

City of Walnut, County of Los Angeles
State of California



Being a subdivision of lots 1 & 2 of "Tract No. 45278" as shown on a map thereof filed in Book 1995, Pages 93 through 99 of maps, in the Office of the County Recorder of Los Angeles County, California.

Proposed Property Line Show This	
Proposed Perimeter Show This	
Proposed Colour Show This	100
Existing Colour Show This	
Proposed Store Glass Show This	
Proposed Lower Level Show This	
Proposed Water Level Show This	
Lot Numbers Show This	20
Proposed Street Elevation Show This	100
Proposed Street Grade Show This	100
Proposed Access/Public Utility Easement Show This	
Outfall Line Show This	
Manufacture and Slabs Show This	
Proposed Retaining Wall Show This	

2. **LANDING AND USE:** WATER COLLECTION FACILITY
WATER, POTABLE
WATER, POTABLE
WATER, POTABLE
WATER, POTABLE

3. **MINIMUM LOT SIZE:** 10.00 SQUARE FEET

4. **CURRENT ZONING:** PL 00-200 - 1.0 M

5. **APPROVED LAND USE:** STREET / WATER RESIDENTIAL, OPEN SPACE

6. **UTILITY COMPANIES:**
WATER: SOUTHERN CALIFORNIA GAS CO. (951) 497-5000
ELECTRICITY: SOUTHERN CALIFORNIA Edison (800) 855-6555
WATER: KALAMAY VALLEY WATER DISTRICT (951) 555-7554
SEWER: COMBINED SEWER WASTEWATER DISTRICT
REFUSE: KALAMAY VALLEY DISTRICT (951) 497-5000

7. **ADDITIONAL COMMENTS:** SEE PROJECTS COUNCIL AND CITY OF RIVERS FOR MORE INFO

8. **ALL OTHERS:** NO OTHERS

9. **REMARKS:** NO OTHERS

10. **APPROVED:** NO

11. **APPROVED:** NO

12. **APPROVED:** NO

13. **APPROVED:** NO

14. **APPROVED:** NO

15. **APPROVED:** NO

16. **APPROVED:** NO

17. **APPROVED:** NO

18. **APPROVED:** NO

19. **APPROVED:** NO

20. **APPROVED:** NO

21. **APPROVED:** NO

22. **APPROVED:** NO

23. **APPROVED:** NO

24. **APPROVED:** NO

25. **APPROVED:** NO

26. **APPROVED:** NO

27. **APPROVED:** NO

28. **APPROVED:** NO

29. **APPROVED:** NO

30. **APPROVED:** NO

31. **APPROVED:** NO

32. **APPROVED:** NO

33. **APPROVED:** NO

34. **APPROVED:** NO

35. **APPROVED:** NO

36. **APPROVED:** NO

37. **APPROVED:** NO

38. **APPROVED:** NO

39. **APPROVED:** NO

40. **APPROVED:** NO

41. **APPROVED:** NO

42. **APPROVED:** NO

43. **APPROVED:** NO

44. **APPROVED:** NO

45. **APPROVED:** NO

46. **APPROVED:** NO

47. **APPROVED:** NO

48. **APPROVED:** NO

49. **APPROVED:** NO

50. **APPROVED:** NO

51. **APPROVED:** NO

52. **APPROVED:** NO

53. **APPROVED:** NO

54. **APPROVED:** NO

55. **APPROVED:** NO

56. **APPROVED:** NO

57. **APPROVED:** NO

58. **APPROVED:** NO

59. **APPROVED:** NO

60. **APPROVED:** NO

61. **APPROVED:** NO

62. **APPROVED:** NO

63. **APPROVED:** NO

64. **APPROVED:** NO

65. **APPROVED:** NO

66. **APPROVED:** NO

67. **APPROVED:** NO

68. **APPROVED:** NO

69. **APPROVED:** NO

70. **APPROVED:** NO

71. **APPROVED:** NO

72. **APPROVED:** NO

73. **APPROVED:** NO

74. **APPROVED:** NO

75. **APPROVED:** NO

76. **APPROVED:** NO

77. **APPROVED:** NO

78. **APPROVED:** NO

79. **APPROVED:** NO

80. **APPROVED:** NO

81. **APPROVED:** NO

82. **APPROVED:** NO

83. **APPROVED:** NO

84. **APPROVED:** NO

85. **APPROVED:** NO

86. **APPROVED:** NO

87. **APPROVED:** NO

88. **APPROVED:** NO

89. **APPROVED:** NO

90. **APPROVED:** NO

91. **APPROVED:** NO

92. **APPROVED:** NO

93. **APPROVED:** NO

94. **APPROVED:** NO

95. **APPROVED:** NO

96. **APPROVED:** NO

97. **APPROVED:** NO

98. **APPROVED:** NO

99. **APPROVED:** NO

100. **APPROVED:** NO

33 RESIDENTIAL (LOTS 1-33) 11.06 AC
 3 OPEN SPACE (LOTS 34-38) 11.44 AC
 3 PRIVATE STREET LOT STREET W/ 2.10 AC
 43 TOTAL NUMBER OF LOTS
 2 PUBLIC STREETS ISAN VICENTE DRIVE AND
 PROJECT AREA ADJACENT: 25.34 ACRES GROSS
 CONTAIN (INFORM) 1 FOOT

1. TENTATIVE TRACT MAP
2. CONCEPT UTILIZATION PLAN
3. CONCEPT SITE PLAN
4. SITE UTILIZATION PLAN

JULY 6, 2015

THE BROOKSIDE
TENTATIVE TRACT NO. 72798

City of Walnut, County of Los Angeles

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4

NOT TO SCALE

NOT TO SCALE

STREET B - PRIVATE
EMON CREEK BRIDGE

LEMON AVENUE
EXISTING PUBLIC STREET

NOT TO SCALE

[illegible]

RBF
CONSULTING

OWNER
SPRING MEADOWS HOMES LLC
MEADOW PASS ESTATES LLC
18217 GALE AVE., SUITE A
CITY OF INDUSTRY, CA 91748
ATTN: MR. JACK SU (626) 817-6980

DEVELOPER

ALPINE POINTE DEVELOPMENT LLC
18217 GALE AVE., SUITE A
CITY OF INDUSTRY, CA 91748
ATTN: MR. JACK SU (626) 817-6989

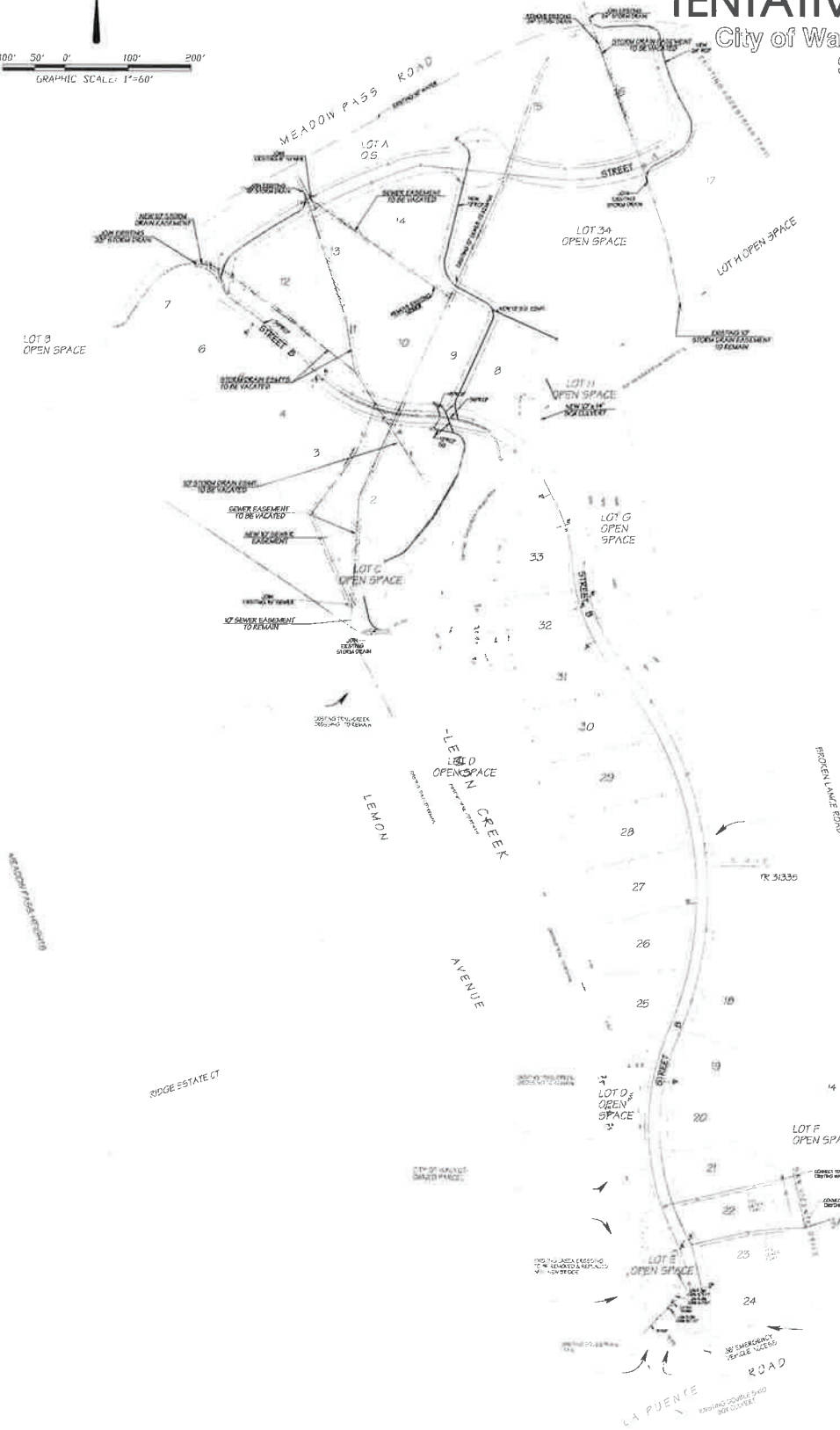
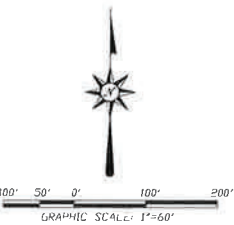
JULY 6, 2015

THE BROOKSIDE CONCEPT UTILITY PLAN TENTATIVE TRACT NO. 72798

City of Walnut, County of Los Angeles
State of California.



Vicinity Map
NOT TO SCALE



Legal Description

Being a subdivision of lots 1 & 2 of Tract No. 4538 as shown on a map recorded in Map 1988, Pages 50 through 90 of said in the Office of the County Recorder of Los Angeles County, California.

Legend

Proposed Property Line Shown Thus	---
Proposed Centerline Shown Thus	---
Proposed Centerline Shown Thus	---
Proposed Storm Drain Shown Thus	---
Proposed Water Line Shown Thus	---
Proposed Gas Line Shown Thus	---
Proposed Sewer Line Shown Thus	---
Proposed Access/Public Utility Easement Shown Thus	---

General Information

- EXISTING LAND USE: RESIDENTIAL, EXISTING FACILITY
- PROPOSED LAND USE: 1. Church, 2. Retail, 3. Office, 4. Industrial, 5. Commercial, 6. Residential
- MINIMUM LOT SIZE: 10,000 SQUARE FEET
- CURRENT ZONING: R.P.D. 20,500 - 1.3 DU
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
- UTILITY COMPANIES:
 - SAS: SOUTHERN CALIFORNIA GAS CO. (800) 427-2000
 - ELECTRICITY: SOUTHERN CALIFORNIA Edison (800) 333-4000
 - WATER: WALNUT VALLEY WATER DISTRICT (909) 349-1000
 - SEWER: WALNUT VALLEY WATER DISTRICT (909) 349-1000
 - REFUSE: VALLEY VISTA SERVICES (800) 442-6454
- TRAIL GUIDE: 1. WALNUT COUNTY 2005 EDITION, PAGES 678, 679, 680, 681
- ALL LOTS SHALL BE CONSTRUCTED AT A BUILD-OUT OF 2-4 UNITS PER LOT, UNLESS OTHERWISE INDICATED.
- THE DEVELOPER RESERVES THE RIGHT TO 75% MULTIPLE TRAIL MAPS FOR THIS TENTATIVE TRACT MAP.
- STREETS "A" AND "B" ARE EXTENDED TO THE END OF THE TRACT, STREET "A" WILL BE PRELIMINARY.
- DEVELOPER'S PARTY NUMBERS: 8000-000000, 8000-0000, 8000-0000
- APPROXIMATE EARTHWORK: CUT: 55,000 CY, FILL: 55,000 CY
- DESIGNER: GROUP DELTA CONSULTANTS, INC., 1000 N. GALE AVE., SUITE 210, ONSAHL, CA 90047, (310) 300-1100

Sheet Index

- INITIALS, TRACT MAP
- CONCEPT UTILITY PLAN
- CONCEPT SITE PLAN
- SITE UTILIZATION PLAN



Being a subdivision of Lots 1 & 2 of Tract No. 45378 as shown on a map thereof filed in Book 1992, Pages 93 through 99 of maps, in the Office of the County Recorder of Los Angeles County, California.

Proposed Property Line Show Inss			
Proposed Centerline Show Inss			
Proposed Contour Show Inss	110		
Existing Contour Show Inss			
1st Mileage Show Inss	200		
Proposed Street Elevation Show Inss	500		
Proposed Street Grade Show Inss	1.50		
Proposed Access/Driveway Elevation Show Inss			
Proposed Access/Driveway Grade Show Inss			
Proposed Retaining Wall Show Inss			

2. KATZMAN, JAMES S. NAT'L. PRESIDENTIAL PARTY
 3. SUPERFUNDING AND USE: N. Church, Presbiterian
 M. PERSONAL FIRE STATION
 PERSONNEL
 COMMERCIAL
 4. WINDOW LOT SIZE: 10,000 SQUARE FEET
 5. EQUIPMENT: CONCRETE, R.F.B. 1960-90 - F.B.B.
 6. FURNISHED AND USE: SINGLE FAMILY RESIDENTIAL
 7. UTILITY COMPANIES
 TAS: SOUTHERN CALIFORNIA GAS CO. 8000 470-3500
 ELECTRICITY: SOUTHERN CALIFORNIA Edison, 8000 395-0000
 WATER: WALNUT VALLEY WATER DISTRICT 300-3554
 SEWER: (CONSIDERED SEWER MAINTENANCE DISTRICT)
 REFUSE: RALEY-GISSE RECYCLING 3000 440-5000
 8. PHONE RATES: 1-200 800-855-0000 (TOLL FREE) 800 800 8000
 WILL BE LATER THAN 1990-91
 THE ABOVE LISTING IS BASED ON A SEARCH OF THE UNCLERKED RECORDS
 AND
 9. ADDRESS: 100 S. VAN NUT ST. WILL BE PUBLIC STREET. WILL BE PRIVATE
 10. COMMENTS: 3 PARCEL NUMBERS: 3700 163 000, 762, 6 002
 11. APPROPRIATE CATEGORIES: CUT: 33 000 C
 CUT: 33 000 C
 12. NEW BUREAU: 3000 2214 COUNCIL FINANCIAL INC.
 210 MARILLA HOUSE, STATE ST.
 (DORLAND, LA 90291)
 (213) 253-5000

1. TENTATIVE TRACT MAP
2. CONCEPT UTILITY PLAN
3. CONCEPT SITE PLAN
4. SITE UTILIZATION PLAN

DATE	TIME	1ST AREA	2ND EQUIPMENT	3RD UNIT	4TH AREA
10/1	10:00	100	100	100	100
10/1	10:05	100	100	100	100
10/1	10:10	100	100	100	100
10/1	10:15	100	100	100	100
10/1	10:20	100	100	100	100
10/1	10:25	100	100	100	100
10/1	10:30	100	100	100	100
10/1	10:35	100	100	100	100
10/1	10:40	100	100	100	100
10/1	10:45	100	100	100	100
10/1	10:50	100	100	100	100
10/1	10:55	100	100	100	100
10/1	11:00	100	100	100	100
10/1	11:05	100	100	100	100
10/1	11:10	100	100	100	100
10/1	11:15	100	100	100	100
10/1	11:20	100	100	100	100
10/1	11:25	100	100	100	100
10/1	11:30	100	100	100	100
10/1	11:35	100	100	100	100
10/1	11:40	100	100	100	100
10/1	11:45	100	100	100	100
10/1	11:50	100	100	100	100
10/1	11:55	100	100	100	100
10/1	12:00	100	100	100	100
10/1	12:05	100	100	100	100
10/1	12:10	100	100	100	100
10/1	12:15	100	100	100	100
10/1	12:20	100	100	100	100
10/1	12:25	100	100	100	100
10/1	12:30	100	100	100	100
10/1	12:35	100	100	100	100
10/1	12:40	100	100	100	100
10/1	12:45	100	100	100	100
10/1	12:50	100	100	100	100
10/1	12:55	100	100	100	100
10/1	13:00	100	100	100	100
10/1	13:05	100	100	100	100
10/1	13:10	100	100	100	100
10/1	13:15	100	100	100	100
10/1	13:20	100	100	100	100
10/1	13:25	100	100	100	100
10/1	13:30	100	100	100	100
10/1	13:35	100	100	100	100
10/1	13:40	100	100	100	100
10/1	13:45	100	100	100	100
10/1	13:50	100	100	100	100
10/1	13:55	100	100	100	100
10/1	14:00	100	100	100	100
10/1	14:05	100	100	100	100
10/1	14:10	100	100	100	100
10/1	14:15	100	100	100	100
10/1	14:20	100	100	100	100
10/1	14:25	100	100	100	100
10/1	14:30	100	100	100	100
10/1	14:35	100	100	100	100
10/1	14:40	100	100	100	100
10/1	14:45	100	100	100	100
10/1	14:50	100	100	100	100
10/1	14:55	100	100	100	100
10/1	15:00	100	100	100	100
10/1	15:05	100	100	100	100
10/1	15:10	100	100	100	100
10/1	15:15	100	100	100	100
10/1	15:20	100	100	100	100
10/1	15:25	100	100	100	100
10/1	15:30	100	100	100	100
10/1	15:35	100	100	100	100
10/1	15:40	100	100	100	100
10/1	15:45	100	100	100	100
10/1	15:50	100	100	100	100
10/1	15:55	100	100	100	

THE BROOKSIDE
CONCEPT SITE PLAN
TENTATIVE TRACT NO. 72798
City of Walnut, County of Los Angeles

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1994

Diagram illustrating the typical setbacks for a residential lot. The lot is bounded by a street on the right (labeled "STREET B"). The setbacks are shown as follows:

- SINGLE-STORY RESIDENCE
- SINGLE-STORY ELEMENT
- TYPICAL SETBACK
- TWO-STORY ELEMENT

A dimension of 24 is indicated for the setback from the street.

TYPICAL BUILDING PLOTTING
Scale 1"=30'

2000年12月31日

RBF
CONSULTING

PLANNING • DESIGN • CONSTRUCTION

1000 N. 17th St., Suite 200
Tampa, FL 33602
Tel: 813.288.8888
Fax: 813.288.8889
www.rbfconsulting.com

DATE

SPRING MEADOWS HOMES LLC
MEADOW PASS ESTATES LLC
18217 GALE AVE., SUITE A
CITY OF INDUSTRY, CA 91748
ATTN: MR. JACK SU (626) 817-6889

DEVELOPER

ALPINE POINTE DEVELOPMENT LLC
18217 GALE AVE., SUITE A
CITY OF INDUSTRY, CA 91740
ATTN: MR. JACK GU (826) 817-0908

THE BROOKSIDE SITE UTILIZATION PLAN TENTATIVE TRACT NO. 72798

City of Walnut, County of Los Angeles
State of California



GRAPHIC SCALE: 1" = 100'



Vicinity Map
NOT TO SCALE



Legal Description

Being a subdivision of Lots 1 & 2 of Tract No. 45370 as shown on a map thereof filed in Book 1005, Pages 93 through 99 of maps, in the Office of the County Recorder of Los Angeles County, California.

Legend

Assessed Property Line Shown Thus:

Existing Improvements Shown Thus:

Existing Fire Hydrant



General Information

- EXISTING LAND USE: VACANT, EQUESTRIAN FACILITY
- SURROUNDING LAND USE: N. Church, Residential
N. Commercial, Fire Station
S. Commercial
- MINIMUM LOT SIZE: 10,000 SQUARE FEET
- CURRENT ZONING: R.P.D. 28,500 - R.3.2A
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- UTILITY COMPANIES:
GAS: SOUTHERN CALIFORNIA GAS CO. (800) 407-0000
ELECTRICITY: SOUTHERN CALIFORNIA Edison (800) 455-4555
WATER: WALNUT VALLEY WATER DISTRICT (909) 300-7000
SEWER: TONGUE POINT SEWER MAINTENANCE DISTRICT
WASTE: WALNUT VALLEY SEWERS (909) 440-8400
- THOUGH QUOTE - LOS ANGELES COUNTY 2000 EQUESTRIAN PARK PLAN USED BY
- ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE INDICATED
- THE SUBDIVIDER HEREBY AGREES TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT
- ALL STREETS WILL BE PRIVATE
- ASSOCIATION & PARCEL NUMBERS: 8758-065-001, 002, 003, 004
- APPROXIMATE ESTIMATES: C.R. 55,333 CH
F.R. 10,333 CH
- DEVELOPER: GROUP 16114 CORP. INC., INC.
310 AVENUE 8 AVENUE, SUITE 212
CITY OF INDIANAPOLIS, IN 46203
(317) 330-5100

Sheet Index

- TENTATIVE TRACT MAP
- CONCEPT UTILITY PLAN
- CONCEPT SITE PLAN
- STREET LAYOUT PLAN

PREPARED BY:	DATE:
REVIEWED BY:	DATE:
APPROVED BY:	DATE:

REB
CONSULTING

OWNER:
SPRING MEADOWS HOMES LLC
10077 GALE AVE., SUITE A
CITY OF INDIANAPOLIS, IN 46240
ATTN: MR. JACK SU (626) 617-6000

DEVELOPER:
ALPINE POINTE DEVELOPMENT LLC
10077 GALE AVE., SUITE A
CITY OF INDIANAPOLIS, IN 46240
ATTN: MR. JACK SU (626) 617-6000

JULY 6, 2015

THE BROOKSIDE
SITE UTILIZATION PLAN
TENTATIVE TRACT NO. 72798
City of Walnut, County of Los Angeles

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