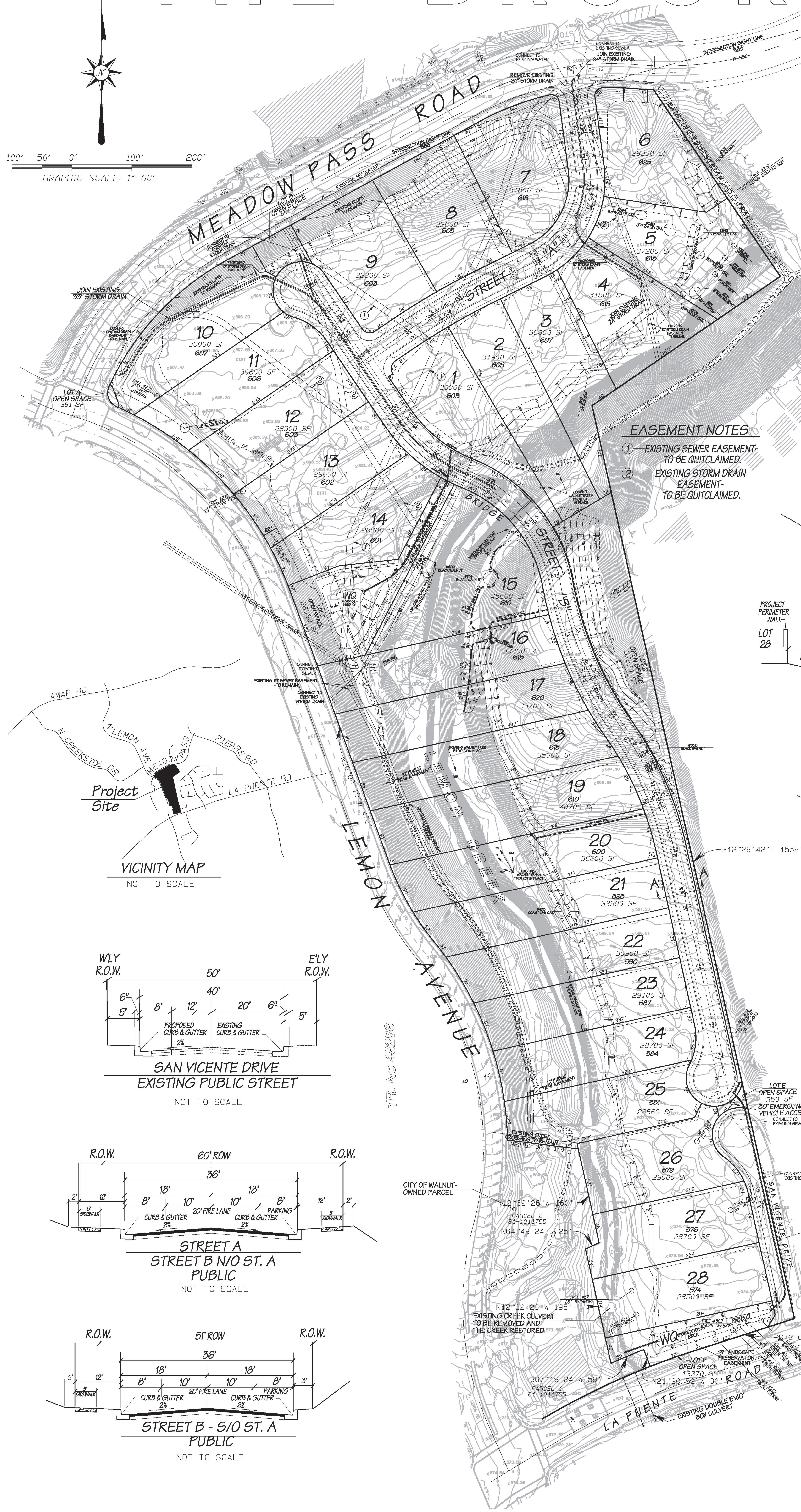
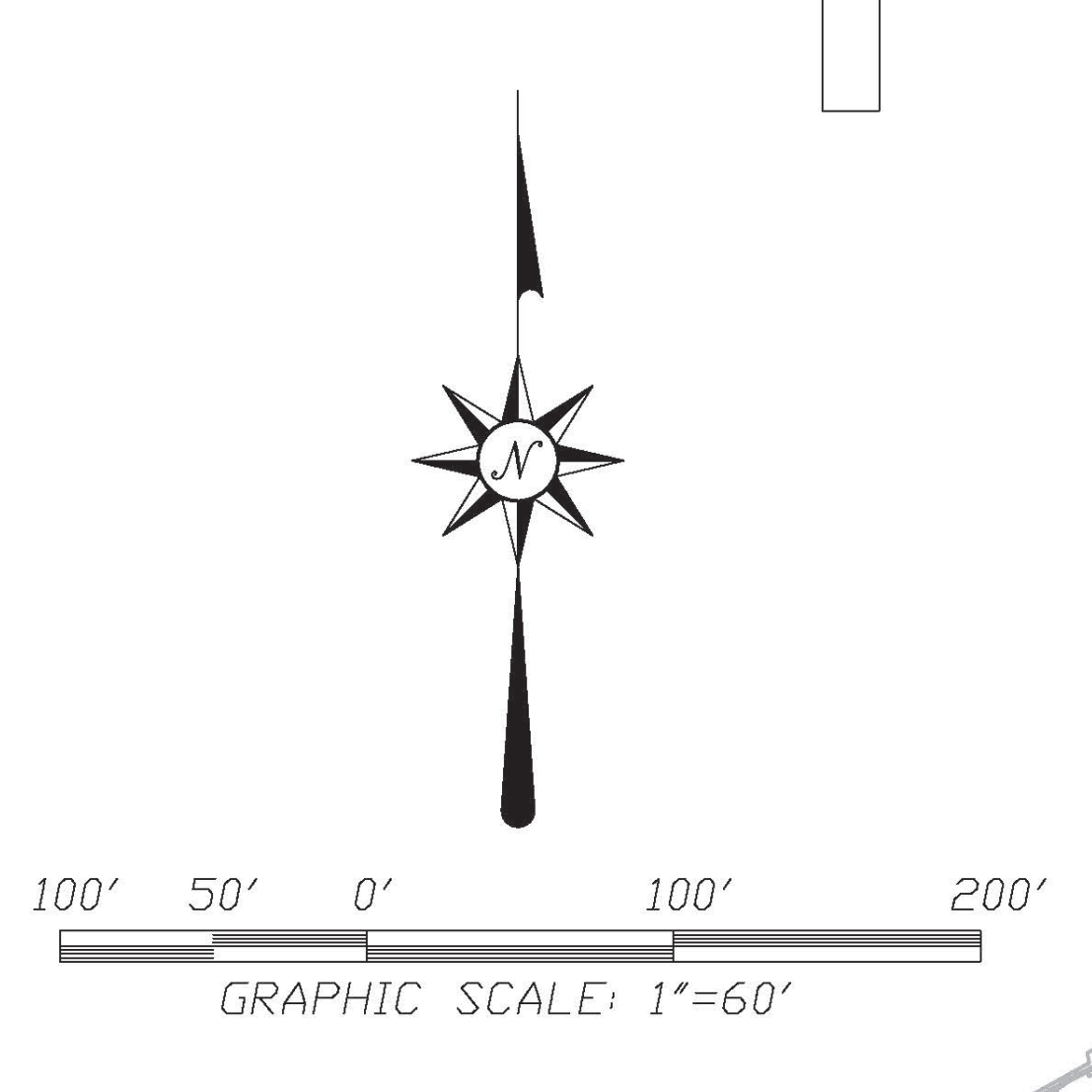


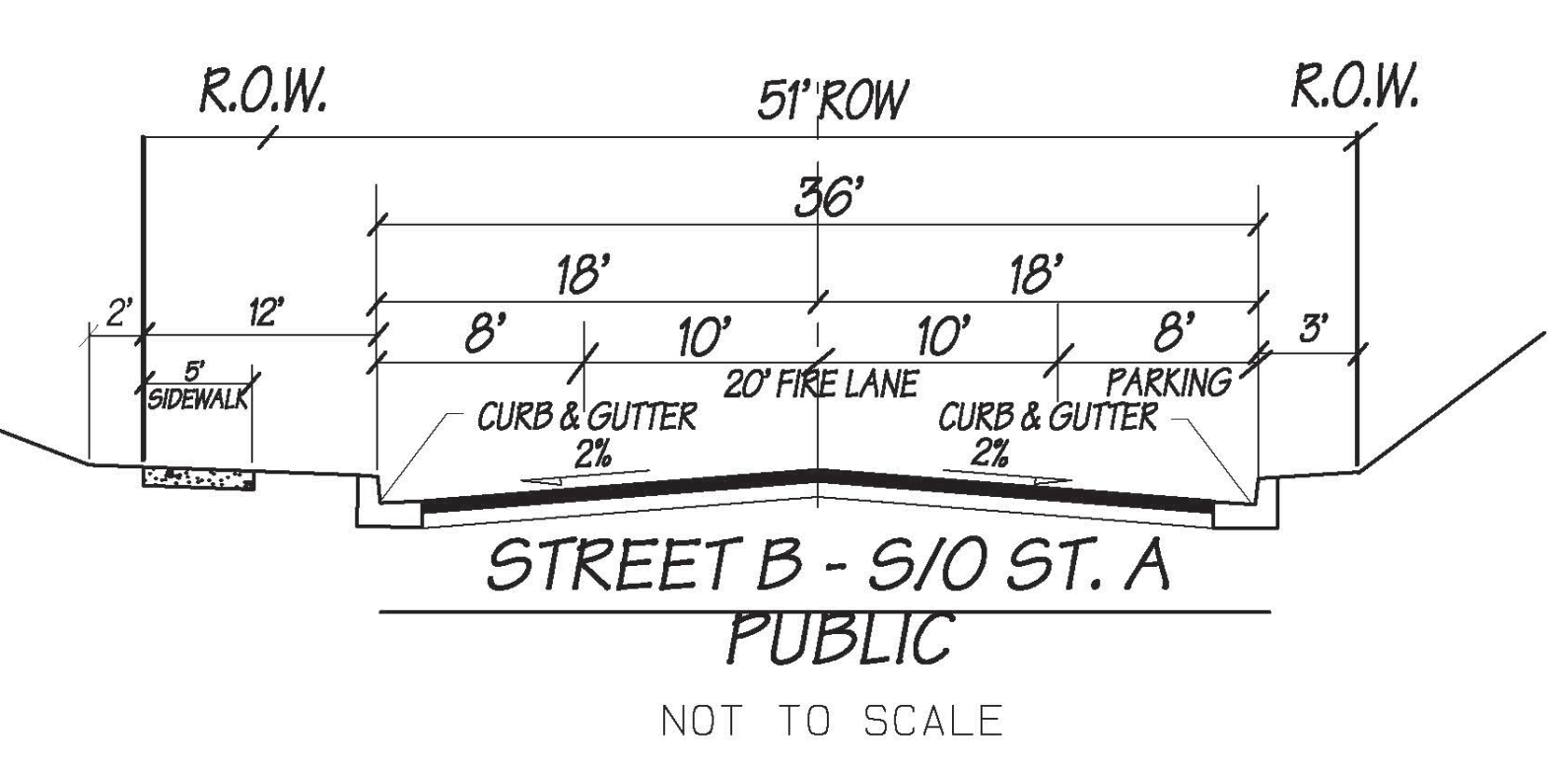
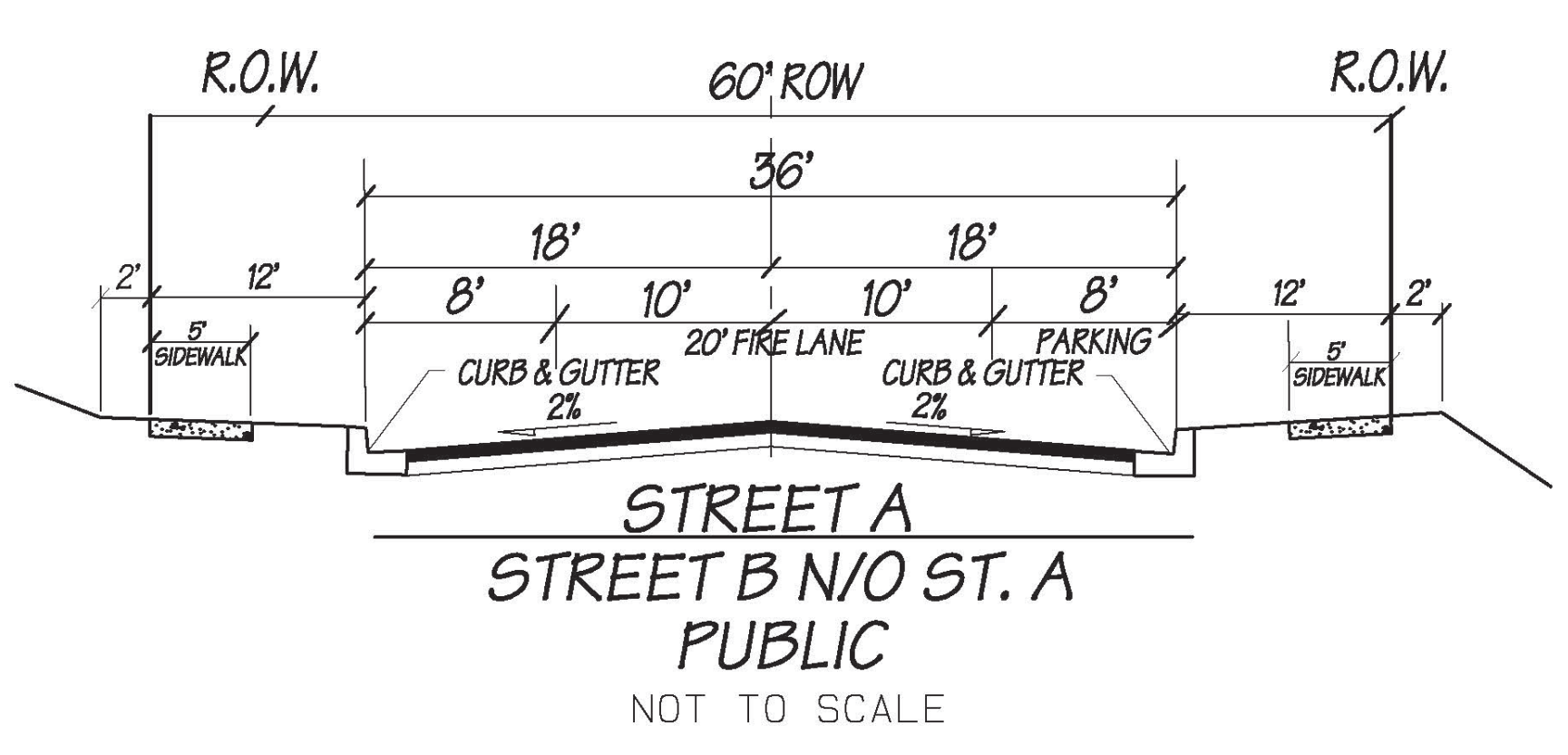
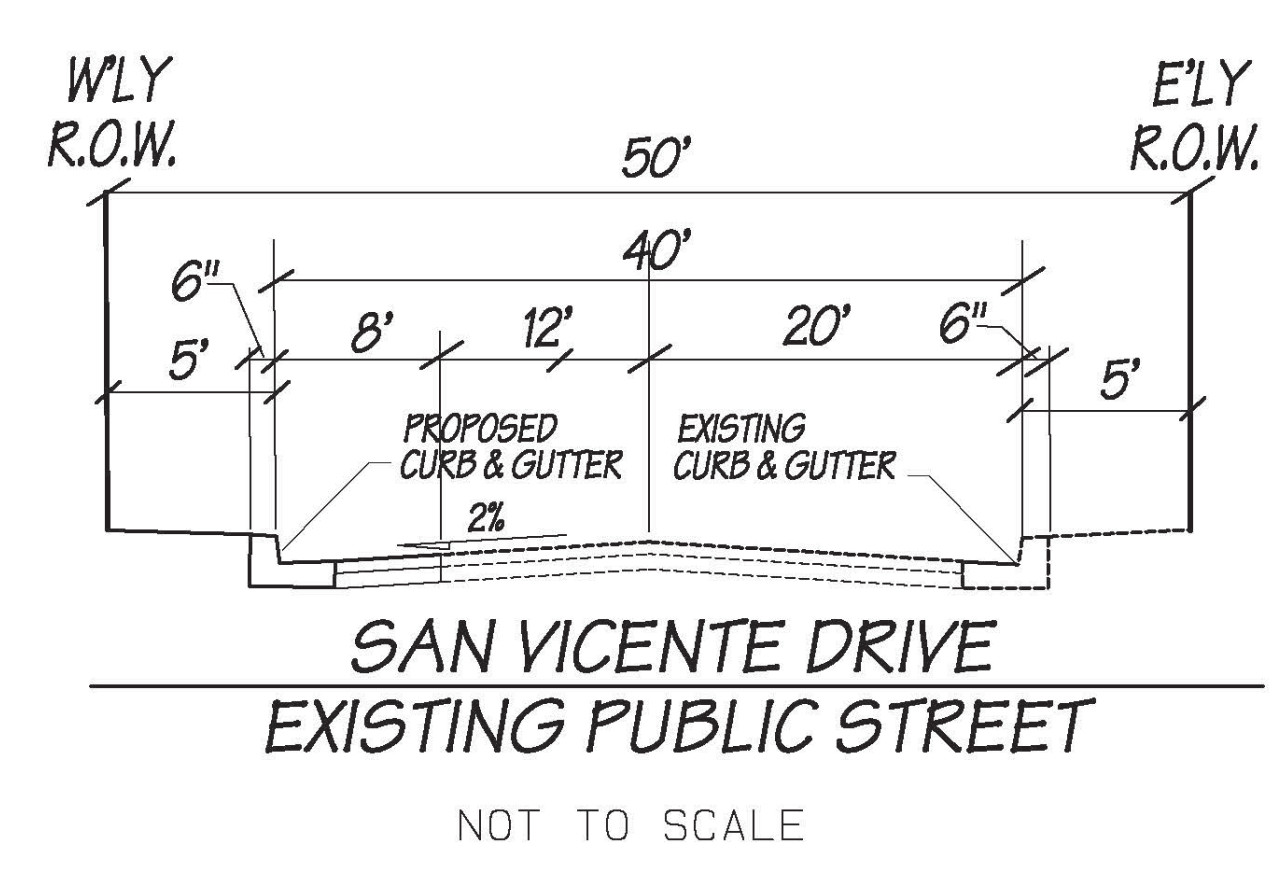
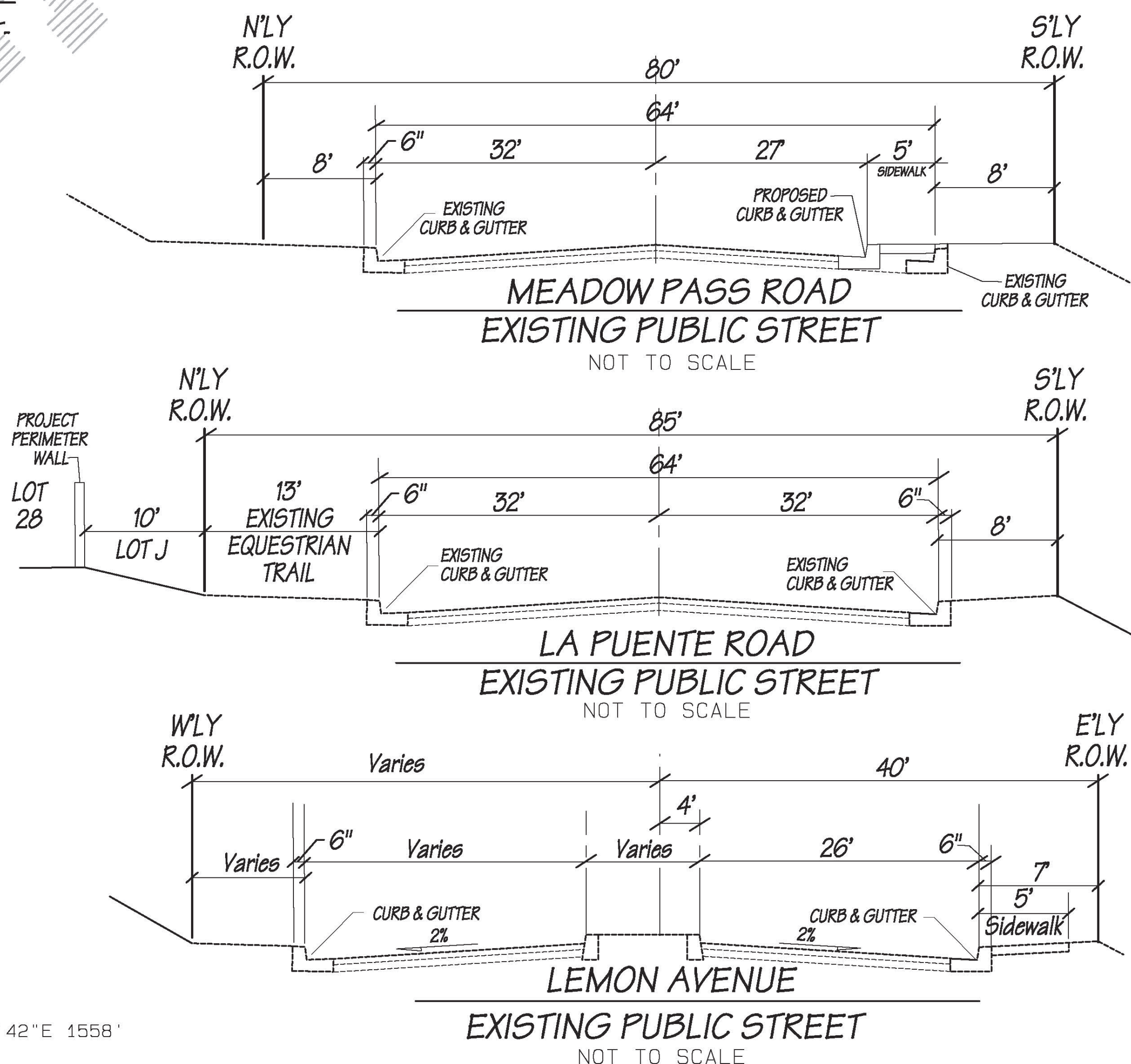
THE BROOKSIDE

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: _____
- 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: _____
- Existing Tree (within graded area) to remain: TREE #63 22\"/>

General Information

1. EXISTING LAND USE: VACANT, EQUESTRIAN FACILITY (CLOSED)
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, OPEN SPACE
3. SURROUNDING LAND USE: N: Church, Residential; W: Residential, Fire Station; E: Residential; S: Commercial
4. MINIMUM LOT SIZE: 28,500 SF
5. CURRENT ZONING: R.P.D. 28,500 - 1.3 DU
6. PROPOSED ZONING: R-1 28,500SF
7. DENSITY: 0.92 UNITS/ACRE
8. UTILITY COMPANIES: GAS: SOUTHERN CALIFORNIA GAS CO. (800) 427-2200; ELECTRICITY: SOUTHERN CALIFORNIA EDISON (800) 655-4555; WATER: WALNUT VALLEY WATER DISTRICT (909) 555-7554; SEWER: CONSOLIDATED SEWER MAINTENANCE DISTRICT; REFUSE: VALLEY VISTA SERVICES (800) 442-6454
9. THOMAS GUIDE - LOS ANGELES COUNTY 2006 EDITION: PAGE 639, GRID 6E
10. ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE INDICATED.
11. ALL STREETS WILL BE PUBLIC.
12. ASSESSOR'S PARCEL NUMBERS: 8709-093-001, 002, & 003
13. APPROXIMATE EARTHWORK: CUT: 60,000 CY; #FILL: 60,000 CY *ALLOWANCE INCLUDED FOR SHRINKAGE.
14. GEOLOGIST: GROUP DELTA CONSULTANTS, INC., 370 AMAROLA AVENUE, SUITE 212, TORRANCE, CA 90501 (310) 320-5100
15. 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

AUGUST 10, 2022

LEGAL DESCRIPTION
 BEING A SUBDIVISION OF LOTS 1 & 2 OF TRACT NO. 48276, AS SHOWN ON A MAP THEREOF FILED IN BOOK 10386, 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 / DEVELOPER
SPRING MEADOWS HOMES 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 **2**