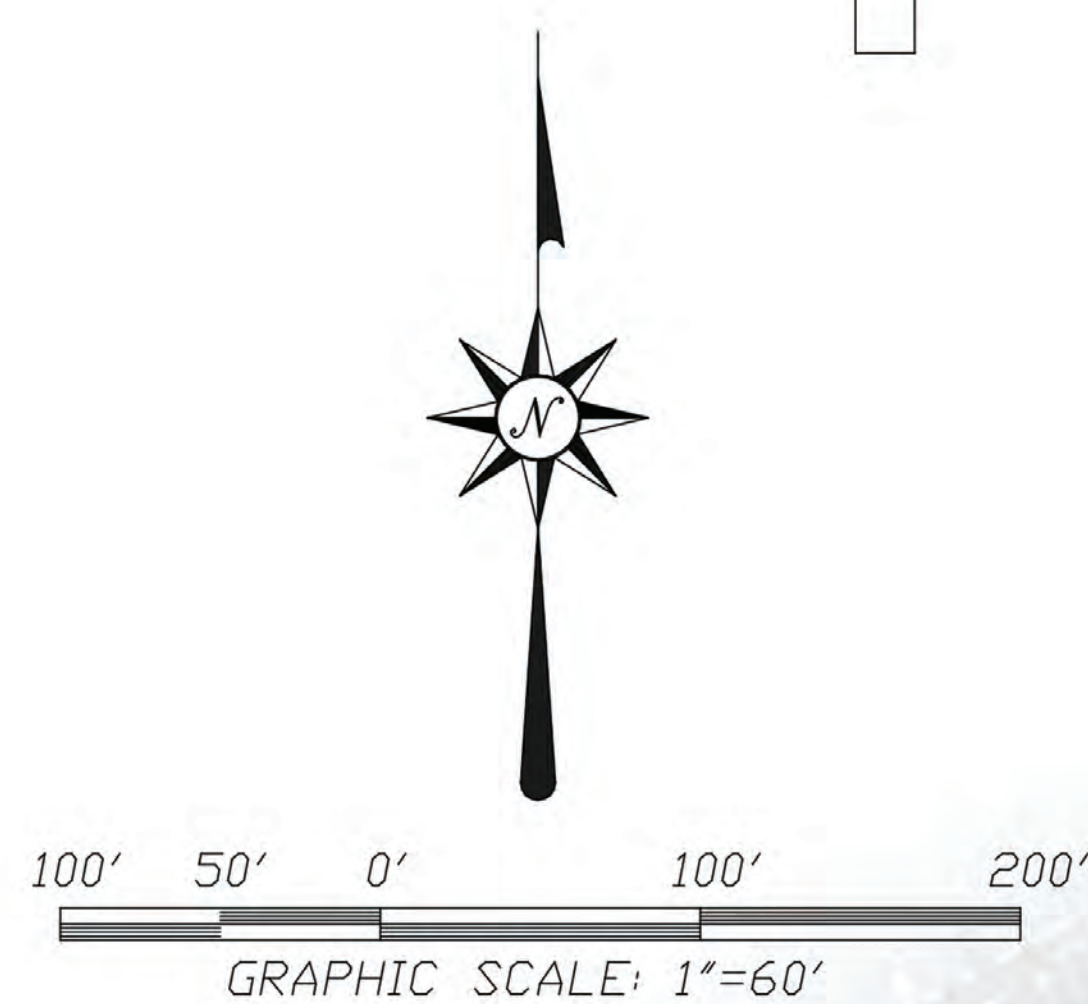






City of Walnut,  
County of Los Angeles  
State of California

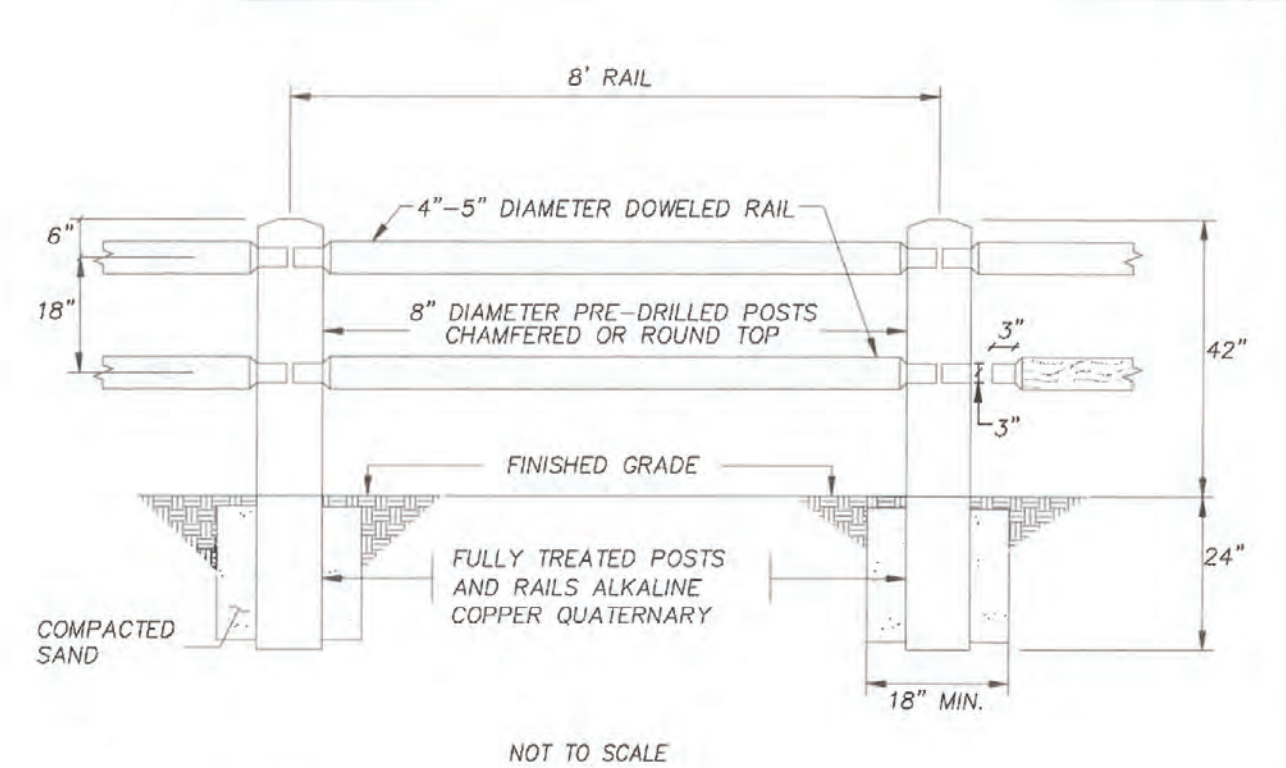


LEGEND		
LANDSCAPE AND OPEN SPACE EASEMENT		
	Easement on Privately Owned Lots <sup>1</sup>	9.5 AC
	Easement on HOA/LOSMD/City and/or Flood Control District Lots <sup>2</sup>	1.9 AC
Total Acreage		11.4 AC
TRAIL EASEMENT		
 	The Brookside Trail Improved 10' per City Standards	1,499 LF

**NOTES:**

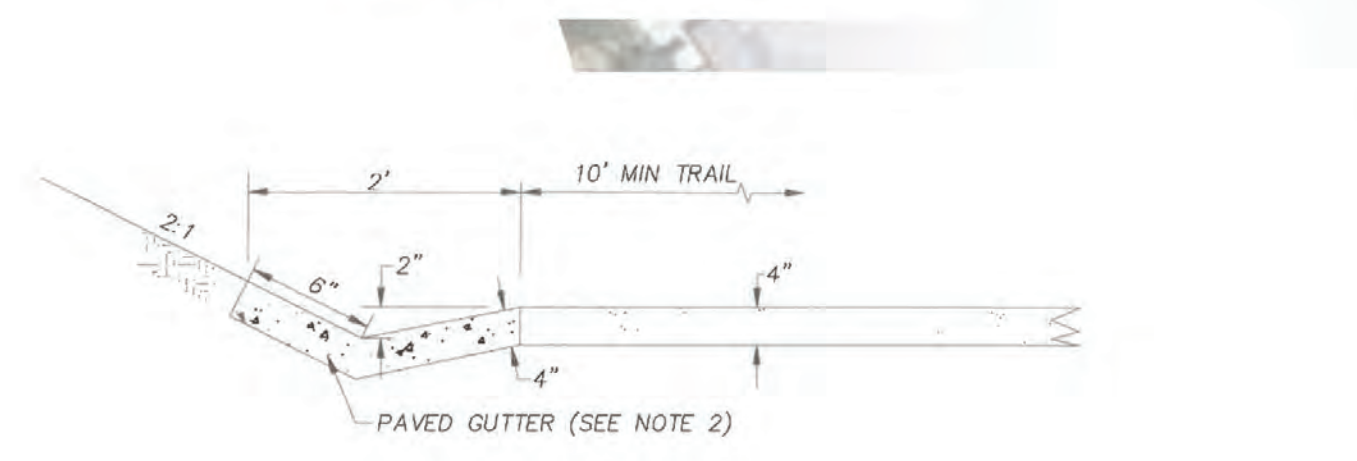
## Landscape and Open Space Easements

1. Open space areas shown in light green are within individual homeowners' lots.
  - Deed restrictions will preclude use other than for natural open space purposes and public trail.
  - Trail easement for fully improved public trail will be dedicated to City. City will maintain trail to standards set forth in offer.
  - Easement for maintenance of remainder of light green open space areas will be conveyed to HOA or LOSMD.
  - Maintenance will be funded entirely through either HOA dues or an LOSMD assessment limited to the properties within the project.
2. Open space areas shown in dark green are for slopes and flood control purposes, preserved as open space.
  - These areas will be conveyed to either the HOA, LOSMD, City, and/or flood control district.
  - The entity owning these areas shall be responsible for maintenance.
  - Deed restrictions will limit use of these areas to natural open space and flood control purposes.
  - Maintenance will be funded through either HOA dues or an LOSMD assessment limited to the properties within the project and/or by the flood control district.

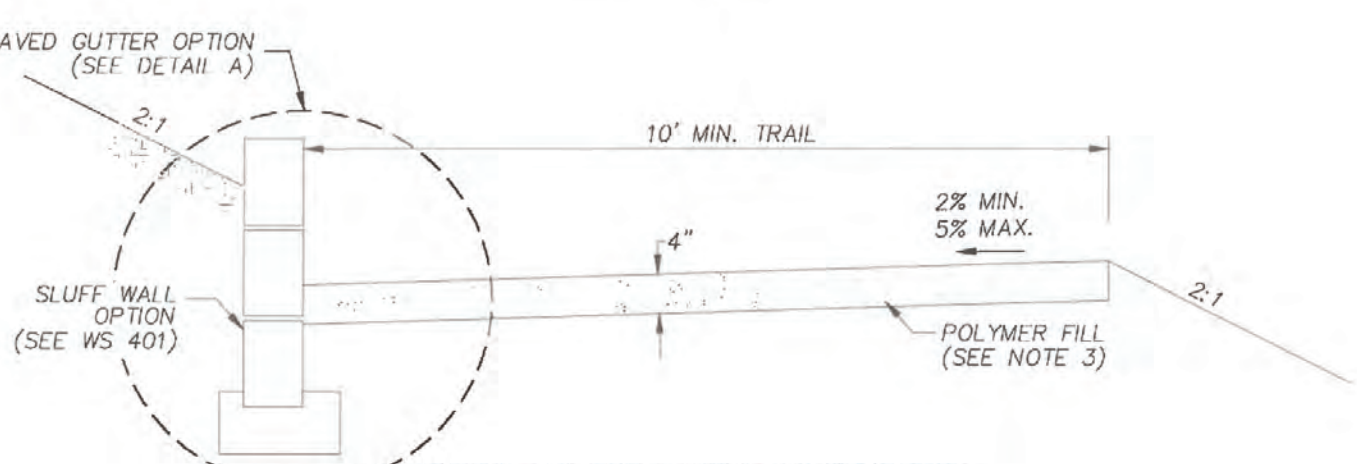


## NOTES

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.



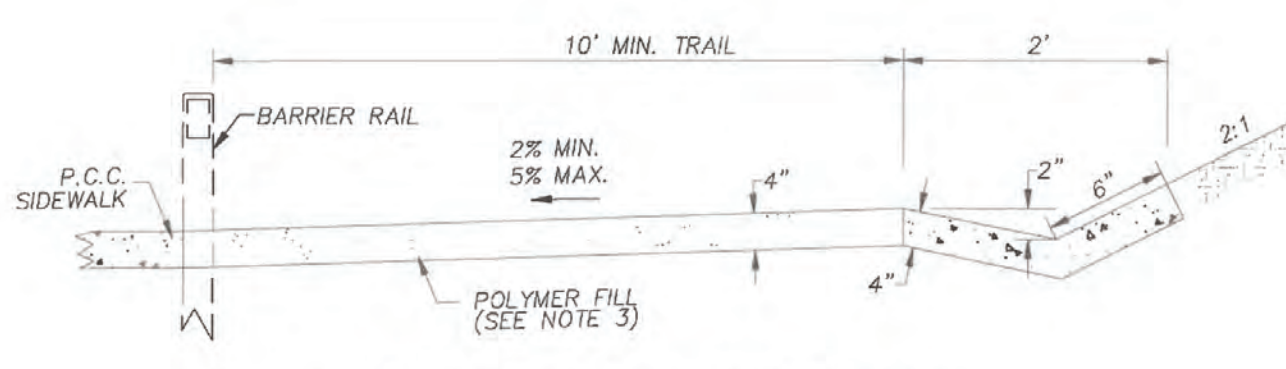
**DETAIL A**  
NOT TO SCALE



### TRAIL IN SIDE-HILL LOCATION

**NOTES:**

1. CONCRETE SHALL BE CLASS 600-E-2800 OR AS DIRECTED BY THE ENGINEER.
2. PAVED GUTTER MAY BE USED IN LIEU OF SLUFF 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 800-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 (6" 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**

4. SUB-GRADE PREPARATION
  - A. ALL AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AND SHALL BE GRADED TO A MINIMUM FINISH ELEVATION OF 2% ITS. ALL AREAS MUST BE GRADED IN A MANNER SO THAT NO STANDING WATER IS PRESENT AFTER FLOODING. ALL DEJECTUOUS MATERIAL SUCH AS SOIL, TOPSOIL, ETC., SHALL BE REMOVED PRIOR TO PAAVING. STATE APPROVED PRECEDENCE HOUSING SHALL BE APPLIED OVER THE ENTIRE SUB-GRADE.
  - B. PRIOR TO PAAVING, SUB-GRADE SHALL BE APPROVED BY CITY ENGINEER OR OTHER QUALIFIED INDIVIDUAL.
5. DECOMPOSED GRANITE OR CRUSHED AGGREGATE WITH STABLE BINDER
  - A. AGGREGATE MIX SHALL BE DECOMPOSED GRANITE OR CRUSHED AGGREGATE. ALL AVAILABLE MATERIALS HAVE BEEN TESTED AND APPROVED FOR PRODUCT MANUFACTURE.
  - 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.
6. AGGREGATE PAAVING
  - A. THE MIXTURE SHALL BE PLACED BY A SPREADER OR OTHER APPROVED MEANS AT A 2-INCH COMPACTED DEPTH OVER A COMPACTED SUB-GRADE.
  - B. SPREAD BY GRADING UNTIL THE PREPARED BASE UNTIL THE ENTIRE AREA IS COVERED.
  - C. THE SURFACE COVER SHALL BE COMPACTED USING A 3-TON DOUBLE-DRUM ROLLER OR SIMILAR TO GIVE THEAS A DENSITY OF 2-INCHES.
7. NEPAVE
  - A. NEPAVE IS AN APPROVED BRAND OF POLYMER COATED CRUSHED STONE PATHWAY MIX. OTHER MANUFACTURERS OF POLYMER COATED CRUSHED STONE WHICH MEET THE MINIMUM SPECIFICATION OF THE NEPAVE PRODUCT MAY BE USED INSTEAD OF AN APPROVED BRAND.
  - B. NEPAVE IS A PRODUCT TRADE MARK BY GAI MATERIALS, INC., CORONA  
    - \* LOCAL SUPPLIER - 909 (201) 279-1265

### 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

[illegible]

PREPARED BY:

**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

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

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

SHEET

2

OF 2