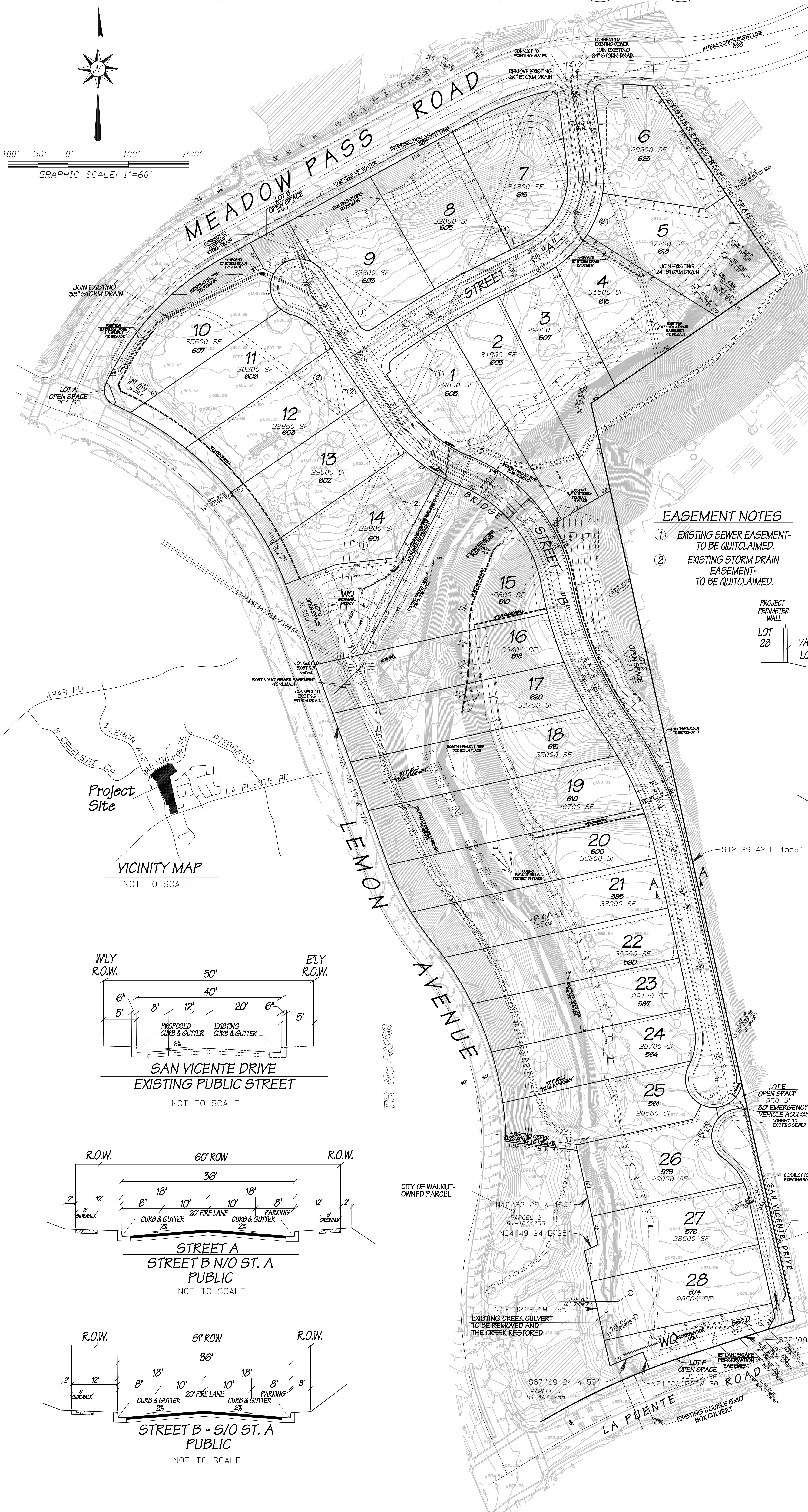
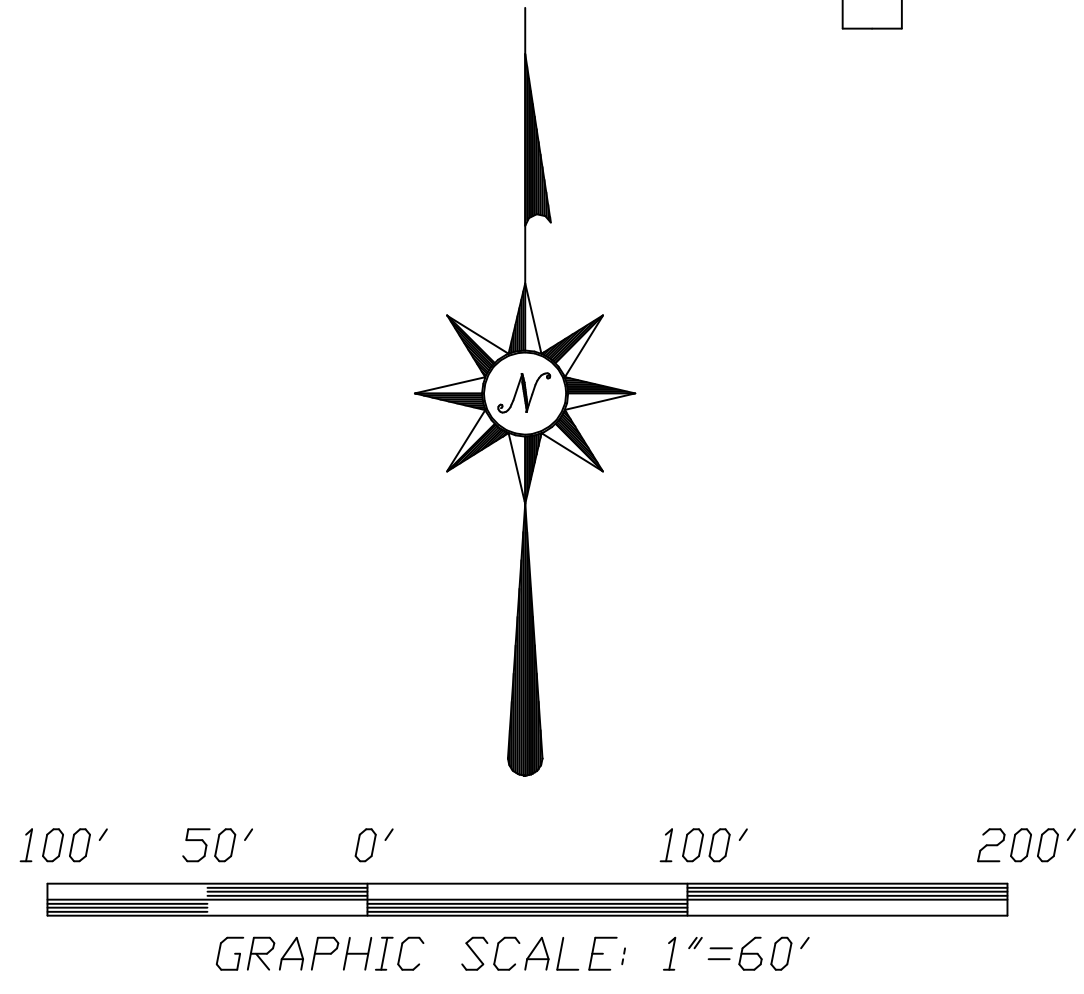


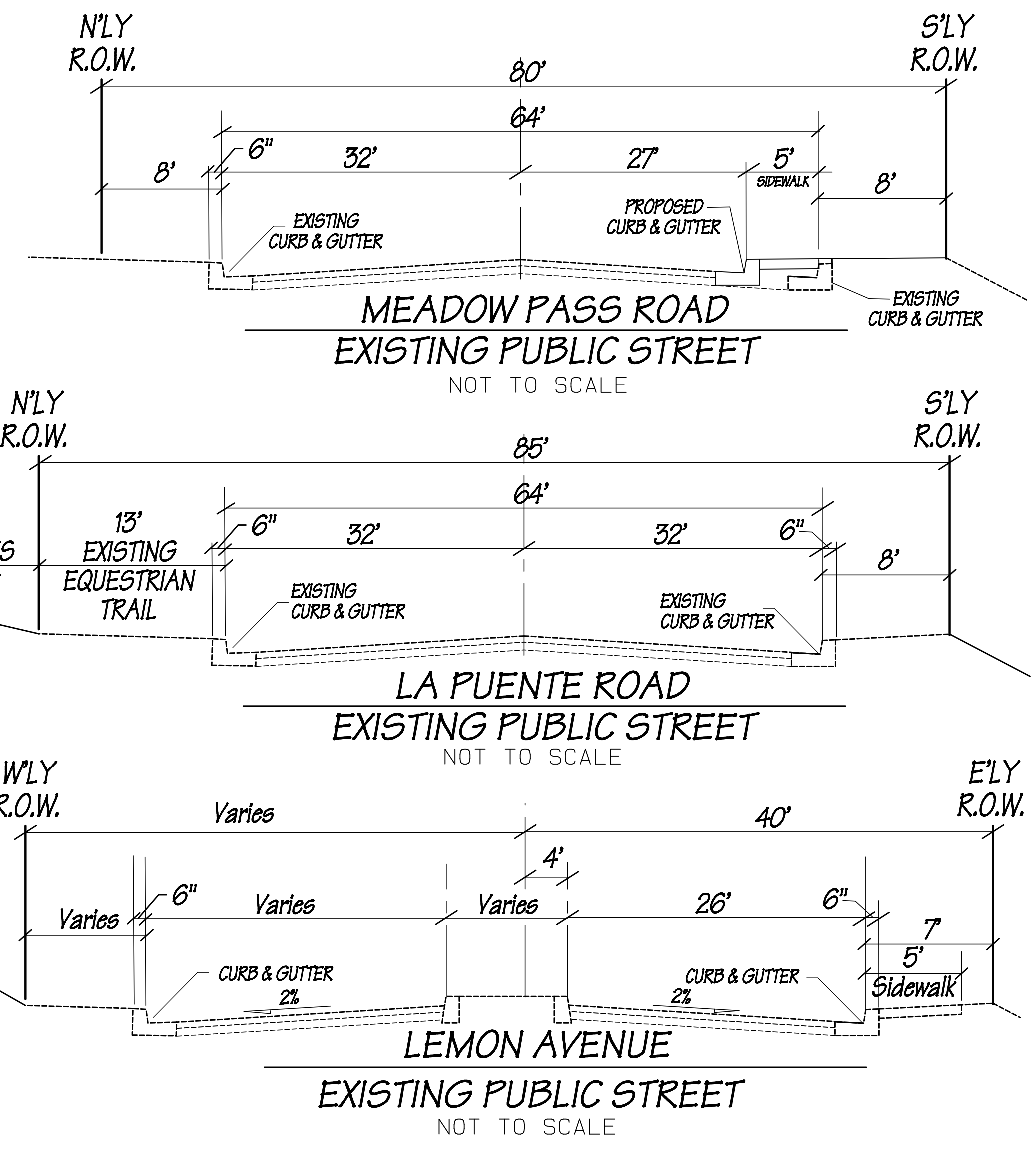
THE BROOKSIDE

TENTATIVE TRACT NO. 72798

City of Walnut,
County of Los Angeles
State of California



EASEMENT NOTES
 ① EXISTING SEWER EASEMENT TO BE QUITCLAIMED.
 ② EXISTING STORM DRAIN EASEMENT TO BE QUITCLAIMED.



Legend

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:	-----
Proposed Retaining Wall Shown Thus:	-----
Proposed/Existing Hiking/Equestrian Trails Shown Thus:	-----

General Information

- 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 28,500SF
- 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
 WASTE: VALLEY VISTA SERVICES (800) 442-8454
- 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: 60,000 CY; FILL: 60,000 CY *ALLOWANCE INCLUDED FOR SHRINKAGE.
- GEOLOGIST: GROUP DELTA CONSULTANTS, INC. 370 AMAPOLA AVENUE, SUITE 212 TORRANCE, CA 90501 (310) 320-5100
- MAXIMUM STREET GRADE IS 12%.

28 RESIDENTIAL (LOTS 1-28) 20.71 AC
6 OPEN SPACE LOTS-1.91 AC
34 TOTAL NUMBER OF LOTS
Tentative Tract No. 72798
3 PUBLIC STREETS
SAN VICENTE DR., STREET A, STREET B -3.22 AC
PROJECT AREA ACREAGE: 25.84 ACRES GROSS
CONTOUR INTERVAL: 1 FOOT

MARCH 15, 2022

LEGAL DESCRIPTION
 BEING A SUBDIVISION OF LOTS 1 & 2 OF TRACT NO. 45278, AS SHOWN ON A MAP THEREOF FILED IN BOOK 1096, PAGES 93 THROUGH 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

REV.	DATE	REVISIONS DESCRIPTION

Michael Baker INTERNATIONAL
 5 HUTTON CENTRE DR. SUITE 500
 SANTA ANA, CALIF 92707
 949-472-3505

OWNER
 SPRING MEADOWS HOMES LLC
 MEADOW PASS ESTATES LLC
 18217 GALE AVE., SUITE A
 CITY OF INDUSTRY, CA 91748
 ATTN: MR. JACK SU (626) 817-6989

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

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

SHEET **1** OF 1