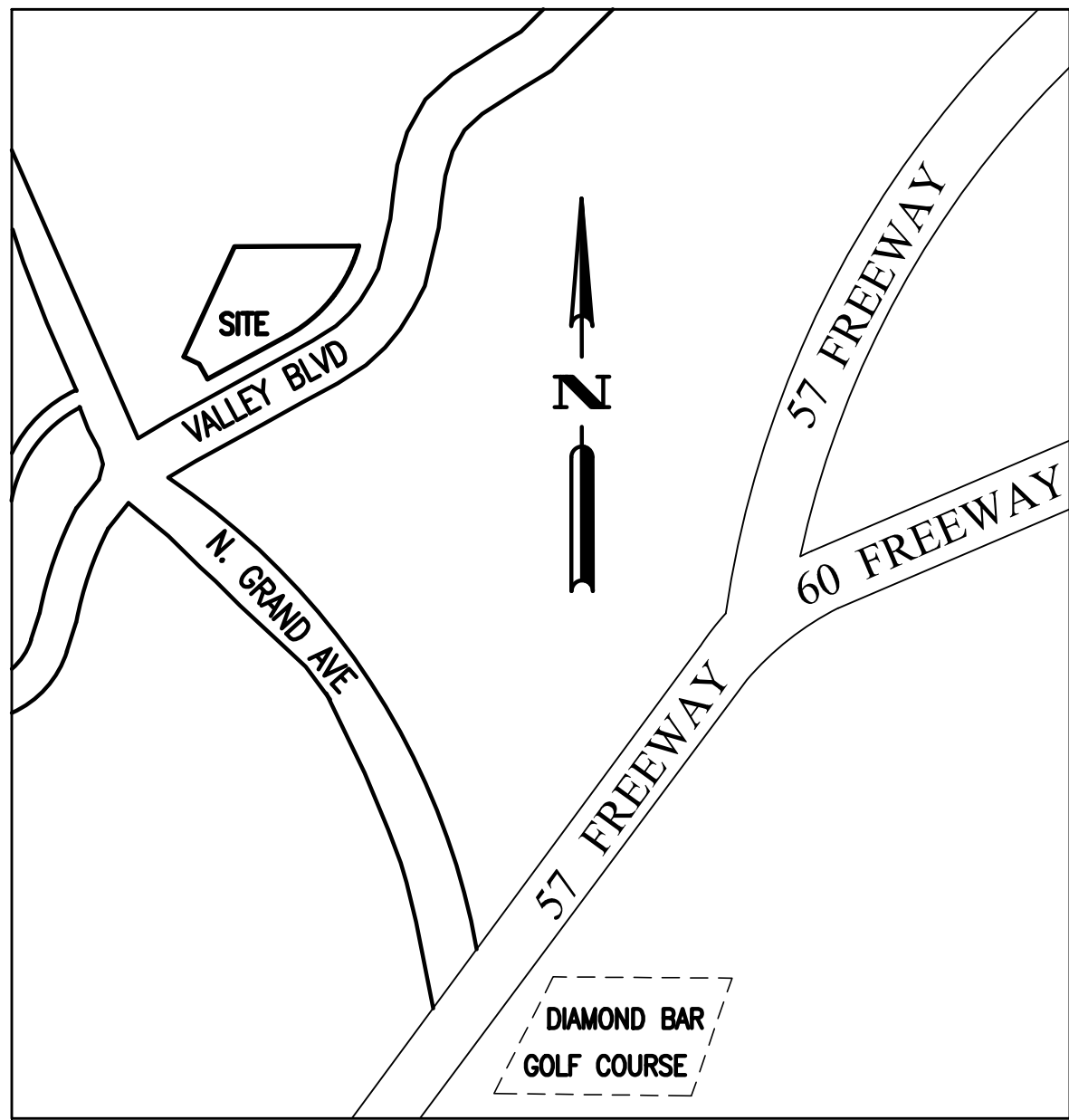
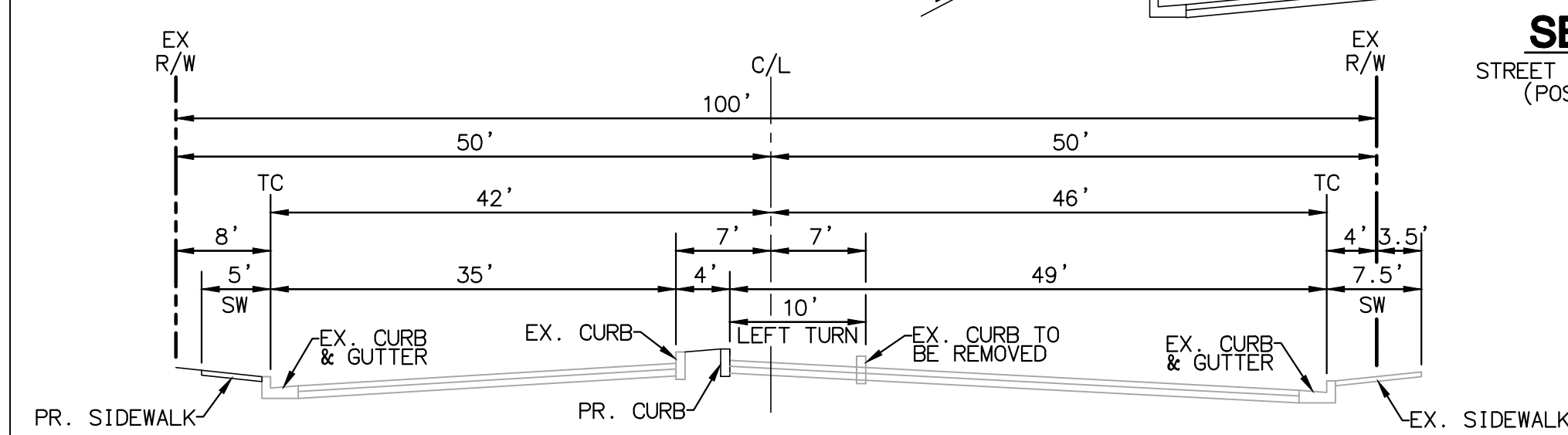


THE TERRACES AT WALNUT AMENDMENT 1 - TTM No. 78210

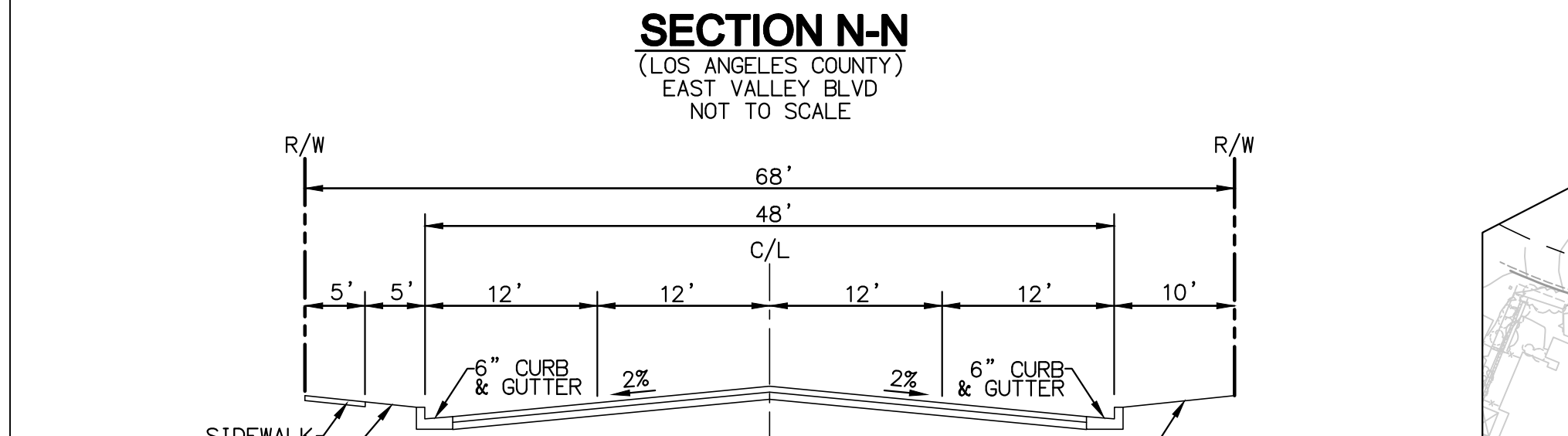
City of Walnut, County of Los Angeles
State of California



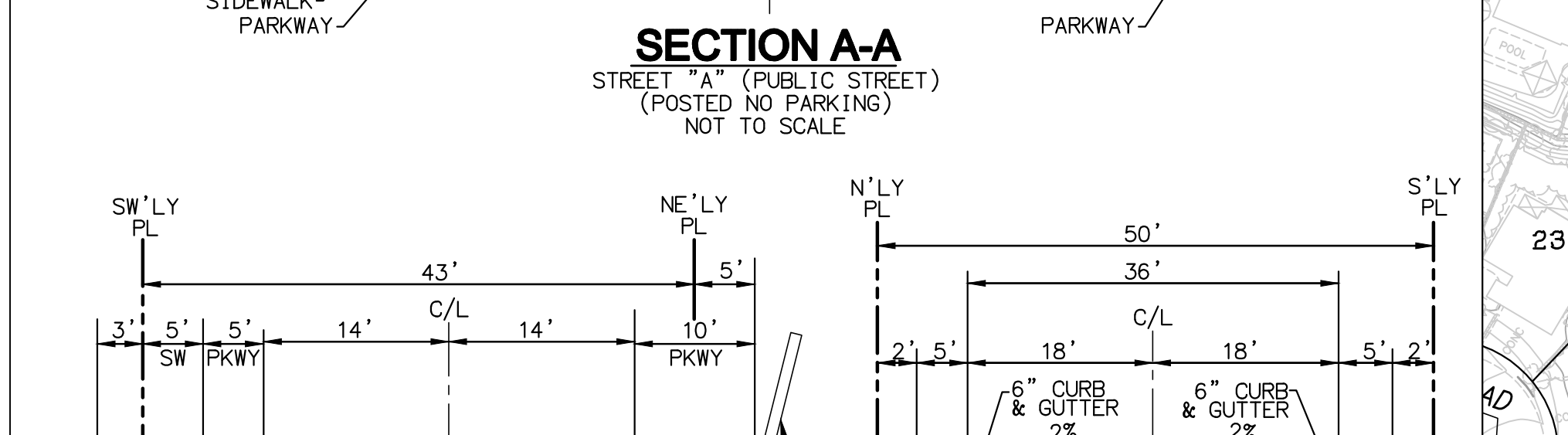
VICINITY MAP
NOT TO SCALE



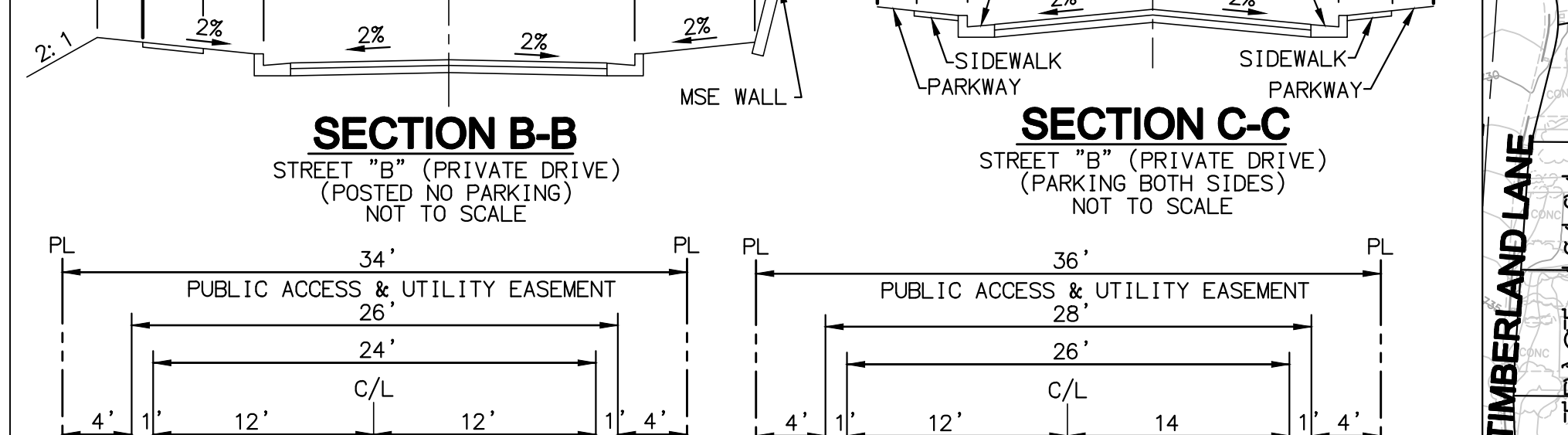
SECTION T-T
STREET "B" (PRIVATE DRIVE)
(POSTED NO PARKING)
NOT TO SCALE



SECTION N-N
(LOS ANGELES COUNTY)
EAST VALLEY BLVD
NOT TO SCALE

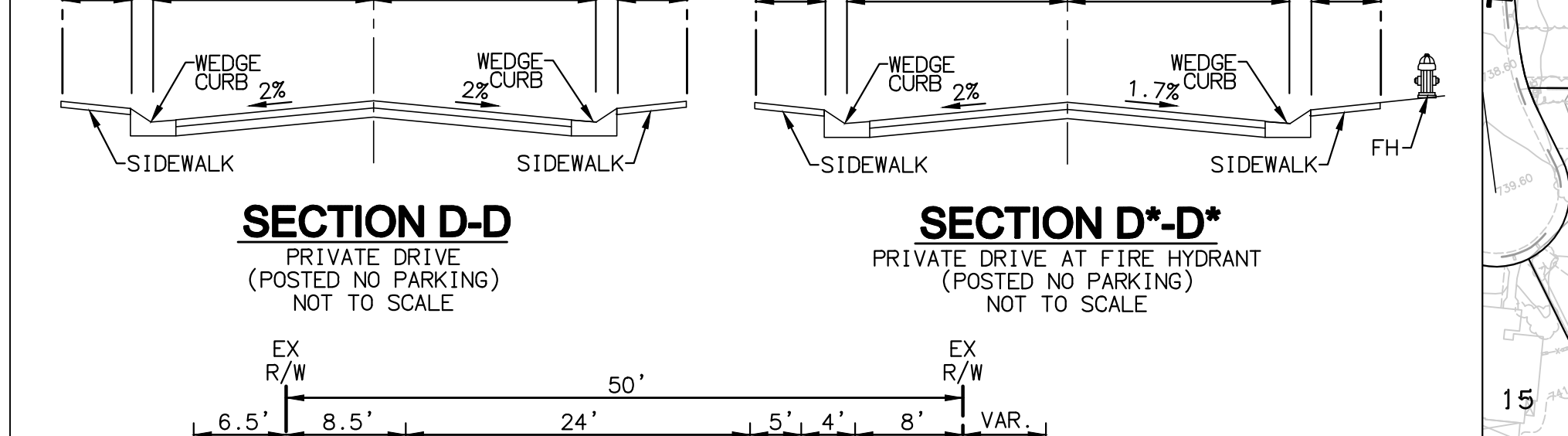


SECTION A-A
STREET "A" (PUBLIC STREET)
(POSTED NO PARKING)
NOT TO SCALE



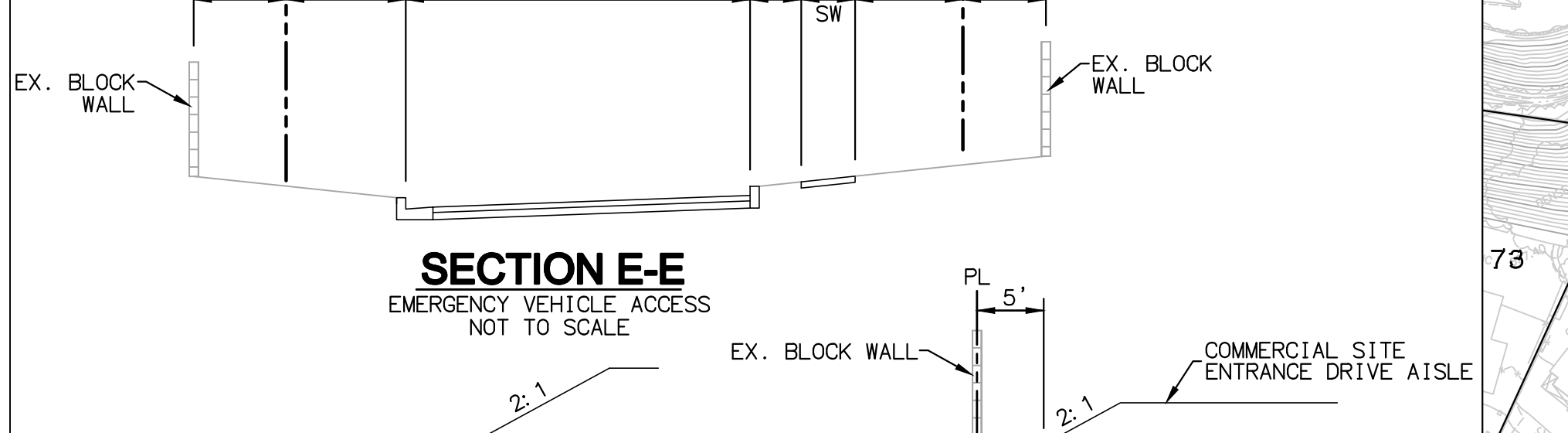
SECTION B-B
STREET "B" (PRIVATE DRIVE)
(POSTED NO PARKING)
NOT TO SCALE

SECTION C-C
STREET "B" (PRIVATE DRIVE)
(POSTED NO PARKING)
NOT TO SCALE

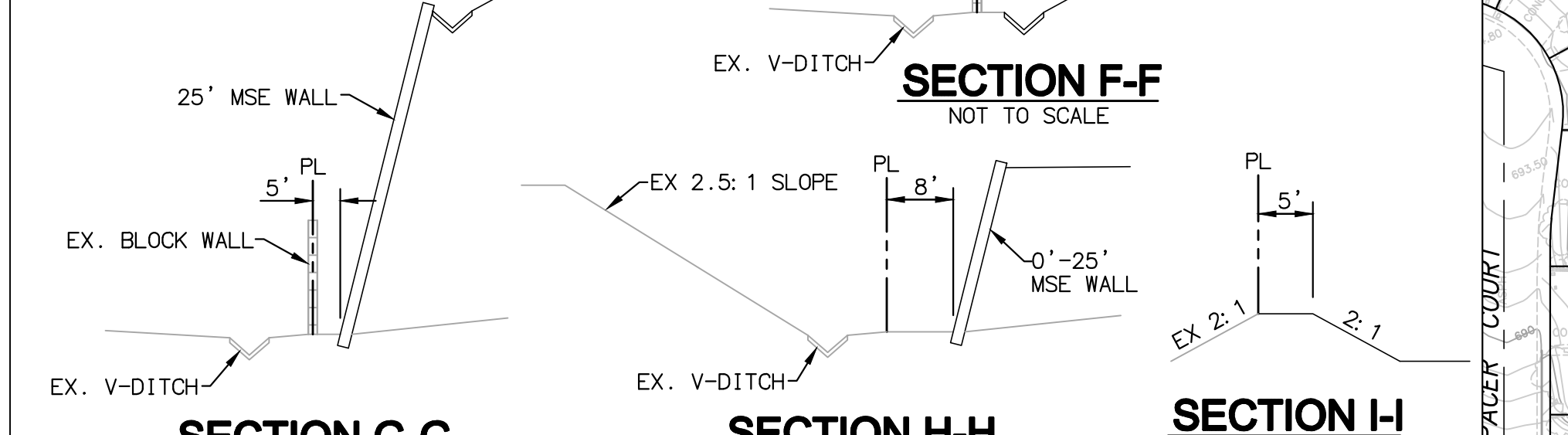


SECTION D-D
PRIVATE DRIVE
(POSTED NO PARKING)
NOT TO SCALE

SECTION D-D*
PRIVATE DRIVE AT FIRE HYDRANT
(POSTED NO PARKING)
NOT TO SCALE



SECTION E-E
EMERGENCY VEHICLE ACCESS
NOT TO SCALE

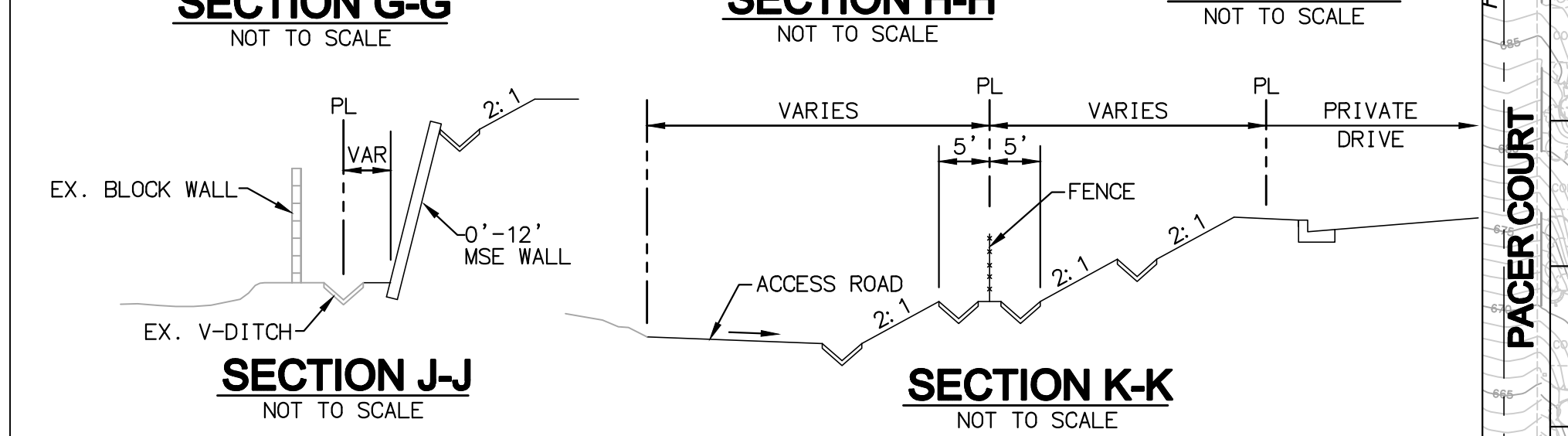


SECTION F-F
NOT TO SCALE

SECTION G-G
NOT TO SCALE

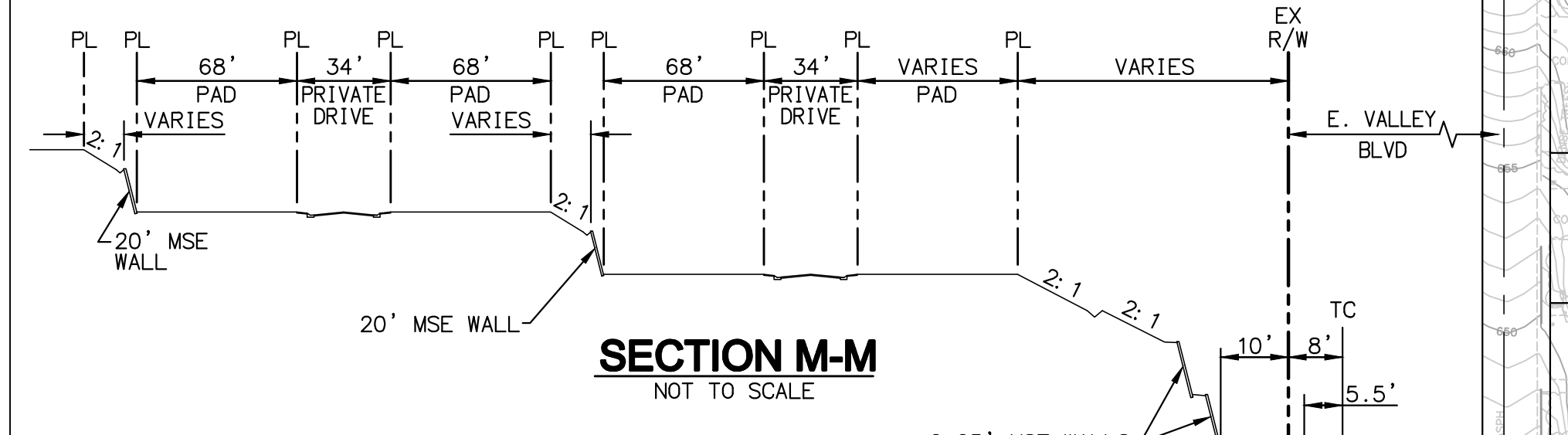
SECTION H-H
NOT TO SCALE

SECTION I-I
NOT TO SCALE

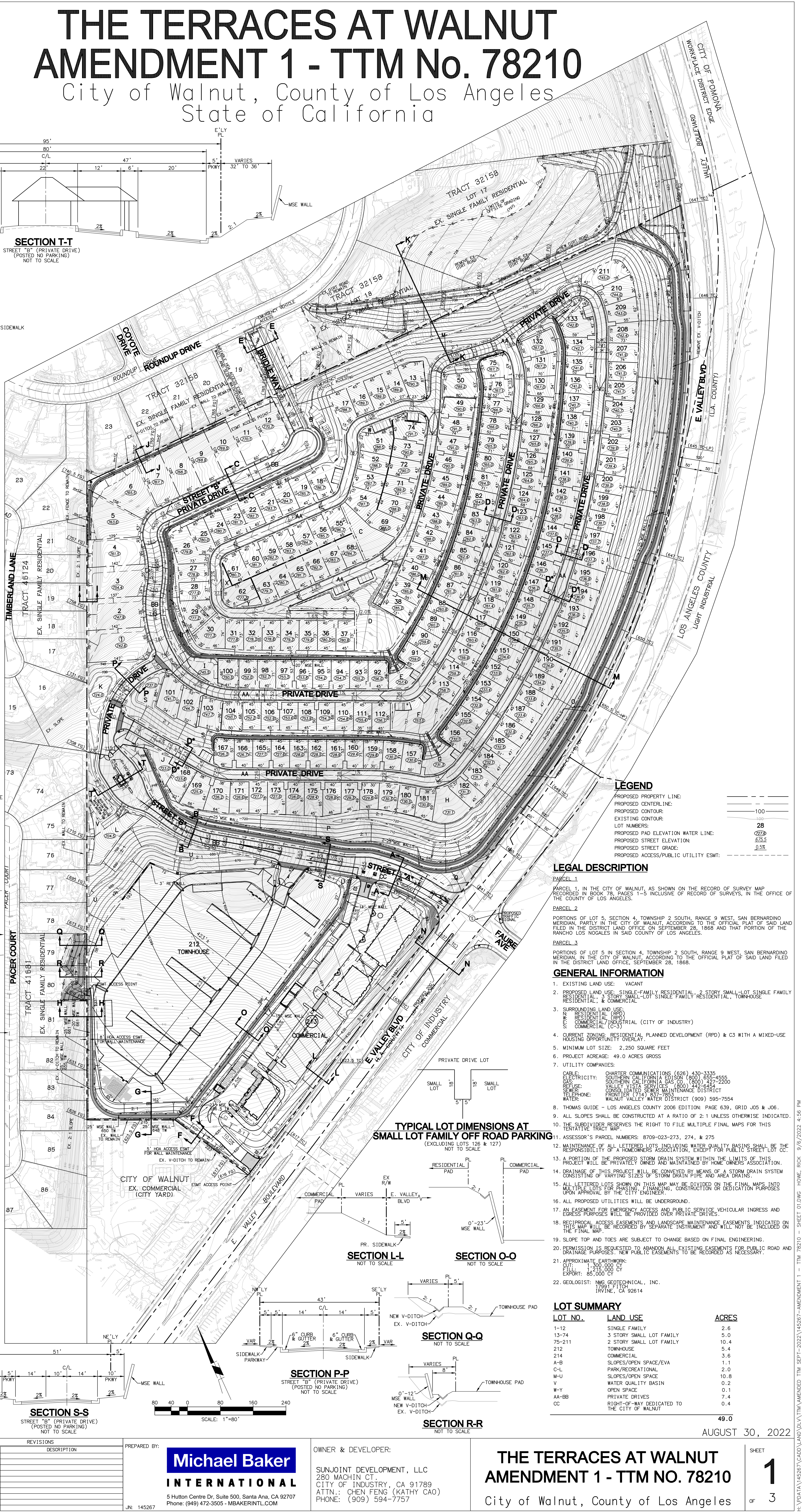


SECTION J-J
NOT TO SCALE

SECTION K-K
NOT TO SCALE



SECTION M-M
NOT TO SCALE



LEGEND

PROPOSED PROPERTY LINE	---
PROPOSED CENTERLINE	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
LOT NUMBERS	28
PROPOSED PAD ELEVATION WATER LINE	67.5
PROPOSED STREET ELEVATION	67.5
PROPOSED STREET GRADE	0.5%
PROPOSED ACCESS/PUBLIC UTILITY ESMT	---

LEGAL DESCRIPTION

PARCEL 1
PORTIONS OF LOT 5, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF WALNUT, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 28, 1868.

PARCEL 2
PORTIONS OF LOT 5, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF WALNUT, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 28, 1868.

PARCEL 3
PORTIONS OF LOT 5 IN SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, PARTLY IN THE CITY OF WALNUT, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SEPTEMBER 28, 1868.

GENERAL INFORMATION

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL, 2 STORY SMALL-LOT SINGLE FAMILY RESIDENTIAL, 3 STORY SMALL-LOT SINGLE FAMILY RESIDENTIAL, TOWNHOUSE CONSISTENT WITH COMMERCIAL
- SURROUNDING LAND USE: RESIDENTIAL (R), COMMERCIAL (C), INDUSTRIAL (I), COMMERCIAL INDUSTRIAL (CITY OF INDUSTRY)
- CURRENT ZONING: RESIDENTIAL PLANNED DEVELOPMENT (RPD) & C3 WITH A MIXED-USE HOUSING OPPORTUNITY OVERLAY
- MINIMUM LOT SIZE: 2,250 SQUARE FEET
- PROJECT ACREAGE: 49.0 ACRES GROSS
- UTILITY COMPANIES:
 - CABLE: CHARTER COMMUNICATIONS (626) 430-3335
 - ELECTRICITY: SOUTHERN CALIFORNIA Edison (626) 455-4555
 - GAS: WALNUT VALLEY GAS CO. (909) 427-2200
 - SEWER: WALNUT VALLEY WATER DISTRICT (909) 427-2200
 - WATER: WALNUT VALLEY WATER DISTRICT (909) 595-7554
- THOMAS GUIDE - LOS ANGELES COUNTY 2006 EDITION: PAGE 639, GRID J05 & J06.
- ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE INDICATED.
- THE ASSessor RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.
- ASSessor'S PARCEL NUMBERS: 8709-023-273, 274, & 275
- MAINTENANCE OF ALL LETTERED LOTS INCLUDING WATER QUALITY BASINS SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION, EXCEPT FOR PUBLIC STREET LOT C.
- A PORTION OF THE PROPOSED STORM DRAIN SYSTEM WITHIN THE LIMITS OF THIS PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- ORAINAGE OF THIS PROJECT WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTENT WITH THE CITY OF WALNUT'S STORM DRAIN PIPE AND AREA DRAINS.
- ALL LETTERED LOTS SHOWN ON THIS MAP MAY BE DIVIDED ON THE FINAL MAPS INTO MULTIPLE LOTS FOR PHASING, FINANCING, CONSTRUCTION OR DEDICATION PURPOSES UPON APPROVAL BY THE CITY ENGINEER.
- ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICULAR INGRESS AND EGRESS PURPOSES WILL BE PROVIDED OVER PRIVATE DRIVES.
- RECIPROCAL ACCESS EASEMENTS AND LANDSCAPE MAINTENANCE EASEMENTS INDICATED ON THIS MAP WILL BE RECORDED BY SEPARATE INSTRUMENT AND WILL NOT BE INCLUDED ON THE FINAL MAP.
- SLOPE TOP AND TOES ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
- PERMISSION IS REQUESTED TO ABANDON ALL EXISTING EASEMENTS FOR PUBLIC ROAD AND DRAINAGE PURPOSES. NEW PUBLIC EASEMENTS WILL BE RECORDED AS NECESSARY.
- APPROXIMATE EARTHWORK:
 - FILL: 1,210,000 CY
 - EXPORT: 85,000 CY
- GEOLOGIST: NMS GEOTECHNICAL, INC. 1999 1101 IRVINE, CA 92614

LOT SUMMARY

LOT NO.	LAND USE	ACRES
1-12	SINGLE FAMILY	2.6
13-74	3 STORY SMALL LOT FAMILY	5.0
75-211	2 STORY SMALL LOT FAMILY	10.4
212	TOWNHOUSE	5.4
214	COMMERCIAL	3.6
A-B	SLOPES/OPEN SPACE/EVA	1.1
C-L	PARK/RECREATIONAL	2.0
M-H	SLOPES/OPEN SPACE	10.8
V	WATER QUALITY BASIN	0.2
W-Y	OPEN SPACE	0.1
AA-BB	PRIVATE DRIVES	7.4
CC	PRIVATE DRIVE DEDICATED TO THE CITY OF WALNUT	0.4
		49.0

NUMBERED LOT AREAS

LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	11,772	37	3,195	73	3,358	109	2,970	145	3,166
2	10,462	38	3,300	74	3,789	110	3,060	146	3,166
3	10,968	39	3,300	75	4,134	111	3,060	147	3,166
4	9,164	40	3,300	76	3,293	112	3,060	148	3,166
5	11,279	41	3,300	77	3,137	113	3,129	149	3,166
6	13,121	42	3,300	78	3,137	114	3,039	150	3,166
7	7,660	43	3,300	79	3,137	115	3,039	151	3,166
8	7,660	44	3,300	80	3,161	116	3,129	152	3,166
9	7,660	45	3,300	81	3,173	117	3,129	153	3,166
10	7,660	46	3,300	82	3,173	118	3,039	154	3,166
11	7,660	47	3,300	83	3,173	119	3,039	155	3,166
12	8,094	48	3,300	84	3,173	120	3,039	156	3,166
13	4,960	49	3,565	85	3,173	121	3,976	157	3,567
14	3,449	50	4,994	86	3,173	122	3,064	158	3,291
15	3,375	51	4,354	87	3,173	123	3,129	159	3,227
16	3,377	52	3,468	88	3,173	124	3,039	160	3,063
17	3,805	53	3,451	89	3,173	125	3,039	161	3,083
18	3,194	54	4,382	90	3,173	126	3,016	162	3,083
19	3,195	55	3,197	91	3,430	127	3,012	163	3,083
20	3,285	56	3,195	92	3,430	128	3,102	164	3,083
21	3,285	57	3,195	93	3,083	129	3,102	165	3,083
22	3,195	58	3,195	94	3,083	130	3,319	166	3,087
23	3,195	59	3,195	95	3,083	131	3,786	167	3,372
24	3,308	60	3,195	96	3,083	132	4,281	168	4,347
25	3,719	61	3,505	97	3,083	133	6,229	169	4,256
26	5,040	62	3,814	98	3,083	134	3,243	170	4,106
27	3,286	63	3,258	99	3,083	135	3,136	171	3,591
28	3,286	64	3,285	100	3,321	136	3,136	172	3,465
29	4,549	65	3,195	101	4,763	137	3,136	173	3,439
30	4,887	66	3,195	102	4,327	138	3,136	174	3,518
31	3,238	67	3,285	103	3,992	139	3,136	175	3,611
32	3,195	68	3,285	104	3,521	140	3,136	176	3,473
33	3,195	69	3,533	105	3,060	141	3,159	177	3,093
34	3,285	70	3,627	106	2,970	142	3,166	178	3,543
35	3,285	71	3,356	107	2,970	143	3,166	179	3,112
36	3,195	72	3,356	108	2,970	144	3,166	180	2,976

LETTERED LOT AREAS

LOT NO.	AREA (SF)	LAND USE	LOT NO.	AREA (SF)	LAND USE
A	9,121	SLOPES/OPEN SPACE/EVA	O	90,423	SLOPES/OPEN SPACE
B	46,190	SLOPES/OPEN SPACE/EVA	P	62,437	SLOPES/OPEN SPACE
C	7,174	PARK/RECREATIONAL	Q	3,863	SLOPES/OPEN SPACE
D	23,993	PARK/RECREATIONAL	R	19,099	SLOPES/OPEN SPACE
E	2,319	PARK/RECREATIONAL	S-1	20,081	SLOPES/OPEN SPACE
F	9,238	PARK/RECREATIONAL	S-2	7,218	PARK/RECREATIONAL
G	3,073	PARK/RECREATIONAL	T	28,418	SLOPES/OPEN SPACE
H	5,644	PARK/RECREATIONAL	U	74,926	SLOPES/OPEN SPACE
I	4,078	PARK/RECREATIONAL	V	9,709	WATER QUALITY BASIN
J	4,530	PARK/RECREATIONAL	W	1,197	OPEN SPACE
K	12,114	PARK/RECREATIONAL	X	662	OPEN SPACE
L	7,332	PARK/RECREATIONAL	Y	699	OPEN SPACE
M	62,729	SLOPES/OPEN SPACE	AA	228,656	PRIVATE DRIVE
N	108,282	SLOPES/OPEN SPACE	BB	98,689	PRIVATE DRIVE
			CC	19,199	RIGHT OF WAY TO CITY

REVISIONS

REV.	DATE	DESCRIPTION

PREPARED BY: **Michael Baker INTERNATIONAL**
5 Hutton Centre Dr, Suite 500, Santa Ana, CA 92707
PHONE: (949) 472-3505 - MBAKERINTL.COM

Michael Baker INTERNATIONAL
5 Hutton Centre Dr, Suite 500, Santa Ana, CA 92707
PHONE: (949) 472-3505 - MBAKERINTL.COM

OWNER & DEVELOPER:
SUNJOINT DEVELOPMENT, LLC
280 MACHIN CT.
CITY OF WALNUT, CA 91789
ATTN.: CHEN FENG (KATHY CAO)
PHONE: (909) 594-7757

**THE TERRACES AT WALNUT
AMENDMENT 1 - TTM NO. 78210**
City of Walnut, County of Los Angeles

AUGUST 30, 2022

SHEET **1** OF 3