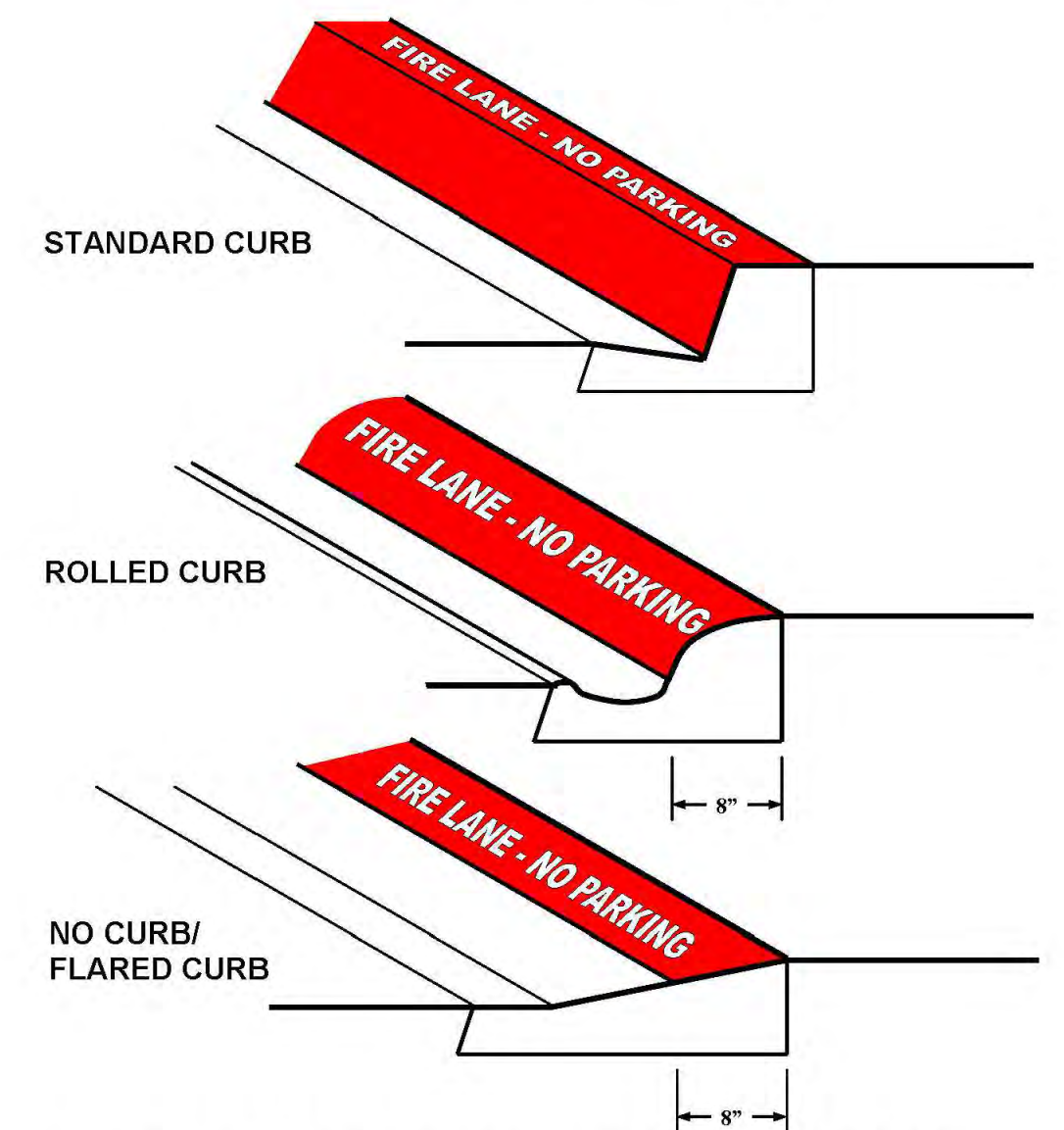


FIRE LANE TURNING RADIUS TYPICAL DETAIL



ATTACHMENT 9

Fire Lane Identification - Red Curbs

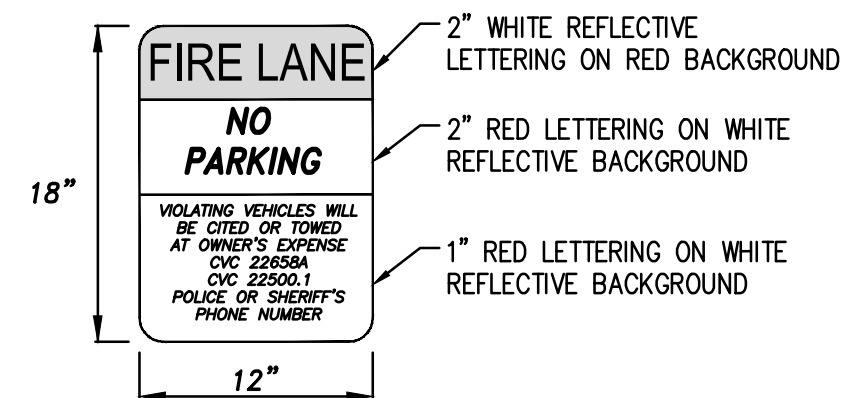


- Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
- Curbs shall be painted OSHA safety red.
- "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

- CURBS SHALL BE PAINTED RED
- "FIRE LANE - NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

2 RED CURB PAVEMENT MARKING

NOT TO SCALE

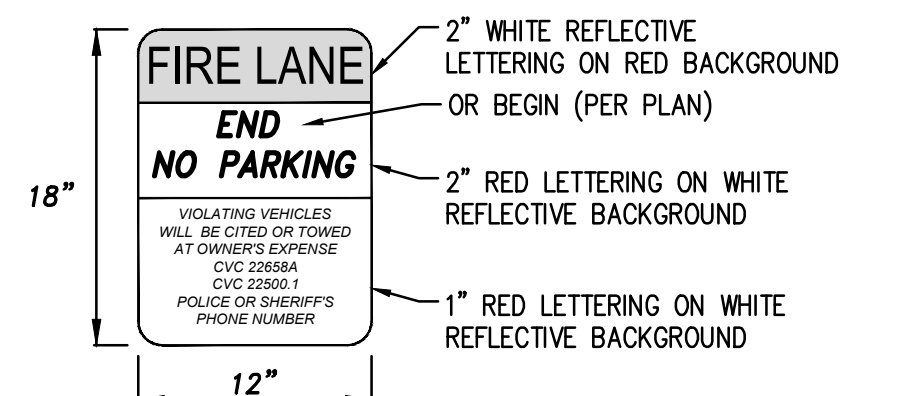


ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

1 NO PARKING SIGN

NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

3 BEGIN & END NO PARKING SIGN OR BEGIN (PER PLAN)

NOT TO SCALE

PREPARED BY:



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CITY OF CLAREMONT
PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 84564
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
840 SOUTH INDIAN HILL BOULEVARD,
CLAREMONT, CA 91711

PROJECT NO.
CVEN-163

SHEET
OF
5
5

PLAN SET: 8/17/2025
DATE: 8/17/2025
BY: DAW 34200