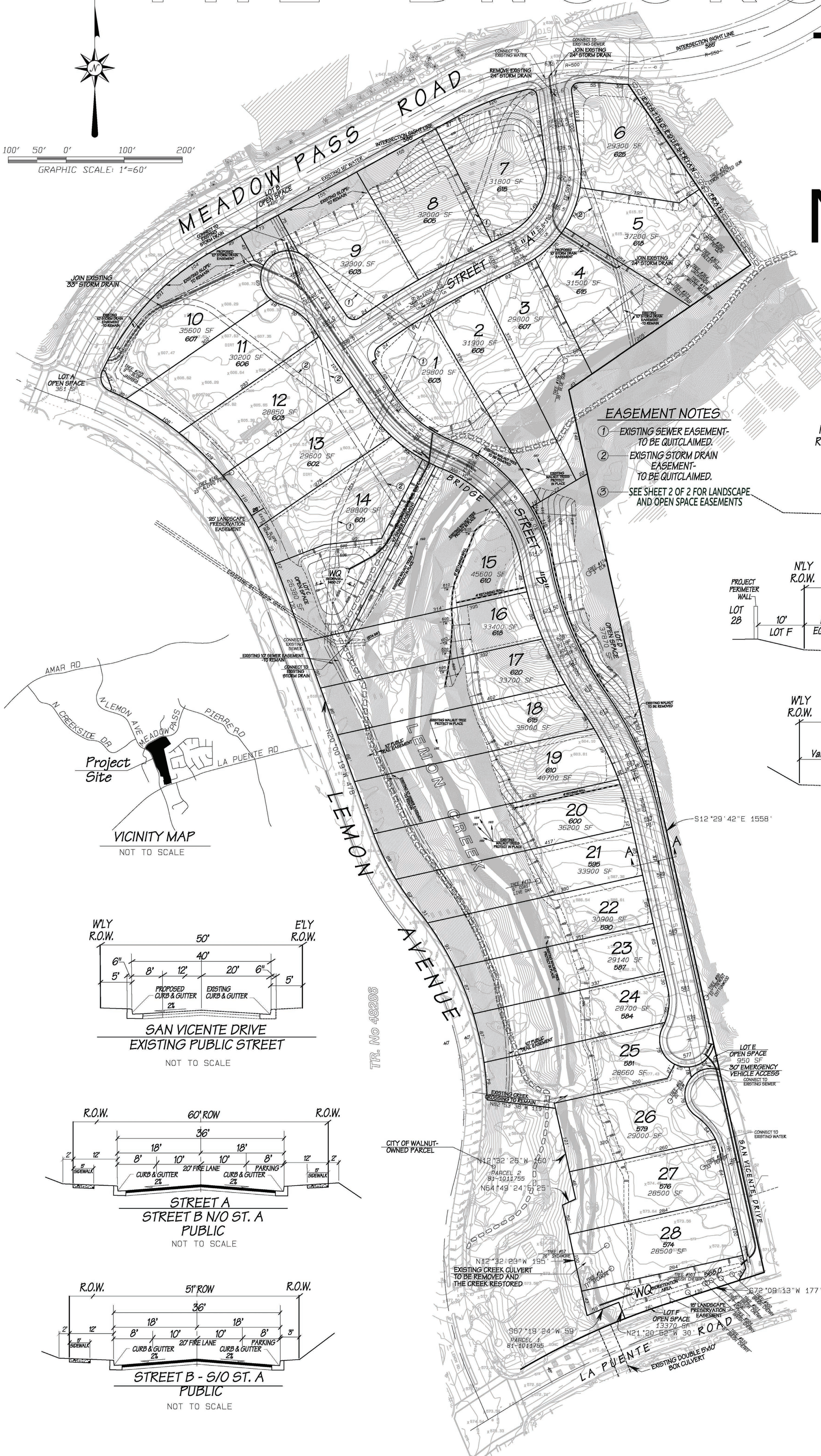
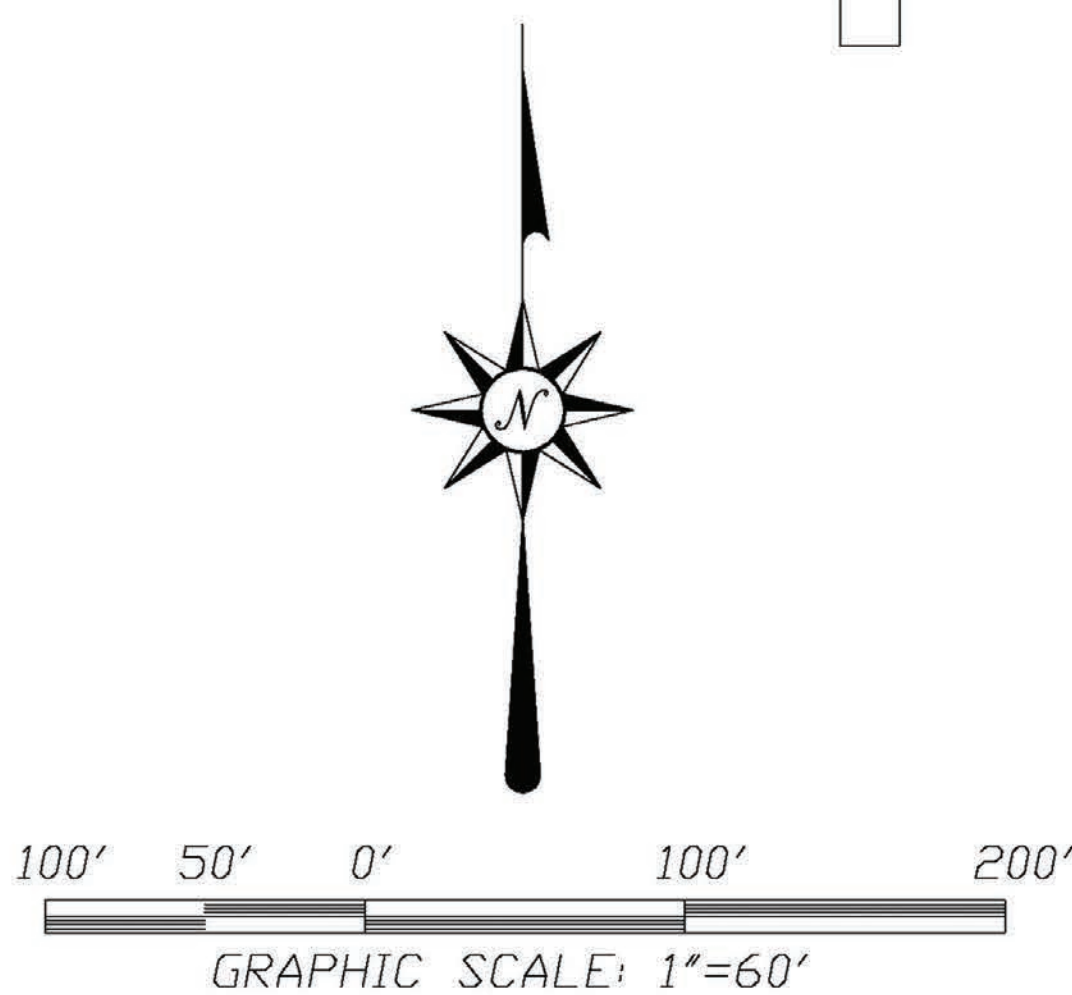


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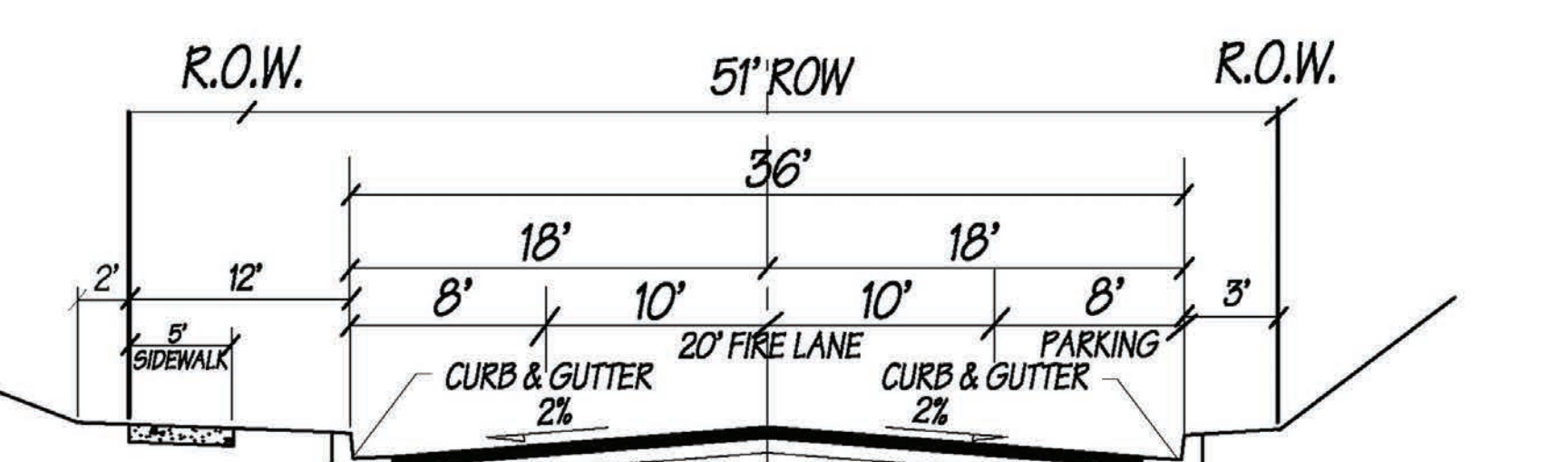
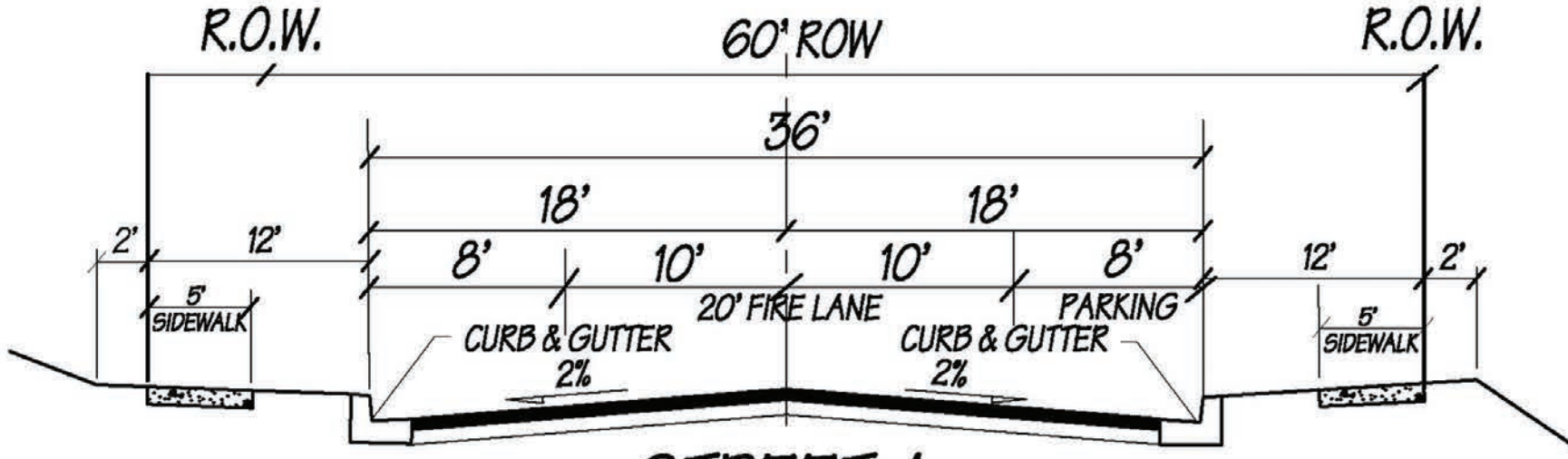
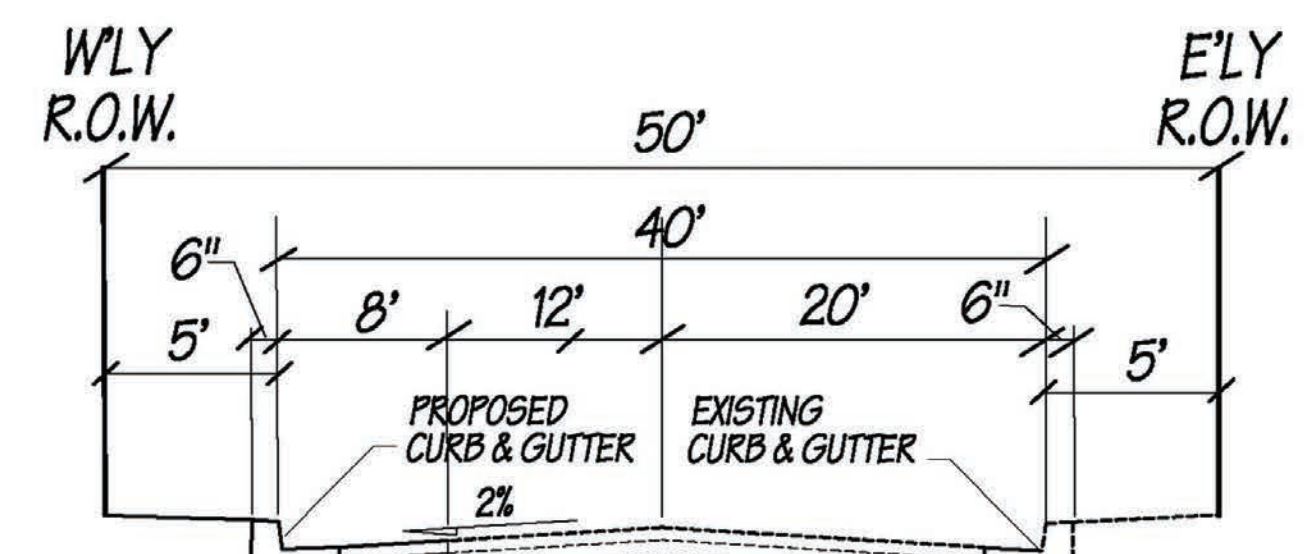
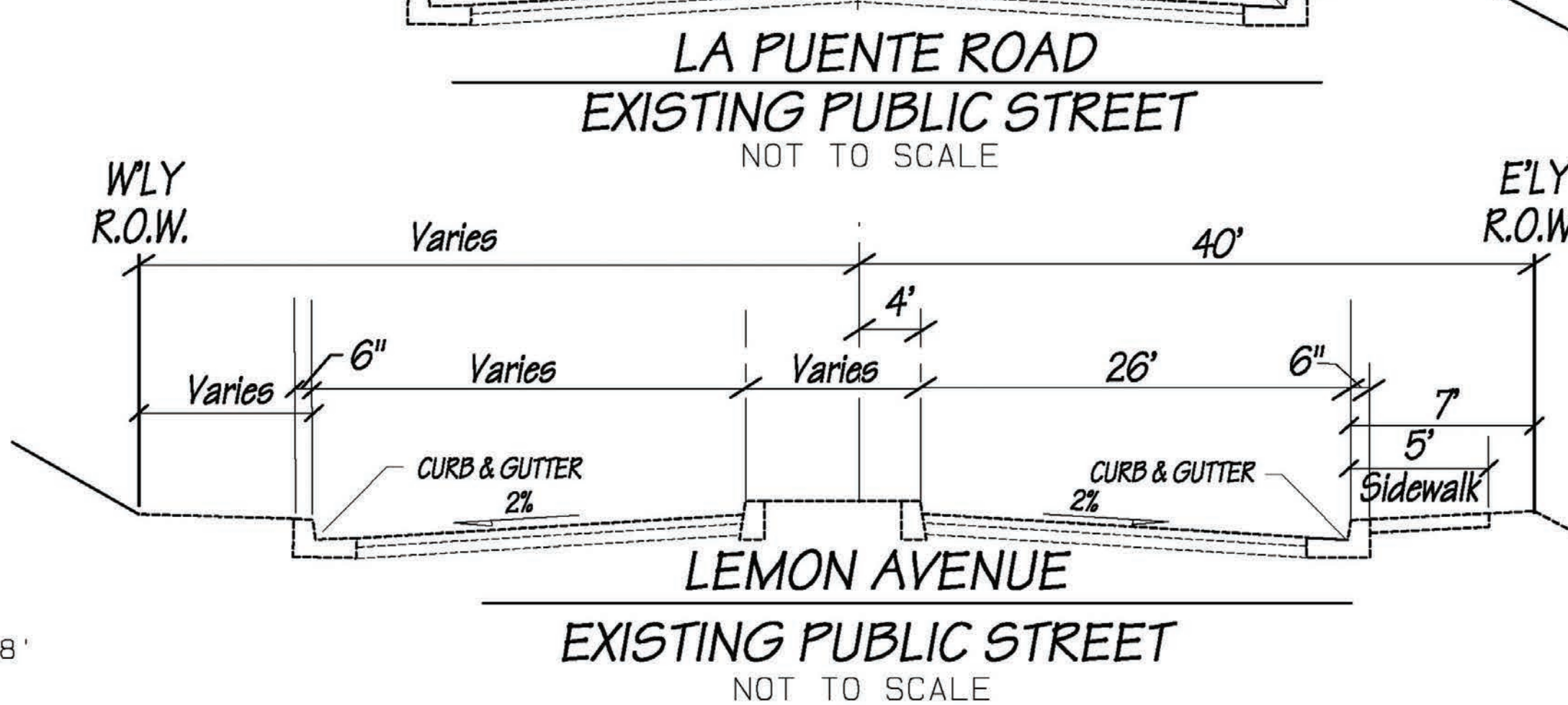
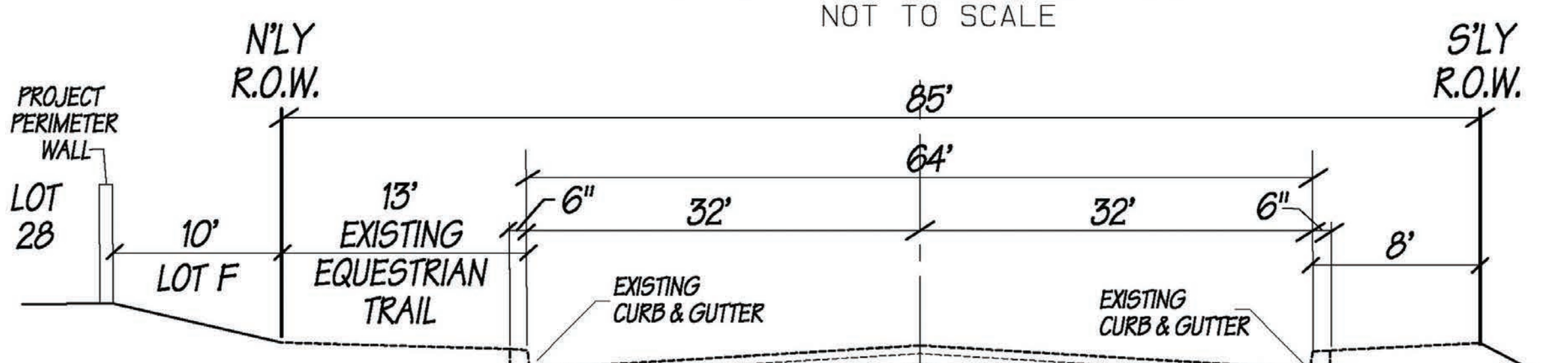
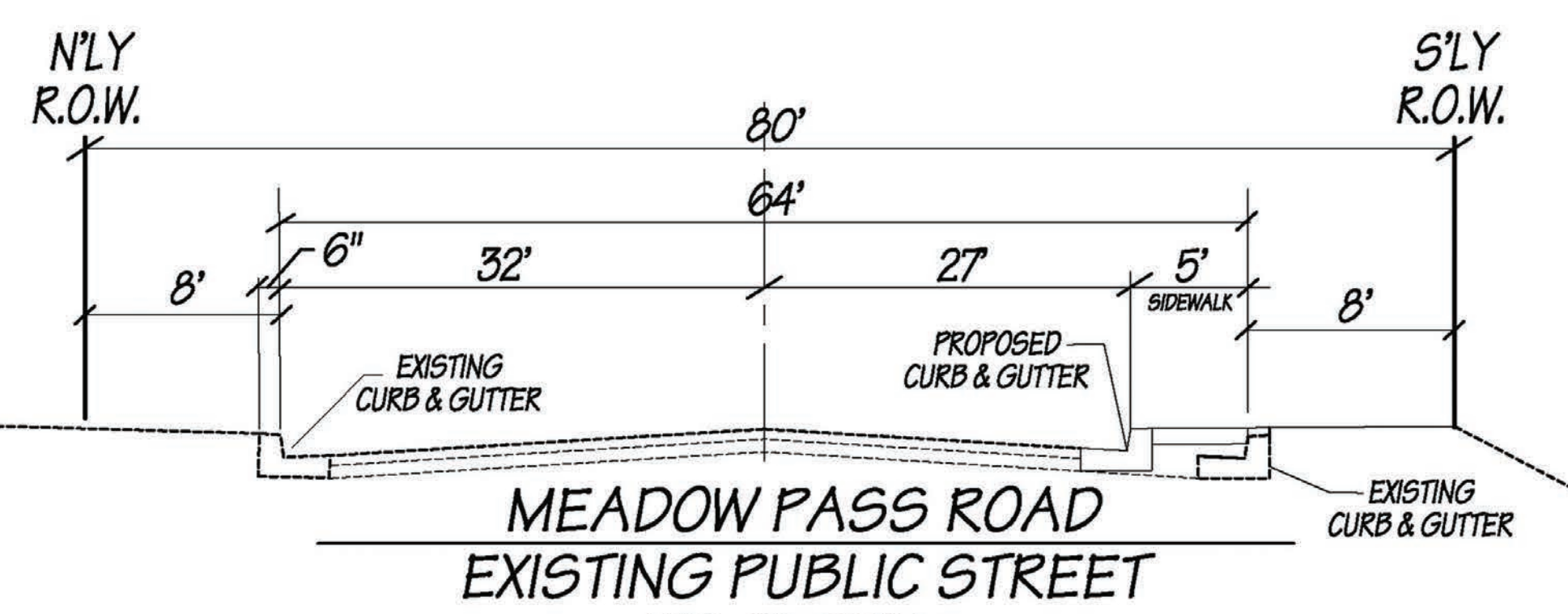
## TENTATIVE TRACT NO. 72798

City of Walnut,  
County of Los Angeles  
State of California



### EASEMENT NOTES

- EXISTING SEWER EASEMENT- TO BE QUITCLAIMED.
- EXISTING STORM DRAIN EASEMENT- TO BE QUITCLAIMED.
- SEE SHEET 2 OF 2 FOR LANDSCAPE AND OPEN SPACE EASEMENTS



### 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: \_\_\_\_\_
- Proposed Street Elevation Shown Thus: \_\_\_\_\_
- Proposed Street Grade Shown Thus: \_\_\_\_\_
- Proposed Access/Public Utility Easement Shown Thus: \_\_\_\_\_
- Cut/Fill Line Shown Thus: \_\_\_\_\_
- 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; E: Residential, Fire Station; 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) 655-4955; WATER: WALNUT VALLEY WATER DISTRICT (909) 895-7554; 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: 60,000 CY; FILL: 60,000 CY \*ALLOWANCE INCLUDED FOR SHRINKAGE.
- GEOLOGIST: GROUP DELTA CONSULTANTS, INC., 370 AMAROLA 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  
**Sheet Index**  
1. TENTATIVE TRACT MAP  
2. OPEN SPACE EASEMENT EXHIBIT

APRIL 27, 2022

### 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

REV.		REVISIONS	
REV.	DATE	DESCRIPTION	

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

### OWNER / DEVELOPER

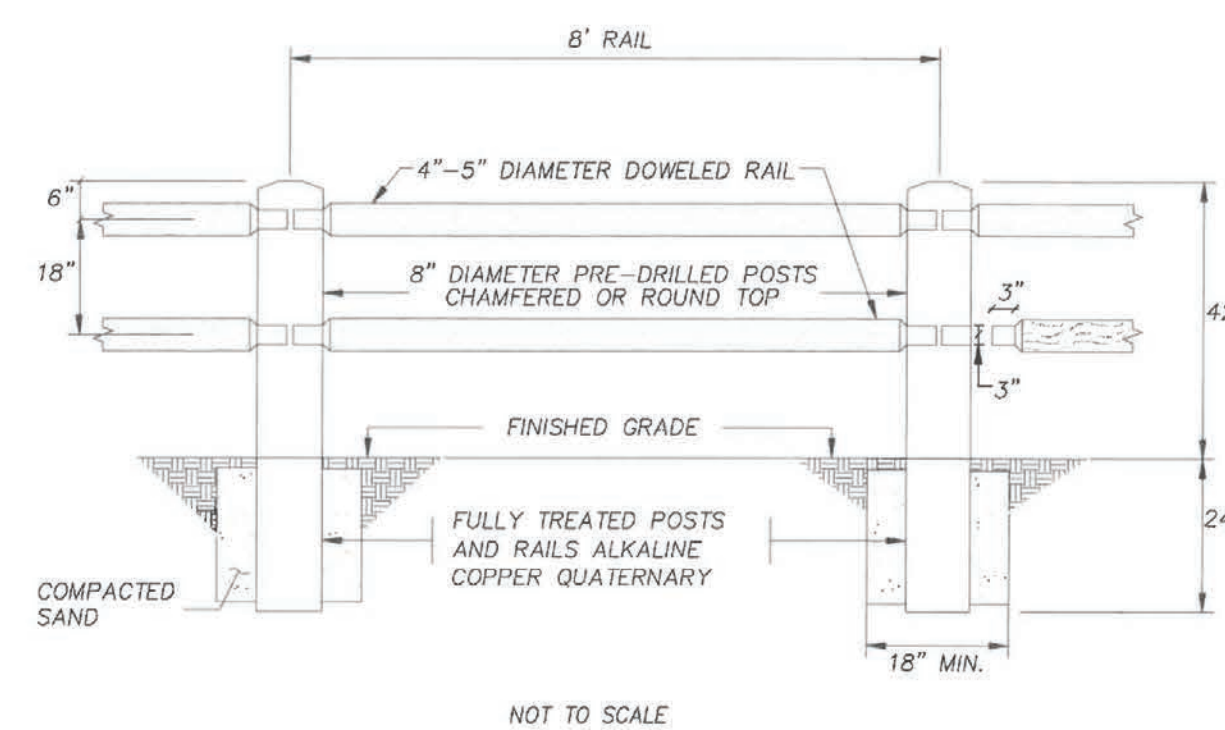
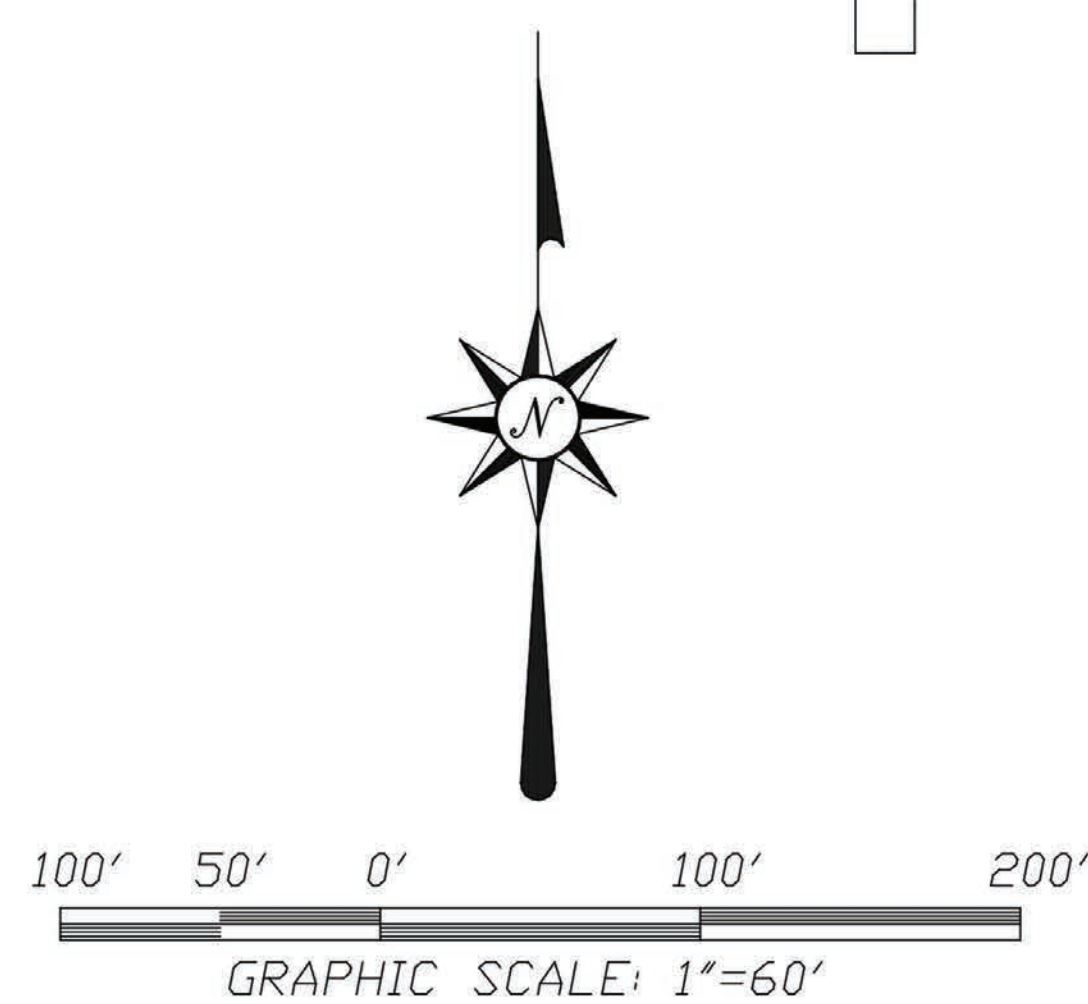
**SPRING MEADOWS HOMES LLC**  
18217 GALE AVE., SUITE A  
CITY OF INDUSTRY, CA 91748  
ATTN: MR. JACK SU (626) 917-6989

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

SHEET  
**1**  
OF  
**2**

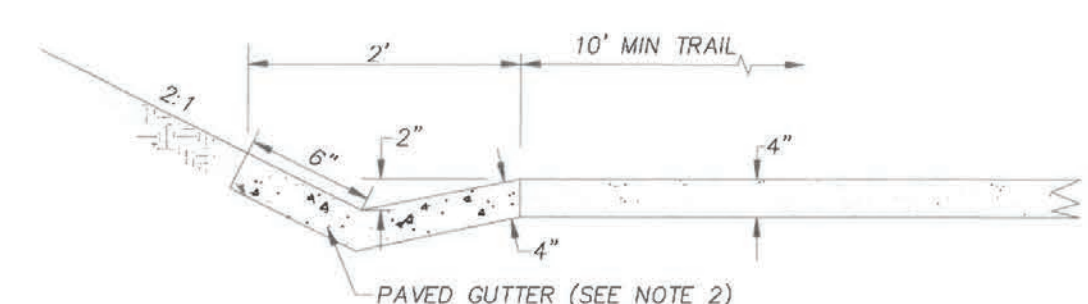


City of Walnut,  
County of Los Angeles  
State of California

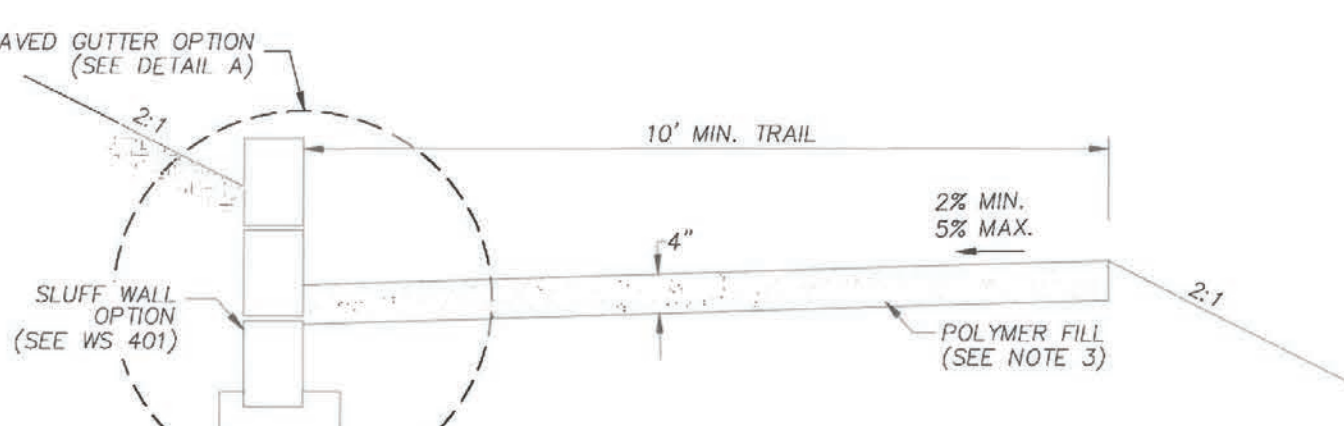


## NOTES

1. TOP RAIL SHALL BE DRILLED 6" DOWN FROM TOP OF POST.
2. BOTTOM RAIL SHALL BE DRILLED 18" DOWN FROM TOP RAIL ON CENTER.
3. POSTS AND RAILS SHALL BE FULLY TREATED WITH ALKALINE COPPER QUATERNARY.



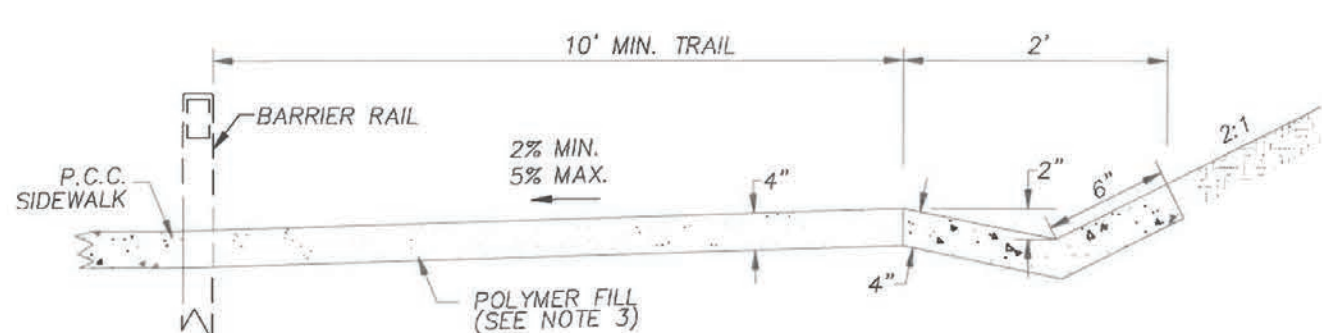
### DETAIL A



**TRAIL IN SIDE-HILL LOCATION**

## NOTES

1. CONCRETE SHALL BE CLASS 600-E-2500 OR AS DIRECTED BY THE ENGINEER.
2. PAVED CUTTER MAY BE USED IN LIEU OF SLUIT WALL, IF LOCATED OUTSIDE OF 10' TRAIL. (SEE DETAIL "A")
3. TRAIL MATERIAL (4" THICK) SHALL BE COMPACTED IN PLACE TO 95% WITH THE UPPER ONE FOOT OF SUBGRADE COMPACTED TO 95% AND SHALL CONSIST OF POLYMER COATED CRUSHED STONE PATHWAY MIX (SEE SHEET 3 FOR SPECIFICATIONS).

**TRAIL ADJACENT TO SIDEWALK**

**NOTES**

1. CONCRETE SHALL BE CLASS 600-E-2500 OR AS DIRECTED BY THE ENGINEER.
2. PAVED CUTTER MAY BE USED IN LIEU OF SLUFF WALL IF LOCATED OUTSIDE OF 10' TRAIL.
3. TRAIL MATERIAL (4" THICK) SHALL BE COMPACTED IN PLACE TO 95% WITH THE UPPER ONE FOOT OF SUBGRADE COMPACTED TO 95% AND SHALL CONSIST OF POLYMER COATED CRUSHED STONE PATHWAY MIX (SEE SHEET 3 FOR SPECIFICATIONS).

**POLYMER COATED CRUSHED STONE PATHWAY MIX**

3. **SUB-GRASS PREPARATION**
  - A. ALL GRASS SHALL BE COMPACTED TO A MINIMUM OF 50% RELATIVE COMPACTION AND SHALL BE GRAZED FOR A MINIMUM OF 30 DAYS PRIOR TO PAVING. THERE MUST BE NO WEEDS IN A MANNER THAT COULD STANDING WATER IS PRESENT AFTER FLOODING. ALL DELETERIOUS MATERIALS SUCH AS 500, TOPSOIL, LIMESTONE SHALL BE REMOVED PRIOR TO PAVING. STATE APPROVED FREEDRUMBERE HIGHWAY SHALL BE APPLIED OVER THE ENTIRE SUB-GRASS.
  - B. PRIOR TO PAVING, SUB-GRASS SHALL BE APPROVED BY CITY ENGINEER OR OTHER QUALIFIED INDIVIDUAL.
4. **DECOMPOSED GRANITE OR CRUSHED AGGREGATE WITH STABLE BINDER**
  - A. AGGREGATE MUST BE RECOMPOSED GRANITE OR CRUSHED AGGREGATE. ALL AVAILABLE MATERIALS HAVE BEEN TESTED AND APPROVED BY THE CITY ENGINEER.
  - B. THE AGGREGATE MIXTURE IS TO BE BLENDED AS PER MANUFACTURER'S SPECIFICATIONS BY APPROVED MANUFACTURER'S BLENDING METHODS.
  - C. CONTRACTOR SHALL GUARANTEE THAT MATERIALS USED AND INSTALLATION OF AGGREGATE MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. **AGGREGATE PAVING**
  - A. THE MIXTURE SHALL BE PLACED BY A SPREADER OR OTHER APPROVED MEANS AT A 2-INCH COMPACTED DEPTH OVER A COMPACTED SUB-GRASS.
  - B. SPREAD BY GRADING ONTO THE PREPARED BASE UNTIL THE ENTIRE AREA IS COVERED.
  - C. THE SURFACE COVER SHALL BE COMPACTED USING A 5-TON DOUBLE-DRUM ROLLER OR EQUIPMENT TO SQUEEZE A FINAL DEPTH OF 2-INCHES.
6. **APPROVED PRODUCT**
  - A. THERE IS AN APPROVED BRAND OF POLYMER COTED CRUSHED STONE PATHWAY MISC. OTHER MANUFACTURERS OF POLYMER COTED CRUSHED STONE WHICH MEET THE MINIMUM SPECIFICATION OF THE "POLYMER" PRODUCT WILL BE CONSIDERED AN APPROVED EQUAL.
  - B. NEXPEVE IS A PRODUCT TRADE MARK BY GALE MATERIALS, INC. CORONA  
C. LOCAL SUPPLIER - GALE MATERIALS, INC. 779-179-1000

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[illegible]

PREPARED BY:

**Michael Baker**  
**INTERNATIONAL**  
5 HUTTON CENTRE DR. SUITE 500  
SANTA ANA, CALIF 92707  
137644 949-472-3505

OWNER / DEVELOPER

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THE BROOKSIDE  
TENTATIVE TRACT  
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## Sheet Index

1. TENTATIVE TRACT MAP  
2. OPEN SPACE EASEMENT EXHIBIT

**Table 1** Summary of the study variables and their operationalization

APRIL 27, 2022

SHEET

STREET

1

1

OF \_\_\_\_\_