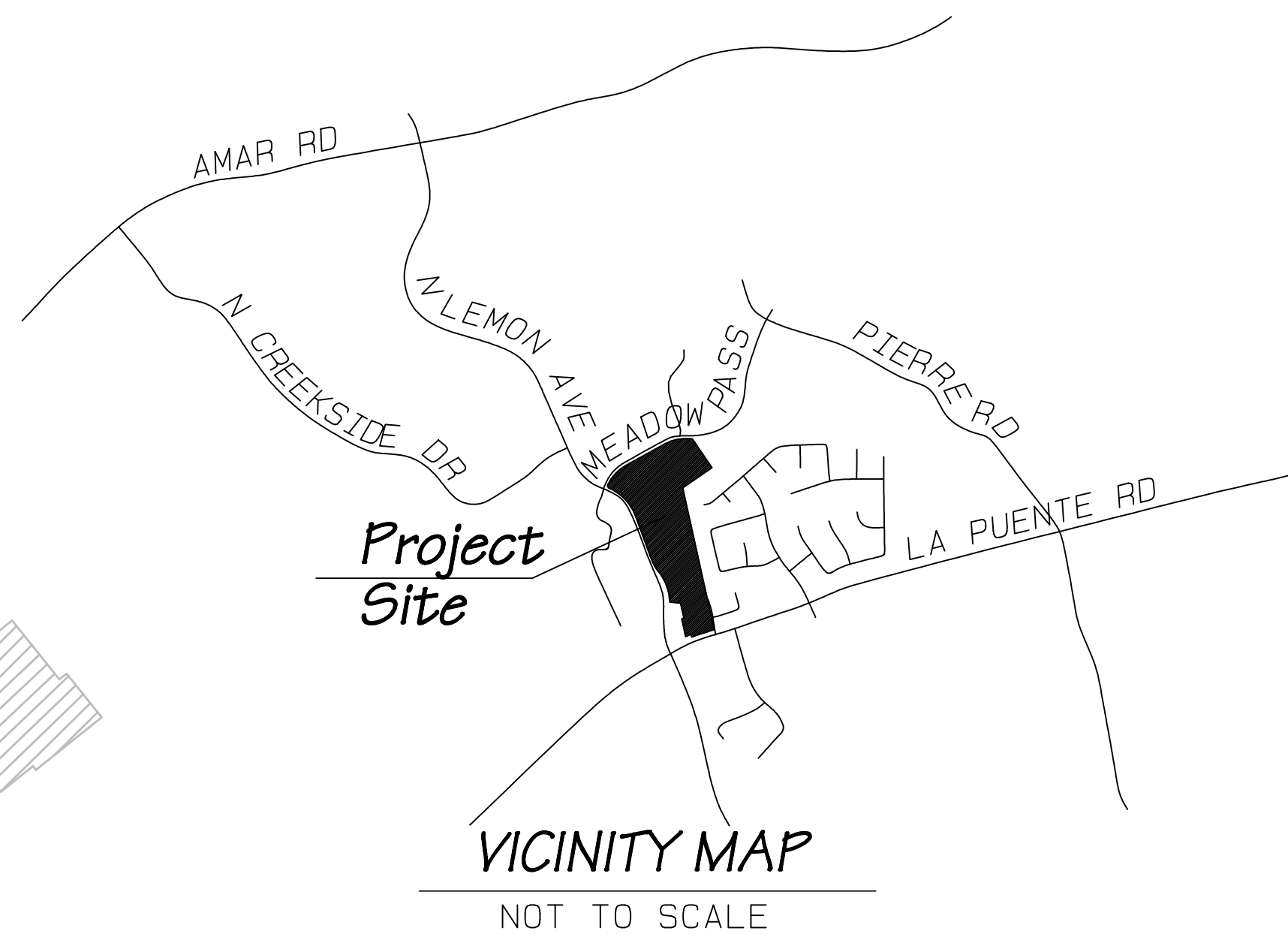


THE BROOKSIDE

TENTATIVE TRACT NO. 72798

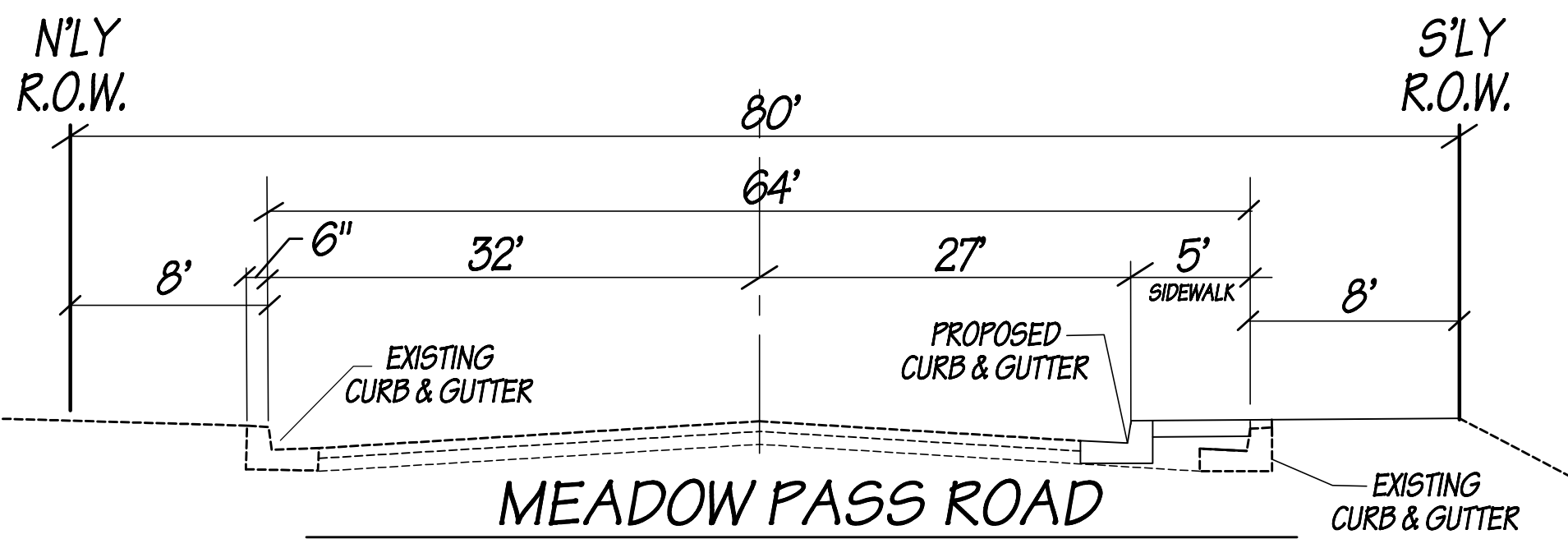
City of Walnut, County of Los Angeles
State of California



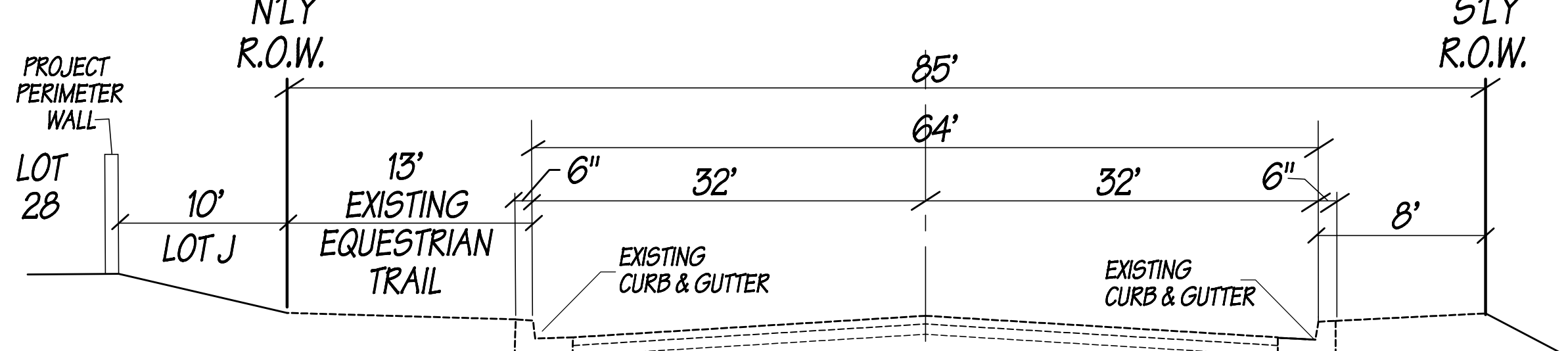
VICINITY MAP
NOT TO SCALE

EASEMENT NOTES

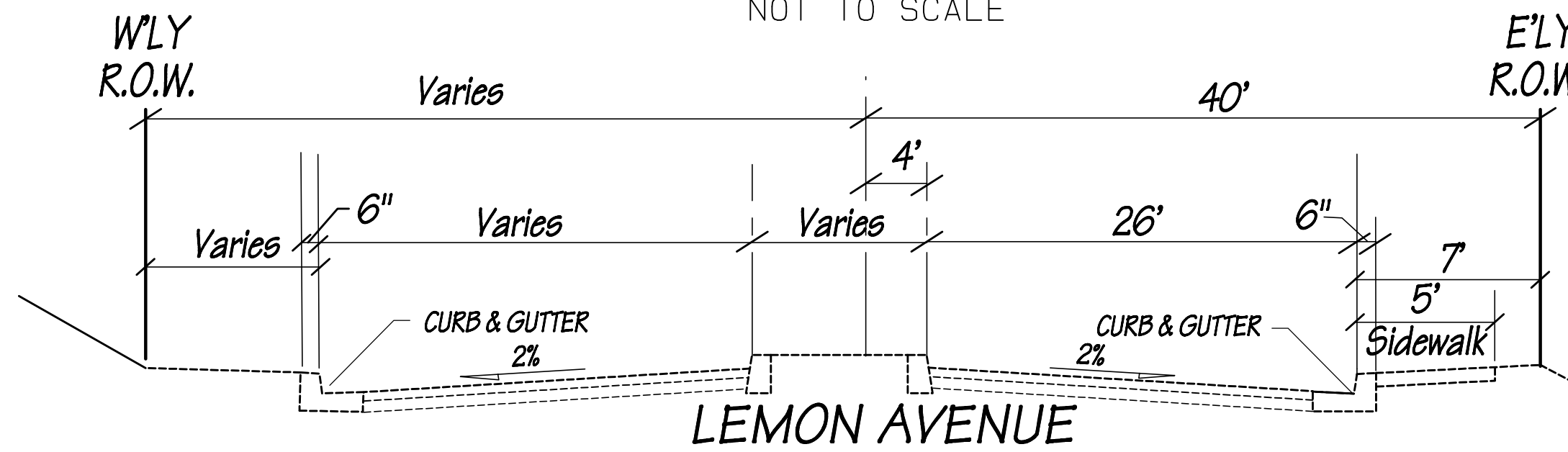
- EXISTING SEWER EASEMENT-
TO BE QUITCLAIMED.
- EXISTING STORM DRAIN
EASEMENT-
TO BE QUITCLAIMED.



MEADOW PASS ROAD
EXISTING PUBLIC STREET
NOT TO SCALE



LA PUENTE ROAD
EXISTING PUBLIC STREET
NOT TO SCALE



LEMON AVENUE
EXISTING PUBLIC STREET
NOT TO SCALE

Proposed Property Line Shown Thus:	-----
Proposed Centerline Shown Thus:	-----
Proposed Contour Shown Thus:	-----
Existing Contour Shown Thus:	-----
Proposed Storm Drain Shown Thus:	-----
Proposed Sewer Line Shown Thus:	-----
Proposed Water Line Shown Thus:	-----
Lot Numbers Shown Thus:	28
Proposed Street Elevation Shown Thus:	1475.5
Proposed Street Grade Shown Thus:	0.50%
Proposed Access/Public Utility Easement Shown Thus:	-----
Cut/Fill Line Shown Thus:	C
Manufactured Slopes Shown Thus:	F
Proposed Retaining Wall Shown Thus:	-----
Proposed/Existing Hiking/Equestrian Trails Shown Thus:	-----
Proposed Sidewalk Shown Thus:	-----
Existing Tree (within graded area) to remain:	TREE #63 22" GUM
	PER ARBORIST REPORT
	SIZE AND TYPE OF TREE

- EXISTING LAND USE: VACANT, EQUESTRIAN FACILITY (CLOSED)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, OPEN SPACE
- SURROUNDING LAND USE: N: Church, Residential
W: Residential, Fire Station
E: Residential
S: Commercial
- MINIMUM LOT SIZE: 28,500 SF
- CURRENT ZONING: R.P.D. 28,500 - 1.3 DU
- PROPOSED ZONING: R-1, 28500SF
- DENSITY: 0.92 UNITS/ACRE
- UTILITY COMPANIES:
GAS: SOUTHERN CALIFORNIA GAS CO. (800) 427-2200
ELECTRICITY: SOUTHERN CALIFORNIA EDISON (800) 655-4555
WATER: WALNUT VALLEY WATER DISTRICT (909) 595-7554
SEWER: CONSOLIDATED SEWER MAINTENANCE DISTRICT
REFUSE: VALLEY VISTA SERVICES (800) 442-6454
- THOMAS GUIDE - LOS ANGELES COUNTY 2006 EDITION: PAGE 639, GRID 6E
- ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE INDICATED.
- ALL STREETS WILL BE PUBLIC.
- ASSESSOR'S PARCEL NUMBERS: 8709-093-001, 002, & 003
- APPROXIMATE EARTHWORK:
CUT: 55,000 CY
FILL: 55,000 CY
*ALLOWANCE INCLUDED FOR SHRINKAGE.
- GEOLOGIST: GROUP DELTA CONSULTANTS, INC.
370 AMAPOLA AVENUE, SUITE 212
TORRANCE, CA 90501
(310) 350-5100
- MAXIMUM STREET GRADE IS 10%.

28 RESIDENTIAL (LOTS 1-28) 20.43 AC
7 OPEN SPACE LOTS-1.99 AC
35 TOTAL NUMBER OF LOTS

3 PUBLIC STREETS
SAN VICENTE DR., STREET A, STREET B -3.42 AC
PROJECT AREA ACREAGE: 25.84 ACRES GROSS
CONTOUR INTERVAL: 1 FOOT

OCTOBER 21, 2021

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

SHEET
1
OF 1

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOTS 1 & 2 OF TRACT NO. 45378
AS SHOWN ON A MAP THEREOF FILED IN BOOK 1095,
PAGES 632 THROUGH 69 OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF
LOS ANGELES COUNTY, CALIFORNIA

PREPARED BY:

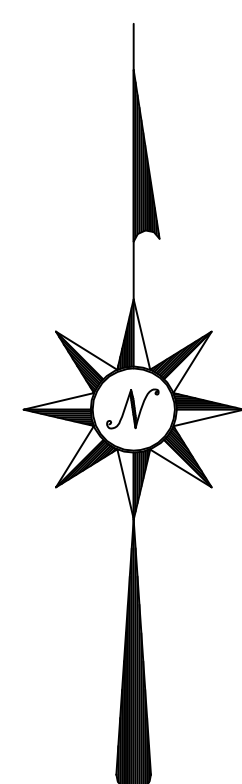
**Michael Baker
INTERNATIONAL**
14725 Alton Parkway, Irvine CA 92618
(O) (949) 472-3505 • M.BAKER@MBAKERINTL.COM

OWNER

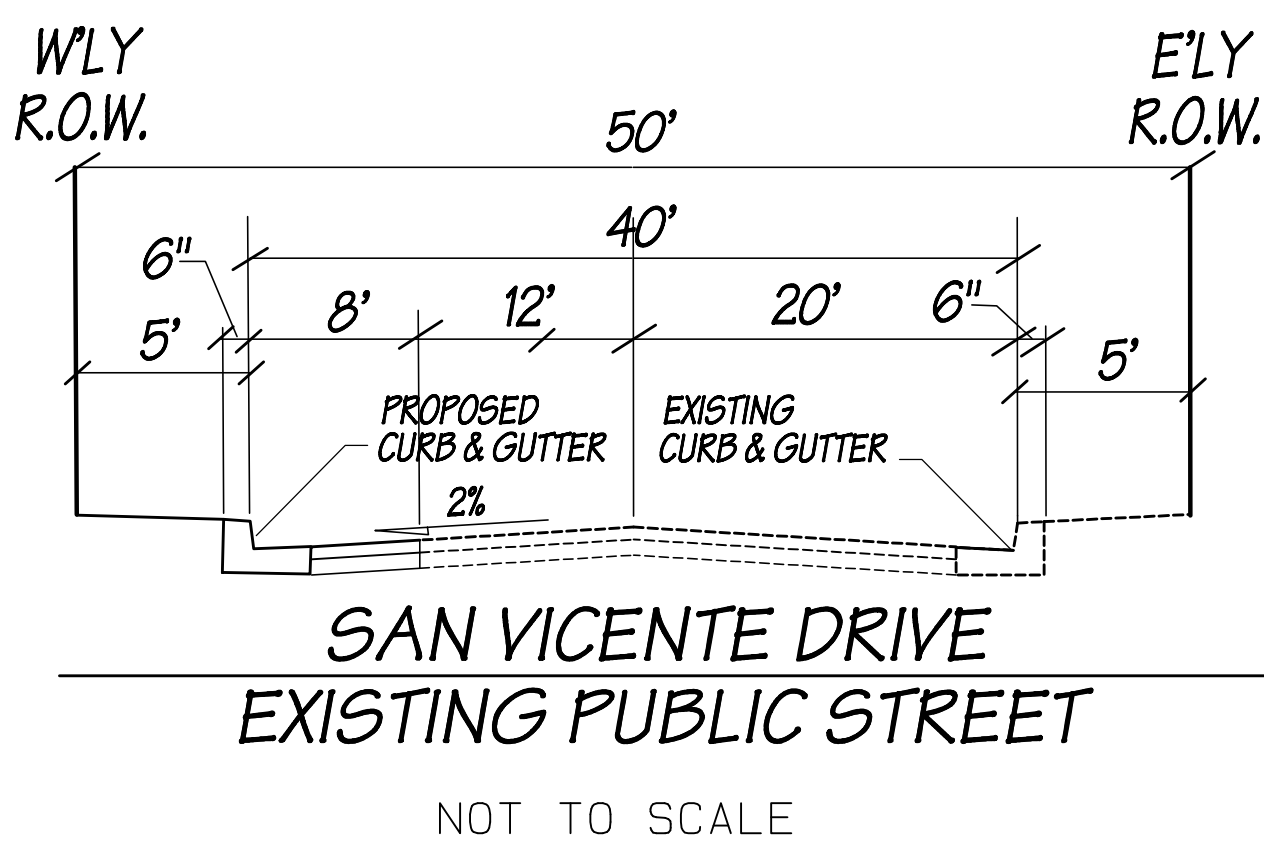
18217 GALE AVE., SUITE A
CITY OF INDUSTRY, CA 91748
ATTN: MR. JACK SU (626) 817-6999

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CITY OF INDUSTRY, CA 91748
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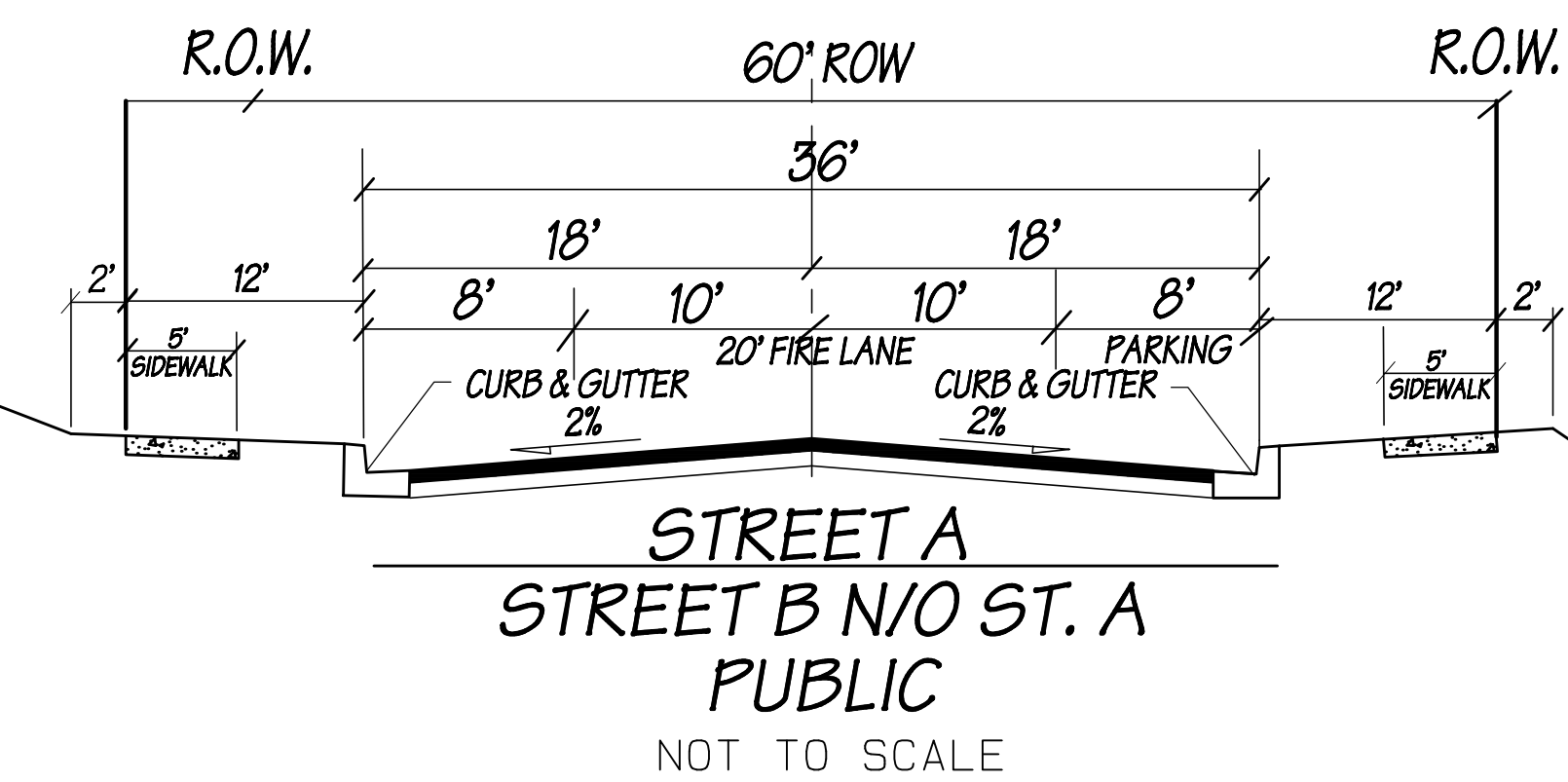
REV.	DATE	REVISIONS	DESCRIPTION



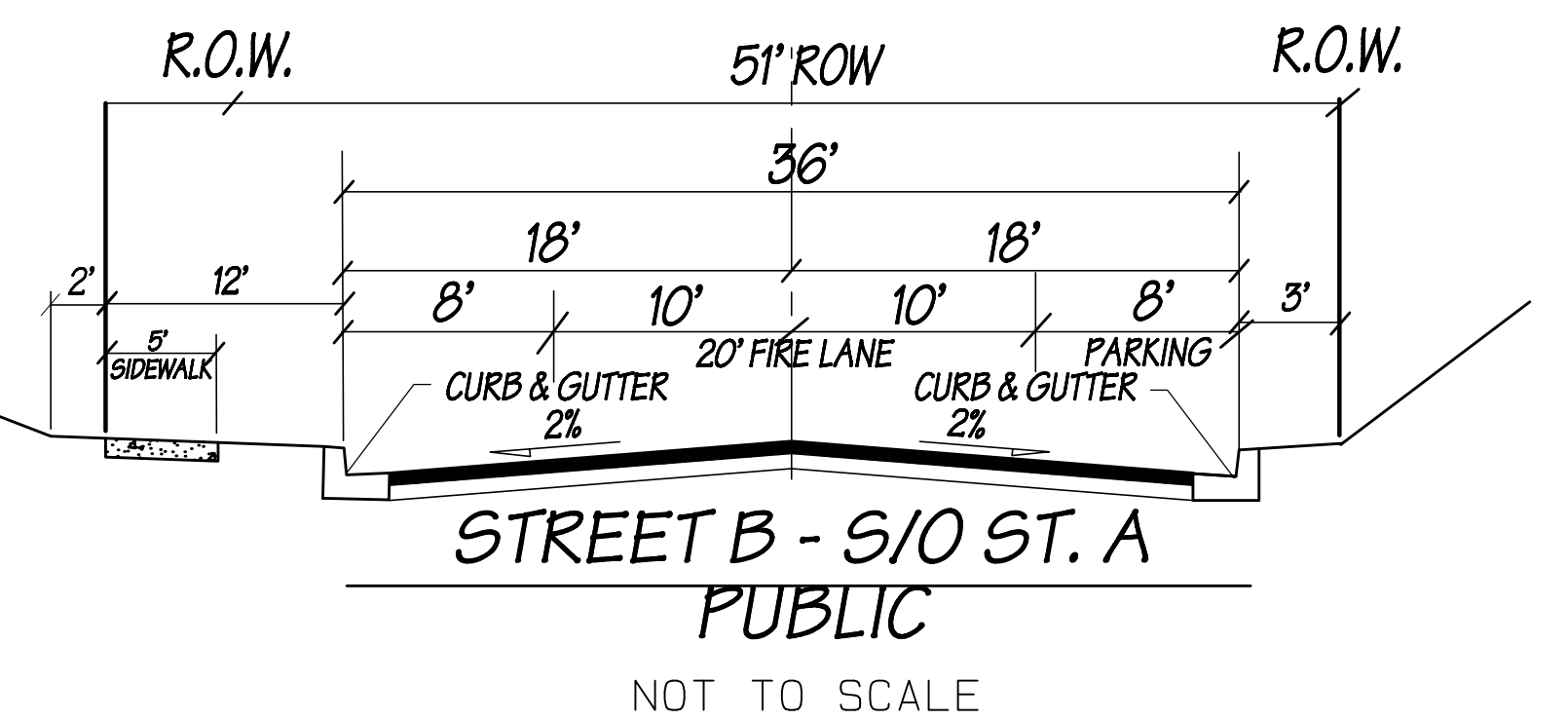
100' 50' 0' 100' 200'
GRAPHIC SCALE: 1"=60'



SAN VICENTE DRIVE
EXISTING PUBLIC STREET
NOT TO SCALE



STREET A
STREET B N/O ST. A
PUBLIC
NOT TO SCALE



STREET B - S/O ST. A
PUBLIC
NOT TO SCALE