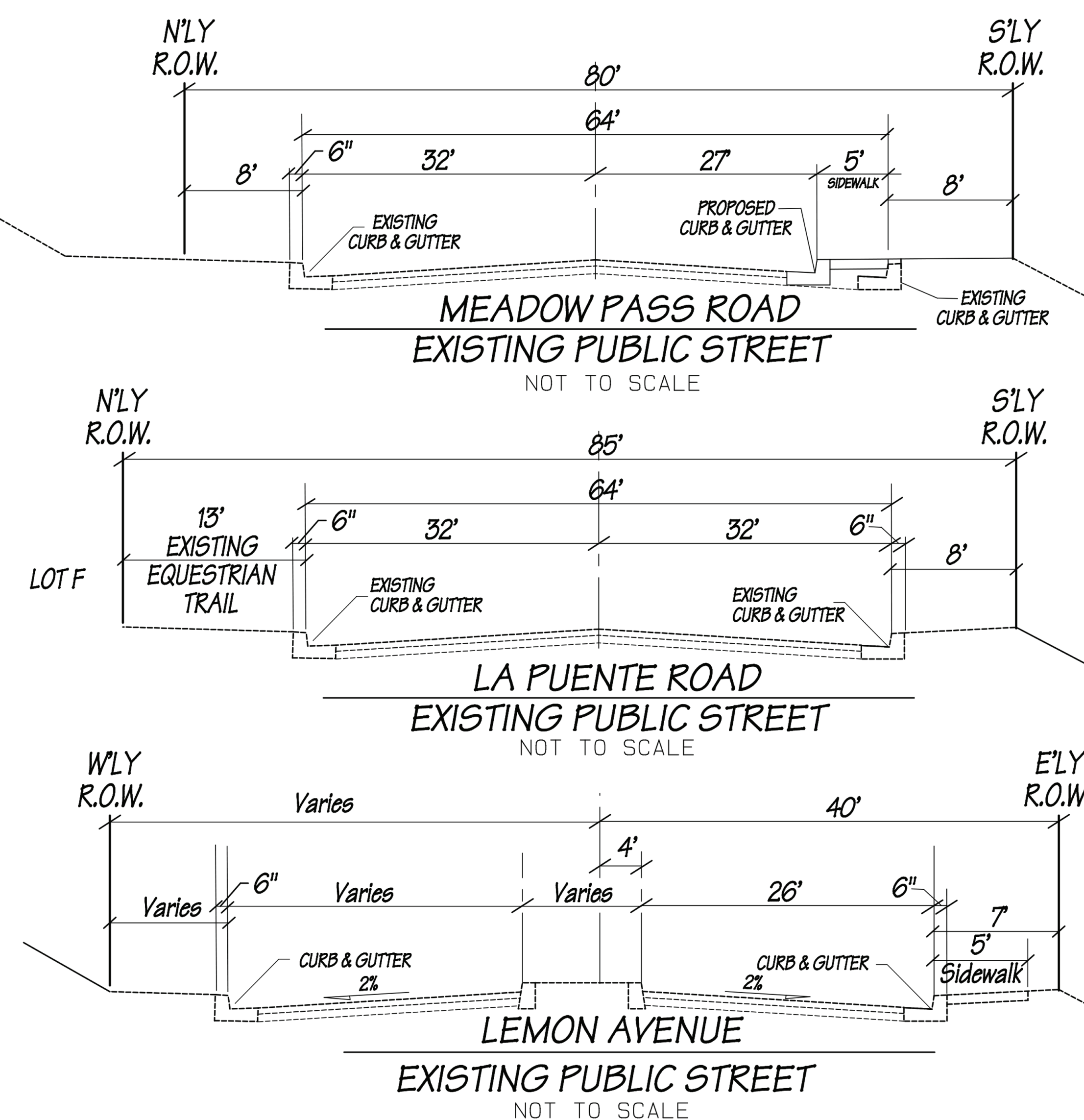
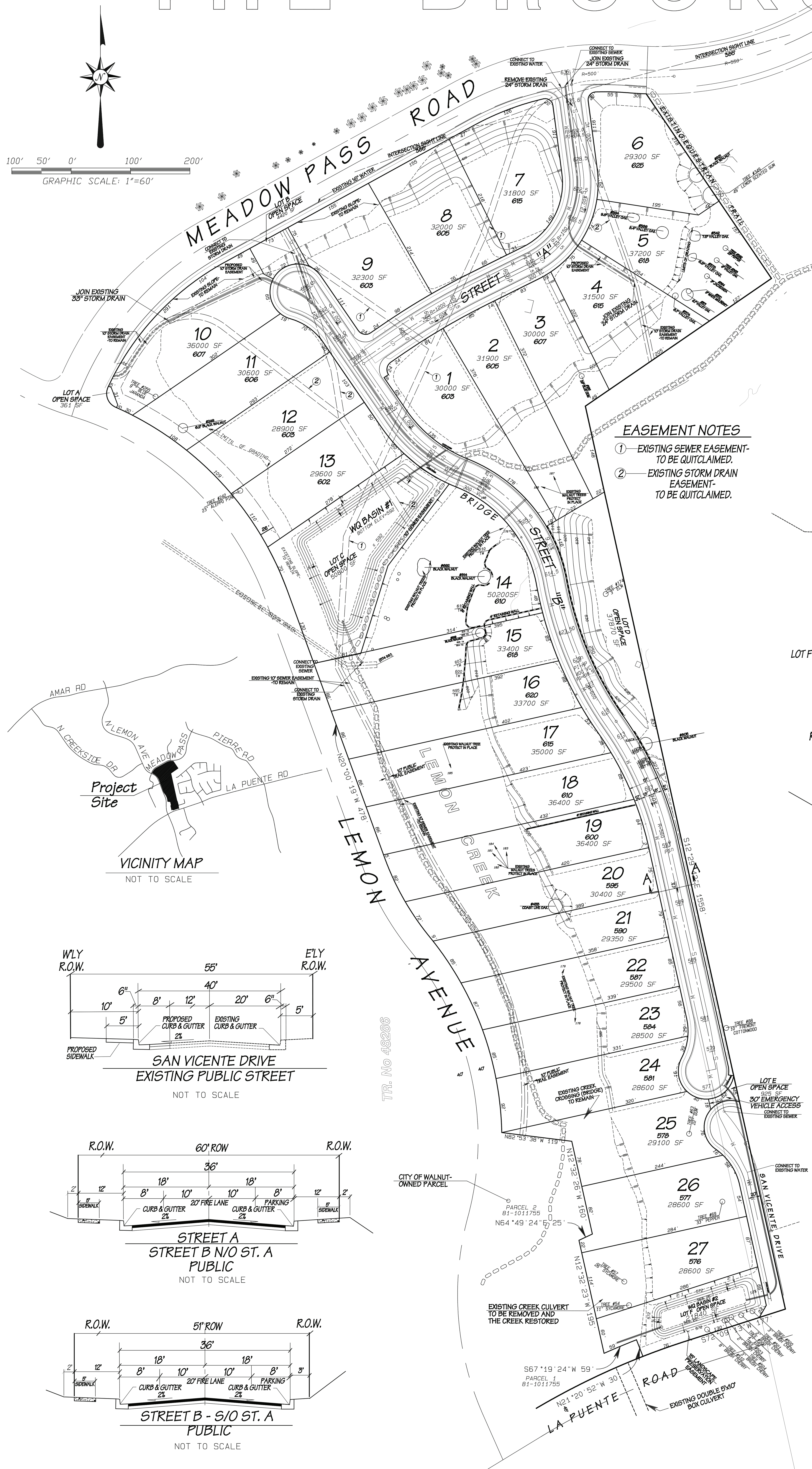


City of Walnut,  
County of Los Angeles  
State of California



Legend

Proposed Property Line Shown Thus: \_\_\_\_\_

Proposed Centerline Shown Thus: \_\_\_\_\_

Proposed Contour Shown Thus: \_\_\_\_\_ 100 \_\_\_\_\_

Existing Contour Shown Thus: \_\_\_\_\_ 100 \_\_\_\_\_

Proposed Storm Drain Shown Thus: \_\_\_\_\_

Proposed Sewer Line Shown Thus: \_\_\_\_\_ S \_\_\_\_\_

Proposed Water Line Shown Thus: \_\_\_\_\_ W \_\_\_\_\_

Lot Numbers Shown Thus: \_\_\_\_\_ **28** \_\_\_\_\_

Proposed Street Elevation Shown Thus: \_\_\_\_\_ 1475.9 \_\_\_\_\_

Proposed Street Grade Shown Thus: \_\_\_\_\_ 0.50% \_\_\_\_\_

Proposed Access/Public Utility Easement Shown Thus: \_\_\_\_\_

Cut/Fill Line Shown Thus: \_\_\_\_\_ **C** \_\_\_\_\_

Manufactured Slopes Shown Thus \_\_\_\_\_ **F** \_\_\_\_\_

Proposed Retaining Wall Shown Thus: \_\_\_\_\_

Proposed/Existing \_\_\_\_\_

Hiking/Equestrian Trails Shown Thus: \_\_\_\_\_

### 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  
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 2008 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, 5 003
13. APPROXIMATE EARTHWORK: CUT: 60,000 CY  
\*FILL: 60,000 CY \*ALLOWANCE INCLUDED FOR SHRINKAGE.
14. GEOLOGIST: GROUP DELTA CONSULTANTS, INC.  
370 AMAPALA AVENUE, SUITE 212  
TORRANCE, CA 90501  
(310) 320-5100
15. MAXIMUM STREET GRADE IS 12%.

27 RESIDENTIAL (LOTS 1-27) 19.95 AC

6 OPEN SPACE LOTS-2.67 AC  
33 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

## LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOTS 1 & 2 OF TRACT NO. 45378 AS SHOWN ON A MAP THEREOF FILED IN BOOK 1095, PAGES 5 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  
137644 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

JANUARY 6, 2023

SHEE

1 OF 2

PLOT DATE: 1/6/2023