

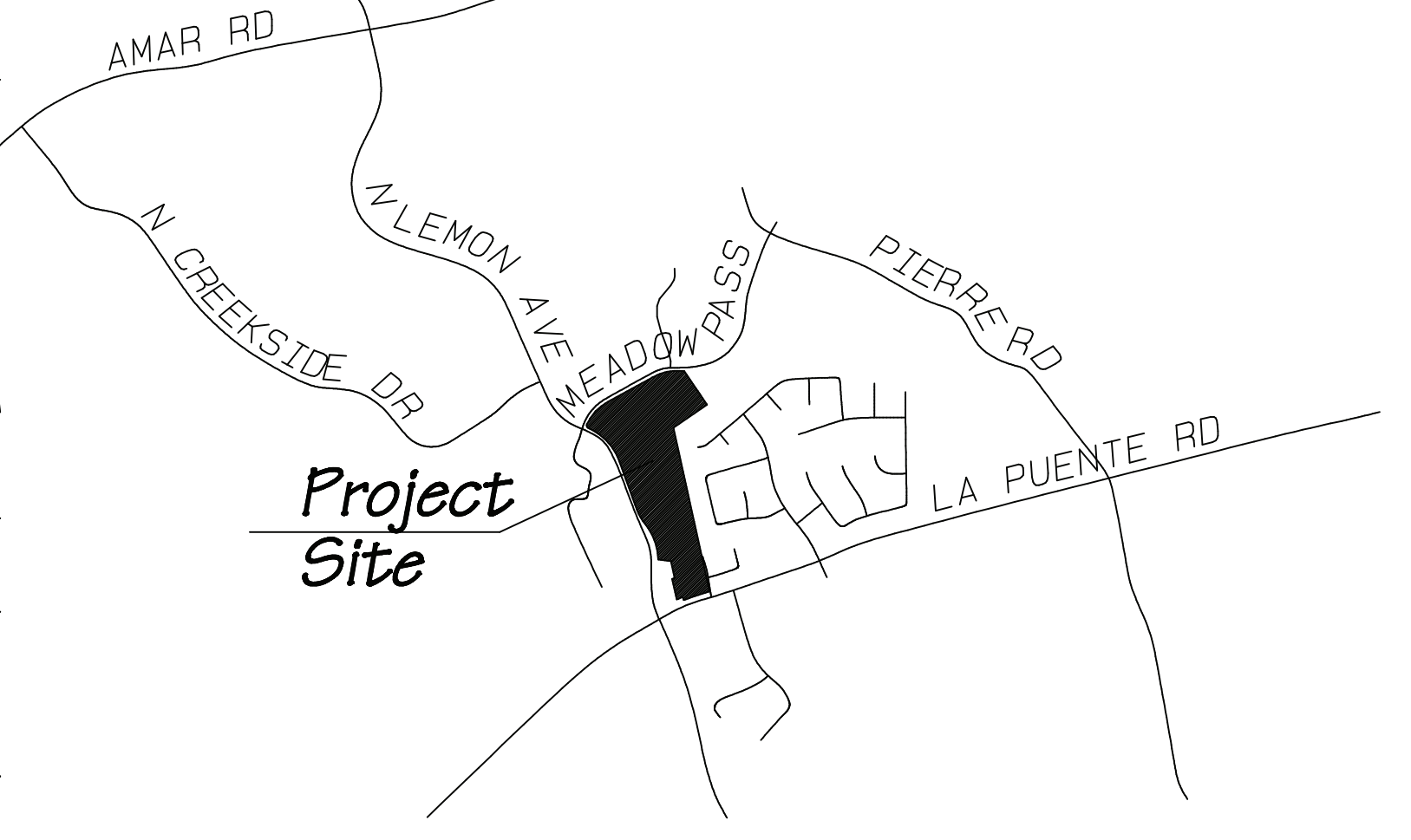
# THE BROOKSIDE SITE UTILIZATION PLAN TENTATIVE TRACT NO. 72798

City of Walnut, County of Los Angeles  
State of California



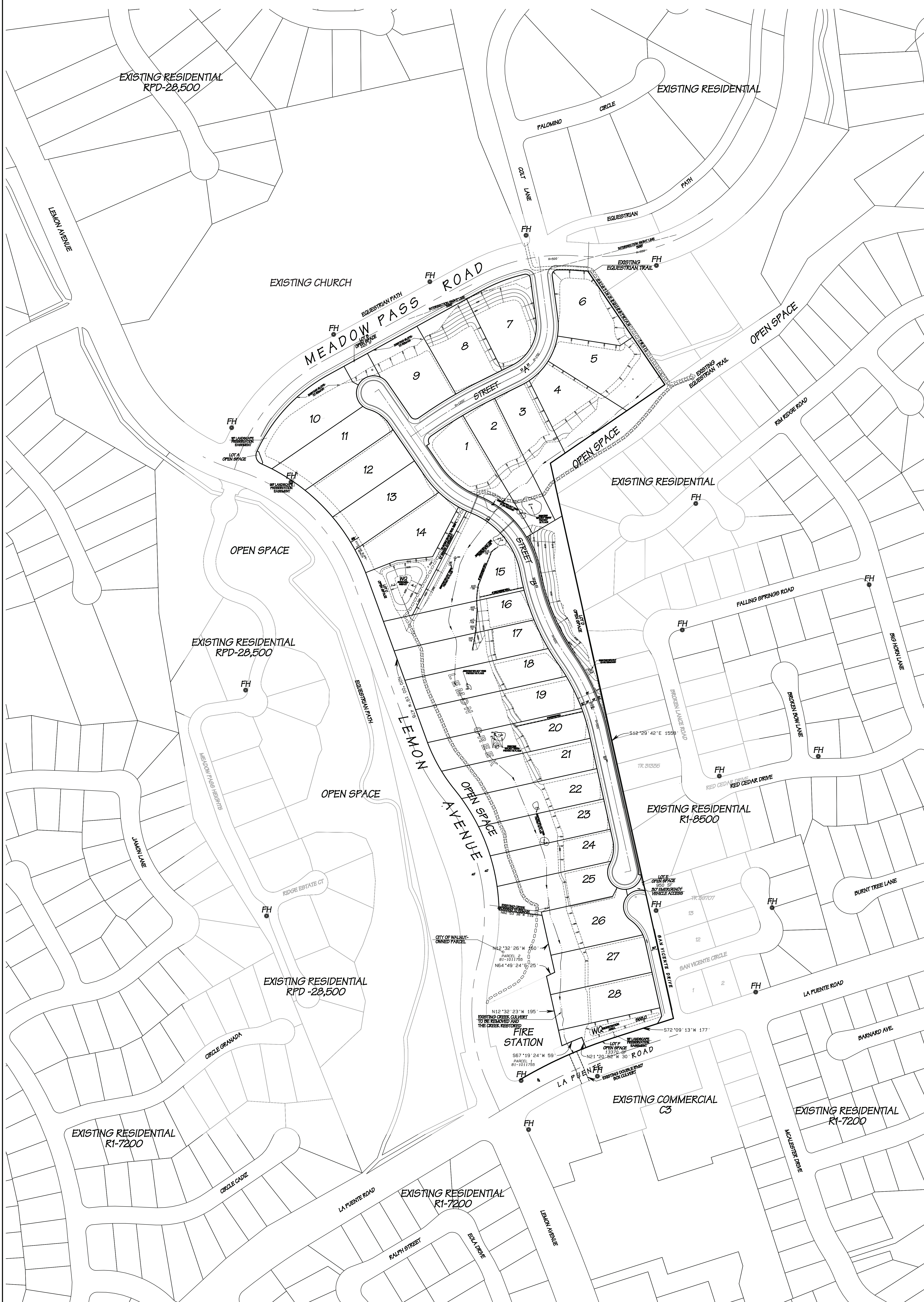
100' 50' 0' 100' 200'  
GRAPHIC SCALE: 1"=100'

Project Site



Vicinity Map

NOT TO SCALE



### Legal Description

Being a subdivision of Lots 1 & 2 of Tract No. 45378 as shown on a map thereof filed in Book 1095, Pages 93 through 99 of maps, in the Office of the County Recorder of Los Angeles County, California.

### Legend

Proposed Property Line Shown Thus: ————  
Existing Fire Hydrant..... FH

### General Information

- EXISTING LAND USE: VACANT, EQUESTRIAN FACILITY
- SURROUNDING LAND USE: N: Church, Residential; W: Residential, Fire Station; E: Residential; S: Commercial
- MINIMUM LOT SIZE: 28,500 SQUARE FEET
- CURRENT ZONING: R.P.D. 28,500 - 1.3 DU
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- 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.
- THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.
- ASSESSOR'S PARCEL NUMBERS: 8709-093-001, 002, & 003
- APPROXIMATE EARTHWORK: CUT: 60,000 CY; FILL: 60,000 CY
- GEOLOGIST: GROUP DELTA CONSULTANTS, INC. 370 AMAPOLA AVENUE, SUITE 212 TORRANCE, CA 90501 (310) 320-5100

REV.	DATE	REVISIONS DESCRIPTION

PREPARED BY: **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

APRIL 27, 2022

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

SHEET **1** OF 1