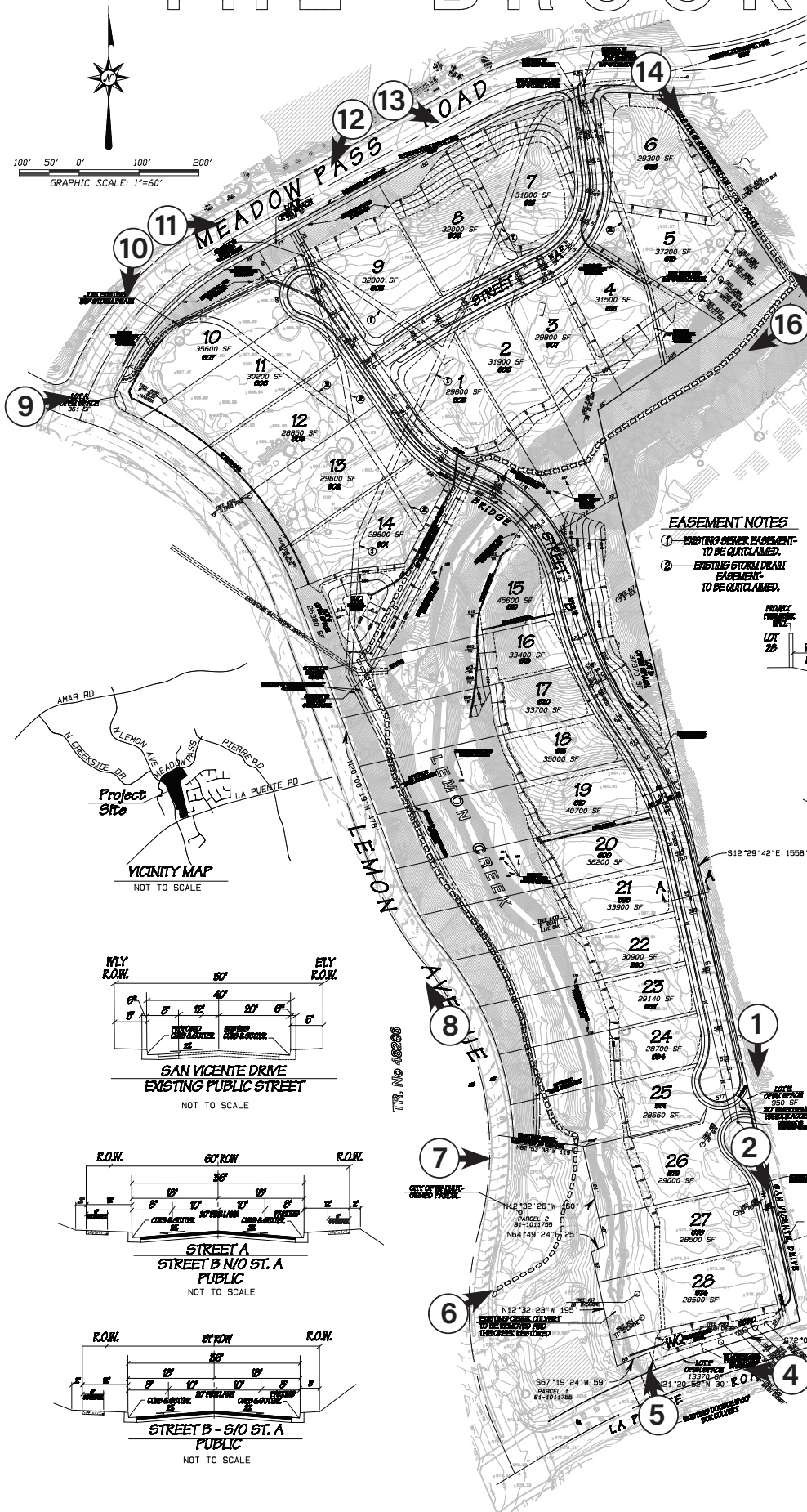


THE BROOKSIDE

TENTATIVE TRACT

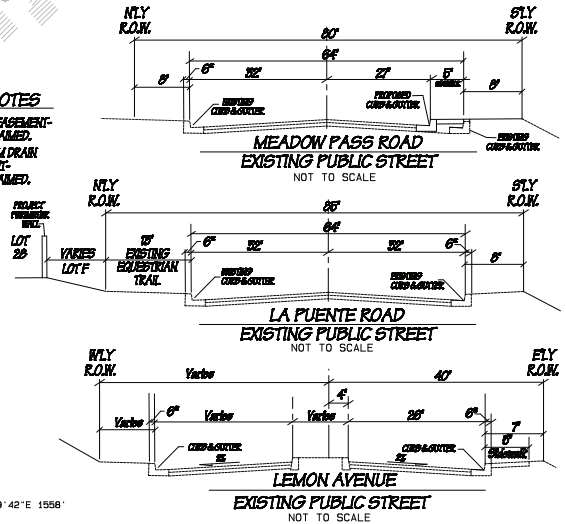
Photo Index Map

City of Walnut,
County of Los Angeles
State of California



EASEMENT NOTES

- EXISTING SEWER EASEMENT TO BE QUOTED.
- EXISTING STORM DRAIN EASEMENT TO BE QUOTED.



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

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; 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) 888-8888; WATER: WALNUT VALLEY WATER DISTRICT (909) 595-7554; SEWER: CONSOLIDATED SEWER MAINTENANCE DISTRICT; VALLEY FERTILIZERS (800) 442-8454
- THOMAS GUIDE - LOS ANGELES COUNTY 2008 EDITION: PAGE 639, GRID BE
- ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE INDICATED.
- ALL STREETS WILL BE PUBLIC.
- ASSESSOR'S PARCEL NUMBERS: 8700-003-001, 002, 003
- APPROXIMATE EARTHWORK: CUT: 60,000 CY; FILL: 60,000 CY (ALLOWANCE INCLUDED FOR SHRINKAGE)
- GEOLIST: GROUP DELTA CONSULTANTS, INC. 370 ANAPLA AVENUE, SUITE 212 (714) 320-5100
- MAXIMUM STREET GRADE: 15.12%

28 RESIDENTIAL (LOTS 1-28) 30.71 AC
57 OPEN SPACES (LOTS 29-85) 1.29 AC
84 TOTAL NUMBER OF LOTS
Tentative Tract No. 72798
SAN VICENTE DRIVE, STREET A, STREET B - 5.52 AC
PROJECT AREA ACREAGE: 32.94 ACROSS GROSS
CONTOUR INTERVAL: 1 FOOT

LEGAL DESCRIPTION

TRACT OF 28 LOTS, 32.94 ACROSS, MORE OR LESS, BEING THE BROOKSIDE TENTATIVE TRACT NO. 72798, CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

REV.	DATE	REVISION

Michael Baker International
6 HUNTON CENTRE DR. SUITE 600
SANTA ANA, CALIF 92707
949-472-5000

SPRING MEADOWS HOMES LLC
MEADOW PASS ESTATES LLC
3007 GLEN AVE., SUITE A
CITY OF INDEPENDENCE, MO 64050
ATTN: MR. JACK BU (816) 927-0000

ALPINE POINTE DEVELOPMENT LLC
3007 GLEN AVE., SUITE A
CITY OF INDEPENDENCE, MO 64050
ATTN: MR. JACK BU (816) 927-0000

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

MARCH 15, 2022

Sheet 1
OF 1



The Brookside

Image 1

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 2

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 3

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 4

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 5

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 6

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 7

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 8

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 9

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Photo Exhibits*



The Brookside

Image 10

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 11

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Photo Exhibits*



The Brookside

Image 12

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 13

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 14
Off-site Photo

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Photo Exhibits*



The Brookside

Image 15
Off-site Photo

*Tentative Map Submittal
Photo Exhibits*



The Brookside

Image 16
Off-site Photo

*Tentative Map Submittal
Photo Exhibits*