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P-3	DIMENSIONED SITE PLAN
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Civil Sheet List

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Submittal Log

Date	Description
10/10/2024	1st Planning Submittal
4/3/2025	2nd Planning Submittal
7/8/2025	3rd Planning Submittal

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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
October 7, 2025

TITLE SHEET

A0.00

Project Summary

Project Area: 13.62 acres
Net Site Area[1]: 13.19 acres

Total Homes[2]: 282 Homes
- (34) Single-Family Detached Homes
  - (16) Plan 3222 - 1,678 SF, 3 Bed, 2.5 Bath
  - (18) Plan 3522 - 1,957 SF, 4 Bed, 3 Bath
- (138) 3-Story Townhomes
  - (30) Plan 5 - 1,226 SF, 2 Bed, 2.5 Bath
  - (54) Plan 6 - 1,470 SF, 3 Bed, 3 Bath
  - (54) Plan 7 - 1,755 SF, 4 Bed, 4 Bath
- (110) 4-Story Stacked Flats
  - (33) Plan 1 Flats - 1,126 SF, 2 Bed, 2 Bath
  - (22) Plan 2 Flats - 1,464 SF, 3 Bed, 2 Bath
  - (33) Plan 3 Flats - 1,959 SF, 3 Bed, 2 Bath
  - (22) Plan 4 Flats - 2,485 SF, 4 Bed, 3 Bath

Density: 20.8 du/ac
Net Density: 21.4 du/ac

Parking Spaces Provided: 641 spaces (2.27 Spaces per unit)
- 2 garage per unit: 564 Spaces
- Guest: 77 Spaces

Open Space Provided: ± 115,492 SF (± 1.92 acres)
- Paseos and Common: ± 68,305 SF
- Private Yards (SFD): ± 14,820 SF
- Private Patios and Deck (Towns and Flats): ± 32,367 SF

Building Coverage: ± 18.2% of 13.62 acres

Notes:
1. 1501 W Del Norte St, West Covina, CA 91790
2. Net site area assumes dedication of Del Norte Street to Sunset Avenue.
3. Assessor's Parcel Numbers: 8458-020-901
4. Type VB construction with NFPA 13D automatic sprinkler system.
5. Guest spaces are 9' x 20'.
6. Parking on W Del Norte St and N Nora Ave not included in guest spaces total.
7. Private open space minimum dimension of 5'6".
8. Existing General Plan: Civic: Schools (S)
9. Existing Zoning: R-1: Residential Single Family
10. Proposed General Plan: Neighborhood Medium and Neighborhood High
11. Proposed Zoning: Specific Plan
12. SB330 Vesting: Pending

0 40 80
1" = 40'

Conceptual Site Plan

1501Del Norte Street

West Covina, California

October 2025

MeritageHomes | MLC Holdings, Inc.

North

Site Photos

1501 Del Norte Street

West Covina, California

October 2025

North

Project Summary

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12. SB330 Vesting: Pending

0 30 60
1" = 30'

Dimensioned Site Plan

1501Del Norte Street

West Covina, California

October 2025

Meritage Homes | MLC Holdings, Inc.

North

LEGEND

Project Area: 13.62 acres
Net Site Area[1]: 13.19 acres

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Notes:

1. 1501 W Del Norte St, West Covina, CA 91790
2. Net site area assumes dedication of Del Norte Street to Sunset Avenue.

	Required Density	Proposed Density
Neighborhood Medium Density	9 to 20 units/ac	18.55 units/ac
Neighborhood High Density	21 to 54 units/ac	28.06 units/ac

0 30 60
1" = 30'

Proposed Land Use

1501Del Norte Street

West Covina, California

Ocotber 2025

North

UNIT TYPE SUMMARY

LEGEND	PLAN TYPE	DESCRIPTION
	PLAN 1	2 BD / 2 BA / TANDEM
	PLAN 2	3 BD / 2 BA / TANDEM
	PLAN 3	3 BD / 3 BA / TANDEM
	PLAN 4	4 BD / 3 BA / TANDEM
	PLAN 5	2 BD / 2.5 BA / SxS
	PLAN 6	3 BD / 3 BA / TANDEM
	PLAN 7	4 BD / 4 BA. / SxS
	PLAN 3222	S.F.D. - 3 BD / 2.5 BA / SxS
	PLAN 3522	S.F.D. - 4 BD / 3 BA / SxS

LEGEND

- Architectural Style (A - Seaside, B - Spanish)
- X# - R / # — Composite Type ('R' denotes reverse condition)
- Building Number
- XX — Dwelling Unit Number
- CH11A — CH11A-Compliant Unit
- ENH — Enhanced End Elevation

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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
October 7, 2025

0 20 40 80

ARCHITECTURAL SITE PLAN

A1.10

SITE SUMMARY

ADDRESS:	**1501 DEL NORTE STREET**						
APN:	8458-020-901						
CITY:	WEST COVINA						
ZONING:	EXISTING	R1					
	PROPOSED	SP	(Specific Plan)				
SITE AREA:	GROSS:	13.62	AC	593,287	SF		
	NET:	13.19	AC	574,556	SF		
PROPOSED UNITS:		248	UNITS				
CH11A-COMPLIANT UNITS (10%)		*25*	*of the 248 proposed covered multi-story dwelling units. SFD units are exempt.*				
DENSITY:		21.38	DU/AC				
BLDG. COVERAGE:		222,268	SF				
% LOT COVERAGE:		38.69%					
PARKING PROVIDED:							
GARAGES	564	2	PER UNIT				
UNASSIGNED OPEN	77						
TOTAL:	**641**	2.27	PER UNIT				

PRIVATE OPEN SPACE PER BUILDING			
SFD (PLANS 3222 & 3533)	44,828	SF	
A1	6,336	SF	
B1	7,920	SF	
C1	7,392	SF	
D1	13,761	SF	
TOWNHOMES PRIVATE PATIOS	15,587	SF	
COMMON O.S.			
POOL DECK + POOL & POOL AMENTIES	16,588	SF	
OTHER COMMON AREAS	26,988	SF	
LANDSCAPED/ GARDEN AREAS	76,592	SF	**63.7%**
TOTAL COMMON O.S.	120,168	SF	

UNIT TYPE SUMMARY

LEGEND	PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	GROSS S.F. CONDITIONED	GARAGE GROSS S.F.	DECK / PORCH GROSS S.F.
	PLAN 1	2 BD / 2 BA / TANDEM	33	12%	**1,125 SF**	458 SF	59 SF
	PLAN 2	3 BD / 2 BA / TANDEM	22	8%	**1,463 SF**	582 SF	90 SF
	PLAN 3	3 BD / 3 BA / TANDEM	33	12%	**1,959 SF**	509 SF	164 SF
	PLAN 4	4 BD / 3 BA / TANDEM	22	8%	**2,484 SF**	543 SF	211 SF
	PLAN 5	2 BD / 2.5 BA / SxS	30	11%	**1,226 SF**	524 SF	88 SF
	PLAN 6	3 BD / 3 BA / TANDEM	54	19%	**1,470 SF**	604 SF	138 SF
	PLAN 7	4 BD / 4 BA. / SxS	54	19%	**1,755 SF**	483 SF	214 SF
	PLAN 3222	S.F.D. - 3 BD / 2.5 BA / SxS	16	6%	**1,678 SF**	449 SF	20 SF
	PLAN 3522	S.F.D. - 4 BD / 3 BA / SxS	18	6%	**1,957 SF**	433 SF	22 SF
			282	100%			

COMPOSITE TYPE SUMMARY

COMPOSITE TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	No. OF STORIES	QTY. COMPOSITES ON SITE	TOTAL CONDITIONED FLOOR AREA PER BLDG.	TOTAL CONDITOINED AREA PROPOSED ON SITE
A1	4-PLEX	R2 / U	TYPE V-B	NFPA 13D	3	9	6,450 SF	58,050 SF
B1	6-PLEX	R2 / U	TYPE V-B	NFPA 13D	3	9	8,902 SF	80,118 SF
C1	8-PLEX	R2 / U	TYPE V-B	NFPA 13D	3	6	12,127 SF	72,762 SF
D1	10-PLEX	R2 / U	TYPE V-A RATED	NFPA 13	4	11	17,146 SF	188,606 SF
					TOTAL	**1,992**		**399,536 SF**

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DEL NORTE
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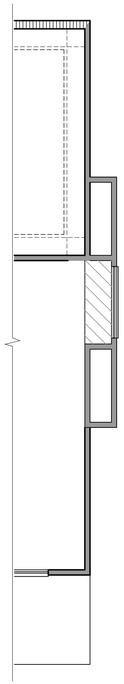
SCHEMATIC DESIGN
October 7, 2025

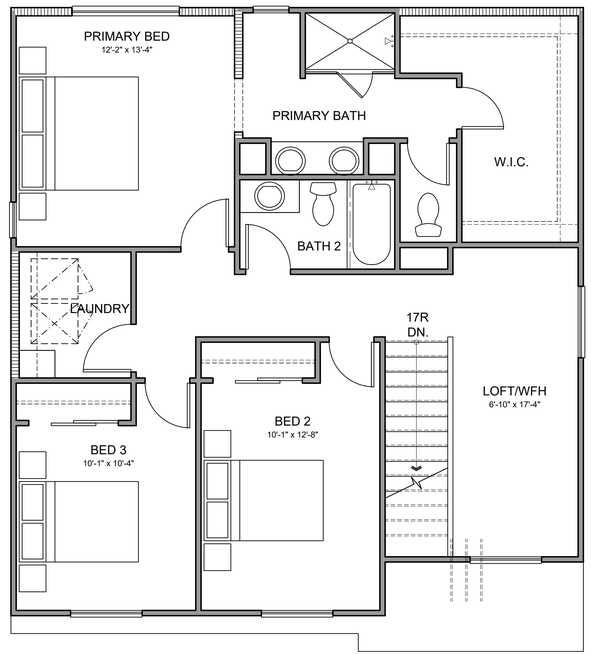
0 20 40 80

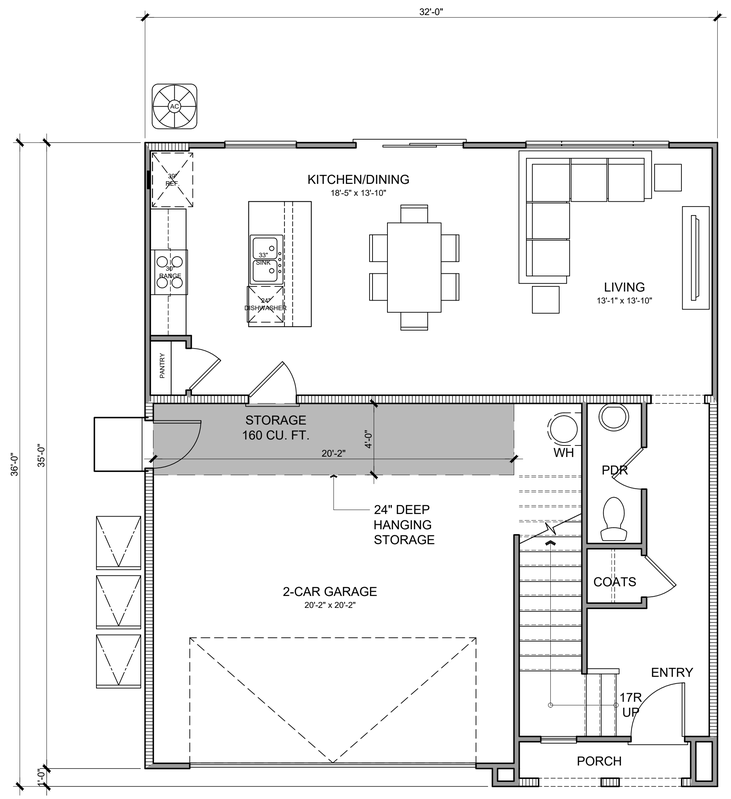
SITE SUMMARY

A1.11

GROSS SF	
1ST FLOOR	667 SQ. FT.
2ND FLOOR	1011 SQ. FT.
-	0
TOTAL LIVING	1678 SQ. FT.
GARAGE	449 SQ. FT.
DECK	-
PORCH	20 SQ. FT.
STORAGE	160 CU. FT.







SECOND FLOOR -ENHANCED
OCCURS AT UNITS 7 & 34

SECOND FLOOR

FIRST FLOOR

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DEL NORTE
WEST COVINA, CA # 20240567

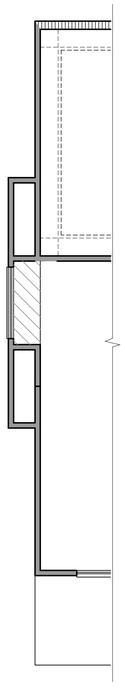
SCHEMATIC DESIGN
October 7, 2025

0 2 4 8

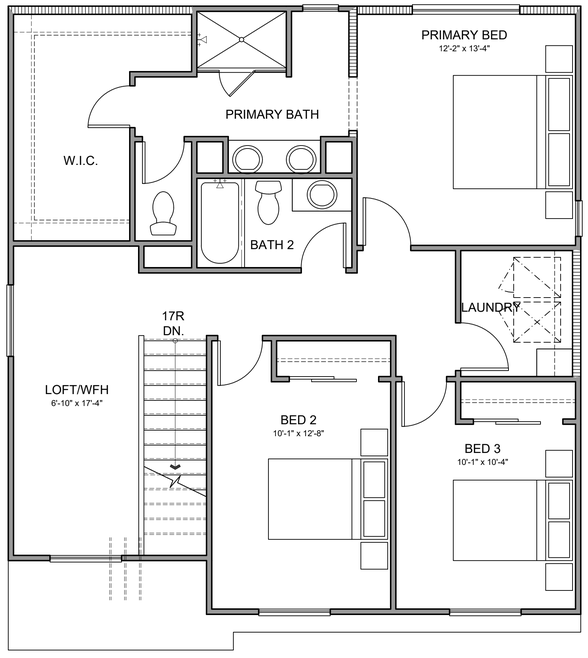
PLAN 3222 FLOOR PLANS

A2.10

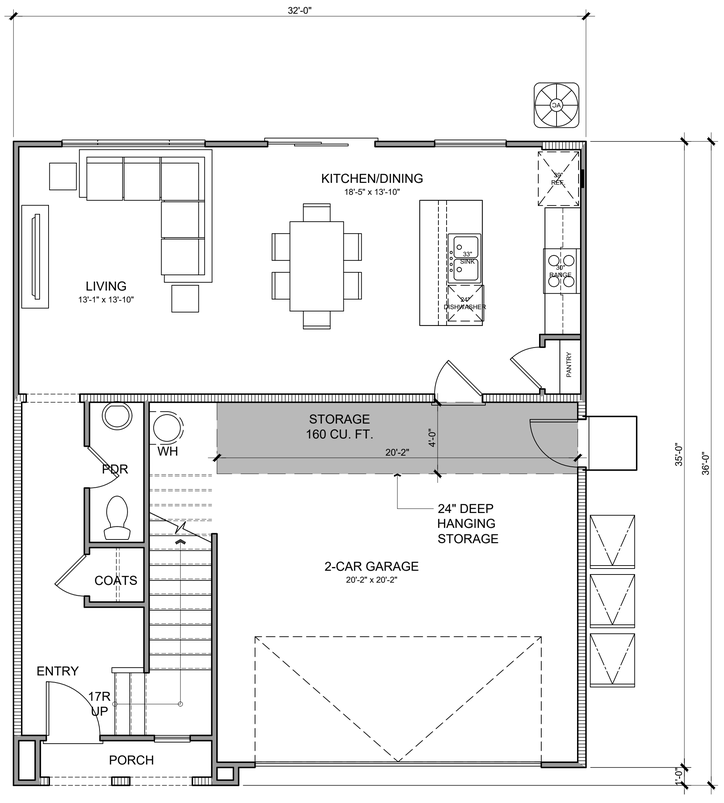
GROSS SF	
1ST FLOOR	667 SQ. FT.
2ND FLOOR	1011 SQ. FT.
-	0
TOTAL LIVING	1678 SQ. FT.
GARAGE	449 SQ. FT.
DECK	-
PORCH	20 SQ. FT.
STORAGE	160 CU. FT.



SECOND FLOOR -ENHANCED
OCCURS AT UNIT 12



SECOND FLOOR



FIRST FLOOR

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SCHEMATIC DESIGN
October 7, 2025

0 2 4 8

PLAN 3222 MIRRORED FLOOR PLANS

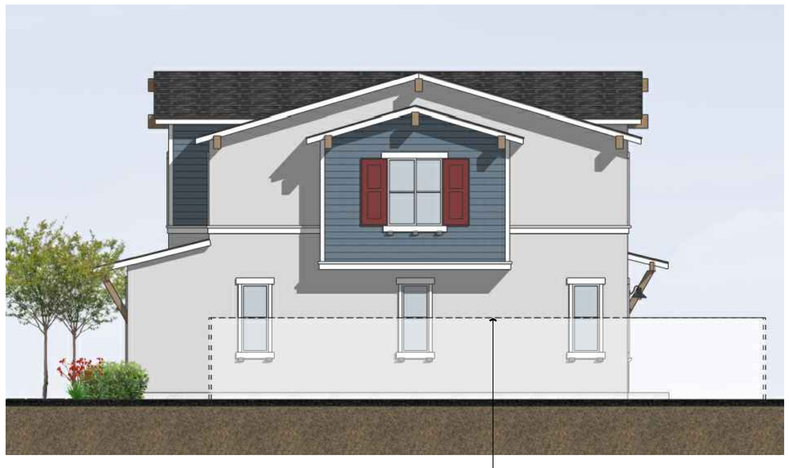
A2.11

LEGEND

1	Stucco	9	Outrigger
2	Horizontal Siding	10	Kicker
3	Composite Shingle Roof	11	Trellis
4	Vinyl Windows	12	Window/Opening Trim
5	Fiberglass Entry Door	13	Window/Opening Header
6	Metal Sectional Garage Door	14	Faux Corbel
7	Decorative Exterior Lights & Address Sign	15	Sliding Door
8	Railing	16	Line of Fence

1 - FRONT

2 - RIGHT



2 - RIGHT ENHANCED AT UNIT 34

3 - REAR

4 - LEFT

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DEL NORTE
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SCHEMATIC DESIGN
October 7, 2025

0 4 8 12

PLAN 3222 EXTERIOR ELEVATIONS
S.F.D. STYLE 'A' - SEASIDE

A2.12

LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Round Faux Clay Gable End Vent
4. Fascia
5. Stucco Sill Trim
6. Vinyl Window
7. Stucco o/ Foam Corbel
8. Trellis
9. Stucco Arched Soffit
10. Metal Railing
11. Fiberglass Entry Door
12. Decorative Exterior Lights & Address Sign
13. Metal Sectional Garage Door
14. Shutter
15. Sliding Door
16. Faux Finial
17. Line of Fence

1 - FRONT

2 - RIGHT

2 - RIGHT ENHANCED AT UNIT 7

3 - REAR

4 - LEFT

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SCHEMATIC DESIGN
October 7, 2025

0 4 8 12

PLAN 3222 EXTERIOR ELEVATIONS
S.F.D. STYLE 'B' - SPANISH

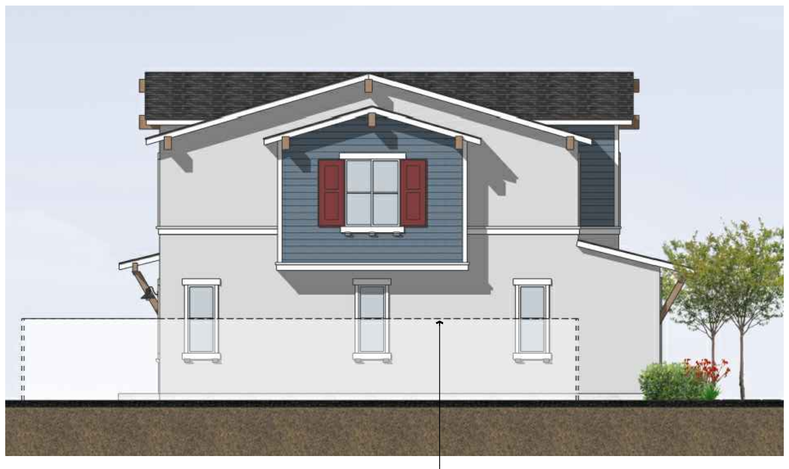
A2.13

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door
16 Line of Fence

1 - FRONT

2 - LEFT



2 - LEFT ENHANCED AT
UNIT 12 ONLY

3 - REAR

4 - RIGHT

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October 7, 2025

0 4 8 12

PLAN 3222 MIRRORED EXTERIOR ELEVATIONS
S.F.D. STYLE 'A' - SEASIDE

A2.14

LEGEND

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial
17 Line of Fence

1 - FRONT

2 - LEFT

3 - REAR

4 - RIGHT

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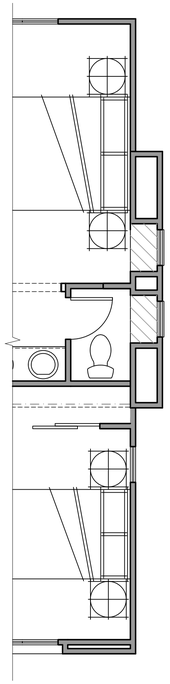
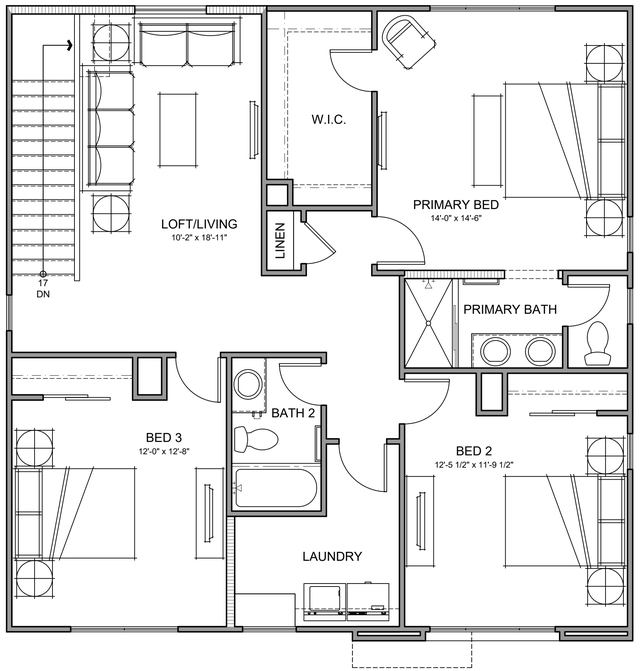
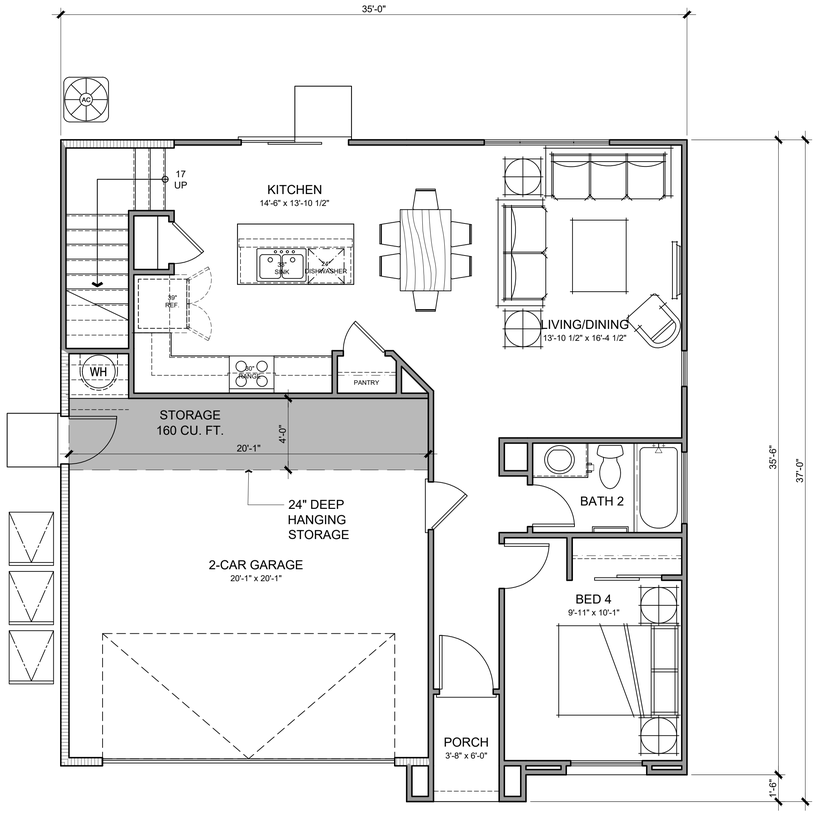
PLAN 3222 MIRRORED EXTERIOR ELEVATIONS
S.F.D. STYLE 'B' - SPANISH

A2.14

GROSS SF	
1ST FLOOR	790 SQ. FT.
2ND FLOOR	1168 SQ. FT.
-	0
TOTAL LIVING	1957 SQ. FT.
GARAGE	433 SQ. FT.
DECK	-
PORCH	22 SQ. FT.
STORAGE	160 CU. FT.







SECOND FLOOR - ENHANCED
OCCURS AT UNIT 27

SECOND FLOOR

FIRST FLOOR

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

MLC Holdings Inc.
230 Progress
Irvine, Ca 92618

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

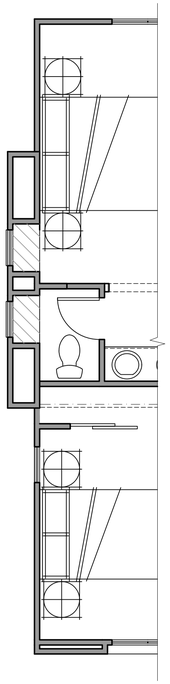
SCHEMATIC DESIGN
October 7, 2025

0 2 4 8

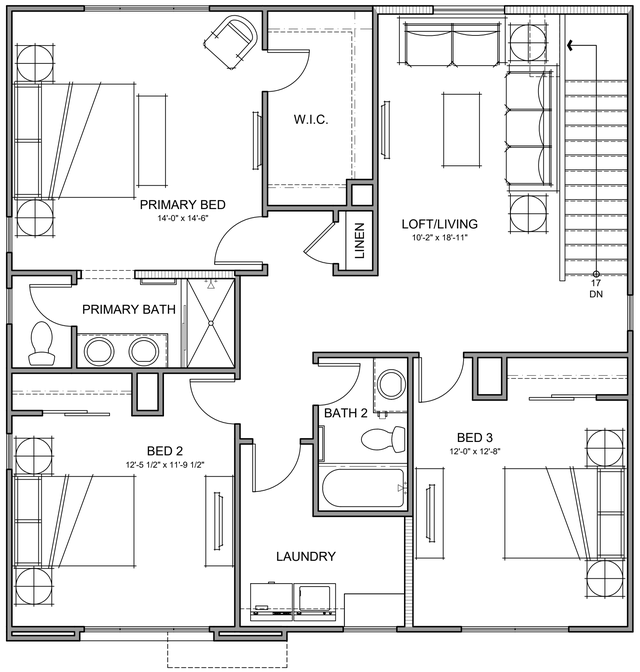
PLAN 3522 FLOOR PLANS

A2.20

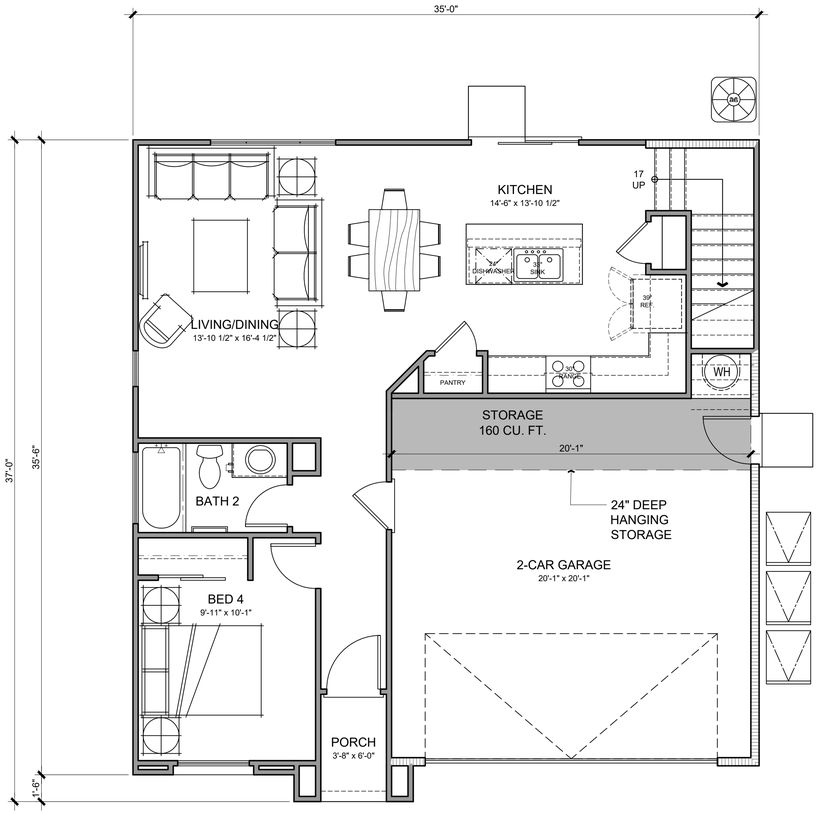
GROSS SF	
1ST FLOOR	790 SQ. FT.
2ND FLOOR	1168 SQ. FT.
-	0
TOTAL LIVING	1957 SQ. FT.
GARAGE	433 SQ. FT.
DECK	-
PORCH	22 SQ. FT.
STORAGE	160 CU. FT.



SECOND FLOOR - ENHANCED
OCCURS AT UNITS 1, 8, & 28



SECOND FLOOR



FIRST FLOOR

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0 2 4 8

PLAN 3522 MIRRORED FLOOR PLANS

A2.21

LEGEND

1	Stucco	9	Outrigger
2	Horizontal Siding	10	Kicker
3	Composite Shingle Roof	11	Trellis
4	Vinyl Windows	12	Window/Opening Trim
5	Fiberglass Entry Door	13	Window/Opening Header
6	Metal Sectional Garage Door	14	Faux Corbel
7	Decorative Exterior Lights & Address Sign	15	Sliding Door
8	Railing	16	Line of Fence

1 - FRONT

2 - RIGHT

3 - REAR

4 - LEFT

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WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
October 7, 2025

0 4 8 12

PLAN 3522 EXTERIOR ELEVATIONS
S.F.D. STYLE 'A' - SEASIDE

A2.22

LEGEND

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial
17 Line of Fence

1 - FRONT

2 - RIGHT

2 - RIGHT ENHANCED AT UNIT 27

3 - REAR

4 - LEFT

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SCHEMATIC DESIGN
October 7, 2025

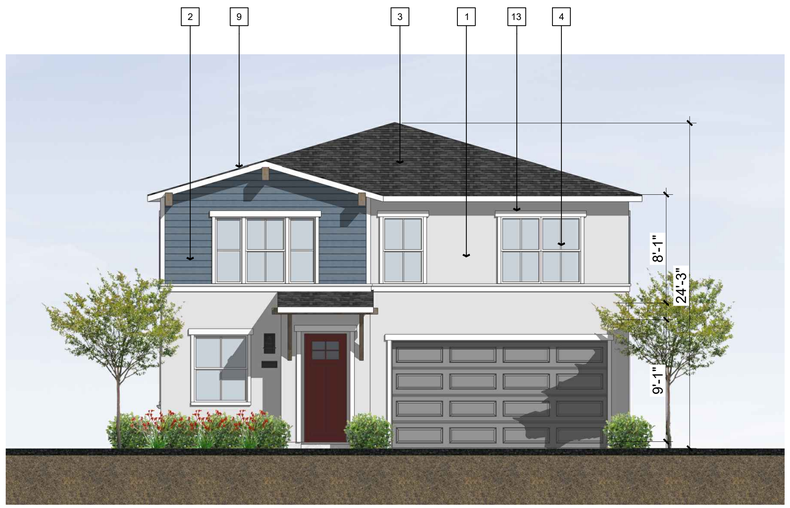
0 4 8 12

PLAN 3522 EXTERIOR ELEVATIONS
S.F.D. STYLE 'B' - SPANISH

A2.23

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door
16 Line of Fence



1 - FRONT

2 - LEFT

2 - LEFT ENHANCED AT
UNITS 8 & 28

3 - REAR

4 - RIGHT

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October 7, 2025

0 4 8 12

PLAN 3522 MIRRORED EXTERIOR ELEVATIONS
S.F.D. STYLE 'A' - SEASIDE

A2.24

LEGEND

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial
17 Line of Fence

1 - FRONT

2 - LEFT

2 - LEFT ENHANCED
AT UNIT 1

3 - REAR

4 - RIGHT

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WEST COVINA, CA # 20240567

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October 7, 2025

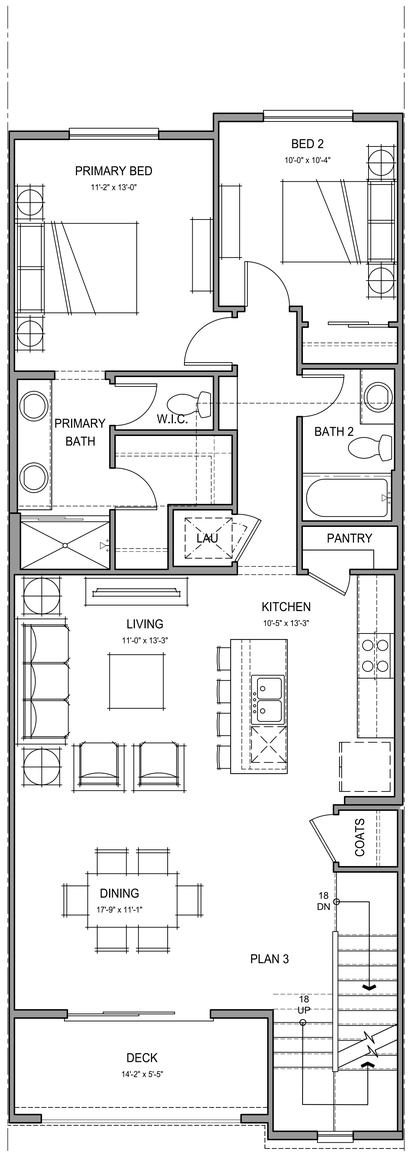
0 4 8 12

PLAN 3522 MIRRORED EXTERIOR ELEVATIONS
S.F.D. STYLE 'B' - SPANISH

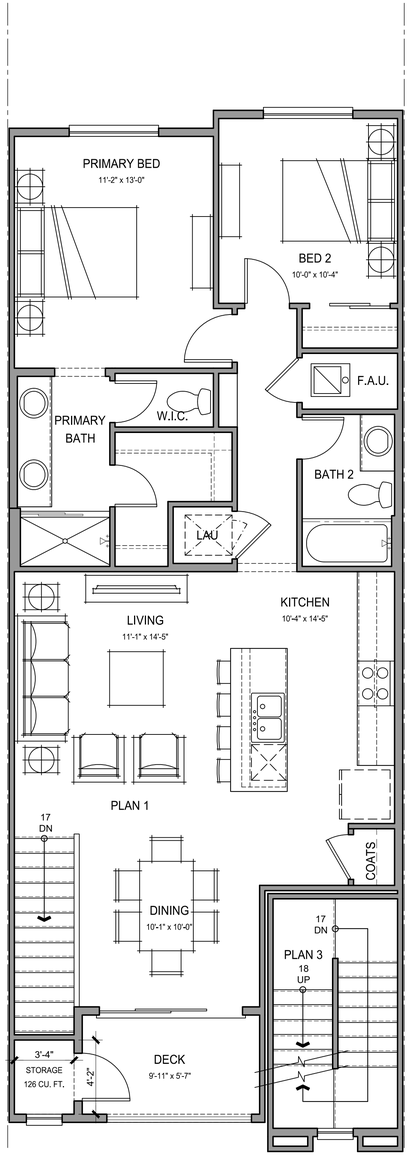
A2.25

PLAN 1 - G.S.F.	
1ST FLOOR	109 SQ. FT.
2ND FLOOR	1011 SQ. FT.
3RD FLOOR	0
4TH FLOOR	0
TOTAL LIVING	1120 SQ. FT.
GARAGE	461 SQ. FT.
DECK	59 SQ. FT.
PORCH	-
STORAGE	182 CU. FT.

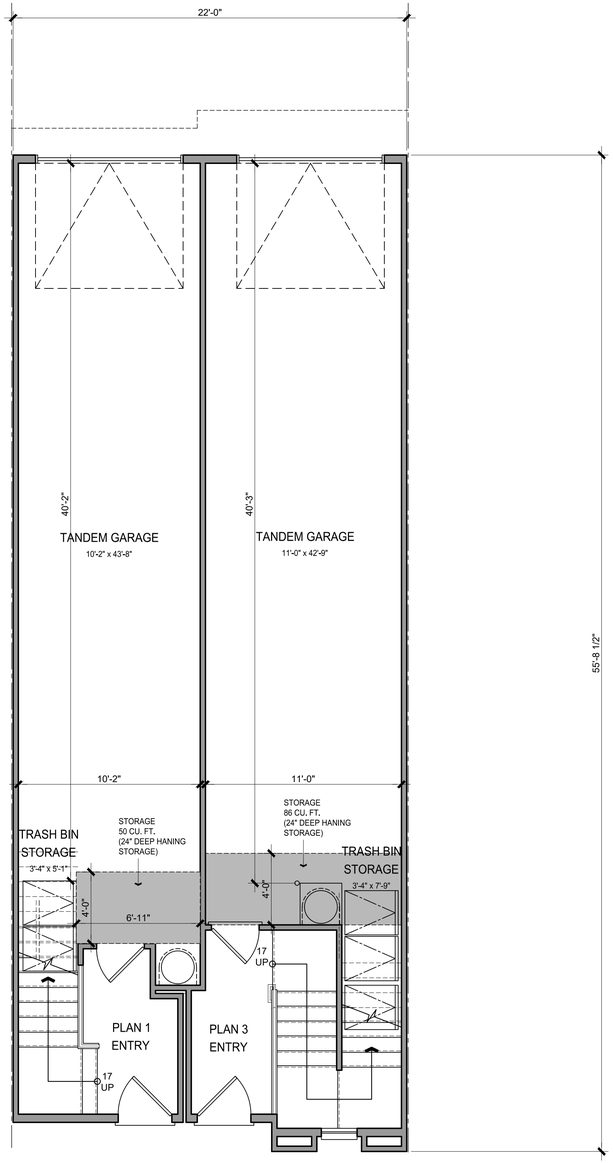
PLAN 3 - G.S.F.	
1ST FLOOR	146 SQ. FT.
2ND FLOOR	102 SQ. FT.
3RD FLOOR	1153 SQ. FT.
4TH FLOOR	532 SQ. FT.
TOTAL LIVING	1933 SQ. FT.
GARAGE	501 SQ. FT.
DECK	80 SQ. FT.
DECK 2	78 SQ. FT.
STORAGE	257 CU. FT.



THIRD FLOOR



SECOND FLOOR



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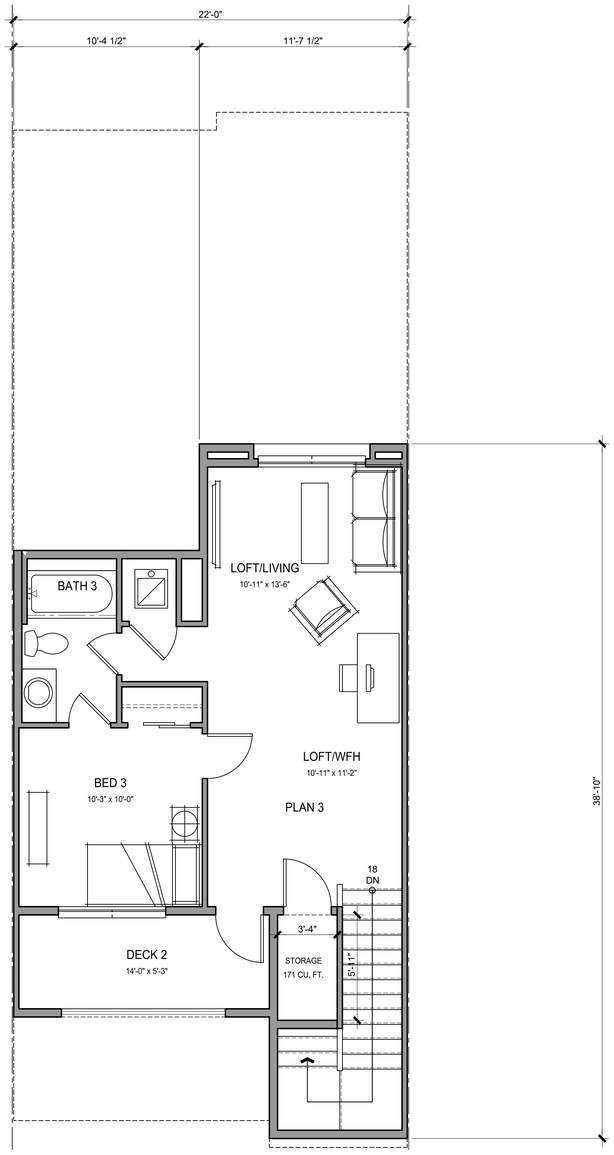
SCHEMATIC DESIGN
October 7, 2025

0 2 4 8

PLAN 1 & PLAN 3 FLOOR PLANS

A5.10

PLAN 3 - G.S.F.	
1ST FLOOR	146 SQ. FT.
2ND FLOOR	102 SQ. FT.
3RD FLOOR	1153 SQ. FT.
4TH FLOOR	532 SQ. FT.
TOTAL LIVING	1933 SQ. FT.
GARAGE	501 SQ. FT.
DECK	80 SQ. FT.
DECK 2	78 SQ. FT.
STORAGE	257 CU. FT.



FOURTH FLOOR

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October 7, 2025

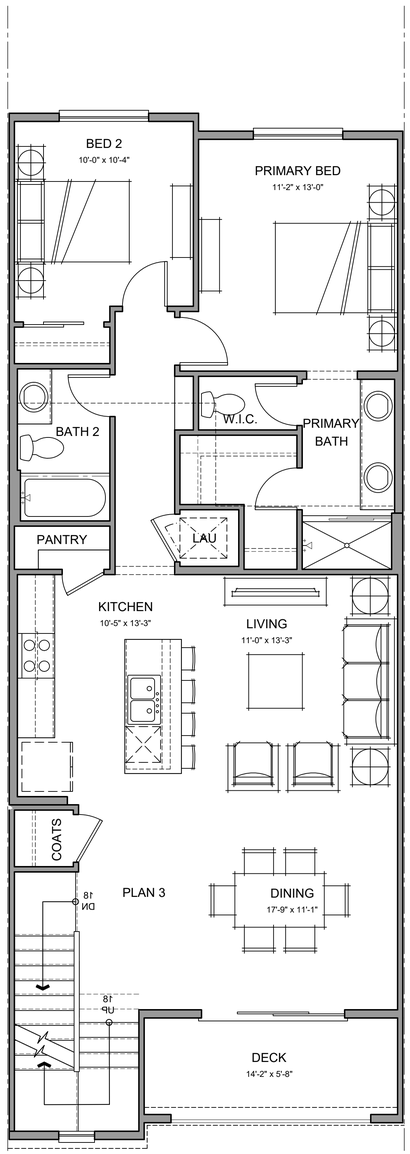
0 2 4 8

PLAN 3 4TH FLOOR

A5.11

PLAN 1 - G.S.F.	
1ST FLOOR	109 SQ. FT.
2ND FLOOR	1011 SQ. FT.
3RD FLOOR	0
4TH FLOOR	0
TOTAL LIVING	1120 SQ. FT.
GARAGE	464 SQ. FT.
DECK	59 SQ. FT.
PORCH	-
STORAGE	182 CU. FT.

PLAN 3 - G.S.F.	
1ST FLOOR	146 SQ. FT.
2ND FLOOR	102 SQ. FT.
3RD FLOOR	1152 SQ. FT.
4TH FLOOR	532 SQ. FT.
TOTAL LIVING	1932 SQ. FT.
GARAGE	507 SQ. FT.
DECK	80 SQ. FT.
DECK 2	78 SQ. FT.
STORAGE	257 CU. FT.



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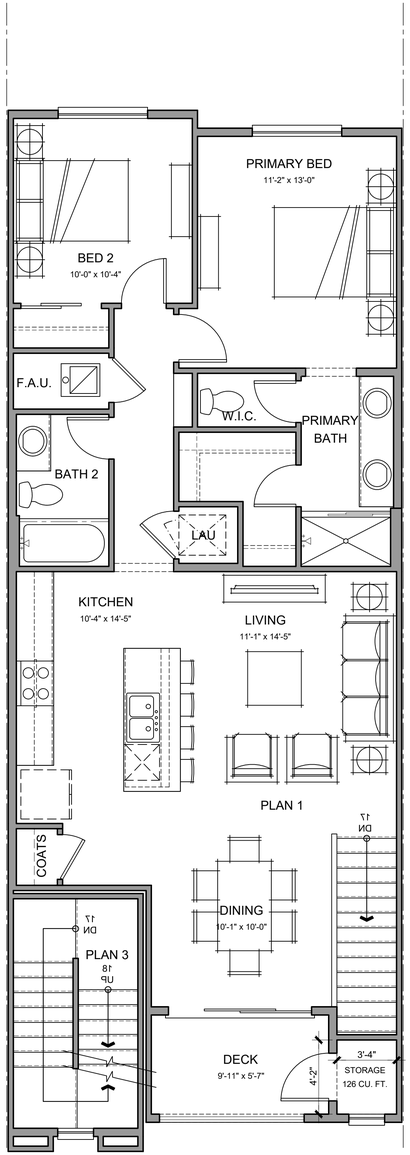

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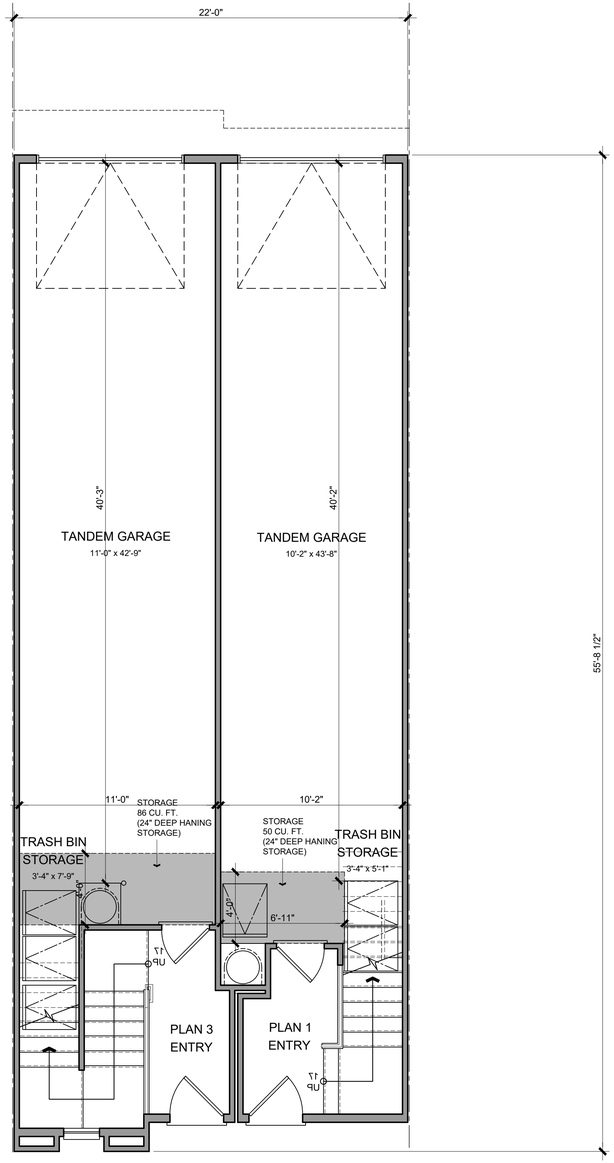

FIRST FLOOR

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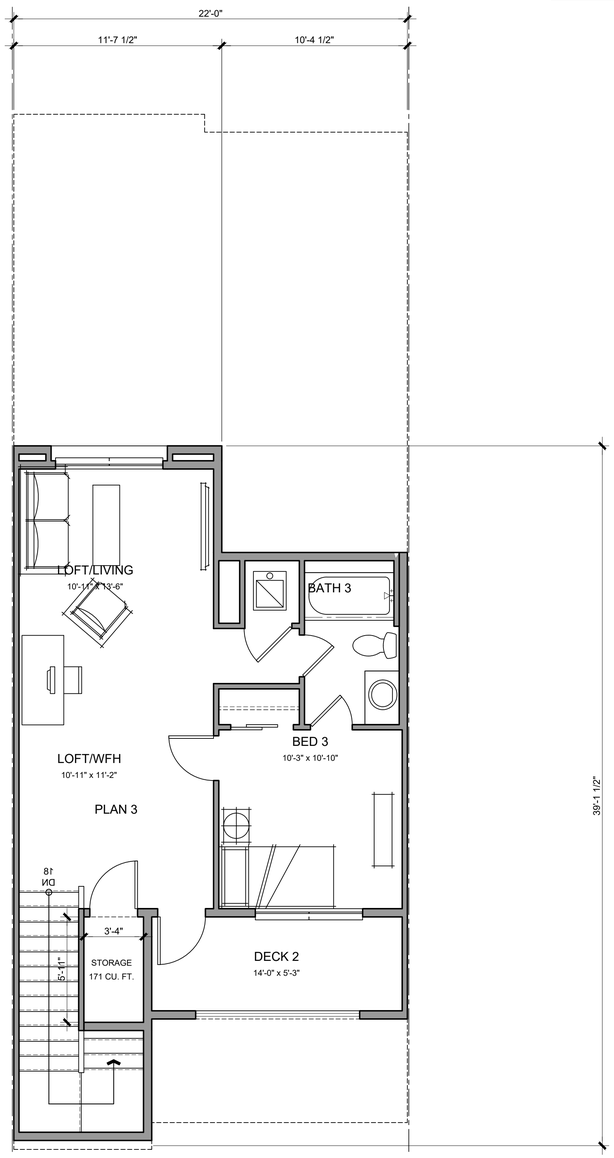
PLAN 1 & PLAN 3 MIRRORED FLOOR PLANS

A5.12

PLAN 3 - G.S.F.	
1ST FLOOR	146 SQ. FT.
2ND FLOOR	102 SQ. FT.
3RD FLOOR	1152 SQ. FT.
4TH FLOOR	532 SQ. FT.
TOTAL LIVING	1932 SQ. FT.
GARAGE	507 SQ. FT.
DECK	80 SQ. FT.
DECK 2	78 SQ. FT.
STORAGE	257 CU. FT.



FOURTH FLOOR

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DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
October 7, 2025

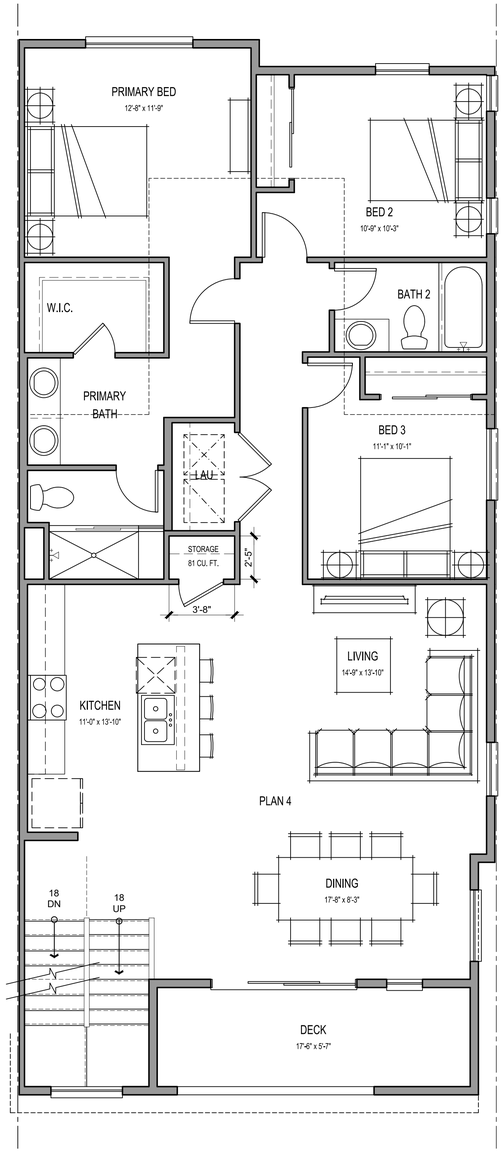
0 2 4 8

PLAN 3 MIRRORED 4TH FLOOR

A5.13

PLAN 2 - G.S.F.	
1ST FLOOR	187 SQ. FT.
2ND FLOOR	1282 SQ. FT.
3RD FLOOR	0
4TH FLOOR	0
TOTAL LIVING	1469 SQ. FT.
GARAGE	633 SQ. FT.
DECK	90 SQ. FT.
PORCH	
STORAGE	174 CU. FT.

PLAN 4 - G.S.F.	
1ST FLOOR	162 SQ. FT.
2ND FLOOR	104 SQ. FT.
3RD FLOOR	1429 SQ. FT.
4TH FLOOR	605 SQ. FT.
TOTAL LIVING	2300 SQ. FT.
GARAGE	539 SQ. FT.
DECK	102 SQ. FT.
DECK 2	72 SQ. FT.
STORAGE	171 CU. FT.



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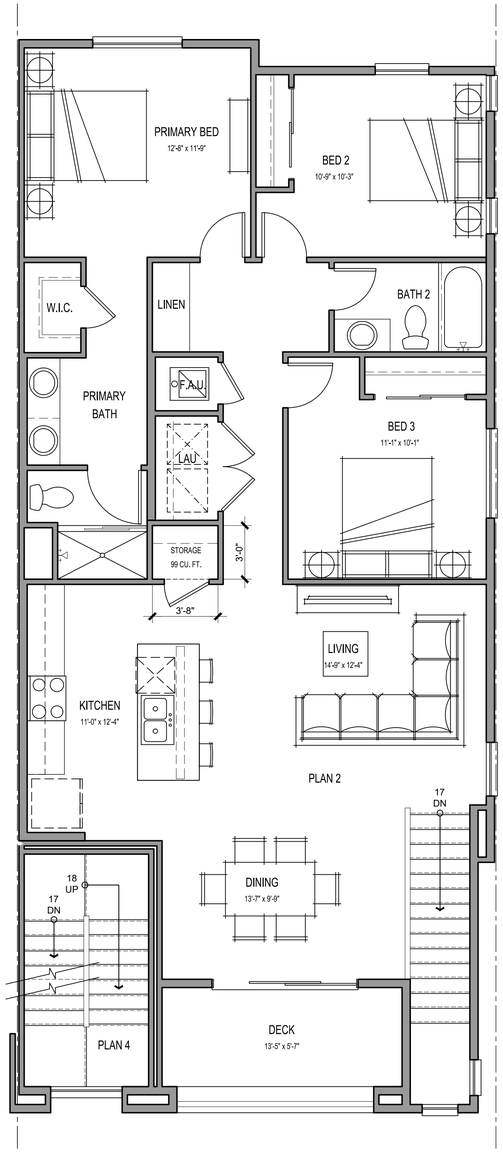

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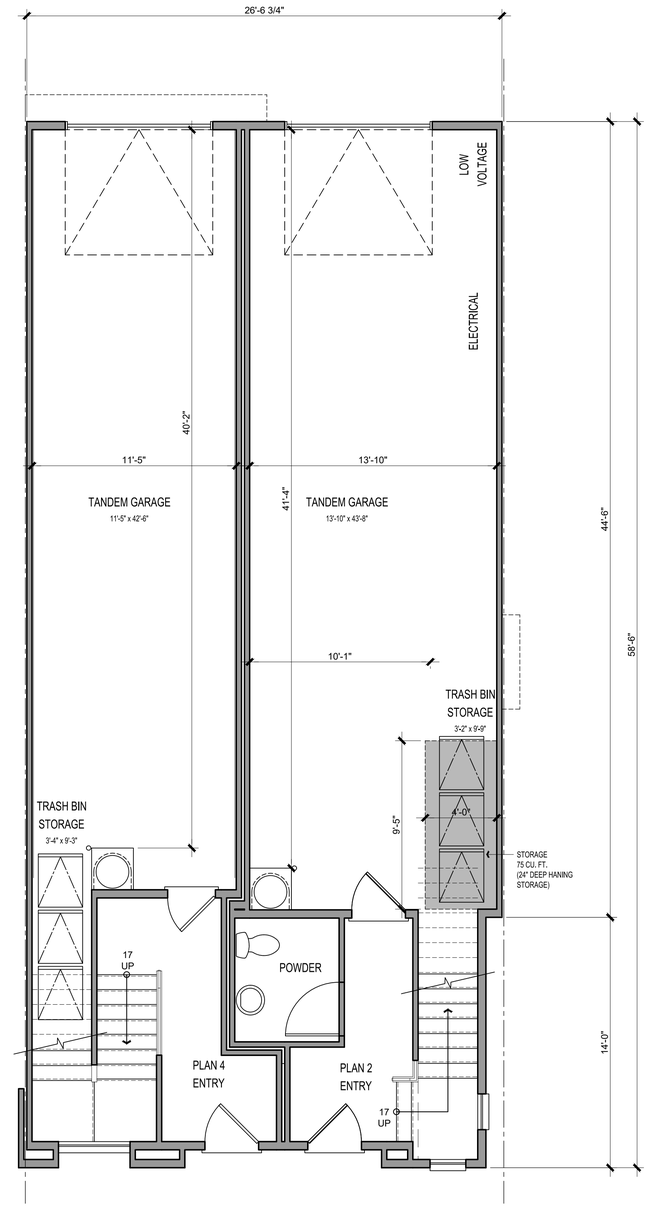

FIRST FLOOR

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WEST COVINA, CA # 20240567

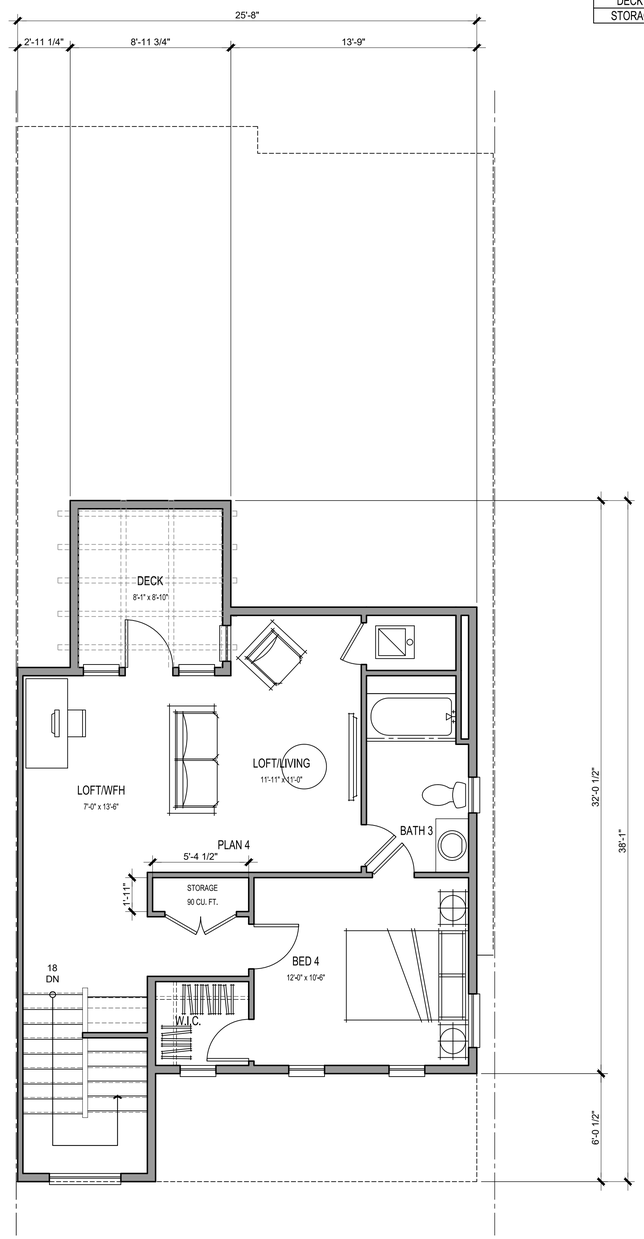
SCHEMATIC DESIGN
October 7, 2025

0 2 4 8

PLAN 2 & 4 FLOOR PLANS

A5.20

PLAN 4 - G.S.F.	
1ST FLOOR	162 SQ. FT.
2ND FLOOR	104 SQ. FT.
3RD FLOOR	1429 SQ. FT.
4TH FLOOR	605 SQ. FT.
TOTAL LIVING	2300 SQ. FT.
GARAGE	539 SQ. FT.
DECK	102 SQ. FT.
DECK 2	72 SQ. FT.
STORAGE	171 CU. FT.



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October 7, 2025

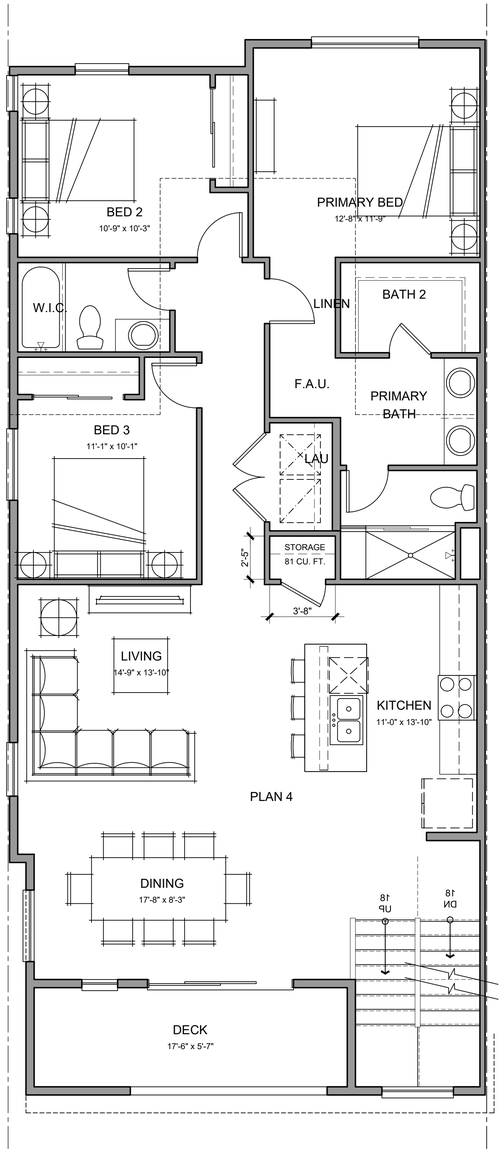
0 2 4 8

PLAN 4 4TH FLOOR

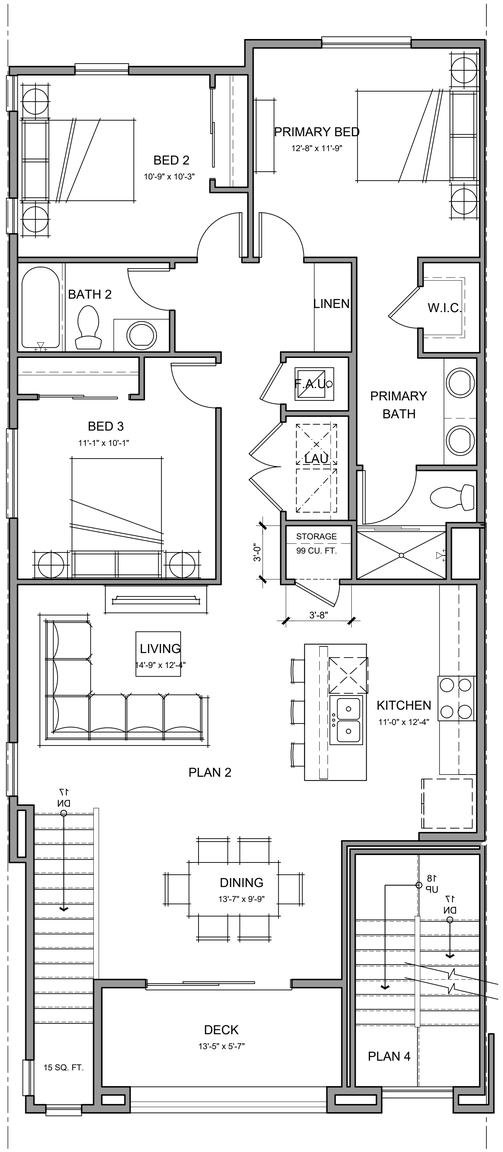
A5.21

PLAN 2 - G.S.F.	
1ST FLOOR	187 SQ. FT.
2ND FLOOR	1282 SQ. FT.
3RD FLOOR	0
4TH FLOOR	0
TOTAL LIVING	1469 SQ. FT.
GARAGE	634 SQ. FT.
DECK	90 SQ. FT.
PORCH	-
STORAGE	174 CU. FT.

PLAN 4 - G.S.F.	
1ST FLOOR	162 SQ. FT.
2ND FLOOR	104 SQ. FT.
3RD FLOOR	1429 SQ. FT.
4TH FLOOR	606 SQ. FT.
TOTAL LIVING	2302 SQ. FT.
GARAGE	539 SQ. FT.
DECK	102 SQ. FT.
DECK 2	72 SQ. FT.
STORAGE	171 CU. FT.



THIRD FLOOR



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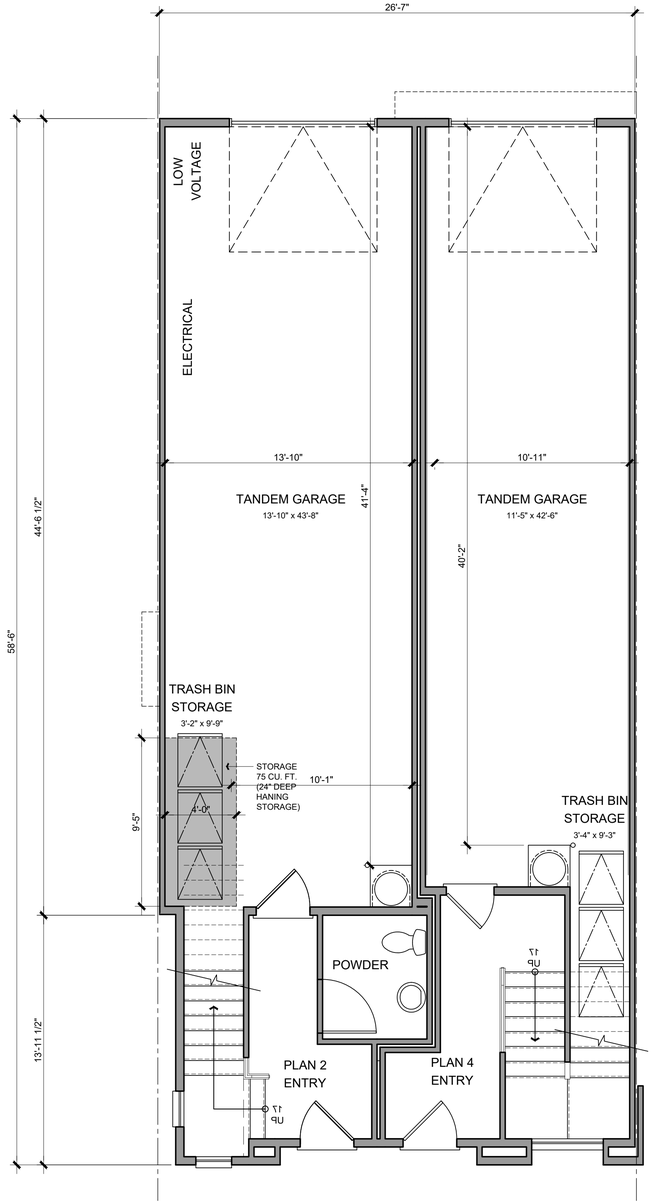

FIRST FLOOR

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WEST COVINA, CA # 20240567

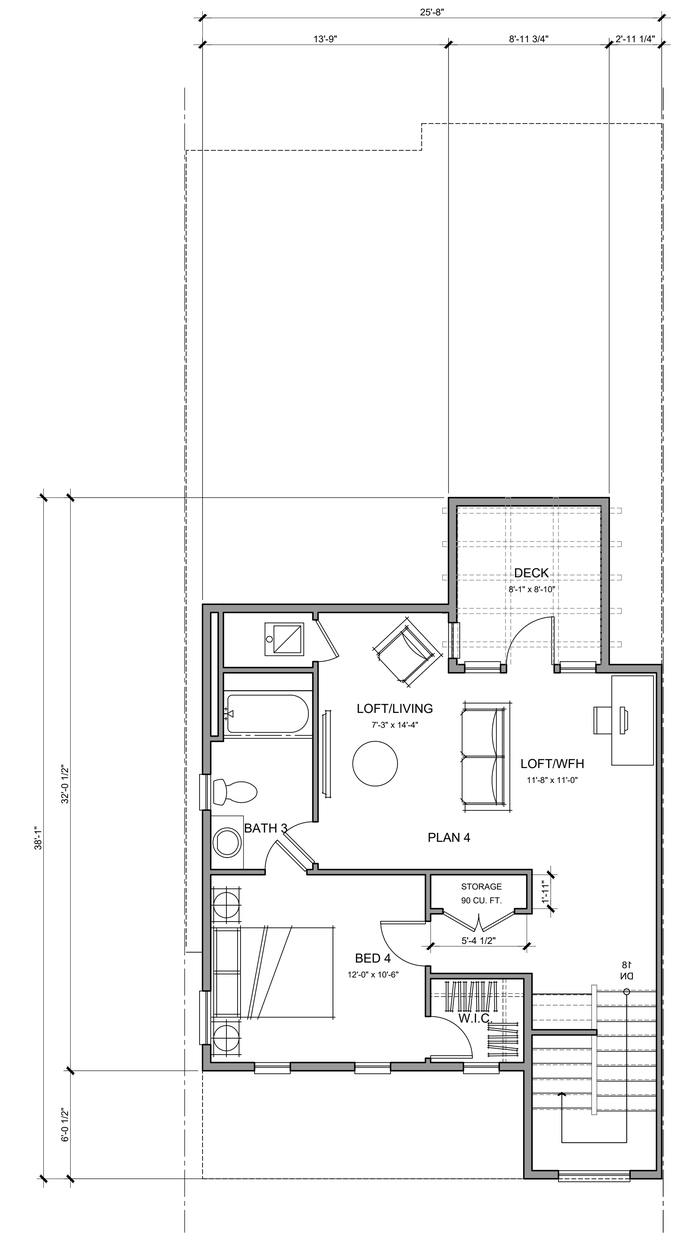
SCHEMATIC DESIGN
October 7, 2025

0 2 4 8

PLAN 2 & 4 MIRRORED FLOOR PLANS

A5.22

PLAN 4 - G.S.F.	
1ST FLOOR	162 SQ. FT.
2ND FLOOR	104 SQ. FT.
3RD FLOOR	1429 SQ. FT.
4TH FLOOR	606 SQ. FT.
TOTAL LIVING	2302 SQ. FT.
GARAGE	539 SQ. FT.
DECK	102 SQ. FT.
DECK 2	72 SQ. FT.
STORAGE	171 CU. FT.



FOURTH FLOOR

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WEST COVINA, CA # 20240567

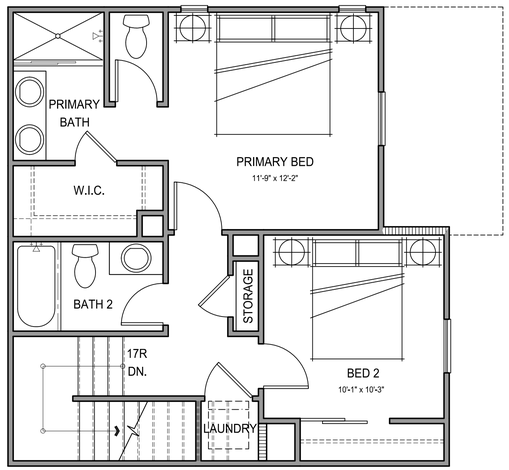
SCHEMATIC DESIGN
October 7, 2025

0 2 4 8

PLAN 4 MIRRORED 4TH FLOOR

A5.23

GROSS SF	
1ST FLOOR	111 SQ. FT.
2ND FLOOR	583 SQ. FT.
3RD FLOOR	532 SQ. FT.
TOTAL LIVING	1226 SQ. FT.
GARAGE	524 SQ. FT.
DECK	73 SQ. FT.
PORCH	15 SQ. FT.
STORAGE	260 CU. FT.



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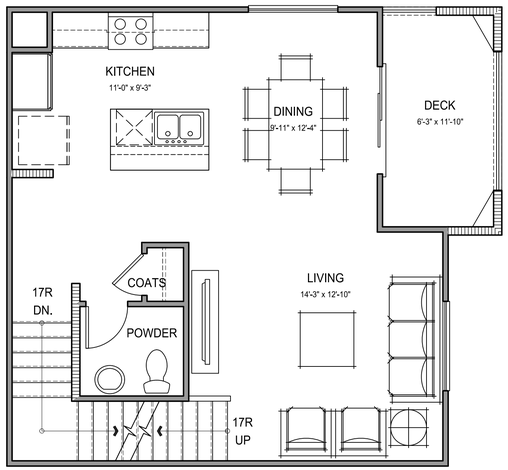
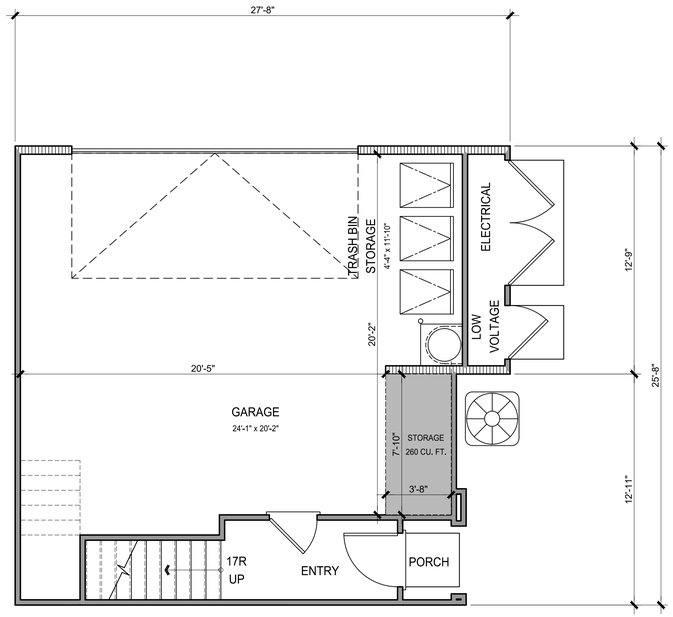


SECOND FLOOR



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230 Progress
Irvine, Ca 92618

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

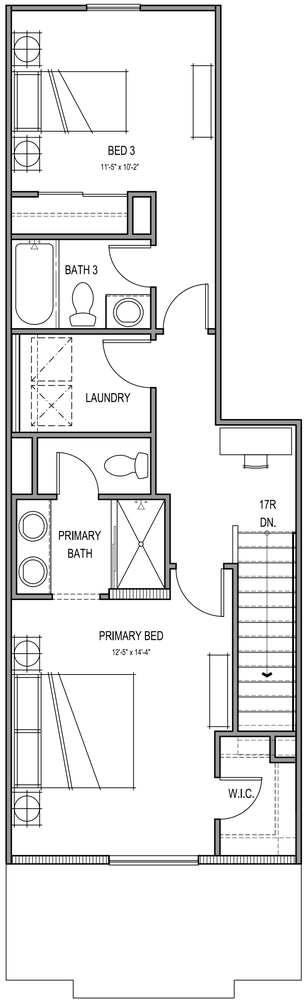
SCHEMATIC DESIGN
October 7, 2025

0 2 4 8

PLAN 5 FLOOR PLANS

A5.30

GROSS SF	
1ST FLOOR	145 SQ. FT.
2ND FLOOR	683 SQ. FT.
3RD FLOOR	642 SQ. FT.
TOTAL LIVING	1470 SQ. FT.
GARAGE	604 SQ. FT.
DECK	101 SQ. FT.
PORCH	37 SQ. FT.
STORAGE	396 CU. FT.



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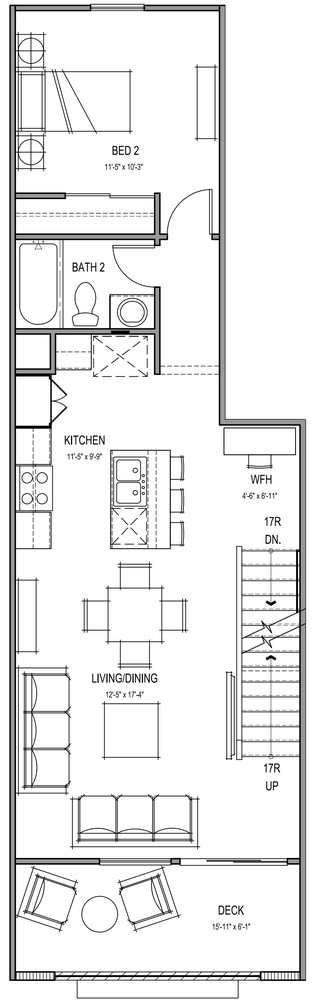

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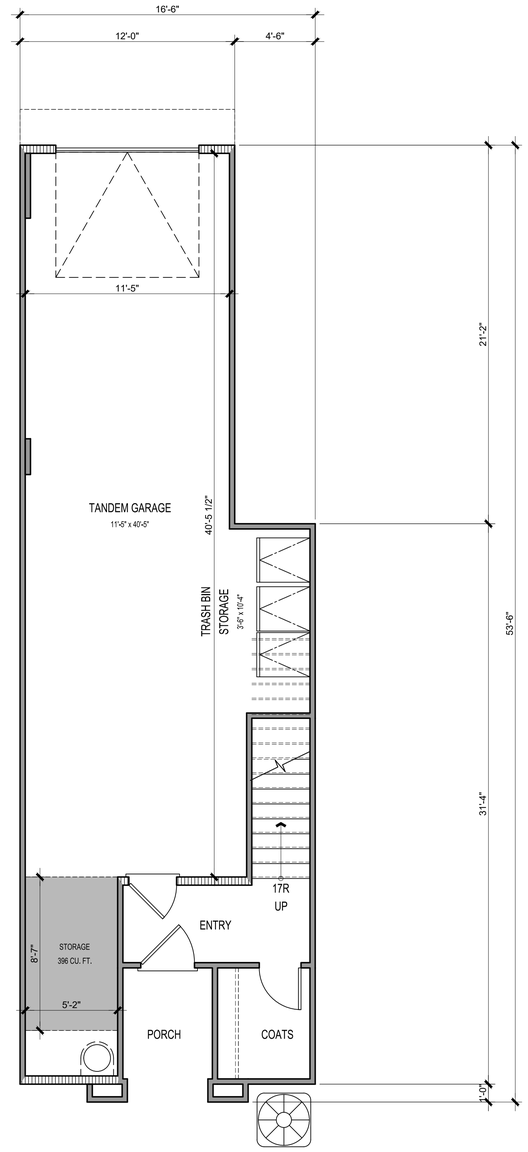

FIRST FLOOR

ktgy
17911 Von Karman Ave.
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ktgy.com
949.851.2133

MLC Holdings Inc.
230 Progress
Irvine, Ca 92618

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

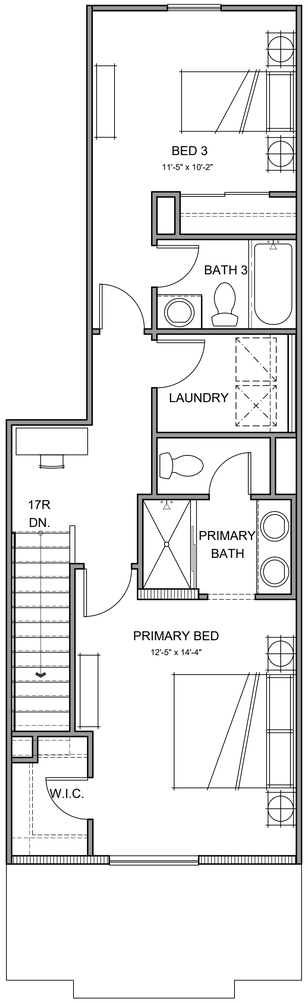
SCHEMATIC DESIGN
October 7, 2025

0 2 4 8

PLAN 6 FLOOR PLANS

A5.40

GROSS SF	
1ST FLOOR	145 SQ. FT.
2ND FLOOR	683 SQ. FT.
3RD FLOOR	642 SQ. FT.
TOTAL LIVING	1470 SQ. FT.
GARAGE	604 SQ. FT.
DECK	101 SQ. FT.
PORCH	37 SQ. FT.
STORAGE	396 CU. FT.



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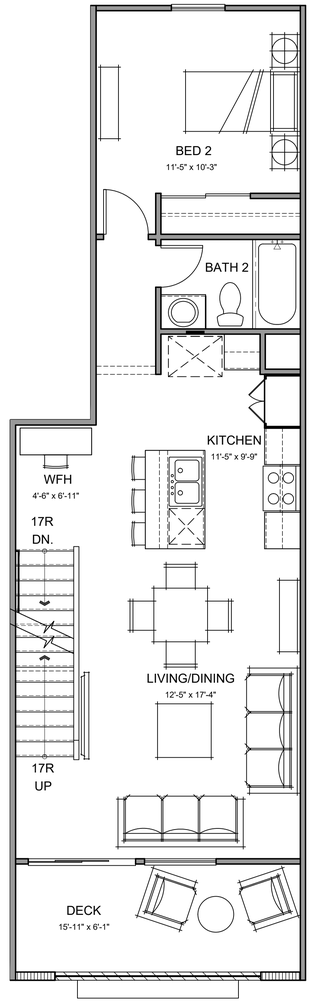

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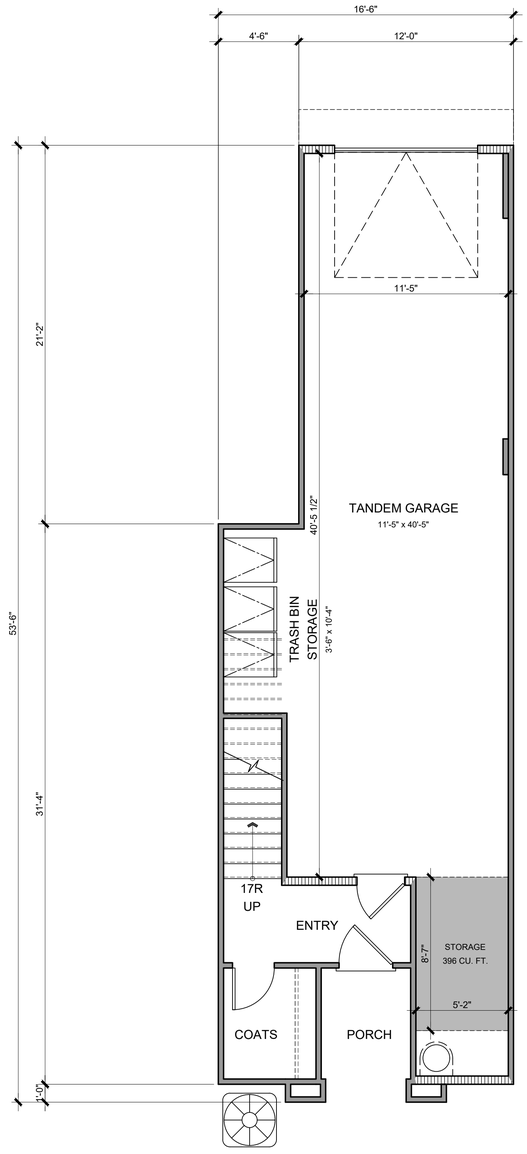

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SCHEMATIC DESIGN
October 7, 2025

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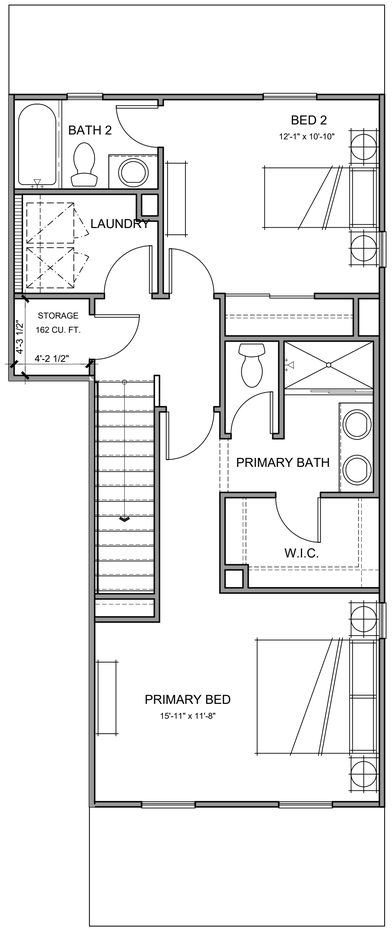
PLAN 6 MIRRORED FLOOR PLANS

A5.41

GROSS SF	
1ST FLOOR	356 SQ. FT.
2ND FLOOR	725 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL LIVING	1755 SQ. FT.
GARAGE	483 SQ. FT.
DECK	110 SQ. FT.
PORCH	104 SQ. FT.
STORAGE	231 CU. FT.



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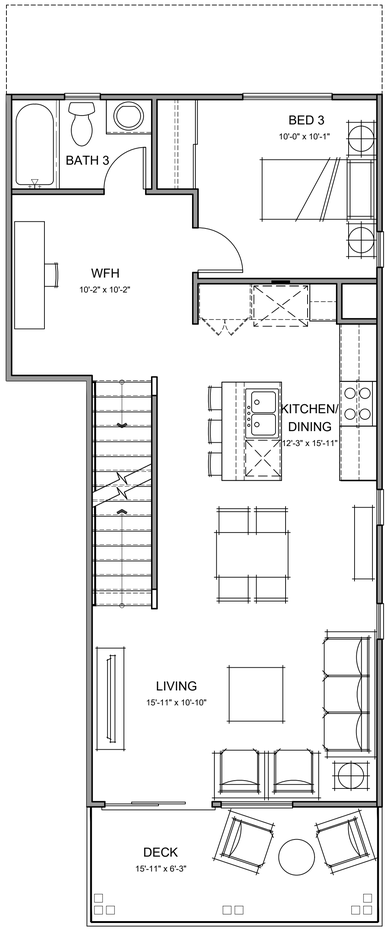

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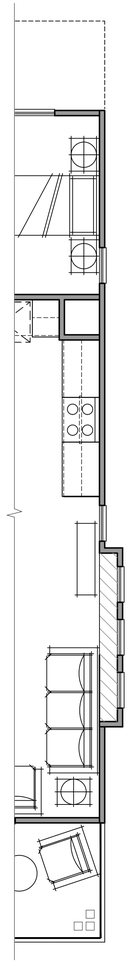
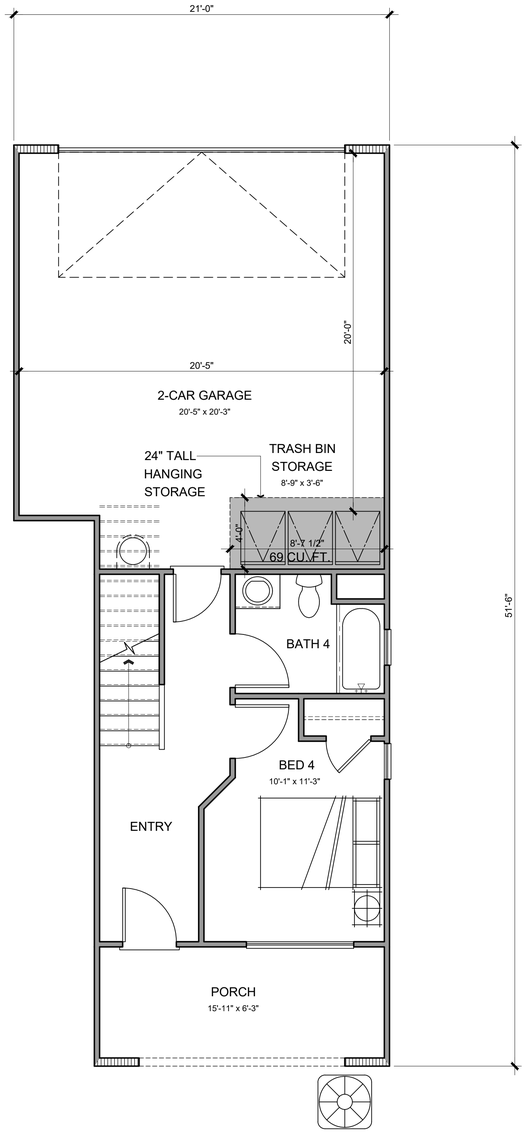


SECOND FLOOR -
ENHANCEMENTS TO OCCUR AT
UNITS 72, 80, 88, 96, 108, 124 & 148



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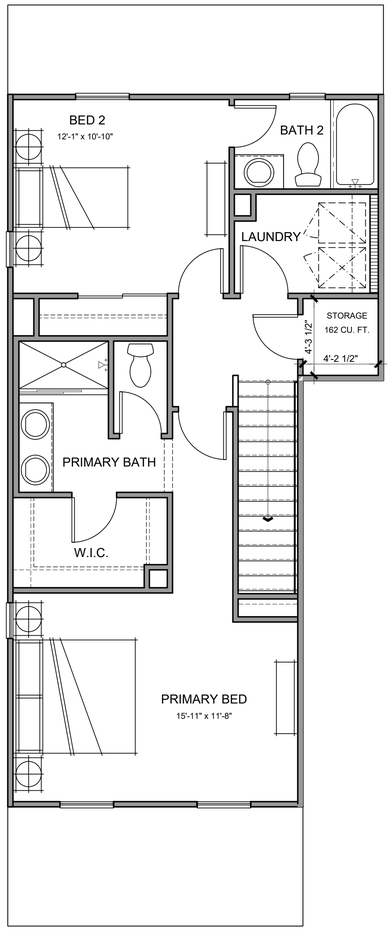
PLAN 7 FLOOR PLANS

A5.50

GROSS SF	
1ST FLOOR	356 SQ. FT.
2ND FLOOR	725 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL LIVING	1755 SQ. FT.
GARAGE	483 SQ. FT.
DECK	110 SQ. FT.
PORCH	104 SQ. FT.
STORAGE	231 CU. FT.



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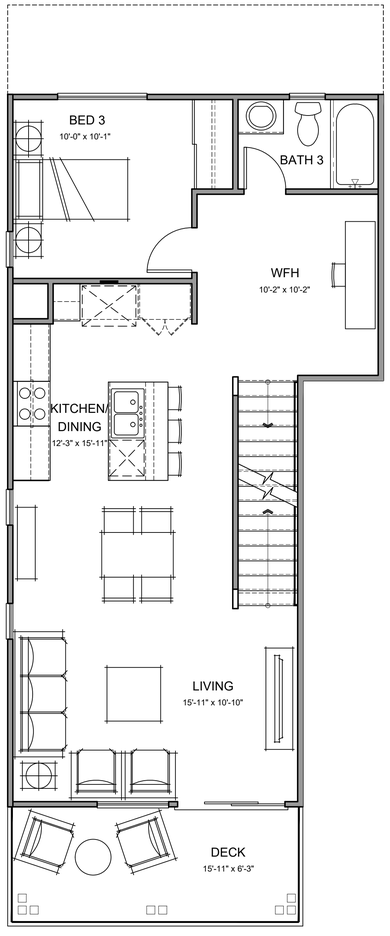

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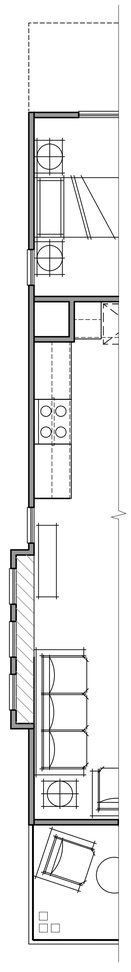
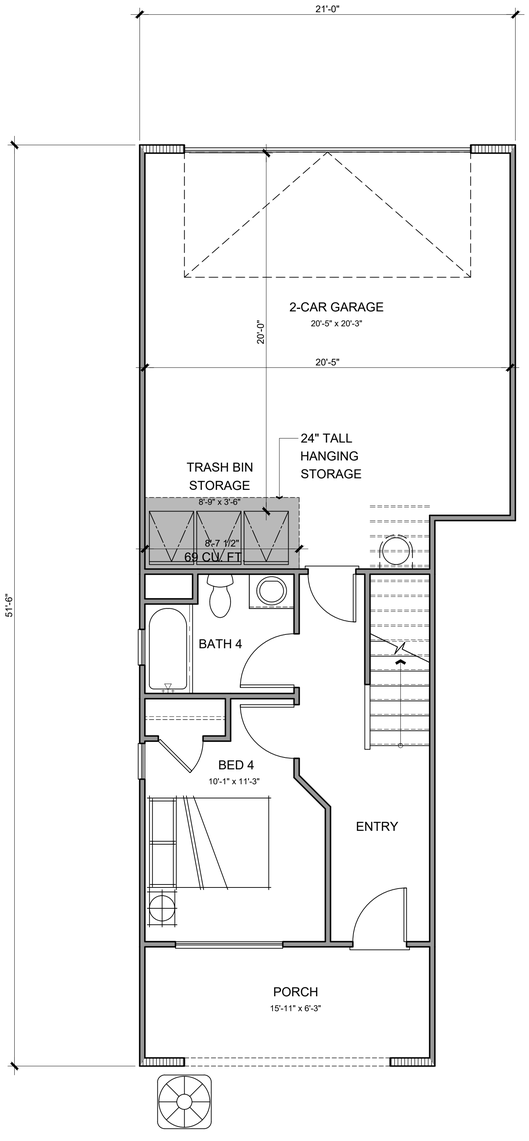


SECOND FLOOR - ENHANCEMENTS TO OCCUR AT UNITS 97, 109, 125, & 133



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PLAN 7 MIRRORED FLOOR PLANS

A5.51

LEGEND

1	Stucco	9	Outrigger
2	Horizontal Siding	10	Kicker
3	Composite Shingle Roof	11	Trellis
4	Vinyl Windows	12	Window/Opening Trim
5	Fiberglass Entry Door	13	Window/Opening Header
6	Metal Sectional Garage Door	14	Faux Corbel
7	Decorative Exterior Lights & Address Sign	15	Sliding Door
8	Railing	16	Line of Fence

1 - FRONT

2 - RIGHT

3 - REAR

4 - LEFT

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SCHEMATIC DESIGN
October 7, 2025

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COMPOSITE 'A1' ELEVATIONS
3-STORY TOWNS STYLE 'A' - SEASIDE

A5.60

LEGEND

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial
17 Line of Fence

1 - FRONT

2 - RIGHT

2 - RIGHT ENHANCED END
OCCURS AT UNIT 72, 80, 88, & 96

3 - REAR

4 - LEFT

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SCHEMATIC DESIGN
October 7, 2025

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COMPOSITE 'A1' ELEVATIONS
3-STORY TOWNS STYLE 'B' - SPANISH

A5.61

LEGEND

1	Stucco	9	Outrigger
2	Horizontal Siding	10	Kicker
3	Composite Shingle Roof	11	Trellis
4	Vinyl Windows	12	Window/Opening Trim
5	Fiberglass Entry Door	13	Window/Opening Header
6	Metal Sectional Garage Door	14	Faux Corbel
7	Decorative Exterior Lights & Address Sign	15	Sliding Door
8	Railing	16	Line of Fence

1 - FRONT

2 - LEFT

2 - LEFT ENHANCED END
OCCURS AT UNIT 97

3 - REAR

4 - RIGHT

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SCHEMATIC DESIGN
October 7, 2025

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MIRRORED COMPOSITE 'A1' ELEVATIONS
3-STORY TOWNS STYLE 'A' - SEASIDE

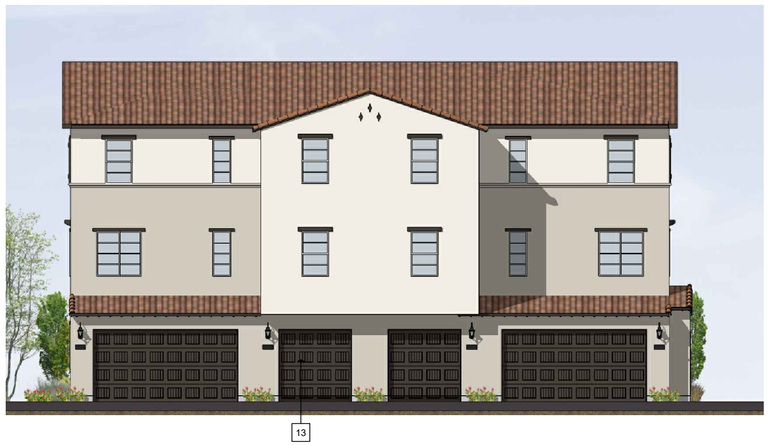
A5.62

LEGEND

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial
17 Line of Fence

1 - FRONT

2 - LEFT



3 - REAR

4 - RIGHT

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SCHEMATIC DESIGN
October 7, 2025

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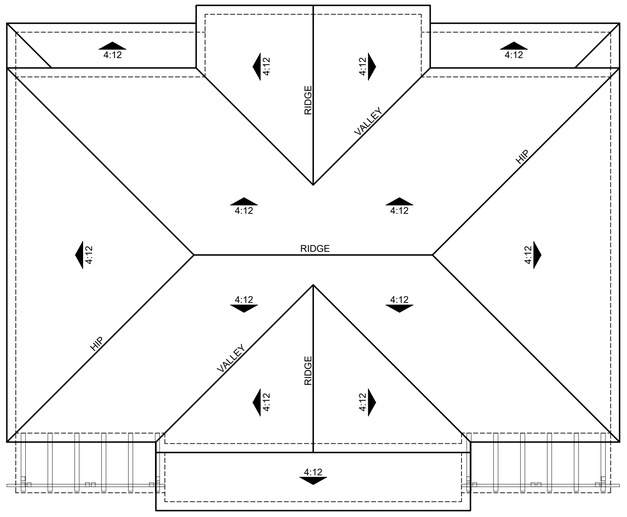
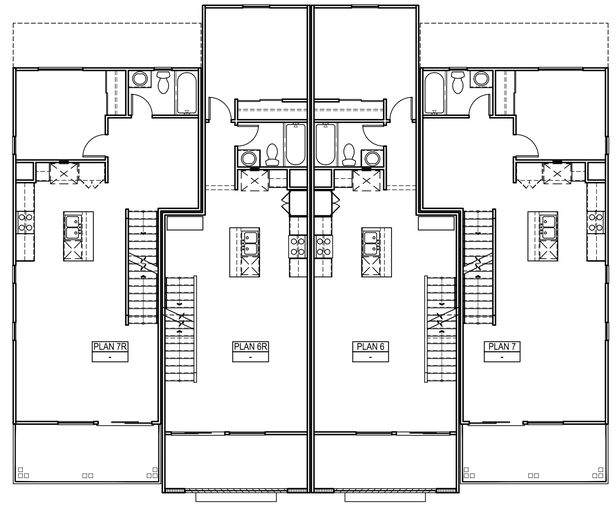
MIRRORED COMPOSITE 'A1' ELEVATIONS
3-STORY TOWNS STYLE 'B' - SPANISH

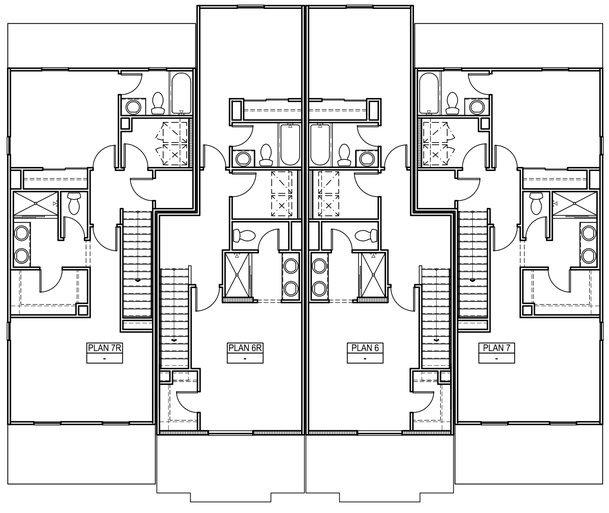
A5.63



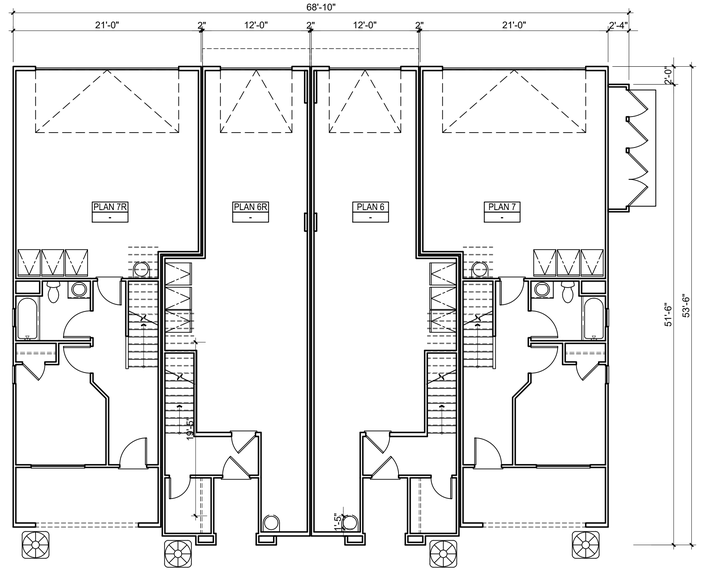
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



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SCHEMATIC DESIGN
October 7, 2025

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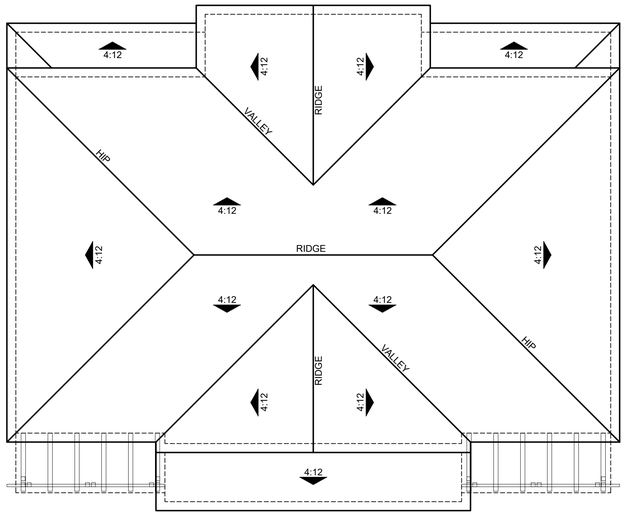
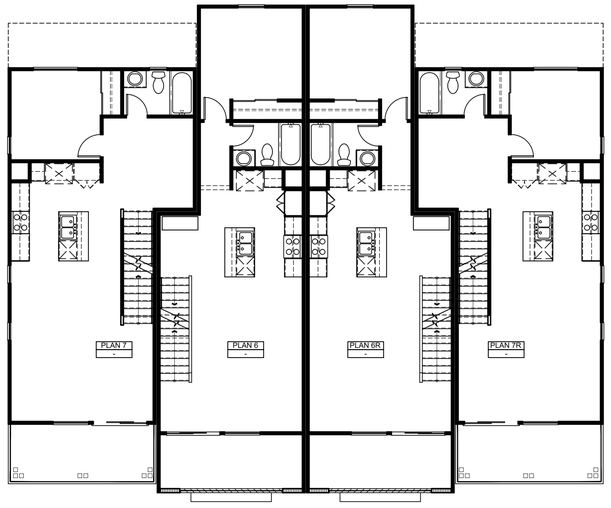
COMPOSITE 'A1' FLOOR PLANS
CRC TOWNS

A5.64



ROOF PLAN



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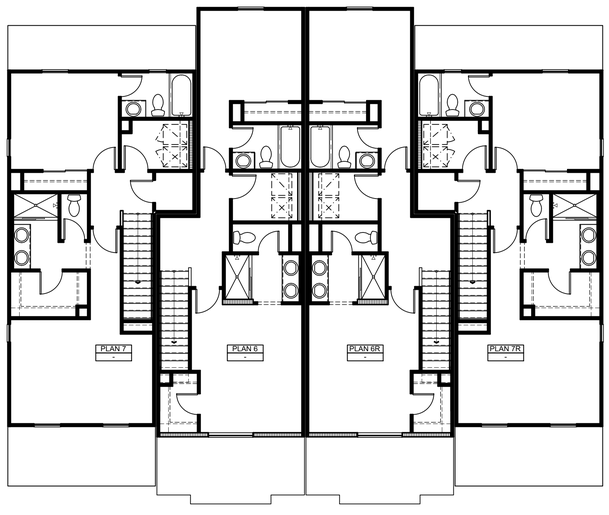

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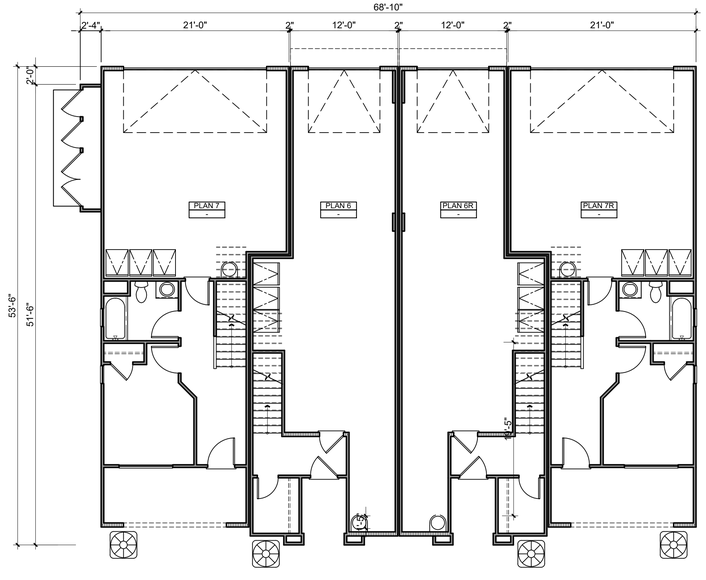

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SCHEMATIC DESIGN
October 7, 2025

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MIRRORED COMPOSITE 'A1' FLOOR PLANS
CRC TOWNS

A5.65

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door
16 Line of Fence

1 - FRONT

2 - LEFT

3 - REAR

4 - RIGHT

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SCHEMATIC DESIGN
October 7, 2025

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COMPOSITE 'B1' ELEVATIONS
3-STORY TOWNS STYLE 'A' - SEASIDE

A5.70

LEGEND

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial
17 Line of Fence

1 - FRONT

2 - LEFT

3 - REAR

4 - RIGHT

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COMPOSITE 'B1' ELEVATIONS
3-STORY TOWNS STYLE 'B' - SPANISH

A5.71

LEGEND

1	Stucco	9	Outrigger
2	Horizontal Siding	10	Kicker
3	Composite Shingle Roof	11	Trellis
4	Vinyl Windows	12	Window/Opening Trim
5	Fiberglass Entry Door	13	Window/Opening Header
6	Metal Sectional Garage Door	14	Faux Corbel
7	Decorative Exterior Lights & Address Sign	15	Sliding Door
8	Railing	16	Line of Fence

1 - FRONT

2 - RIGHT

3 - REAR

4 - LEFT

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MIRRORED COMPOSITE 'B1' ELEVATIONS
3-STORY TOWNS STYLE 'A' - SEASIDE

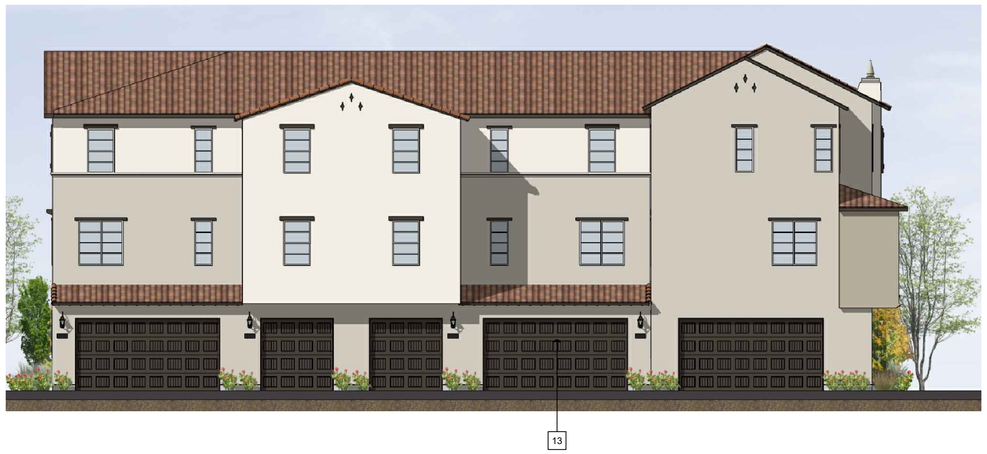
A5.72

LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Round Faux Clay Gable End Vent
4. Fascia
5. Stucco Sill Trim
6. Vinyl Window
7. Stucco o/ Foam Corbel
8. Trellis
9. Stucco Arched Soffit
10. Metal Railing
11. Fiberglass Entry Door
12. Decorative Exterior Lights & Address Sign
13. Metal Sectional Garage Door
14. Shutter
15. Sliding Door
16. Faux Finial
17. Line of Fence

1 - FRONT

2 - RIGHT



3 - REAR

4 - LEFT

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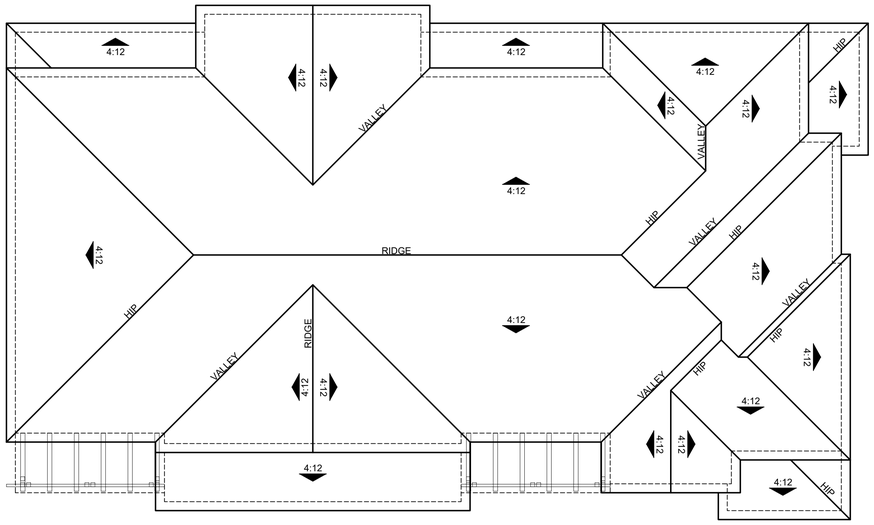
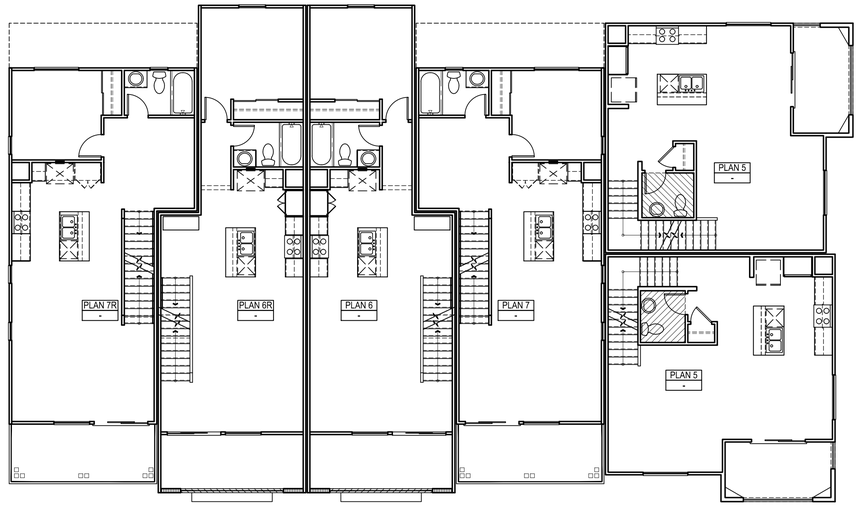
MIRRORED COMPOSITE 'B1' ELEVATIONS
3-STORY TOWNS STYLE 'B' - SPANISH

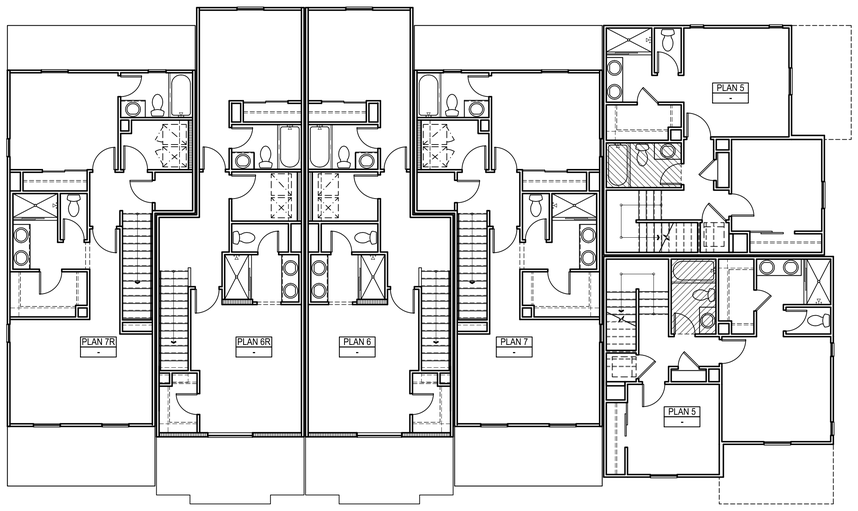
A5.73



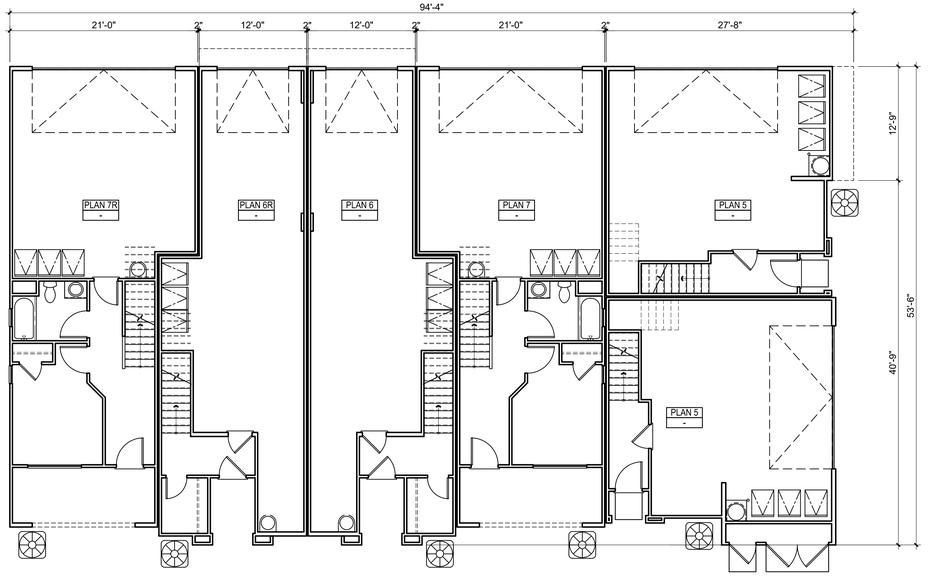
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



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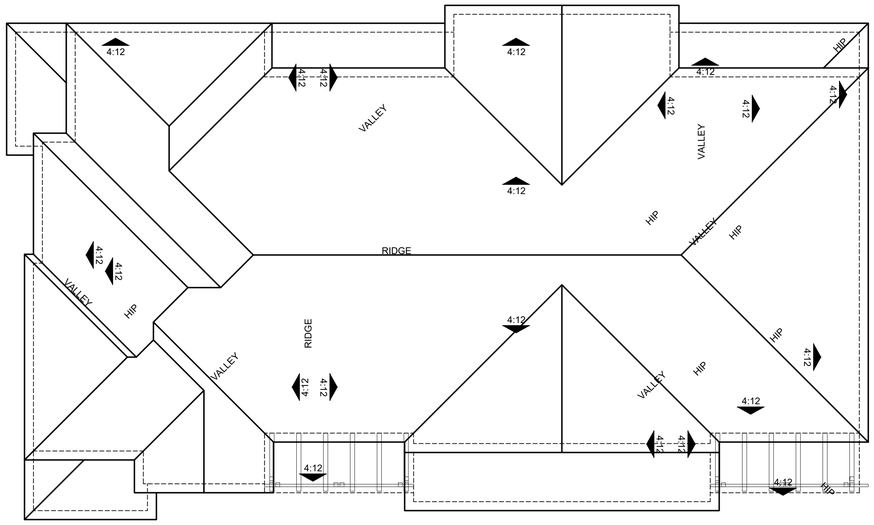
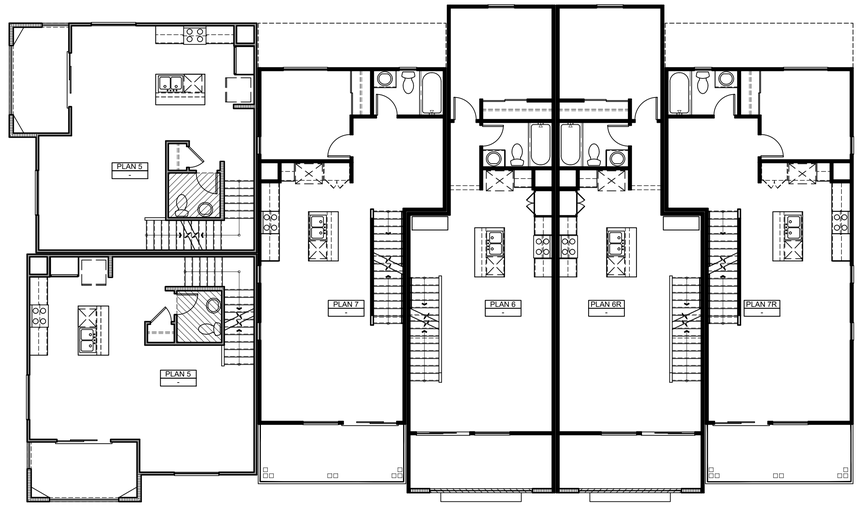
COMPOSITE 'B1' FLOOR PLANS
CRC TOWNS

A5.74



ROOF PLAN



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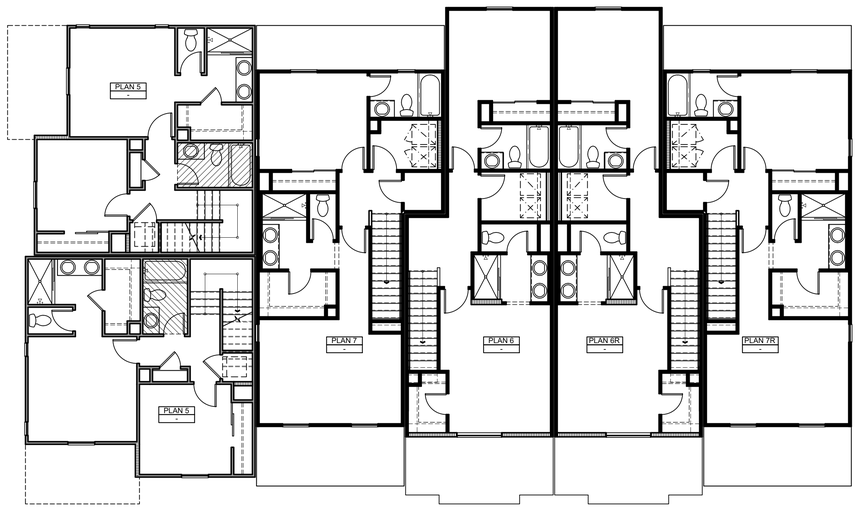

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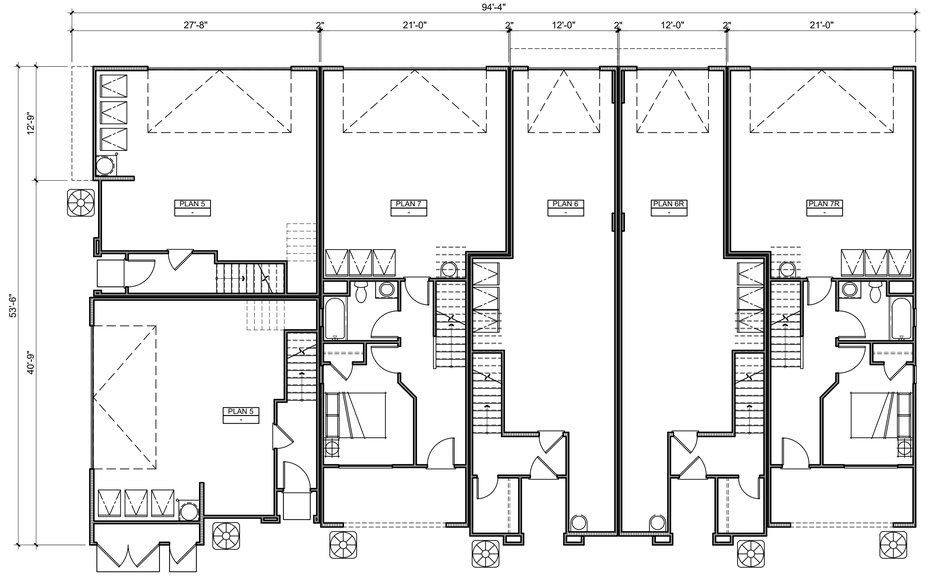

FIRST FLOOR

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230 Progress
Irvine, Ca 92618

MeritageHomes

DEL NORTE
WEST COVINA, CA # 20240567

SCHEMATIC DESIGN
October 7, 2025

0 4 8 16

MIRRORED COMPOSITE 'B1' FLOOR PLANS
CRC TOWNS

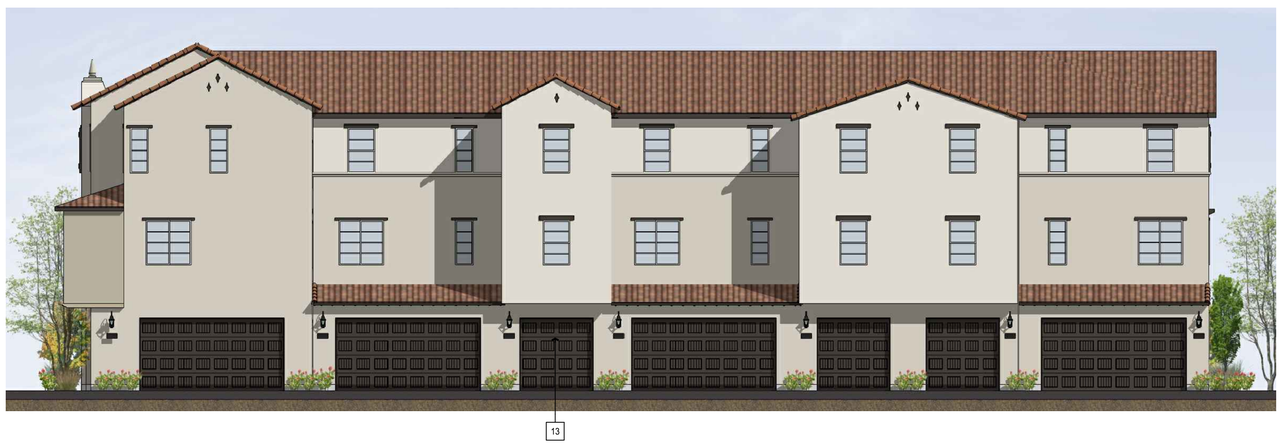
A5.75

LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Round Faux Clay Gable End Vent
4. Fascia
5. Stucco Sill Trim
6. Vinyl Window
7. Stucco o/ Foam Corbel
8. Trellis
9. Stucco Arched Soffit
10. Metal Railing
11. Fiberglass Entry Door
12. Decorative Exterior Lights & Address Sign
13. Metal Sectional Garage Door
14. Shutter
15. Sliding Door
16. Faux Finial
17. Line of Fence

1 - FRONT

2 - LEFT ENHANCED END OCCURS AT UNITS 108, 124, 148



3 - REAR

4 - RIGHT

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SCHEMATIC DESIGN
October 7, 2025

0 4 8 16

COMPOSITE 'C1' ELEVATIONS
3-STORY TOWNS STYLE 'B' - SPANISH

A5.80

LEGEND

1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address Sign
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door
16 Line of Fence

1 - FRONT

2 - RIGHT ENHANCED END OCCURS AT UNITS 109, 125, 133

3 - REAR

4 - LEFT

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SCHEMATIC DESIGN
October 7, 2025

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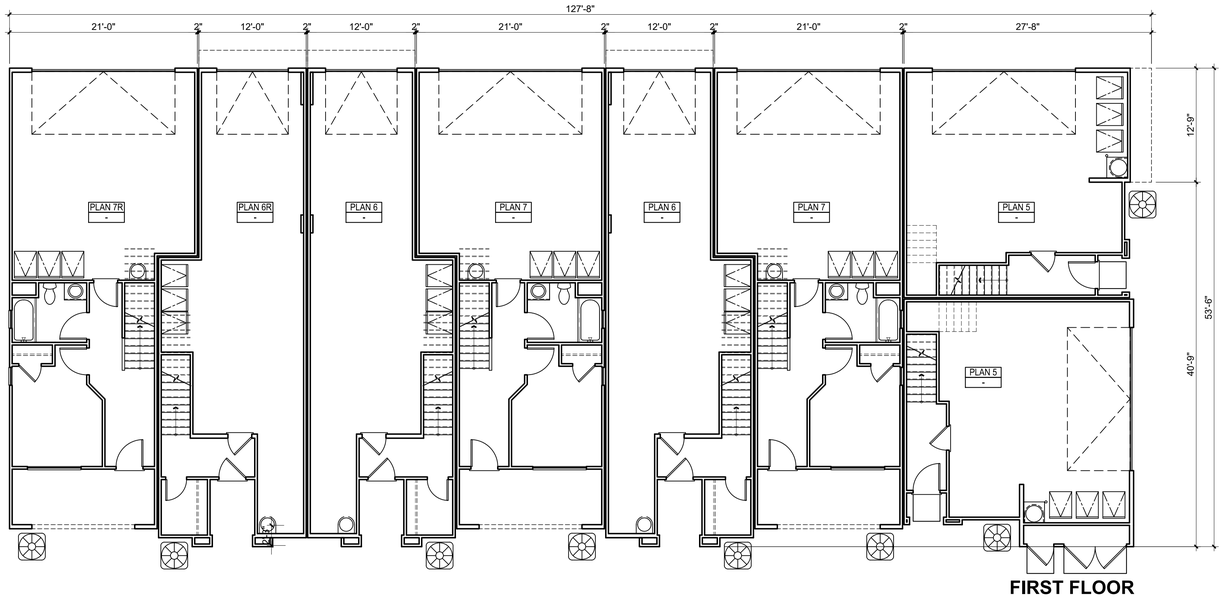
MIRRORED COMPOSITE 'C1' ELEVATIONS
3-STORY TOWNS STYLE 'A' - SEASIDE

A5.81

SECOND FLOOR



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SCHEMATIC DESIGN
October 7, 2025

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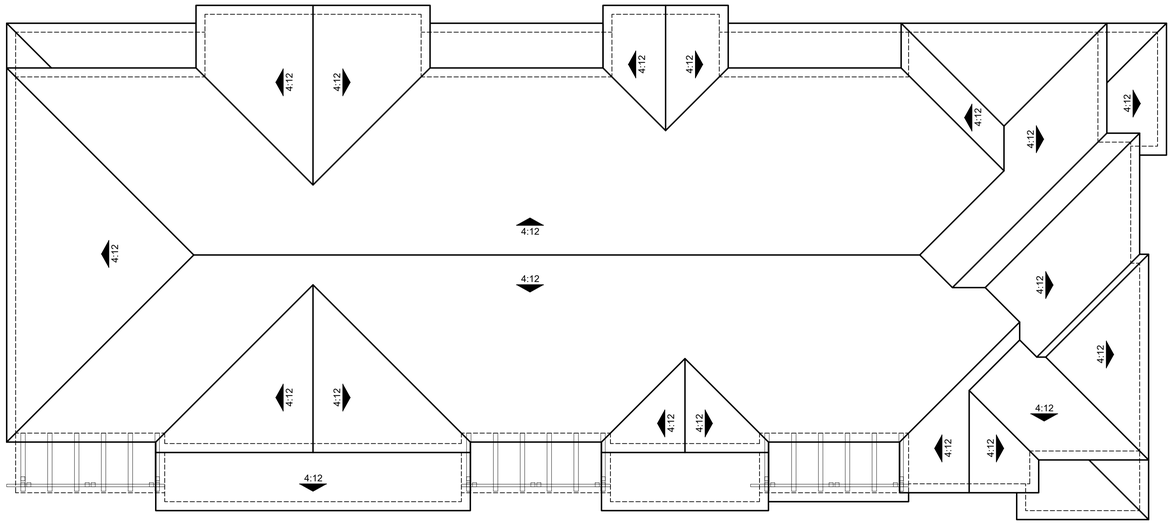
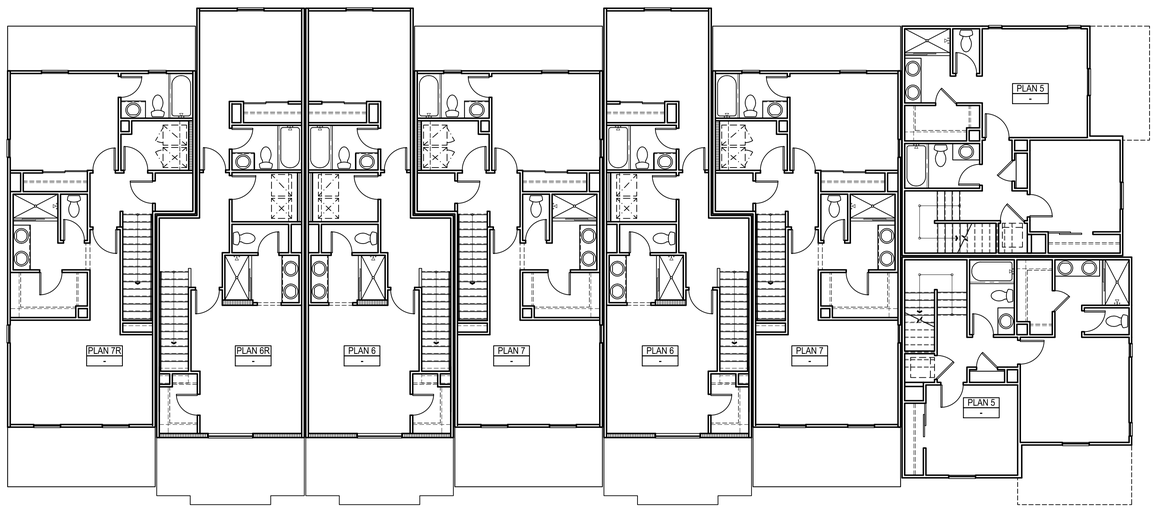
COMPOSITE 'C1' FLOOR PLANS
CRC TOWNS

A5.82



ROOF PLAN



THIRD FLOOR

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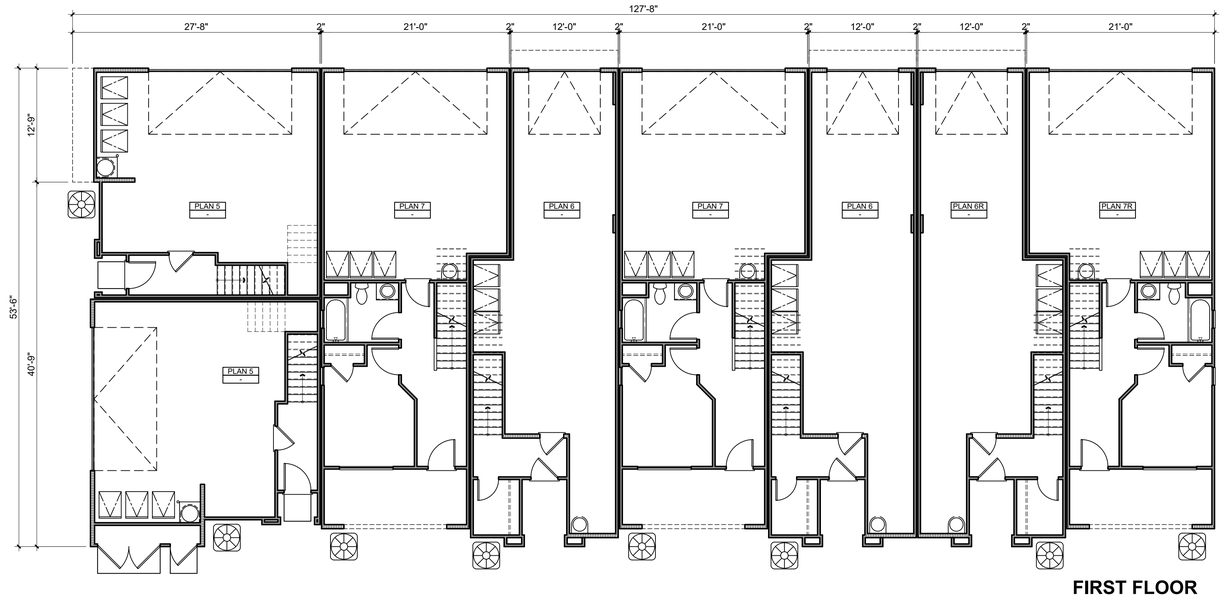
SCHEMATIC DESIGN
October 7, 2025

0 4 8 16

COMPOSITE 'C1' FLOOR PLANS
CRC TOWNS

A5.83

SECOND FLOOR



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October 7, 2025

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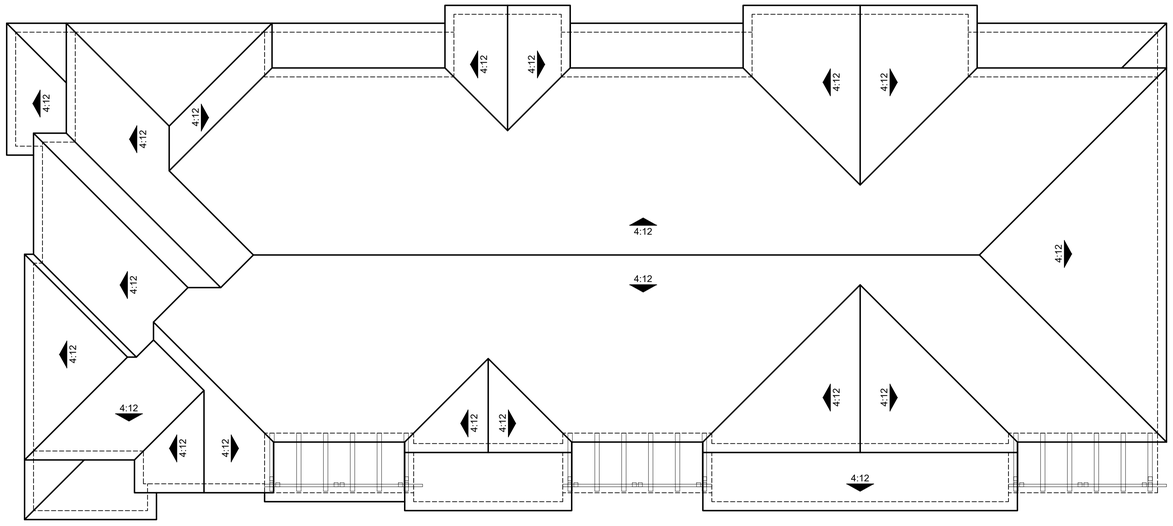
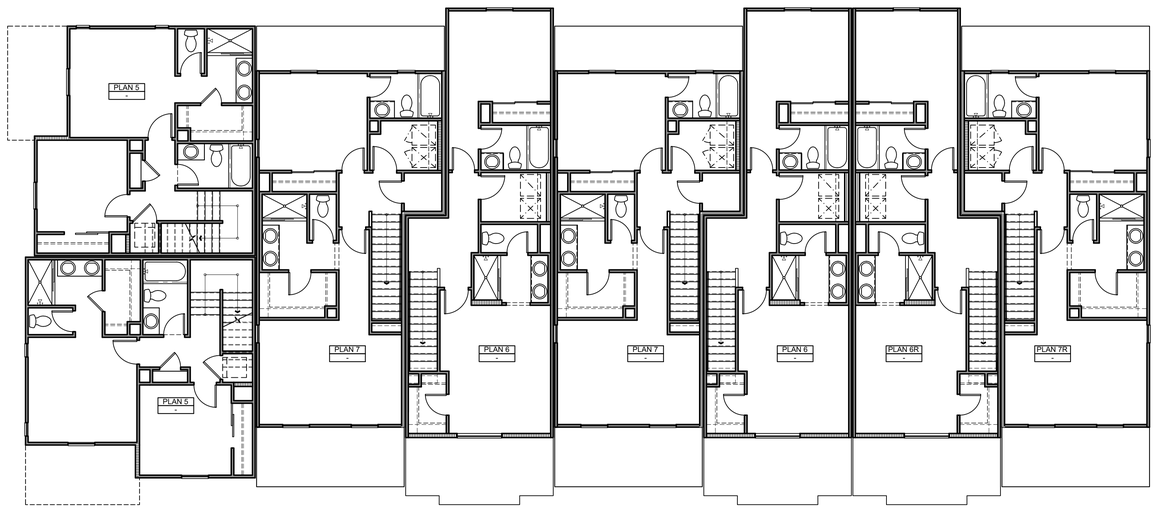
MIRRORED COMPOSITE 'C1' FLOOR PLANS
CRC TOWNS

A5.84



ROOF PLAN



THIRD FLOOR

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SCHEMATIC DESIGN
October 7, 2025

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MIRRORED COMPOSITE 'C1' FLOOR PLANS
CRC TOWNS

A5.85

LEGEND

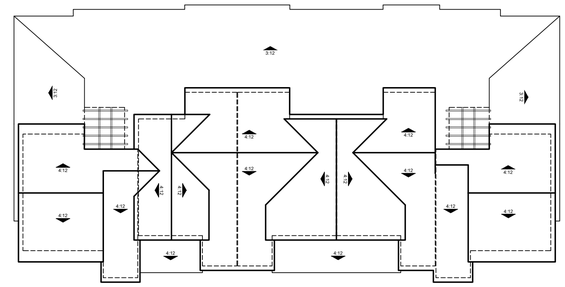
1 Stucco
2 Horizontal Siding
3 Composite Shingle Roof
4 Vinyl Windows
5 Fiberglass Entry Door
6 Metal Sectional Garage Door
7 Decorative Exterior Lights & Address
8 Railing
9 Outrigger
10 Kicker
11 Trellis
12 Window/Opening Trim
13 Window/Opening Header
14 Faux Corbel
15 Sliding Door
16 Shutters
17 Pot shelf

1 - FRONT

2 - LEFT

3 - REAR

4 - RIGHT



5 - ROOF PLAN
SCALE: 1/16" = 1'-0"

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SCHEMATIC DESIGN
October 7, 2025

0 4 8 16

COMPOSITE 'D1' ELEVATIONS
4-STORY STACKED FLATS STYLE 'A' - SEASIDE

A5.90

LEGEND

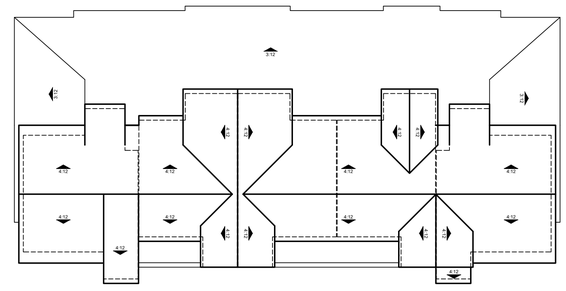
1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial
17 Pot shelf

1 - FRONT

2 - RIGHT

3 - REAR

4 - LEFT



5 - ROOF PLAN
SCALE: 1/16" = 1'-0"

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SCHEMATIC DESIGN
October 7, 2025

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COMPOSITE 'D1' ELEVATIONS
4-STORY STACKED FLATS STYLE 'B' - SPANISH

A5.91

LEGEND

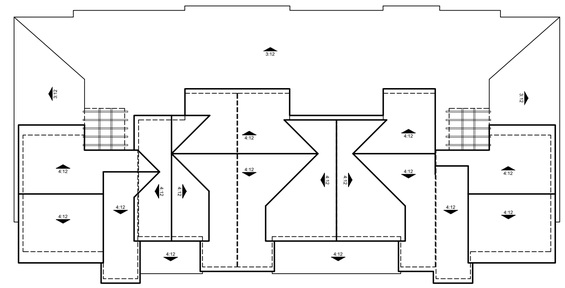
1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial
17 Pot shelf

1 - FRONT

2 - RIGHT

3 - REAR

4 - LEFT



5 - ROOF PLAN
SCALE: 1/16" = 1'-0"

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October 7, 2025

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MIRRORED COMPOSITE 'D1' ELEVATIONS
4-STORY STACKED FLATS STYLE 'A' - SEASIDE

A5.92

LEGEND

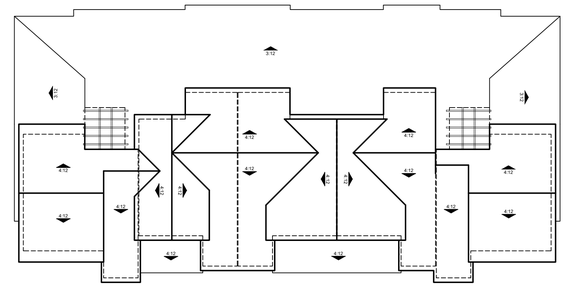
1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Round Faux Clay Gable End Vent
4 Fascia
5 Stucco Sill Trim
6 Vinyl Window
7 Stucco o/ Foam Corbel
8 Trellis
9 Stucco Arched Soffit
10 Metal Railing
11 Fiberglass Entry Door
12 Decorative Exterior Lights & Address Sign
13 Metal Sectional Garage Door
14 Shutter
15 Sliding Door
16 Faux Finial
17 Pot shelf

1 - FRONT

2 - LEFT

3 - REAR

4 - RIGHT



5 - ROOF PLAN
SCALE: 1/16" = 1'-0"

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October 7, 2025

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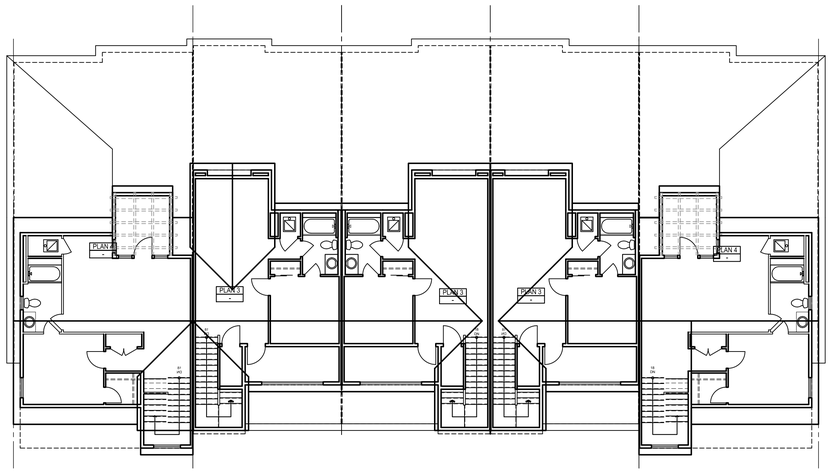
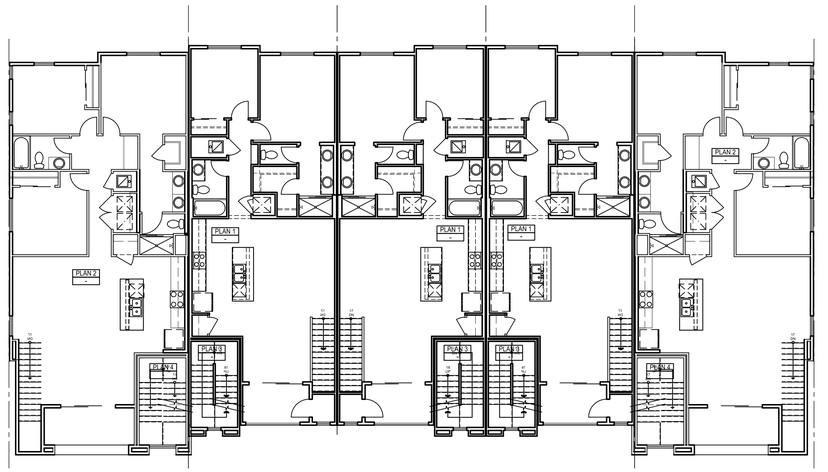
MIRRORED COMPOSITE 'D1' ELEVATIONS
4-STORY STACKED FLATS STYLE 'A' - SEASIDE

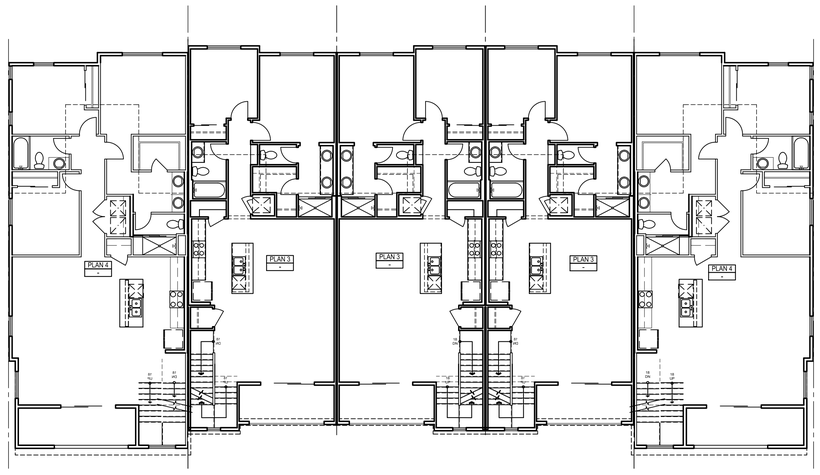
A5.93



FOURTH FLOOR



SECOND FLOOR



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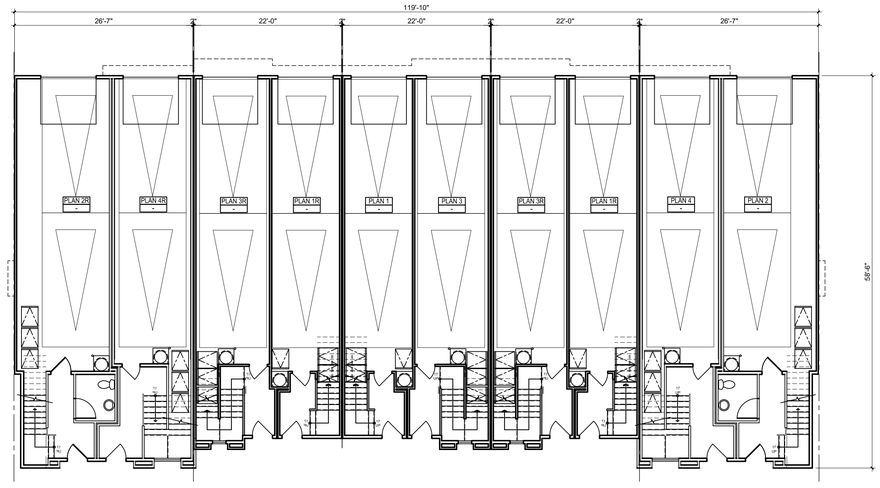

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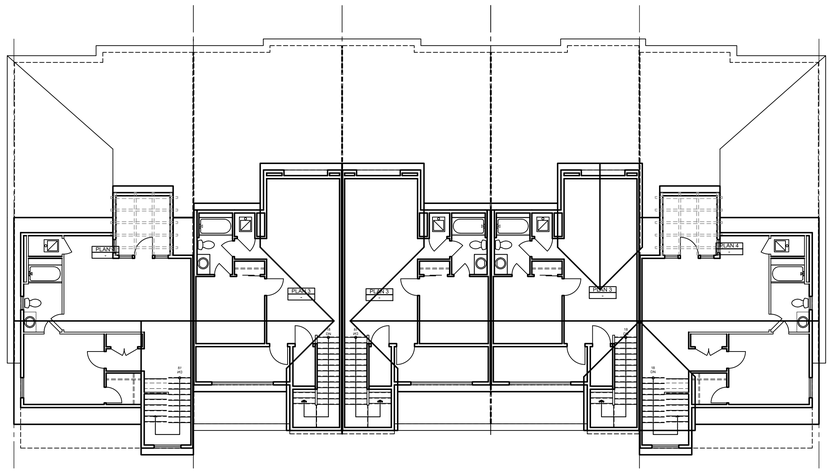
SCHEMATIC DESIGN
October 7, 2025

0 8 16 24

COMPOSITE 'D1' FLOOR PLANS
4-STORY STACKED FLATS

A5.94



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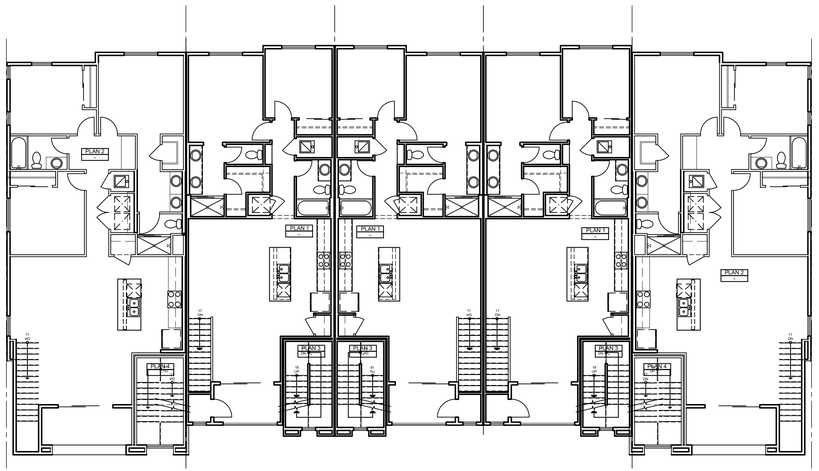

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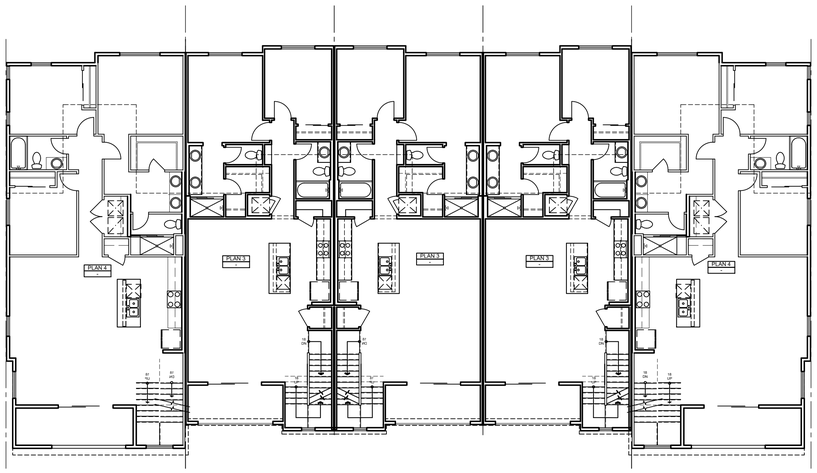

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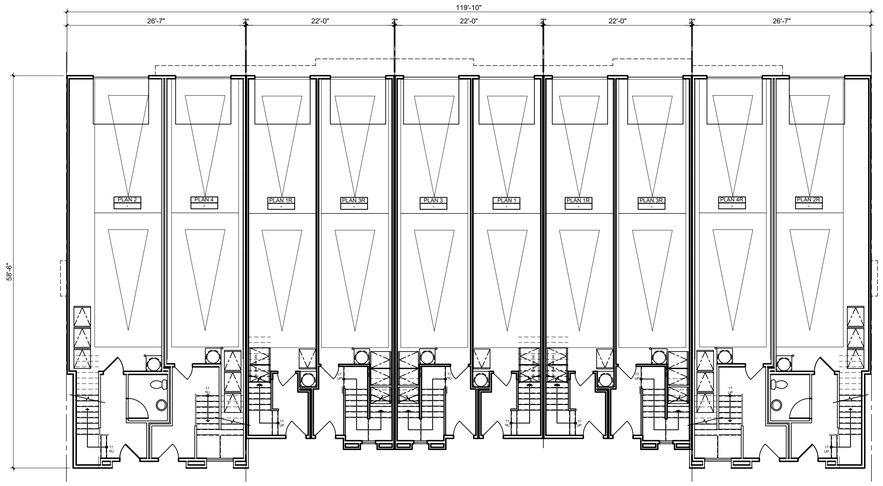

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MIRRORED COMPOSITE 'D1' FLOOR PLANS
4-STORY STACKED FLATS

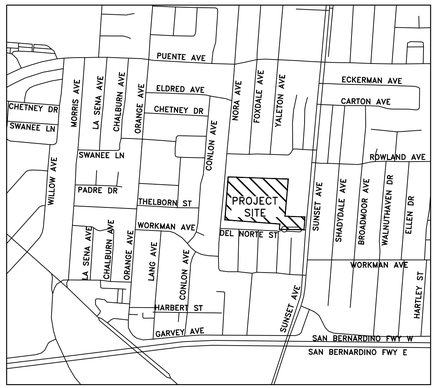
A5.95

SITE PLAN

TENTATIVE TRACT NO. 044618

(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 31, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS RECORDED IN BOOK 37951 PAGE 277 OF MAPS, RECORDS IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.



VICINITY MAP
(NOT TO SCALE)

LOT NO.	LOT AREA (SF)	UNIT TYPE
1	3,186	SFD
2	2,646	SFD
3	2,835	SFD
4	2,646	SFD
5	2,835	SFD
6	2,646	SFD
7	2,646	SFD
8	3,149	SFD
9	2,614	IRON PIPE
10	2,879	SFD
11	3,264	SFD
12	3,110	SFD
13	2,836	SFD
14	2,646	SFD
15	2,835	SFD
16	2,646	SFD
17	2,836	SFD
18	2,647	SFD

LOT NO.	LOT AREA (SF)	UNIT TYPE
19	2,836	SFD
20	2,646	SFD
21	2,835	SFD
22	2,646	SFD
23	2,835	SFD
24	2,646	SFD
25	2,646	SFD
26	2,646	SFD
27	3,013	SFD
28	2,830	SFD
29	2,833	SFD
30	2,646	SFD
31	2,867	SFD
32	2,680	SFD
33	2,873	SFD
34	3,379	SFD
35	308,054	TOWNHOME
36	170,611	FLATS
PUBLIC	18,702	DEDICATION

LOT AREAS

NOTES:

SITE DATA TABLE:

NUMBER OF RESIDENTIAL UNITS:	282 TOTAL HOMES
GROSS AREA:	±13.62 ACRES / ±593,294 SQUARE FEET
EASEMENT AREA (5) & (7):	±0.22 ACRES / ±9,619 SQUARE FEET
DEDICATION AREA:	±0.43 ACRES /18,702 SQUARE FEET
NET AREA:	±12.97 ACRES / ±564,973 SQUARE FEET
DENSITY:	20.70 UNITS PER ACRE
PARKING:	
	73 GUEST PARKING
	11 OFFSITE PARKING
	4 ADA GUEST PARKING
	88 TOTAL PARKING SPACES

OPEN SPACE AREAS:

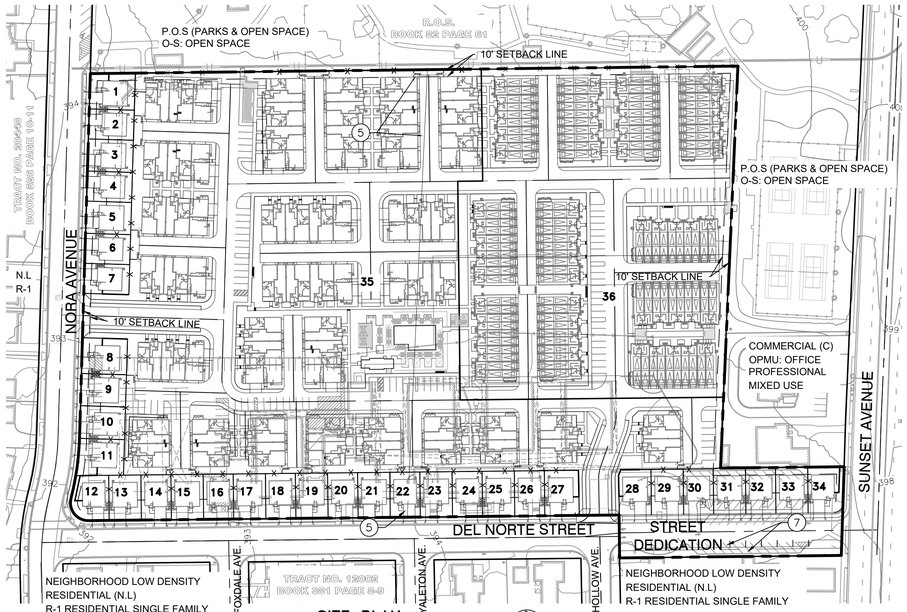
- FOR OPEN SPACES & LANDSCAPE AREAS SEE LANDSCAPE PLAN
- FOR UTILITY DESIGN AND INFORMATION SEE UTILITY PLAN

EARTHWORK QUANTITIES:
CUT: 1,871 CYDS
FILL: 6,172 CYDS
IMPORT FILL: 4,301 CYDS
OVEREXCAVATION (7' FEET DEEP): 153,816 CYDS
APPROXIMATE SHRINKAGE OF OVEREXCAVATION (12%): 18,458 CYDS
NET IMPORT: 4,301 CYDS (IMPORT FILL) + 18,458 (12%) = 22,759 CYDS

PROJECT SCOPE:

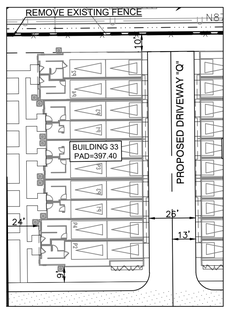
DEL NORTE STREET DEDICATION

LOTS:
DETACHED SINGLE FAMILY RESIDENCES (LOTS 1-34)
TOWNHOMES (LOT 35)
FLATS (LOT 36)

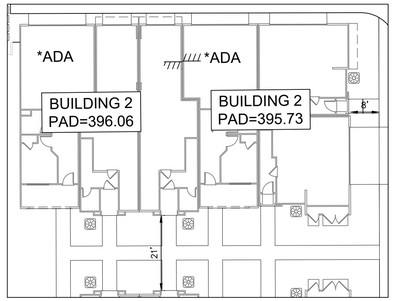


SITE PLAN
NOT TO SCALE

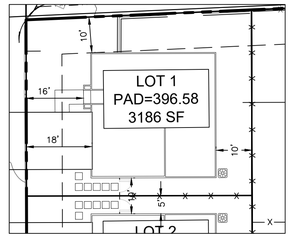
REVISED 07/03/2025
03/31/2025
12/04/2024



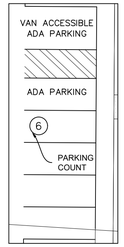
4-STORY STACKED FLATS
NOT TO SCALE



3-STORY TOWNHOME
NOT TO SCALE



2-STORY SINGLE FAMILY HOMES
NOT TO SCALE



TYPICAL PARKING
NOT TO SCALE

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 THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A TWO INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID TWO INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'22" WEST, 626.11 FEET TO A TWO INCH PIPE, MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED APRIL 23, 1941 IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED, SOUTH 4°49'31" WEST, 263.51 FEET; THENCE SOUTH 88°24'11" EAST, PARALLEL WITH THE LINE HEREIN DESCRIBED AS HAVING A BEARING "NORTH 88°24'11" WEST," A DISTANCE OF 434.46 FEET; THENCE NORTH 4°44'57" EAST, 263.49 FEET TO A POINT DISTANT SOUTH 88°24'11" EAST, 434.11 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°24'11" WEST, 434.11 FEET 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.

PARCEL 2:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE, MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 4°49'31" WEST, 686.41 FEET, TO A 2 INCH IRON PIPE; THENCE NORTH 88°24'11" WEST, 634.66 FEET TO A 2 INCH IRON PIPE IN THE EASTERLY LINE OF THE PARCEL OF LAND MARKED "JOHN LANG" ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 31 PAGE 48 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION, NORTH 3°57'27" EAST, 685.91 FEET TO A 2 INCH IRON PIPE WHICH BEARS NORTH 88°24'11" WEST, FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°24'11" EAST, 645.03 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND IS SHOWN AS PARCEL "B" ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

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.

PARCEL 3:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG LAST MENTIONED WESTERLY LINE 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED ON APRIL 23, 1941, IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE LAST MENTIONED DEED SOUTH 4°49'31" WEST, 263.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 4°49'31" WEST, ALONG SAID EASTERLY LINE, 422.90 FEET TO A 2 INCH IRON PIPE; THENCE SOUTH 88°24'11" EAST, 629.20 FEET TO A 2 INCH IRON PIPE, IN SAID WESTERLY LINE OF IRWINDALE AVENUE, MARKING THE SOUTHEAST CORNER OF PARCEL "A" AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF IRWINDALE AVENUE, NORTH 4°05'42" EAST, 124.00 FEET; THENCE PARALLEL WITH THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND LENGTH OF "NORTH 88°24'11" WEST, 626.11 FEET", NORTH 88°24'11" WEST, 192.77 FEET; THENCE NORTH 4°44'57" EAST, 298.81 FEET TO A POINT IN A LINE THAT PASSES THROUGH THE TRUE POINT OF BEGINNING, AND THAT IS PARALLEL WITH SAID CERTAIN COURSE DESCRIBED AS "NORTH 88°24'11" WEST, 626.11 FEET", SAID POINT IN SAID PARALLEL LINE BEING DISTANT SOUTH 88°24'11" EAST, 434.46 FEET FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE NORTH 88°24'11" WEST, 434.46 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS A PORTION OF PARCEL "A", AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORDS OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JULY 11, 1966 AS INSTRUMENT NO. 2049, OFFICIAL RECORDS.

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.

EASEMENTS:

(3) AN EASEMENT FOR WAGON ROAD AND A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1875 IN BOOK 36 OF DEEDS, PAGE 169. IN FAVOR OF: D. C. MENSING
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON-PLOTTABLE)

(4) AN EASEMENT FOR WATER PIPE LINE, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1896 IN BOOK 1043 OF DEEDS, PAGE 309.
IN FAVOR OF: AZUSA IRRIGATING COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON- PLOTTABLE)

(5) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT RECORDED JANUARY 14, 1946 AS BOOK 22719, PAGE 40 OF OFFICIAL RECORDS. (NON-PLOTTABLE)

(6) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1946 AS BOOK 22872, PAGE 213 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PARCEL 1 (NON-PLOTTABLE CANNOT BE DETERMINED FROM RECORD INFORMATION)

(7) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1951 AS INSTRUMENT NO. 2281, IN BOOK 35398, PAGE 55 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN (PLOTTED)

(8) INTENTIONALLY DELETED

(9) INTENTIONALLY DELETED

(10) A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT
RECORDING DATE: JULY 11, 1990
RECORDING NO: 90-1219638, OFFICIAL RECORDS
REDEVELOPMENT PROJECT: AMENDED EASTLAND REDEVELOPMENT PROJECT

RECORDING DATE: DECEMBER 22, 1993
RECORDING NO: 93-2492845, OFFICIAL RECORDS

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

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA
COUNTY: LOS ANGELES
STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER · CESAR MORAN · C72247 · CIVIL · STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4510 E. Pacific Coast Highway, Suite 280
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247
DATE: 07/03/25 | JOB Nº 224181 | DRAWN BY: CR

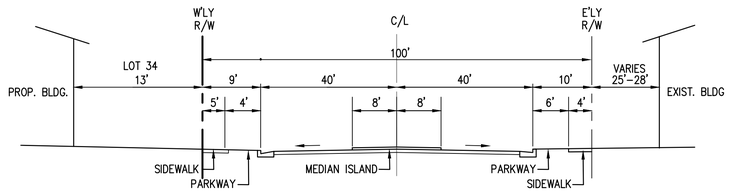
REVISIONS

Nº	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606
PHONE (949) 372-3315
FAX
E-Mail

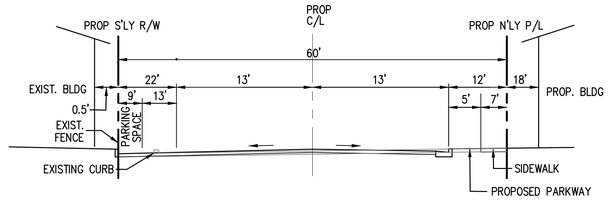
PROJECT TITLE: DEL NORTE
TRACT NO. 044618
PROJECT ADDRESS: 1501 DEL NORTE STREET, WEST COVINA, CA 91790
SCALE: PER PLAN
LEGAL DESCRIPTION: SEE SHEET 1
SHEET TITLE: TITLE SHEET
C-1.0

PROJ: 221041
DWG: C:\Users\Mybooks\OneDrive - Moran Consulting Corp\MCC Engineering - Documents\224181 - 1501 Del Norte West Covina (Martinez)\Engineering\CAD_Sheets\Exhibit A\Site Plan.dwg
BY: Mybooks Jul 03, 2025 - 4:41:31pm



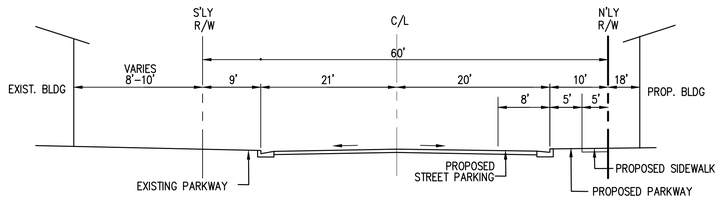
SUNSET AVENUE

NOT TO SCALE — A



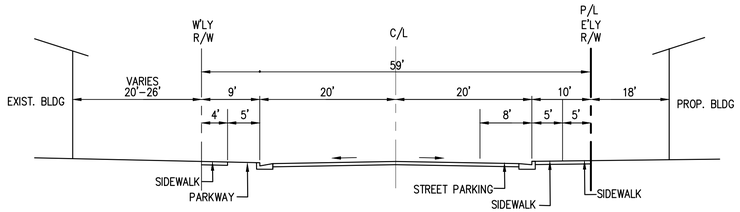
DEL NORTE STREET DEDICATION

NOT TO SCALE — B



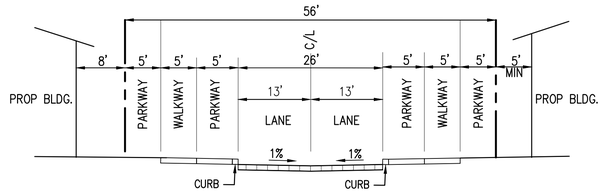
DEL NORTE STREET-EXISTING

NOT TO SCALE — C



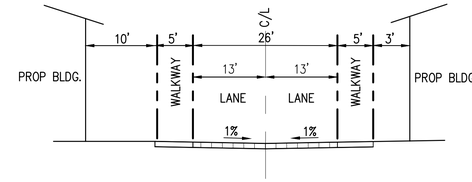
NORA AVENUE

NOT TO SCALE — D



PROPOSED ENTRANCE - DWY. "A"

NOT TO SCALE — E



PROPOSED DRIVEWAY

NOT TO SCALE — F

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

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4510 E. Pacific Coast Highway, Suite 280
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 07/03/25 | JOB N° 224181 | DRAWN BY: CR

REVISIONS

N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE
DEL NORTE

PROJECT ADDRESS
1501 DEL NORTE STREET
WEST COVINA, CA 91790

LEGAL DESCRIPTION
SEE SHEET 1

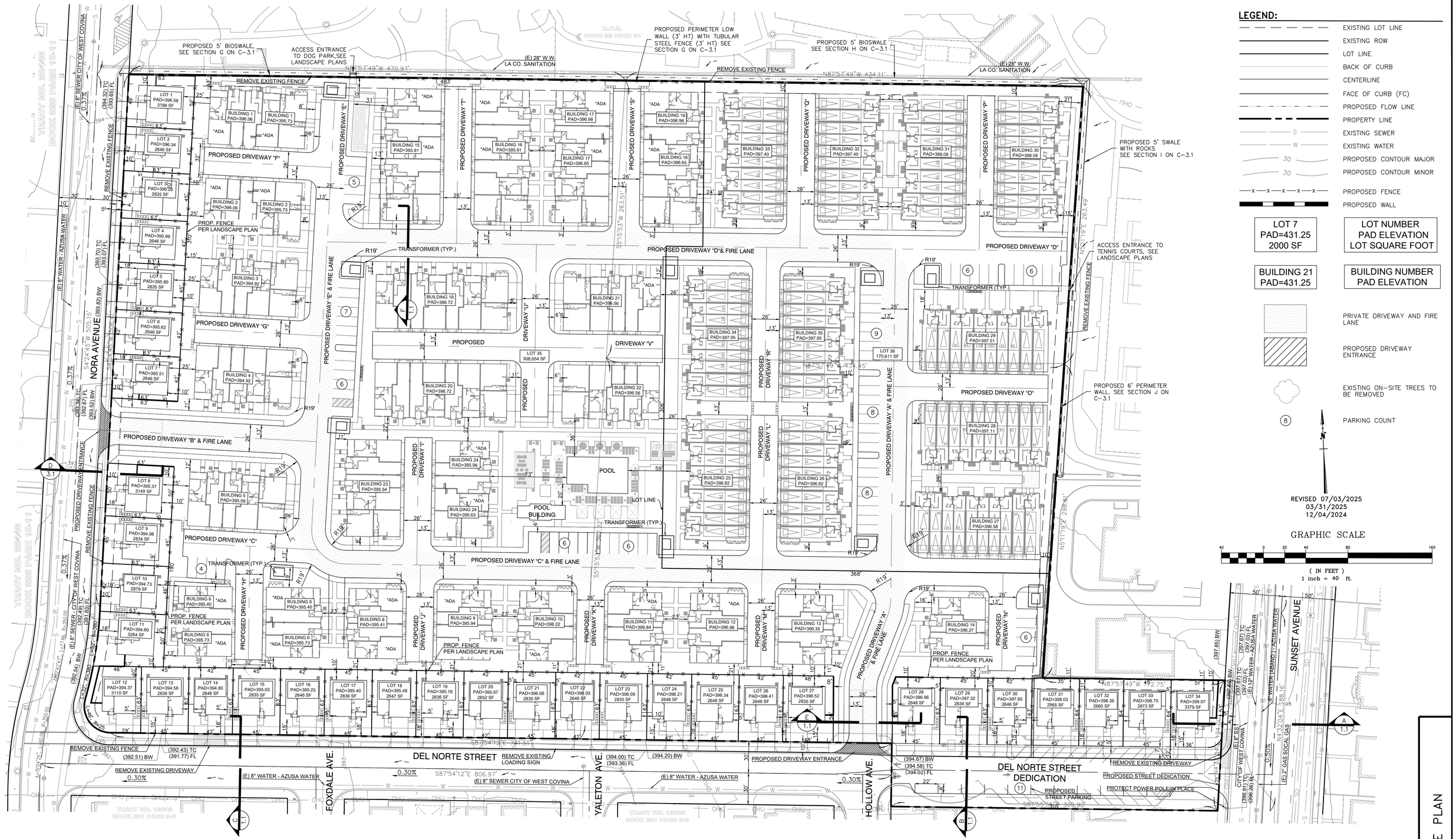
TRACT NO.

SCALE: PER PLAN

C-1.1

SHEET TITLE: SECTIONS

PROJ. 211041
DWG: C:\Users\Wenhao\OneDrive - Moran Consulting Corp\MCC Engineering - Documents\224181 - 1501 Del Norte West Covina (Wenhao)\01Engineering\CAD_Sheets\Exhibit A\Site Plan.dwg BY: Wenhao Jul 03, 2025 - 1:47:34pm



LEGEND:

- EXISTING LOT LINE
- EXISTING ROW
- LOT LINE
- BACK OF CURB
- CENTERLINE
- FACE OF CURB (FC)
- PROPOSED FLOW LINE
- PROPERTY LINE
- EXISTING SEWER
- EXISTING WATER
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED FENCE
- PROPOSED WALL

LOT 7 PAD=431.25 2000 SF — LOT NUMBER PAD ELEVATION LOT SQUARE FOOT

BUILDING 21 PAD=431.25 — BUILDING NUMBER PAD ELEVATION

- PRIVATE DRIVEWAY AND FIRE LANE
- PROPOSED DRIVEWAY ENTRANCE
- EXISTING ON-SITE TREES TO BE REMOVED
- (8) PARKING COUNT

REVISED 07/03/2025
03/31/2025
12/04/2024

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO: BM 4G4954
DESCRIPTION DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE
DATUM: NAVD88
ELEV: 401.938
YEAR: 2013

CITY: WEST COVINA
COUNTY: LOS ANGELES
STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4510 E. Pacific Coast Highway, Suite 280
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247
DATE: 07/03/25 | JOB N° 224181 | DRAWN BY: CR

REVISIONS

N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606
PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE DEL NORTE
PROJECT ADDRESS 1501 DEL NORTE STREET WEST COVINA, CA 91790
LEGAL DESCRIPTION SEE SHEET 1

TRACT NO.
SCALE: PER PLAN

SHEET TITLE: SITE PLAN

C-1.2

PROJ: 211041
DWG: C:\Users\Mycheck\OneDrive - Moran Consulting Corp\MCC Engineering - Documents\224181 - 1501 Del Norte West Covina (Jennings)\Engineering\CAD_Sheets\Cover\Sheet A1\Site Plan.dwg BY: Mycheck Jul 08, 2025 - 9:39:53am

MAJOR LAND DIVISION
TENTATIVE TRACT NO. 004618

(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 31, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS RECORDED IN BOOK 37951 PAGE 277 OF MAPS, RECORDS IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTES:

SITE ADDRESS: 1501 DEL NORTE WEST COVINA, CA 91790

1. ASSESSORS PARCEL: 8458-020-901
2. GENERAL PLAN:
   EXISTING: CIVIC SCHOOL (S)
   PROPOSED: DEL NORTE SPECIFIC PLAN
3. ZONING:
   EXISTING: R-1: RESIDENTIAL SINGLE FAMILY
   PROPOSED: DEL NORTE SPECIFIC PLAN
4. LAND USE:
   EXISTING: CIVIC-SCHOOL (S)
   PROPOSED: SPECIFIC PLAN- RESIDENTIAL
5. ADJACENT LAND USES:

NORTH: PARKS AND OPEN SPACE

SOUTH: NEIGHBORHOOD LOW DENSITY RESIDENTIAL (N.L.) / R-1 RESIDENTIAL SINGLE FAMILY

EAST: COMM / OPMU: OFFICE PROFESSIONAL MIXED USE

WEST: RESIDENTIAL

6. FLOOD ZONE: "X" PER FEMA MAP 06037C 1700F DATED 09/26/2008 (PER FEMA WEB SITE)
7. THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON INFORMATION PROVIDED BY: CITY OF ASUZA, PUBLIC WORKS COUNTY OF LOS ANGELES AND CITY OF AZUSA LIGHT AND WATER.
8. SEWER SERVICES PROVIDED BY: CITY OF WEST COVINA AND LACSD
9. WATER SERVICES PROVIDED BY: AZUSA LIGHT AND WATER
10. SOLID WASTE SERVICES PROVIDED BY: ATHENS SERVICES
11. GAS SERVICES PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
12. ELECTRICAL SERVICES PROVIDED BY: SOUTHERN CALIFORNIA EDISON
13. TELEPHONE SERVICES PROVIDED BY: FRONTIER COMMUNICATIONS
14. CABLE TELEVISION SERVICES PROVIDED BY: SPECTRUM
15. FIRE PROTECTION SERVICES PROVIDED BY: CITY OF WEST COVINA
16. SCHOOL DISTRICT:
    ELEMENTARY: WEST COVINA UNIFIED SCHOOL DISTRICT
    HIGH SCHOOL: WEST COVINA UNIFIED SCHOOL DISTRICT
17. PAD ELEVATIONS SHOWN HEREON MAY BE CHANGED TO THE SATISFACTION TO THE CITY OF WEST COVINA
18. ALL LOTS WILL DRAIN TO INFILTRATION TREATMENT FACILITIES
19. THIS IS AN APPLICATION FOR A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
20. ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
21. ESTIMATED EARTHWORK QUANTITIES:
    CUT: 1,871 CYDS
    FILL : 6,172 CYDS
    IMPORT FILL : 4,301 CYDS

OVEREXCAVATION (7' FEET DEEP):	153,816 CYDS
APPROXIMATE SHRINKAGE OF OVEREXCAVATION (12%):	18,458 CYDS
NET IMPORT: 4,301 CYDS (IMPORT FILL) + 18,458 CYDS (12%) =	22,759 CYDS

22. THE PRELIMINARY GEOTECHNICAL/SOILS REPORT WAS PREPARED BY SA GEO DATED: 06/14/2024.
23. THERE ARE SEVERAL EXISTING STRUCTURES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
24. ALL INTERIOR STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE DRIVEWAY AND FIRE LANES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
25. THERE WERE NO OBSERVED WELLS WITHIN THE PROPERTY.
26. ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE CITY OF WEST COVINA REQUIREMENTS.
27. ANY IMPROVEMENTS REQUIRED BY THE CITY OF WEST COVINA SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
28. THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY CESAR MORAN & ASSOCIATES, DATED MAY 16 , 2024 AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.
30. THE PROPOSED INFILTRATION BASIN WILL BE MAINTAINED BY THE HOA.
31. FOR OPEN SPACES & LANDSCAPE AREAS SEE LANDSCAPE PLAN
32. FOR UTILITY DESIGN AND INFORMATION SEE UTILITY PLAN.

LOT SUMMARY:

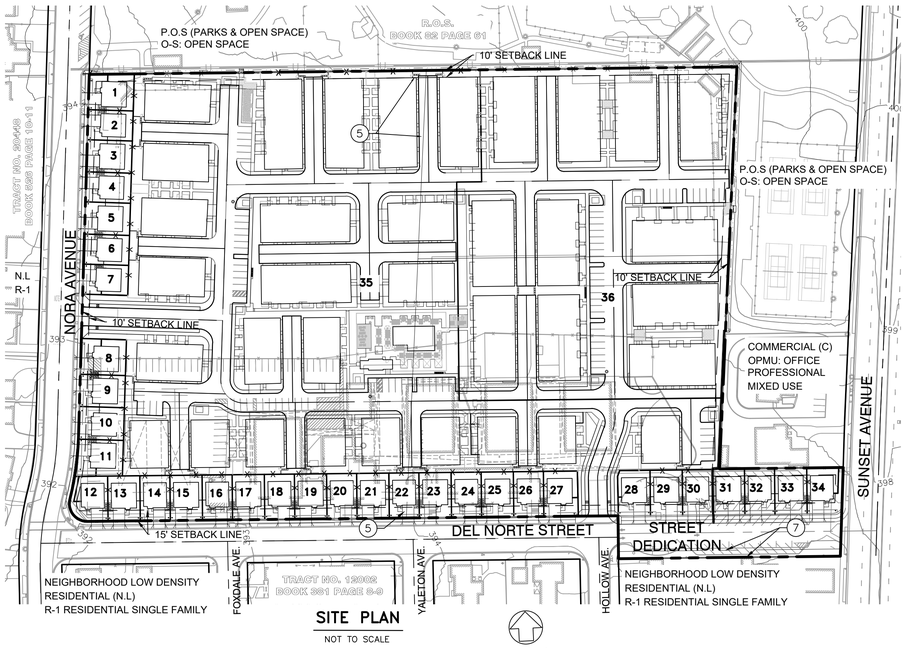
DETACHED SINGLE FAMILY RESIDENCES (LOTS 1-34)

TOWNHOMES (LOT 35)

FLATS (LOT 36)

SITE DATA TABLE:

NUMBER OF RESIDENTIAL UNITS:	282 TOTAL HOMES
GROSS AREA:	±13.62 ACRES / ±593,294 SQUARE FEET
EASEMENT AREA:	±0.22 ACRES / ±9,619 SQUARE FEET
DEDICATION AREA:	±0.43 ACRES /18,702 SQUARE FEET
NET AREA:	±12.97 ACRES / ±564,973 SQUARE FEET
DENSITY:	20.70 UNITS PER ACRE
PARKING:	
	73 GUEST PARKING
	11 OFFSITE PARKING
	4 ADA GUEST PARKING
	88 TOTAL PARKING SPACES



SITE PLAN
NOT TO SCALE

REVISED 07/03/2025
03/31/2025
12/04/2024

EASEMENTS:

③ AN EASEMENT FOR WAGON ROAD AND A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1875 IN BOOK 36 OF DEEDS, PAGE 169. IN FAVOR OF: D. C. MENSING
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON-PLOTTABLE)

④ AN EASEMENT FOR WATER PIPE LINE, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1896 IN BOOK 1043 OF DEEDS, PAGE 309.
IN FAVOR OF: AZUSA IRRIGATING COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NON- PLOTTABLE)

⑤ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT RECORDED JANUARY 14, 1946
AS BOOK 22719, PAGE 40 OF OFFICIAL RECORDS. (NON-PLOTTABLE)

⑥ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1946 AS BOOK 22872, PAGE 213 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PARCEL 1 (NON-PLOTTABLE CANNOT BE DETERMINED FROM RECORD INFORMATION)

⑦ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1951 AS INSTRUMENT NO. 2281, IN BOOK 35398, PAGE 55 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN (PLOTTED)

⑧ INTENTIONALLY DELETED

⑨ INTENTIONALLY DELETED

⑩ A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT
RECORDING DATE: JULY 11, 1990
RECORDING NO: 90-1219638, OFFICIAL RECORDS
REDEVELOPMENT PROJECT: AMENDED EASTLAND REDEVELOPMENT PROJECT

RECORDING DATE: DECEMBER 22, 1993
RECORDING NO: 93-2492845, OFFICIAL RECORDS

LOT NO.	LOT AREA (SF)	UNIT TYPE
1	3,186	SFD
2	2,646	SFD
3	2,835	SFD
4	2,646	SFD
5	2,835	SFD
6	2,646	SFD
7	2,646	SFD
8	3,149	SFD
9	2,834	SFD
10	2,879	SFD
11	3,264	SFD
12	3,110	SFD
13	2,836	SFD
14	2,646	SFD
15	2,835	SFD
16	2,646	SFD
17	2,836	SFD
18	2,647	SFD

LOT NO.	LOT AREA (SF)	UNIT TYPE
19	2,836	SFD
20	2,646	SFD
21	2,835	SFD
22	2,646	SFD
23	2,835	SFD
24	2,646	SFD
25	2,646	SFD
26	2,646	SFD
27	3,013	SFD
28	2,830	SFD
29	2,833	SFD
30	2,646	SFD
31	2,867	SFD
32	2,680	SFD
33	2,873	SFD
34	3,379	SFD
35	308,054	TOWNHOME
36	170,611	FLATS
PUBLIC	18,702	DEDICATION

LOT AREAS

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 THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A TWO INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID TWO INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'22" WEST, 626.11 FEET TO A TWO INCH PIPE, MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED APRIL 23, 1941 IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED, SOUTH 4°49'31" WEST, 263.51 FEET; THENCE SOUTH 88°24'11" EAST, PARALLEL WITH THE LINE HEREIN DESCRIBED AS HAVING A BEARING "NORTH 88°24'11" WEST," A DISTANCE OF 434.46 FEET; THENCE NORTH 4°44'57" EAST, 263.49 FEET TO A POINT DISTANT SOUTH 88°24'11" EAST, 434.11 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°24'11" WEST, 434.11 FEET 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.

PARCEL 2:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE, MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 4°49'31" WEST, 686.41 FEET, TO A 2 INCH IRON PIPE; THENCE NORTH 88°24'11" WEST, 634.66 FEET TO A 2 INCH IRON PIPE IN THE EASTERLY LINE OF THE PARCEL OF LAND MARKED "JOHN LANG" ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 31 PAGE 48 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION, NORTH 3°57'27" EAST, 685.91 FEET TO A 2 INCH IRON PIPE WHICH BEARS NORTH 88°24'11" WEST, FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°24'11" EAST, 645.03 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND IS SHOWN AS PARCEL "B" ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

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.

PARCEL 3:

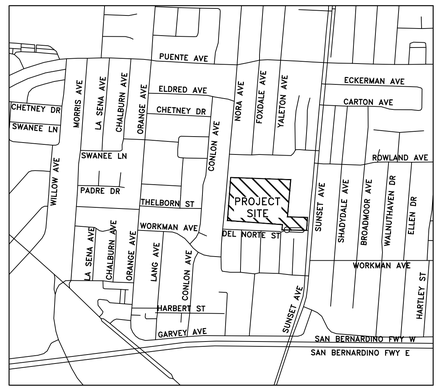
THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG LAST MENTIONED WESTERLY LINE 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED ON APRIL 23, 1941, IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE LAST MENTIONED DEED SOUTH 4°49'31" WEST, 263.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 4°49'31" WEST, ALONG SAID EASTERLY LINE, 422.90 FEET TO A 2 INCH IRON PIPE; THENCE SOUTH 88°24'11" EAST, 629.20 FEET TO A 2 INCH IRON PIPE, IN SAID WESTERLY LINE OF IRWINDALE AVENUE, MARKING THE SOUTHEAST CORNER OF PARCEL "A" AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF IRWINDALE AVENUE, NORTH 4°05'42" EAST, 124.00 FEET; THENCE PARALLEL WITH THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND LENGTH OF "NORTH 88°24'11" WEST, 626.11 FEET", NORTH 88°24'11" WEST, 192.77 FEET; THENCE NORTH 4°44'57" EAST, 298.81 FEET TO A POINT IN A LINE THAT PASSES THROUGH THE TRUE POINT OF BEGINNING, AND THAT IS PARALLEL WITH SAID CERTAIN COURSE DESCRIBED AS "NORTH 88°24'11" WEST, 626.11 FEET", SAID POINT IN SAID PARALLEL LINE BEING DISTANT SOUTH 88°24'11" EAST, 434.46 FEET FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE NORTH 88°24'11" WEST, 434.46 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS A PORTION OF PARCEL "A", AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORDS OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JULY 11, 1966 AS INSTRUMENT NO. 2049, OFFICIAL RECORDS.

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.



VICINITY MAP
(NOT TO SCALE)

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

BASIS OF BEARING:

THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:

MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4510 E. Pacific Coast Highway, Suite 280
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 07/03/25 | JOB Nº 224181 | DRAWN BY: CR

REVISIONS

Nº	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:

MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE: DEL NORTE

TRACT NO.: 044618

PROJECT ADDRESS: 1501 DEL NORTE STREET WEST COVINA, CA 91790

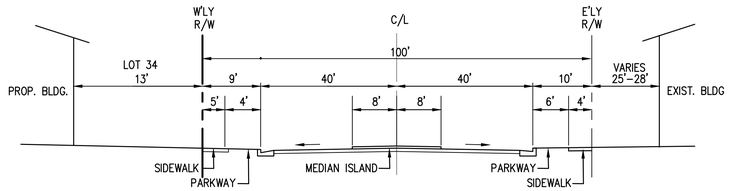
SCALE: PER PLAN

LEGAL DESCRIPTION: SEE SHEET 1

SHEET TITLE: TITLE SHEET

C-2.0

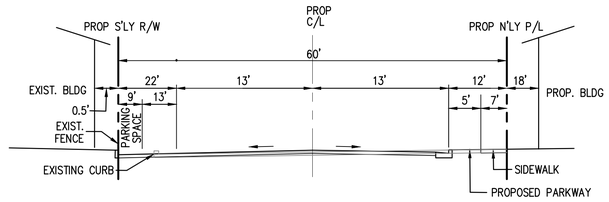
PROJ#: 221041
DWG: C:\Users\Mylinsod\OneDrive - Moran Consulting Corp\MCC Engineering - Documents\221041 - 1501 Del Norte West Covina (Demogo)\Engineering\CAD_Sheets\Tentative Map\C-TENT.dwg BY: Mylinsod JUL 03, 2025 - 4:43:30pm



SUNSET AVENUE

NOT TO SCALE

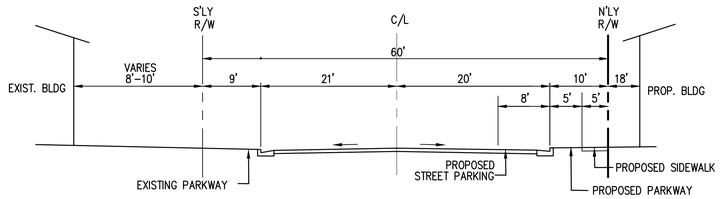
A



DEL NORTE STREET DEDICATION

NOT TO SCALE

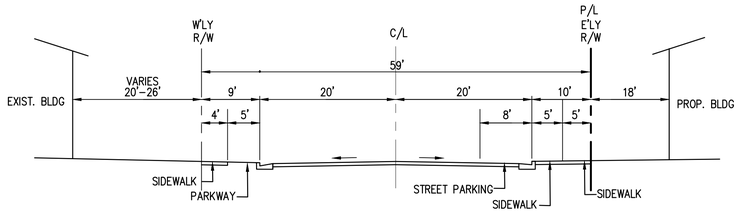
B



DEL NORTE STREET-EXISTING

NOT TO SCALE

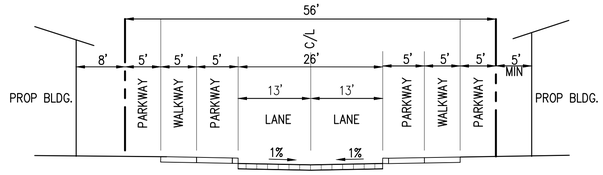
C



NORA AVENUE

NOT TO SCALE

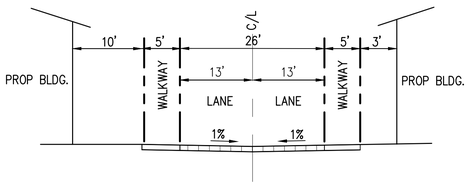
D



PROPOSED ENTRANCE - DWY. "A"

NOT TO SCALE

E



PROPOSED DRIVEWAY

NOT TO SCALE

F

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

BASIS OF BEARING:

THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:

MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4510 E. Pacific Coast Highway, Suite 280
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 07/03/25 | JOB N° 224181 | DRAWN BY: CR

REVISIONS

N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:

MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE
DEL NORTE

PROJECT ADDRESS
1501 DEL NORTE STREET
WEST COVINA, CA 91790

LEGAL DESCRIPTION
SEE SHEET 1

TRACT NO.
044618

SCALE: PER PLAN

SHEET TITLE
SECTIONS

C-2.1

PROJ#: 211041
DWG: C:\Users\Wpineda\OneDrive - Moran Consulting Corp\MCC Engineering - Documents\224181 - 1501 Del Norte West Covina (Meritage)\Engineering\CAD_Sheets\Tentative Map\C-TENT.dwg BY: Wpineda Jul 03, 2025 - 11:49:35pm

LEGEND:

- EXISTING LOT LINE
- EXISTING ROW
- LOT LINE
- BACK OF CURB
- CENTERLINE
- FACE OF CURB (FC)
- PROPOSED FLOW LINE
- PROPERTY LINE
- EXISTING SEWER
- EXISTING WATER
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED FENCE
- PROPOSED WALL

LOT 7
PAD=431.25
2000 SF

LOT NUMBER
PAD ELEVATION
LOT SQUARE FOOT

BUILDING 21
PAD=431.25

BUILDING NUMBER
PAD ELEVATION

- PRIVATE DRIVEWAY AND FIRE LANE
- PROPOSED DRIVEWAY ENTRANCE
- EXISTING ON-SITE TREES TO BE REMOVED
- (8) PARKING COUNT

REVISED 07/03/2025
03/31/2025
12/04/2024

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO: BM 4G4954
DESCRIPTION DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE
DATUM: NAVD88
ELEV: 401.938
YEAR: 2013

CITY: WEST COVINA
COUNTY: LOS ANGELES
STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4510 E. Pacific Coast Highway, Suite 280
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E-Mail Address: cmoran@moran-corp.com
CESAR MORAN P.E. C72247

DATE: 07/03/25 | JOB Nº 224181 | DRAWN BY: CR

REVISIONS

Nº	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606
PHONE (949) 372-3315
FAX
E-Mail

PROJECT TITLE DEL NORTE
TRACT NO. 044618
PROJECT ADDRESS 1501 DEL NORTE STREET WEST COVINA, CA 91790
SCALE: PER PLAN
LEGAL DESCRIPTION SEE SHEET 1
SHEET TITLE TENTATIVE MAP
C-2.2

PROJ: 21041
DWG: C:\Users\Werner\OneDrive - Moran Consulting Corp\MCC Engineering - Documents\224181 - 1501 Del Norte West Covina (Werner)\Engineering\CAD_Sheets\Tentative Map\C-TENT.dwg BY: Rpineda Jul 07, 2025 - 8:08:32am

GRADING PLAN

TENTATIVE TRACT NO. 044618

(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THOSE PORTIONS OF THE SECTION 31, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS RECORDED IN BOOK 37951 PAGE 277 OF MAPS, RECORDS IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTES:

SITE ADDRESS: 1501 DEL NORTE WEST COVINA, CA 91790

1. ASSESSORS PARCEL: 8458-020-901
2. FLOOD ZONE: "X" PER FEMA MAP 06037C 1700F DATED 09/26/2008 (PER FEMA WEB SITE)
3. PAD ELEVATIONS SHOWN HEREON MAY CHANGED TO THE SATISFACTION TO THE CITY OF WEST COVINA
4. ALL LOTS WILL DRAIN TO STREET.
5. ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDEYARD SLOPES.
6. ESTIMATED EARTHWORK QUANTITIES:
   - CUT: 1,871 CYDS
   - FILL: 6,172 CYDS
   - IMPORT FILL: 4,301 CYDS

OVEREXCAVATION (7' FEET DEEP): 153,816 CYDS
APPROXIMATE SHRINKAGE OF OVEREXCAVATION (12%): 18,458 CYDS
NET IMPORT: 4,301 CYDS (IMPORT FILL) + 18,458 CYDS (12%)= 22,759 CYDS

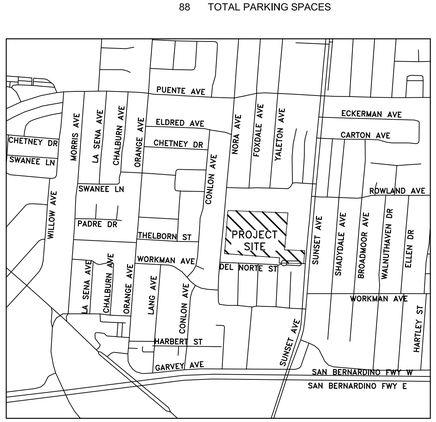
7. THE PRELIMINARY GEOTECHNICAL/SOILS REPORT WAS PREPARED BY SA GEO DATED: 06/14/2024.
8. THERE ARE SEVERAL EXISTING STRUCTURES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP, ALL ARE TO BE REMOVED.
9. ANY IMPROVEMENTS REQUIRED BY THE CITY OF WEST COVINA SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
10. THE AERIAL TOPOGRAPHY WAS FLOWN AND COMPILED BY CESAR MORAN & ASSOCIATES, DATED MAY 16 , 2024 AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.
11. THE PROPOSED INFILTRATION BASIN WILL BE MAINTAINED BY THE HOA.
12. FOR UTILITY DESIGN AND INFORMATION SEE UTILITY PLAN.

LOT SUMMARY:

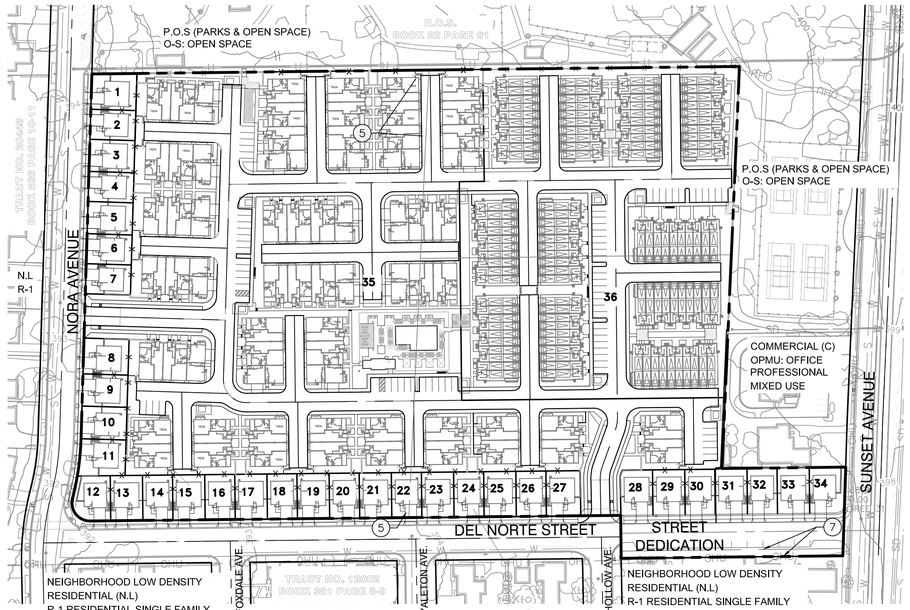
LOTS:
DETACHED SINGLE FAMILY RESIDENCES (LOTS 1-34)
TOWNHOMES (LOT 35)
FLATS (LOT 36)

SITE DATA TABLE:

NUMBER OF RESIDENTIAL UNITS:	282 TOTAL HOMES
GROSS AREA:	±13.62 ACRES / ±593,294 SQUARE FEET
EASEMENT AREA (5) & (7):	±0.22 ACRES / ±9,619 SQUARE FEET
DEDICATION AREA:	±0.43 ACRES /18,702 SQUARE FEET
NET AREA:	±12.97 ACRES / ±564,973 SQUARE FEET
DENSITY:	20.70 UNITS PER ACRE
PARKING:	
	73 GUEST PARKING
	11 OFFSITE PARKING
	4 ADA GUEST PARKING
	88 TOTAL PARKING SPACES



VICINITY MAP
(NOT TO SCALE)



SITE PLAN
NOT TO SCALE

REVISED 07/03/2025
03/31/2025
12/04/2024

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 THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A TWO INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID TWO INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'22" WEST, 626.11 FEET TO A TWO INCH PIPE, MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED APRIL 23, 1941 IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED, SOUTH 4°49'31" WEST, 263.51 FEET; THENCE SOUTH 88°24'11" EAST, PARALLEL WITH THE LINE HEREIN DESCRIBED AS HAVING A BEARING "NORTH 88°24'11" WEST," A DISTANCE OF 434.46 FEET; THENCE NORTH 4°44'57" EAST, 263.49 FEET TO A POINT DISTANT SOUTH 88°24'11" EAST, 434.11 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°24'11" WEST, 434.11 FEET 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.

PARCEL 2:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE, 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE, MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 4°49'31" WEST, 686.41 FEET, TO A 2 INCH IRON PIPE; THENCE NORTH 88°24'11" WEST, 634.66 FEET TO A 2 INCH IRON PIPE IN THE EASTERLY LINE OF THE PARCEL OF LAND MARKED "JOHN LANG" ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 31 PAGE 48 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION, NORTH 3°57'27" EAST, 685.91 FEET TO A 2 INCH IRON PIPE WHICH BEARS NORTH 88°24'11" WEST, FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°24'11" EAST, 645.03 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND IS SHOWN AS PARCEL "B" ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

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.

PARCEL 3:

THAT PORTION OF RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 INCH IRON PIPE ON THE WESTERLY LINE OF IRWINDALE AVENUE, 60 FEET WIDE, AS SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 364 PAGES 146 AND 147, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, DISTANT NORTH 4°44'57" EAST, ALONG SAID WESTERLY LINE 496.57 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID 2 INCH IRON PIPE BEARING NORTH 88°24'11" WEST, FROM A POINT IN THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED TO D. C. MENSING BY DEED RECORDED IN BOOK 36 PAGE 169 OF DEEDS, DISTANT SOUTHERLY ALONG LAST MENTIONED WESTERLY LINE 940.083 FEET FROM A STONE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO D. C. MENSING; THENCE NORTH 88°24'11" WEST, 626.11 FEET TO A 2 INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND FIRST DESCRIBED IN THE DEED TO HENRY SHINICHI OSHIRO, RECORDED ON APRIL 23, 1941, IN BOOK 18336 PAGE 324 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE LAST MENTIONED DEED SOUTH 4°49'31" WEST, 263.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 4°49'31" WEST, ALONG SAID EASTERLY LINE, 422.90 FEET TO A 2 INCH IRON PIPE; THENCE SOUTH 88°24'11" EAST, 629.20 FEET TO A 2 INCH IRON PIPE, IN SAID WESTERLY LINE OF IRWINDALE AVENUE, MARKING THE SOUTHEAST CORNER OF PARCEL "A" AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF IRWINDALE AVENUE, NORTH 4°05'42" EAST, 124.00 FEET; THENCE PARALLEL WITH THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND LENGTH OF "NORTH 88°24'11" WEST, 626.11 FEET", NORTH 88°24'11" WEST, 192.77 FEET; THENCE NORTH 4°44'57" EAST, 298.81 FEET TO A POINT IN A LINE THAT PASSES THROUGH THE TRUE POINT OF BEGINNING, AND THAT IS PARALLEL WITH SAID CERTAIN COURSE DESCRIBED AS "NORTH 88°24'11" WEST, 626.11 FEET", SAID POINT IN SAID PARALLEL LINE BEING DISTANT SOUTH 88°24'11" EAST, 434.46 FEET FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE NORTH 88°24'11" WEST, 434.46 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS A PORTION OF PARCEL "A", AS SHOWN ON MAP FILED IN BOOK 50 PAGE 38 OF RECORDS OF SURVEYS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JUNE 2, 1958 AS INSTRUMENT NO. 2918, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT DEED RECORDED JULY 11, 1966 AS INSTRUMENT NO. 2049, OFFICIAL RECORDS.

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.

EASEMENTS:

③ AN EASEMENT FOR WAGON ROAD AND A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1875 IN BOOK 36 OF DEEDS, PAGE 169. IN FAVOR OF: D. C, MENSING
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION, (NON-PLOTTABLE)

④ AN EASEMENT FOR WATER PIPE LINE, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1896 IN BOOK 1043 OF DEEDS, PAGE 309.
IN FAVOR OF: AZUSA IRRIGATING COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION, (NON- PLOTTABLE)

⑤ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT RECORDED JANUARY 14, 1946 AS BOOK 22719, PAGE 40 OF OFFICIAL RECORDS. (NON-PLOTTABLE)

⑥ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1946 AS BOOK 22872, PAGE 213 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PARCEL 1 (NON-PLOTTABLE CANNOT BE DETERMINED FROM RECORD INFORMATION)

⑦ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1951 AS INSTRUMENT NO. 2281, IN BOOK 35398, PAGE 55 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN (PLOTTED)

⑧ INTENTIONALLY DELETED

⑨ INTENTIONALLY DELETED

⑩ A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT
RECORDING DATE: JULY 11, 1990
RECORDING NO: 90-1219638, OFFICIAL RECORDS
REDEVELOPMENT PROJECT: AMENDED EASTLAND REDEVELOPMENT PROJECT

RECORDING DATE: DECEMBER 22, 1993
RECORDING NO: 93-2492845, OFFICIAL RECORDS

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

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA
COUNTY: LOS ANGELES
STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER · CESAR MORAN · C72247 · CIVIL · STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4510 E. Pacific Coast Highway, Suite 280
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

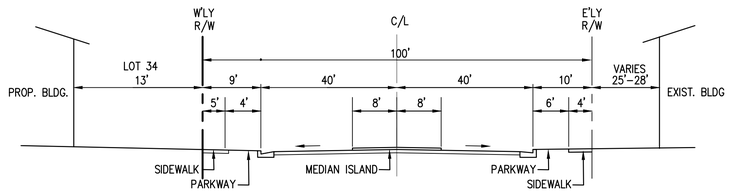
CESAR MORAN P.E. C72247
DATE: 07/03/25 | JOB Nº 224181 | DRAWN BY: CR

1	07/03/2025	CR	REVISED PER CITY COMMENTS
2	03/31/2025	CR	REVISED PER CITY COMMENTS
3	12/04/2024	CR	REVISED PER CITY COMMENTS

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606
PHONE (949) 372-3315
E-Mail

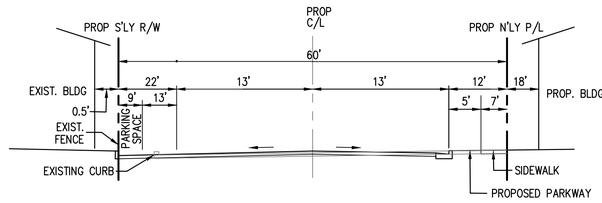
PROJECT TITLE: DEL NORTE
TRACT NO.: 044618
PROJECT ADDRESS: 1501 DEL NORTE STREET WEST COVINA, CA 91790
SCALE: PER PLAN
LEGAL DESCRIPTION: SEE SHEET 1
SHEET TITLE: TITLE SHEET
C-3.0

PROJ: 21041 DWG: C:\Users\Mylenedc\OneDrive - Moran Consulting Corp\MCC Engineering - Documents\21041\01 - 1501 Del Norte West Covina (Martinez)\3\Engineering\CAD_Sheets\Grading\C-GRAD.dwg BY: Mylenedc Jul 03, 2025 - 4:45:08pm



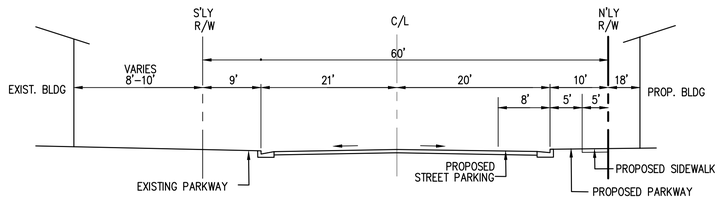
SUNSET AVENUE

NOT TO SCALE — A



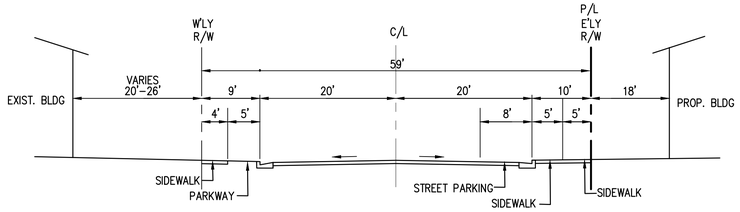
DEL NORTE STREET DEDICATION

NOT TO SCALE — B



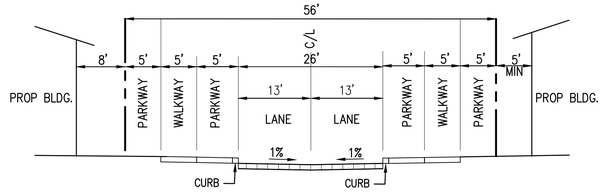
DEL NORTE STREET-EXISTING

NOT TO SCALE — C



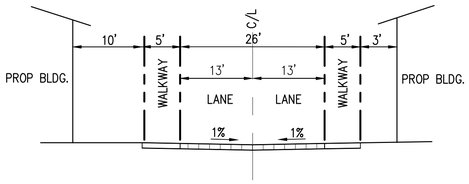
NORA AVENUE

NOT TO SCALE — D



PROPOSED ENTRANCE - DWY. "A"

NOT TO SCALE — E



PROPOSED DRIVEWAY

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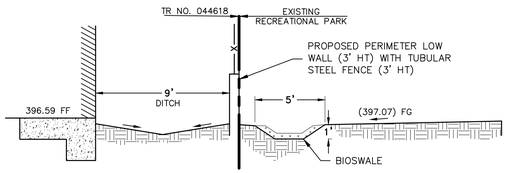
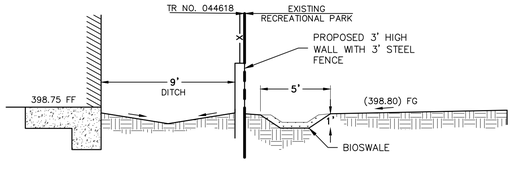


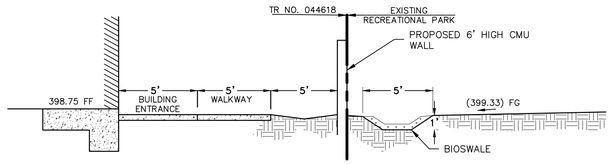
CROSS SECTION @ BUILDING 16

SCALE: 1" = 5' — G



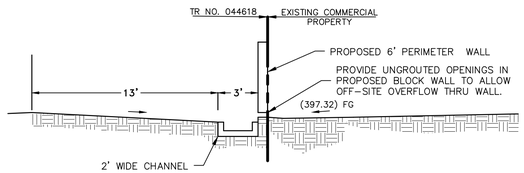
CROSS SECTION @ BUILDING 31

SCALE: 1" = 5' — H



CROSS SECTION @ BUILDING 28

SCALE: 1" = 5' — I



CROSS SECTION @ BUILDING 27

SCALE: 1" = 5' — J

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

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CESAR MORAN — C72247 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4510 E. Pacific Coast Highway, Suite 280
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 07/03/25 | JOB N° 224181 | DRAWN BY: CR

1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
E-Mail

PROJECT TITLE: DEL NORTE

TRACT NO.: 044618

PROJECT ADDRESS: 1501 DEL NORTE STREET, WEST COVINA, CA 91790

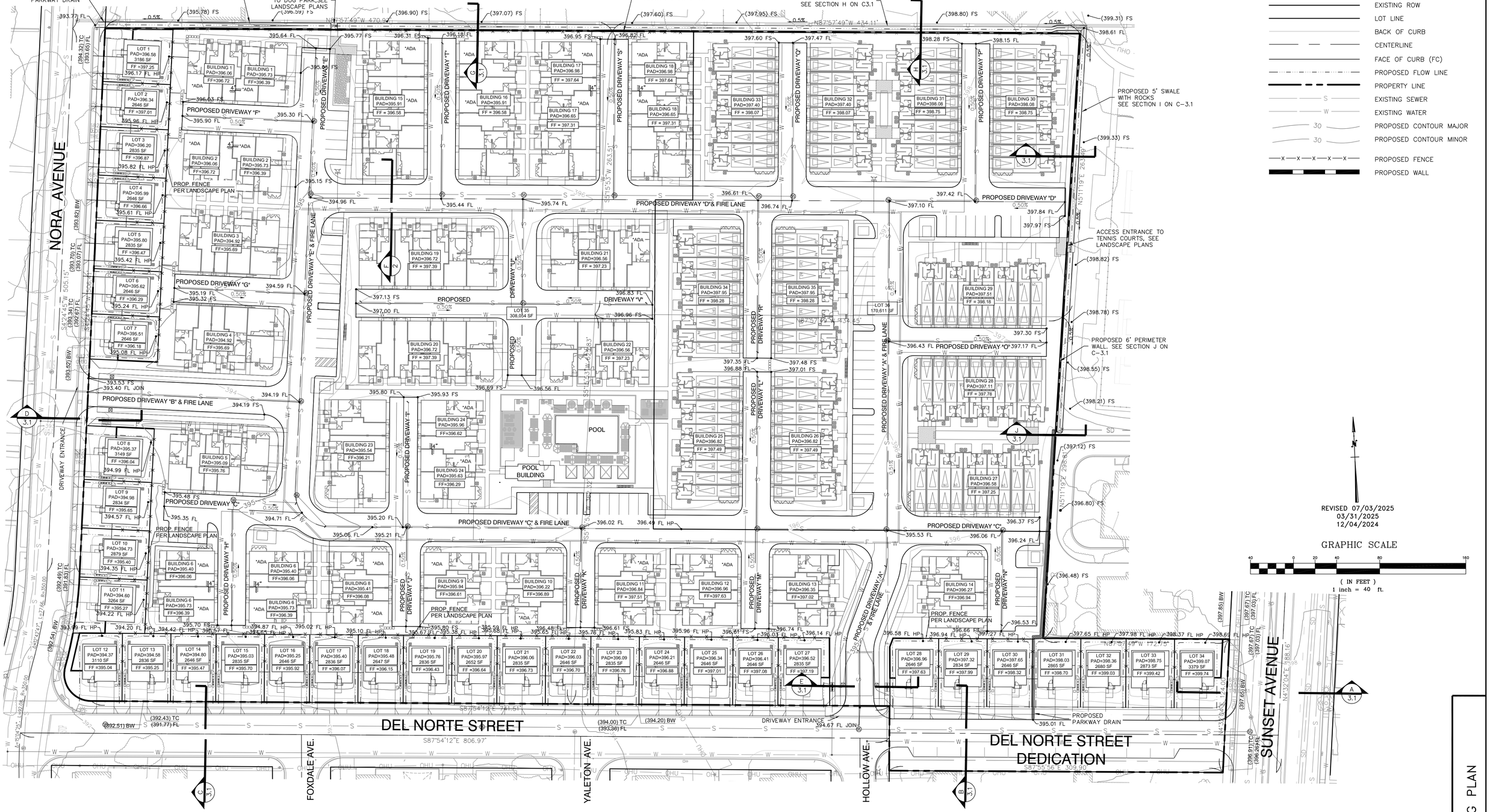
SCALE: PER PLAN

LEGAL DESCRIPTION: SEE SHEET 1

SHEET TITLE: SECTIONS & DETAILS

C-3.1

PROJ: 21104 DWG: C:\Users\Rpineda\OneDrive - Moran Consulting Corp\MCC Engineering - Documents\224181 - 1501 Del Norte West Covina (Meritage)\Engineering\CAD_Sheets\Grading\C-GRAD.dwg BY: Rpineda Jul 03, 2025 - 1:52:14pm



LEGEND:

- EXISTING LOT LINE
- EXISTING ROW
- LOT LINE
- BACK OF CURB
- CENTERLINE
- FACE OF CURB (FC)
- PROPOSED FLOW LINE
- PROPERTY LINE
- EXISTING SEWER
- EXISTING WATER
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED FENCE
- PROPOSED WALL

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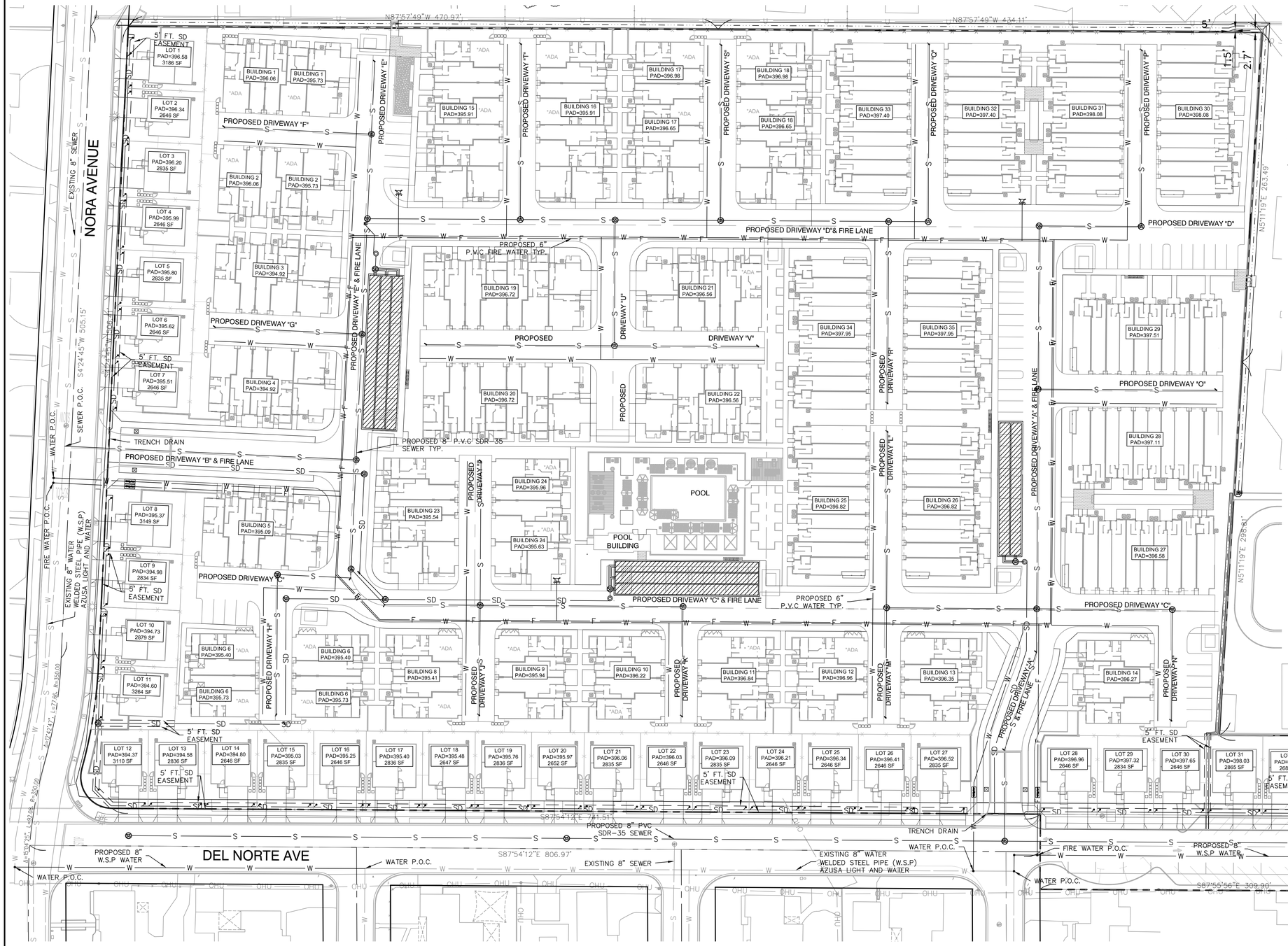
PROJ: 21041

UTILITY PLAN

TENTATIVE TRACT No. 044618



LEGEND

— — —	CENTERLINE
———	PROPOSED PROPERTY LINE
— — —	EASEMENTS
——S——	PROPOSED 8" P.V.C. SDR-35 SEWER MAIN
——W——	PROPOSED 6" P.V.C WATER MAIN
——F——	PROPOSED 6" P.V.C FIRE WATER
——SD——	PROPOSED STORM DRAIN
———	PROPOSED TRENCH DRAIN
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	PROPOSED WATER VALVE
	PROPOSED BFP
	PROPOSED FIRE HYDRANT
	PROPOSED CATCH BASIN
	PROPOSED STORM DRAIN CLEANOUT
SD	PROPOSED ACCESS MANHOLE
	PROPOSED HYDRODYNAMIC SEPARATOR
	PROPOSED INFILTRATION GALLERIES

——S——	EXISTING SEWER
——W——	EXISTING WATER
——G——	EXISTING GAS
——OHU——	EXIST. OVERHEAD ELECT.
——T——	EXISTING TELEPHONE
——E——	EXISTING ELECTRICAL
	SIGN
SD	STORM DRAIN MANHOLE
	STORM DRAIN INLET
E	ELECTRICAL MANHOLE
EV	ELECTRICAL VAULT
	FIRE HYDRANT
WM	WATER METER
SS	SEWER MANHOLE
	LIGHT POLE
SPB	STREET LIGHT PULL BOX

REVISED 07/03/2025
03/31/2025
12/04/2024

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

BASIS OF BEARING:
THE BEARING OF N88°09'55"W ALONG THE CENTERLINE OF ROWLAND AVE. FROM NORA AVE TO HOLLOW AVE WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK NO:	DESCRIPTION	DATUM:	ELEV:	YEAR:
BM 4G4954	DPW BM TAGE IN E CB 3.3 FT S/O BCR @ SE COR SUNSET AVE & ROWLAND AVENUE	NAVD88	401.938	2013

CITY: WEST COVINA

COUNTY: LOS ANGELES

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CESAR MORAN
C72247
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4510 E. Pacific Coast Highway, Suite 280
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247

DATE: 07/03/25 | JOB Nº 224181 | DRAWN BY: CR

REVISIONS

Nº	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

PLANS PREPARED FOR:
MLC HOLDINGS, INC.
ATTN: JOHANNA CROOKER
5 PETERS CANYON ROAD, SUITE 310 IRVINE, CA. 92606

PHONE (949) 372-3315
E-Mail

PROJECT TITLE: DEL NORTE

TRACT NO.: 044618

PROJECT ADDRESS: 1501 DEL NORTE STREET WEST COVINA, CA 91790

SCALE: PER PLAN

LEGAL DESCRIPTION: SEE SHEET 1

SHEET TITLE: UTILITY PLAN

C-4.0

PROJ: 211041
DWG: C:\Users\Mpineda\OneDrive - Moran Consulting Corp\MCC Engineering - Documents\224181 - 1501 De Norte West Covina (Meritage)\Engineering\CAD_Sheets\Utilities\Utility Exhibit.dwg BY: Mpineda Jul 08, 2025 - 10:48:51am

LEGEND

1. Project Entry with Enhanced Paving (Refer to L-2)
2. Entry Signage Pilaster
3. Entry Open Lawn Area
4. Concrete Sidewalk
5. Townhome Private Patio
6. Pool Area (Refer to L-3)
7. Social Area (Refer to L-3)
8. Green Paseo (Refer to L-4)
9. Mailbox Cluster
10. Transformer
11. Park Connection with Overhead Portal
12. Perimeter Wall and Fence (Refer to Sheet L-5)
13. Entry Specimen Tree
14. Street Tree
15. Accent Tree
16. Shade Tree
17. Evergreen Park Connection Tree
18. Screen Hedge
19. Vine Planting to Screen Wall
20. Potential City Park Sidewalk

MLC Holdings, Inc.

DEL NORTE - CONCEPTUAL LANDSCAPE SITE PLAN

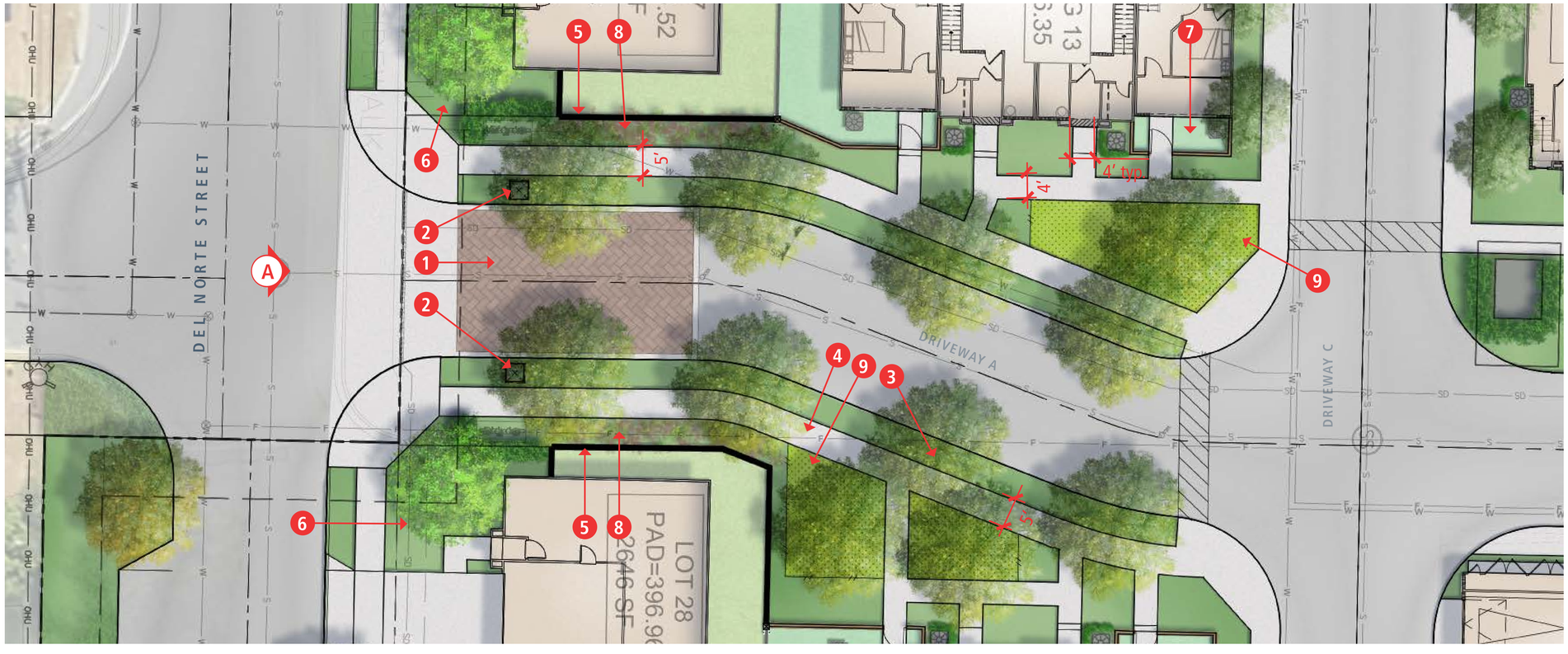
WEST COVINA, CA

0 20′ 40′ 80′
Scale: 1″= 40′-0″

09.30.25

L-1

C2 Collaborative



LEGEND

1. Project Entry with Enhanced Paving
2. Entry Signage Pilaster
3. Entry Specimen Tree
4. Concrete Sidewalk
5. Single Family Side Yard Wall
6. Single Family Front Yard
7. Townhome Private Patio
8. Screening Vine
9. Open Lawn Area

KEYMAP

ENTRY ELEVATION A
SCALE: 1/4"=1'-0"

MLC Holdings, Inc.

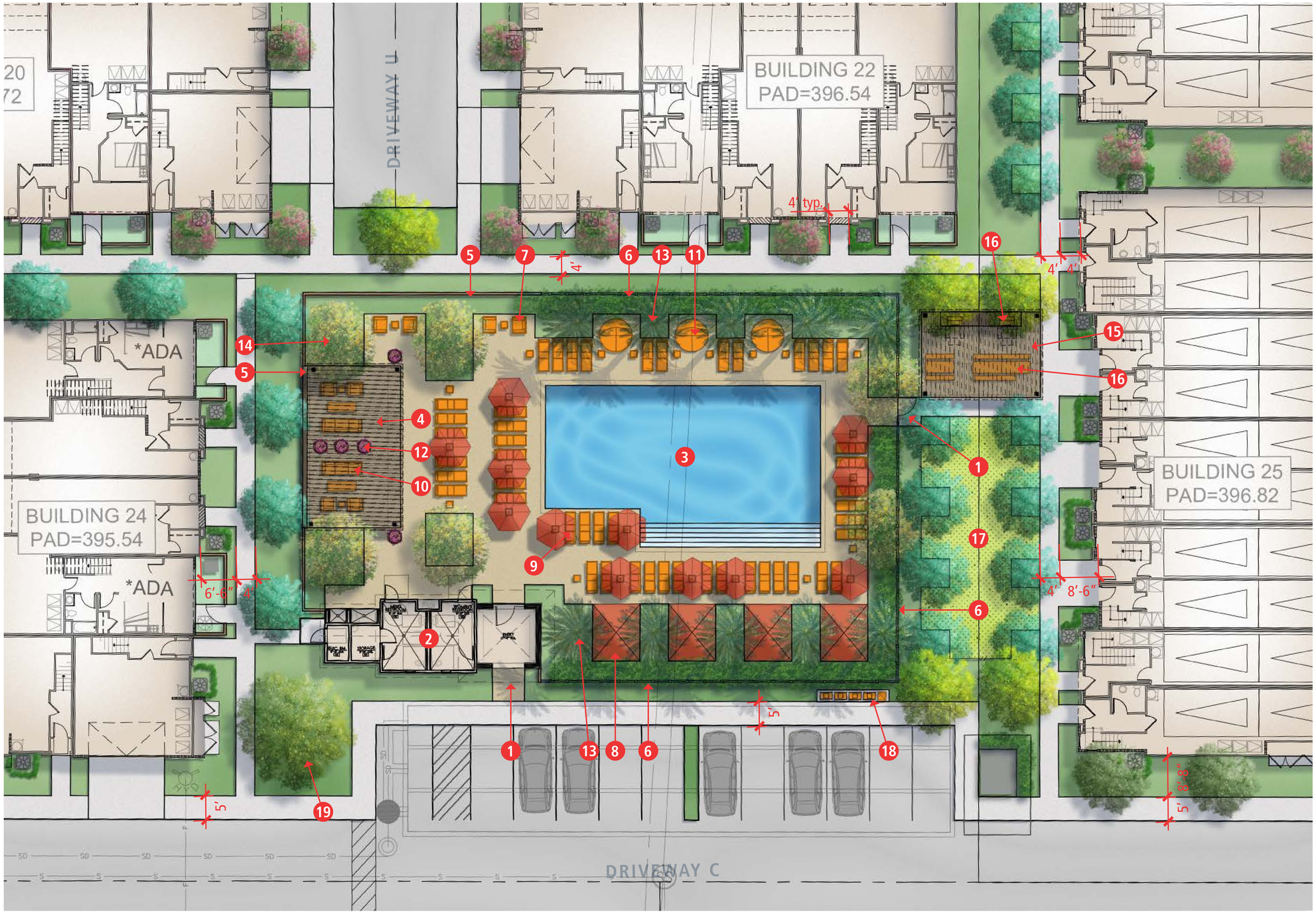
DEL NORTE - DEL NORTE STREET ENTRY ENLARGEMENT

WEST COVINA, CA

0 5' 10' 20'
Scale: 1"= 10'-0"

09.30.25

C2 Collaborative



LEGEND

1. Pool Entry
2. Pool Building
3. Pool (34'x 58')
4. Shade Structure at Pool Area
5. Pool Enclosure Wall
6. Pool Enclosure Fence
7. Semi-Private Casual Seating
8. Cabana
9. Lounge Chair with Umbrella
10. Group Seating
11. Daybed
12. Planter Pot
13. Palm Tree
14. Accent Tree
15. Shade Structure at Social Area
16. BBQ Grill with Picnic Table and Chairs
17. Event Lawn
18. Mailbox
19. Specimen Tree

KEYMAP

MLC Holdings, Inc.

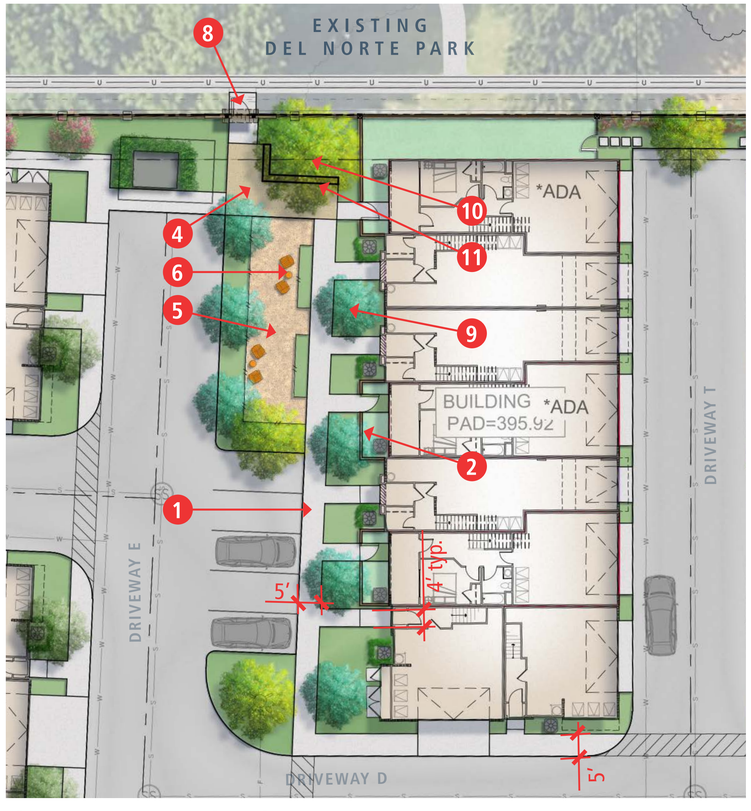
DEL NORTE - CENTRAL OPEN SPACE ENLARGEMENT

WEST COVINA, CA

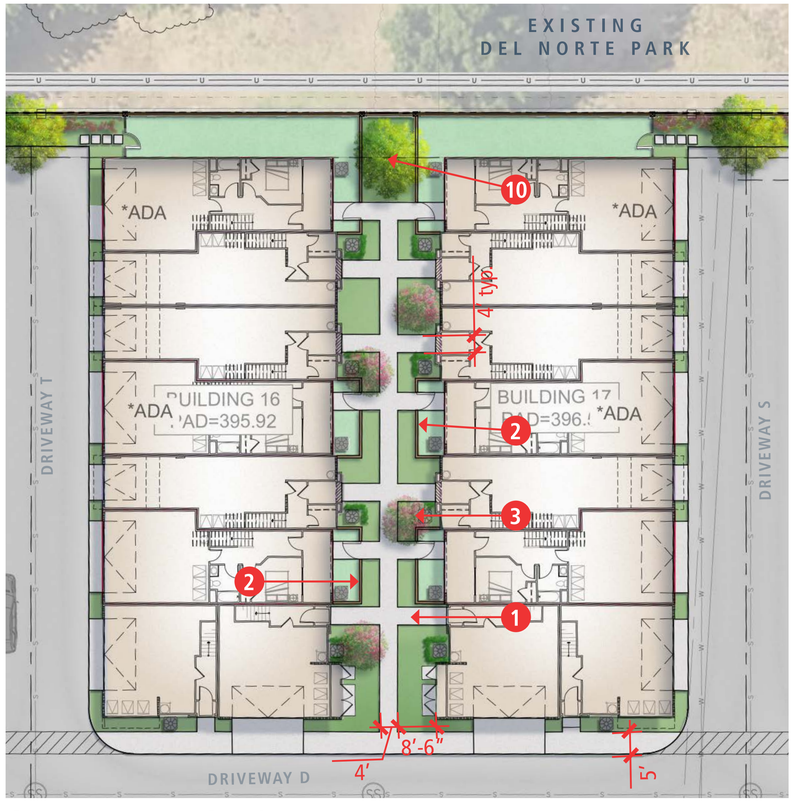
Scale: 1" = 10'-0"

09.30.25

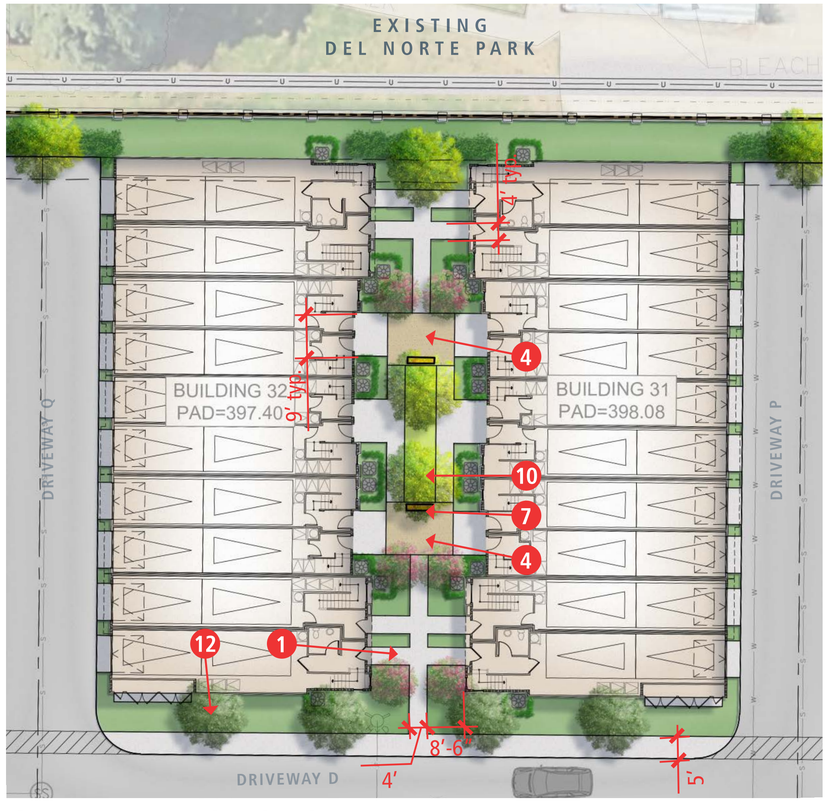
C2 Collaborative



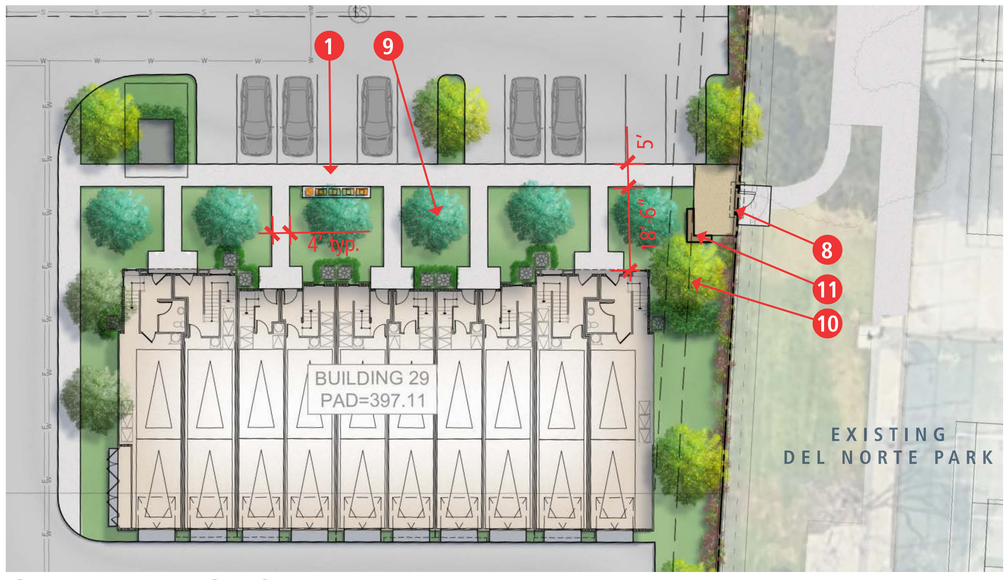
GREEN PASEO A



GREEN PASEO B



GREEN PASEO C



GREEN PASEO D

LEGEND

1. Sidewalk
2. Private Patio Fence
3. Paseo Tree
4. Enhanced Paving
5. DG Paving
6. Casual Seating
7. Benches
8. Park Connection with Overhead Portal
9. Evergreen Park Connection Tree
10. Accent Tree
11. Low Seat Wall
12. Street Tree

KEYMAP

MLC Holdings, Inc.

DEL NORTE - TYPICAL PASEO ENLARGEMENT

WEST COVINA, CA

0 8' 16' 32'

Scale: 1/16" = 1'-0"

09.30.25

L-4

C2 Collaborative

LEGEND

- Entry Signage Pilaster - 8′-0″ht.
- Perimeter Wall - 6′-0″ ht.
- Perimeter Low Wall (3′ht.) with Tubular Steel Fence (3′ht.) - Total 6′-0″ht.
- Single Family / Townhome Side Yard Fence - 6′-0″ht.
- Townhome Private Patio Fence - 3′-6″ ht.
- Pool Enclosure Wall - 6′-0″ht.
- Pool Enclosure Fence - 6′-0″ht.
- Existing Wall to Remain (+/- 6′-0″ht.) (Paint color to match proposed wall.)

- Single Family / Townhome Side Yard Gate
- Townhome Private Patio Gate
- Pool Enclosure Gate
- Park Connection with Overhead Portal

Note:
Graffiti-resistant coatings shall be used on all walls, fences, sign structures, glass panels or similar structures to assist in deterring graffiti.

MLC Holdings, Inc.

DEL NORTE - CONCEPTUAL WALL AND FENCE PLAN

WEST COVINA, CA

0 20′ 40′ 80′
Scale: 1″ = 40′-0″

09.30.25

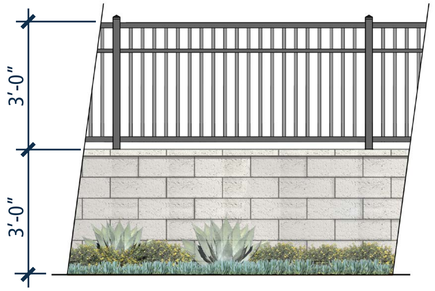
C2 Collaborative

Entry Signage Pilaster

Shot Blast CMU (or Equal)

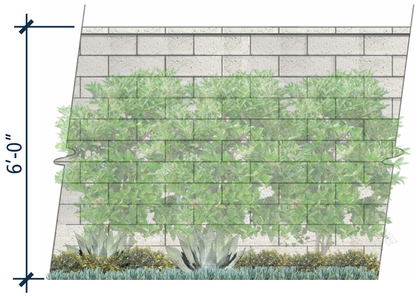
Perimeter Low Wall with Tubular Steel Fence

Slump Block - Gray (or Equal)



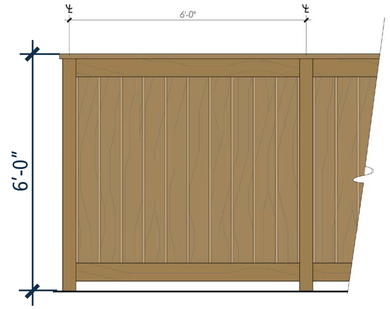
Perimeter Wall

Slump Block - Gray (or Equal)



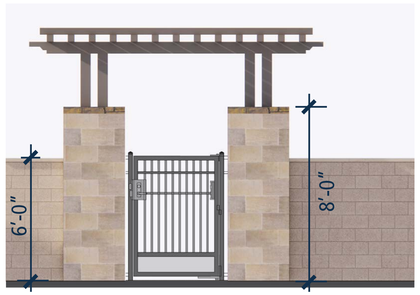
Single Family/ Townhome Side Yard Fence

Vinyl Fence with Paint Color: SW7048 Urban Bronze (or Equal)



Park Connection With Portal

Shot Blast CMU (or Equal)



Townhome Private Patio Fence
Townhome Private Patio Gate

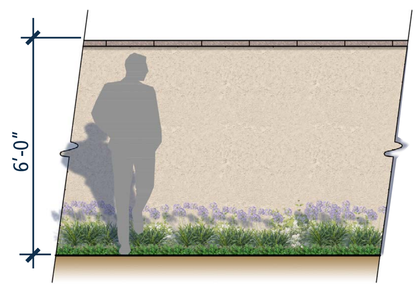
Wood Fence
Color to Match Architecture

Single Family/ Townhome Side Yard Gate

Vinyl Fence with Paint Color: SW7048 Urban Bronze (or Equal)

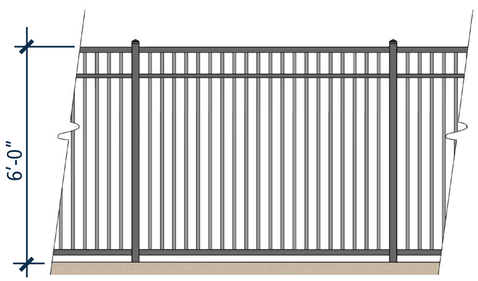
Pool Enclousre Wall

CMU Wall with Stucco finish.
Color to match pool building.



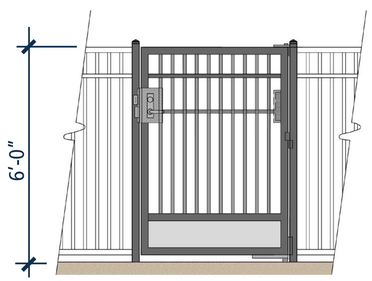
Pool Enclousre Fence

Tubular Steel



Pool Enclousre Gate

Tubular Steel



Maglin - Iconic Tables (Or Equal)

Picnic Table and Benches

Maglin - Iconic Backed/Backless Benches (Or Equal)

Bench

Patioshoppers (Or Equal)

Casual Seating

Maglin - 250 Trash Container (Or Equal)

Trash Receptacle

BBQGUYS
Electri-Chef Rubby Built-In (Or Equal)

BBQ Grill

MailboxUSA

Mailbox

Zerowasteusa (Or Equal)

Pet Waste Station

LEGEND

- Street/Parking Lot Light
- Bollard Light
- Tree Uplight
- Palm Tree Ring Light
- Column Sconce Light
- Sign Uplight

NOTE:
Lighting fixture locations are conceptual. Final locations and fixture quantities are subject to the final site configuration, utility layouts, and photometric calculation.

MLC Holdings, Inc.

DEL NORTE - CONCEPTUAL LIGHTING PLAN

WEST COVINA, CA

0 20′ 40′ 80′
Scale: 1″ = 40′-0″

09.30.25

L-8

C2 Collaborative

Bega (Or Equal)

Street/Parking Lot Light

Bega (Or Equal)

Bollard Light

SiteOne (Or Equal)

Tree Uplight

Focus - FA-TR Series (Or Equal)

Palm Tree Uplight

Bega (Or Equal)

Wall/Column Sconce Light

SPJ Lighting (Or Equal)

Sign Uplight

LEGEND

- Low Water Use
- Medium Water Use
- High Water Use
- Water Feature

Project Name: Del Norte, West Covina
Date: 07/02/2025

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA

Hydrozone:	Eto:	XL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	51.3	0.55	77,279	0.62	NA	1,351,865

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotranspiration Adjustment Factor (ETAF)
1.0= ETAF for Special Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Special Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	47.2
Landscaped Area includes Special Landscape Area (square feet)	77,279
Special Landscape Area (square feet)	0

Estimated Annual Water Use:
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use Shrubs	51.3	0.2	33,441	0.62	0.81	262,623
Medium Water Use Shrubs	51.3	0.5	39,068	0.62	0.81	767,035
High Water Use	51.3	0.8	2,915	0.62	0.73	102,990
High (Water Feature)	51.3	1.0	1,855	0.62	1.00	57,728
Total EAWU:			77,279			1,190,385

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
Kl= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for exmapline IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
Kl= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)
Cool Season Turf= 0.8
Warm Season Turf= 0.7
High Water Use Plants= 0.7 (can be between 0.7-0.9)
Moderate Water Use Plants= 0.5 (can be between 0.4-0.6)
Low Water Use Plants= 0.2 (can be between 0.1-0.3)
Very Low Water Use Plants= 0.1

IE (Irrigation Efficiency)- Appendix E
Pop-up Stream Rotor= 0.73
Rotor Heads= 0.76
Microspray= 0.76
Bubblers= 0.77
Drip Emitters= 0.81
Subsurface Irrigation= 0.81

Note:
1. Single family irrigation efficiency shall be calculated individually for all front and backyard aggregated planting area more than 500 sqft in later phase before building permit.

2. All planting areas shall have a fully automatic irrigation system. Utilization water conserving features such as low-precipitation rate heads; low-flow micro sprays or drip irrigation, water sensors and multi-program controllers with weather station capability and drip circuit features. “Water Efficient Landscapes” irrigation system, scheduling and water use WELO calculations shall be designed to meet the requirements of the specifications of the City of West Covina.

MLC Holdings, Inc.

DEL NORTE - PRELIMINARY IRRIGATION CALCULATION

WEST COVINA, CA

0 20’ 40’ 80’
Scale: 1”= 40’-0”

09.30.25 L-10

C2 Collaborative

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus unedo	Strawberry Tree	15 gal min
Archontophoenix cunninghamiana	King Palm	15 gal min
Cercidium ‘Desert Museum’	Desert Museum Palo Verde	15 gal min
Cercis occidentalis	Western Redbud	15 gal min
Chilopsis linearis	Desert Willow	15 gal min
Cupressus sempervirens	Italian Cypress	15 gal min
Dracaena draco	Dragon Tree	15 gal min
Magnolia g. ‘St. Mary’s’	Magnolia	15 gal min
Olea europaea ‘Swan Hill’	Swan Hill Olive	15 gal min
Podocarpus gracilior	Fern Podocarpus	15 gal min
Platanus racemosa	California Sycamore	15 gal min
Pyrus calleryana ‘Chanticleer’	Chanticleer Callery Pear	15 gal min
Quercus agrifolia	Coast Live Oak	24” box min
Quercus ilex	Holly Oak	24” box min
Quercus virginiana	Southern Live Oak	24” box min
Rhus lancea	African Sumac	15 gal min
Tipuana tipu	Tipu Tree	15 gal min
Tristania conferta	Brisbane Box	15 gal min
Ulmus parvifolia	Chinese Elm	15 gal min

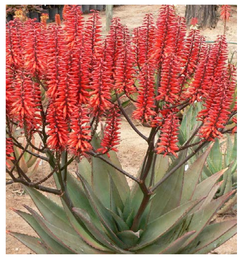
SHRUB SCHEDULE:

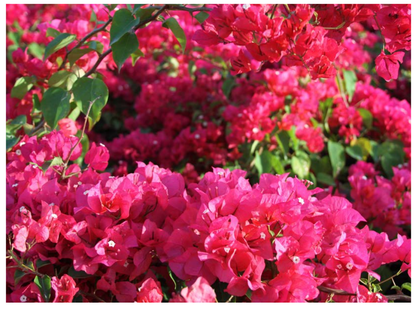
BOTANICAL NAME	COMMON NAME	SIZE
Agapanthus ‘Peter Pan’	Dwarf Lily of the Nile	1 gal
Agapanthus ‘Queen Anne’	Lily of the Nile	1 gal
Agave desmettiana ‘Variegata’	Variegated Smooth Agave	15 gal
Aloe vera	Aloe Vera	5 gal
Bougainvillea ‘Oo La La’	Bougainvillea	5 gal
Calliandra haematocephala	Pink Powder Puff	5 gal
Carissa m. ‘Boxwood Beauty’	Boxwood Beauty Natal Plum	5 gal
Dietes bicolor	Fortnight Lily	5 gal
Hesperaloe parviflora	Red Yucca	1 gal
Lavandula dentata	French Lavender	5 gal
Leucophyllum f. ‘Green Cloud’	Green Cloud Texas Sage	5 gal
Lomandra longifolia	Spiny-headed Mat Rush	5 gal
Prunus caroliniana ‘Bright n Tight’	Cherry Laurel	15 gal
Rhaphiolepis i. ‘Clara’	Clara Indian Hawthorn	5 gal
Rhaphiolepis i. ‘Majestic Beauty’	Majestic Beauty Hawthorn	5 gal
Rosa x ‘Radrazz’	Knock Out Shrub Rose	5 gal

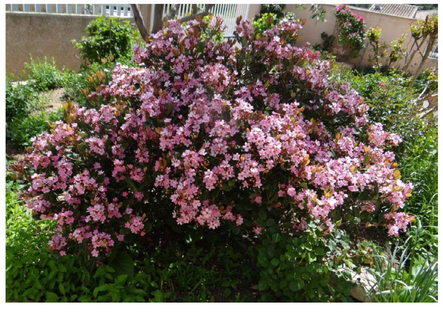
GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Lantana montevidensis ‘Alba’	White Trailing Lantana	1 gal
Lonicera japonica ‘Halliana’	Hall’s Honeysuckle	1 gal
Rosmarinus 0. ‘Huntington Carpet’	Rosemary Huntington Carpet	1 gal
Senecio mandraliscae	Blue Chalk Sticks	1 gal

Note: 1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.







LEGEND

- Entry Specimen Tree
- Accent Tree
- Sigle Family Front Yard Tree
- Puiblic Street Tree
- Community Street Tree
- Evergreen Park Connection Tree
- Green Paseo Tree
- Pool Area Accent Tree
- Pool Area Palm Tree
- Shrub and Groundcover
- Vine/Espalier
- Hedge

TREE CALCULATION

Tree To Be Removed: 26 (Refer to L-13)

Tree Proposed: 293

Required Replacement Ratio: 1:1

Proposed Replacement Ratio: 1: 11

NOTE:

Replacement of each removed Oak tree is required, with either one 36-inch box-sized Oak tree or two 24-inch box-sized Oak trees.

MLC Holdings, Inc.

DEL NORTE - CONCEPTUAL TREE PLAN

WEST COVINA, CA

0 20' 40' 80'

Scale: 1"= 40'-0"

09.30.25 L-12

C2 Collaborative

Tree ID #	Scientific Name	Common Name	Tree Height (Feet)	Number of Trunks	Cumulative Calipers (Inches)	Individual Calipers (Inches)	Overall Health	Notes	Damage/ Issues	Crown Radius N (feet)	Crown Radius NE (feet)	Crown Radius E (feet)	Crown Radius SE (feet)	Crown Radius S (feet)	Crown Radius SW (feet)	Crown Radius W (feet)	Crown Radius NW (feet)	Age Class[1]	S or NS[2]
13	*Ficus microcarpa*	Chinese banyan	25	1			Good											Mature	NS
14	*Quercus agrifolia*	coast live oak	40	1	32	32	Good		minor dieback, previous pruning	25	20	10	20	20	25	20	25	Mature	S
15	*Quercus ilex*	holly oak	45	1	21	21	Good			15	10	10	10	15	15	15	10	Mature	NS
16	*Quercus ilex*	holly oak	50	1	34	34	Good			35	35	25	35	35	35	45	40	Mature	NS
17	*Ulmus parvifolia*	Chinese elm	35	1			Good											Mature	NS
18	*Ulmus parvifolia*	Chinese elm	50	1			Good											Mature	NS
19	*Olea europaea*	common olive	25	1			Good											Mature	NS
20	*Olea europaea*	common olive	35	1			Good											Mature	NS
21	*Ulmus parvifolia*	Chinese elm	35	1			Good											Mature	NS
22	*Ulmus parvifolia*	Chinese elm	40	1			Good											Mature	NS
23	*Ulmus parvifolia*	Chinese elm	45	1			Good											Mature	NS
24	*Quercus ilex*	holly oak	45	1	29	29	Good		minor dieback	20	20	20	20	20	25	20	20	Mature	NS
25	*Quercus ilex*	holly oak	35	1	17	17	Good		healed wounds on trunk	10	10	10	10	10	10	10	10	Mature	NS
26	*Quercus ilex*	holly oak	20	1	16	16	Good			10	10	15	15	20	10	10	10	Mature	NS
27	*Cedrus deodara*	deodar cedar	50	1			Good											Mature	NS
28	*Ulmus parvifolia*	Chinese elm	15	1	7	2, 2, 3	Good											Semimature	NS
29	*Ulmus parvifolia*	Chinese elm	20	1	10	2, 2, 3, 3	Good											Semimature	NS
30	*Fraxinus uhdei*	shamel ash	40	2	35	17, 18	Good	not tagged		25	20	20	15	10	15	15	25	Mature	NS
31	*Cupaniopsis anacardioides*	tuckeroo	30	1	17	17	Fair	not tagged, communication line through canopy	cracked bark, exposed cambium, 15% dieback	10	5	5	10	15	15	10	10	Mature	NS
32	*Pyrus calleryana*	callery pear	30	1	12	12	Good	no foliage currently, not tagged		10	10	10	10	10	10	10	10	Mature	NS
33	*Pyrus calleryana*	callery pear	30	1	13	13	Good	no foliage currently, not tagged		15	10	15	10	10	10	15	15	Mature	NS
34	*Liriodendron tulipifera*	tulip tree	50	1	21	21	Good	minor foliage currently, not tagged		20	20	20	20	20	20	20	20	Mature	NS
35	*Pyrus calleryana*	callery pear	30	1	12	12	Good	no foliage currently, not tagged		10	10	10	10	10	10	10	10	Mature	NS
36	*Pyrus calleryana*	callery pear	30	1	14	14	Good	no foliage currently, not tagged		10	10	10	10	10	15	10	10	Mature	NS
37	*Liriodendron tulipifera*	tulip tree	45	1	20	20	Good	some foliage, not tagged		20	20	20	20	15	20	20	20	Mature	NS
38	*Liriodendron tulipifera*	tulip tree	40	1	15	15	Good	no foliage currently, not tagged		15	10	10	10	10	15	15	15	Mature	NS

[1] *Age class includes young, semimature, mature, and old (ISA 2023).*

[2] *S = Significant, NS = Non-significant per the Tree Ordinance*

NOTE:

Refer to the Arborist Report for existing tree photographs, survey results, and detailed information.