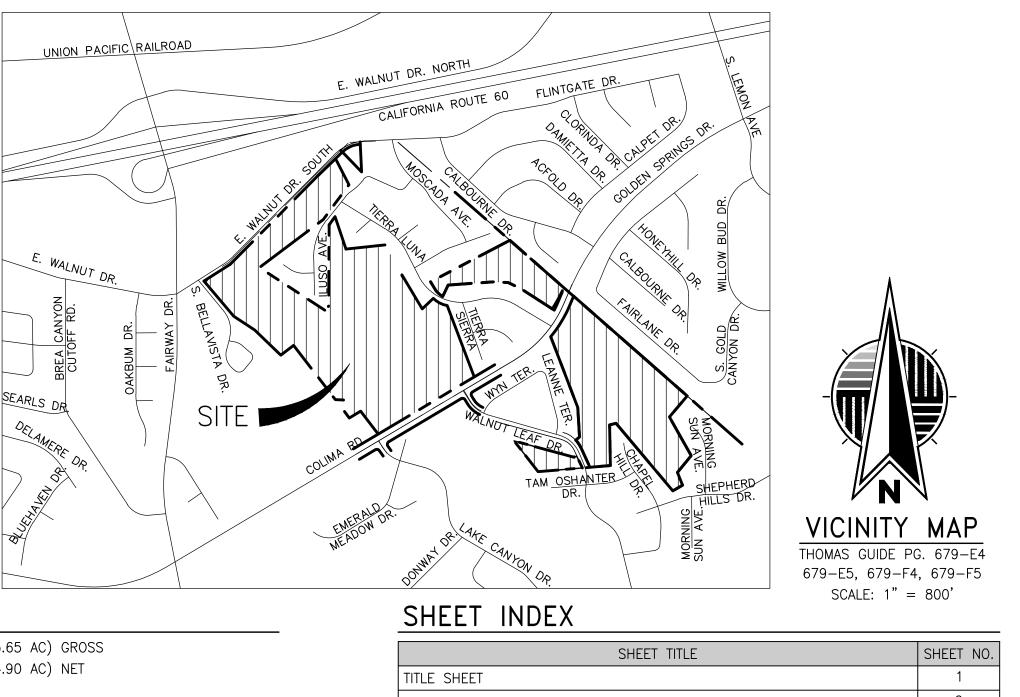




|                                      | PLANNING AREA 1    | PLANNING AREA 2             | PLANNING AREA 3              | PLANNING AREA 4                            | PLANNING AREA 5    | PLANNING AREA 6                  |
|--------------------------------------|--------------------|-----------------------------|------------------------------|--|--------------------|----------------------------------|
| INTERNAL FRONTAGE                    | 7,441 LF.          | 1,531 LF.                   | N/A                          | N/A  | 4,290 LF.          | N/A                              |
| TREE REQUIRED<br>(1 TREE PER 25 LF.) | 297.6              | 61.2                        | N/A                          | N/A  | 171.6              | N/A                              |
| TREE PROVIDED                        | 299                | 62                          | N/A                          | N/A  | 173                | N/A                              |
| EXTERNAL FRONTAGE                    | 932 LF.<br>@COLIMA | 300 LF.<br>@E. WALNUT DRIVE | 1114 LF.<br>@E. WALNUT DRIVE | 200 LF. @COLIMA<br>193 LF.<br>@TIERRA LUNA | 403 LF.<br>@COLIMA | 122 LF.<br>@WALNUT LEAF<br>DRIVE |
| TREE REQUIRED<br>(1 TREE PER 25 LF.) | 37.3               | 12                          | 44.6                         | 8 @COLIMA<br>7.72 @TIERRA LUNA             | 16.1               | 4.9                              |
| EXTERNAL STREET<br>TREES             | 98                 | 15                          | 46                           | 8 @COLIMA<br>8 @TIERRA LINA                | 24                 | 9                                |



## PROJECT DATA

PROJECT SITE AREA: 3,295,105 SF (75.65 AC) GROSS 3,262,567 SF (74.90 AC) NET

NET = GROSS LESS EXISTING EASEMENTS TO REMAIN AND PUBLIC STREET R/W DEDICATIONS

DEDICATION ACREAGE = 0.53 AC

SINGLE FAMILY RESIDENTIAL LOTS: 200 CONDOMINIUM LOTS: 35 PRIVATE COMMON OPEN SPACE LOTS: 13 TOTAL LOTS: 248

## PROJECT INFORMATION

THIS PROPOSED SINGLE FAMILY HOME, DUPLEX, TRIPLEX, AND TOWNHOMES PROJECT WILL SUBDIVIDE PORTIONS OF THE EXISTING LOS ANGELES ROYAL VISTA GOLF COURSE PER THE TENTATIVE TRACT MAP HEREON. THE PROPOSED SUBDIVISION WILL CONTAIN THE FOLLOWING LOT BREAKDOWN:

TWO HUNDRED (200) LOTS CONTAINING SINGLE FAMILY HOMES.

THIRTY-FIVE (35) CONDOMINIUM LOTS CONTAINING ONE-HUNDRED SIXTY (160) UNITS.

THIRTEEN (13) PRIVATE COMMON OPEN SPACE LOTS.

### PARKING INFORMATION

ALL PROPOSED RESIDENTIAL LOTS INCLUDE 2 COVERED PARKING STALLS PER UNIT

| SETBACK REQUIREMENTS  |
|---|
| ZONE RPD-5000-6U MINIMUM SETBACKS:<br>FRONT YARD: 20 FEET<br>SIDE YARDS: 5 FEET<br>BACK YARDS: 15 FEET                |
| ZONE RPD—5000—11U MINIMUM SETBACKS:<br>FRONT YARD: 20 FEET<br>SIDE YARDS: 5 FEET<br>BACK YARDS: 15 FEET               |
| <u>ZONE_RPD—5000—12U_MINIMUM_SETBACKS_(PA—1):</u><br>FRONT_YARD: 10_FEET<br>SIDE_YARDS: 25_FEET<br>BACK_YARDS: 8_FEET |
| <u>ZONE RPD–5000–12U MINIMUM SETBACKS (PA–5):</u><br>FRONT YARD: 20 FEET<br>SIDE YARDS: 5 FEET<br>BACK YARDS: 15 FEET |
| <u>ZONE RPD–5000–14U MINIMUM SETBACKS:</u><br>FRONT YARD: 10 FEET<br>SIDE YARDS: 25 FEET<br>BACK YARDS: 8 FEET        |

ZONE RPD-5000-18U MINIMUM SETBACKS: FRONT YARD: 12 FEET SIDE YARDS: 5 FEET BACK YARDS: 15 FEET

## GENERAL NOTES

- 1. ALL BOUNDARY MONUMENTS SHALL BE SET PRIOR TO FILING FINAL MAP. 2. STRUCTURE DEMOLITION NOTE: ALL EXISTING STRUCTURES WITHIN PROJECT LIMIT WILL BE DEMOLISHED.
- 3. VEGETATION DEMOLITION NOTE: ALL EXISTING VEGETATION WITHIN GRADING LIMITS WILL BE CLEARED. PROTECTED TREES ARE OUTSIDE OF GRADING LIMITS. SEE OAK TREE PROTECTION ZONE LIMITS DELINEATED ON PLAN.
- 4. FIRE SPRINKLER NOTE: ALL RESIDENTIAL CONSTRUCTION WILL BE SPRINKLERED. 5. SLOPE NOTE: WHERE ROADWAYS DAYLIGHT TO EXISTING GROUND, UPSLOPES AND DOWNSLOPES WILL MATCH EXISTING SLOPE GRADIENTS AND MAY BE STEEPER THAN 2:1. ALL OTHER PROPOSED SLOPES SHALL BE 2:1.
- 6. EXISTING DRIVEWAY ON EAST WALNUT DRIVE TO REMAIN. 7. EXISTING CART DRIVEWAYS ON COLIMA ROAD TO BE REMOVED.
- 8. ALL BROKEN AND DAMAGED SIDEWALK ON COLIMA ROAD SHALL BE REPLACED AS NEEDED TO THE SATISFACTION OF THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS.
- 9. PLANT STREET TREES (24-INCH BOX MINIMUM) ALONG COLIMA ROAD AND EAST WALNUT DRIVE AND PROVIDE IRRIGATION. 10. TENTATIVE MAP REQUESTING TO WAIVE STREET FRONTAGE ON APPLICABLE LOTS.
- 11. GATED ENTRANCES ARE PROHIBITED. 12. NO PHASING TO OCCUR DURING PROJECT DEVELOPMENT.
- 13. ALL ON-SITE EXISTING FENCES, WALLS, AND OCCUPIED BUILDINGS TO BE REMOVED.

## PROTECTED TREE NOTES

1. THERE ARE FIVE (5) PROTECTED LIVE OAK TREES OFFSITE WITH DRIP LINE LIMITS ON OR NEAR THE PROJECT PERIMETER BOUNDARY (PA-5) AS NOTED ON SHEET 13. TREE PROTECTION ZONES SHOWN ON PLANS. PROJECT WILL PROTECT EXISTING LIVE OAK TREES IN PLACE AND HAVE NO GRADING WITHIN THE TREE-PROTECTION ZONE.

## BENCHMARK

DATE

BM NO.: FG4741 ELEV.: 508.392' (LOS ANGELES COUNTY BENCHMARK) DATUM: NAVD 88, YEAR OF ADJUSTMENT 2013 DESCRIPTION: L&T IN W CB 1 FT S/O BCR @ SW COR FAIRWAY DR & WALNUT DR (SOUTH)

| SHEET TITLE   | SHEET NO. |
|---|-----------|
| TITLE SHEET   | 1         |
| LEGAL DESCRIPTION   | 2         |
| LOT AND PLANNING AREA SUMMARY                                   | 3         |
| EXISTING CONDITIONS AND EASEMENTS                               | 4         |
| EXISTING CONDITIONS AND EASEMENTS                               | 5         |
| LOTS 75-80, 235-236, 239  | 6         |
| LOTS 1-28, 48-74, 99-115, 119-126, 131-141, 152-154, 242, 237-8 | 7         |
| LOTS 29-34, 155-157   | 8         |
| LOTS 81-92, 116-117, OPEN SPACE LOT 247                         | 9         |
| LOTS 35-47 ,93-98, 127-130, 118, 142-151, 158-168               | 10        |
| OPEN SPACE LOT 248  | 11        |
| LOTS 169-191, 211-215, 196-197, 246                             | 12        |
| LOTS 192-195, 199-210, 216-234, 245                             | 13        |
| TYPICAL SECTIONS AND DETAILS                                    | 14        |
| SLOPE CROSS SECTIONS  | 15        |
| SLOPE CROSS SECTIONS  | 16        |
| SLOPE CROSS SECTIONS  | 17        |
| SLOPE CROSS SECTIONS  | 18        |
| SLOPE CROSS SECTIONS  | 19        |
| SLOPE CROSS SECTIONS  | 20        |
| RETAINING WALL SITE PLAN  | 21        |
| RETAINING WALL SITE PLAN  | 22        |
| RETAINING WALL TYPICAL DETAILS AND HEIGHT SUMMARY TABLE         | 23        |
| PA-1 DUPLEX TRIPLEX SETBACK                                     | 24        |
| PA-5 DUPLEX TRIPLEX SETBACKS                                    | 25        |

## **SUBDIVIDER**

ATTN: JON CONK PROJECT DIMENSIONS, INC. 4 PARK PLAZA, SUITE 700 IRVINE, CA 92614

CIVIL ENGINEER

ATTN; ANDREW WILLRODT FUSCOE ENGINEERING, INC. 600 WILSHIRE BLVD, SUITE 1470 LOS ANGELES, CA 90017

### **RECORD OWNER**

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: RVGC PARTNERS, INC., A CALIFORNIA CORPORATION.

(PARCELS: 8762-022-002, 8762-023-002, 8762-027-039, 8764-002-006, AND 8764-002-005)

AND

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: RV DEV LLC.

(PARCEL: 8762-023-001)

ASSESSOR PARCEL NUMBERS 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, 8764-002-006

GENERAL PLAN DESIGNATION ROWLAND HEIGHTS COMMUNITY GENERAL PLAN

# RECORD BOUNDARY NOTE

THE BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON HAS BEEN CONSTRUCTED FROM RECORD SOURCE DOCUMENTS (TRACT MAPS AND DEEDS) AS EVIDENCED IN THE PRELIMINARY TITLE REPORTS AS PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-6233679 (29), DATED 4/7/2020 AND THE CHICAGO TITLE COMPANY, ORDER NO. 00130182-994-X49-DB, DATED 4/9/2020.

PURSUANT TO THE CONTRACT SCOPE OF WORK, THE BOUNDARY IS NOT THE RESULT OF A FIELD SURVEY, BUT COMPILED FROM RECORD MAPS AND SURVEYS AVAILABLE IN THE PUBLIC RECORD. THE FOUNDATION FOR THE PROJECT BOUNDARY WAS ASSEMBLED FROM SAID TRACT MAPS AND DEEDS.

THERE ARE ANOMALIES IN THE MATHEMATICAL DATA BETWEEN SAID RECORDS IN THE MAGNITUDE OF 1 TO 2 FEET. A BOUNDARY DETERMINATION SURVEY FOR THE SUBJECT PROPERTY IS ADVISABLE FOR FINAL DETERMINATION OF THE PROPERTY BOUNDARIES SUBJECT TO PROPOSED BUILDING SETBACKS AND IMPROVEMENTS THAT MAY BE CRITICAL TO DEVELOPMENT.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM NAD-83 (2017.50) ZONE V, AS DERIVED BY STATION POSITIONS PUBLISHED BY CSRC. THE STATIONS USED IN THE HORIZONTAL CONTROL FOR THIS SURVEY ARE: LPHS, PSDM, SNHS, SPMS, AND WCHS.

|                     | MA   | ٩JC      |
|---------------------|--|----------|
|                     |  |          |
| PROFESS/ON ALL ROOT | FOR MERGING AN<br>AND CONDOM<br>TERRITORY, IN T<br>DATE<br>3/29/2023 | AINIU    |
| FITE OF CALIFORNIA  | SCALE:<br>PER PLAN   | DR<br>CH |
|                     |  |          |



## PROJECT ADDRESS 19816 WALNUT DRIVE

WALNUT, CA 91789

# OR LAND DIVISION

TITLE SHEET

BDIVIDING RESIDENTIAL PLANNED DEVELOPMENT M PURPOSES LOCATED IN UNINCORPORATED OUNTY OF LOS ANGELES, STATE OF CALIFORNIA 

| 0662-0                          |                    |
|---------------------------------|--------------------|
| RAFTED BY: EC<br>Checked by: AW | SHT. 1 OF 25 SHTS. |

| LEGAL DESCRIPTION  | LEGAL DESCRIPTION,<br>BEGNNNG AT THE INTERSECTION OF THE S   |
|--|--|
| PARCEL 1: (APN: A PORTION OF 8762-022-002)<br>THAT PORTION OF LOT 1 OF TRACT NO. 9494, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS   | LOT 201 OF TRACT 27141, AS PER MAP I<br>SAID COUNTY;   |
| SHOWN ON MAP IN BOOK 138, PAGES 41 AND 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  | THENCE ALONG THE BOUNDARY LINES OF<br>WESTERLY LINE OF WALNUT LEAF DRIVE, A  |
| COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF WALNUT DRIVE AND THE SOUTHERLY PROLONGATION<br>OF THE CENTERLINE OF WATER STREET, AS SAO INTERSECTION IS SHOWN ON SAO MAP; THENCE NORTH 57<br>DEGREES 41 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE OF WALNUT DRIVE, A DISTANCE OF 25.00<br>FEET; | THENCE ALONG SAID WESTERLY LINE, NOR<br>THENCE SOUTH 65° 10' 01" WEST, 25.00   |
| THENCE SOUTH 32 DEGREES 18 MINUTES 30 SECONDS EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING A POINT IN THE SOUTHEASTERLY LINE OF SAID WALNUT DRIVE;   | THENCE NORTH 74° 44' 59" WEST, 518.57  |
| THENCE SOUTH 40 DEGREES 22 MINUTES 19 SECONDS EAST 385.02 FEET;  | THENCE ALONG SAID SOUTHWESTERLY LINE SAID BEGINNING.   |
| THENCE SOUTH 56 DEGREES 32 MINUTES 25 SECONDS EAST 209.39 FEET;<br>THENCE SOUTH 46 DEGREES 06 MINUTES 13 SECONDS EAST 259.08 FEET;   | PARCEL 7: (APN: 8764-002-006)  |
| THENCE NORTH 03 DEGREES 17 MINUTES 44 SECONDS EAST 30.9 1 FEET;  | THOSE PORTIONS OF LOTS 1 AND 2 OF T<br>CALIFORNIA, AS PER MAP RECORDED IN B<br>COUNTY RECORDER OF SAID COUNTY, DES   |
| THENCE NORTH 51 DEGREES 25 MINUTES 06 SECONDS EAST 122.97 FEET;  | BEGINNING AT THE MOST NORTHERLY COR  |
| THENCE NORTH 37 DEGREES 34 MINUTES 26 SECONDS WEST 790.70 FEET TO A POINT IN SAID SOUTHEASTERLY LINE OF WALNUT DRIVE;  | IN BOOK 765 PAGES 72 TO 86 INCLUSIVE   |
| THENCE SOUTH 44 DEGREES 36 MINUTES 30 SECONDS WEST 9.69 FEET;  | SOUTH 40° 30' 00" WEST, 230.00 FEET;   |
| THENCE SOUTH 57 DEGREES 41 MINUTES 30 SECONDS WEST 259.95 FEET ALONG SAID SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.   | SOUTH 29' 15' 00" EAST, 370.00 FEET;<br>SOUTH 39' 30' 00" WEST, 180,00 FEET;   |
| EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL, DESCRIBED AS FOLLOWS:   | SOUTH 21° 30' 00" EAST, 115.00 FEET;<br>SOUTH 59° 45' 00" WEST, 93.00 FEET;<br>NORTH 40° 00' 00" WEST, 735.00 FEET;  |
| COMMENCING AT SAID INTERSECTION OF THE CENTERLINE OF SAID WALNUT DRIVE AND THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF WATER STREET;  | SOUTH 76° 15' 00" WEST, 753.00 FEET;<br>SOUTH 1° 00' 00" EAST, 338.00 FEET;  |
| THENCE NORTH 57 DEGREES 41 MINUTES 30 SECONDS EAST, ALONG SAD CENTERLINE OF WALNUT DRIVE, 101.70 FEET;   | SOUTH 85° 13' 28" WEST, 170.71 FEET;   |
| THENCE SOUTH 26 DEGREES 01 MINUTES 15 SECONDS EAST 20.12 FEET TO A POINT IN THE  | NORTH 24° 49' 59" WEST, 182.22 FEET T<br>OF 230.00 FEET AND NORTHWESTERLY ALC<br>DISTANCE OF 74.26 FEET;             |
| NORTHWESTERLY LINE OF SAID LOT NO. 1, SAID LAST MENTIONED POINT BEING THE TRUE POINT OF BEGINNING;<br>THENCE SOUTH 26 DEGREES 01 MINUTES 1 S SECONDS EAST 57.73 FEET;  | THENCE NORTH 49° 36' 00" EAST, 41.28   |
| THENCE SOUTH 64 DEGREES 18 MINUTES 45 SECONDS WEST 26.30 FEET;   | THENCE NORTH 3° 30' 13" WEST, 245.45   |
| THENCE NORTH 26 DEGREES 01 MINUTES 15 SECONDS WEST 18.20 FEET;   | THENCE NORTH 20° 48'07" WEST, 630.43<br>FEET WIDE, SAID POINT BEING A CURVE, C                                       |
| THENCE NORTH 64 DEGREES 18 MINUTES 45 SECONDS EAST 16.30 FEET;   | THE RADIAL LINE TO SAID POINT BEARS S  |
| THENCE NORTH 26 DEGREES 01 MINUTES 15 SECONDS WEST 38.43 FEET, MORE OR LESS, TO SAID NORTHWESTERLY LINE OF SAID LOT NO. 1;   | THENCE NORTHEASTERLY ALONG SAID CUR<br>309.98 FEET;  |
| THENCE NORTH 57 DEGREES 41 MINUTES 30 SECONDS EAST 10.06 FEET TO THE TRUE POINT OF BEGINNING.  | THENCE TANGENT TO SAID CURVE AND CO<br>79.41 FEET, MORE OR LESS, TO THE NOR  |
| ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:<br>THAT PORTION OF SAID LOT 1, TRACT 9494, DESCRIBED AS FOLLOWS:  | THENCE ALONG SAID NORTHEASTERLY LINE   |
| BEGINNING AT THE INTERSECTION OF WALNUT DRIVE, 40 FEET WIDE, AND THE SOUTHERLY PROLONGATION OF THE   | OF BEGINNING, TOGETHER WITH THAT PORT<br>CONVEYANCE OF THE ABOVE DESCRIBED L   |
| CENTERLINE OF WATER STREET, AS SAID INTERSECTION IS SHOWN ON SAID MAP;<br>THENCE NORTH 57 DEGREES 41 MINUTES 30 SECONDS EAST ALONG SAID  | PARCEL 8: (APN: 8762-027-039)  |
| CENTERLINE OF WALNUT DRIVE, 25 FEET;<br>THENCE SOUTH 32 DEGREES 18 MINUTES 30 SECONDS EAST 20 FEET TO THE SOUTHEASTERLY LINE OF WALNUT<br>DRIVE;   | THAT PORTION OF LOT 1 OF TRACT 9058,<br>AS PER MAP RECORDED IN BOOK 144 PA<br>COUNTY RECORDER OF SAID COUNTY, DES    |
| THENCE SOUTH 40 DEGREES 22 MINUTES 19 SECONDS EAST 385.02 FEET;  | BEGINNING AT THE INTERSECTION OF THE<br>WIDE, AS DESCRIBED IN THE DEED RECOR   |
| THENCE SOUTH 56 DEGREES 32 MINUTES 25 SECONDS EAST 209.39 FEET;  | SAID COUNTY WITH THE NORTHEASTERLY L   |
| THENCE SOUTH 46 DEGREES 06 MINUTES 13 SECONDS EAST 20.59 FEET TO THE TRUE POINT OF BEGINNING;  | TANGENT CURVE IN SAID NORTHWESTERLY FEET;  |
| THENCE NORTH 53 DEGREES 36 MINUTES 06 SECONDS EAST 75.29 FEET;<br>THENCE SOUTH 79 DEGREES 50 MINUTES 53 SECONDS EAST 51.46 FEET;   | THENCE SOUTHWESTERLY ALONG SAID CUR<br>DISTANCE OF 90.00 FEET;   |
| THENCE NORTH 60 DEGREES 59 MINUTES 22 SECONDS EAST 69.43 FEET;   | THENCE NON-TANGENT TO SAID CURVE, N  |
| THENCE SOUTH 37 DEGREES 34 MINUTES 26 SECONDS EAST 160.36 FEET;  | THENCE NORTH 65°00'00" WEST, 105.00  |
| THENCE SOUTH 51 DEGREES 25 MINUTES 06 SECONDS WEST 122.97 FEET;  | THENCE NORTH 87°00'00" WEST, 120.00  |
| THENCE SOUTH 03 DE6REES 17 MINUTES 44 SECONDS WEST 30.91 FEET;<br>THENCE NORTH 46 DEGREES 06 MINUTES 13 SECONDS WEST 238.49 FEET TO THE TRUE POINT OF BEGINNING.   | THENCE SOUTH 86° 00' 00" WEST, 380.00  |
| EXCEPT THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND ALL PRECIOUS MINERALS AND<br>METALS BELOW THE DEPTH OF 500 FEET BELOW THE SURFACE OF THE DEMISED PREMISES, PROVIDED FURTHER,<br>HOWEVER, THAT THERE SHALL BE NO RIGHT TO SURFACE ENTRY FOR THE PURPOSE OF TAKING ANY OF SAID         | THENCE SOUTH 25° 00' 00" WEST, 105.04<br>NORTHEASTERLY AND HAVING A RADIUS OF<br>03" WEST;                           |
| RESERVED SUBSTANCES, AS RESERVED IN DEED RECORDED DECEMBER 23, 1976 AS INSTRUMENT NO. 1973 OF OFFICIAL RECORDS.  | THENCE NORTHWESTERLY ALONG SAID CUR<br>DISTANCE OF 92.77 FEET;   |
| PARCEL 2: (APN: A PORTION OF 8762-022-002)   | THENCE TANGENT TO SAID CURVE, NORTH  |
| THAT PORTION OF LOT 1, TRACT 9494, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP<br>RECORDED IN BOOK 138, PAGES 41 AND 42 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA,<br>DESCRIBED AS FOLLOWS:   | THENCE NORTH 62° 30' 06" EAST, 744.86<br>TRACT 9058;   |
| BEGINNING AT THE INTERSECTION OF WALNUT DRIVE, 40 FEET WIDE, AND THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF WATER STREET, AS SAID INTERSECTION IS SHOWN ON SAID MAP;  | THENCE ALONG SAID NORTHEASTERLY LINE<br>EAST, 145.22 FEET TO THE POINT OF BEG<br>WOULD PASS BY A CONVEYANCE OF THE A |
| THENCE NORTH 57 DEGREES 41 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE OF WALNUT DRIVE, 25 FEET;   | PARCEL 9: (APN: 8762-023-002)  |
| THENCE SOUTH 32 DEGREES 18 MINUTES 30 SECONDS EAST, 20 FEET TO THE SOUTHEASTERLY LINE OF WALNUT DRIVE;   | THAT PORTION OF LOT 1 OF TRACT 9058,<br>RECORDED IN BOOK 144 PAGES 98, 99 A<br>COUNTY, DESCRIBED AS FOLLOWS:         |
| THENCE SOUTH 40 DEGREES 22 MINUTES 19 SECONDS EAST, 385.02 FEET;<br>THENCE SOUTH 56 DEGREES 32 MINUTES 25 SECONDS EAST, 209.39 FEET;   | BEGINNING AT THE INTERSECTION OF THE<br>DESCRIBED IN THE DEED RECORDED IN BO   |
| THENCE SOUTH 56 DEGREES 32 MINUTES 25 SECONDS EAST, 209.39 FEET;<br>THENCE SOUTH 46 DEGREES 06 MINUTES 13 SECONDS EAST, 20.59 FEET TO THE TRUE POINT OF BEGINNING;   | SOUTHWESTERLY LINE OF SAID LOT 1;<br>THENCE ALONG SAID SOUTHWESTERLY LINE  |
| THENCE NORTH 53 DEGREES 36 MINUTES 06 SECONDS EAST, 75.29 FEET;  | 26' 32" WEST, 270.00 FEET;   |
| THENCE SOUTH 79 DEGREES 50 MINUTES 53 SECONDS EAST, 51.46 FEET;  | THENCE SOUTH 30° 49' 45" EAST, 329.79  |
| THENCE NORTH 60 DEGREES 59 MINUTES 22 SECONDS EAST, 69.43 FEET;  | THENCE NORTH 46° 30' 00" EAST, 126.00<br>NORTHEASTERLY AND HAVING A RADIUS OF<br>00" WEST;                           |
| THENCE SOUTH 37 DEGREES 34 MINUTES 26 SECONDS EAST, 160.36 FEET;<br>THENCE SOUTH 51 DEGREES 25 MINUTES 06 SECONDS WEST, 122.97 FEET;   | THENCE SOUTHEASTERLY ALONG SAID CUR  |
| THENCE SOUTH 03 DEGREES 17 MINUTES 44 SECONDS WEST, 30.91 FEET;  | 132.47 FEET;   |
| THENCE NORTH 46 DEGREES 06 MINUTES 13 SECONDS WEST 238.49 FEET TO THE TRUE POINT OF BEGINNING.   | THENCE NON-TANGENT TO SAID CURVE, S<br>OF FIFTH AVENUE;  |
| EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL PRECIOUS<br>MINERALS AND METALS BELOW THE DEPTH OF 500 FEET BELOW THE SURFACE OF THE DEMISED<br>PREMISES, PROVIDED FURTHER, HOWEVER, THAT THERE SHALL BE NO RIGHT OF SURFACE ENTRY  | THENCE ALONG SAID NORTHWESTERLY LINE<br>TOGETHER WITH THAT PORTION OF SAID FI<br>DESCRIBED LAND.                     |

THAT PORTION OF LOT 1 OF TRACT 9058, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 144 PAGES 98, 99 AND 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

## N, CONTINUED

THE SOUTHWESTERLY LINE OF SAID LOT 1 WITH THE NORTHERLY LINE OF MAP RECORDED IN BOOK 765 PAGES 72, INCLUSIVE OF MAPS, RECORDS OF

NES OF SAID TRACT 27141, NORTH 85° 15' 09" EAST, 370.64 FEET TO THE RIVE, AS SHOWN ON THE MAP OF SAID TRACT 27141;

E, NORTH 24° 49' 59" WEST, 110.00 FEET;

### 25.00 FEET;

, 518.57 FEET TO SAID SOUTHWESTERLY LINE OF LOT 1;

RLY LINE, SOUTH 37° 54' 50" EAST, 325.00 FEET TO THE POINT OF

2 OF TRACT 9058, IN THE COUNTY OF LOS ANGELES, STATE OF D IN BOOK 144 PAGES 98, 99 AND 100 OF MAPS, IN THE OFFICE OF THE 7. DESCRIBED AS FOLLOWS:

CORNER OF LOT 226 OF TRACT 27141, AS PER MAP RECORDED CLUSIVE OF MAPS, RECORDS OF SAID COUNTY;

NES OF SAID TRACT 27141, THE FOLLOWING COURSES AND DISTANCES:

FEET TO A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS RLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 30' 00", AN ARC

41.28 FEET;

245.45 FEET;

630.43 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF FIFTH AVENUE, 100 JRVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1050.00 FEET, EARS SOUTH 50° 24' 51" EAST;

AID CURVE THROUGH A CENTRAL ANGLE OF 16° 54' 54", AN ARC DISTANCE OF

AND CONTINUING ALONG SAID SOUTHEASTERLY LINE, NORTH 22° 40' 15" EAST, HE NORTHEASTERLY LINE OF LOT 1 OF SAID TRACT 9058;

Y LINE, SOUTH 48° 38' 15" EAST, 1260.00 FEET TO THE POINT PORTION OF FIFTH AVENUE THAT WOULD PASS BY A RIBED LAND.

9058, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, 144 PAGES 98, 99 AND 100 OF MAPS, IN THE OFFICE OF THE Y, DESCRIBED AS FOLLOWS:

F THE NORTHWESTERLY LINE OF FIFTH AVENUE, 100 FEET RECORDED IN BOOK 11537 PAGE 397, OFFICIAL RECORDS OF ERLY LINE OF SAID LOT 1;

RLY LINE, SOUTH 22° 40' 15" WEST, 113.23 FEET TO THE BEGINNING OF A STERLY LINE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 950.00

AID CURVE, THROUGH A CENTRAL ANGLE OF 5° 25' 41", AN ARC

IRVE, NORTH 57° 12' 38" WEST, 344.21 FEET;

105.00 FEET;

120.00 FEET;

380.00 FEET;

105.04 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE DIUS OF 170.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 28° 14'

AID CURVE THROUGH A CENTRAL ANGLE OF 31° 15' 57", AN ARC

NORTH 30° 30' 00" WEST, 69.00 FEET;

744.86 FEET TO THE NORTHEASTERLY LINE OF LOT 1 OF SAID

\_Y LINE, SOUTH 48° 38' 52" EAST, 454.80 FEET AND SOUTH 48° 38' 02" OF BEGINNING, TOGETHER WITH THAT PORTION OF SAID FIFTH AVENUE, THAT THE ABOVE DESCRIBED LAND.

9058, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP , 99 AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

F THE NORTHWESTERLY LINE OF FIFTH AVENUE, 100 FEET WIDE, AS IN BOOK 11537 PAGE 397, OFFICIAL RECORDS OF SAID COUNTY, WITH THE

RLY LINE, NORTH 37° 54' 25" WEST, 788.56 FEET AND NORTH 12°

329.79 FEET;

126.00 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE DIUS OF 230.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 44° 00'

ND CURVE THROUGH A CENTRAL ANGLE OF 33° 00' 00", AN ARC DISTANCE OF

IRVE, SOUTH 20° 43' 14" EAST, 635.50 FEET TO SAID NORTHWESTERLY LINE

RLY LINE, SOUTH 59° 21' 45" WEST, 68.00 FEET TO THE POINT OF BEGINNING, SAID FIFTH AVENUE, THAT WOULD PASS BY A CONVEYANCE OF THE ABOVE

## LEGAL DESCRIPTION, CONTINUED APN: 8762-023-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WALNUT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 138 PAGES 41 AND 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT 9494, BEING A POINT IN THE SOUTHERLY LINE OF WALNUT DRIVE, AS SHOWN ON SAID MAP; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 87° 15' 13" WEST, 103.02 FEET TO THE BEGINNING OF A CURVE IN SAID SOUTHERLY LINE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 12' 40", AN ARC LENGTH OF 165.43 FEET; THENCE TANGENT TO SAID CURVE AND ALONG THE SOUTHEASTERLY LINE OF SAID WALNUT DRIVE SOUTH 46° 02' 33" WEST, 80.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID SOUTHERLY LINE; SOUTH 26°58'11" EAST, 246.30 FEET;

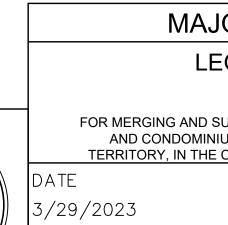
THENCE SOUTH 36° 33' 09" WEST, 361.01 FEET; THENCE SOUTH 52° 57' 27" WEST, 664.00 FEET; THENCE SOUTH 56° 55' 15" EAST, 650.42 FEET; THENCE NORTH 42° 26' 09" EAST, 47.42 FEET; THENCE NORTH 0° 15' 17" EAST, 675.01 FEET; THENCE NORTH 35° 32' 16" EAST, 86.02 FEET; THENCE SOUTH 18° 26' 06" EAST, 284.60 FEET; THENCE NORTH 83° 51' 13" EAST, 326.88 FEET;

THENCE SOUTH 29° 03' 48" EAST, 285.66 TO THE EASTERLY LINE OF SAID TRACT 9494, THENCE ALONG SAID EASTERLY LINE, SOUTH 12° 26' 32" EAST, 270.00 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID TRACT, SOUTH 37° 54' 25" EAST, 788.56 FEET TO THE NORTHWESTERLY LINE OF FIFTH AVENUE, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 11599 PAGE 391, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE

SOUTH 59' 21' 45" WEST, 864.14 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE HUNTINGTON PARK FIRST SAVINGS AND LOAN ASSOCIATION. RECORDED JANUARY 2, 1962 AS INSTRUMENT NO. 830, IN BOOK D1465 PAGE 636, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARY LINES OF THE LAND DESCRIBED IN PARCEL 2 OF SAID DEED, NORTH 37" 14' 13" WEST, 92.26 FEET, NORTH 5° 42' 38" EAST, 77.64 FEET AND NORTH 87° 57' 17" WEST, 68.34 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS EXHIBIT "A" IN THE LEASE RECORDED DECEMBER 18, 1963 AS INSTRUMENT NO. 4660, IN BOOK M1413 PAGE 200, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 37° 14' 13" WEST, TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUING ALONG THE BOUNDARIES, DESCRIBED IN SAID LEASE, SOUTH 52° 45' 47" WEST, 135.22 FEET; NORTH 46° 06' 13" WEST 41.74 FEET, NORTH 3° 17' 44" EAST, 30.91 FEET, NORTH 51° 25' 06" EAST, 122.97 FEET AND NORTH 37° 34' 26" WEST, 790.70 FEET, MORE OR LESS TO THE SOUTHEASTERLY LINE OF SAID WALNUT DRIVE, NORTH 44° 47' 33" EAST, 1022.98 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, NORTH 46° 02' 33" EAST, 211.59 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF FIFTH AVENUE, THE TITLE WHICH WOULD PASS BY A CONVEYANCE OF THE ABOVE DESCRIBED LAND.

# EXHIBIT "A"/EXHIBIT MAP

| NO | REVISIONS |
|----|-----------|



PER PLAN

SCALE:

| FUSCOE  |
|---|
| ENGINEERING<br>600 Wilshire, Suite, 1470, Los Angeles, California 90017 |
| <br>tel 213.988.8802 • fax 213.988.8803 •www.fuscoe.con<br>03/29/2023   |
| Name Date   |

DATE BY



| v: ECochran               |
|---------------------------|
| ) Plotted b               |
| 03-29-23 6:01:13PM)       |
| 0662.004-TTM00-EXHA.DWG ( |
| <b>EXHIBIT</b> A          |
| VIVE TRACT MAP            |
| LANS\ENTITLEMENTS\TENT#   |
| 62\004\PI                 |
| TS\6                      |

CHECKED BY: AW

FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA JOB NUMBER 0662-004 DRAFTED BY: EC

SHT. 2 OF 25 SHTS.

| OR LAND DIVISION |  |
|------------------|--|
| EGAL DESCRIPTION |  |

| LOT SUMMARY       |                            |                      |                            |                              |  |                         |                       |  |                       |       |                   |                            |                      |   |              |  |   |  |   |
|-------------------|----------------------------|----------------------|----------------------------|------------------------------|--|-------------------------|-----------------------|--|-----------------------|-------|-------------------|----------------------------|----------------------|---|--------------|--|---|--|---|
| LOT NO.           | GROSS AREA<br>(SQFT)       | GROSS AREA<br>(AC) N | IET AREA (SQFT)            | NET AREA PLANNI<br>(AC) AREA |  | ASEMENT<br>AREA (SF)    | EASEMENT<br>AREA (AC) | ZONING                                     | LAND USE              | UNITS | LOT NO.           | GROSS AREA<br>(SQFT)       | GROSS AREA<br>(AC)   | NET AREA (SQFT) (AC)  |              | LOT<br>RONTAGE EASEMEN<br>VIDTH (FT) AREA (SI                    |   | ZONING   | LAND USE UNITS  |
| 1 2               | 7,545<br>7,600             | 0.17                 | 6,676<br>6,731             | 0.15                         | 2 47<br>2 47   | 870<br>869              | 0.02                  | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 133<br>134        | 7,500<br>8,580             | 0.17                 | 6,090 0.14<br>7,170 0.10  | 6 1          | 60 1, <sup>2</sup><br>60 1, <sup>2</sup>                         | 10 0.03   | RPD-5000-6U<br>RPD-5000-6U                               | SFH         1           SFH         1   |
| 3<br>4<br>5       | 9,101<br>11,306<br>10,503  | 0.21                 | 7,071<br>9,796<br>9,395    | 0.16<br>0.22<br>0.22         | 2 66<br>2 49<br>2 48                                       | 2,030<br>1,510<br>1,108 | 0.05 0.03 0.03        | RPD-5000-6U<br>RPD-5000-6U<br>RPD-5000-6U  | SFH<br>SFH<br>SFH     | 1     | 135<br>136<br>137 | 8,580<br>8,580<br>8,621    | 0.20<br>0.20<br>0.20 | 7,170         0.10           7,170         0.10           7,170         0.10           7,092         0.10 | 6 1          | 60 1,4<br>60 1,4<br>61 1,5                                       | 10 0.03   | RPD-5000-6U<br>RPD-5000-6U<br>RPD-5000-6U                | SFH         1           SFH         1           SFH         1                         |
| 6<br>7            | 11,042<br>11,546           | 0.25                 | 10,003<br>10,506           | 0.23                         | 2 46<br>2 46   | 1,040                   | 0.02                  | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 138<br>139        | 7,678                      | 0.18                 | 7,217         0.1           5,370         0.11  | 7 1          | 21 4   | .62 0.01<br>94 0.02   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 8<br>9            | 8,571<br>8,596             | 0.20                 | 7,488<br>7,492             | 0.17 0.17                    | 2 47<br>2 47   | 1,083<br>1,105          | 0.02<br>0.03          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            |       | 140<br>141        | 6,420<br>6,420             | 0.15<br>0.15         | 5,010 0.12<br>5,010 0.12  |              | 60 1,4<br>60 1,4   | 10 0.03<br>10 0.03  | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 10<br>11          | 8,658<br>9,024             | 0.20                 | 7,553<br>7,935             | 0.17 0.18                    | 2 47<br>2 47   | 1,105<br>1,089          | 0.03<br>0.03          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 142<br>143        | 6,420<br>9,523             | 0.15                 | 5,010         0.12           5,388         0.12   |              | 60 1,4<br>46 4,7   | 35 0.09   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 12<br>13          | 9,572<br>10,161            | 0.22                 | 8,482<br>9,148             | 0.19 0.21                    | 2 47<br>2 44   | 1,090<br>1,012          | 0.03                  | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 144<br>145        | 22,472<br>11,536           | 0.52                 | 15,481 0.30<br>6,849 0.10   | 6 1          | 168 6,9<br>61 4,6  | 87 0.11   | RPD-5000-12U<br>RPD-5000-6U                              | Triplex 6<br>SFH 1  |
| 14<br>15<br>16    | 11,119<br>12,195<br>15,358 | 0.26<br>0.28<br>0.35 | 10,036<br>11,072<br>13,104 | 0.23<br>0.25<br>0.30         | 2 47<br>2 45   | 1,083<br>1,123<br>2,254 | 0.02<br>0.03<br>0.05  | RPD-5000-6U<br>RPD-5000-6U<br>RPD-5000-6U  | SFH<br>SFH<br>SFH     | 1     | 146<br>147<br>148 | 9,108<br>9,108<br>9,108    | 0.21<br>0.21<br>0.21 | 7,416         0.1'           7,416         0.1'           7,416         0.1'           7,416         0.1' | 7 1          |  | i92         0.04           i92         0.04           i92         0.04           i92         0.04 | RPD-5000-11U<br>RPD-5000-11U<br>RPD-5000-11U             | Duplex 2<br>Duplex 2<br>Duplex 2  |
| 17<br>18          | 7,725<br>6,134             | 0.18                 | 5,666                      | 0.13                         | 2 47<br>2 47   | 2,058                   | 0.05                  | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 149<br>150        | 9,108                      | 0.21                 | 7,416         0.1           6,880         0.1   | 7 1          | 72 1,6   |   | RPD-5000-11U<br>RPD-5000-11U                             | Duplex2Duplex2Duplex2   |
| 19<br>20          | 6,134<br>6,134             | 0.14                 | 5,029<br>5,029             | 0.12                         | 1         47           1         47                        | 1,105<br>1,105          | 0.03<br>0.03          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            |       | 151<br>152        | 10,827<br>7,328            | 0.25                 | 6,053 0.14<br>5,882 0.14  |              | 58         4,7           62         1,4                          |   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 21<br>22          | 6,134<br>6,134             | 0.14                 | 5,029<br>5,029             | 0.12                         | 1         47           1         47                        | 1,105<br>1,105          | 0.03<br>0.03          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 153<br>154        | 7,002                      | 0.16<br>0.18         | 5,592         0.13           6,068         0.14   | -            | 59         1,4           67         1,6                          | 0.04  | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 23<br>24<br>25    | 6,134<br>6,134             | 0.14                 | 5,029<br>5,029             | 0.12                         | 1     47       1     47       4     47                     | 1,105                   | 0.03                  | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 155<br>156<br>157 | 7,705                      | 0.18                 | 4,999 0.1<br>6,068 0.1  | 4 1          | 67 2,7<br>67 1,6   | 0.04  | RPD-5000-6U<br>RPD-5000-6U                               | SFH         1           SFH         1   |
| 26<br>27          | 6,134<br>6,134<br>6,134    | 0.14 0.14 0.14       | 5,029<br>5,029<br>5,029    |                              | 1     47       1     47       1     47                     | 1,105<br>1,105<br>1,105 | 0.03<br>0.03<br>0.03  | RPD-5000-6U<br>RPD-5000-6U<br>RPD-5000-6U  | SFH<br>SFH<br>SFH     | 1     | 158               | 7,705<br>7,705<br>7,705    | 0.18<br>0.18<br>0.18 | 6,068 0.14<br>6,068 0.14<br>6,068 0.14  | 4 1          | 67 1,6<br>67 1,6<br>67 1,6                                       | 0.04  |  | SFH         1           SFH         1           SFH         1                         |
| 28                | 6,134<br>6,124             | 0.14                 | 5,029<br>5,040             | 0.12                         | 1 47<br>1 47   | 1,105                   | 0.03                  | RPD-5000-6U                                | SFH<br>SFH            | 1     | 160<br>161        | 7,150                      | 0.16                 | 5,696         0.13           5,029         0.13   | 3 1          | 60 1,4<br>47 1,7   | .53 0.03  | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 30<br>31          | 8,055<br>8,142             | 0.18<br>0.19         | 7,006<br>7,093             | 0.16                         | 1 46<br>1 46   | 1,049<br>1,049          | 0.02<br>0.02          |  | SFH<br>SFH            |       | 162<br>163        | 6,134<br>6,134             | 0.14<br>0.14         | 5,029 0.12<br>5,029 0.12  |              | 47 1, <sup>2</sup><br>47 1, <sup>2</sup>                         |   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 32<br>33          | 11,142<br>6,778            | 0.26<br>0.16         | 7,183<br>5,729             | 0.16 0.13                    | 1         93           1         46                        | 3,959<br>1,049          | 0.09<br>0.02          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            |       | 164<br>165        | 6,134<br>6,134             | 0.14                 | 5,029         0.12           5,029         0.11   |              | 47 1,1<br>47 1,1   |   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 34<br>35          | 6,778<br>6,778             | 0.16                 | 5,729<br>5,729             | 0.13                         | 1     46       1     46       1     46                     | 1,049<br>1,049          | 0.02                  | RPD-5000-6U                                | SFH<br>SFH            | 1     | 166<br>167        | 6,134<br>6,305             | 0.14                 | 5,029         0.12           5,200         0.112  | 2 1          | 47 1,7<br>47 1,7   | 05 0.03   | RPD-5000-6U<br>RPD-5000-6U                               | SFH         1           SFH         1   |
| 36<br>37<br>38    | 6,778<br>6,819<br>6,741    | 0.16<br>0.16<br>0.15 | 5,729<br>5,769<br>5,694    |                              | 46<br>1 46<br>1 46   | 1,049<br>1,050<br>1,048 | 0.02<br>0.02<br>0.02  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     | 168<br>169<br>170 | 12,867<br>18,065<br>9,799  | 0.30<br>0.41<br>0.22 | 7,810         0.11           16,441         0.31           7,065         0.11                             | 8 5          | 62 5,0<br>166 1,6<br>48 2,7                                      | 0.04  | RPD-5000-6U           RPD-5000-14U           RPD-5000-6U | SFH 1<br>Triplex 6<br>SFH 1   |
| 39<br>40          | 6,134<br>6,134             | 0.13                 | 5,029<br>5,029             | 0.13 0.12 0.12               | 1 46<br>1 47   | 1,105<br>1,105          | 0.02                  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     | 170<br>171<br>172 | 6,862<br>6,450             | 0.16                 | 5,687 0.13  | 3 5          | 46         2,7           53         1,7           60         1,3 | 75 0.03   | RPD-5000-60           RPD-5000-60           RPD-5000-60  | SFH 1<br>SFH 1  |
| 41<br>42          | 6,134<br>6,134             | 0.14                 | 5,029<br>5,029             | 0.12                         | 1 47<br>1 47   | 1,105<br>1,105          | 0.03                  |  | SFH<br>SFH            | 1     | 173<br>174        | 6,450<br>7,525             | 0.15                 | 5,040 0.12  | 2 5          | 60 1,4   | 10         0.03           45         0.04   | RPD-5000-6U           RPD-5000-12U                       | SFH 1<br>Duplex 2   |
| 43<br>44          | 6,134<br>6,134             | 0.14                 | 5,029<br>5,029             | <u></u>                      | 1         47           1         47                        | 1,105<br>1,105          | 0.03<br>0.03          | RPD-5000-6U                                | SFH<br>SFH            | 1     | 175<br>176        | 7,525<br>7,525             | 0.17<br>0.17         | 5,880 0.1   | 3 5          | 70 1,6   | 445         0.04           445         0.04   | RPD-5000-12U   | Duplex2Duplex2  |
| 45<br>46<br>47    | 6,134<br>6,093<br>12,779   | 0.14<br>0.14<br>0.29 | 5,029<br>5,029<br>4,917    |                              | 1 47<br>1 47<br>1 43                                       | 1,105<br>1,064<br>7,861 | 0.03<br>0.02<br>0.18  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     | 177<br>178<br>179 | 7,525<br>7,525<br>7,525    | 0.17<br>0.17<br>0.17 | 5,880 0.1   | 3 5          |  | 45         0.04           45         0.04           45         0.04                               | RPD-5000-12U<br>RPD-5000-12U<br>RPD-5000-12U             | Duplex 2<br>Duplex 2<br>Duplex 2  |
| 48                | 8,120<br>8,645             | 0.29                 | 6,634<br>7,065             | 0.15                         | 2 63<br>2 61   | 1,486                   | 0.18                  |  | SFH<br>SFH            | 1     | 180               | 6,450<br>6,450             | 0.17                 | 5,040 0.12  | 2 5          | 60 1,4   |   |  | SFH 1<br>SFH 1  |
| 50<br>51          | 6,996<br>6,833             | 0.16                 | 5,835<br>5,719             | 0.13                         | 2 47<br>2 47   | 1,161<br>1,114          | 0.03                  | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 182<br>183        | 6,450<br>6,988             | 0.15                 |   | 2 5          | 60 1,4   | 10 0.03<br>i28 0.04   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 52<br>53          | 6,818<br>6,820             | 0.16<br>0.16         | 5,714<br>5,712             | 0.13<br>0.13                 | 2 47<br>2 47   | 1,105<br>1,108          | 0.03<br>0.03          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            |       | 184<br>185        | 7,231<br>6,855             | 0.17<br>0.16         | 5,755 0.11<br>6,204 0.14  |              |  | 76         0.03           50         0.01   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 54<br>55          | 6,863<br>6,911             | 0.16                 | 5,736<br>5,777             | 0.13 0.13                    | 2 47<br>2 47   | 1,127<br>1,134          | 0.03<br>0.03          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 186<br>187        | 6,450<br>6,450             | 0.15<br>0.15         | 5,040 0.12  | 2 5          | 60 1,4   | 10 0.03<br>10 0.03  | RPD-5000-6U<br>RPD-5000-6U                               | SFH         1           SFH         1   |
| 56<br>57          | 7,170 7,149                | 0.16                 | 5,904<br>5,938             |                              | 2 53<br>2 51   | 1,267<br>1,212          | 0.03                  | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 188<br>189        | 6,450<br>7,827             | 0.15                 |   | 5 5          | 60 1,4   |   | RPD-5000-6U<br>RPD-5000-6U                               | SFH         1           SFH         1   |
| 58<br>59<br>60    | 6,739<br>7,787<br>8,164    | 0.15<br>0.18<br>0.19 | 5,740<br>6,838<br>7,068    | 0.13<br>0.16<br>0.16         | 2 44<br>2 44<br>2 49                                       | 999<br>950<br>1,096     | 0.02<br>0.02<br>0.03  | RPD-5000-6U<br>RPD-5000-6U<br>RPD-5000-6U  | SFH<br>SFH<br>SFH     | 1     | 190<br>191<br>192 | 10,580<br>11,231<br>8,675  | 0.24<br>0.26<br>0.20 | 9,170 0.2 <sup>-</sup><br>9,821 0.2 <sup>-</sup><br>7,265 0.1 <sup>-</sup>                                | 3 5          | 60         1,2           60         1,2           60         1,2 |   | RPD-5000-6U<br>RPD-5000-6U<br>RPD-5000-6U                | SFH         1           SFH         1           SFH         1                         |
| 61<br>62          | 6,110<br>10,243            | 0.14                 | 5,006                      | 0.11 0.14                    | 2 47<br>1 54   | 1,105<br>4,189          | 0.03                  | RPD-5000-6U                                | SFH                   | 1     | 193<br>194        | 7,380                      | 0.17                 |   | 4 5          |  | 10 0.03   | RPD-5000-6U  | SFH 1<br>Triplex 6  |
| 63<br>64          | 7,525<br>7,525             | 0.17<br>0.17         | 5,880<br>5,880             | 0.13<br>0.13                 | 1 70<br>1 70   | 1,645<br>1,645          | 0.04<br>0.04          |  | Duplex<br>Duplex      |       | 195<br>196        | 10,488<br>7,936            | 0.24<br>0.18         | 6,579         0.11           6,526         0.11   |              | 41 3,9<br>60 1,4   |   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 65<br>66          | 7,525                      | 0.17                 | 5,880<br>5,880             | 0.13 0.13                    | 1 70<br>1 70   | 1,645<br>1,645          | 0.04<br>0.04          | RPD-5000-11U                               | Duplex<br>Duplex      | 2     | 197<br>198        | 7,508                      | 0.17                 |   | 3 5          | 60 1,4<br>60 1,4   | 0.03  | RPD-5000-6U<br>RPD-5000-6U                               | SFH         1           SFH         1   |
| 67<br>68<br>69    | 9,998<br>8,447             | 0.23                 | 5,730<br>7,409             |                              | 1 55<br>1 46   | 4,268<br>1,038<br>1,021 | 0.10                  |  | Duplex<br>SFH         | 1     | 199<br>200<br>201 | 10,729<br>8,423            | 0.25                 | 7,079 0.10  | 6 5          | 70 4,7<br>61 1,3   | 45 0.03   | RPD-5000-6U  | SFH         1           SFH         1   |
| 70                | 8,009<br>7,237<br>6,131    | 0.18<br>0.17<br>0.14 | 6,988<br>6,207<br>5,029    | 0.16<br>0.14<br>0.12         | 1     46       1     46       1     44                     | 1,021                   | 0.02<br>0.02<br>0.03  | RPD-5000-6U<br>RPD-5000-6U<br>RPD-5000-6U  | SFH<br>SFH<br>SFH     | 1     | 202               | 8,412<br>7,402<br>7,023    | 0.19<br>0.17<br>0.16 | 7,110         0.10           6,082         0.14           5,645         0.13                              | 4 5          | 59 1,3<br>59 1,3<br>61 1,3                                       | 20 0.03   | RPD-5000-6U<br>RPD-5000-6U<br>RPD-5000-6U                | SFH         1           SFH         1           SFH         1                         |
| 72<br>73          | 6,134<br>6,134             | 0.14                 | 5,029<br>5,029             | 0.12                         | 1 47<br>1 47   | 1,105                   | 0.03                  |  | SFH<br>SFH            | 1     | 204<br>205        | 7,083                      | 0.16                 | 5,673 0.13<br>6,911 0.10  | 3 5          |  | 10 0.03   | RPD-5000-6U  | SFH 1<br>SFH 1  |
| 74<br>75          | 7,509<br>6,615             | 0.17<br>0.15         | 5,121<br>5,880             | 0.12 0.13                    | 1 42<br>1 70   | 2,388<br>735            | 0.05<br>0.02          |  | SFH<br>Duplex         |       | 206<br>207        | 9,991<br>7,256             | 0.23<br>0.17         | 5,851         0.13           5,670         0.13   |              | 48 4, <sup>-</sup><br>68 1,5                                     |   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 76<br>77          | 6,985<br>7,402             | 0.16<br>0.17         | 5,880<br>5,880             | 0.13<br>0.13                 | 1 70<br>1 70   | 1,105<br>1,522          | 0.03<br>0.03          |  | Duplex<br>Duplex      |       | 208<br>209        | 6,450<br>6,450             | 0.15<br>0.15         | 5,040 0.12  | 2 5          |  | 10 0.03<br>10 0.03  | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 78<br>79          | 7,525                      | 0.17                 | 5,880<br>5,880             | 0.13 0.13                    | 1 70<br>1 67   | 1,645<br>1,634          | 0.04                  | RPD-5000-11U                               | Duplex<br>Duplex      | 2     | 210<br>211        | 6,695<br>6,802             | 0.15                 | 5,470 0.13  | 3 5          | 61 1,3   |   | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 80<br>81<br>82    | 8,232<br>6,160<br>6,134    | 0.19<br>0.14<br>0.14 | 6,961<br>5,040<br>5,029    | 0.16 0.12 0.12               | 1         67           1         53           1         47 | 1,270<br>1,120<br>1,105 | 0.03<br>0.03<br>0.03  |  | Duplex<br>SFH<br>SFH  | 1     | 212<br>213<br>214 | 8,235<br>7,644<br>7,525    | 0.19<br>0.18<br>0.17 |   | 4 5          |  | 19         0.03           94         0.04           45         0.04                               | RPD-5000-6U<br>RPD-5000-12U<br>RPD-5000-12U              | SFH 1 Duplex 2 Duplex 2   |
| 83<br>84          | 6,134<br>6,134             | 0.14                 | 5,029                      | 0.12                         | 1 47<br>1 47<br>1 47                                       | 1,105                   | 0.03                  | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 215<br>216        | 7,525                      | 0.17                 | 5,880         0.11           5,880         0.11   | 3 5          | 70 1,6   | 445         0.04           645         0.04   |  | Duplex2Duplex2Duplex2   |
| 85<br>86          | 7,719                      | 0.18                 | 6,309<br>6,072             | 0.14                         | 1         60           1         44                        | 1,410<br>4,105          | 0.03<br>0.09          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 217<br>218        | 7,525                      | 0.17                 |   |              | 70 1,6<br>70 1,6   |   | RPD-5000-12U<br>RPD-5000-12U                             | Duplex 2<br>Duplex 2  |
| 87<br>88          | 6,134<br>6,134             | 0.14<br>0.14         | 5,029<br>5,029             |                              | 1         47           1         47                        | 1,105<br>1,105          | 0.03<br>0.03          |  | SFH<br>SFH            | 1     | 219<br>220        | 6,450<br>7,177             |                      | 5,545 0.13  | 3 5          |  | 0.04  |  | SFH 1<br>SFH 1  |
| 89<br>90          | 6,767<br>7,013<br>7,648    | 0.16                 | 5,694<br>5,947             | 0.14                         | 1 47<br>1 47   | 1,073<br>1,066          | 0.02                  | RPD-5000-6U                                | SFH                   | 1     | 221<br>222<br>223 | 8,570<br>7,861             | 0.20                 | 5,947 0.14  | 4 5          | 89 2, <sup>-</sup><br>79 1,9                                     | 0.04  | RPD-5000-6U  | SFH 1<br>SFH 1  |
| 91<br>92<br>93    | 7,648<br>7,648<br>7,643    | 0.18<br>0.18<br>0.18 | 6,582<br>6,582<br>6,577    |                              | 1 47<br>1 47<br>1 47                                       | 1,066<br>1,066<br>1,066 | 0.02<br>0.02<br>0.02  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     | 223<br>224<br>225 | 6,450<br>6,485<br>11,936   | 0.15<br>0.15<br>0.27 | 5,080 0.12  | 2 5          | 60 1,4<br>61 1,4<br>83 5,7                                       | 05 0.03   |  | SFH         1           SFH         1           SFH         1                         |
| 93<br>94<br>95    | 6,651<br>6,604             | 0.18 0.15 0.15       | 5,546<br>5,499             | 0.13                         | 47       1     47       1     47       1     47            | 1,066<br>1,105<br>1,105 | 0.02                  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     | 225<br>226<br>227 | 11,936<br>10,088<br>6,450  | 0.27                 | 7,413 0.1   | 7 5          | 83 5, <sup>1</sup><br>106 2,6<br>60 1,2                          | 0.06  | RPD-5000-60<br>RPD-5000-60<br>RPD-5000-60                | SFH         1           SFH         1           SFH         1           SFH         1 |
| 96<br>97          | 6,604<br>6,593             | 0.15                 | 5,499<br>5,499             | 0.13                         | 1 47<br>1 47   | 1,105<br>1,094          | 0.03                  | RPD-5000-6U                                | SFH<br>SFH            | 1     | 228<br>229        | 6,450<br>6,450             | 0.15                 | 5,040 0.12  | 2 5          | 60         1,2           60         1,2           60         1,2 | 10 0.03   | RPD-5000-6U           RPD-5000-6U                        | SFH 1<br>SFH 1  |
| 98<br>99          | 14,324<br>9,899            | 0.33<br>0.23         | 5,499<br>5,875             | 0.13<br>0.13                 | 1 47<br>1 45   | 8,825<br>4,024          | 0.20<br>0.09          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 230<br>231        | 6,450<br>6,450             | 0.15<br>0.15         | 5,040         0.11           5,040         0.11   | 2 5<br>2 5   | 60 1,4<br>60 1,4   | 10 0.03<br>10 0.03  | RPD-5000-6U<br>RPD-5000-6U                               | SFH 1<br>SFH 1  |
| 100<br>101        | 7,380                      | 0.17                 | 5,970<br>5,963             |                              | 1 60<br>1 60   | 1,410<br>1,438          | 0.03<br>0.03          | RPD-5000-6U                                | SFH<br>SFH            | 1     | 232<br>233        | 6,450<br>6,450             | 0.15                 | 5,040 0.12  | 2 5          | 60 1,4<br>60 1,4   | 10 0.03   | RPD-5000-6U<br>RPD-5000-6U                               | SFH         1           SFH         1   |
| 102<br>103<br>104 | 7,078<br>10,932<br>9,899   | 0.16<br>0.25<br>0.23 | 5,533<br>6,167<br>5,875    | 0.14                         | 1 62<br>1 47   | 1,545<br>4,765<br>4,024 | 0.04<br>0.11<br>0.09  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     | 234<br>235<br>236 | 6,450<br>191,088<br>70,303 | 0.15<br>4.39<br>1.61 | 172,628 3.90  | 6 3          | 60 1,4<br>18,4<br>2,6  | .60 0.42  | RPD-5000-18U   | SFH 1<br>Townhomes 72   |
| 104<br>105<br>106 | 9,899<br>22,140<br>9,782   | 0.23                 | 5,875<br>17,910<br>6,148   | 0.41                         | 1 45<br>1 180  | 4,024 4,230 3,634       | 0.09                  |  | Triplex<br>SFH        | 6     | 236<br>237<br>238 | 22,409<br>114,475          | 1.61<br>0.51<br>2.63 | 67,629         1.53           10,590         0.24           102,197         2.33                          | 4 2          | 2,t<br>11,t<br>12,2  | 0.27  | A-1-1  | Open Space -<br>Open Space -<br>Open Space -  |
| 107<br>108        | 9,613<br>6,474             | 0.22                 | 5,275<br>5,052             | 0.12                         | 1         55           1         60                        | 4,338                   | 0.00                  | RPD-5000-6U                                | SFH<br>SFH            | 1     | 239<br>240        | 227,175<br>46,799          | 5.22<br>1.07         | 102,197         2.3           210,822         4.8           38,192         0.8                            | 4 1          | 16,3   | 53 0.38   | A-1-1  | Open Space -<br>Open Space -  |
| 109<br>110        | 6,474<br>6,474             | 0.15<br>0.15         | 5,052<br>5,052             | 0.12 0.12                    | 1 61<br>1 61   | 1,422<br>1,422          | 0.03<br>0.03          | RPD-5000-6U<br>RPD-5000-6U                 | SFH<br>SFH            | 1     | 241<br>242        | 7,471<br>1,939             | 0.17<br>0.05         | 4,106 0.09<br>1,844 0.04  | 9 1          | 3,3  | 65 0.08<br>94 0.00  | A-1-1  | Open Space -<br>Open Space -  |
| 111<br>112        | 6,474<br>6,474             | 0.15<br>0.15         | 5,052<br>5,052             | 0.12                         | 1 60<br>1 60   | 1,422<br>1,422          | 0.03                  | RPD-5000-6U                                | SFH<br>SFH            | 1     | 243<br>244        | 20,413<br>9,333            | 0.47<br>0.21         | 5,694 0.13  | 3 1          | 6,9<br>3,0   | 39 0.08   | A-1-1  | Open Space -<br>Open Space -  |
| 113<br>114<br>115 | 6,580<br>7,333             | 0.15                 | 5,135<br>5,521             | 0.13                         | 1 61<br>1 74   | 1,445<br>1,812          | 0.03                  |  | SFH<br>SFH            | 1     | 245<br>246        | 366,030<br>24,552          | 8.41<br>0.56         | 317,360         7.29           15,020         0.34           246,647         5.66                         | 4 5          | 48,6   | 0.22  | A-1-1  | Open Space -<br>Open Space -  |
| 115<br>116<br>117 | 8,289<br>20,513<br>10,580  | 0.19<br>0.47<br>0.24 | 6,183<br>15,899<br>7,916   |                              | 1 86<br>1 195<br>1 101                                     | 2,106<br>4,615<br>2,665 | 0.05<br>0.11<br>0.06  | RPD-5000-6U<br>RPD-5000-12U<br>RPD-5000-6U | SFH<br>Triplex<br>SFH | 6     | 247<br>248        | 253,195<br>69,381          | 5.81<br>1.59         |   | 9 6          | 6,5  | . <u>-</u>  | A-1-1  | Open Space -<br>Open Space -  |
| 117<br>118<br>119 | 9,083<br>9,254             | 0.24                 | 6,743<br>5,279             | 0.15                         | 1 96<br>1 45   | 2,341<br>3,976          | 0.08                  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     | *NET ACREA        | GE = GROSS AF              | REA LESS EXIST       | TING EASEMENTS TO REI   | MAIN, PROPOS | SED EASEMENTS, /   | AND PROPOSED  | PUBLIC/PRIVATE   | R/W DEDICATIONS   |
| 120<br>121        | 6,474<br>6,474             | 0.15                 | 5,052<br>5,052             | 0.12                         | 1     61       1     60                                    | 1,422<br>1,422          | 0.03                  | RPD-5000-6U                                | SFH<br>SFH            | 1     |                   |                            |                      |   |              |  |   |  |   |
| 122<br>123        | 6,474<br>6,474             | 0.15<br>0.15         | 5,052<br>5,052             | 0.12                         | 1 61<br>1 61   | 1,422<br>1,422          | 0.03<br>0.03          | RPD-5000-6U                                | SFH<br>SFH            | 1     |                   |                            |                      |   |              |  |   |  |   |
| 124<br>125        | 6,474<br>6,685             | 0.15                 | 5,052<br>5,352             | 0.12                         | 1 60<br>1 48   | 1,422<br>1,332          | 0.03                  | RPD-5000-6U                                | SFH<br>SFH            | 1     |                   |                            |                      |   |              |  |   |  |   |
| 126<br>127<br>128 | 7,143<br>7,048<br>7 395    | 0.16                 | 5,958<br>5,848<br>5,403    | 0.13                         | 1         54           1         53           1         60 | 1,185<br>1,200<br>1,993 | 0.03                  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     |                   |                            |                      |   |              |  |   |  |   |
| 128<br>129<br>130 | 7,395<br>8,190<br>10,647   | 0.17<br>0.19<br>0.24 | 5,403<br>5,400<br>7,510    | 0.12                         | 1 60<br>1 60   | 1,993<br>2,790<br>3,138 | 0.05<br>0.06<br>0.07  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     |                   |                            |                      |   |              |  |   |  |   |
| 130<br>131<br>132 | 9,620<br>6,420             | 0.22 0.15            | 5,280<br>5,010             | 0.12                         | 1         55           1         60                        | 4,340                   | 0.07                  | RPD-5000-6U                                | SFH<br>SFH<br>SFH     | 1     |                   |                            |                      |   |              |  |   |  |   |
|                   |                            | 0.10                 |                            |                              |  | ,                       | 5.00                  |  |                       |       |                   |                            |                      |   |              |  |   |  |   |

| Planning Area | Total Lots | Lot Numbers  | Lot Description         | Number of Units | Description of Units | Gross Area (AC) | Net Area (AC) | Developed Space (AC) | Open Space (AC) |
|---------------|------------|--|-------------------------|-----------------|----------------------|-----------------|---------------|----------------------|-----------------|
| PA-1          | 14         |  |                         |                 |                      | 31.61           | 31.52         | 24.47                | 7.1             |
|               | 116        | 19-47, 68-74, 81-104, 106-115, 117-<br>143, 145, 151-168 | -<br>SFH                | 116             |                      | 19.76           | 19.76         |                      |                 |
|               | 17         | 62-67, 75-80, 146-150,                                   | Residential Condominium | 34              | Duplex Units         | 3.21            | 3.21          |                      |                 |
|               | 3          | 3 105, 116, 144  | Residential Condominium | 18              | Triplex Units        | 1.50            | 1.50          |                      |                 |
|               | Ę          | 239-244  | Open Space              |                 |                      | 7.14            | 7.05          |                      |                 |
| PA-2          | 35         | 5  |                         |                 |                      | 9.55            | 9.37          | 6.36                 | 3.1             |
|               | 32         | 2 1-18, 48-61  | SFH                     | 32              |                      | 6.36            | 6.36          |                      |                 |
|               | 3          | 3 237, 238, 242  | Open Space              |                 |                      | 3.19            | 3.01          |                      |                 |
| PA-3          | 2          | 2  |                         |                 |                      | 6.00            | 5.62          | 4.39                 | 1.6             |
|               | ŕ          | 235  | Residential Condominium | 72              | Townhomes            | 4.39            | 4.04          |                      |                 |
|               |            | 236  | Open Space              |                 |                      | 1.61            | 1.58          |                      |                 |
| PA-4          |            |  |                         |                 |                      | 5.81            | 5.74          |                      | 5.8             |
|               | 1          | 247  | Open Space              |                 |                      | 5.81            | 5.74          |                      |                 |
| PA-5          | 68         |  |                         |                 |                      | 21.09           | 21.06         | 12.12                | 8.9             |
|               | 52         | 170-173, 180-193, 195-212, 219-<br>234                   | SFH                     | 52              |                      | 9.12            | 9.12          |                      |                 |
|               | 12         | 2 174-179, 213-218                                       | Residential Condominium | 24              | Duplex Units         | 2.08            | 2.08          |                      |                 |
|               | 2          | 2 169, 194   | Residential Condominium | 12              | Triplex Units        | 0.92            | 0.92          |                      |                 |
|               | 2          | 2 245, 246   | Open Space              |                 |                      | 8.97            | 8.94          |                      |                 |
| PA-6          | (          |  |                         |                 |                      | 1.59            | 1.59          |                      | 1.5             |
|               |            | 248  | Open Space              |                 |                      | 1.59            | 1.59          |                      |                 |
| Fotal         | 248        | 3  |                         | 360             |                      | 75.65           | 74.90         | 47.34                | 28.3            |

| LAND USE    | <u>. ა</u> |
|-------------|------------|
|             |            |
| Land Use    | Gro        |
| Duplex      |            |
| Open Space  |            |
| SFH         |            |
| Townhomes   |            |
| Triplex     |            |
| Grand Total |            |

## PARKING SUMMARY

|                   | No. of Lots | No. of Units | Required<br>Covered<br>Parking | Provided<br>Covered<br>Parking | Temporary<br>Bicycle Storage<br>Provided |
|-------------------|-------------|--------------|--------------------------------|--------------------------------|--|
| PLANNING AREA 1   | 141         | 168          | 336                            | 336                            |  |
| SFH               | 116         | 116          | 232                            | 232                            | -  |
| Duplex            | 17          | 34           | 68                             | 68                             | -  |
| Triplex           | 3           | 18           | 36                             | 36                             | -  |
| PLANNING AREA 2   | 35          | 32           | 64                             | 64                             |  |
| SFH               | 32          | 32           | 64                             | 64                             | -  |
| PLANNING AREA 3   | 2           | 72           | 144                            | 207                            | 18                                       |
| Townhomes         | 1           | 72           | 144                            | 144                            | -  |
| Townhomes - Guest | -           | -            | 18                             | 63                             | 18                                       |
| PLANNING AREA 4   | 1           |              |                                |                                |  |
| Open Space        | 1           |              | -                              | -                              | -  |
| PLANNING AREA 5   | 68          | 88           | 176                            | 176                            |  |
| SFH               | 52          | 52           | 104                            | 104                            | -  |
| Duplex            | 12          | 24           | 48                             | 48                             | -  |
| Triplex           | 2           | 12           | 24                             | 24                             | -  |
| PLANNING AREA 6   | 1           |              |                                |                                |  |
| Open Space        | 1           | -            | -                              | -                              | -  |

# 2. TRIPLEX LOTS: 105, 116, 144, 169, 194 3. TOWNHOME LOT: 235

## LEGEND

| PA- |
|-----|
| PA- |



EXHIBIT "A"/EXHIBIT MAP

## PLANNING AREA SUMMARY

## LAND USE SUMMARY

| ss Area (Sqft) | Gross Area (AC) |
|----------------|-----------------|
| 230,036.24     | 5.3             |
| 1,233,476.00   | 28.3            |
| 1,535,174.16   | 35.2            |
| 191,088.11     | 4.4             |
| 105,330.20     | 2.4             |
| 3,295,104.71   | 75.6            |

## INCLUSIONARY UNITS LIST

LOTS LISTED TO INCLUDE ONE OR MORE INCLUSIONARY UNITS. 1. DUPLEX LOTS: 62-67, 75-80, 146-150, 174-179, 213-218

> PROFESS/ONA DATE 3/29/2023

FUSCOE ENGLINEERLING 600 Wishire, Suite 1470,Los Angeles, California 90017 tel 213.988.8802 • fax 213.988,8803 • www.fuscoe.com 03/29/2023 Name Date

DATE BY

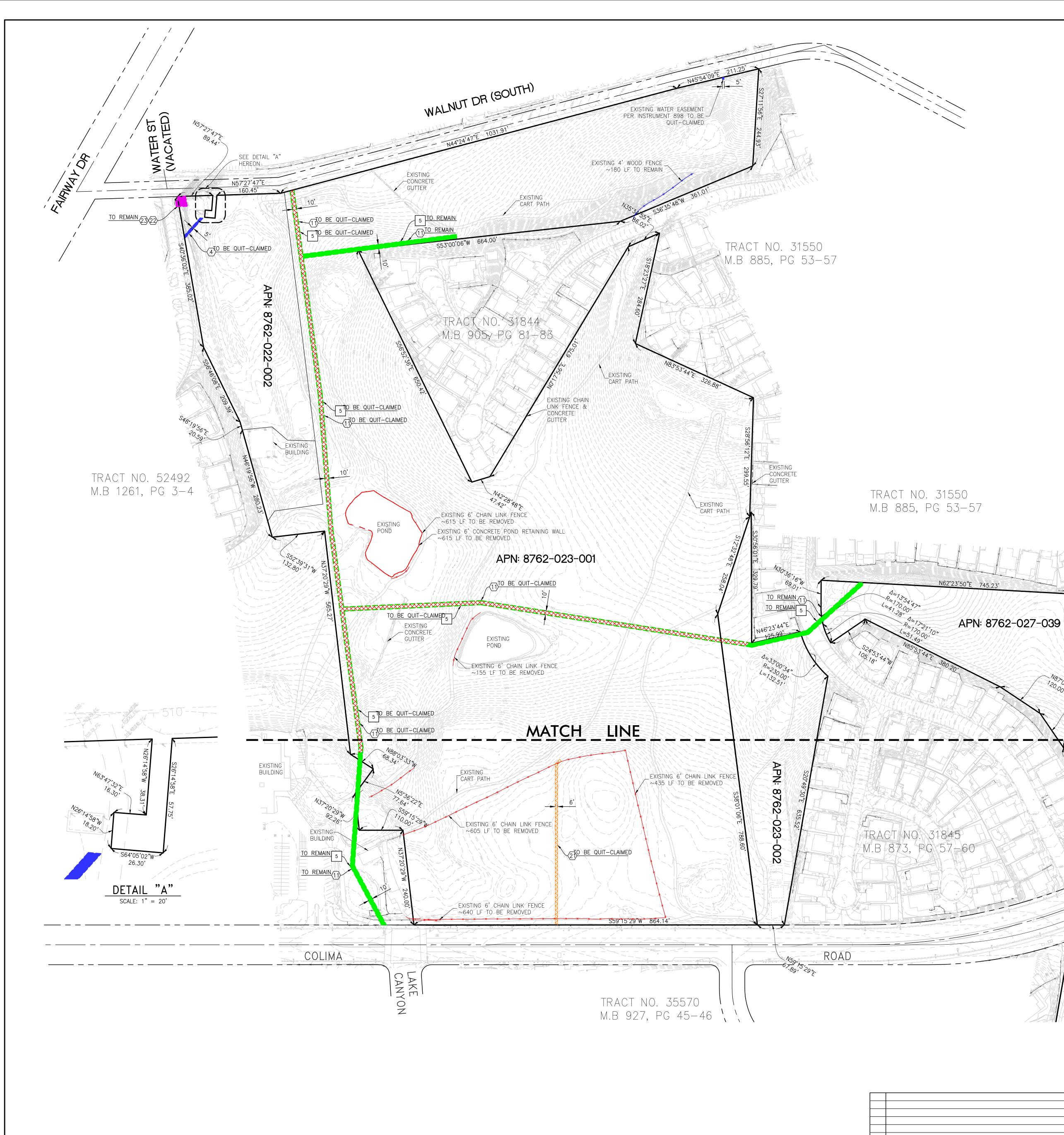


LOT AND PI FOR MERGING AND SU AND CONDOMINIUI TERRITORY, IN THE C

SCALE: PER PLAN

| PLANNING AREA SUMMARY<br>SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT<br>IUM PURPOSES LOCATED IN UNINCORPORATED<br>E COUNTY OF LOS ANGELES, STATE OF CALIFORNIA |        |                    |  |  |  |  |  |
|--|--------|--------------------|--|--|--|--|--|
| JOB NUMBER   |        |                    |  |  |  |  |  |
|  | 0662-0 | 004                | \662\                                      |  |  |  |  |
| DRAFTED BY: EC<br>CHECKED BY: AW   |        | SHT. 3 OF 25 SHTS. | F:\PROJECTS\662\004\PLANS\ENTITLEMENTS\TEN |  |  |  |  |

MAJOR LAND DIVISION



REVISIONS

## LINE LEGEND

PROJECT PROPERTY LINES — — CENTERLINE

ADJACENT LOTS

EXISTING SEWER EASEMENT PER TITLE EXCEPTIONS (TO REMAIN) EXISTING WATER EASEMENT PER TITLE EXCEPTIONS (TO BE ABANDO EXISTING STORM DRAIN EASEMENT PER TITLE EXCEPTIONS (TO REMAIN) EXISTING DRY UTILITY EASEMENT PER TITLE EXCEPTIONS (TO BE REMOVED) EXISTING SEWER EASEMENT PER TITLE EXCEPTIONS (TO BE ABANDONED) EXISTING DRY UTILITY EASEMENT PER TITLE EXCEPTIONS (TO BE ABANDONED)

## EXISTING EASEMENTS

AFFECTS: PARCEL 7

(AFFECTS PARCEL 7)

AFFECTS: PARCEL 9

AFFECTS: PARCEL 1

AFFECTS: PARCEL 1

MAP: TRACT NO. 28140

PURPOSE: SANITARY SEWER

QUIT-CLAIM NOTES

IN A DOCUMENT:

EXISTING CONCRETE GUTTER

TO BE QUIT-CLAIMED

DATE

Name

ENGINEERING 600 Wishire, Suite, 1470, Los Angeles, California 90017 tel 213,988,8802 o fax 213,988,8803 owww.fuscoe.com 03/29/2023

RECORDS.

FOR: STORM DRAIN AND INCIDENTAL PURPOSES.

THE TITLE EXCEPTIONS SHOWN ON THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY,

ORDER NO. OSA-6233679 (29) ARE SHOWN AS  $\langle X \rangle$  ON THIS TENTATIVE TRACT MAP.  $\langle 4. \rangle$  an easement for pipes and poles for water irrigation and domestic uses and incidental

PURPOSES, RECORDED JANUARY 27, 1949 AS INSTRUMENT NO. 897 OF OFFICIAL RECORDS.

IN FAVOR OF: HELEN M. AIREY, A MARRIED

WOMAN AFFECTS: PARCELS 1 AND 2

 $\langle\!11
angle$  an easement shown and dedicated to the county of los angeles on tract map no. 28140

(AFFECTS PARCELS 8 AND 9)

FOR: SANITARY SEWER AND INCIDENTAL PURPOSES.

 $\langle \overline{13} \rangle$  an easement for sanitary sewer and incidental purposes, recorded december 30, 1966 as

INSTRUMENT NO. 2922 OF OFFICIAL RECORDS.

IN FAVOR OF: HUNTINGTON PARK FIRST SAVINGS AND LOAN ASSOCIATION

AFFECTS: PARCEL 7

 $\langle 14 \rangle$  an easement for sanitary sewer and incidental purposes, recorded march 17, 1967 as INSTRUMENT NO. 3393 OF OFFICIAL RECORDS.

IN FAVOR OF: HUNTINGTON PARK FIRST SAVINGS AND LOAN ASSOCIATION

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

RIGHT INGRESS AND EGRESS, FOR THE FORGOING PURPOSES.

OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;

4. EXISTING WATER EASEMENT PER INSTRUMENT 898 TO BE QUIT-CLAIMED.

DROFES

(著 No.C49881 S

DATE

SCALE:

3/29/2023

PER PLAN

| ONED) |  |
|-------|--|
| MAIN) |  |

 $\langle \overline{18} 
angle$  an easement shown and dedicated to the county of los angeles on tract map no. 27141

### $\langle 21 angle$ an easement for underground electrical supply systems and communication systems and INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1988 AS INSTRUMENT NO. 88-1613675 OF OFFICIAL

 $\langle 22 
angle$  an easement for covered storm drain, ingress and egress and incidental purposes, RECORDED JUNE 18, 2003 AS INSTRUMENT NO. 03-1744069 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.  $\langle 23 \rangle$  AN EASEMENT FOR COVERED STORM DRAIN, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 18, 2003 AS INSTRUMENT NO. 03–1744070 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE TITLE EXCEPTIONS SHOWN ON THE PRELIMINARY TITLE REPORT BY THE CHICAGO TITLE COMPANY, ORDER NO. 00130182-994-X49-DB ARE SHOWN AS X ON THIS TENTATIVE TRACT MAP.

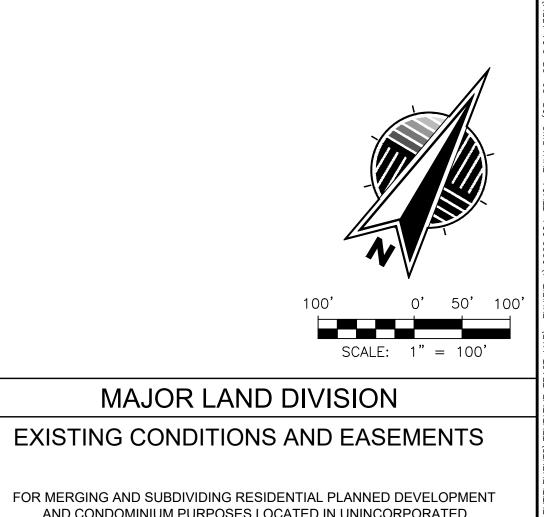
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH

PURPOSES: MAINTAINING, CONSTRUCTING, CLEANING, RENEWING, AND REPAIRING PIPE LINES, CONDUITS, AND SIMILAR APPLIANCES, FOR CONVEYING WATER FOR IRRIGATION AND DOMESTIC USE, WITH THE NECESSARY MATERIALS AND OTHER DEVICES FOR MEASURING WATER, ALSO THE

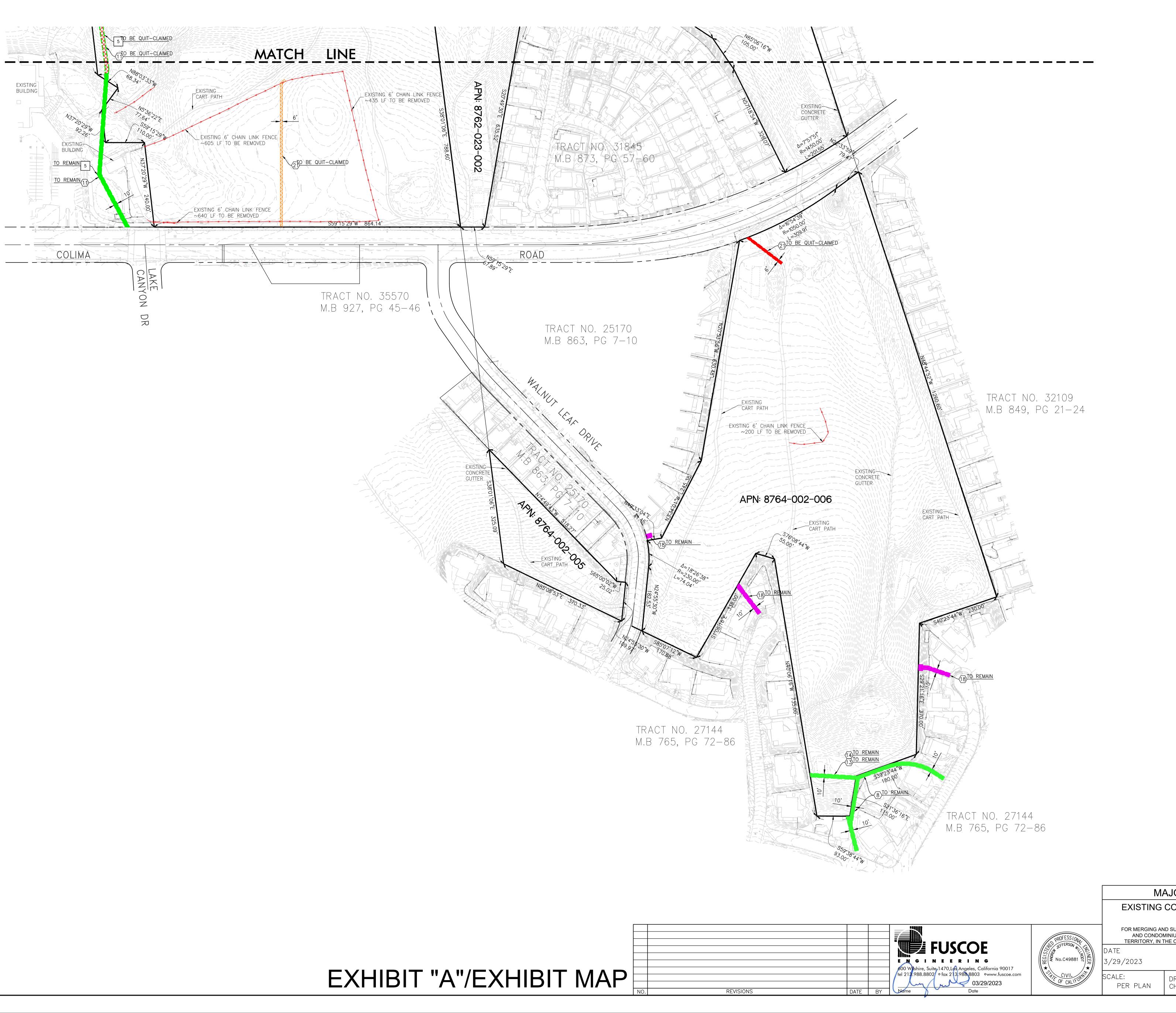
RECORDING DATE: JANUARY 27, 1949 RECORDING NO. 897 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED

RECORDING NO .: THAT PORTION OF SAID LAND AS SHOWN ON THE MAP OF SAID TRACT.

| _  |   |
|----|---|
| 1. | EASEMENTS TO REMAIN AND PROPOSED EASEMENTS LISTED ON SHEET 1 SHOWN ON SHEETS 5 TO 12.                               |
| 2. | EASEMENT 5 AND $\langle 11 \rangle$ WILL BE QUITCLAIMED DURING THE FINAL MAP RECORDING PROCESS.                     |
| 3. | EASEMENT $4$ AND $21$ WILL BE QUITCLAIMED BEFORE THE FINAL MAP RECORDING PROCESS WITH EASEMENT HOLDER'S AGREEMENTS. |



| FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT<br>AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED<br>TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA |                        |                        |                  |    |  |  |
|---|------------------------|------------------------|------------------|----|--|--|
| E<br>9/2023   |                        | JOB NUMBER<br>0662-004 |                  |    |  |  |
| _E:<br>PER PLAN   | DRAFTED B<br>CHECKED B |                        | SHT. 4 OF 25 SHT | S. |  |  |

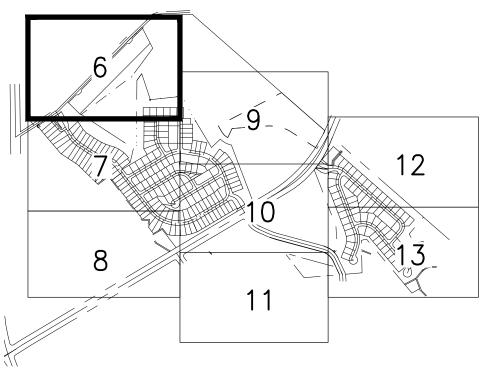


| EXHIBIT "A"/EXHIBIT MAP |
|-------------------------|
|-------------------------|

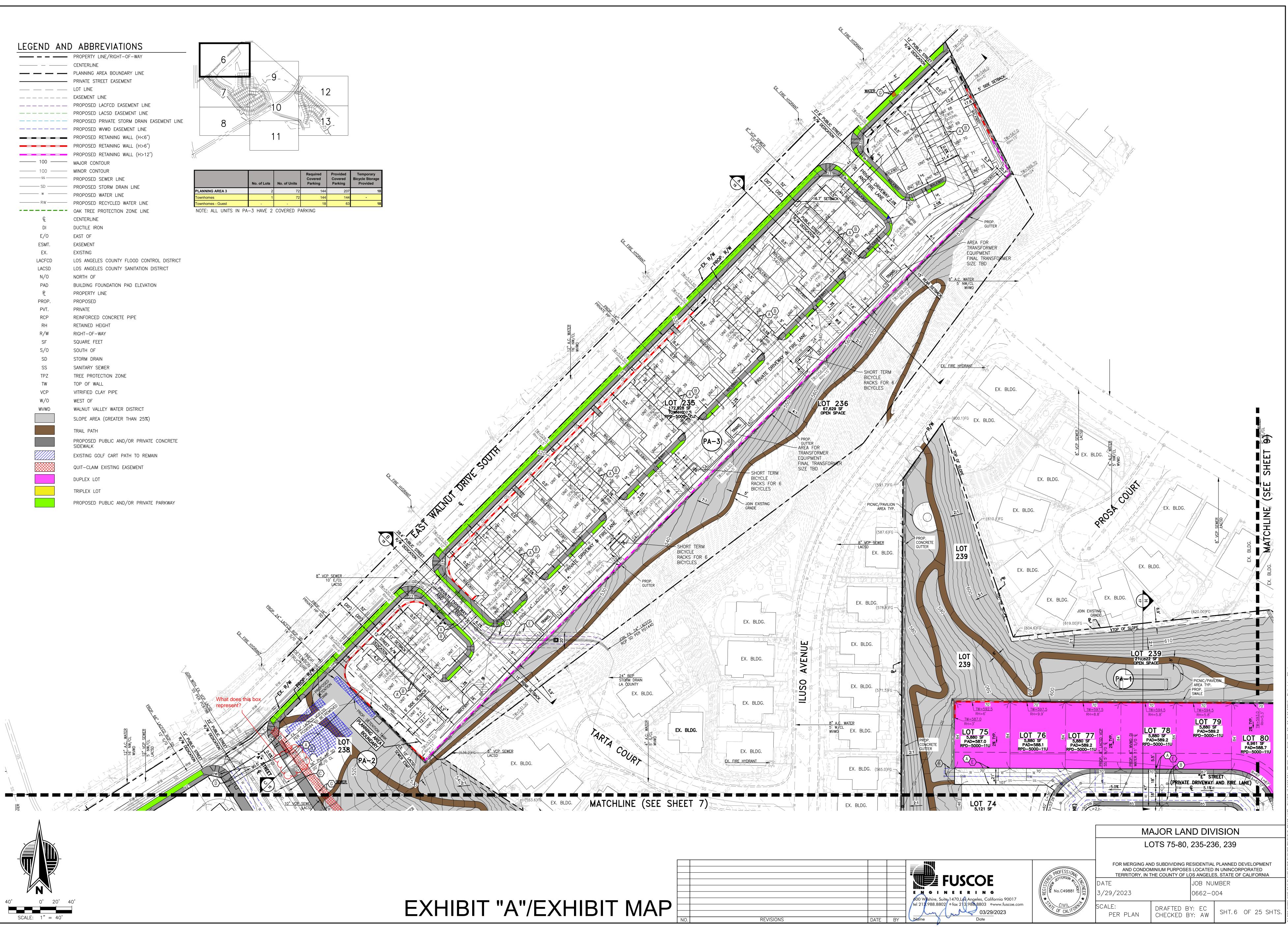
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|--------|--|--------------|-------------|-------------|--------------|------|---|
|        |  |              |             |             |              |      | 9PM) Plotted I  |
|        |  |              |             |             | /            | ,    | -29-23 6:01:49  |
|        |  |              |             |             |              | Ţ    | ENTITLEMENTS\TENTATIVE TRACT MAP\_EXHIBIT A\0662.004-TTM01-EXHA.DWG (03-29-23 6:01:49PM) Plotted by: EC |
|        |  | 1            | 00'<br>SCAL | 0'<br>E: 1" | 50'<br>= 100 | 100' | act map\_exhibit  |
| MA     | AJOR LAND  | DIV          | 'ISIOI      | N           |              |      | 'ATIVE TR/  |
| ING    | CONDITIONS   | AN           | D EAS       | EME         | NTS          |      | ENTS\TEN1   |
| CONDON | D SUBDIVIDING RESIDE<br>/INIUM PURPOSES LOC<br>HE COUNTY OF LOS AN | ATED         | IN UNINCO   | ORPORA      | TED          |      | ANS\ENTITLEME   |
|        |  | 3 NU<br>52-C | MBER<br>)04 |             |              |      | 662\004\Pl  |
| N      |  | EC<br>AW     | SHT.        | 5 OF        | 25 SH        | ITS. | F:\PR0JECTS\662\004\PLANS\  |
|        |  |              |             |             |              | I    | ι <b>L</b>  |

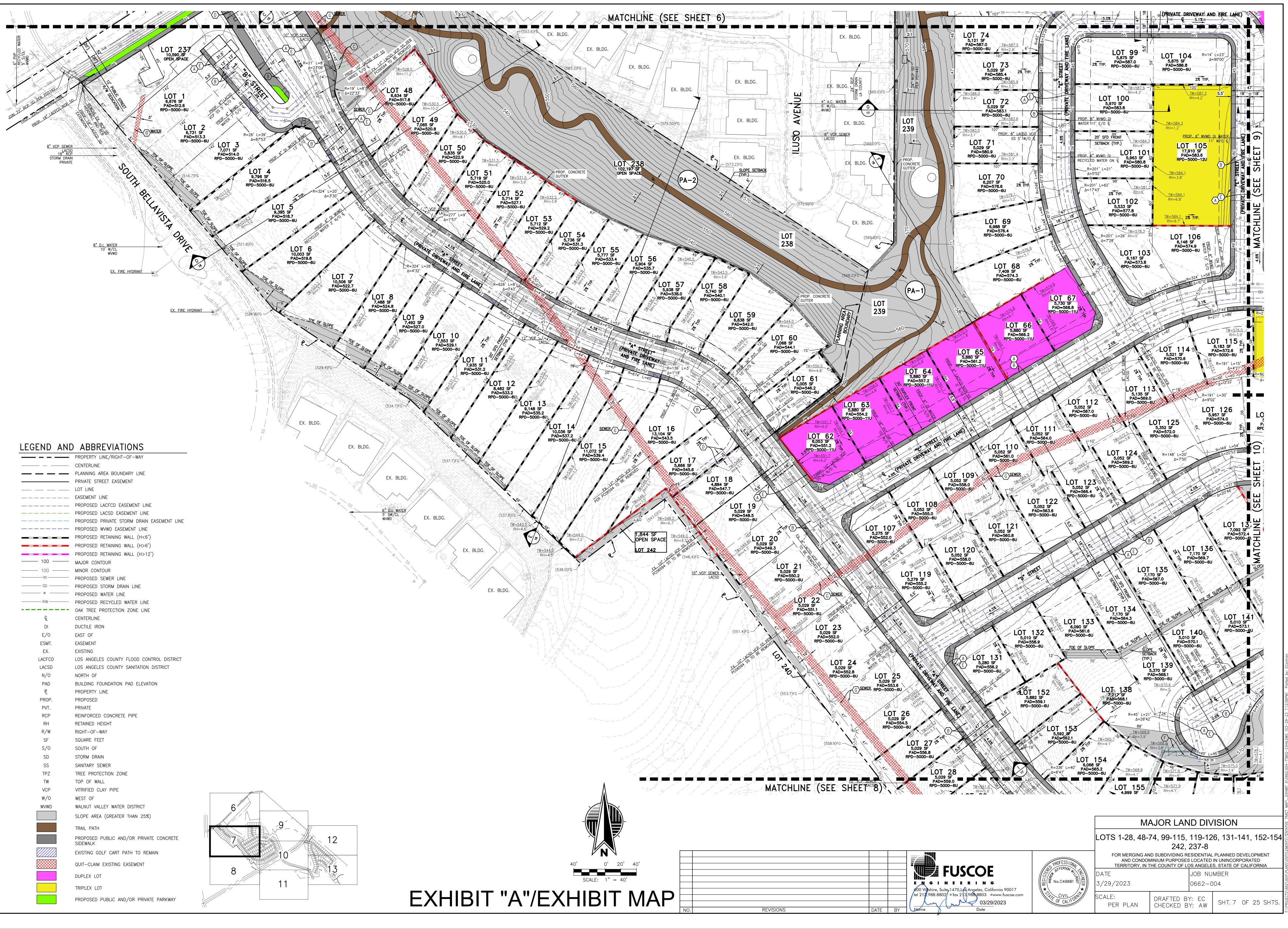
|           | PROPERTY LINE/RIGHT-OF-WAY                          |
|-----------|---|
|           | CENTERLINE  |
|           | PLANNING AREA BOUNDARY LINE                         |
|           | PRIVATE STREET EASEMENT                             |
|           | LOT LINE  |
|           | EASEMENT LINE                                       |
|           | PROPOSED LACFCD EASEMENT LINE                       |
|           | PROPOSED LACSD EASEMENT LINE                        |
|           | PROPOSED PRIVATE STORM DRAIN EASEMENT LINE          |
|           | PROPOSED WVWD EASEMENT LINE                         |
|           | PROPOSED RETAINING WALL (H<6')                      |
|           |   |
|           |   |
| 100       |   |
| 100       | MAJOR CONTOUR                                       |
| 100       | MINOR CONTOUR                                       |
| SS        | PROPOSED SEWER LINE                                 |
| SD        | PROPOSED STORM DRAIN LINE                           |
| w         | PROPOSED WATER LINE                                 |
| RW        | PROPOSED RECYCLED WATER LINE                        |
|           | OAK TREE PROTECTION ZONE LINE                       |
| Ψ <u></u> | CENTERLINE  |
| DI        | DUCTILE IRON  |
|           | EAST OF   |
| ESMT.     | EASEMENT  |
|           |   |
| EX.       | EXISTING  |
| LACFCD    |   |
| LACSD     | LOS ANGELES COUNTY SANITATION DISTRICT              |
| N/O       | NORTH OF  |
| PAD       | BUILDING FOUNDATION PAD ELEVATION                   |
| P         | PROPERTY LINE                                       |
| PROP.     | PROPOSED  |
| PVT.      | PRIVATE   |
| RCP       | REINFORCED CONCRETE PIPE                            |
| RH        | RETAINED HEIGHT                                     |
| R/W       | RIGHT-OF-WAY  |
| SF        | SQUARE FEET   |
| S/0       | SOUTH OF  |
| SD        | STORM DRAIN   |
|           |   |
| SS        | SANITARY SEWER                                      |
| TPZ       | TREE PROTECTION ZONE                                |
| TW        | TOP OF WALL   |
| VCP       | VITRIFIED CLAY PIPE                                 |
| W/O       | WEST OF   |
| WVWD      | WALNUT VALLEY WATER DISTRICT                        |
|           | SLOPE AREA (GREATER THAN 25%)                       |
|           | TRAIL PATH  |
|           | PROPOSED PUBLIC AND/OR PRIVATE CONCRETE<br>SIDEWALK |
|           | EXISTING GOLF CART PATH TO REMAIN                   |
|           | QUIT-CLAIM EXISTING EASEMENT                        |
|           | DUPLEX LOT  |
|           | TRIPLEX LOT   |
|           |   |
|           | PROPOSED PUBLIC AND/OR PRIVATE PARKWAY              |

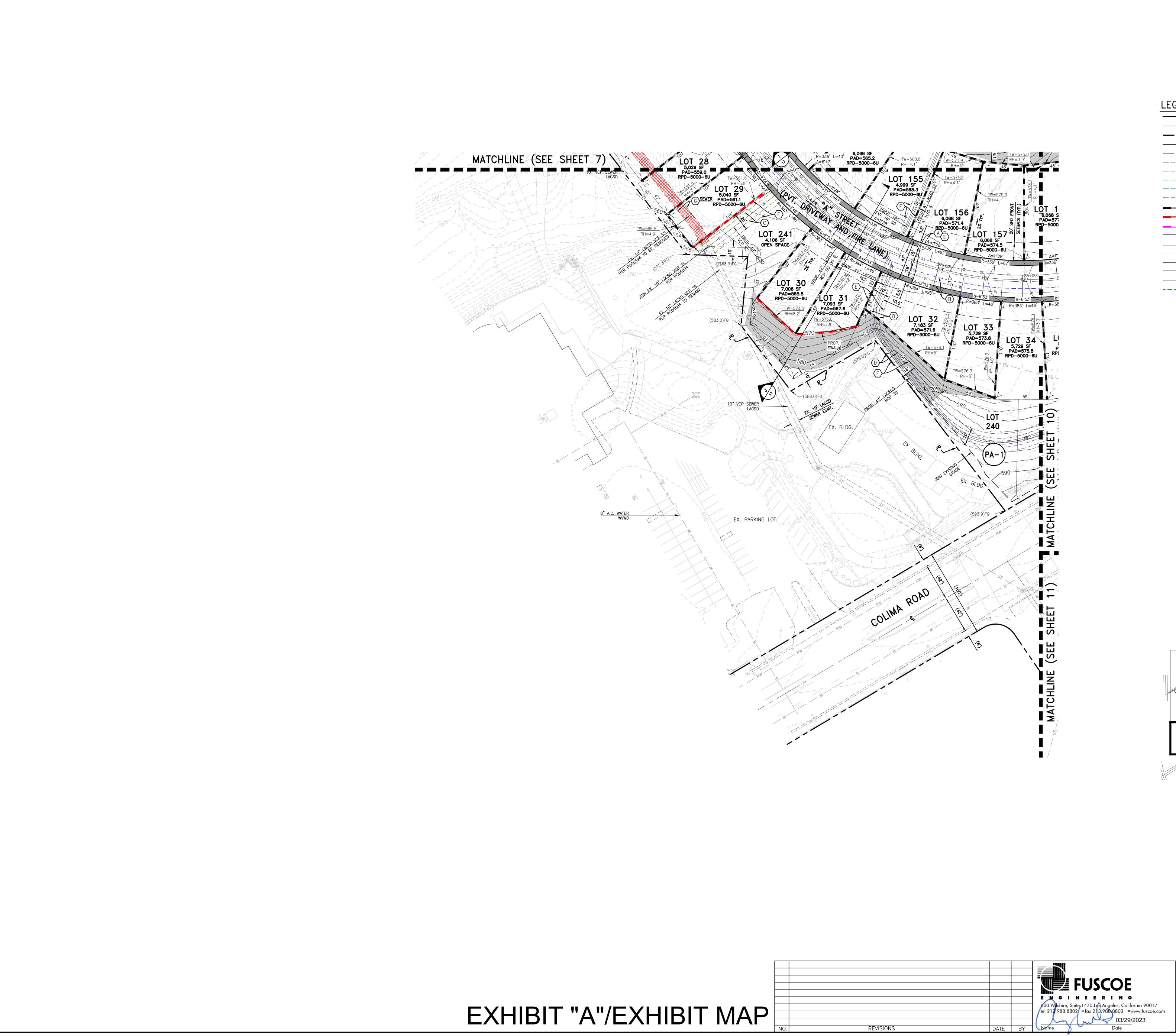


|                |     | No. of Lots | No. of Units | Required<br>Covered<br>Parking | Provided<br>Covered<br>Parking | Tempo<br>Bicycle S<br>Provic |
|----------------|-----|-------------|--------------|--------------------------------|--------------------------------|------------------------------|
| PLANNING ARE   | A 3 | 2           | 72           | 144                            | 207                            |                              |
| Townhomes      |     | 1           | 72           | 144                            | 144                            | -                            |
| Townhomes - Gu | est | -           | -            | 18                             | 63                             |                              |

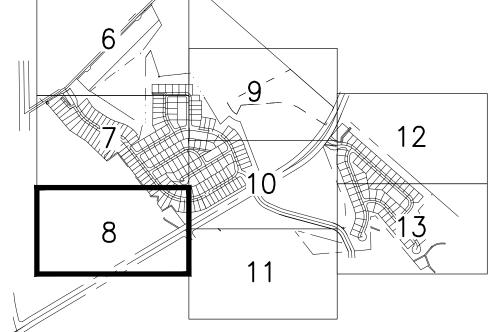


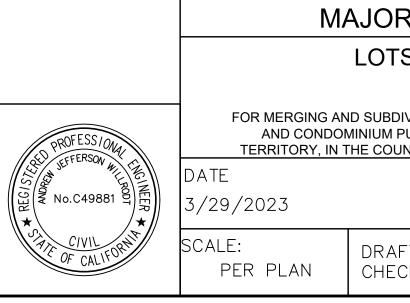
|  | 600 Wilshire, Suite 1470,Los Angeles, Co<br>tel 213.988.8802 o fax 213.988.8803 |
|--|---|
|  | 1 1 1 03/2  |





| JOLIND ANL | ADDICLARATIONS                               |
|------------|--|
|            | PROPERTY LINE/RIGHT-OF-WAY                   |
|            | CENTERLINE                                   |
|            | PLANNING AREA BOUNDARY LINE                  |
|            | PRIVATE STREET EASEMENT                      |
|            | LOT LINE                                     |
|            | EASEMENT LINE                                |
|            | PROPOSED LACFCD EASEMENT LINE                |
|            | PROPOSED LACSD EASEMENT LINE                 |
|            | PROPOSED PRIVATE STORM DRAIN EAS             |
|            | PROPOSED WVWD EASEMENT LINE                  |
|            | PROPOSED RETAINING WALL (H<6')               |
|            | PROPOSED RETAINING WALL (H>6')               |
|            | PROPOSED RETAINING WALL (H>12')              |
| 100        | MAJOR CONTOUR                                |
| 100        | MINOR CONTOUR                                |
| SS         | PROPOSED SEWER LINE                          |
| SD         | PROPOSED STORM DRAIN LINE                    |
| w          | PROPOSED WATER LINE                          |
|            | PROPOSED RECYCLED WATER LINE                 |
|            | OAK TREE PROTECTION ZONE LINE                |
| Ç          | CENTERLINE                                   |
| _          |  |
| DI         | DUCTILE IRON                                 |
| E/0        | EAST OF                                      |
| ESMT.      | EASEMENT                                     |
| EX.        | EXISTING                                     |
| LACFCD     | LOS ANGELES COUNTY FLOOD CONTRO              |
| LACSD      | LOS ANGELES COUNTY SANITATION DIS            |
| N/0        | NORTH OF                                     |
| PAD        | BUILDING FOUNDATION PAD ELEVATION            |
| f          | PROPERTY LINE                                |
| PROP.      | PROPOSED                                     |
| PVT.       | PRIVATE                                      |
| RCP        | REINFORCED CONCRETE PIPE                     |
| RH         | RETAINED HEIGHT                              |
| R/W        | RIGHT-OF-WAY                                 |
| SF         | SQUARE FEET                                  |
| S/0        | SOUTH OF                                     |
| SD         | STORM DRAIN                                  |
| SS         | SANITARY SEWER                               |
| TPZ        | TREE PROTECTION ZONE                         |
| TW         | TOP OF WALL                                  |
| VCP        | VITRIFIED CLAY PIPE                          |
| W/O        | WEST OF                                      |
| WVWD       | WALNUT VALLEY WATER DISTRICT                 |
|            | SLOPE AREA (GREATER THAN 25%)                |
|            | SECTE AREA (GREATER THAN 20%)                |
|            | TRAIL PATH                                   |
|            | PROPOSED PUBLIC AND/OR PRIVATE (<br>SIDEWALK |
|            | EXISTING GOLF CART PATH TO REMAIN            |
|            | QUIT-CLAIM EXISTING EASEMENT                 |
|            | DUPLEX LOT                                   |
|            | TRIPLEX LOT                                  |
|            | PROPOSED PUBLIC AND/OR PRIVATE F             |
|            |  |
| <i>f=</i>  |  |
|            |  |
| 6          |  |
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## ASEMENT LINE

## TROL DISTRICT ISTRICT

## E CONCRETE

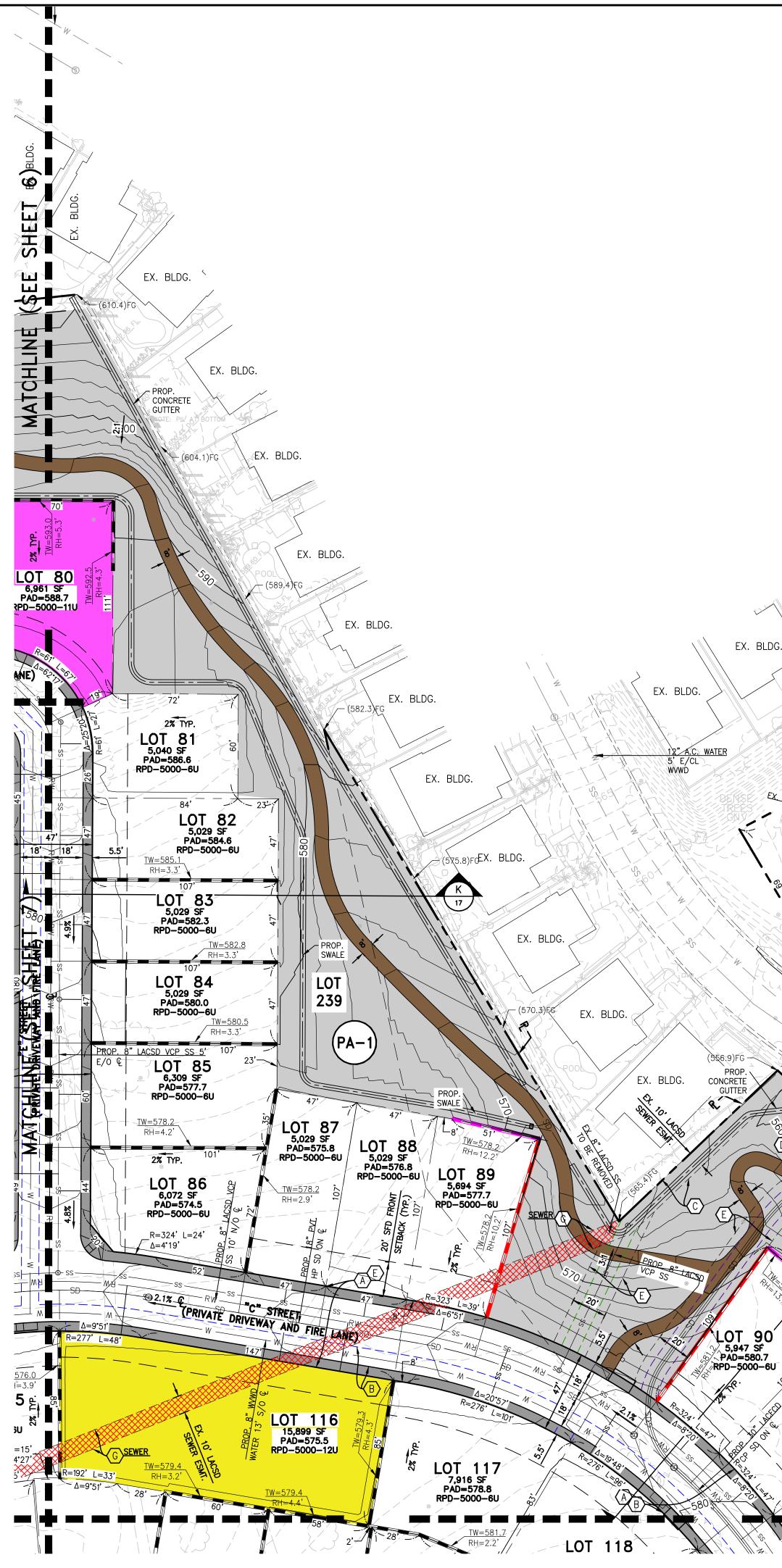
## PARKWAY

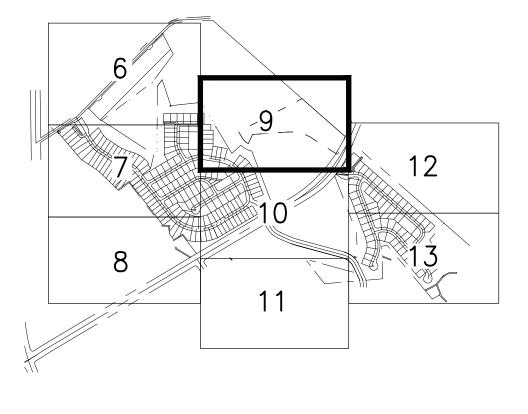


# MAJOR LAND DIVISION LOTS 29-34, 155-157

FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IOR NUMBER

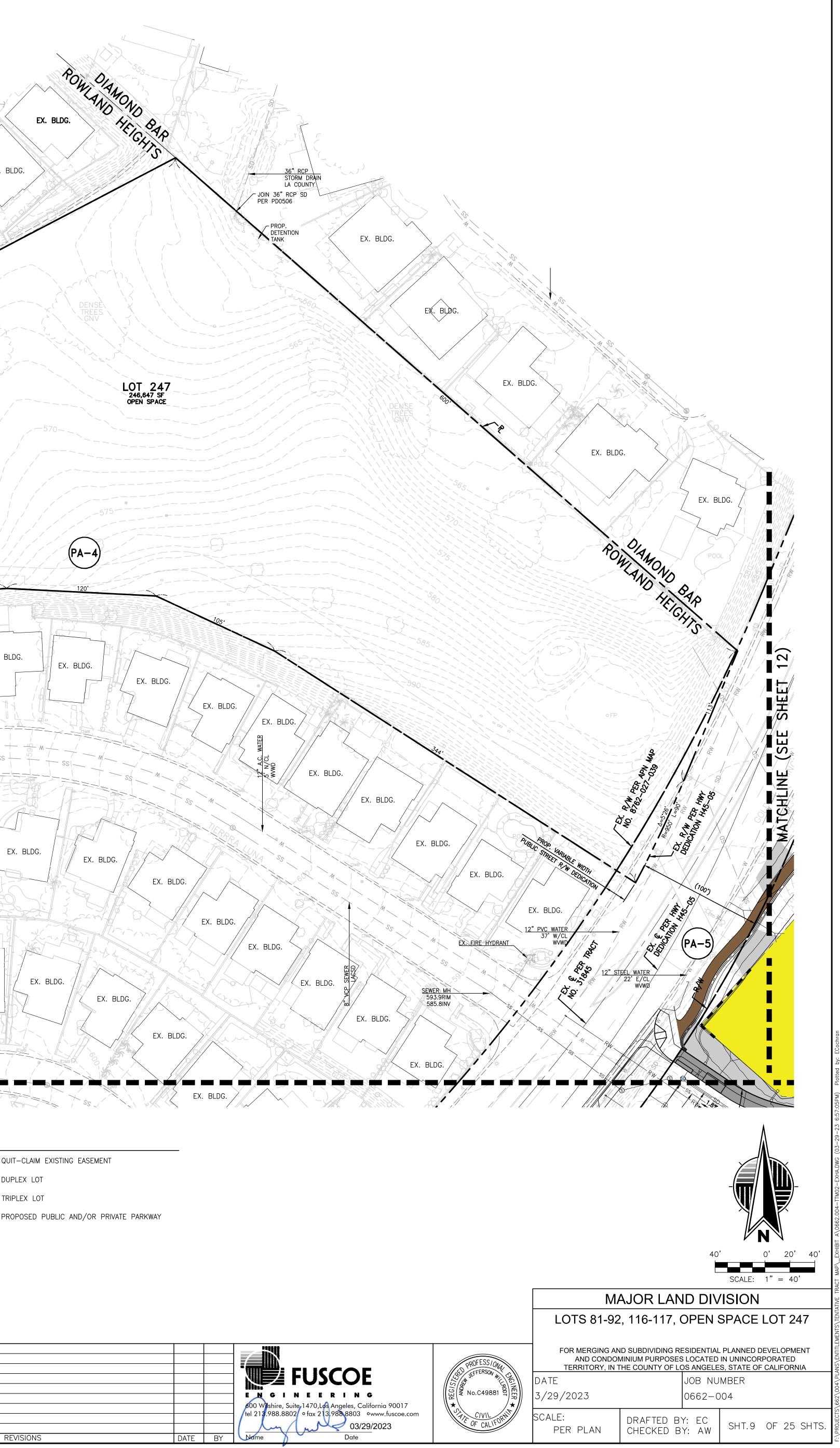
|                      | 0662-C |        |    |    |       |
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| AFTED BY<br>Ecked By |        | SHT. 8 | OF | 25 | SHTS. |

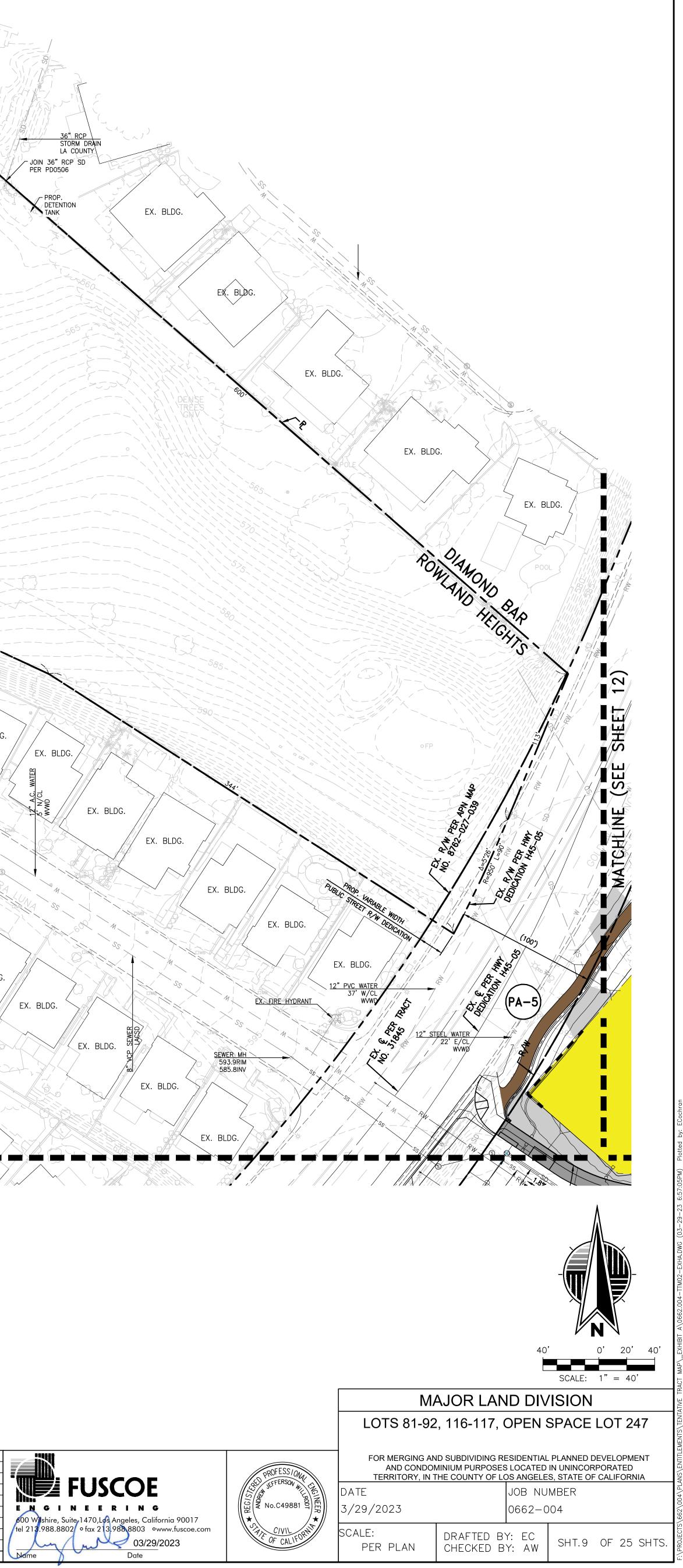


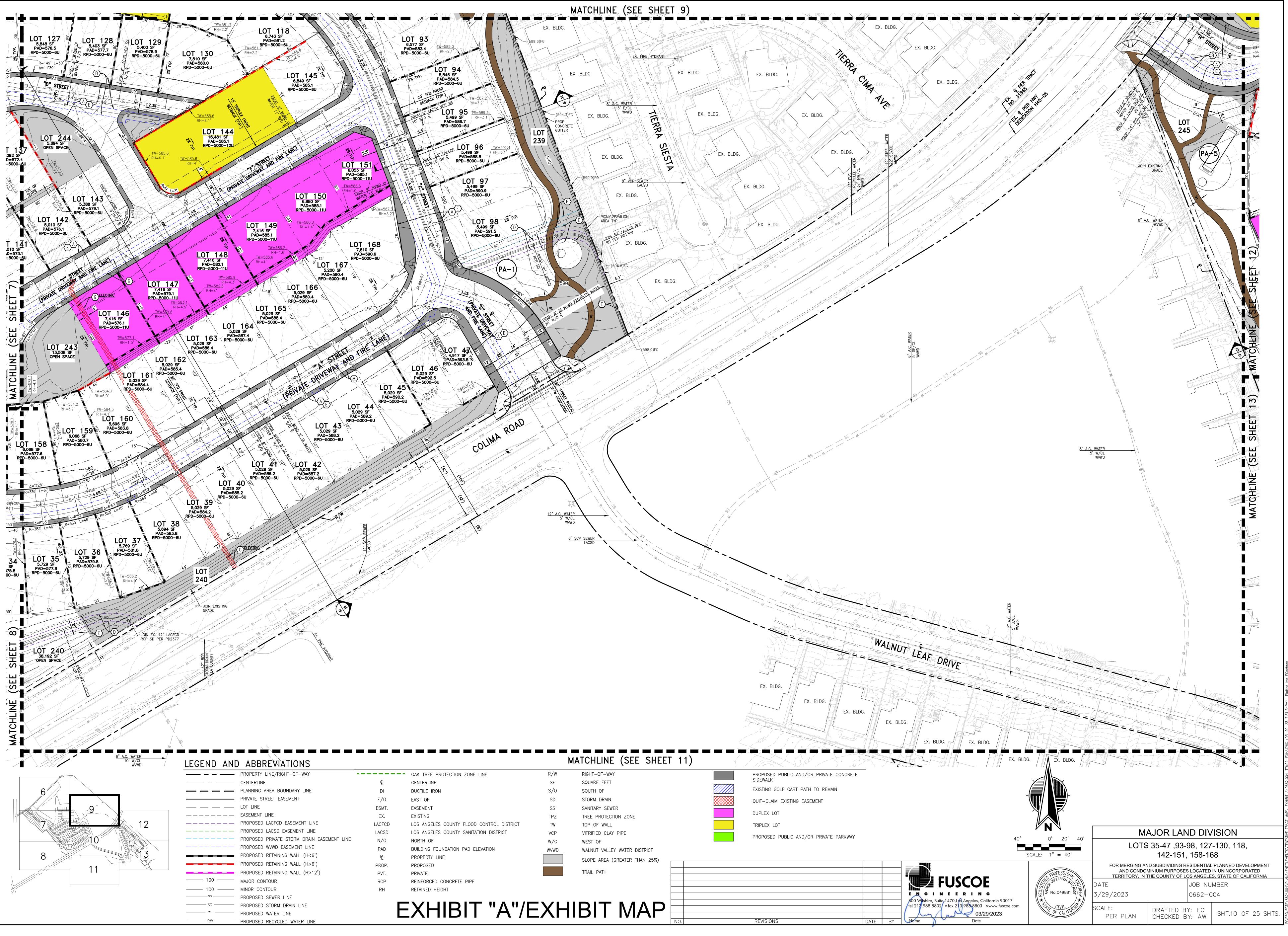


# LEGEN

|  | EX. BL                            |
|--|-----------------------------------|
|  | EX. BLDG.                         |
|  | EX. BLDG.                         |
| EX. BLDG.  |                                   |
| EX. BLDG.  |                                   |
| EX. BLDG.<br><u>48" RCP</u><br>STORM DRAIN<br>LA COUNTY<br>TANK  |                                   |
| EX. BLDG.  |                                   |
| EX. BLDG.  |                                   |
| EX. BLDG.<br>EX. BLDG.<br>EX. 8" LACSO VCP SS<br>TO REMAN  |                                   |
| TO REMAIN<br>(575.8)FcEX. BLDG.  | 380'                              |
| K<br>17<br>EX. BLDG.<br>K<br>K<br>K<br>K<br>K<br>K<br>K<br>K<br>K<br>K<br>K<br>K<br>K  | EX. BLDG. EX. BLDG.               |
| EX. BLDG.<br>EX. BLDG.<br>EX. BLDG.  | EX. BLDG.                         |
| (556.9)FG<br>PROP.<br>EX. BLDG. CONCRETE   |                                   |
| PROP.<br>SWALE STORM DRAIN BY<br>A COUNTY TO STORM DRAIN BY<br>A COUNTY A COUNTY A COUNTY A COUNTY DRAIN BY<br>A COUNTY A C  |                                   |
| EST6.8<br>DOD-GU<br>S,694 SF<br>PAD=577.7<br>RPD-5000-GU<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>SEWER<br>S | EX. BLDG.                         |
| Restance of the second  | EX. BLDG.                         |
| A=6'57<br>55<br>55<br>40<br>57<br>57<br>57<br>57<br>57<br>57<br>57<br>57<br>57<br>57<br>57<br>57<br>57   | EX. BLDG.                         |
| M 20 577 M 20 50 KR C C C C C C C C C C C C C C C C C C  | EX. BLDG.                         |
| EX. BLDG.  |                                   |
| 28' - LOT 118 EX. BLDG.  | MATCHLINE (SEE SHEET 10)          |
|  | ROTECTION ZONE                    |
|  | CLAY PIPE TRIF                    |
| PROPOSED LACSD EASEMENT LINE       LACSD       LOS ANGELES COUNTY SANITATION DISTRICT          PROPOSED PRIVATE STORM DRAIN EASEMENT LINE       N/O       NORTH OF       TRAIL PAI          PROPOSED WVWD EASEMENT LINE       PAD       BUILDING FOUNDATION PAD ELEVATION       PROPOSED   | ED PUBLIC AND/OR PRIVATE CONCRETE |
| SIDEWALK   | GOLF CART PATH TO REMAIN          |
| 100     MINOR CONTOUR     RH     RETAINED HEIGHT       ss     PROPOSED SEWER LINE     R/W     RIGHT-OF-WAY       sp     PROPOSED STORM DRAIN LINE     SF     SQUARE FEET   |                                   |
| PROPOSED WATER LINE S/O SOUTH OF<br>RW PROPOSED RECYCLED WATER LINE SD STORM DRAIN EXHIBIT "A"/EXHIBIT   |                                   |
|  | NO. RE                            |

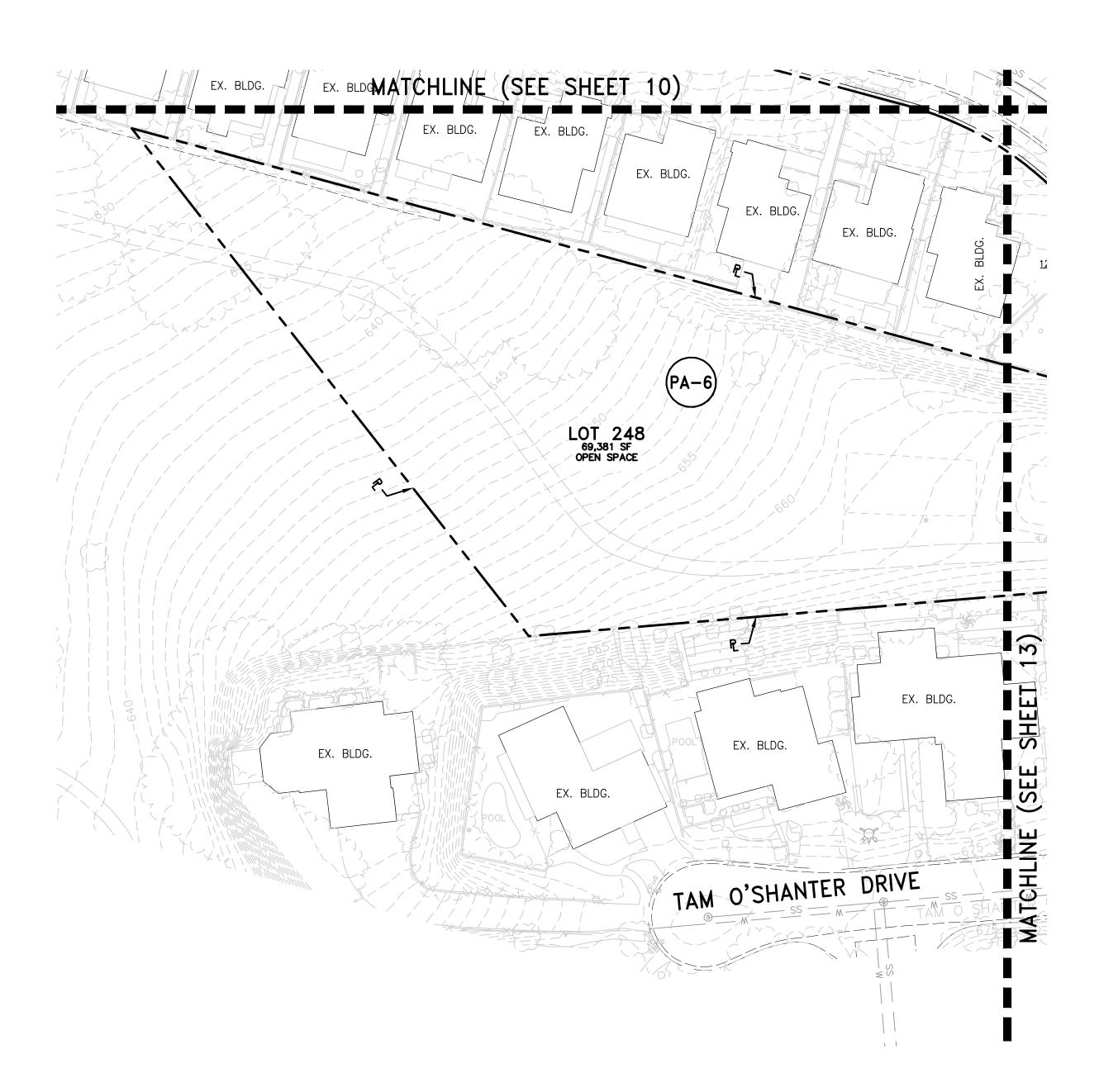






|        |   |        | MATCHLINE (SEE SHEET 1        |     |
|--------|---|--------|-------------------------------|-----|
|        |   |        |                               |     |
|        | OAK TREE PROTECTION ZONE LINE             | R/W    | RIGHT-OF-WAY                  | PR  |
| Ę      | CENTERLINE                                | SF     | SQUARE FEET                   | SID |
| DI     | DUCTILE IRON                              | S/0    | SOUTH OF                      | EXI |
| E/O    | EAST OF                                   | SD     | STORM DRAIN                   | Ωυ  |
| ESMT.  | EASEMENT                                  | SS     | SANITARY SEWER                |     |
| EX.    | EXISTING                                  | TPZ    | TREE PROTECTION ZONE          | DU  |
| LACFCD | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | TW     | TOP OF WALL                   | TRI |
| LACSD  | LOS ANGELES COUNTY SANITATION DISTRICT    | VCP    | VITRIFIED CLAY PIPE           |     |
| N/O    | NORTH OF                                  | W/O    | WEST OF                       | PR  |
| PAD    | BUILDING FOUNDATION PAD ELEVATION         | ₩VWD   | WALNUT VALLEY WATER DISTRICT  |     |
| ዊ      | PROPERTY LINE                             |        | SLOPE AREA (GREATER THAN 25%) |     |
| PROP.  | PROPOSED                                  |        |                               |     |
| PVT.   | PRIVATE                                   |        | TRAIL PATH                    |     |
| RCP    | REINFORCED CONCRETE PIPE                  |        |                               |     |
| RH     | RETAINED HEIGHT                           |        |                               |     |
|        |   | - \/ I |                               |     |
|        | XHIBLI "A"/b                              | ニスト    | IBIT MAP                      |     |

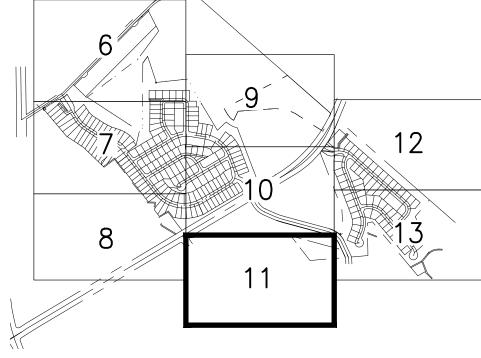




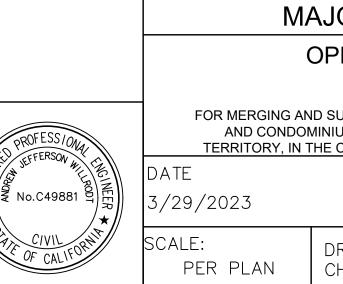
REVISIONS

# LEGEND AND ABBREVIATIONS

|           | PROPERTY LINE/RIGHT-OF-WAY  |
|-----------|---|
|           | CENTERLINE  |
|           | PLANNING AREA BOUNDARY LINE   |
|           | PRIVATE STREET EASEMENT   |
|           | LOT LINE  |
|           | EASEMENT LINE   |
|           | PROPOSED LACFCD EASEMENT LINE   |
|           | PROPOSED LACIED EASEMENT LINE   |
|           | PROPOSED PRIVATE STORM DRAIN EASEMENT LINE                                |
|           | PROPOSED PRIVATE STORM DRAIN EASEMENT LINE<br>PROPOSED WVWD EASEMENT LINE |
|           |   |
|           | PROPOSED RETAINING WALL (H<6')  |
|           | PROPOSED RETAINING WALL (H>6')  |
| 100       | PROPOSED RETAINING WALL (H>12')   |
| 100       | MAJOR CONTOUR   |
| <u> </u>  | MINOR CONTOUR   |
| SS        | PROPOSED SEWER LINE   |
| SD        | PROPOSED STORM DRAIN LINE   |
| W         | PROPOSED WATER LINE   |
| RW        | PROPOSED RECYCLED WATER LINE  |
|           | OAK TREE PROTECTION ZONE LINE   |
| Ę         | CENTERLINE  |
| DI        | DUCTILE IRON  |
| E/O       | EAST OF   |
| ESMT.     | EASEMENT  |
| EX.       | EXISTING  |
| LACFCD    | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT                                 |
| LACSD     | LOS ANGELES COUNTY SANITATION DISTRICT                                    |
| N/0       | NORTH OF  |
| PAD       | BUILDING FOUNDATION PAD ELEVATION   |
| fL        | PROPERTY LINE   |
| PROP.     | PROPOSED  |
| PVT.      | PRIVATE   |
| RCP       | REINFORCED CONCRETE PIPE  |
| RH        | RETAINED HEIGHT   |
| R/W       | RIGHT-OF-WAY  |
| SF        | SQUARE FEET   |
| S/0       | SOUTH OF  |
| SD        | STORM DRAIN   |
| SS        | SANITARY SEWER  |
| TPZ       | TREE PROTECTION ZONE  |
| TW        | TOP OF WALL   |
| VCP       | VITRIFIED CLAY PIPE   |
| W/O       | WEST OF   |
| ,<br>₩VWD | WALNUT VALLEY WATER DISTRICT  |
|           | SLOPE AREA (GREATER THAN 25%)   |
|           | SLOPE AREA (GREATER THAN 23%)   |
|           | TRAIL PATH  |
|           | PROPOSED PUBLIC AND/OR PRIVATE CONCRETE                                   |
|           | SIDEWALK  |
|           | EXISTING GOLF CART PATH TO REMAIN   |
|           | QUIT-CLAIM EXISTING EASEMENT  |
|           | DUPLEX LOT  |
|           | TRIPLEX LOT   |
|           | PROPOSED PUBLIC AND/OR PRIVATE PARKWAY                                    |
|           |   |
|           |   |



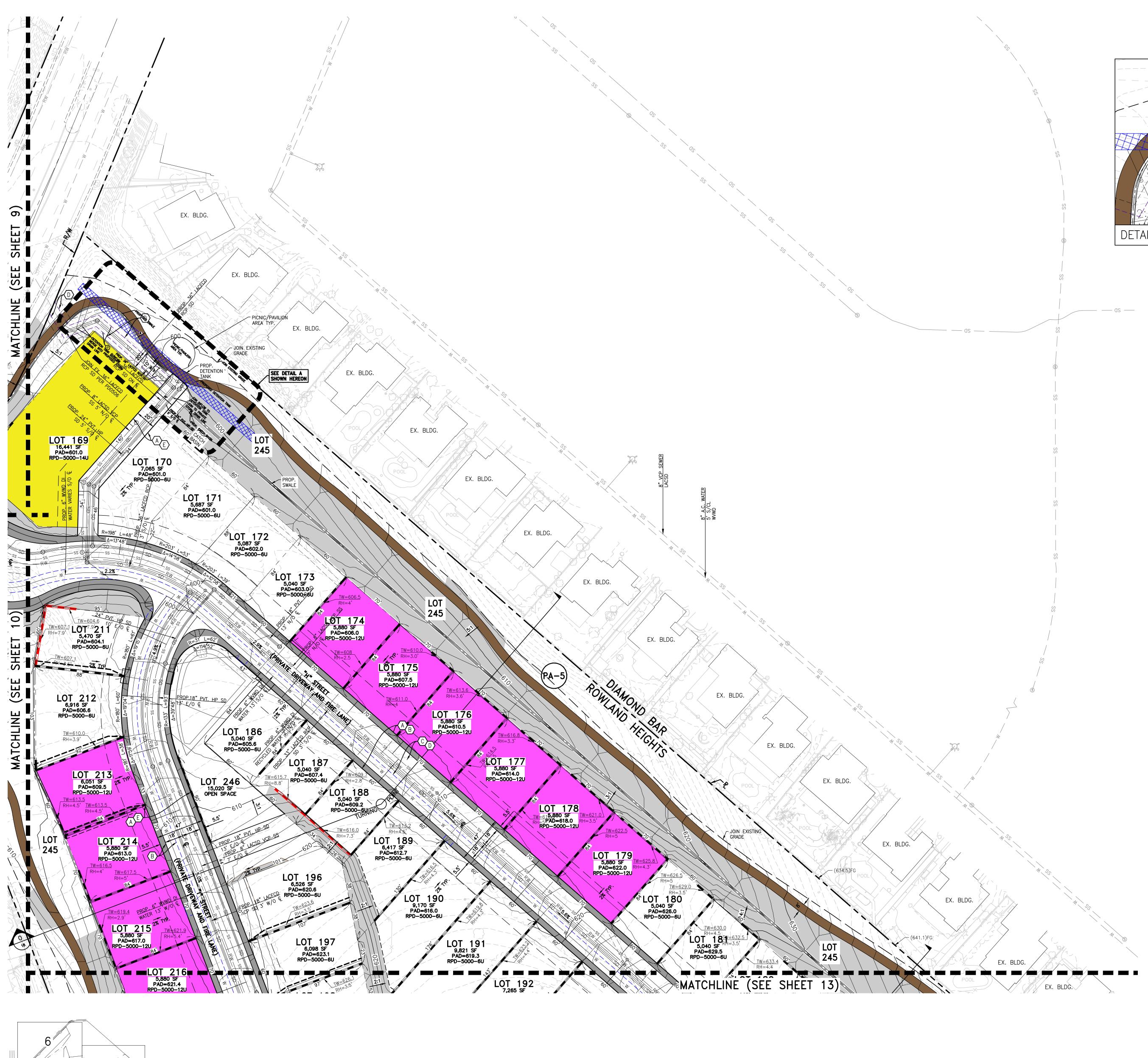
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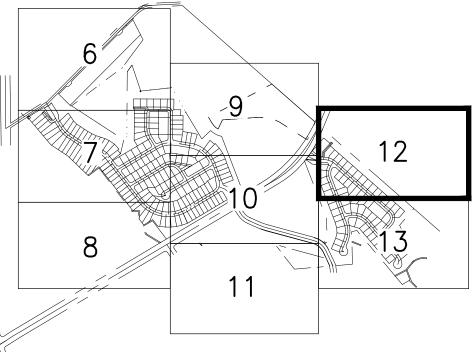


|   | <b>FUSCOE</b>   |
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| / | Nome Date   |
|   | <b>V</b>  |

DATE

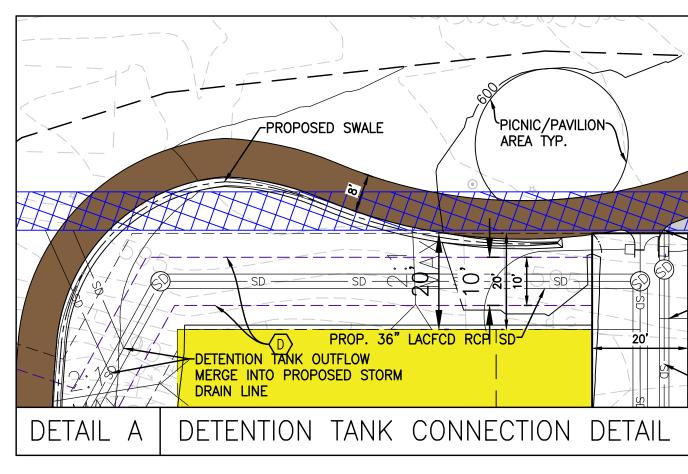
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|--|---|
| 40' 0' 20' 40'<br>SCALE: 1" = 40'  | ACT MAP\ E  |
| JOR LAND DIVISION  | ATIVE TR  |
| PEN SPACE LOT 248  | TS\TENT,  |
| SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT<br>NIUM PURPOSES LOCATED IN UNINCORPORATED<br>E COUNTY OF LOS ANGELES, STATE OF CALIFORNIA<br>JOB NUMBER<br>0662-004 | \662\004\PLANS\ENTITLEMEN   |
| DRAFTED BY: EC<br>CHECKED BY: AW SHT.11 OF 25 SHTS.  | F:\PROJECTS'  |
|  |   |





| $\mathbf{F} \mathbf{X} \mathbf{H} \mathbf{I} \mathbf{K} \mathbf{I} \mathbf{I}  " \Delta " / \mathbf{F} \mathbf{X} \mathbf{H} \mathbf{I} \mathbf{K} \mathbf{I} \mathbf{I}  N / \Delta \mathbf{P}$ |     | Γ |
|--|-----|---|
| EXHIBIT "A"/EXHIBIT MAP  |     |   |
|  | NO. |   |





|                  | PROPERTY LINE/RIGHT-OF-WAY   |
|------------------|--|
|                  | CENTERLINE   |
|                  |  |
|                  | PRIVATE STREET EASEMENT  |
|                  | LOT LINE   |
|                  | EASEMENT LINE  |
|                  | PROPOSED LACFCD EASEMENT LINE  |
|                  | PROPOSED LACSD EASEMENT LINE   |
|                  | PROPOSED PRIVATE STORM DRAIN EASEMENT LINE   |
|                  | PROPOSED WVWD EASEMENT LINE  |
|                  | PROPOSED RETAINING WALL (H<6')   |
|                  | PROPOSED RETAINING WALL (H>6')   |
|                  | PROPOSED RETAINING WALL (H>12')  |
| <u> </u>         | MAJOR CONTOUR  |
| 100              | MINOR CONTOUR  |
| SS               | PROPOSED SEWER LINE  |
| SD               | PROPOSED STORM DRAIN LINE  |
|                  | PROPOSED WATER LINE  |
|                  | PROPOSED RECYCLED WATER LINE   |
|                  | OAK TREE PROTECTION ZONE LINE  |
| Ę                | CENTERLINE   |
| DI               | DUCTILE IRON   |
| E/O              | EAST OF  |
| ESMT.            | EASEMENT   |
| EX.              | EXISTING   |
| LACFCD           | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  |
| LACSD            | LOS ANGELES COUNTY SANITATION DISTRICT   |
| N/O              | NORTH OF   |
| PAD              | BUILDING FOUNDATION PAD ELEVATION  |
| ዊ                | PROPERTY LINE  |
| PROP.            | PROPOSED   |
| PVT.             | PRIVATE  |
| RCP              | REINFORCED CONCRETE PIPE   |
| RH               | RETAINED HEIGHT  |
| R/W              | RIGHT-OF-WAY   |
| SF               | SQUARE FEET  |
| S/0              | SOUTH OF   |
| SD               | STORM DRAIN  |
| SS               | SANITARY SEWER   |
|                  |  |
| TPZ              | TREE PROTECTION ZONE   |
| TPZ<br>TW        | TREE PROTECTION ZONE<br>TOP OF WALL  |
|                  |  |
| TW               | TOP OF WALL  |
| TW<br>VCP        | TOP OF WALL<br>VITRIFIED CLAY PIPE   |
| TW<br>VCP<br>W/O | TOP OF WALL<br>VITRIFIED CLAY PIPE<br>WEST OF  |
| TW<br>VCP<br>W/O | TOP OF WALL<br>VITRIFIED CLAY PIPE<br>WEST OF<br>WALNUT VALLEY WATER DISTRICT  |
| TW<br>VCP<br>W/O | TOP OF WALL<br>VITRIFIED CLAY PIPE<br>WEST OF<br>WALNUT VALLEY WATER DISTRICT<br>SLOPE AREA (GREATER THAN 25%)   |
| TW<br>VCP<br>W/O | TOP OF WALL<br>VITRIFIED CLAY PIPE<br>WEST OF<br>WALNUT VALLEY WATER DISTRICT<br>SLOPE AREA (GREATER THAN 25%)<br>TRAIL PATH<br>PROPOSED PUBLIC AND/OR PRIVATE CONCRETE  |
| TW<br>VCP<br>W/O | TOP OF WALL<br>VITRIFIED CLAY PIPE<br>WEST OF<br>WALNUT VALLEY WATER DISTRICT<br>SLOPE AREA (GREATER THAN 25%)<br>TRAIL PATH<br>PROPOSED PUBLIC AND/OR PRIVATE CONCRETE<br>SIDEWALK  |
| TW<br>VCP<br>W/O | TOP OF WALL<br>VITRIFIED CLAY PIPE<br>WEST OF<br>WALNUT VALLEY WATER DISTRICT<br>SLOPE AREA (GREATER THAN 25%)<br>TRAIL PATH<br>PROPOSED PUBLIC AND/OR PRIVATE CONCRETE<br>SIDEWALK<br>EXISTING GOLF CART PATH TO REMAIN                                 |
| TW<br>VCP<br>W/O | TOP OF WALL<br>VITRIFIED CLAY PIPE<br>WEST OF<br>WALNUT VALLEY WATER DISTRICT<br>SLOPE AREA (GREATER THAN 25%)<br>TRAIL PATH<br>PROPOSED PUBLIC AND/OR PRIVATE CONCRETE<br>SIDEWALK<br>EXISTING GOLF CART PATH TO REMAIN<br>QUIT-CLAIM EXISTING EASEMENT |

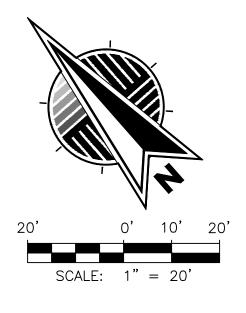


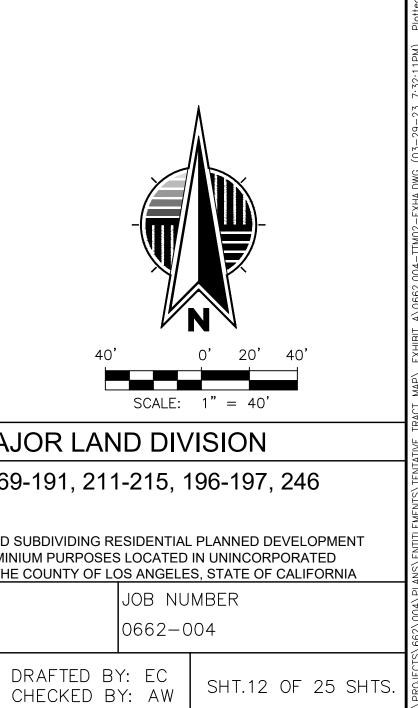
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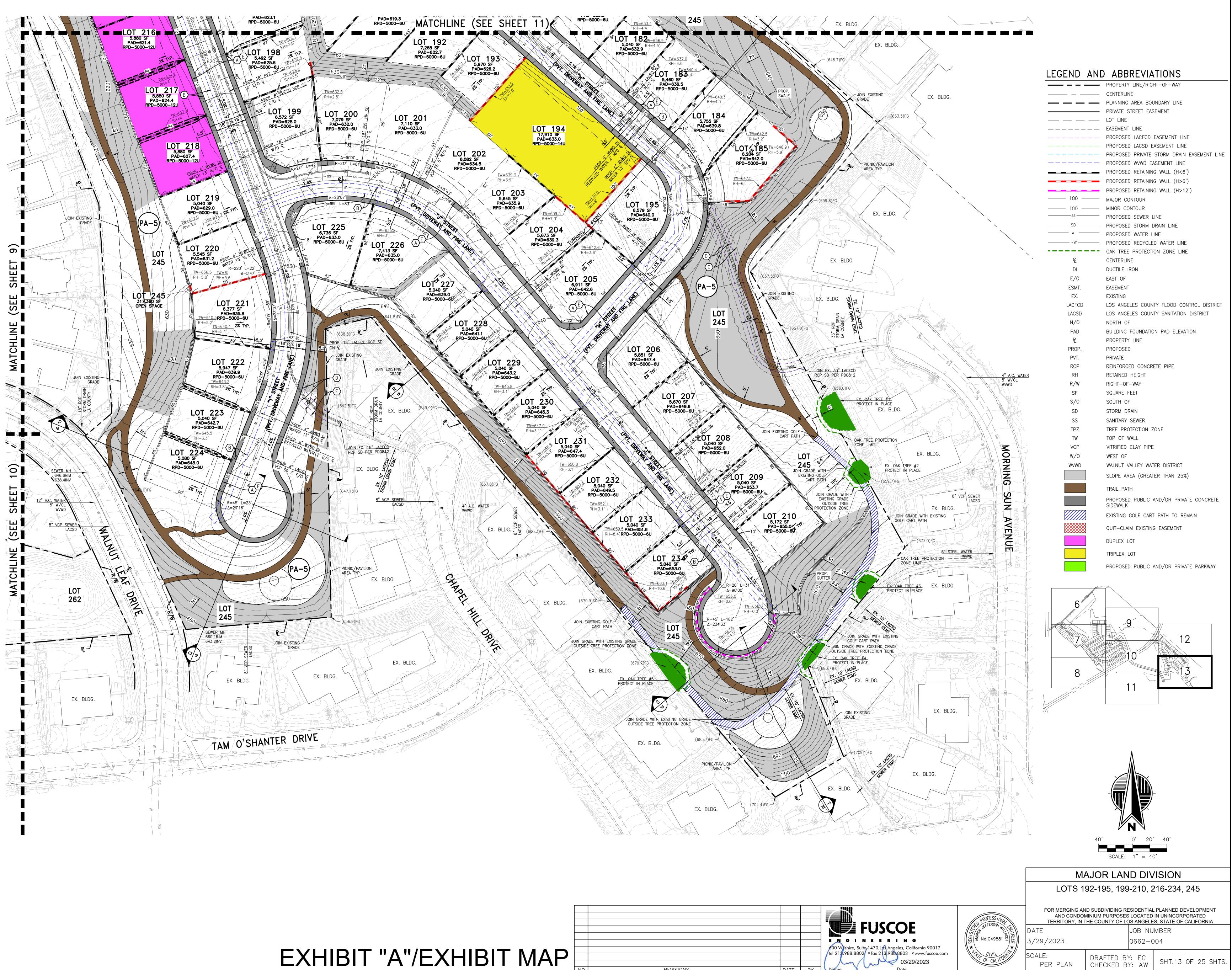
| ESSIONA               | FOR MERGING<br>AND CONE<br>TERRITORY, I |
|-----------------------|---|
| LSS / ON AN LENGINEER | DATE<br>3/29/2023                       |
| VIL OPHIN             | SCALE:<br>PER PLAN                      |

| MAJ  | I |
|--|---|
| LOTS 169   |   |
| OR MERGING AND S<br>AND CONDOMINI<br>TERRITORY, IN THE | l |
| 2023   |   |

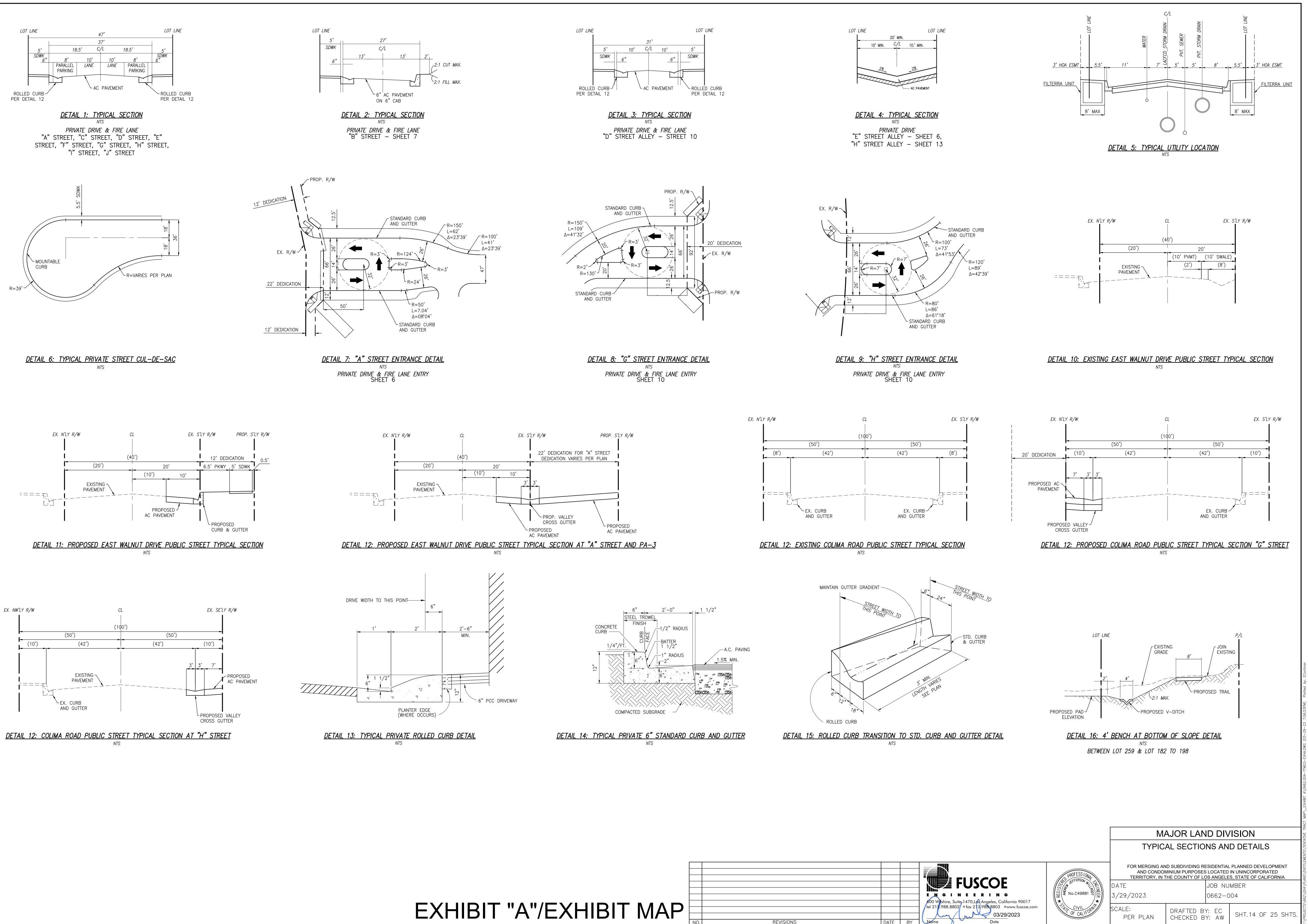
JOIN EXISTING GRADE DETENTION TANK JOIN INFLOW TO DETENTION TANK JOIN TO PRIVATE STORM DRAIN LINE -PROP. CATCH BASIN PROP.24" PVT. HP SD 5' S/0 Q SCALE: 1" = 20'

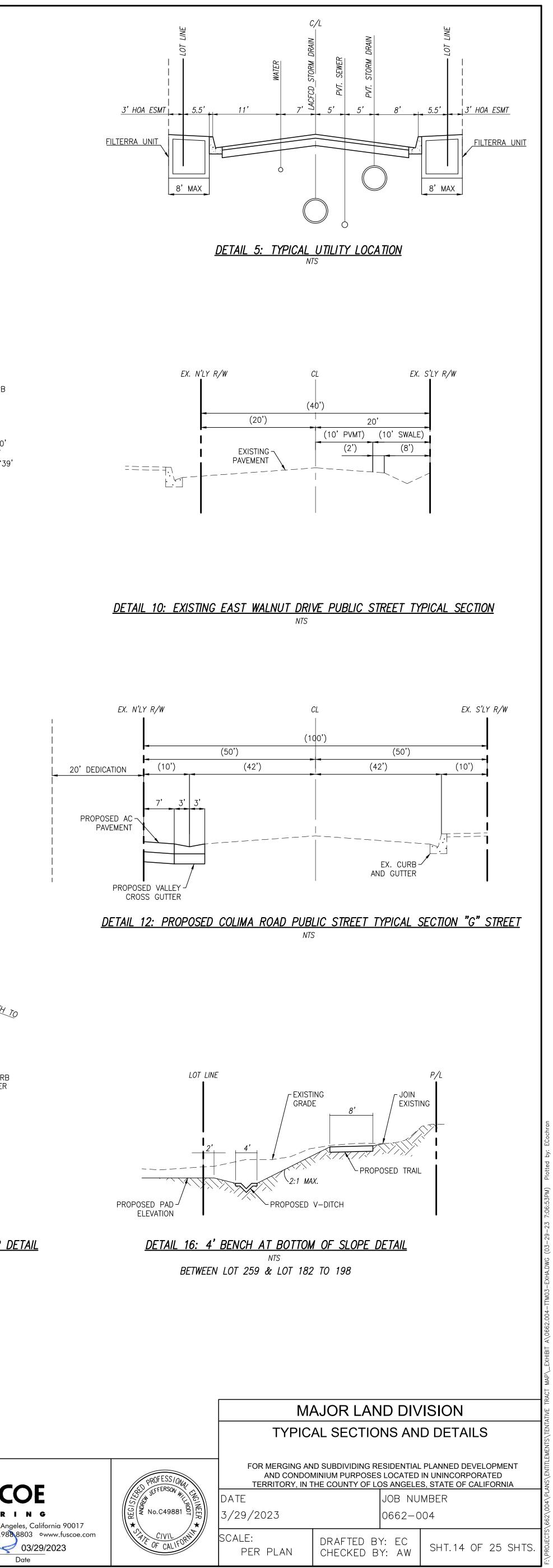


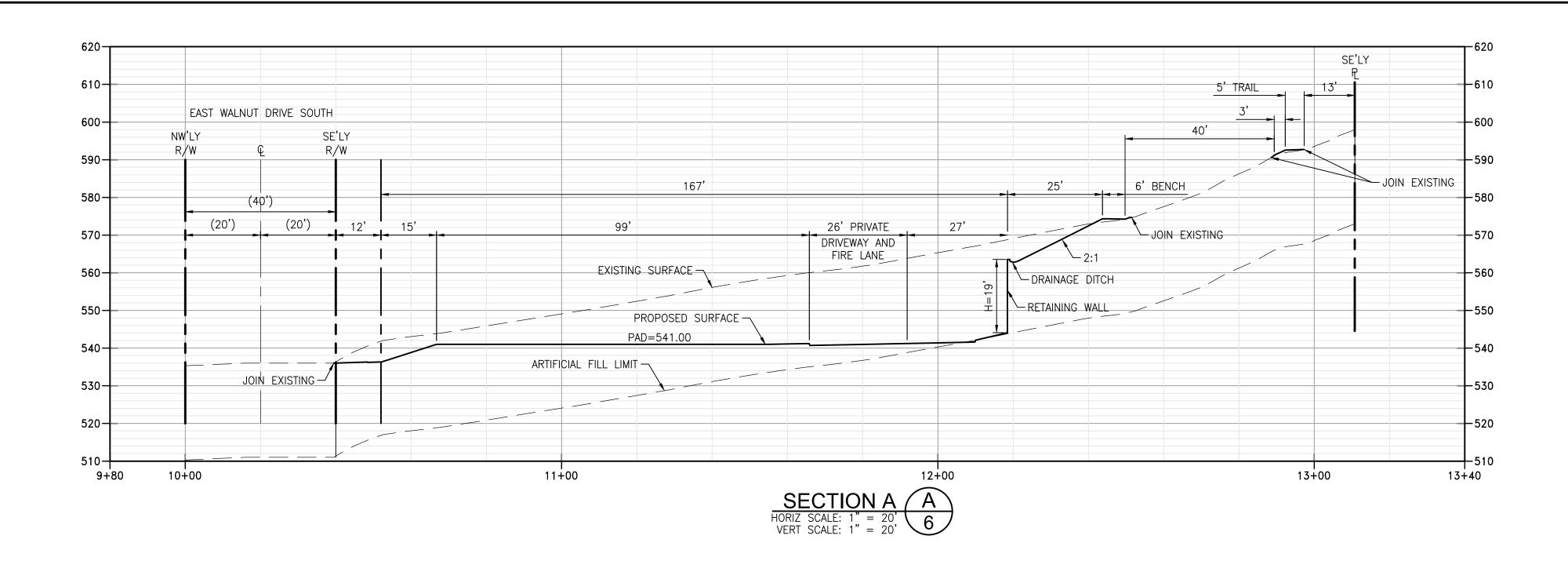


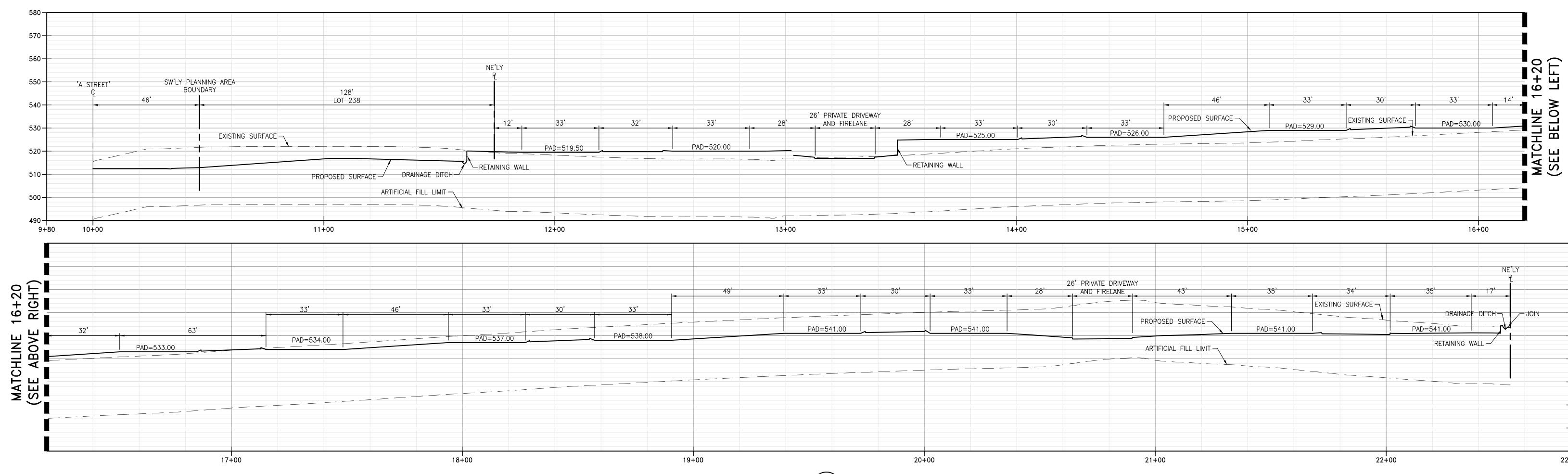


|          |      |    |  | PROFESSION                        | FOR MERGING AND<br>AND CONDOMI<br>TERRITORY, IN TH | 11      |
|----------|------|----|--|-----------------------------------|--|---------|
|          |      |    | FUSCOE   | SEFFERSON MELLON                  | DATE   | <u></u> |
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|          |      |    | 03/29/2023   | FIC OF CALIFORN                   | SCALE:<br>PER PLAN                                 |         |
| EVISIONS | DATE | ΒY | Name Date  |                                   |  |         |



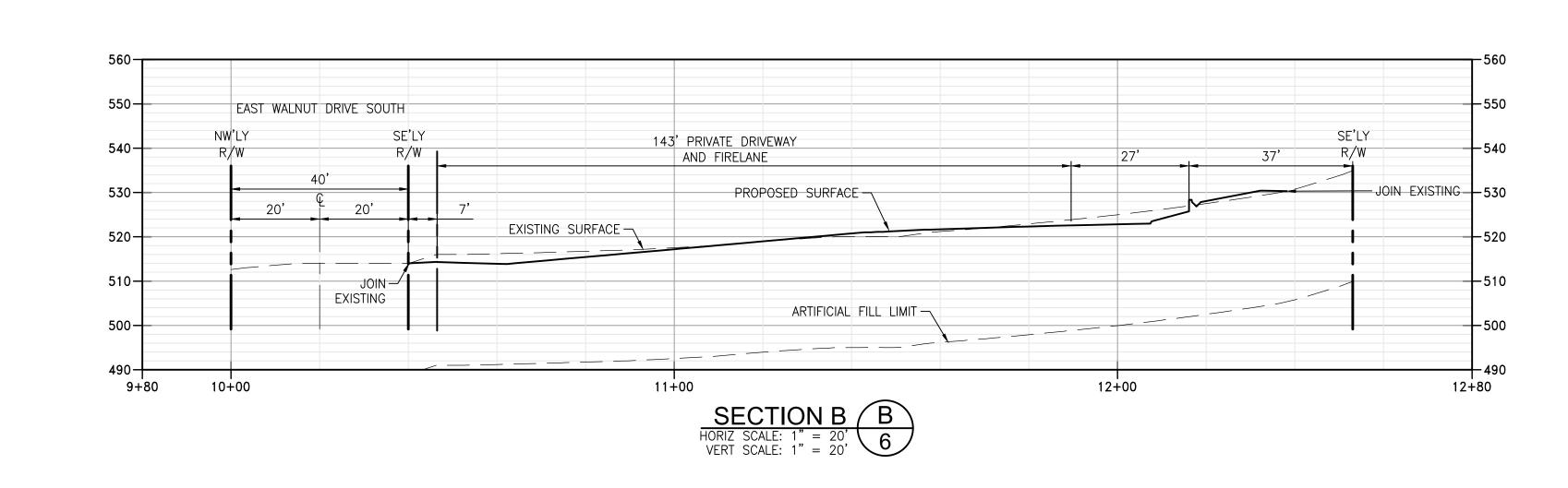




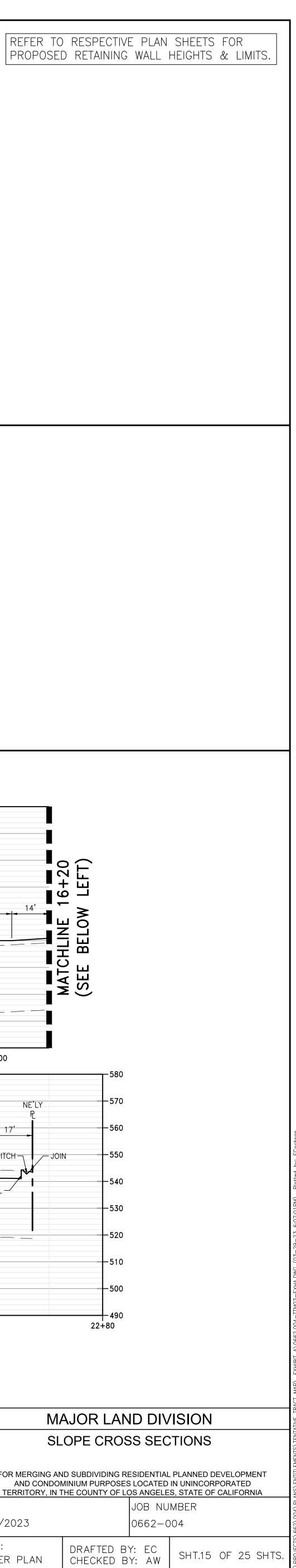


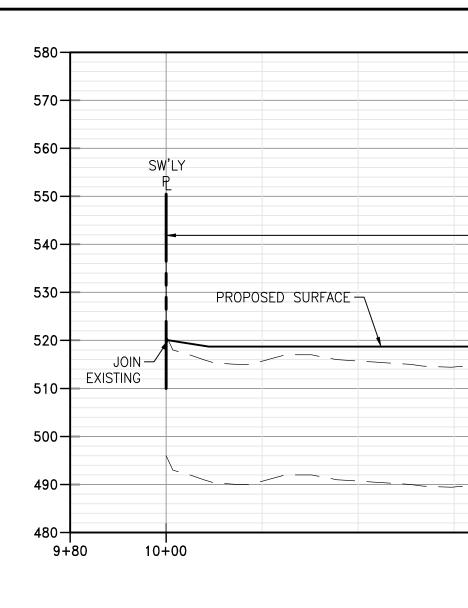
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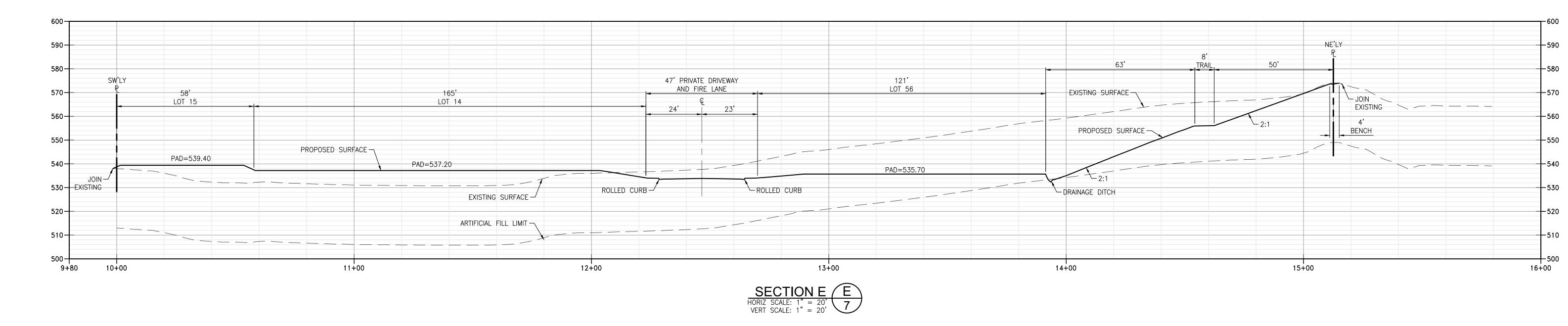
SECTION C HORIZ SCALE: 1" = 20' VERT SCALE: 1" = 20' 6

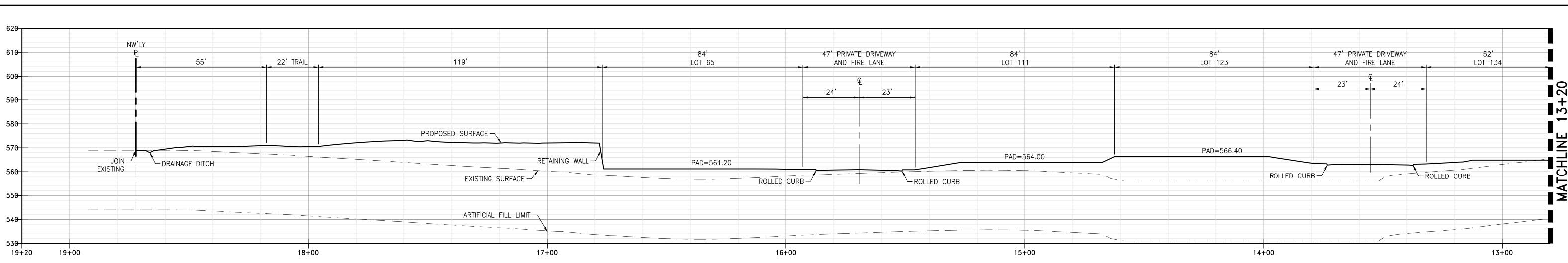


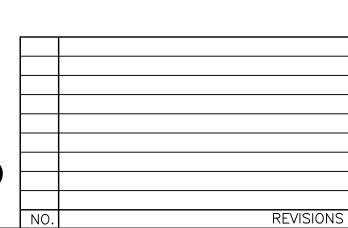
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|--|------|---------|-------------------|-------------------------------------|-------------------------------------|----------|---|--------------|------------|---------------------------|
|  |      |         |                   |                                     |                                     |          |   |              |            |                           |
|  |      |         |                   |                                     |                                     |          |   |              |            |                           |
|  |      |         |                   |                                     |                                     |          |   |              |            |                           |
|  |      |         |                   |                                     |                                     |          |   | <b>—</b>     |            |                           |
|  |      |         |                   |                                     |                                     |          |   |              |            | MAJOF                     |
|  |      |         |                   |                                     |                                     |          |   |              |            | SLOPE                     |
|  |      |         |                   |                                     |                                     |          |   |              |            |                           |
|  |      |         | iN                |                                     |                                     |          |   |              |            | G AND SUBDI<br>DOMINIUM F |
|  |      |         |                   |                                     |                                     |          | PROFESS/ONA   |              | TERRITORY, |                           |
|  |      |         |                   | USCO                                | ) E                                 |          | State Lindow With   | DATI         | E          |                           |
|  |      | E       | NGIN              | EERIM                               | I G                                 | BFC/C    | 2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2 | DA 11<br>3/2 | 9/2023     |                           |
|  |      | 600     | Wilshire, Suite 1 | 470,Los Angeles,<br>fax 213 988 880 | California 90017<br>3 owww.fuscoe.c | ,<br>com |   |              |            |                           |
|  |      |         | Lun A.            |                                     | 3/29/2023                           |          | OF CALIFOR  | SCAL         |            |                           |
|  | DATE | BY Nor  | ne                | Date                                |                                     |          |   |              | PER PLAN   | CHEC                      |
|  |      |         |                   |                                     |                                     |          |   |              |            |                           |
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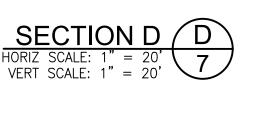






SECTION F HORIZ SCALE: 1" = 20' VERT SCALE: 1" = 20' 7

|                         | 68'<br>LOT 134   |       | 84'<br>LOT 139      | 89  | )' PRIVATE CUL-DE-SAC   |
|-------------------------|------------------|-------|---------------------|-----|-------------------------|
| 13+20<br>E RIGHT)       | EXISTING SURFACE |       |                     |     | 66'<br>EXISTING SURFACE |
| MATCHLINE<br>(SEE ABOVE | PAD=564.87       |       | PAD=568.10<br>ROLLE |     | PROPOSED SURFACE        |
|                         |                  | 12+00 |                     | 11- | -00                     |



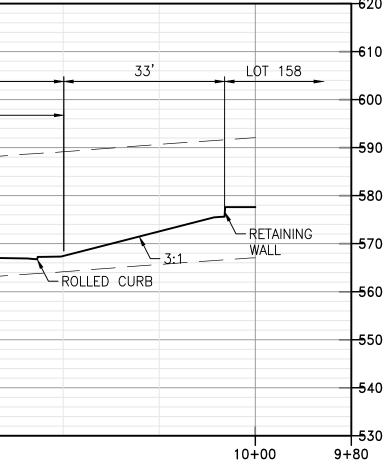
47' PRIVATE DRIVEWAY AND FIRE LANE 121' LOT 49 24' 23' 178' LOT 5 PROPOSED SURFACE -EXISTING SURFACE  $\neg$ PAD=520.80 PAD=518.70 ROLLED CURB-/ - ROLLED CURB ARTIFICIAL FILL LIMIT-13+00 11÷00 12÷00

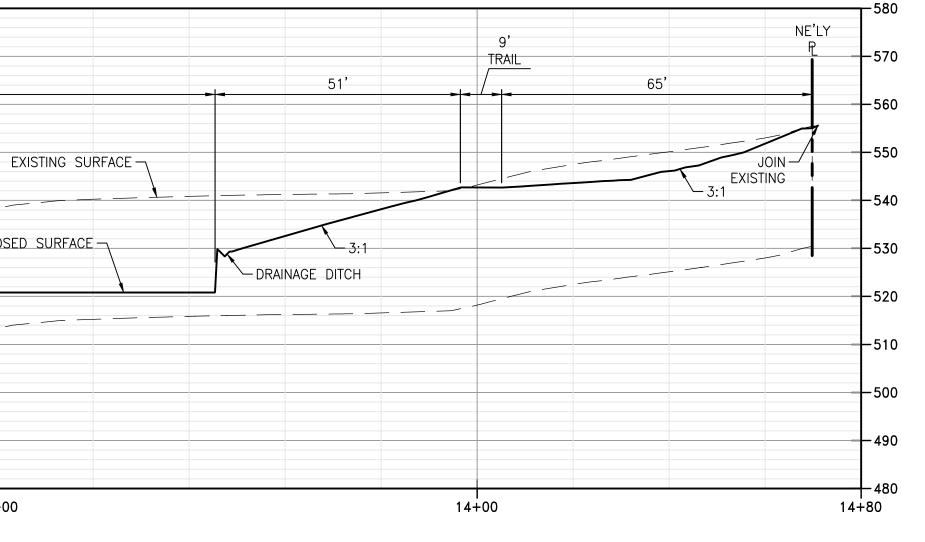
|      |    | FUSCOE  | AND PROFESSION ALL FILE                    |
|------|----|---|--|
|      |    | ENGINEERING<br>600 Wishire, Suite 1470,Los Angeles, California 90017<br>tel 213.988.8802 o fax 213.988.8803 owww.fuscoe.com<br>03/29/2023 | JS JOHN NO.C49881 DT<br>STATUS OF CALLFORN |
| DATE | BY | Name Date   | Che  |

DATE

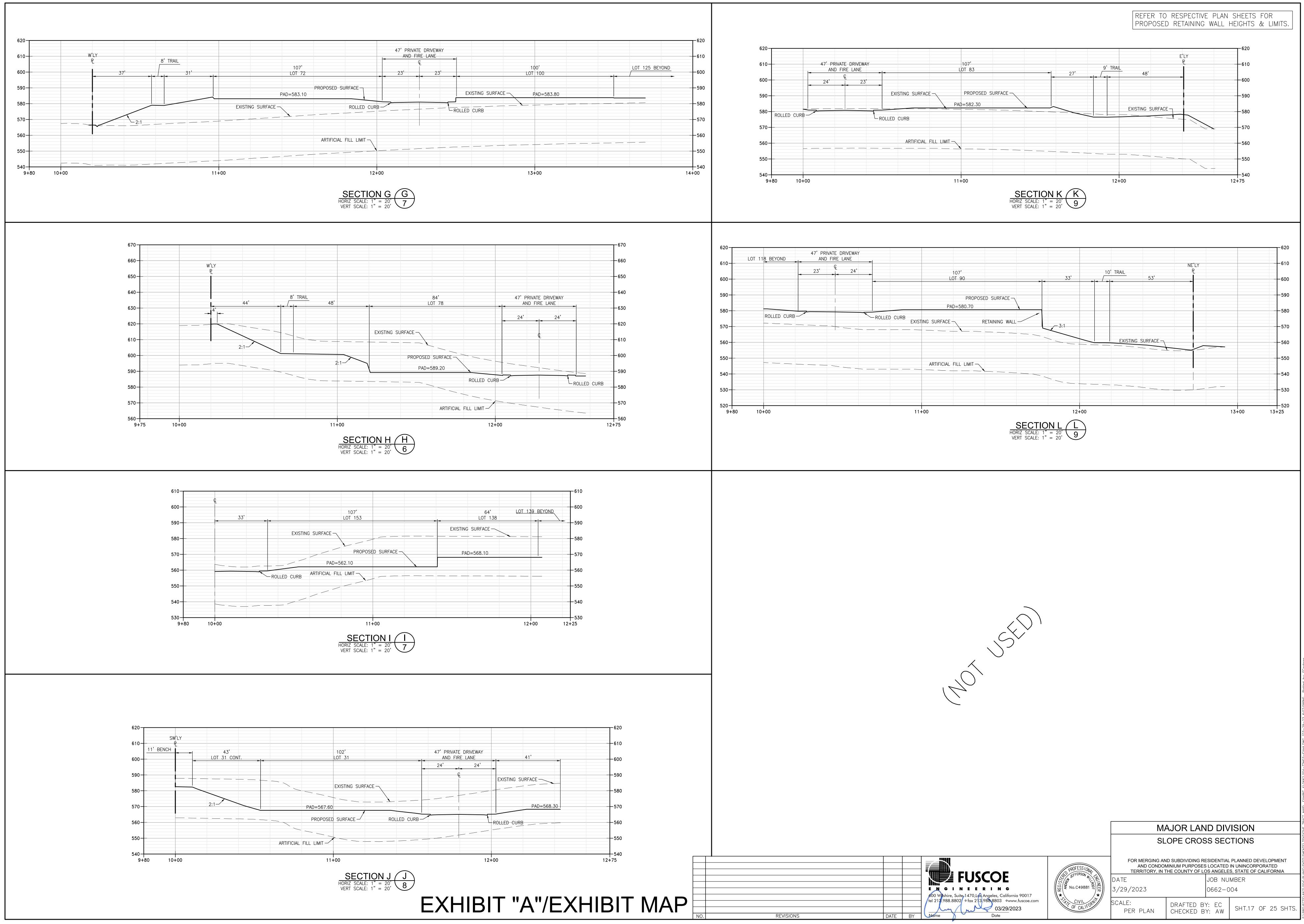
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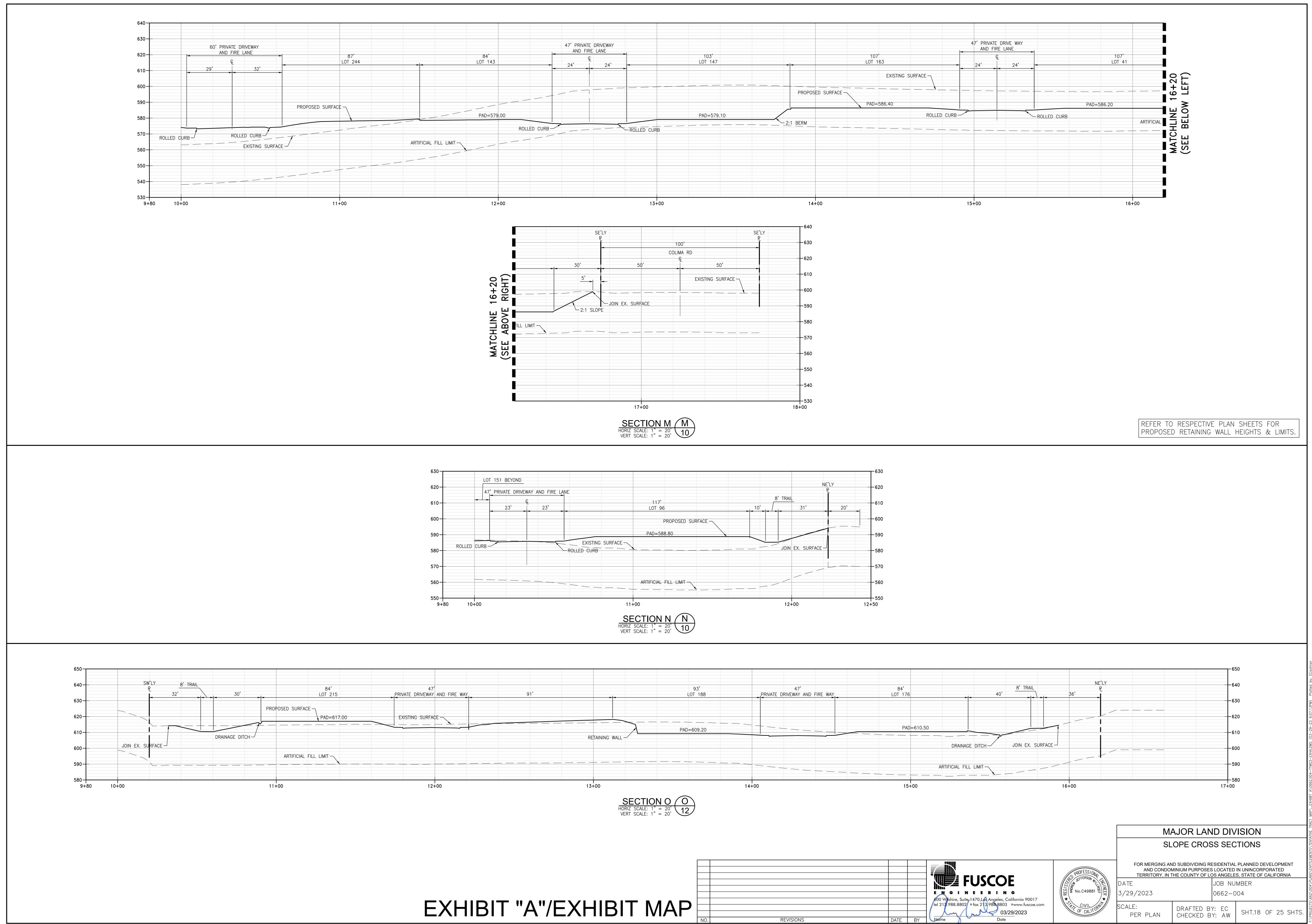
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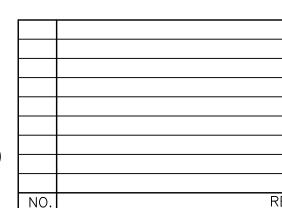


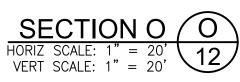
| REFER TO RESPECTIVE PLAN SHEETS FOR<br>PROPOSED RETAINING WALL HEIGHTS & LIMITS.  |
|---|
| -590<br>-580<br>-570<br>-560<br>-550  |
| -580<br>-570<br>-560<br>-550  |
| - 570<br>- 560<br>- 550   |
| 550   |
|   |
|   |
|   |
| 510   |
|   |
|   |
| AICHINE 13+20<br>(SEE BELOW LEFT)   |
| MAJOR LAND DIVISION         SLOPE CROSS SECTIONS         FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT         AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED         TE       JOB NUMBER |
| 29/2023 0662-004  |







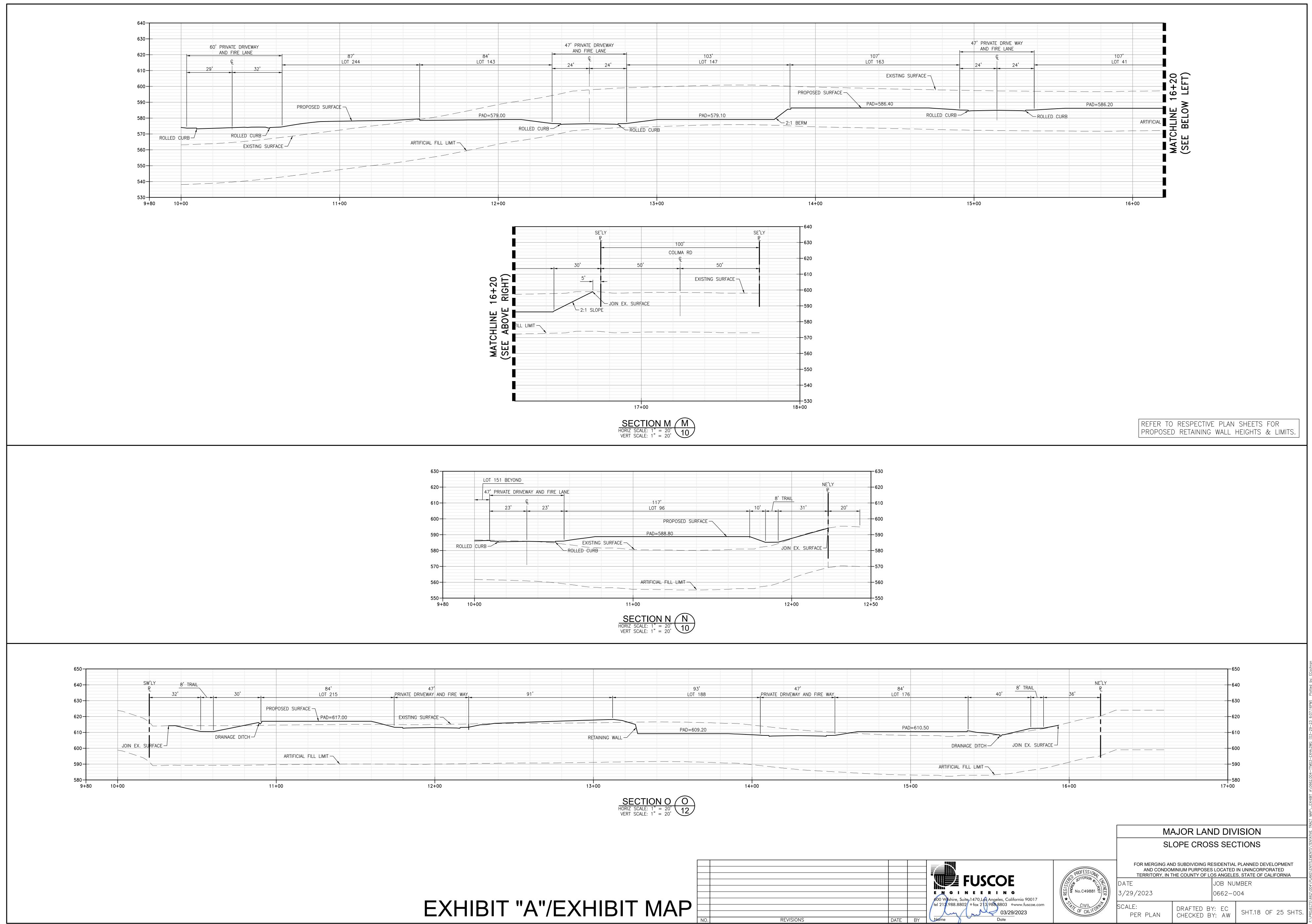




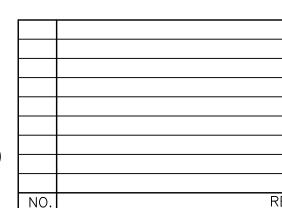
| 60   |                  |               |             |         | ARTIFICIAL     | FILL LIMIT -     |                             |        |
|------|------------------|---------------|-------------|---------|----------------|------------------|-----------------------------|--------|
| 70-  |                  |               |             |         |                |                  |                             |        |
| 80   | LED CURB         |               | ROLLED CURB | SURFACE |                |                  |                             | JOI    |
| 90-  |                  |               |             |         | PAD=58         | 8.80             |                             |        |
| 00   |                  |               |             |         |                | PROPOSED SURFACE |                             |        |
| 510- | 23'              | €<br>≥ 23'    |             |         | 117'<br>LOT 96 |                  | <b>−</b>  ⊲ <sup>10</sup> ′ |        |
| 20-  | 47' PRIVATE DRIV | EWAY AND FIRE |             |         |                |                  |                             | 8' TRA |
|      | LOT 151 BEYOND   |               |             |         |                |                  |                             |        |

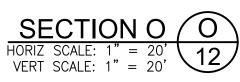


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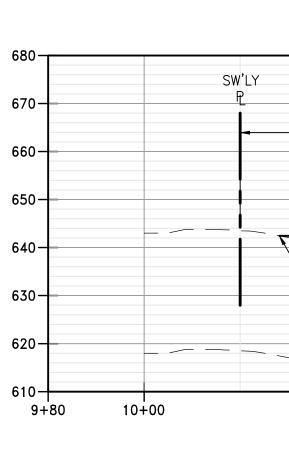


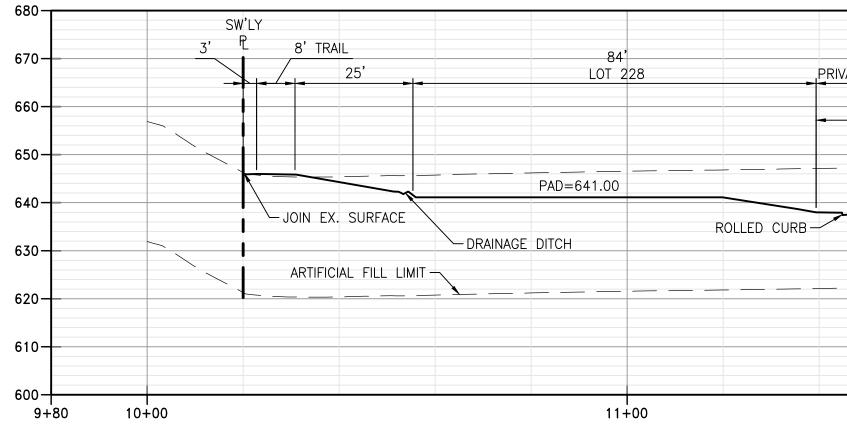


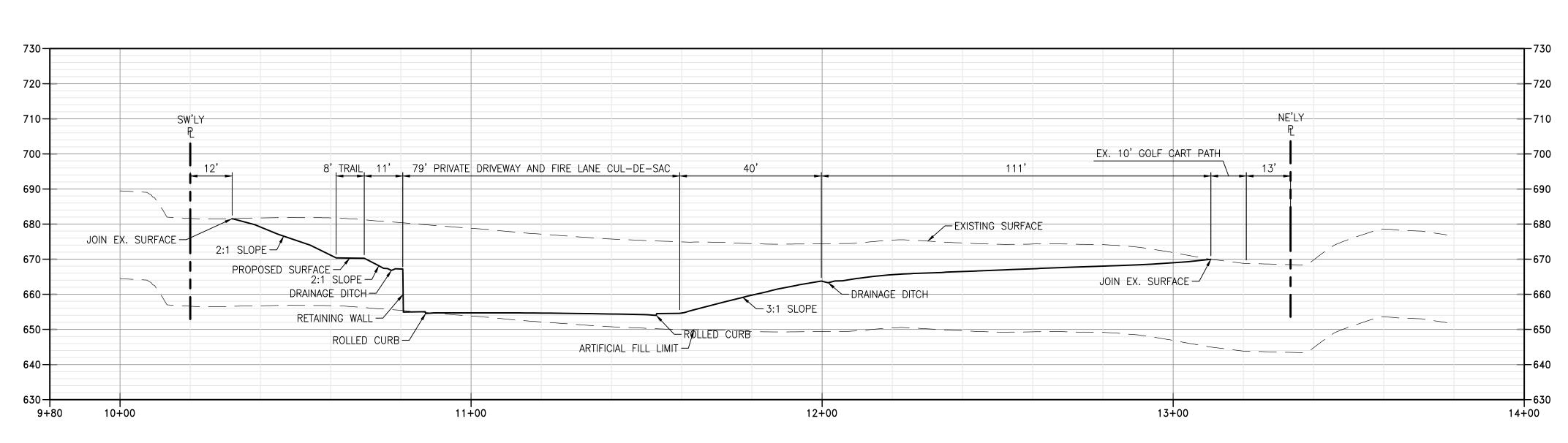
| 60   |                  |               |             |         | ARTIFICIAL     | FILL LIMIT -     |                             |        |
|------|------------------|---------------|-------------|---------|----------------|------------------|-----------------------------|--------|
| 70-  |                  |               |             |         |                |                  |                             |        |
| 80   | LED CURB         |               | ROLLED CURB | SURFACE |                |                  |                             | JOI    |
| 90-  |                  |               |             |         | PAD=58         | 8.80             |                             |        |
| 00   |                  |               |             |         |                | PROPOSED SURFACE |                             |        |
| 510- | 23'              | €<br>≥ 23'    |             |         | 117'<br>LOT 96 |                  | <b>−</b>  ⊲ <sup>10</sup> ′ |        |
| 20-  | 47' PRIVATE DRIV | EWAY AND FIRE |             |         |                |                  |                             | 8' TRA |
|      | LOT 151 BEYOND   |               |             |         |                |                  |                             |        |



| (SEE BELOW LEFT) |     |    |
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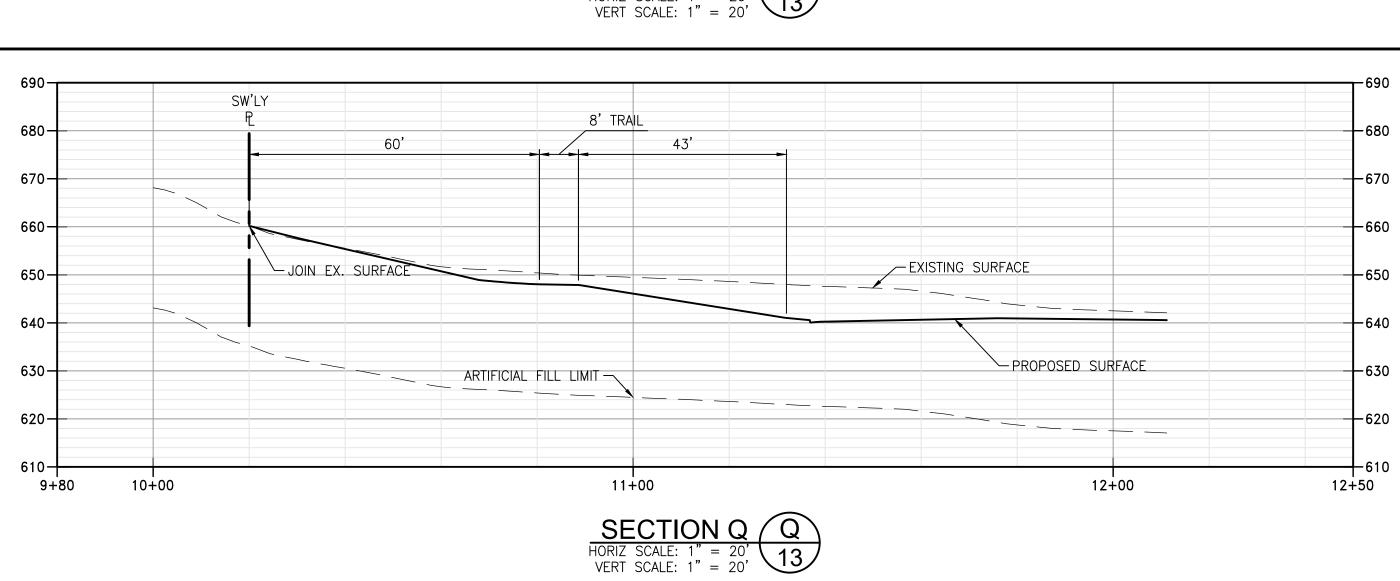




REVISIONS

SECTION S HORIZ SCALE: 1" = 20' VERT SCALE: 1" = 20'

99' LOT 204 100' LOT 195 47' PRIVATE DRIVEWAY AND FIRE WAY 23' 24'<u>+</u> PROPOSED SURFACE -PAD=639.30 PAD=640.00 \_\_\_\_\_ 2:1 BERM--ROLLED CURB ROLLED CURB-12+00 13+00 SECTION R HORIZ SCALE: 1" = 20' VERT SCALE: 1" = 20'



\_\_\_\_\_ 12+00 SECTION PHORIZ SCALE: 1" = 20'VERT SCALE: 1" = 20'13

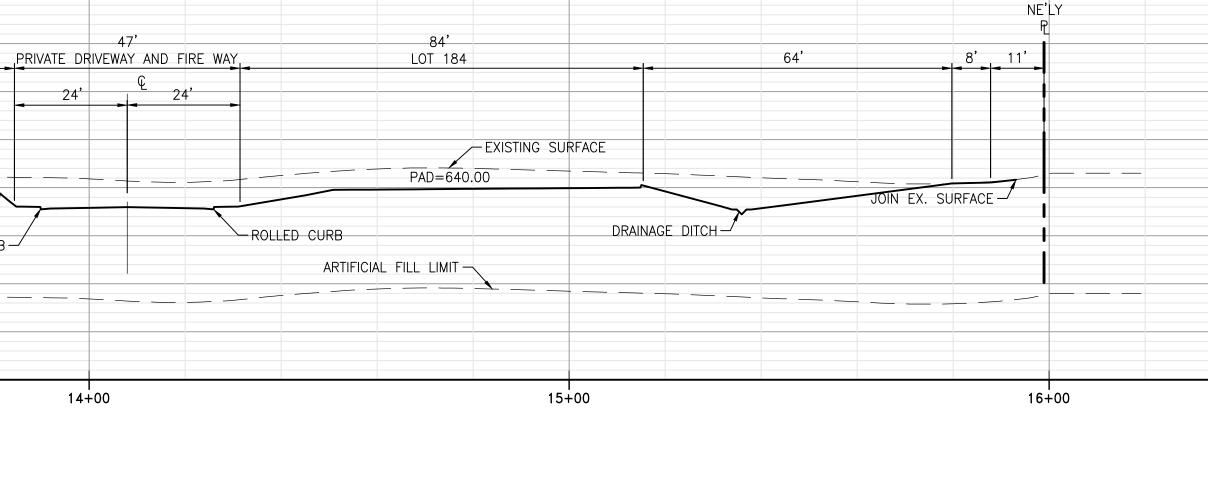
9' TRAIL 6' TRAIL -84' -89' 13' 31' LOT 224 PRIVATE DRIVEWAY AND FIRE WAY ╼╡╕╴╱╺╞╡╕ PROPOSED SURFACE PAD=645.00 DRAINAGE DITCH \_\_\_\_\_ EXISTING SURFACE \_\_\_\_\_ JOIN EX. SURFACE ARTIFICIAL FILL LIMIT-11+00

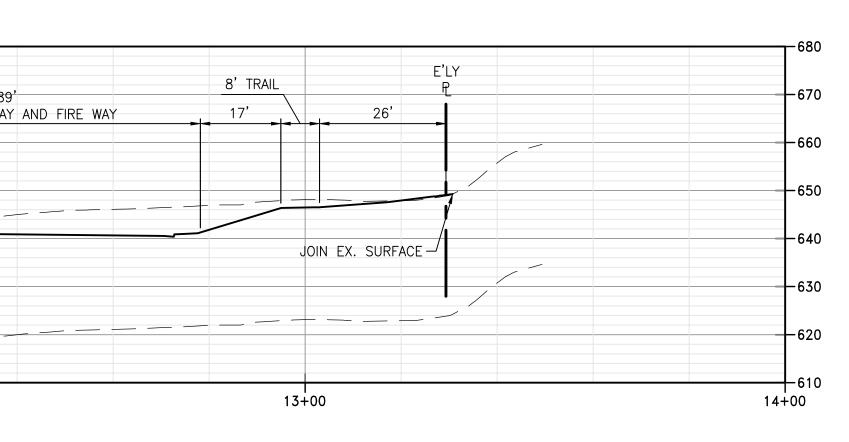


| PROFESS/ONAL FUSINEER<br>SFFERSON MILL RODIER<br>SIGNAR No.C49881 01<br>FFE OF CALLFORNIA |
|---|
|   |

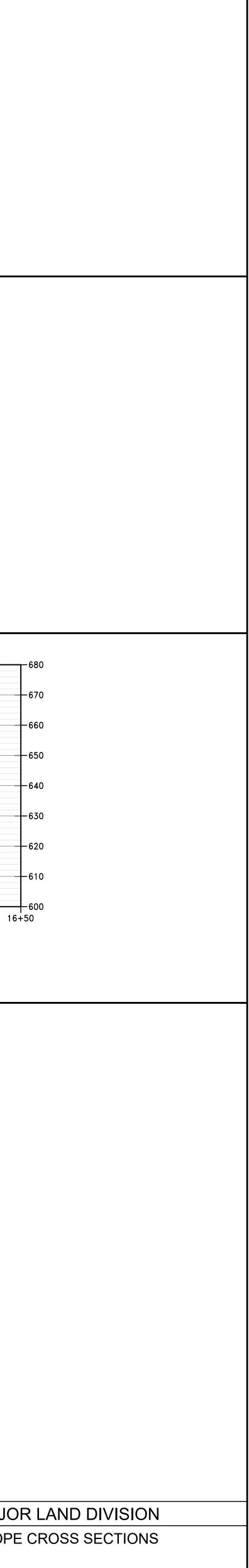
| M   | MAJOR LAND DIVISION              |        |        |         |       |
|---|----------------------------------|--------|--------|---------|-------|
| SL  | SLOPE CROSS SECTIONS             |        |        |         |       |
| FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT<br>AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED<br>TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA |                                  |        |        |         |       |
| DATE JOB NUM  |                                  |        | MBER   |         |       |
| 3/29/2023   |                                  | 0662-0 | )04    |         |       |
| SCALE:<br>PER PLAN  | DRAFTED BY: EC<br>CHECKED BY: AW |        | SHT.19 | OF 25 S | SHTS. |

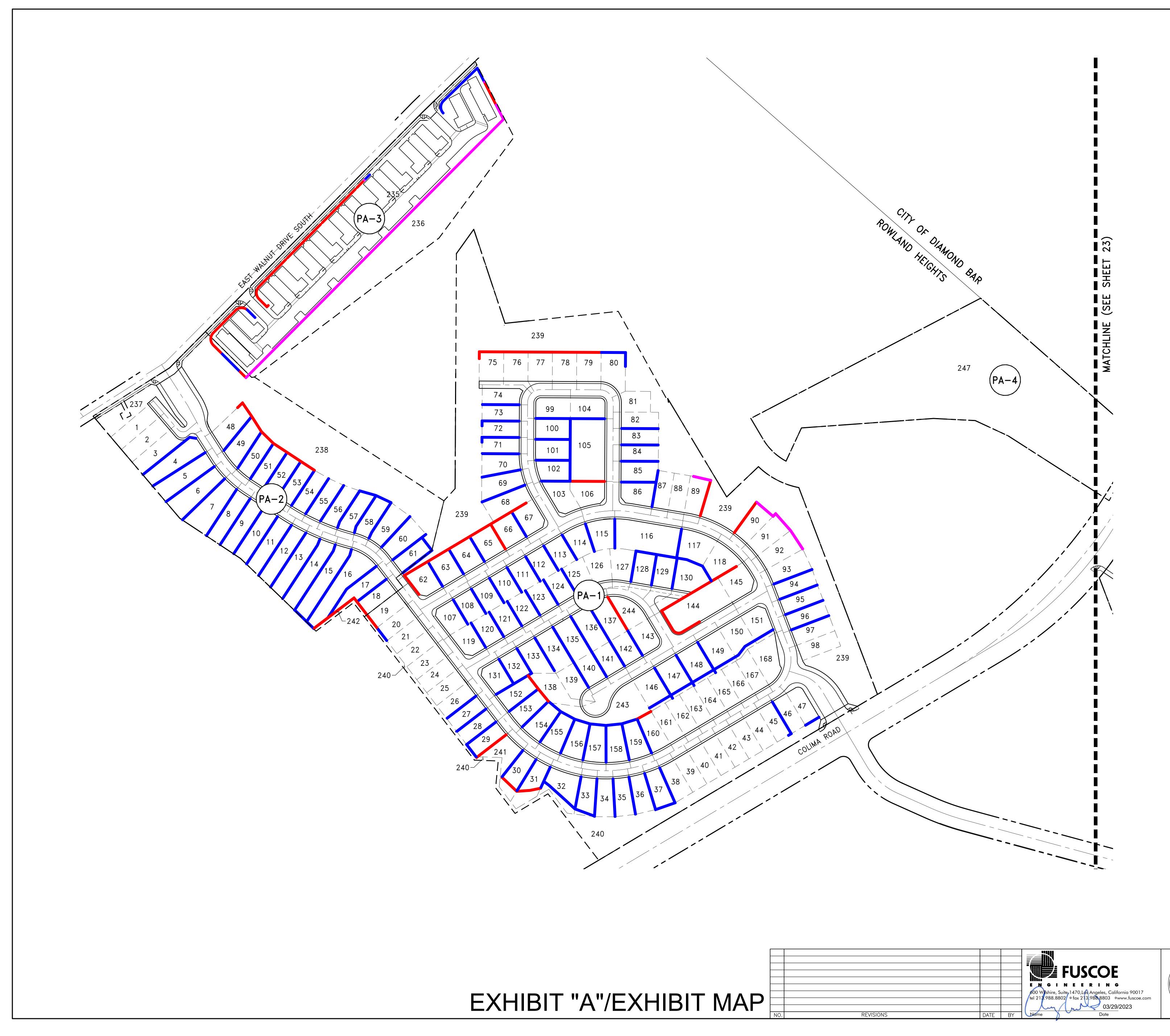
|  | FUS |
|--|-----|





REFER TO RESPECTIVE PLAN SHEETS FOR PROPOSED RETAINING WALL HEIGHTS & LIMITS.





| <br>RIGHT-OF-WAY/PROPER   |
|---------------------------|
| <br>PRIVATE STREET EASEME |
| <br>CENTERLINE            |
| <br>LOT LINE              |
| PROPOSED RETAINING W      |
| PROPOSED RETAINING W      |
| PROPOSED SOIL NAIL W      |
|                           |

## GENERAL NOTES

1. SEE SHEET 24 FOR RETAINING WALL HEIGHT SUMMARY TABLES AND TYPICAL DETAILS.

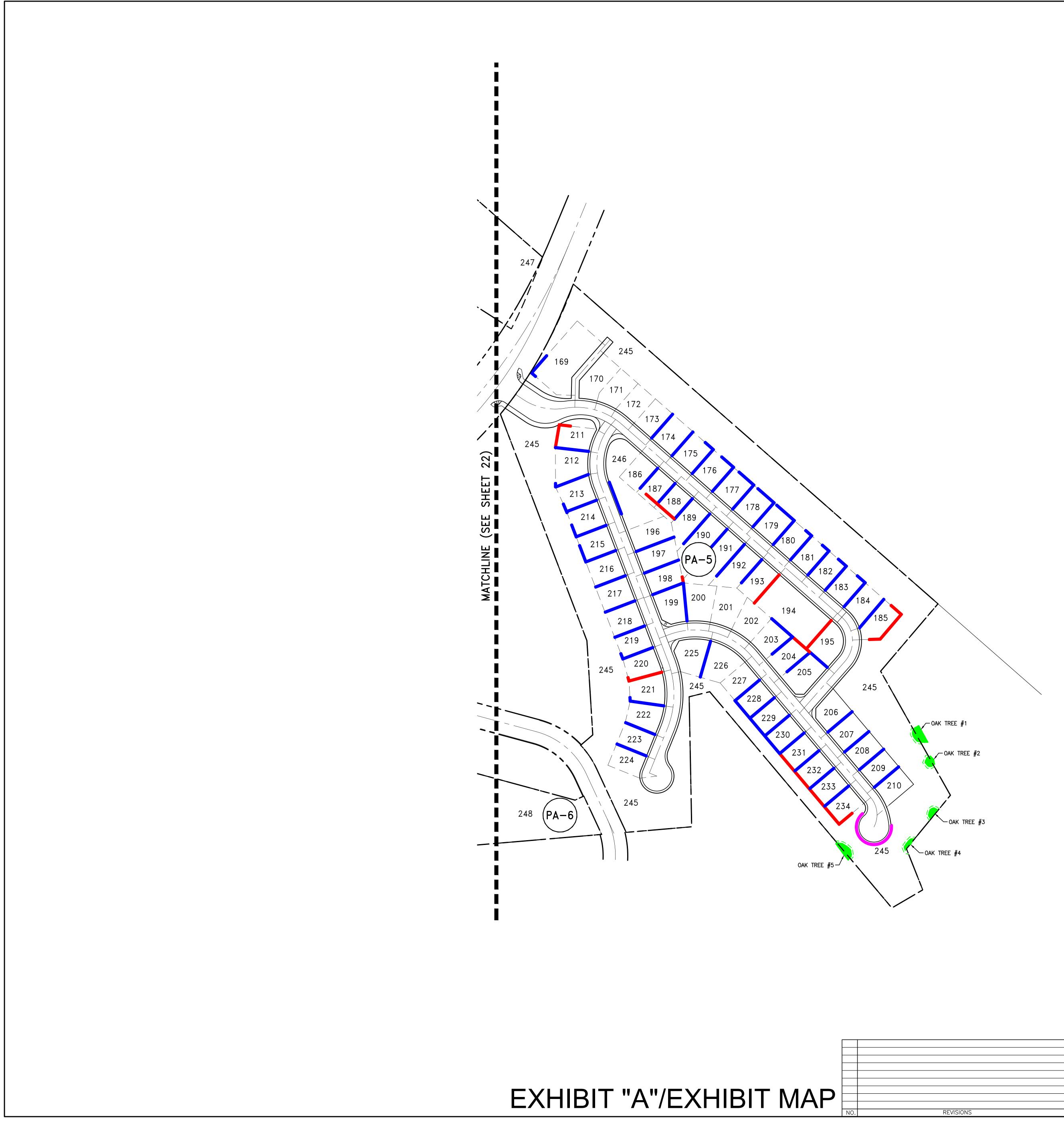


# MAJ RETAI FOR MERGING AND SU AND CONDOMINIU TERRITORY, IN THE C DATE 3/29/2023 SCALE: PER PLAN

---- PLANNING AREA BOUNDARY PERTY LINE EMENT LINE

> 6 WALL (H<6') 9 WALL (H<u>≥</u>6') WALL

|  |                    | Plotte  |
|--|--------------------|---|
|  |                    | G (03-29-23 7:07:05PM)                                      |
|  |                    | EXHIBIT A\0662.004-TTM04-EXHA.DWG (03-29-23 7:07:05PM)      |
| 100<br>  | , 0' 50' 100'      | EXHIB   |
|  | SCALE: 1" = 100'   | ACT MAP\  |
| JOR LAND DIV   | 'ISION             | ATIVE TR  |
| NING WALL SIT  | TE PLAN            | S\TENT/   |
| SUBDIVIDING RESIDENTIAL<br>NIUM PURPOSES LOCATED<br>E COUNTY OF LOS ANGELE |                    | F:\PROJECTS\662\004\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\ |
|  | MBER               | 14\PLA  |
| 0662-0   | 004                | \662\0C   |
| DRAFTED BY: EC<br>Checked BY: AW   | SHT. 210F 25 SHTS. | F:\PROJECTS\  |



| EXHIBIT | "A"/EXHIBIT | MAP |   |
|---------|-------------|-----|---|
|         |             |     | i |

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– PLANNING AREA BOUNDARY CENTERLINE – — LOT LINE PROPOSED RETAINING WALL (H<6') PROPOSED RETAINING WALL  $(H \ge 6')$ PROPOSED SOIL NAIL WALL

GENERAL NOTES

1. SEE SHEET 24 FOR RETAINING WALL HEIGHT SUMMARY TABLES AND TYPICAL DETAILS.



MAJ RETAI

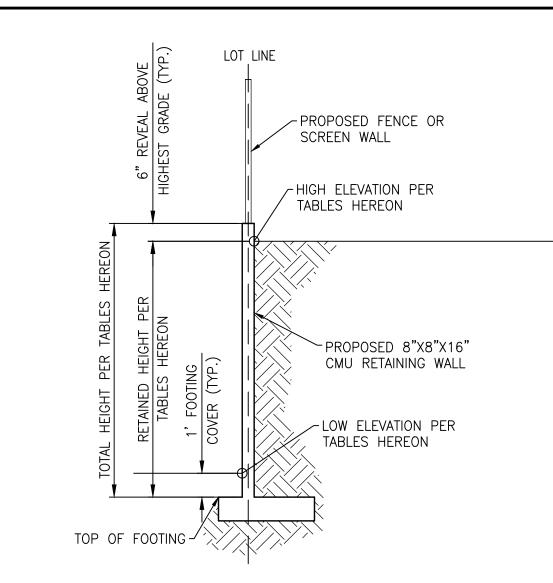
|                 |                                       | FO     |
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| -               | SEP ROFESSIONAL                       | TE     |
|                 | SEFFERSON ALL ROOT                    | DATE   |
| G               | LERONA No.C49881 DT ROMANNO.C49881 DT | 3/29/2 |
| alifornia 90017 | \\★ \ /★                              |        |
| owww.fuscoe.com | The CIVIL OF                          | SCALE: |
| 29/2023         | OF CALIFO                             |        |

| AND CONDOMIN<br>TERRITORY, IN THE |
|-----------------------------------|
| DATE                              |
| 3/29/2023                         |
|                                   |

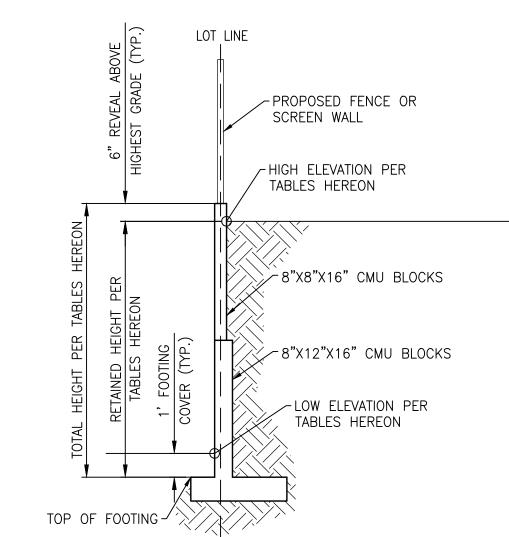
PER PLAN

|         |      |    | Ilhi                    |
|---------|------|----|-------------------------|
|         |      |    | ENG                     |
|         |      |    | 600 Wilsh<br>tel 213.98 |
|         |      |    | fel 213.98              |
|         |      |    | 1 h                     |
| VISIONS | DATE | BY | Name                    |

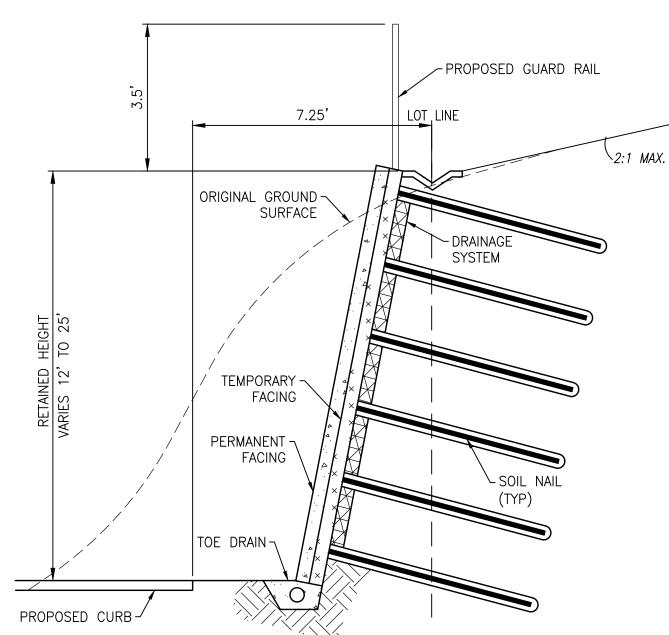
|   |   | Plotted by: ECochran   |
|---|---|--|
|   |   | F:\PROJECTS\662\004\PLANS\ENTITLEMENTS\TENTATIVE_TRACT_MAP\_EXHIBIT_A\0662.004-TTM04-EXHA.DWG_(03-29-23_7:07:05PM) F |
|   | 100' 0' 50' 100'<br>SCALE: 1" = 100'  | ACT MAP\_EXHIBIT   |
| ŀ | JOR LAND DIVISION   | ATIVE TR   |
| T | AINING WALL SITE PLAN   | JTS\TENT,  |
| Ν | D SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT<br>11NIUM PURPOSES LOCATED IN UNINCORPORATED<br>HE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA | ANS\ENTITLEME  |
|   | JOB NUMBER<br>0662-004  | 62\004\PL  |
|   | DRAFTED BY: EC<br>CHECKED BY: AW SHT. 220F 25 SHTS.   | F:\PROJECTS\6  |



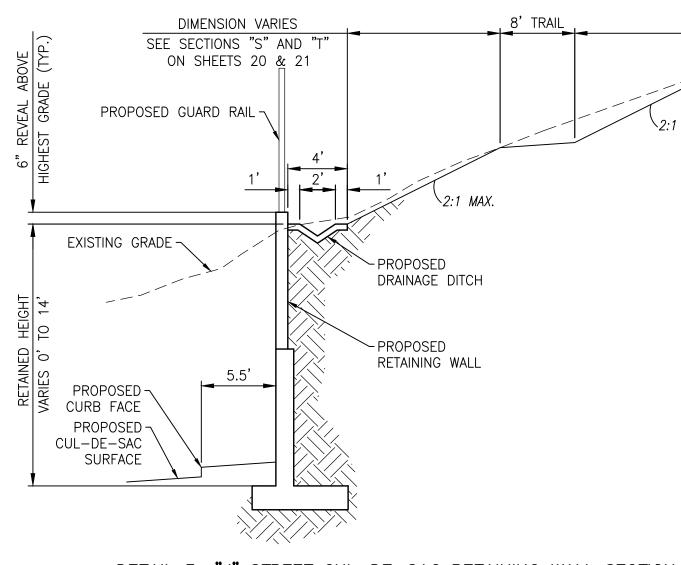
<u>DETAIL 1: TYPICAL SIDEYARD AND REAR YARD RETAINING WALL DETAIL (H<6')</u> NTS



<u>DETAIL 1: TYPICAL SIDEYARD AND REAR YARD RETAINING WALL DETAIL (6'<H<15')</u> NTS







<u>DETAIL 3: "J" STREET CUL-DE-SAC RETAINING WALL SECTION</u> NTS

| LOT | SIDE | YARD | RETAINING | WALL | HEIGHT | TABLE |
|-----|------|------|-----------|------|--------|-------|
|     |      |      |           |      |        |       |

SIDEYARD WALL HEIGHTS

LOT NO. 147 148

152

153 154

155 156 157

180

186

188 189 190

**193 194** 196

197

206

211

211

215

216 217

219

234

220

| LOT NO.                  | LOW GRADE                    | HIGH GRADE<br>516.5   | SOIL RETAINED HEIGHT (FT)<br>3.5 | TOTAL HEIGHT (FT) | >6 FT?    |
|--------------------------|------------------------------|-----------------------|----------------------------------|-------------------|-----------|
| 4                        | 516.5                        | 518.7                 | 3.2                              | 3.7               | NO        |
| 6                        | 519.8                        | 522.7                 | 3.9                              | 4.4               | NO        |
| 7                        | 522.7                        | 524.8                 | 3.1                              | 3.6               | NO        |
| 8                        | 524.8                        | 527                   | 3.2                              | 3.7               | NO        |
| 9<br>10                  | 527<br>529.1                 | 529.1<br>531.2        | 3.1<br>3.1                       | 3.6               | NO<br>NO  |
| 10                       | 531.2                        | 533.2                 | 3                                | 3.5               | NO        |
| 12                       | 533.2                        | 535.2                 | 3                                | 3.5               | NO        |
| 13                       | 535.2                        | 537.2                 | 3                                | 3.5               | NO        |
| 14                       | 537.2                        | 539.4                 | 3.2                              | 3.7               | NO        |
| 15                       | 539.4                        | 543.5                 | 5.1                              | 5.6               | NO<br>NO  |
| 16<br>17                 | 543.5<br>545.6               | 545.6<br>547.7        | 3.1<br>3.1                       | 3.6               | NO        |
| 26                       | 554.5                        | 556.8                 | 3.3                              | 3.8               | NO        |
| 27                       | 556.8                        | 559                   | 3.2                              | 3.7               | NO        |
| 28                       | 559                          | 561.1                 | 3.1                              | 3.6               | NO        |
| 29                       | 561.1                        | 566                   | 5.9                              | 6.4               | YES       |
| 30<br>30                 | 565.8<br>565.8               | 566<br>567.6          | 1.2                              | <u> </u>          | NO<br>NO  |
| 31                       | 567.6                        | 571.6                 | 5                                | 5.5               | NO        |
| 32                       | 571.6                        | 573.8                 | 3.2                              | 3.7               | NO        |
| 33                       | 573.8                        | 575.8                 | 3                                | 3.5               | NO        |
| 34                       | 575.8                        | 577.8                 | 3                                | 3.5               | NO        |
| 35                       | 577.8                        | 579.8                 | 3                                | 3.5               | NO        |
| 36<br>37                 | 579.8<br>581.8               | 581.8<br>583.8        | 3                                | 3.5               | NO<br>NO  |
| 45                       | 590.2                        | 592.5                 | 3.3                              | 3.8               | NO        |
| 48                       | 517.8                        | 520.8                 | 4                                | 4.5               | NO        |
| 49                       | 520.8                        | 522.9                 | 3.1                              | 3.6               | NO        |
| 50                       | 522.9                        | 525                   | 3.1                              | 3.6               | NO        |
| 51<br>52                 | 525<br>527.1                 | 527.1<br>529.2        | 3.1<br>3.1                       | 3.6<br>3.6        | NO<br>NO  |
| 52                       | 527.1                        | 529.2                 | 3.1                              | 3.6               | NO        |
| 54                       | 531.3                        | 533.4                 | 3.1                              | 3.6               | NO        |
| 55                       | 533.4                        | 535.7                 | 3.3                              | 3.8               | NO        |
| 56                       | 535.7                        | 538                   | 3.3                              | 3.8               | NO        |
| 57                       | 538                          | 540.1                 | 3.1                              | 3.6               | NO        |
| 59<br>60                 | 542<br>544.1                 | 544.1<br>546.2        | 3.1<br>3.1                       | 3.6<br>3.6        | NO<br>NO  |
| 61                       | 546.2                        | 546.2                 | 4.8                              | 5.3               | NO        |
| 62                       | 546.7                        | 551.2                 | 5.5                              | 6                 | YES       |
| 62                       | 551.2                        | 554.2                 | 4                                | 4.5               | NO        |
| 63                       | 554.2                        | 557.2                 | 4                                | 4.5               | NO        |
| 64<br><b>65</b>          | 557.2<br>561.2               | 561.2<br>566.2        | 5<br>6                           | 5.5<br><b>6.5</b> | NO<br>YES |
| 66                       | 566.2                        | 568.8                 | 3.6                              | 4.1               | NO        |
| 67                       | 568.8                        | <b>574.3</b>          | 6.5                              | 7                 | YES       |
| 68                       | 574.3                        | 576.4                 | 3.1                              | 3.6               | NO        |
| 69                       | 576.4                        | 578.6                 | 3.2                              | 3.7               | NO        |
| 70<br>71                 | 578.6<br>580.9               | 580.9<br>583.1        | 3.3 3.2                          | 3.8<br>3.7        | NO<br>NO  |
| 71                       | 580.9                        | 583.1                 | 3.2                              | 3.7               | NO        |
| 72                       | 585.4                        | 587                   | 2.6                              | 3.1               | NO        |
| 80                       | 588.7                        | 592                   | 4.3                              | 4.8               | NO        |
| 83                       | 582.3                        | 584.6                 | 3.3                              | 3.8               | NO        |
| 84<br>85                 | 580<br>577.7                 | 582.3<br>580          | 3.3 3.3                          | 3.8<br>3.8        | NO<br>NO  |
| 86                       | 574.5                        | 577.7                 | 4.2                              | 4.7               | NO        |
| 87                       | 575.8                        | 577.7                 | 2.9                              | 3.4               | NO        |
| 89                       | 566.5                        | 577.7                 | 12.2                             | 12.7              | YES       |
| 90                       | 568                          | 580.7                 | 13.7                             | 14.2              | YES       |
| 93                       | 583.4                        | 584.5                 | 2.1                              | 2.6               | NO        |
| 94<br>95                 | 584.5<br>586.7               | 586.7<br>588.8        | 3.2<br>3.1                       | <u>3.7</u><br>3.6 | NO<br>NO  |
| 96                       | 588.8                        | 590.9                 | 3.1                              | 3.6               | NO        |
| 100                      | 583.8                        | 587                   | 4.2                              | 4.7               | NO        |
| 101                      | 580.8                        | 583.8                 | 4                                | 4.5               | NO        |
| 102                      | 577.8                        | 580.8                 | 4                                | 4.5               | NO        |
| 103<br>105               | 573.8<br>583.6               | 577.8<br>586.8        | 5<br>4.2                         | <u>5.5</u><br>4.7 | NO<br>NO  |
| 105<br>106               | <b>583.6</b><br><b>574.9</b> | 586.8<br>583.6        | 4.2<br>9.7                       | <u> </u>          | YES       |
| 107                      | 552                          | 555                   | 4                                | 4.5               | NO        |
| 108                      | 555                          | 558                   | 4                                | 4.5               | NO        |
| 109                      | 558                          | 561                   | 4                                | 4.5               | NO        |
| 110                      | 561                          | 564                   | 4                                | 4.5               | NO        |
| 111<br>112               | 564<br>567                   | 567<br>569            | 4 3                              | 4.5               | NO<br>NO  |
| 112                      | 570.6                        | 572.6                 | 3                                | 3.5               | NO        |
| 115                      | 572.6                        | 575.5                 | 3.9                              | 4.4               | NO        |
| 116                      | 575.5                        | 578.8                 | 4.3                              | 4.8               | NO        |
| 118                      | 581.2                        | 585.1                 | 4.9                              | 5.4               | NO        |
| 119<br>120               | 555.2<br>558                 | 558<br>560.8          | 3.8                              | 4.3               | NO<br>NO  |
| 120                      | 558                          | 563.6                 | 3.8                              | 4.3               | NO<br>NO  |
| 121                      | 563.6                        | 566.4                 | 3.8                              | 4.3               | NO        |
| 123                      | 566.4                        | 569.2                 | 3.8                              | 4.3               | NO        |
| 124                      | 569.2                        | 572                   | 3.8                              | 4.3               | NO        |
| 130                      | <b>580</b>                   | 585.1                 | 6.1                              | 6.6               | YES       |
| 131<br>132               | 556.2<br>558.9               | 558.9<br>561.6        | 3.7<br>3.7                       | 4.2               | NO<br>NO  |
| 132                      | 558.9                        | 561.6                 | 3.7                              | 4.2               | NO        |
| 134                      | 564.3                        | 567                   | 3.7                              | 4.2               | NO        |
| 135                      | 567                          | 569.7                 | 3.7                              | 4.2               | NO        |
| 136                      | 569.7                        | 572.4                 | 3.7                              | 4.2               | NO        |
| 137                      | <b>572.4</b>                 | <b>579</b>            | 7.6                              | 8.1               | YES       |
| 139                      | 568.1<br>570.1               | 570.1<br>573.1        | 3 4                              | <u>3.5</u><br>4.5 | NO<br>NO  |
| 140                      | 570.1                        | 575.1                 |                                  |                   |           |
| 140<br>141               | 573 1                        | 576 1                 | 4                                | 4.5               | I NO      |
| 140<br>141<br><b>144</b> | 573.1<br><b>580</b>          | 576.1<br><b>585.1</b> | 4<br>6.1                         | 4.5<br><b>6.6</b> | NO<br>YES |

DIMENSION VARIES SEE SECTIONS "S" AND "T" ON SHEETS 20 & 21 ∽JOIN EXISTING 1 MAX.

EXHIBIT "A"/EXHIBIT MAP

REVISIONS

## LOT REAR YARD RETAINING WALL HEIGHT TABLE

| SIDEYARD WALL HEIGHTS |                |                           |                   |          |  |
|-----------------------|----------------|---------------------------|-------------------|----------|--|
| LOW GRADE             | HIGH GRADE     | SOIL RETAINED HEIGHT (FT) | TOTAL HEIGHT (FT) | >6 FT?   |  |
| 579.1                 | 582.1          | 4                         | 4.5               | NO       |  |
| 582.1                 | 585.1          | 4                         | 4.5               | NO       |  |
| 559.1                 | 562.1          | 4                         | 4.5               | NO       |  |
| 562.1                 | 565.2          | 4.1                       | 4.6               | NO       |  |
| 565.2                 | 568.3          | 4.1                       | 4.6               | NO       |  |
| 568.3                 | 571.4          | 4.1                       | 4.6               | NO       |  |
| 571.4                 | 574.5          | 4.1                       | 4.6               | NO       |  |
| 574.5                 | 577.6          | 4.1                       | 4.6               | NO       |  |
| 577.6                 | 580.7          | 4.1                       | 4.6               | NO       |  |
| 580.7                 | 583.8          | 4.1                       | 4.6               | NO       |  |
| 603                   | 606            | 4                         | 4.5               | NO       |  |
| 606                   | 607.5          | 2.5                       | 3                 | NO       |  |
| 607.5                 | 610.5          | 4                         | 4.5               | NO       |  |
| 610.5                 | 614            | 4.5                       | 5                 | NO       |  |
| 614                   | 618            | 5                         | 5.5               | NO       |  |
| 618                   | 622            | 5                         | 5.5               | NO       |  |
| 622                   | 626            |                           | 5.5               | NO       |  |
| 626<br>629.5          | 629.5<br>632.9 | 4.5                       | 5                 | NO       |  |
| 629.5                 | 632.9          | 4.4                       | 4.9<br>5.1        | NO<br>NO |  |
| 636.5                 | 639.8          | 4.0                       | 4.8               | NO       |  |
| 639.8                 | 642            | 3.2                       | 3.7               | NO       |  |
| 642                   | 647            | 6                         | 6.5               | YES      |  |
| 605.6                 | 607.4          | 2.8                       | 3.3               | NO       |  |
| 609.2                 | 612.7          | 4.5                       | 5                 | NO       |  |
| 612.7                 | 616            | 4.3                       | 4.8               | NO       |  |
| 616                   | 619.3          | 4.3                       | 4.8               | NO       |  |
| 619.3                 | 622.7          | 4.4                       | 4.9               | NO       |  |
| 622.7                 | 626.2          | 4.5                       | 5                 | NO       |  |
| 626.2                 | 633            | 7.8                       | 8.3               | YES      |  |
| 633                   | 640            | 8                         | 8.5               | YES      |  |
| 620.6                 | 623.1          | 3.5                       | 4                 | NO       |  |
| 623.1                 | 625.6          | 3.5                       | 4                 | NO       |  |
| 625.6                 | 628            | 3.4                       | 3.9               | NO       |  |
| 628                   | 632            | 5                         | 5.5               | NO       |  |
| 635.9                 | 639.3          | 4.4                       | 4.9               | NO       |  |
| 639.3                 | 642.6          | 4.3                       | 4.8               | NO       |  |
| 647.4                 | 649.6          | 3.2                       | 3.7               | NO       |  |
| 649.6                 | 652            | 3.4                       | 3.9               | NO       |  |
| 597.2                 | 604.1          | 7.9                       | 8.4               | YES      |  |
| 604.1                 | 606.6          | 3.5                       | 4                 | NO       |  |
| 606.6                 | 609.5          | 3.9                       | <u>4.4</u><br>5   | NO       |  |
| 609.5<br>613          | 613<br>617     | <u>4.5</u><br>5           | 5.5               | NO<br>NO |  |
| 617                   | 621.4          | 5.4                       | 5.9               | NO       |  |
| 621.4                 | 624.4          | 4                         | 4.5               | NO       |  |
| 624.4                 | 627.4          | 4                         | 4.5               | NO       |  |
| 629                   | 631.2          | 3.2                       | 3.7               | NO       |  |
| 631.2                 | 635.8          | 5.6                       | 6.1               | YES      |  |
| 635.8                 | 639.9          | 5.1                       | 5.6               | NO       |  |
| 639.9                 | 642.7          | 3.8                       | 4.3               | NO       |  |
| 642.7                 | 645            | 3.3                       | 3.8               | NO       |  |
| 633                   | 635            | 3                         | 3.5               | NO       |  |
| 639                   | 641.1          | 3.1                       | 3.6               | NO       |  |
| 641.1                 | 643.2          | 3.1                       | 3.6               | NO       |  |
| 643.2                 | 645.3          | 3.1                       | 3.6               | NO       |  |
| 645.3                 | 647.4          | 3.1                       | 3.6               | NO       |  |
| 647.4                 | 649.5          | 3.1                       | 3.6               | NO       |  |
| 649.5                 | 651.6          | 3.1                       | 3.6               | NO       |  |
| 653                   | 662.6          | 10.6                      | 11.1              | YES      |  |

1. RETAINED HEIGHT = DIFFERENCE BETWEEN HIGH AND LOW ELEVATION PLUS 1 FOOT COVER DEPTH TO TOP OF TYPICAL WALL FOOTING. 2. TOTAL HEIGHT = RETAINED HEIGHT PLUS 6 INCH REVEAL ABOVE HIGH ELEVATION GRADE. 3. TOTAL HEIGHT LISTED IN TABLE DOES NOT INCLUDE ADDITIONAL SCREEN WALL ABOVE GRADE.

4. COLORS ON WALL TABLE CORRELATE TO PLANNING AREAS PER PLANNING AREA SUMMARY ON SHEET 3.

| LOT NO.           | LOW GRADE             | REA<br>HIGH GRADE   | R YARD WALL HEIGHTS<br>SOIL RETAINED HEIGHT (FT) | TOTAL HEIGHT (    |
|-------------------|-----------------------|---------------------|--|-------------------|
| 15                | 539.4                 | 543                 | 4.6  | 5.1               |
| 16                | 540                   | 543.5               | 4.5  | 5                 |
| <u>17</u><br>18   | 539.7<br>542          | 545.6<br>547.7      | 6.9<br>6.7                                       | 7.4               |
| 19                | 544                   | 548.5               | 5.5  | 6                 |
| 20                | 546                   | 549.3               | 4.3  | 4.8               |
| 28                | 559                   | 561                 | 3  | 3.5               |
| 29<br><b>30</b>   | 561.1<br>565.8        | 565<br><b>573</b>   | 4.9<br><b>8.2</b>                                | 5.4<br><b>8.7</b> |
| 31                | 567.6                 | 574.5               | 7.9  | 8.4               |
| 32                | 571.6                 | 575.6               | 5  | 5.5               |
| 33                | 573.8                 | 575.8               | 3  | 3.5               |
| <u>37</u><br>47   | 581.8<br>593.5        | 585.7<br>597.4      | 4.9  | 5.4<br>5.4        |
| 48                | 517.8                 | 528                 | 11.2   | 11.7              |
| 49                | 520.8                 | 530                 | 10.2   | 10.7              |
| 50                | 522.9                 | 530                 | 8.1  | 8.6               |
| <b>51</b><br>52   | <b>525</b><br>527.1   | <b>530</b><br>530   | <b>6</b><br>3.9                                  | <b>6.5</b><br>4.4 |
| 53                | 529.2                 | 532                 | 3.8  | 4.3               |
| 54                | 531.3                 | 532                 | 1.7  | 2.2               |
| 57                | 538                   | 540                 | 3  | 3.5               |
| 58<br>61          | 540.1<br>546.2        | 543<br>550          | 3.9<br>4.8                                       | 4.4<br>5.3        |
| 62                | 546.2                 | 551.2               | 6  | 6.5               |
| 63                | 554.2                 | 558                 | 4.8  | 5.3               |
| 64                | 557.2                 | 562                 | 5.8  | 6.3               |
| 65<br>66          | 561.2<br>566.2        | 572<br>574.3        | <u>11.8</u><br>9.1                               | 12.3<br>9.6       |
| 67                | 568.8                 | 574.3               | 6.5  | <u> </u>          |
| 71                | 580.9                 | 583                 | 3.1  | 3.6               |
| 72                | 583.1                 | 585.5               | 3.4  | 3.9               |
| 75<br>76          | 587<br>588.1          | 592<br>597          | 6<br>9.9   | 6.5<br>10.4       |
| 78                | 589.2                 | 597                 | 8.8  | 9.3               |
| 78                | 589.2                 | 594                 | 5.8  | 6.3               |
| 79                | 589.2                 | 594                 | 5.8  | 6.3               |
| 80<br><b>89</b>   | 588.7                 | 593<br><b>577.7</b> | 5.3  | 5.8               |
| 90                | 566.5<br>568          | 580.7               | 12.2<br>13.7                                     | 12.7<br>14.2      |
| 91                | 564                   | 581.6               | 18.6   | 19.1              |
| 92                | 571.6                 | 582.6               | 12.0   | 12.5              |
| 100               | 583.6                 | 583.8               | 1.2  | 1.7               |
| 101<br>102        | 580.8<br>577.8        | 583.6<br>583.6      | 3.8<br>6.8                                       | 4.3<br>7.3        |
| 117               | 578.8                 | 580.0               | 2.2  | 2.7               |
| 118               | 580.0                 | 581.2               | 2.2  | 2.7               |
| 128<br>129        | 575.5<br>575.5        | 577.7<br>578.9      | 3.2<br>4.4                                       | 3.7<br>4.9        |
| 129<br>144        | <b>578.0</b>          | <b>585.1</b>        | 8.1  | 8.6               |
| 145               | 581.2                 | 585.1               | 4.9  | 5.4               |
| 146               | 576.1                 | 576.6               | 1.5  | 2.0               |
| 147<br>148        | 579.1<br>582.1        | 582.6<br>585.4      | 4.5  | 5.0<br>4.8        |
| 149               | 585.1                 | 585.7               | 1.6  | 2.1               |
| 150               | 585.1                 | 585.5               | 1.4  | 1.9               |
| 151               | 585.1                 | 585.1               | 1  | 1.5               |
| 152<br>153        | 559.1<br>562.1        | 568.1<br>568.1      | 10<br>7  | 10.5<br>7.5       |
| 154               | 565.2                 | 568.1               | 3.9  | 4.4               |
| 155               | 565.5                 | 568.3               | 3.8  | 4.3               |
| 156               | 568.4                 | 571.4               | 4  | 4.5               |
| 157<br>158        | 571.6<br>574.5        | 574.5<br>577.6      | 3.9<br>4.1                                       | 4.4               |
| 159               | 577.8                 | 580.7               | 3.9  | 4.4               |
| 160               | 578.8                 | 583.8               | 6.0  | 6.5               |
| 175               | 607.5                 | 609.5               | 3  | 3.5               |
| 176<br>177        | 610.5<br>614          | 613.1<br>616.3      | 3.6<br>3.3                                       | 4.1               |
| 178               | 618                   | 620.5               | 3.5  | 4                 |
| 179               | 622                   | 625.3               | 4.3  | 4.8               |
| 180               | 626                   | 628.5               | 3.5  | 4                 |
| <u>181</u><br>182 | 629.5<br>632.9        | 632<br>636.4        | 3.5<br>4.5                                       | 4                 |
| 183               | 636.5                 | 639.9               | 4.4  | 4.9               |
| 185               | 642                   | 647                 | 6  | 6.5               |
| 187               | 607.4                 | 615.2               | 8.8  | 9.3               |
| <u>188</u><br>198 | 609.2<br>625.6        | 615.5<br>632.0      | 7.3 7.4  | 7.8               |
| 203               | 633                   | 635.9               | 3.9  | 4.4               |
| 204               | 633                   | 639.3               | 7.3  | 7.8               |
| 205               | 640                   | 642.6               | 3.6  | 4.1               |
| <b>211</b><br>213 | <b>597.2</b><br>609.5 | <b>604.1</b><br>613 | <b>7.9</b><br>4.5                                | <b>8.4</b><br>5   |
| 213               | 613                   | 613                 | 4.5  | 4.5               |
| 215               | 617                   | 618.9               | 2.9  | 3.4               |
| 219               | 629                   | 631.5               | 3.5  | 4                 |
| 220               | <b>631.2</b>          | <b>636</b>          | 5.8  | 6.3               |
| 221<br>228        | 635.8<br>641.1        | 640<br>643.1        | 5.2  | 5.7<br>3.5        |
| 228               | 643.2                 | 646                 | 3.8  | 4.3               |
| 230               | 645.3                 | 648.3               | 4  | 4.5               |
| 231               | 647.4                 | 652.3               | 5.9  | 6.4               |
| 232<br>233        | 649.5<br>651.6        | 657.1<br>659        | 8.6<br>8.4                                       | 9.1<br>8.9        |
|                   | 651.6                 | 662.6               | 8.4  | 8.9<br>11.1       |
| 234               | 0.55                  |                     |  |                   |

1. RETAINED HEIGHT = DIFFERENCE BETWEEN HIGH AND LOW ELEVATION PLUS 1 FOOT COVER DEPTH TO TOP OF TYPICAL WALL FOOTING. 2. TOTAL HEIGHT = RETAINED HEIGHT PLUS 6 INCH REVEAL ABOVE HIGH ELEVATION GRADE.

3. TOTAL HEIGHT LISTED IN TABLE DOES NOT INCLUDE ADDITIONAL SCREEN WALL ABOVE GRADE.

4. COLORS ON WALL TABLE CORRELATE TO PLANNING AREAS PER PLANNING AREA SUMMARY ON SHEET 3.

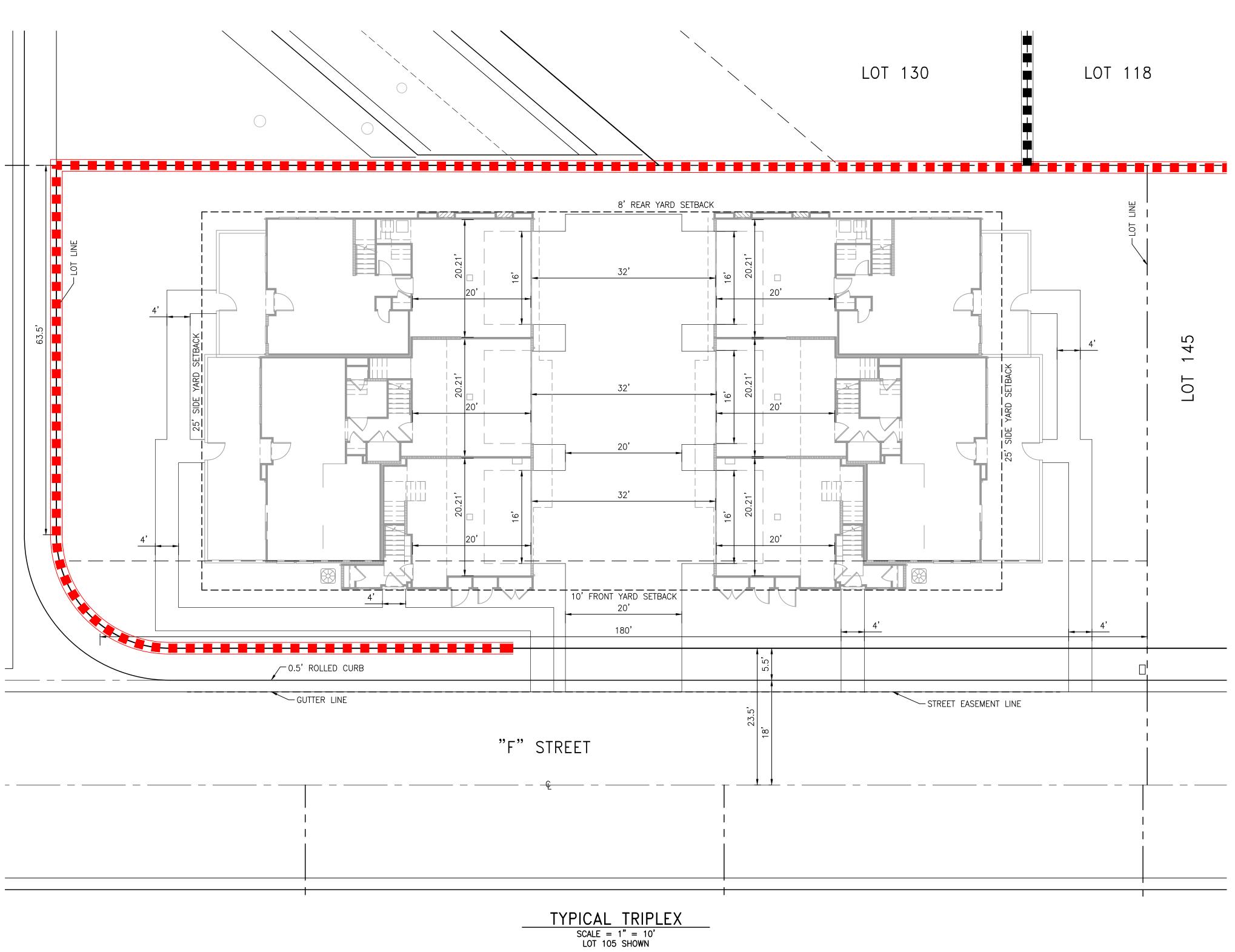
PROFESS

₹ No.C49881



|   |                      |             | LEGEND   |        |
|---|----------------------|-------------|----------|--------|
|   |                      |             |          | PA-1   |
|   |                      |             |          | PA-2   |
|   |                      |             |          | PA-5   |
| MA  | AJOR LAN             | ID DIV      | ISION    |        |
| RETAINING W   | ALL TYPIC/<br>SUMMAF |             |          | IEIGHT |
| FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT<br>AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED<br>TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA |                      |             |          |        |
| DATE  | DATE JOB NUMBER      |             |          |        |
| 3/29/2023   | 0662-0               | 04          |          |        |
| SCALE:<br>PER PLAN  | Y: EC<br>Y: AW       | SHT.23 OF 2 | 25 SHTS. |        |

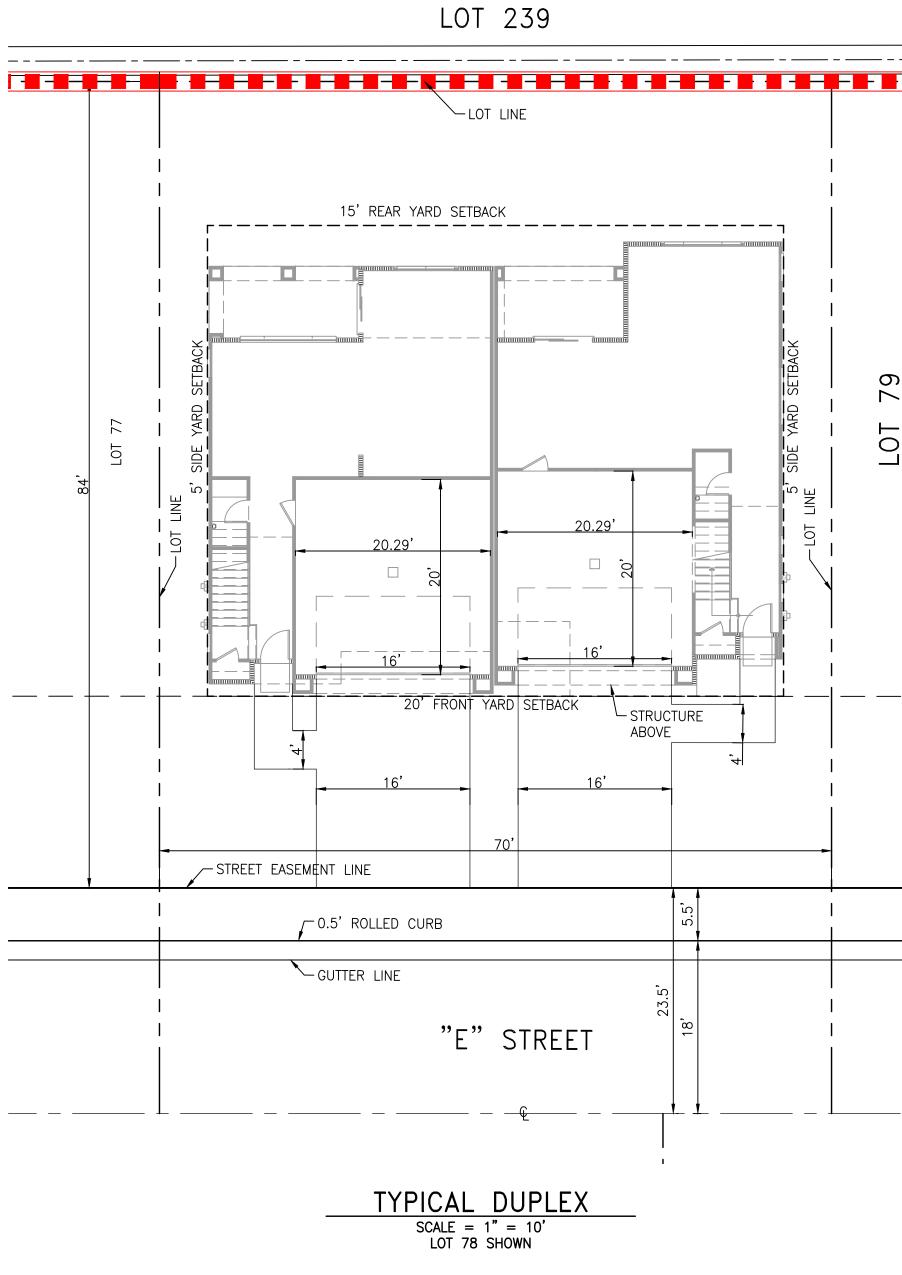
| TA   | BLE        |
|------|------------|
| FT)  | >6 FT?     |
|      | NO<br>NO   |
|      | YES        |
|      | YES<br>YES |
|      | NO         |
|      | NO<br>NO   |
|      | YES<br>YES |
|      | NO         |
|      | NO<br>NO   |
|      | NO         |
|      | YES<br>YES |
|      | YES<br>YES |
|      | NO         |
|      | NO<br>NO   |
|      | NO         |
|      | NO<br>NO   |
|      | YES        |
|      | NO<br>YES  |
|      | YES<br>YES |
|      | YES        |
|      | NO<br>NO   |
|      | YES        |
|      | YES<br>YES |
|      | YES<br>YES |
|      | NO         |
|      | YES<br>YES |
|      | YES        |
|      | YES<br>NO  |
|      | NO<br>YES  |
|      | NO         |
|      | NO<br>NO   |
|      | NO<br>YES  |
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|      | NO<br>NO   |
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|      | NO<br>NO   |
|      | NO<br>YES  |
|      | YES        |
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|      | YES<br>YES |
|      | YES        |
|      | YES<br>NO  |
|      | YES<br>NO  |
|      | YES        |
|      | NO<br>NO   |
|      | NO         |
|      | NO<br>YES  |
|      | NO<br>NO   |
|      | NO         |
|      | NO<br>YES  |
|      | YES        |
|      | YES<br>YES |
| FOOT | COVER      |



# PA-1 TRIPLEX AND DUPLEX SETBACKS

EXHIBIT "A"/EXHIBIT MAP

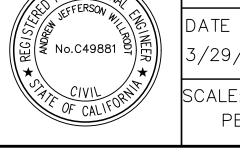
REVISIONS





MA PA-1 DU FOR MERGING AND S AND CONDOMINI TERRITORY, IN THE

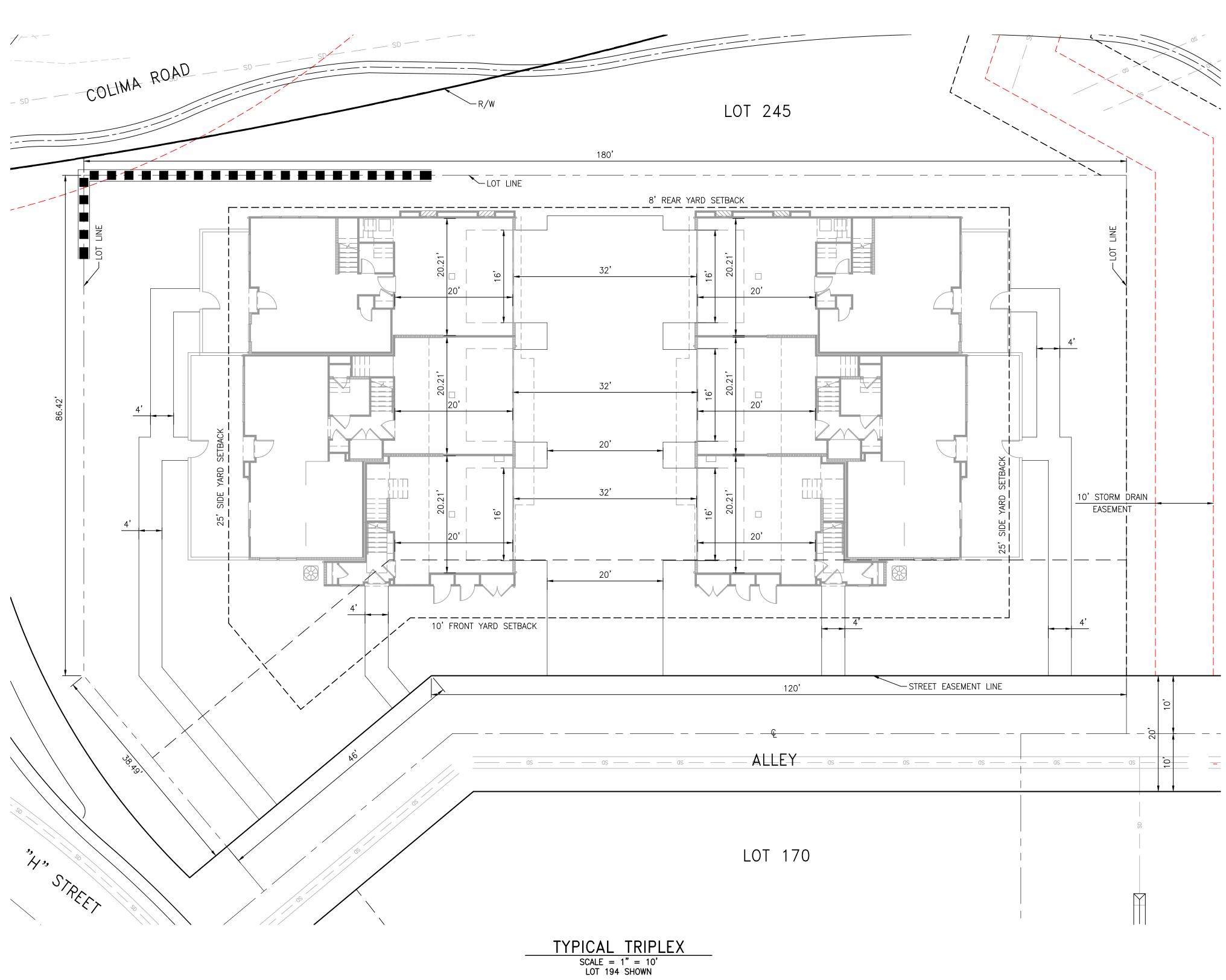




PROFESS,

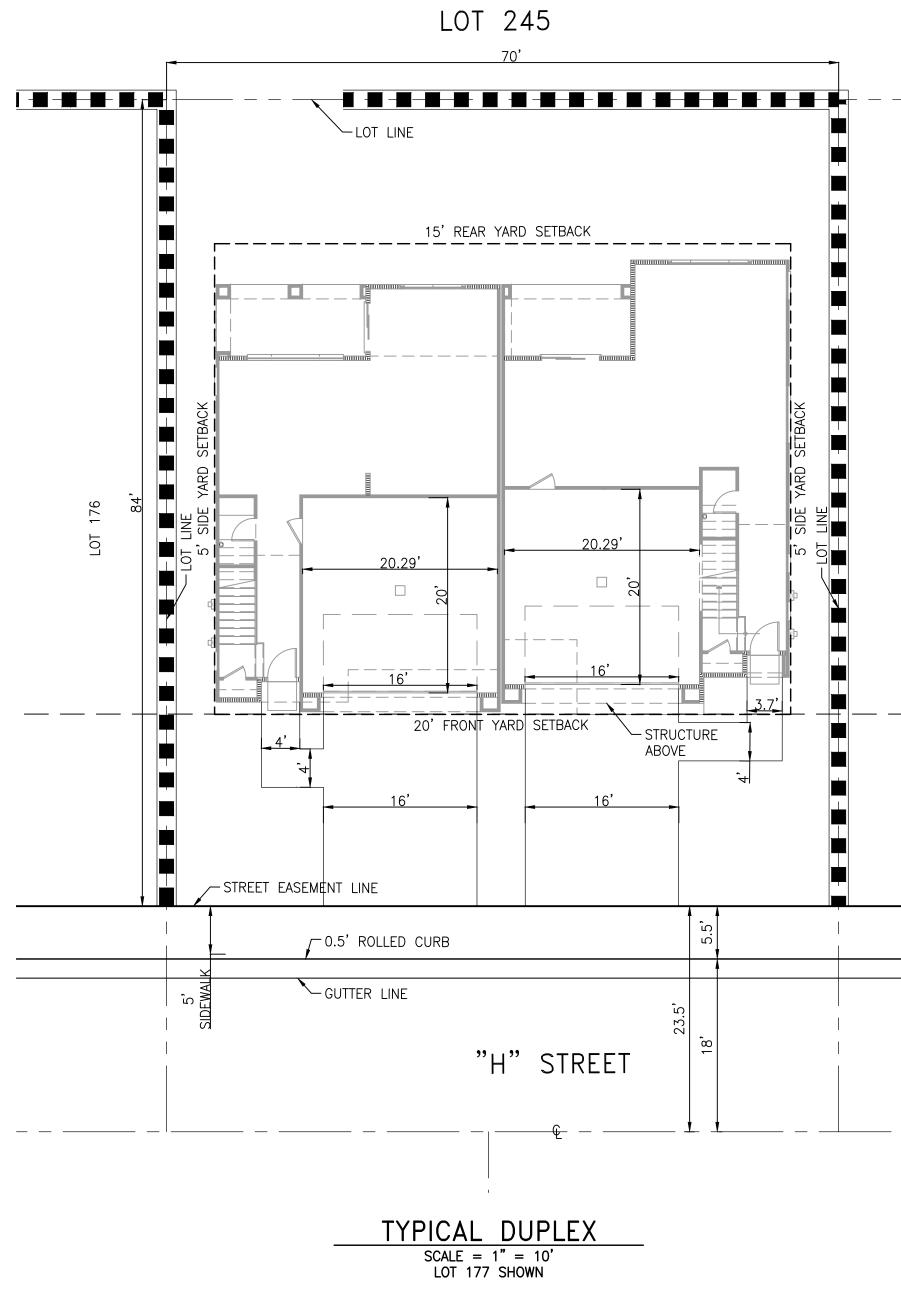
3/29/2023 SCALE: PER PLAN

|                         |   | _                                       |  |                  |
|-------------------------|---|---|--|------------------|
|                         | LOT 79  |   |  |                  |
| ₩<br>1<br>★             |   | _                                       |  |                  |
| <br> <br> <br>          |   |   |  |                  |
|                         |   | _                                       |  |                  |
|                         |   | -                                       |  |                  |
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|                         |   |   |  |                  |
|                         |   |   |  | -<br>-<br>-<br>- |
|                         |   |   |  |                  |
|                         |   |   |  |                  |
|                         |   | IGHT-OF-WAY/                            | VIATIONS<br>PROPERTY LINE<br>EASEMENT LINE |                  |
|                         | — — — ci<br>MAJOR L   |   |  |                  |
|                         | -1 DUPLEX   | TRIPLEX                                 | SETBACK                                    |                  |
| AND CC<br><u>RRITOR</u> | NG AND SUBDIVIDIN<br>ONDOMINIUM PURPO<br>Y, IN THE COUNTY C | DSES LOCATED<br>DF LOS ANGELE<br>JOB NU | IN UNINCORPORA<br>S, STATE OF CALI         | ATED             |
| D23<br>PLAN             |   | 0662-0<br>BY: EC<br>BY: AW              | 004<br>SHT. 24 OF                          | 25 SHTS.         |
|                         | I   |   | 1  | J`               |



# PA- 5 TRIPLEX AND DUPLEX SETBACKS

EXHIBIT "A"/EXHIBIT MAP



LEGEND .

FOR MERGING AND S AND CONDOMINI TERRITORY, IN THE DATE 3/29/2023 SCALE:



REVISIONS

ျပ္ဖြန် No.C49881 ဒီ )ÉG OF CALIN

PROFESS,

EFFERSO

PER PLAN

|                      | <b>=</b>                   |   |         |                 |
|----------------------|----------------------------|---|---------|-----------------|
| 5' SIDE YARD SETBACK | LOT 178                    |   |         |                 |
|                      |                            | -<br>-<br>-   |         |                 |
|                      |                            | -   |         |                 |
|                      |                            |   |         |                 |
| <br><br><br>PA-5 D   | RIC<br>PR<br>CE<br>AJOR LA | GHT-OF-WAY/<br>NVATE STREET                               | SETBACK |                 |
| AND CONDO            | MINIUM PURPO               | SES LOCATEE<br>F LOS ANGELI<br>JOB NU<br>0662-0<br>BY: EC |         | ATED<br>IFORNIA |