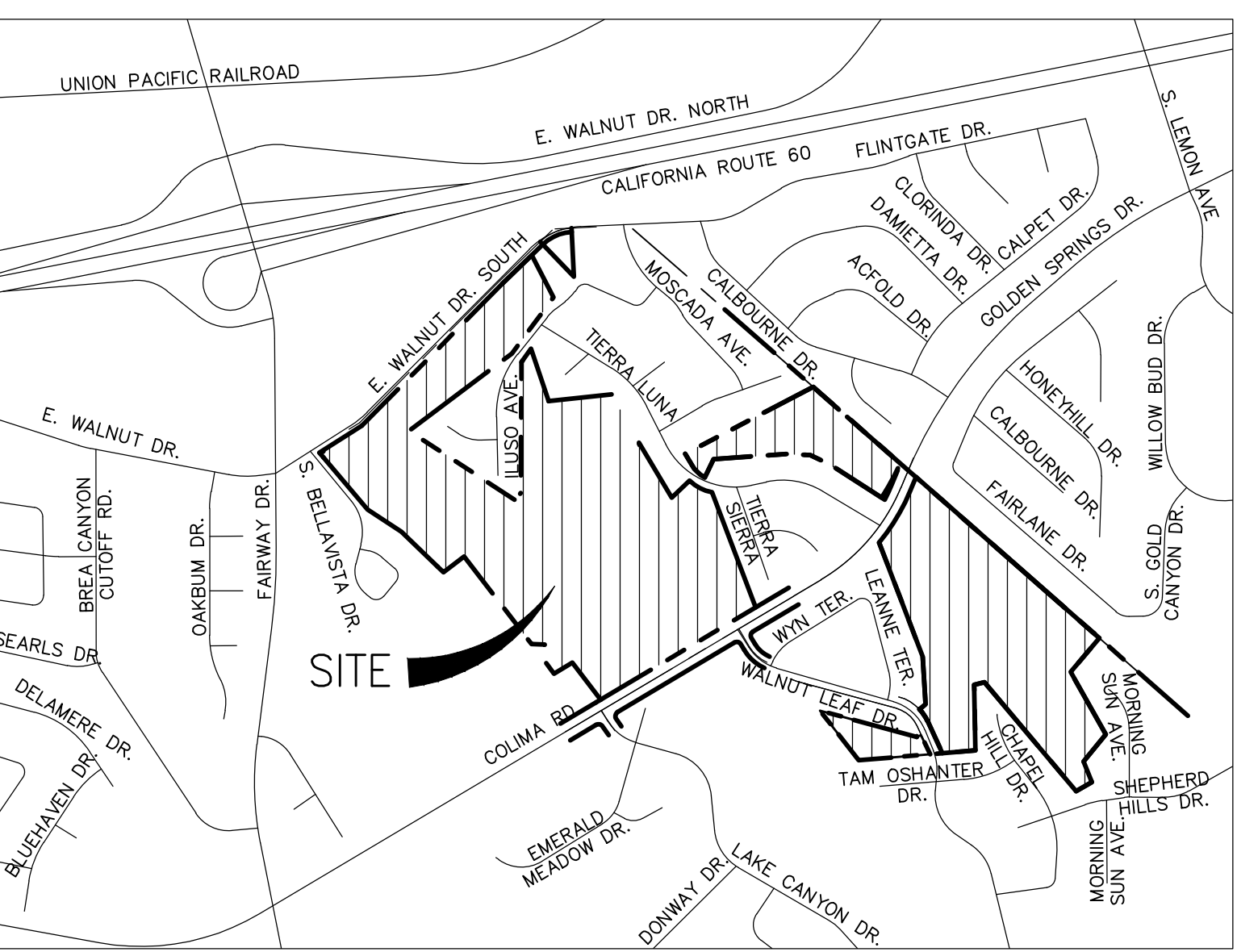
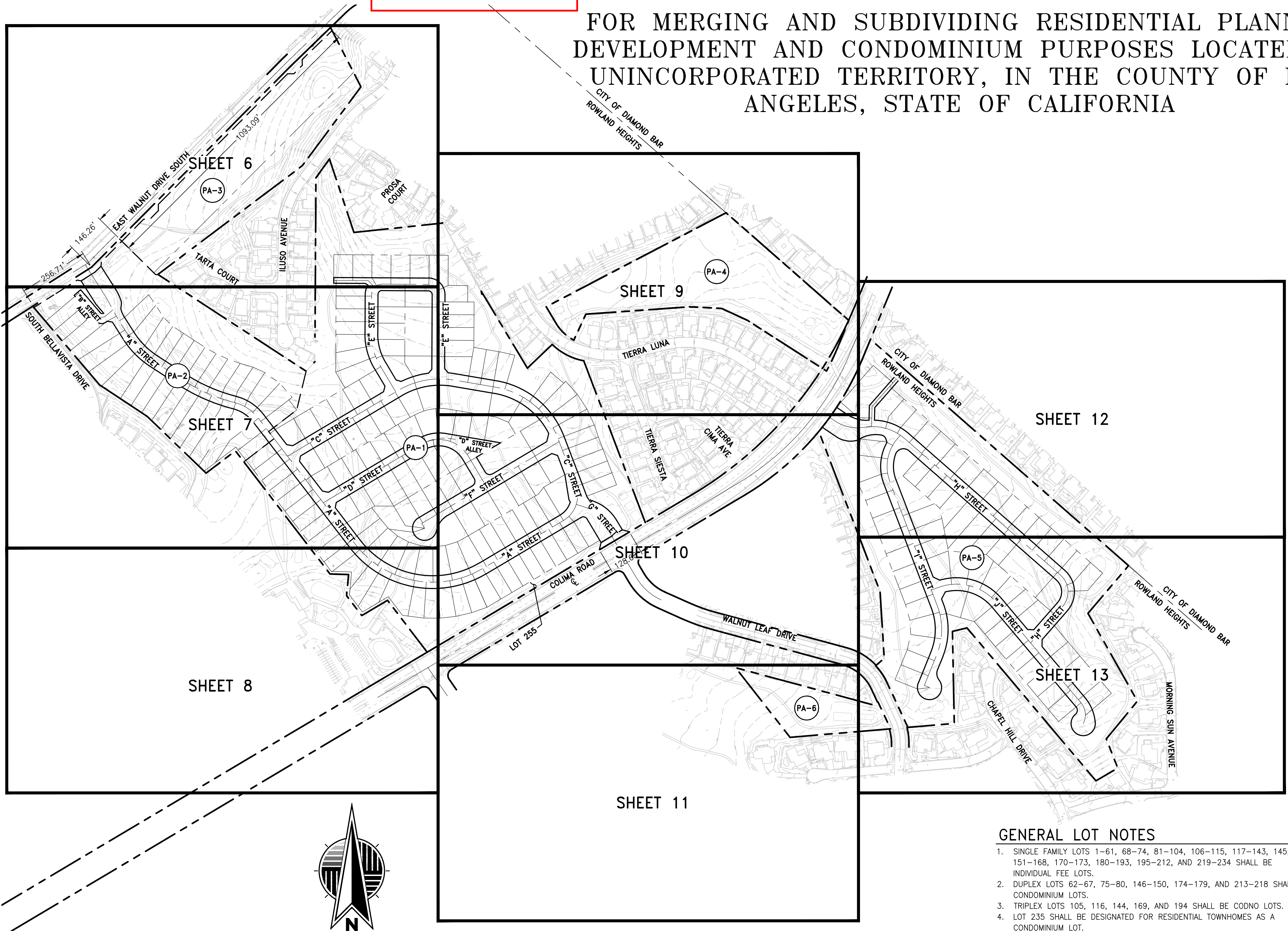


RECEIVED 4/6/23  
DEPT OF REGIONAL PLANNING  
EXHIBIT A TR83534

# MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 83534

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



### 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:  
FRONT YARD: 20 FEET  
SIDE YARDS: 5 FEET  
BACK YARDS: 15 FEET
- ZONE RPD-5000-11U MINIMUM SETBACKS:  
FRONT YARD: 20 FEET  
SIDE YARDS: 5 FEET  
BACK YARDS: 15 FEET
- ZONE RPD-5000-12U MINIMUM SETBACKS (PA-1):  
FRONT YARD: 10 FEET  
SIDE YARDS: 25 FEET  
BACK YARDS: 8 FEET
- ZONE RPD-5000-12U MINIMUM SETBACKS (PA-5):  
FRONT YARD: 20 FEET  
SIDE YARDS: 5 FEET  
BACK YARDS: 15 FEET
- ZONE RPD-5000-14U MINIMUM SETBACKS:  
FRONT YARD: 10 FEET  
SIDE YARDS: 25 FEET  
BACK YARDS: 8 FEET
- ZONE RPD-5000-18U MINIMUM SETBACKS:  
FRONT YARD: 12 FEET  
SIDE YARDS: 5 FEET  
BACK YARDS: 15 FEET

### GENERAL NOTES

- ALL BOUNDARY MONUMENTS SHALL BE SET PRIOR TO FILING FINAL MAP.
- STRUCTURE DEMOLITION NOTE: ALL EXISTING STRUCTURES WITHIN PROJECT LIMIT WILL BE DEMOLISHED.
- 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.
- FIRE SPRINKLER NOTE: ALL RESIDENTIAL CONSTRUCTION WILL BE SPRINKLERED.
- 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.
- EXISTING DRIVEWAY ON EAST WALNUT DRIVE TO REMAIN.
- EXISTING OAK DRIVEWAYS ON COLIMA ROAD TO BE REMOVED.
- 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.
- PLANT STREET TREES (24-INCH BOX MINIMUM) ALONG COLIMA ROAD AND EAST WALNUT DRIVE AND PROVIDE IRRIGATION.
- TENTATIVE MAP REQUESTING TO WAIVE STREET FRONTAGE ON APPLICABLE LOTS.
- GATED ENTRANCES ARE PROHIBITED.
- NO PHASING TO OCCUR DURING PROJECT DEVELOPMENT.
- ALL ON-SITE EXISTING FENCES, WALLS, AND OCCUPIED BUILDINGS TO BE REMOVED.

### PROTECTED TREE NOTES

- 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

BM NO.: F04741 ELEV.: 508.392' (LOS ANGELES COUNTY BENCHMARK)  
DATUM: NAVD 88, YEAR OF ADJUSTMENT: 2013  
DESCRIPTION: L&T IN W CB 1 FT 5/0 BCR @ SW COR FAIRWAY DR & WALNUT DR (SOUTH)

### SHEET INDEX

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 PROJECT ADDRESS

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:  
RVOC 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 (029), DATED 4/7/2020 AND THE CHICAGO TITLE COMPANY, ORDER NO. 00130182-994-X49-DB, DATED 4/9/2020.

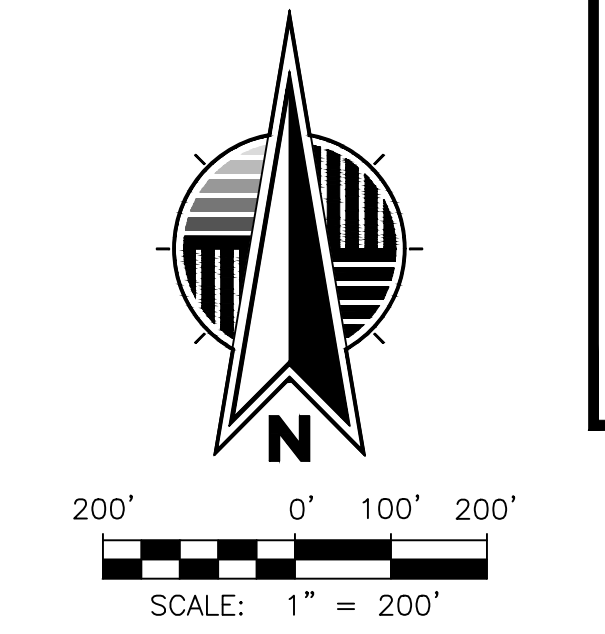
PURSUANT TO THE CONTRACT SCOPE OF WORK, THE BOUNDARY IS NOT THE RESULT OF A FIELD SURVEY, BUT COMPILED FROM RECORD MAPS AND SURVEYS AVAILABLE IN THE PUBLIC RECORD. THE FOUNDATION FOR THE PROJECT BOUNDARY WAS ASSEMBLED FROM SAID TRACT MAPS AND DEEDS.

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 (2011.5) ZONE V, AS DERIVED BY STATION POSITIONS PUBLISHED BY CSCS. THE STATIONS USED IN THE HORIZONTAL CONTROL FOR THIS SURVEY ARE: LPHS, PSDM, SNHS, SPMS, AND WCHS.

MAJOR LAND DIVISION TITLE SHEET			
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA			
DATE 3/29/2023	JOB NUMBER 0662-004		
SCALE: PER PLAN	DRAFTED BY: EC CHECKED BY: AW	SHT. 1 OF 25 SHTS.	



### KEY MAP

### HAZARD NOTES

- FLOOD NOTE: PER FEMA FLOOD MAP NUMBER 06037C1880F, THE SITE IS IN MINIMAL FLOOD HAZARD AREA X.
- WILDFIRE HAZARD NOTE: PROJECT IS NOT IN A WILDFIRE HAZARD AREA AS OBTAINED FROM THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE) MAPS OF SIGNIFICANT FIRE HAZARDS.
- EARTHQUAKE FAULT ZONE HAZARD NOTE: THIS PROJECT IS NOT WITHIN AN EARTHQUAKE FAULT ZONE.
- LIQUEFACTION HAZARD: A PORTION OF THIS PROJECT SITE ADJACENT TO THE INTERSECTION OF EAST WALNUT DRIVE AND BELLAVISTA DRIVE IS LOCATED IN A ZONE SUSCEPTIBLE TO LIQUEFACTION. THE MAJORITY OF THE PROJECT SITE POSSESSES LOW POTENTIAL FOR LIQUEFACTION FOLLOWING EXPECTED REMEDIAL GRADING. REFER TO GEOTECHNICAL SOILS REPORT FOR FURTHER DETAILS.
- METHANE HAZARD NOTE: NOT WITHIN 300 FEET OF AN OIL OR GAS WELL OR 1,000 FEET OF A METHANE PRODUCING SITE.

### PERMIT NUMBERS

VTM: RPPL2021007149  
CUP: RPPL2021007151  
ZC: RPPL2021007152  
ENV: RPPL2021007150  
PLAN AMENDMENT: RPPL2021004680  
HOUSING PERMIT: RPPL2021007161

### EARTHWORK QUANTITIES

EARTHWORK CUT AND FILL QUANTITIES FOR ENTIRE PROJECT SITE:  
TOTAL VOLUME HANDLED: 2,184,773 CY  
CUT: 387,010 CY  
FILL: 253,341 CY (FILL ACCOUNTS FOR 10% SHRINKAGE)  
NET: 133,669 CY (EXPORT)  
OVER-EXCAVATION: 1,544,422 CY

- HAUL ROUTE DESTINATION: OLINDA LANDFILL, 1942 VALENCIA AVENUE, BREA, CALIFORNIA, 92823.
- OVEREXCAVATION EXTENDS A VARIABLE DEPTH UP TO A MAXIMUM OF 25 FEET BELOW EXISTING GRADE. BACKFILL TO PROPOSED ROUGH GRADE ELEVATIONS. OVEREXCAVATION ONLY REQUIRED FOR PA-1, PA-2, PA-3, AND PA-5.
- FILL VALUES ACCOUNT FOR 10% SHRINKAGE FACTOR.

### PROPOSED & QUIT-CLAIM EASEMENTS

- PROPOSED EASEMENT FOR PRIVATE DRIVES AND FIRE LANE PURPOSES.
- PROPOSED 10' SUBSURFACE EASEMENT TO WALNUT VALLEY WATER DISTRICT FOR WATER PIPELINES.
- PROPOSED 10' WIDE SUBSURFACE EASEMENT DEDICATED TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES.
- PROPOSED 10' WIDE SUBSURFACE EASEMENT DEDICATED TO THE COUNTY OF LOS ANGELES FOR STORM DRAIN PURPOSES.
- PROPOSED VARYING WIDTH NON-EXCLUSIVE SURFACE ACCESS EASEMENT FOR PUBLIC UTILITY MAINTENANCE PURPOSES, APPLICABLE ON ALL PRIVATE DRIVEWAYS AND FIRE LANES WITHIN THE SUBDIVISION.
- PROPOSED 10' WIDE SUBSURFACE EASEMENT FOR PRIVATE STORM DRAIN PURPOSES.
- QUIT-CLAIM EXISTING EASEMENT PER PLAN. REFER TO SHEET 4 & 5 FOR EXISTING EASEMENT DETAILS.

### GENERAL LOT NOTES

- SINGLE FAMILY LOTS 1-61, 68-74, 81-104, 106-115, 117-143, 145, 151-168, 170-173, 180-193, 195-212, AND 219-234 SHALL BE INDIVIDUAL FEE LOTS.
- DUPLEX LOTS 62-67, 75-80, 146-150, 174-179, AND 213-218 SHALL BE CONDOMINIUM LOTS.
- TRIPLEX LOTS 105, 116, 144, 169, AND 194 SHALL BE COORD LOTS.
- LOT 235 SHALL BE DESIGNATED FOR RESIDENTIAL TOWNHOMES AS A CONDOMINIUM LOT.
- LOTS 239-248 SHALL BE PRIVATE COMMON OPEN SPACE LOTS MAINTAINED BY THE HOA.
- ALL LOT BOUNDARIES SHALL EXTEND TO THE CENTERLINE OF ALL PRIVATE DRIVES & FIRE LANES. A RECIPROCAL ACCESS EASEMENT WILL BE RECORDED OVER ALL PRIVATE DRIVEWAYS AND FIRE LANES.
- ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE PRIVATE HOMEOWNER'S ASSOCIATION.
- ALL PRIVATE OPEN AREAS SHALL BE OWNED AND MAINTAINED BY THE PRIVATE HOMEOWNER'S ASSOCIATION.
- PROCPAL ACCESS RIGHTS SHALL BE GRANTED THROUGH THE PROPOSED PRIVATE DRIVEWAYS AND FIRE LANES FOR ALL PROPERTIES WITHIN THE SUBDIVISION.
- PROPOSED PRIVATE STREETS "A" THROUGH "J" ARE TO BE PRIVATE DRIVEWAYS AND FIRE LANES. SEE DEPARTMENT OF REGIONAL PLANNING WAIVER AGAINST STREET FRONTAGE REQUIREMENTS.
- ALL SLOPE SETBACK AREAS ARE TO BE MAINTAINED BY HOA WITHIN SINGLE-FAMILY LOTS.
- NO STRUCTURES ARE TO BE ESTABLISHED WITHIN SLOPED AREAS.
- ALL BOUNDARIES SHALL EXTEND TO THE CENTERLINE OF PRIVATE DRIVEWAYS AND FIRELANES.

### SLOPE AREA NOTE

TOTAL SLOPED AREA OF 4:1 (OR STEEPER): ±14.1 AC

### LAND USE DESIGNATION

OS (OPEN SPACE)

### SITE ZONING

EXISTING: A-1-1, A-1-10000 (LIGHT AGRICULTURAL)  
PROPOSED: RPD-5000-6U, RPD-5000-11U, RPD-5000-12U, RPD-5000-14U, RPD-5000-18U

### FIRE HYDRANT NOTE

- ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT C105.1 CFC.

### TREE PLANTING COUNT

	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 (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. @COLIMA	300 LF. @E. WALNUT DRIVE	1114 LF. @E. WALNUT DRIVE	200 LF. @COLIMA 193 LF. @TIERRA LUNA	403 LF. @COLIMA	122 LF. @WALNUT LEAF DRIVE
TREE REQUIRED (1 TREE PER 25 LF.)	37.3	12	44.6	8 @COLIMA 7.72 @TIERRA LUNA	16.1	4.9
EXTERNAL STREET TREES	98	15	46	8 @COLIMA 8 @TIERRA LUNA	24	9

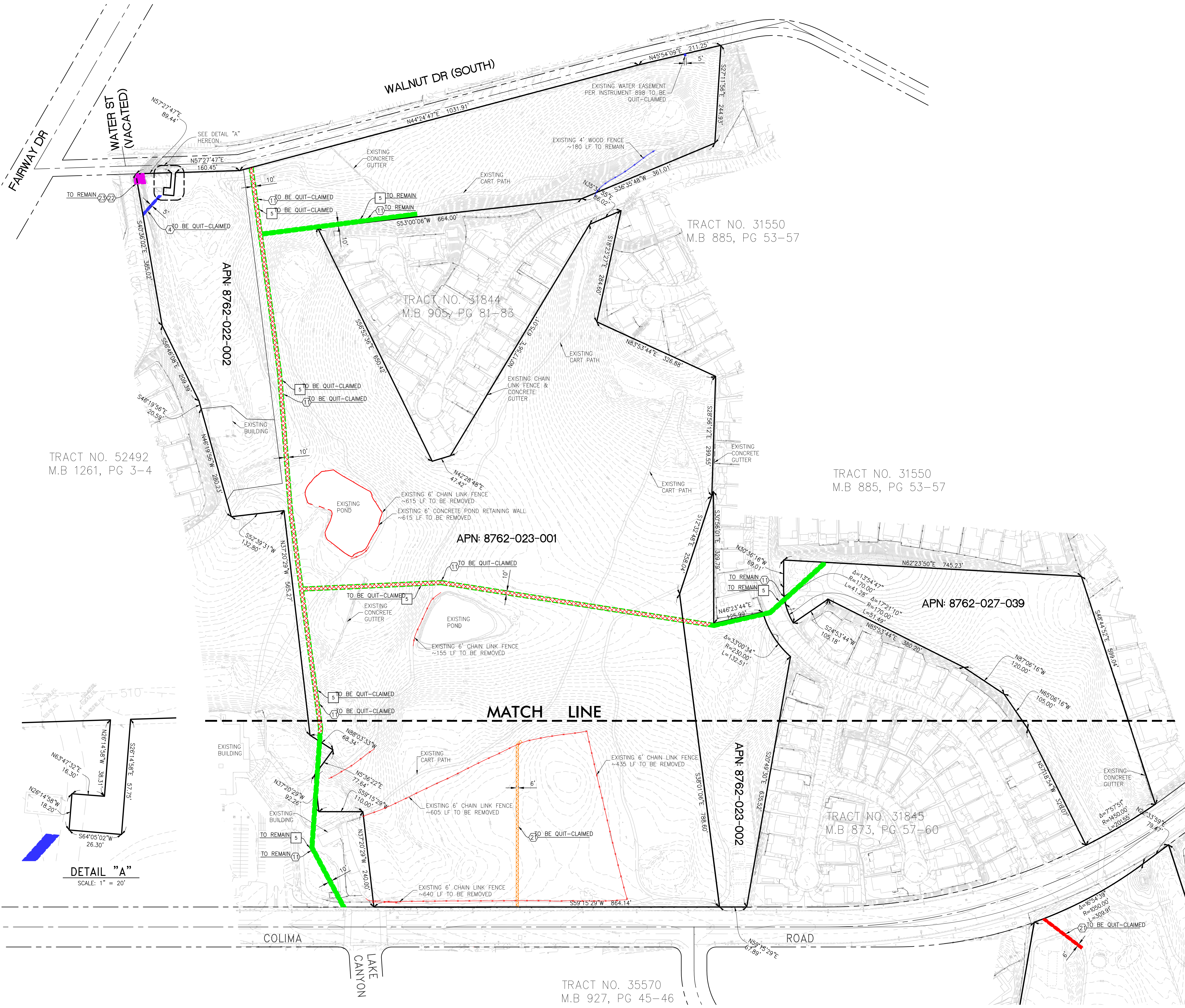
# EXHIBIT "A"/EXHIBIT MAP

NO.	REVISIONS	DATE	BY

FUSCOE ENGINEERING  
600 Wilshire, Suite 1470 Los Angeles, California 90017  
Tel 213.988.8802 Fax 213.988.8803 www.fuscoe.com  
03/29/2023







**LINE LEGEND**

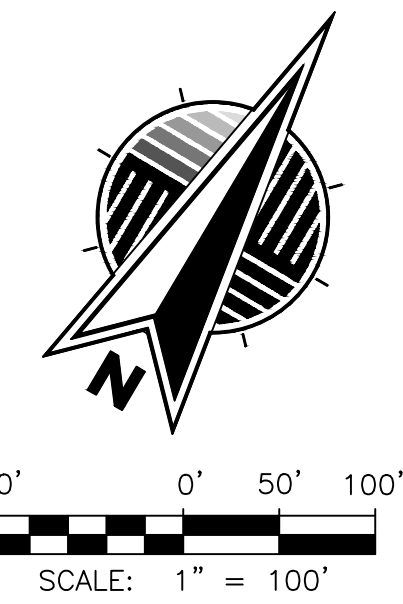
	PROJECT PROPERTY LINES
	CENTERLINE
	ADJACENT LOTS
	EXISTING SEWER EASEMENT PER TITLE EXCEPTIONS (TO REMAIN)
	EXISTING WATER EASEMENT PER TITLE EXCEPTIONS (TO BE ABANDONED)
	EXISTING STORM DRAIN EASEMENT PER TITLE EXCEPTIONS (TO REMAIN)
	EXISTING DRY UTILITY EASEMENT PER TITLE EXCEPTIONS (TO BE REMOVED)
	EXISTING SEWER EASEMENT PER TITLE EXCEPTIONS (TO BE ABANDONED)
	EXISTING DRY UTILITY EASEMENT PER TITLE EXCEPTIONS (TO BE ABANDONED)

- EXISTING EASEMENTS**
- THE TITLE EXCEPTIONS SHOWN ON THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-6233679 (29) ARE SHOWN AS (X) ON THIS TENTATIVE TRACT MAP.
- (4) 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
  - (11) AN EASEMENT SHOWN AND DEDICATED TO THE COUNTY OF LOS ANGELES ON TRACT MAP NO. 28140 FOR: SANITARY SEWER AND INCIDENTAL PURPOSES.  
(AFFECTS PARCELS 8 AND 9)
  - (13) 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
  - (14) 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  
AFFECTS: PARCEL 7
  - (18) AN EASEMENT SHOWN AND DEDICATED TO THE COUNTY OF LOS ANGELES ON TRACT MAP NO. 27141 FOR: STORM DRAIN AND INCIDENTAL PURPOSES.  
(AFFECTS PARCEL 7)
  - (21) AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1988 AS INSTRUMENT NO. 88-1613675 OF OFFICIAL RECORDS.  
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
AFFECTS: PARCEL 9
  - (22) AN EASEMENT FOR COVERED STORM DRAIN, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 18, 2003 AS INSTRUMENT NO. 03-1744069 OF OFFICIAL RECORDS.  
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
AFFECTS: PARCEL 1  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - (23) AN EASEMENT FOR COVERED STORM DRAIN, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 18, 2003 AS INSTRUMENT NO. 03-1744070 OF OFFICIAL RECORDS.  
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
AFFECTS: PARCEL 1  
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. 00130182-694-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 IN A DOCUMENT:  
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 RIGHT INGRESS AND EGRESS, FOR THE FORGOING PURPOSES.  
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 OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:  
MAP: TRACT NO. 28140  
PURPOSE: SANITARY SEWER  
RECORDING NO.: THAT PORTION OF SAID LAND AS SHOWN ON THE MAP OF SAID TRACT.

- QUIT-CLAIM NOTES**
- EASEMENTS TO REMAIN AND PROPOSED EASEMENTS LISTED ON SHEET 1 SHOWN ON SHEETS 5 TO 12.
  - EASEMENT (5) AND (11) WILL BE QUITCLAIMED DURING THE FINAL MAP RECORDING PROCESS.
  - EASEMENT (4) AND (21) WILL BE QUITCLAIMED BEFORE THE FINAL MAP RECORDING PROCESS WITH EASEMENT HOLDER'S AGREEMENTS.
  - EXISTING WATER EASEMENT PER INSTRUMENT 898 TO BE QUIT-CLAIMED.

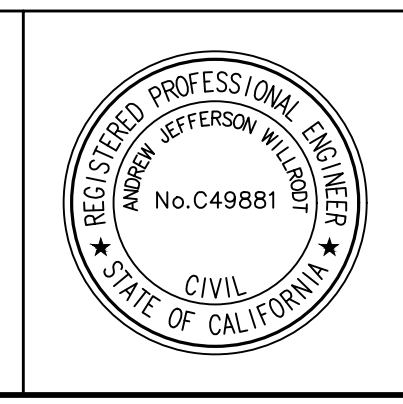
**DETAIL "A"**  
SCALE: 1" = 20'



**EXHIBIT "A"/EXHIBIT MAP**

NO.	REVISIONS	DATE	BY

**FUSCOE ENGINEERING**  
600 Wilshire, Suite 1470, Los Angeles, California 90017  
Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoe.com  
03/29/2023



MAJOR LAND DIVISION		
EXISTING CONDITIONS AND EASEMENTS		
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA		
DATE 3/29/2023	JOB NUMBER 0662-004	
SCALE: PER PLAN	DRAFTED BY: EC CHECKED BY: AW	SHT. 4 OF 25 SHTS.

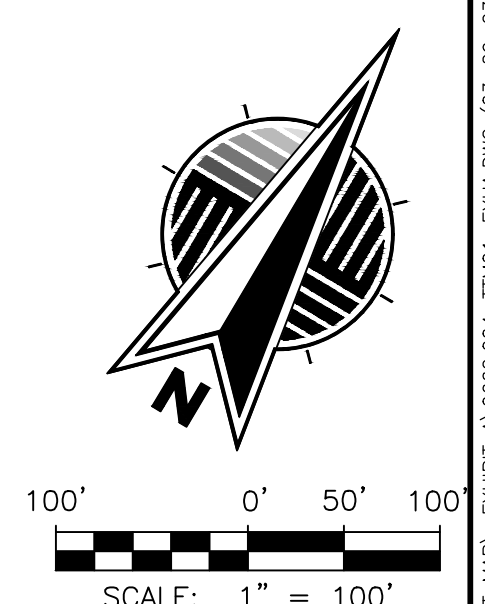
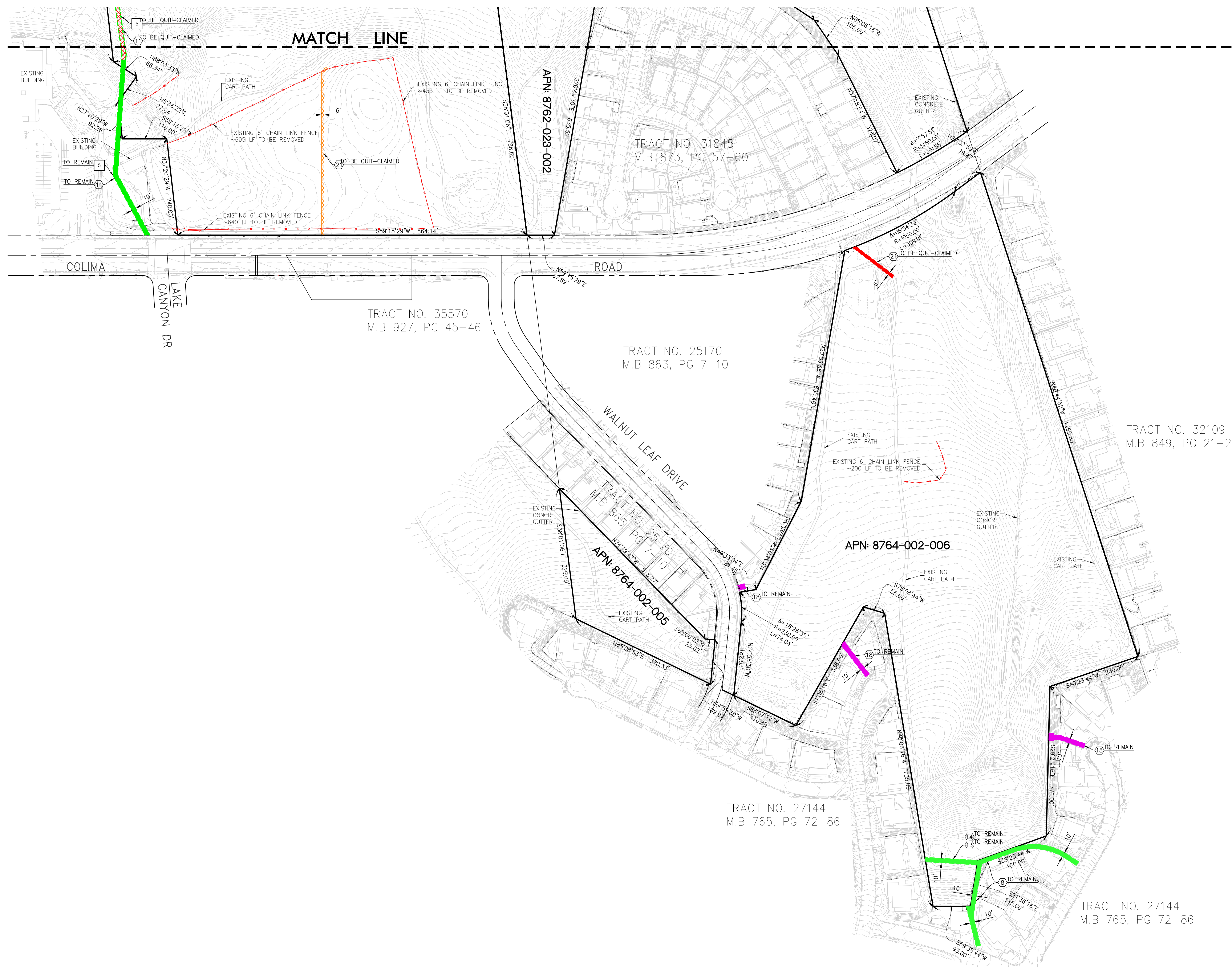


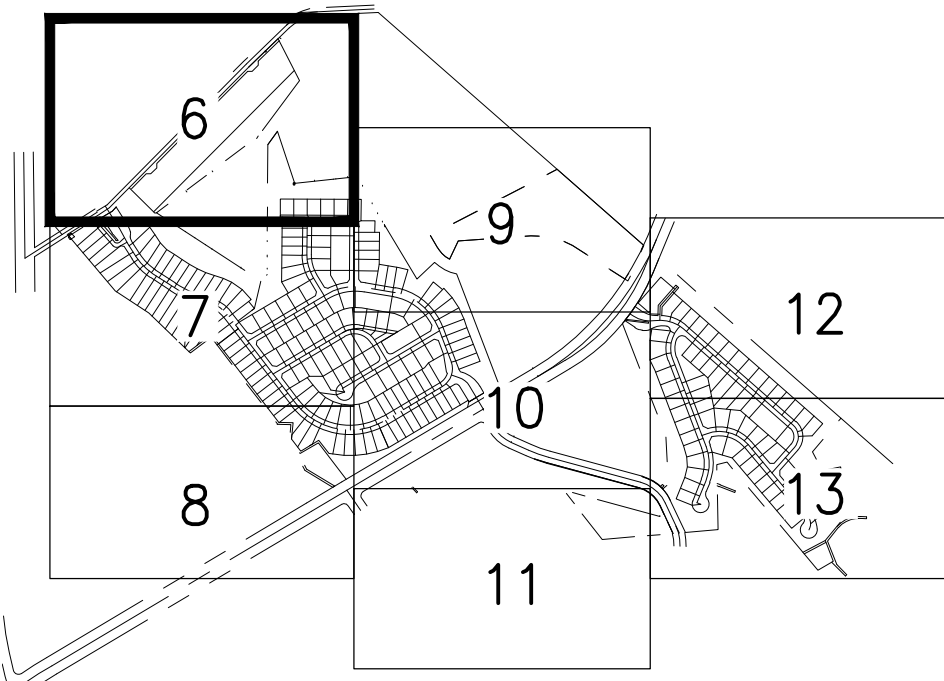
EXHIBIT "A"/EXHIBIT MAP

<p><b>FUSCOE</b> ENGINEERING</p> <p>600 Wilshire, Suite 1470, Los Angeles, California 90017 tel 213.988.8802 • fax 213.988.8803 • www.fuscoec.com</p>		
NO. _____ REVISIONS _____ DATE _____ BY _____	Date 03/29/2023 Name _____	MAJOR LAND DIVISION EXISTING CONDITIONS AND EASEMENTS FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DATE 3/29/2023 JOB NUMBER 0662-004 SCALE: PER PLAN DRAFTED BY: EC CHECKED BY: AW SHT. 5 OF 25 SHTS.

F:\PROJECTS\662\004\PLANS\EXISTING CONDITIONS\EXISTING TRACT MAP\_LAYOUT.dwg (10:29:23 AM 3/29/2023) Plotted by: Ectoron

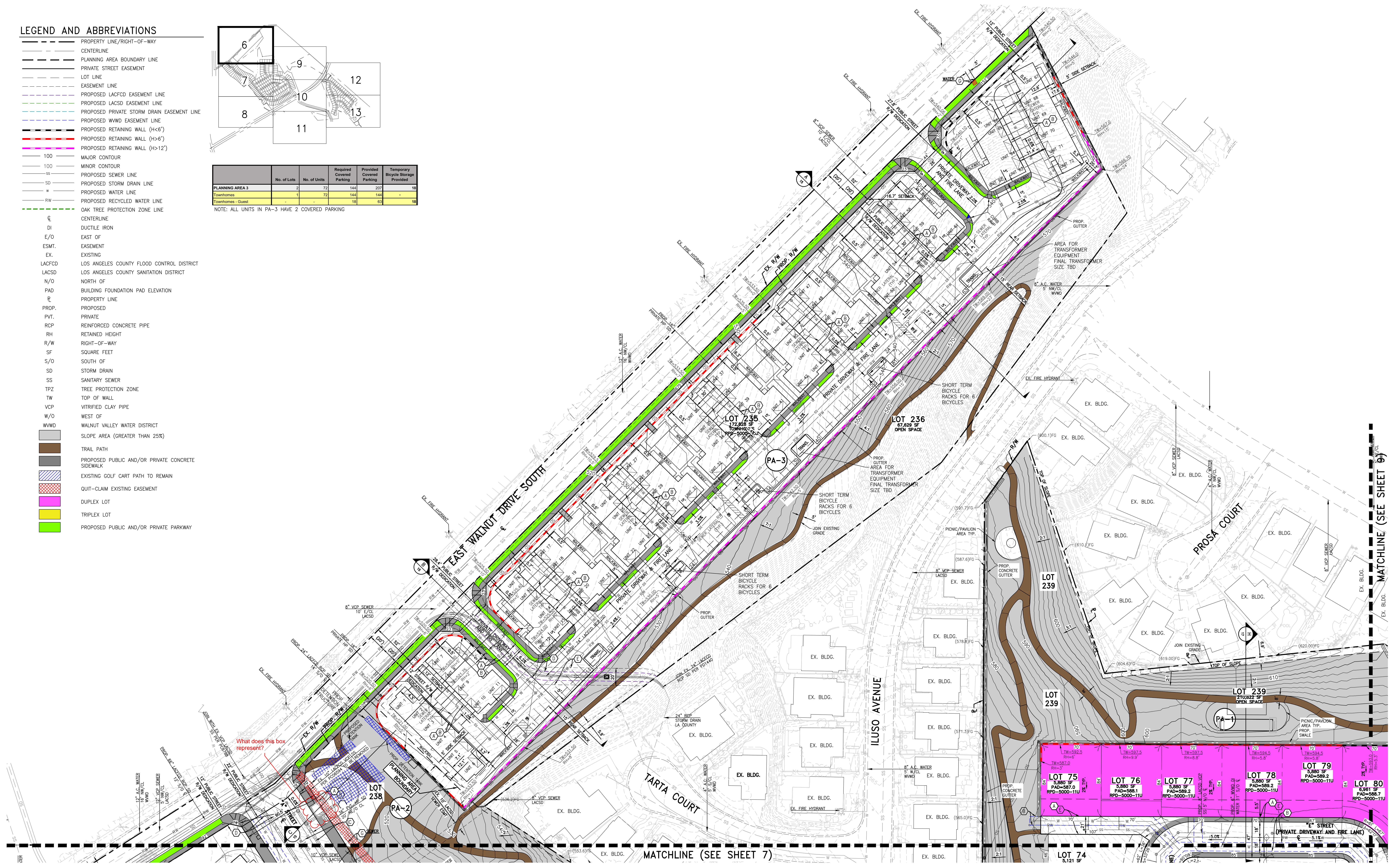
**LEGEND AND ABBREVIATIONS**

- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
- PLANNING AREA BOUNDARY LINE
- PRIVATE STREET EASEMENT
- LOT LINE
- EASEMENT LINE
- PROPOSED LACFCO EASEMENT LINE
- PROPOSED LACSD EASEMENT LINE
- PROPOSED PRIVATE STORM DRAIN EASEMENT LINE
- PROPOSED WWD EASEMENT LINE
- PROPOSED RETAINING WALL (H<6')
- PROPOSED RETAINING WALL (H=6')
- PROPOSED RETAINING WALL (H>12')
- 100 MAJOR CONTOUR
- 100 MINDR CONTOUR
- SS PROPOSED SEWER LINE
- SD PROPOSED STORM DRAIN LINE
- W PROPOSED WATER LINE
- RW PROPOSED RECYCLED WATER LINE
- OAK TREE PROTECTION ZONE LINE
- ⊕ CENTERLINE
- DI DUCTILE IRON
- E/O EAST OF
- ESMT. EASEMENT
- EX. EXISTING
- LACFCO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- LACSD LOS ANGELES COUNTY SANITATION DISTRICT
- N/O NORTH OF
- PAD BUILDING FOUNDATION PAD ELEVATION
- ℓ PROPERTY LINE
- PROP. PROPOSED
- PVT. PRIVATE
- RCP REINFORCED CONCRETE PIPE
- RH RETAINED HEIGHT
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- S/O SOUTH OF
- SD STORM DRAIN
- SS SANITARY SEWER
- TPZ TREE PROTECTION ZONE
- TW TOP OF WALL
- VCP VITRIFIED CLAY PIPE
- W/O WEST OF
- WWD WALNUT VALLEY WATER DISTRICT
- SLOPE AREA (GREATER THAN 25%)
- 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

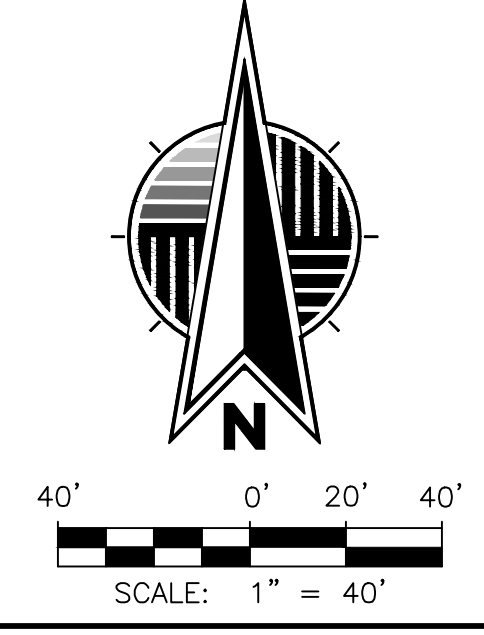


PLANNING AREA 3	No. of Lots	No. of Units	Required Covered Parking	Provided Covered Parking	Temporary Bicycle Storage Provided
Townhomes	2	72	144	207	10
Townhomes - Guest	1	72	144	144	-
			10	63	10

NOTE: ALL UNITS IN PA-3 HAVE 2 COVERED PARKING



What does this box represent?



**EXHIBIT "A"/EXHIBIT MAP**

NO.	REVISIONS	DATE	BY

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03/29/2023

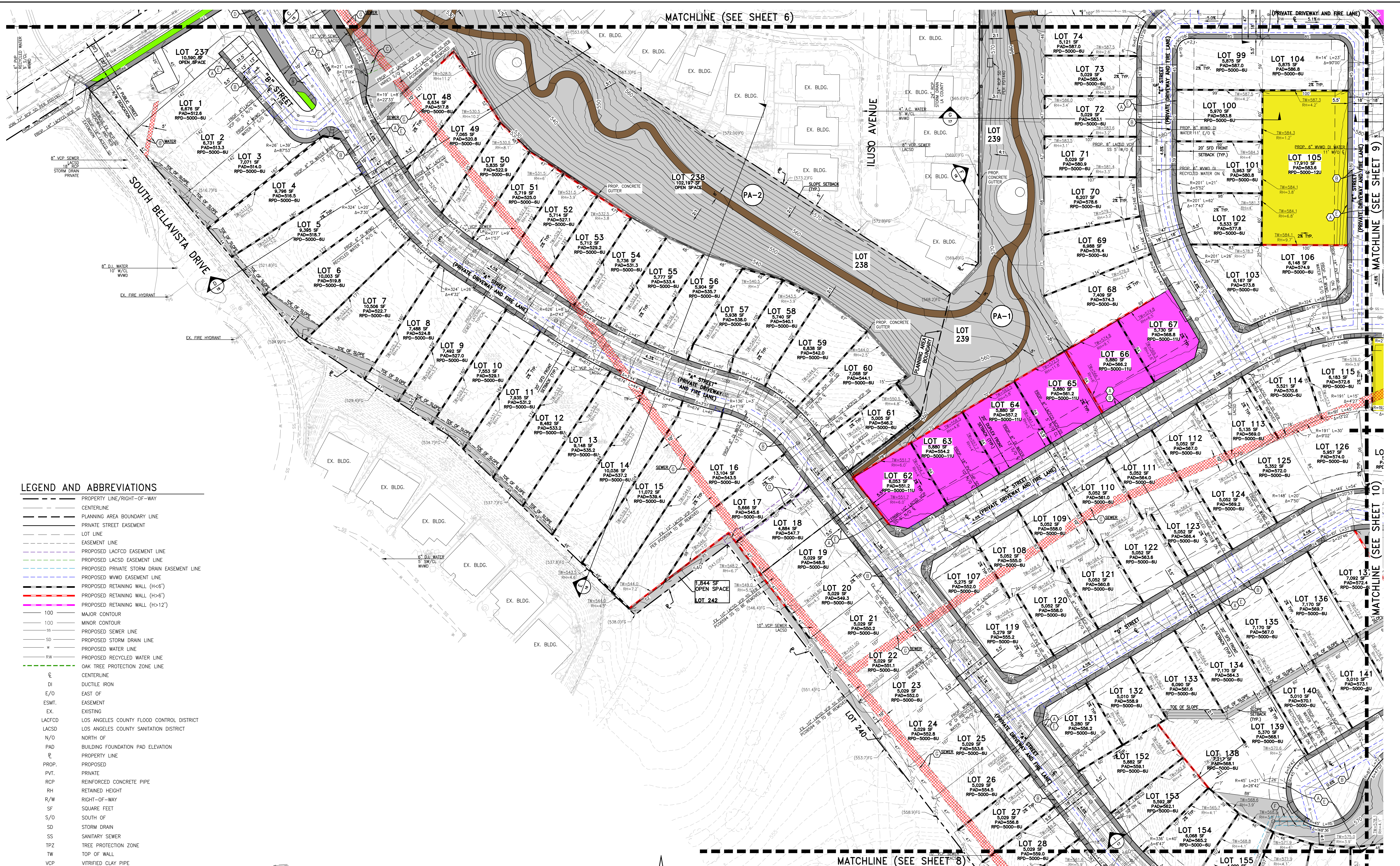
**MAJOR LAND DIVISION**  
 LOTS 75-80, 235-239

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

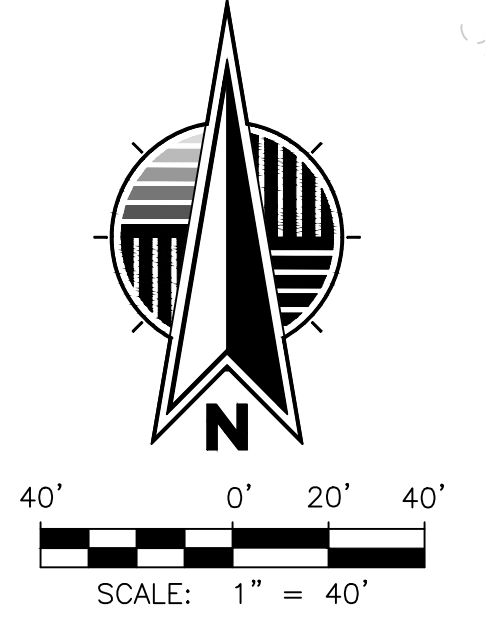
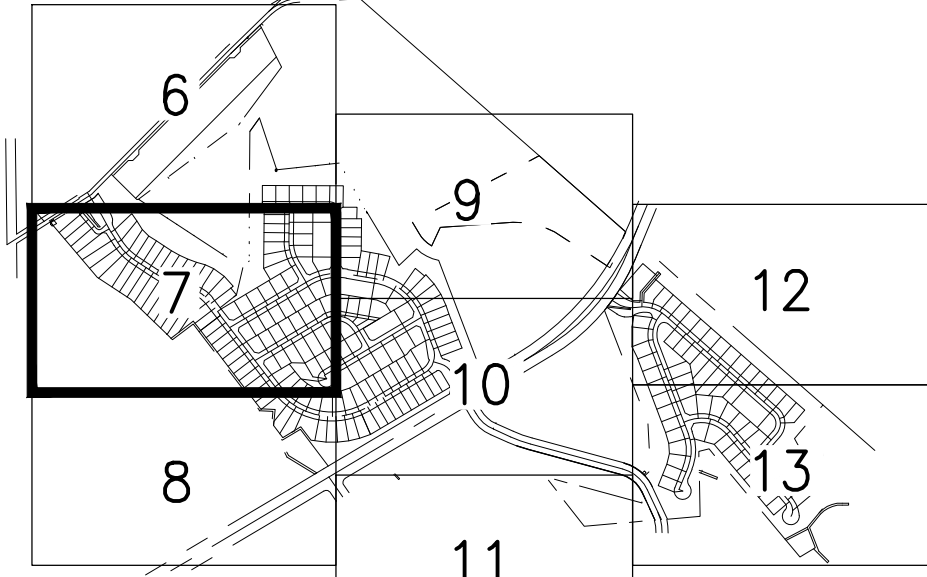
DATE: 3/29/2023      JOB NUMBER: 0662-004

SCALE: PER PLAN      DRAFTED BY: EC      SHT. 6 OF 25 SHTS.  
 CHECKED BY: AW

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- 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 LACSD EASEMENT LINE
  - PROPOSED PRIVATE STORM DRAIN EASEMENT LINE
  - PROPOSED WWD EASEMENT LINE
  - PROPOSED RETAINING WALL (H<6')
  - PROPOSED RETAINING WALL (H>6')
  - PROPOSED RETAINING WALL (H>12')
  - 100 MAJOR CONTOUR
  - 100 MINOR CONTOUR
  - PROPOSED SEWER LINE
  - PROPOSED STORM DRAIN LINE
  - PROPOSED WATER LINE
  - PROPOSED RECYCLED WATER LINE
  - OAK TREE PROTECTION ZONE LINE
  - CENTERLINE
  - DUCTILE IRON
  - E/O EAST OF
  - 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
  - P PROPERTY LINE
  - PROP. PROPOSED
  - PVT. PRIVATE
  - RCP REINFORCED CONCRETE PIPE
  - RH RETAINED HEIGHT
  - R/W RIGHT-OF-WAY
  - SF SQUARE FEET
  - S/O SOUTH OF
  - SD STORM DRAIN
  - SS SANITARY SEWER
  - TPZ TREE PROTECTION ZONE
  - TW TOP OF WALL
  - VCP VITRIFIED CLAY PIPE
  - W/O WEST OF
  - WWD WALNUT VALLEY WATER DISTRICT
  - SLOPE AREA (GREATER THAN 25%)
  - 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



**EXHIBIT "A"/EXHIBIT MAP**

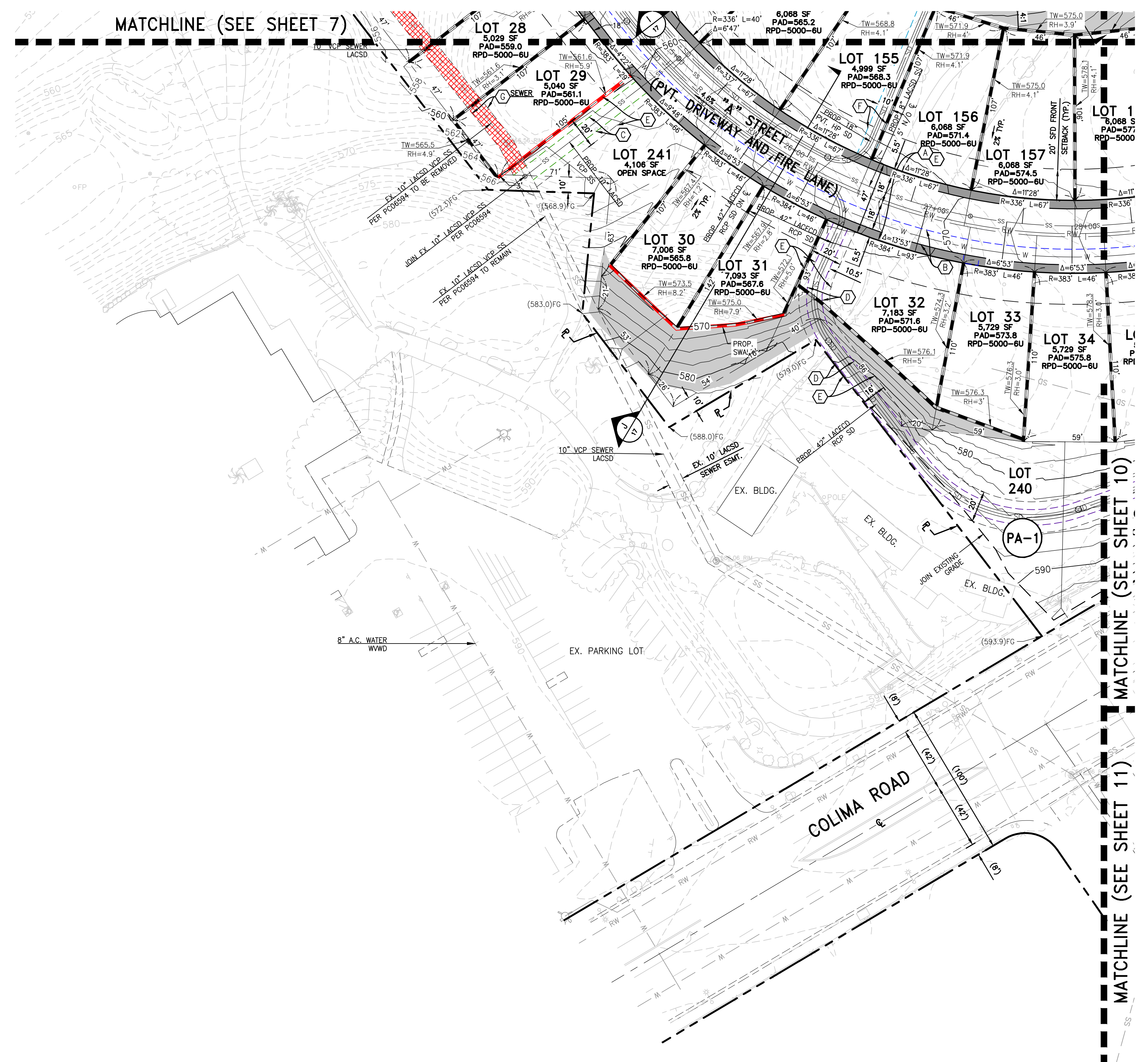
NO.	REVISIONS	DATE	BY

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 Tel 213.988.8802 Fax 213.988.8803 www.fuscoe.com  
 Date: 03/29/2023



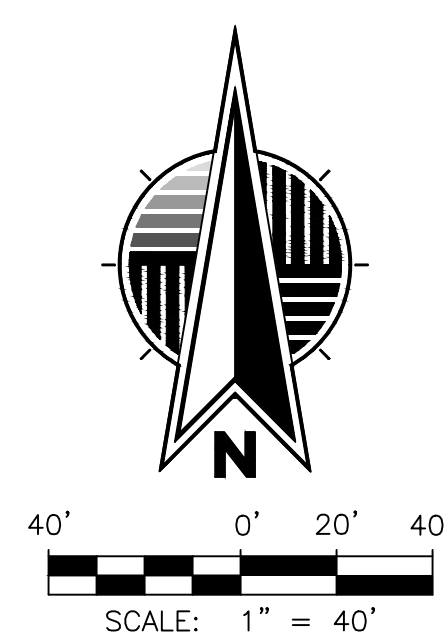
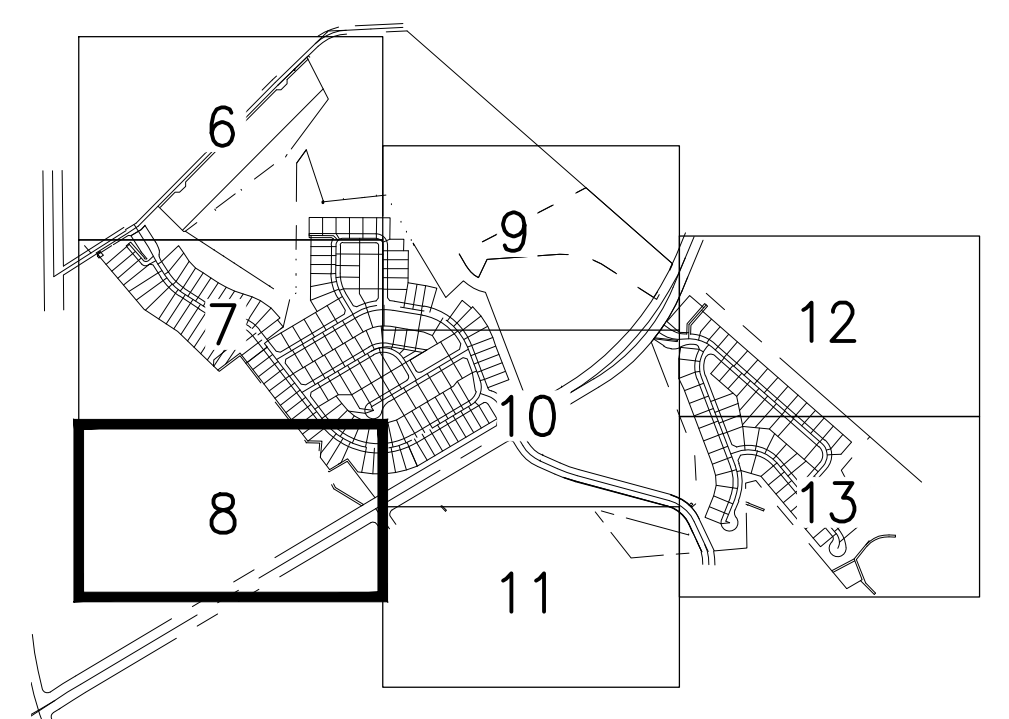
**MAJOR LAND DIVISION**  
 LOTS 1-28, 48-74, 99-115, 119-126, 131-141, 152-154, 242, 237-8  
 FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 3/29/2023  
 SCALE: PER PLAN  
 JOB NUMBER: 0662-004  
 DRAFTED BY: EC  
 CHECKED BY: AW  
 SHT. 7 OF 25 SHTS.



**LEGEND AND ABBREVIATIONS**

- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
- PLANNING AREA BOUNDARY LINE
- PRIVATE STREET EASEMENT
- LOT LINE
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- PROPOSED LACFCD EASEMENT LINE
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- PROPOSED RETAINING WALL (H<6')
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- 100 MAJOR CONTOUR
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- W PROPOSED WATER LINE
- PROPOSED RECYCLED WATER LINE
- OAK TREE PROTECTION ZONE LINE
- ⊕ 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
- ℙ PROPERTY LINE
- PROP. PROPOSED
- PVT. PRIVATE
- RCP REINFORCED CONCRETE PIPE
- RH RETAINED HEIGHT
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- S/O SOUTH OF
- SD STORM DRAIN
- SS SANITARY SEWER
- TPZ TREE PROTECTION ZONE
- TW TOP OF WALL
- VCP VITRIFIED CLAY PIPE
- W/O WEST OF
- WWD WALNUT VALLEY WATER DISTRICT
- SLOPE AREA (GREATER THAN 25%)
- TRAIL PATH
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- EXISTING GOLF CART PATH TO REMAIN
- QUIT-CLAIM EXISTING EASEMENT
- DUPLEX LOT
- TRIPLEX LOT
- PROPOSED PUBLIC AND/OR PRIVATE PARKWAY

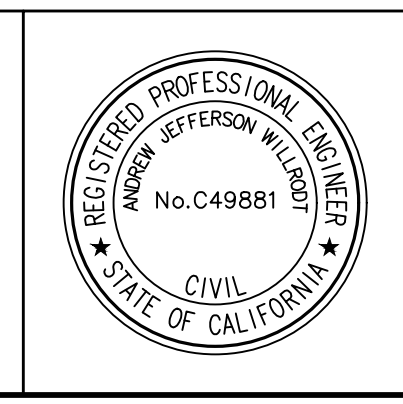


**EXHIBIT "A"/EXHIBIT MAP**

NO.	REVISIONS	DATE	BY

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*[Signature]* 03/29/2023



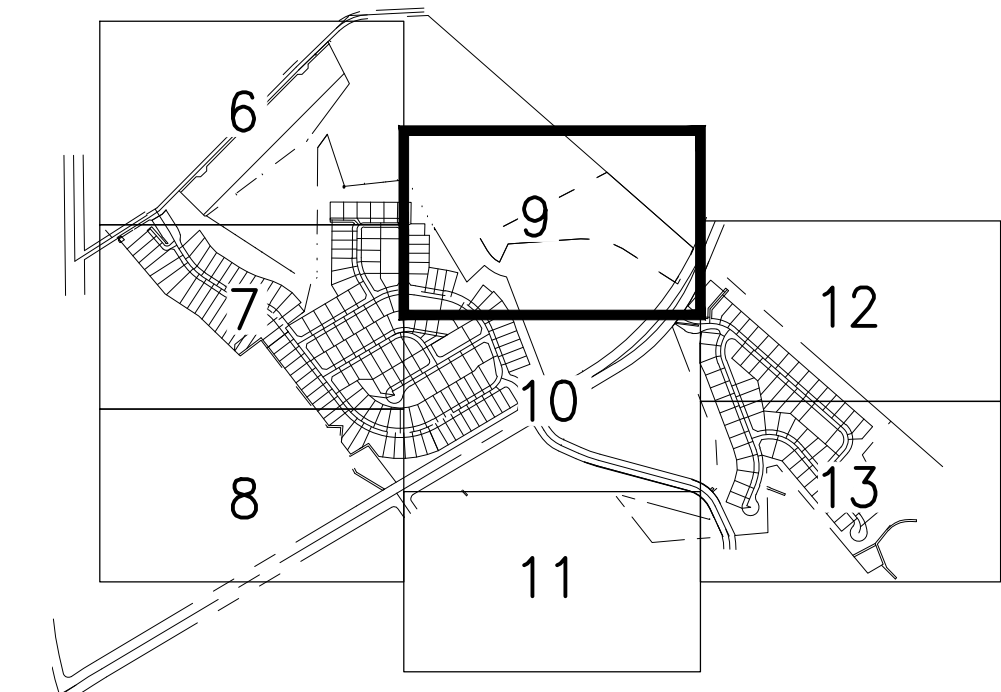
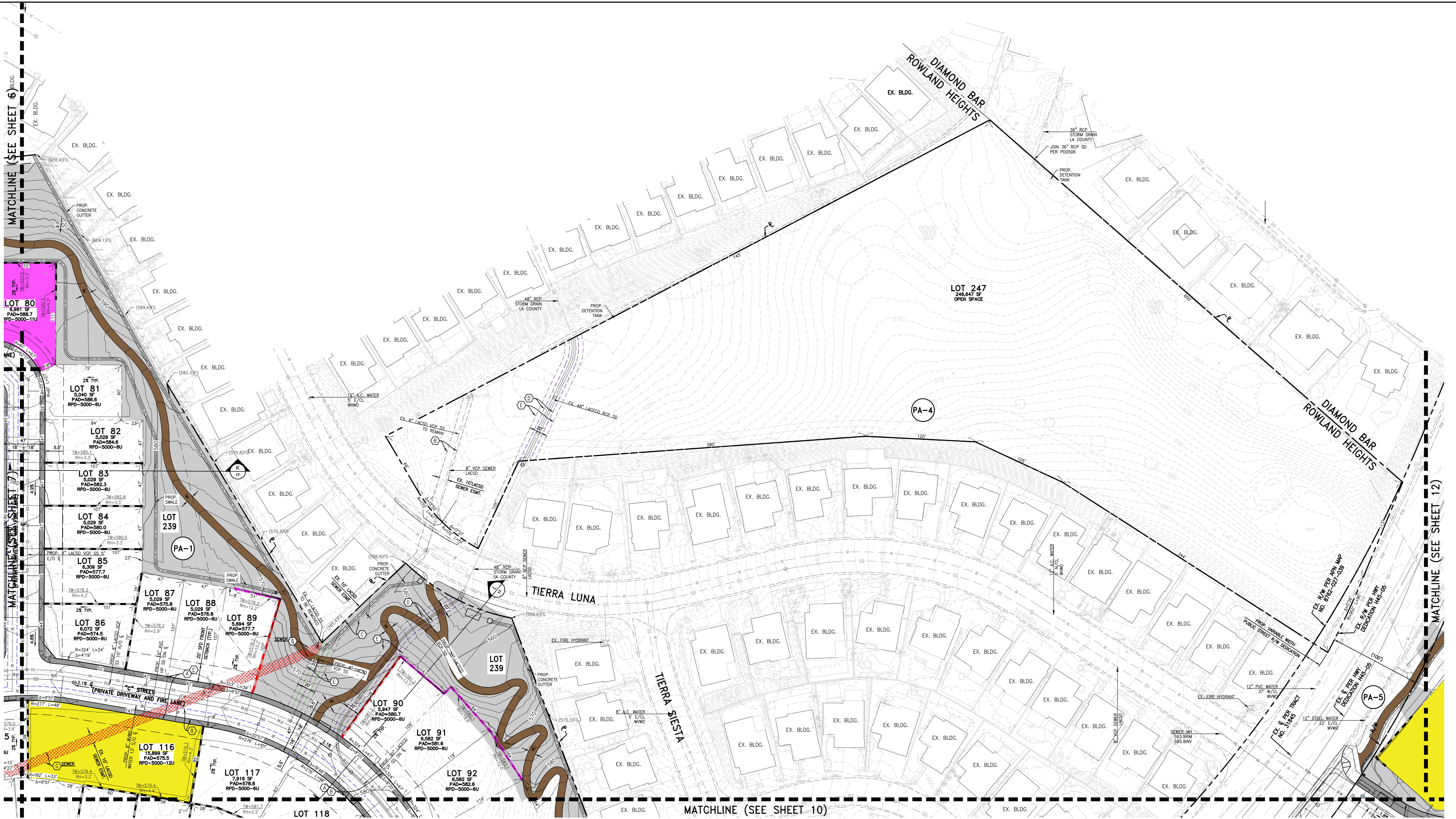
**MAJOR LAND DIVISION**  
**LOTS 29-34, 155-157**

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

DATE 3/29/2023	JOB NUMBER 0662-004
SCALE: PER PLAN	DRAFTED BY: EC CHECKED BY: AW
SHT. 8 OF 25 SHTS.	

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**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 LACSD EASEMENT LINE
- - - PROPOSED PRIVATE STORM DRAIN EASEMENT LINE
- - - PROPOSED WWWD 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
- RW PROPOSED RECYCLED WATER LINE
- OAK TREE PROTECTION ZONE LINE
- DI DUCTILE IRON
- E/O EAST OF
- ESMT. EASEMENT
- EX. EXISTING
- LACFD LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- LACSD LOS ANGELES COUNTY SANITATION DISTRICT
- N/O NORTH OF
- PAD BUILDING FOUNDATION PAD ELEVATION
- PROP. PROPOSED
- PVT. PRIVATE
- RCP REINFORCED CONCRETE PIPE
- RH RETAINED HEIGHT
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- S/O SOUTH OF
- SD STORM DRAIN
- SS SANITARY SEWER
- TPZ TREE PROTECTION ZONE
- TW TOP OF WALL
- VCP VITRIFIED CLAY PIPE
- W/O WEST OF
- WWD WALNUT VALLEY WATER DISTRICT
- SLOPE AREA (GREATER THAN 25%)
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- EXISTING GOLF CART PATH TO REMAIN
- QUIT-CLAIM EXISTING EASEMENT
- DUPLEX LOT
- TRIPLEX LOT
- PROPOSED PUBLIC AND/OR PRIVATE PARKWAY

**EXHIBIT "A"/EXHIBIT MAP**

NO.	REVISIONS	DATE	BY

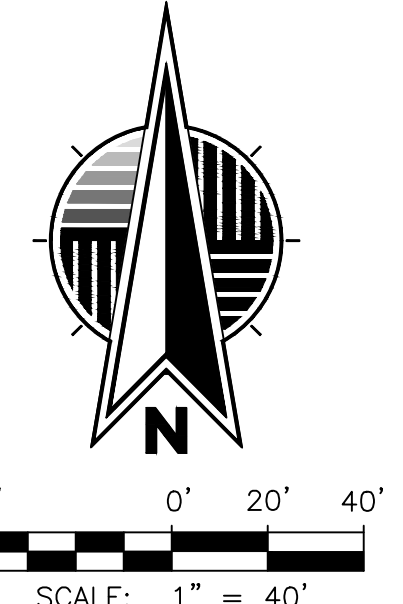
**FUSCOE ENGINEERING**  
 600 Wilshire, Suite 1470, Los Angeles, California 90017  
 Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoe.com  
 Date: 03/29/2023

**MAJOR LAND DIVISION**  
 LOTS 81-92, 116-117, OPEN SPACE LOT 247

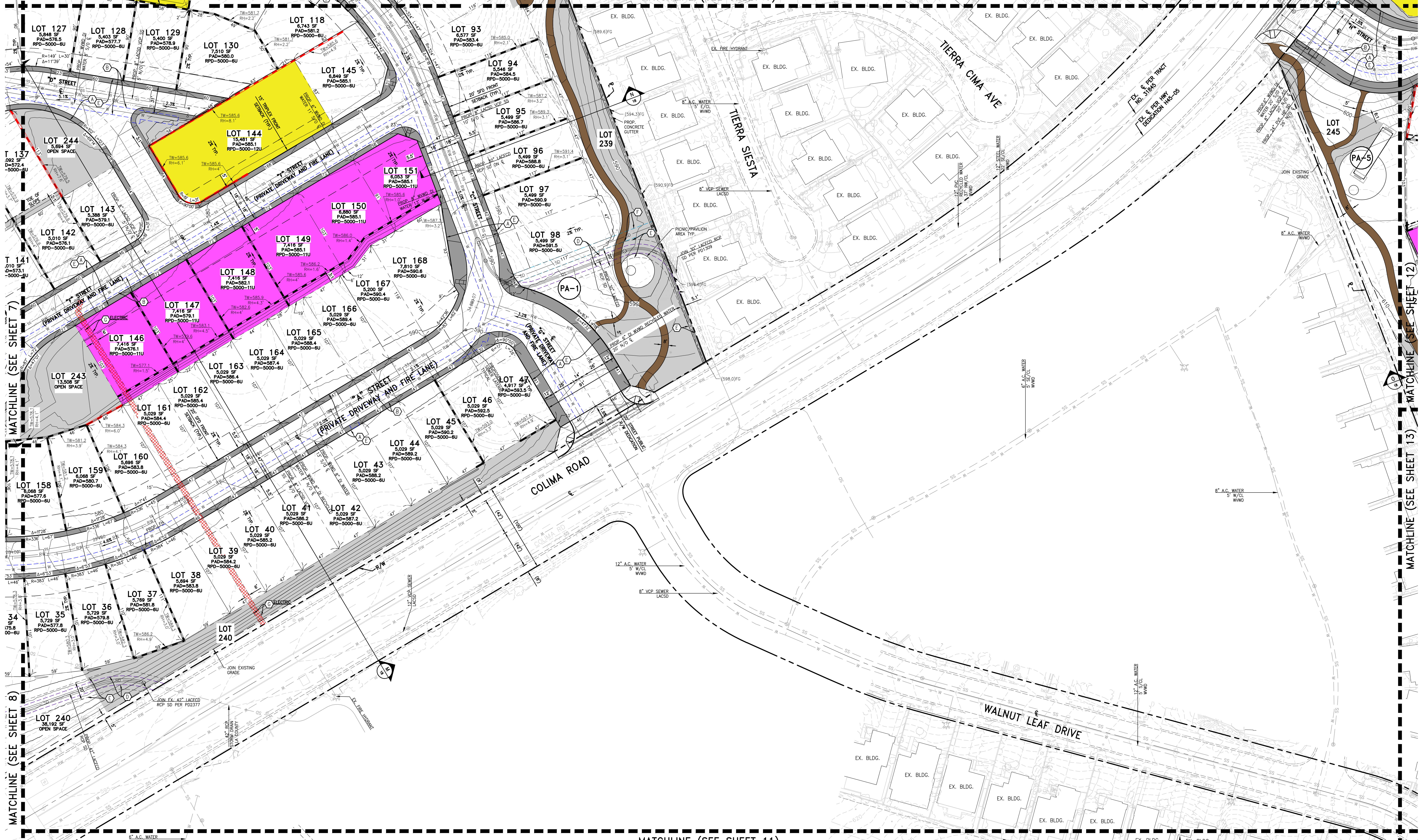
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 3/29/2023 JOB NUMBER: 0662-004

SCALE: PER PLAN DRAFTED BY: EC CHECKED BY: AW SHT.9 OF 25 SHTS.



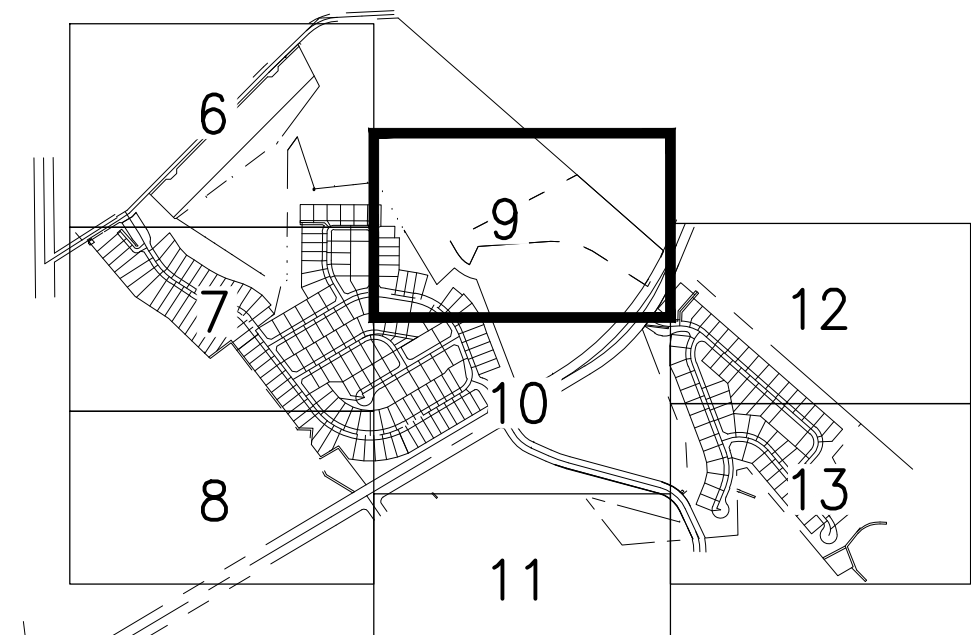
MATCHLINE (SEE SHEET 9)



MATCHLINE (SEE SHEET 7)  
MATCHLINE (SEE SHEET 8)

MATCHLINE (SEE SHEET 12)  
MATCHLINE (SEE SHEET 13)

MATCHLINE (SEE SHEET 11)



**LEGEND AND ABBREVIATIONS**

	PROPERTY LINE/RIGHT-OF-WAY		OAK TREE PROTECTION ZONE LINE	R/W	RIGHT-OF-WAY
	CENTERLINE		CENTERLINE	SF	SQUARE FEET
	PLANNING AREA BOUNDARY LINE		DUCTILE IRON	S/O	SOUTH OF
	PRIVATE STREET EASEMENT		EAST OF	SD	STORM DRAIN
	LOT LINE		ESMT.	SS	SANITARY SEWER
	EASEMENT LINE		EXISTING	TPZ	TREE PROTECTION ZONE
	PROPOSED LACFCO EASEMENT LINE		LACFCO	TW	TOP OF WALL
	PROPOSED LACSD EASEMENT LINE		LACSD	VCP	VITRIFIED CLAY PIPE
	PROPOSED PRIVATE STORM DRAIN EASEMENT LINE		N/O	W/O	WEST OF
	PROPOSED WWD EASEMENT LINE		PROPOSED	WW/D	WALNUT VALLEY WATER DISTRICT
	PROPOSED RETAINING WALL (H<6')		PAD		SLOPE AREA (GREATER THAN 25%)
	PROPOSED RETAINING WALL (H>6')		PROP.		
	PROPOSED RETAINING WALL (H>12')		PVT.		TRAIL PATH
	MAJOR CONTOUR		RCP		
	MINOR CONTOUR		RH		
	PROPOSED SEWER LINE		RETAINED HEIGHT		
	PROPOSED STORM DRAIN LINE				
	PROPOSED WATER LINE				
	PROPOSED RECYCLED WATER LINE				

# EXHIBIT "A"/EXHIBIT MAP



SCALE: 1" = 40'

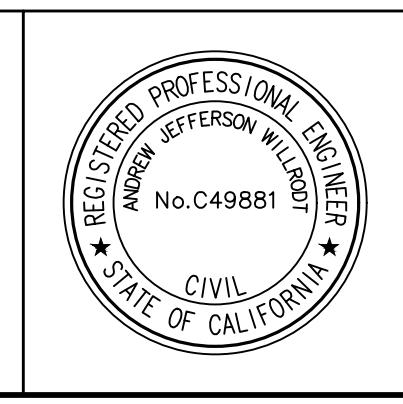
	PROPOSED PUBLIC AND/OR PRIVATE CONCRETE SIDEWALK
	EXISTING GOLF CART PATH TO REMAIN
	QUIT-CLAIM EXISTING EASEMENT
	DUPLEX LOT
	TRIPLEX LOT
	PROPOSED PUBLIC AND/OR PRIVATE PARKWAY

NO.	REVISIONS	DATE	BY

**FUSCOE ENGINEERING**

2000 Wilshire, Suite 1470, Los Angeles, California 90017  
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03/29/2023



**MAJOR LAND DIVISION**

LOTS 35-47, 93-98, 127-130, 118, 142-151, 158-168

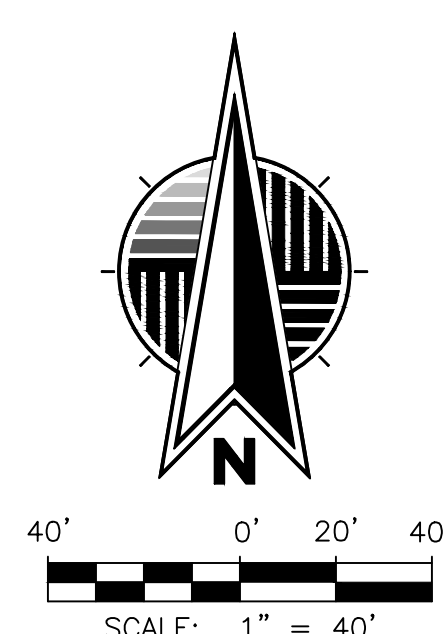
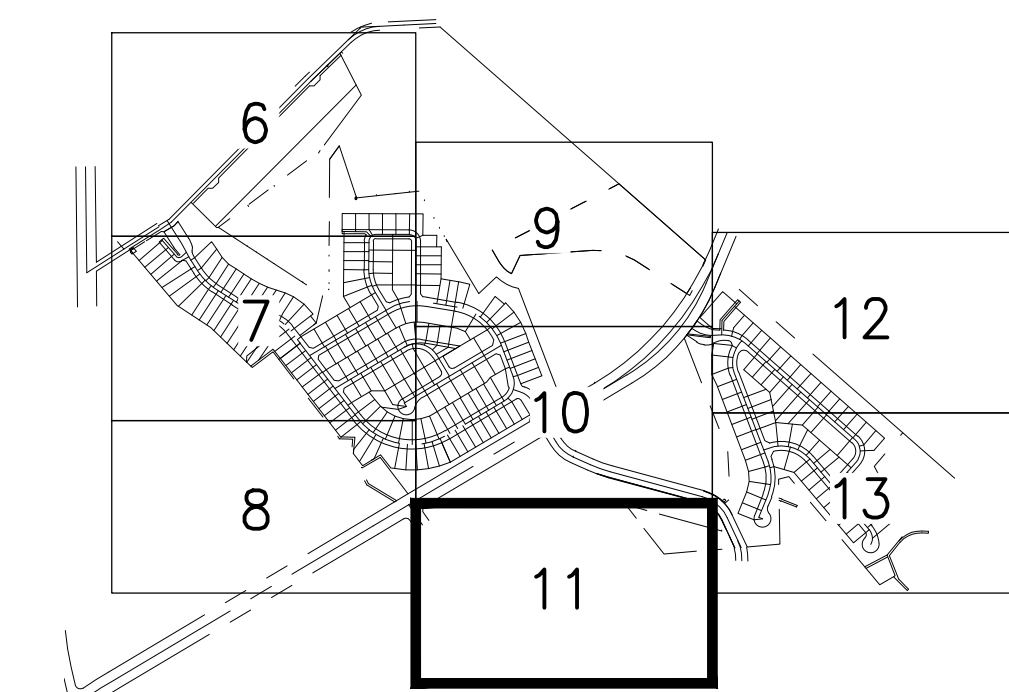
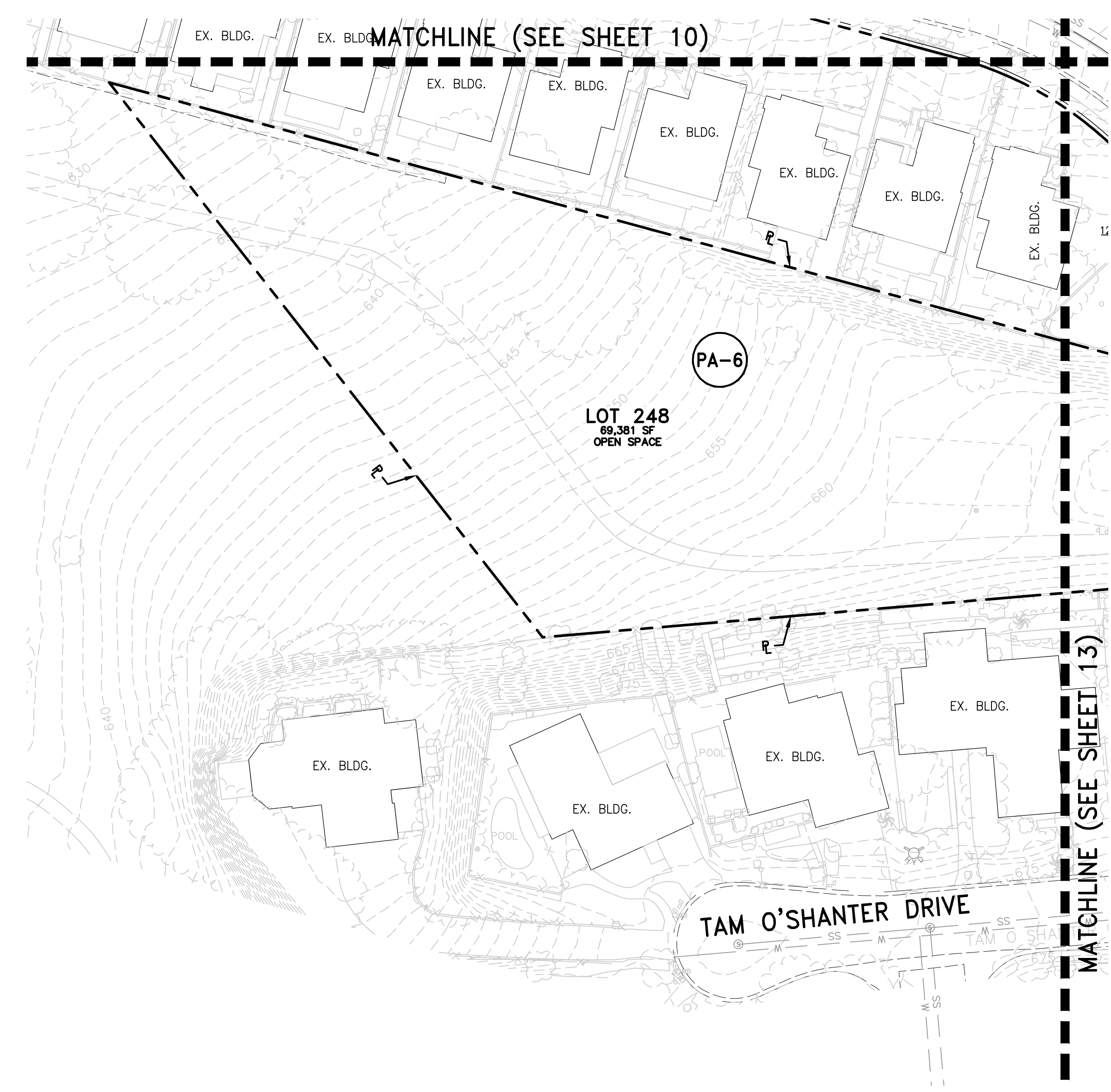
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE	JOB NUMBER
3/29/2023	0662-004
SCALE:	DRAFTED BY: EC
PER PLAN	CHECKED BY: AW
	SHT.10 OF 25 SHTS.

PROJECT: 0662/004/MAJOR LAND DIVISION/UNINCORPORATED TERRITORY (03-29-23 13:51:59) Printed by: Ector

**LEGEND AND ABBREVIATIONS**

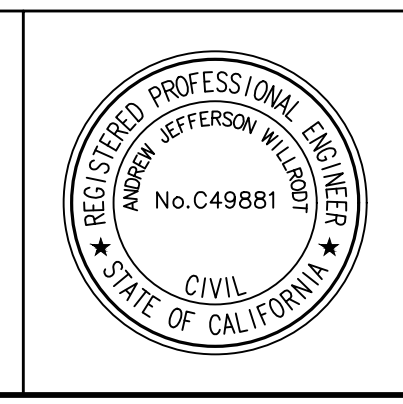
- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
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- LOT LINE
- EASEMENT LINE
- PROPOSED LACFCO EASEMENT LINE
- PROPOSED LACSD EASEMENT LINE
- PROPOSED PRIVATE STORM DRAIN EASEMENT LINE
- PROPOSED WWD EASEMENT LINE
- PROPOSED RETAINING WALL (H<6')
- PROPOSED RETAINING WALL (H>6')
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- 100 MINOR CONTOUR
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- SD PROPOSED STORM DRAIN LINE
- W PROPOSED WATER LINE
- RW PROPOSED RECYCLED WATER LINE
- OAK TREE PROTECTION ZONE LINE
- ℄ CENTERLINE
- DI DUCTILE IRON
- E/O EAST OF
- ESMT. EASEMENT
- EX. EXISTING
- LACFCO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- LACSD LOS ANGELES COUNTY SANITATION DISTRICT
- N/O NORTH OF
- PAD BUILDING FOUNDATION PAD ELEVATION
- ℄ PROPERTY LINE
- PROP. PROPOSED
- PVT. PRIVATE
- RCP REINFORCED CONCRETE PIPE
- RH RETAINED HEIGHT
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- S/O SOUTH OF
- SD STORM DRAIN
- SS SANITARY SEWER
- TPZ TREE PROTECTION ZONE
- TW TOP OF WALL
- VCP VITRIFIED CLAY PIPE
- W/O WEST OF
- WWD WALNUT VALLEY WATER DISTRICT
- SLOPE AREA (GREATER THAN 25%)
- TRAIL PATH
- PROPOSED PUBLIC AND/OR PRIVATE CONCRETE SIDEWALK
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- QUIT-CLAIM EXISTING EASEMENT
- DUPLEX LOT
- TRIPLEX LOT
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**EXHIBIT "A"/EXHIBIT MAP**

NO.	REVISIONS	DATE	BY

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 03/29/2023

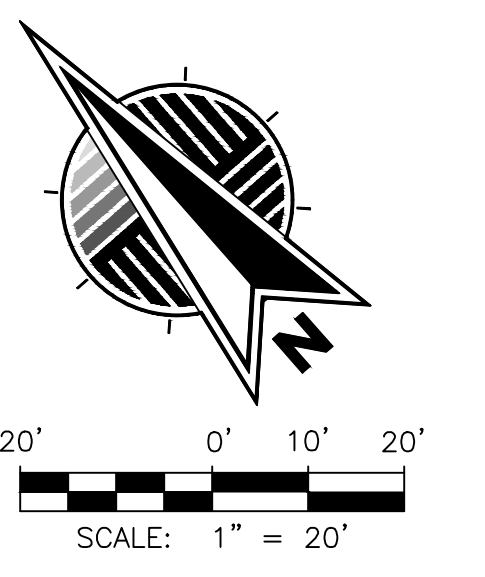
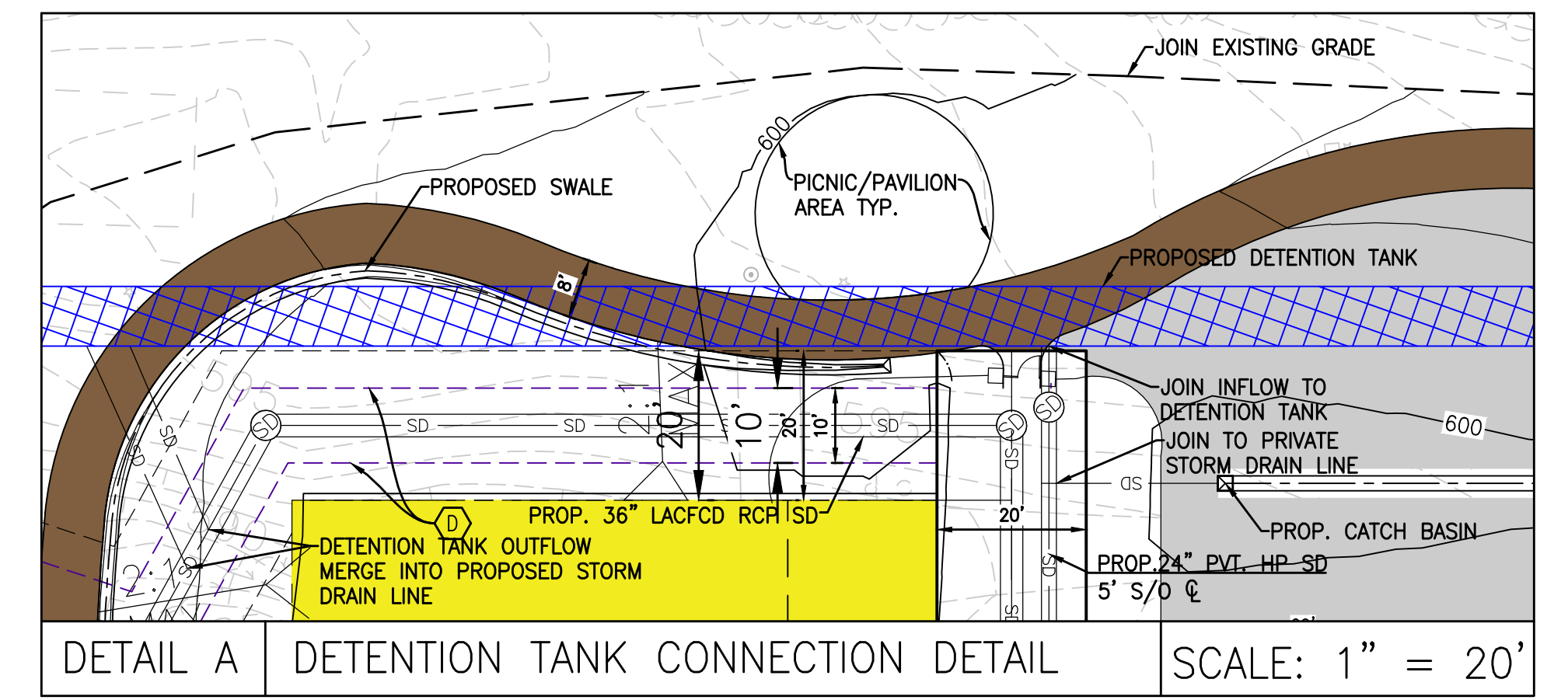


**MAJOR LAND DIVISION**  
**OPEN SPACE LOT 248**

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

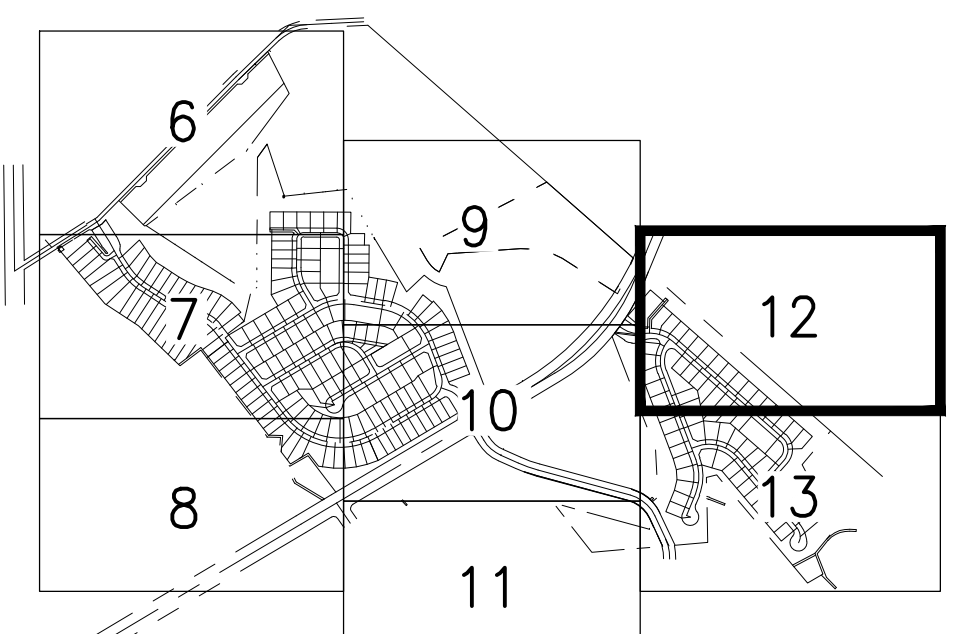
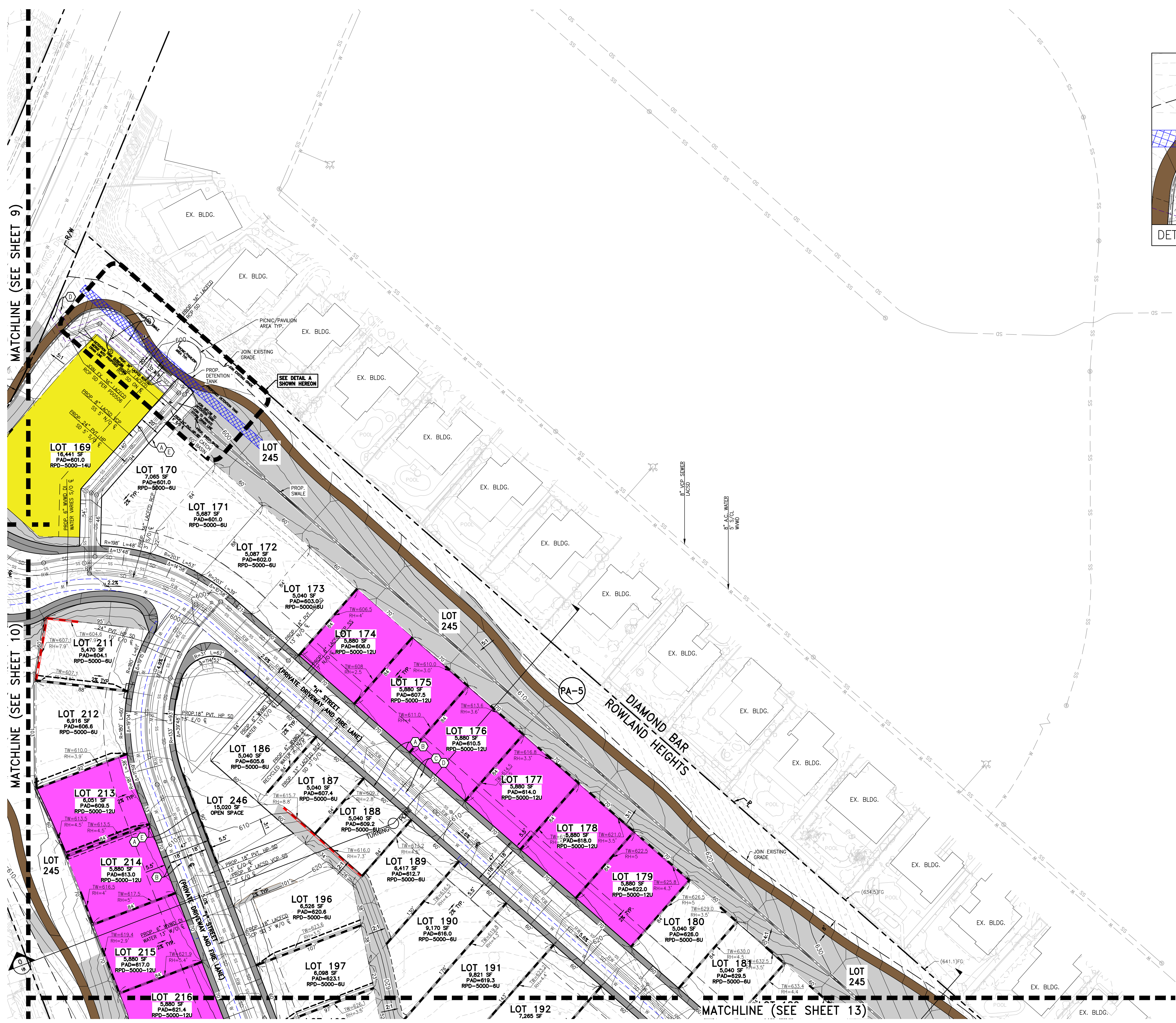
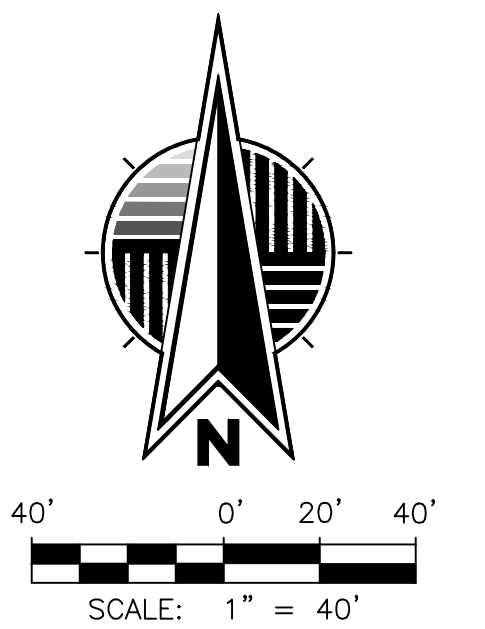
DATE 3/29/2023	JOB NUMBER 0662-004
SCALE: PER PLAN	DRAFTED BY: EC CHECKED BY: AW
SHT.11 OF 25 SHTS.	

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**LEGEND AND ABBREVIATIONS**

- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
- PLANNING AREA BOUNDARY LINE
- PRIVATE STREET EASEMENT
- LOT LINE
- EASEMENT LINE
- PROPOSED LACFD EASEMENT LINE
- PROPOSED LACSD EASEMENT LINE
- PROPOSED PRIVATE STORM DRAIN EASEMENT LINE
- PROPOSED WWWD EASEMENT LINE
- PROPOSED RETAINING WALL (H<6')
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- 100 MAJOR CONTOUR
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- W PROPOSED WATER LINE
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- OAK TREE PROTECTION ZONE LINE
- CL CENTERLINE
- DI DUCTILE IRON
- E/O EAST OF
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- EX. EXISTING
- LACFD LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
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- PROPOSED PUBLIC AND/OR PRIVATE PARKWAY



**EXHIBIT "A"/EXHIBIT MAP**

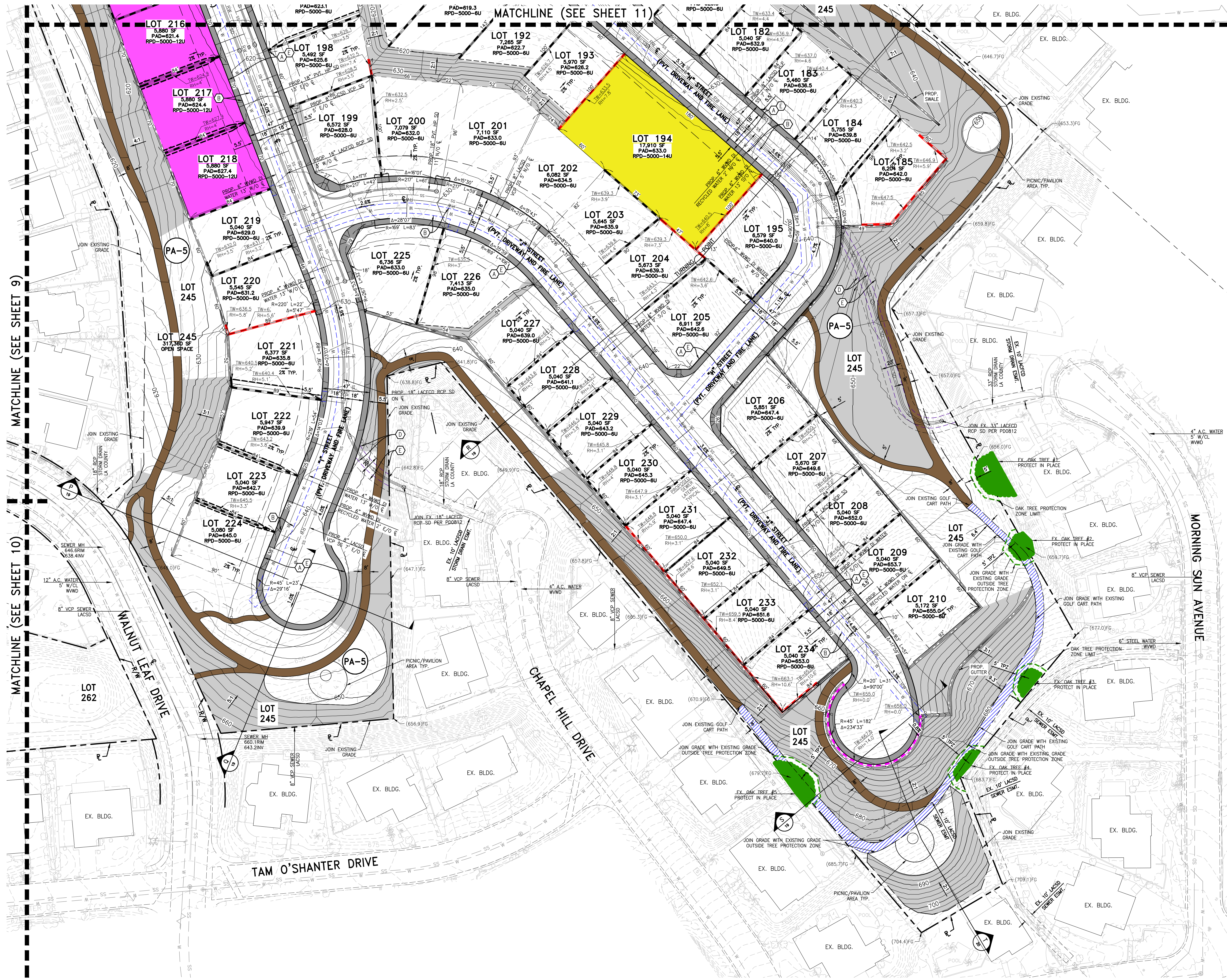
<p><b>FUSCOE ENGINEERING</b>          600 Wilshire, Suite 1470, Los Angeles, California 90017          Tel 213.988.8802 Fax 213.988.8803 www.fuscoe.com</p>		<p>REGISTERED PROFESSIONAL ENGINEER          CIVIL          No. C49881          State of California</p>
DATE: 3/29/2023 SCALE: PER PLAN		JOB NUMBER: 0662-004 DRAFTED BY: EC CHECKED BY: AW

**MAJOR LAND DIVISION**  
 LOTS 169-191, 211-215, 196-197, 246

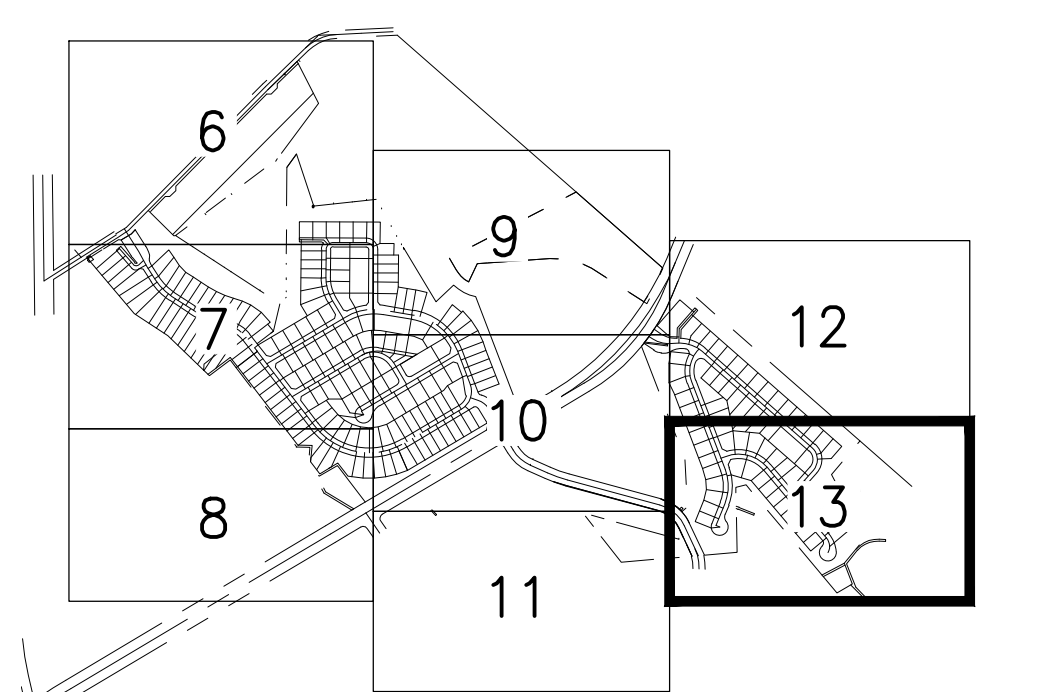
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 3/29/2023  
 SCALE: PER PLAN  
 JOB NUMBER: 0662-004  
 DRAFTED BY: EC  
 CHECKED BY: AW  
 SHT.12 OF 25 SHTS.

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- ### LEGEND AND ABBREVIATIONS
- PROPERTY LINE/RIGHT-OF-WAY
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  - PROPOSED LACFCD EASEMENT LINE
  - PROPOSED LACSD EASEMENT LINE
  - PROPOSED PRIVATE STORM DRAIN EASEMENT LINE
  - PROPOSED WWD EASEMENT LINE
  - PROPOSED RETAINING WALL (<math>H</math><math><6</math>)
  - PROPOSED RETAINING WALL (><math>H</math><math>>12</math>)
  - 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
  - CENTERLINE
  - DUCTILE IRON
  - EAST OF EASEMENT
  - EXISTING
  - EXISTING
  - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
  - LOS ANGELES COUNTY SANITATION DISTRICT
  - NORTH OF
  - BUILDING FOUNDATION PAD ELEVATION
  - PROPERTY LINE
  - PROPOSED
  - PRIVATE
  - REINFORCED CONCRETE PIPE
  - RETAINED HEIGHT
  - RIGHT-OF-WAY
  - SQUARE FEET
  - SOUTH OF
  - STORM DRAIN
  - SANITARY SEWER
  - TREE PROTECTION ZONE
  - TOP OF WALL
  - VITRIFIED CLAY PIPE
  - WEST OF
  - WALNUT VALLEY WATER DISTRICT
  - SLOPE AREA (GREATER THAN 25%)
  - 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



SCALE: 1" = 40'

# EXHIBIT "A"/EXHIBIT MAP

NO.	REVISIONS	DATE	BY

**FUSCOE ENGINEERING**  
 600 W. Shire, Suite 1470, Los Angeles, California 90017  
 Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoe.com

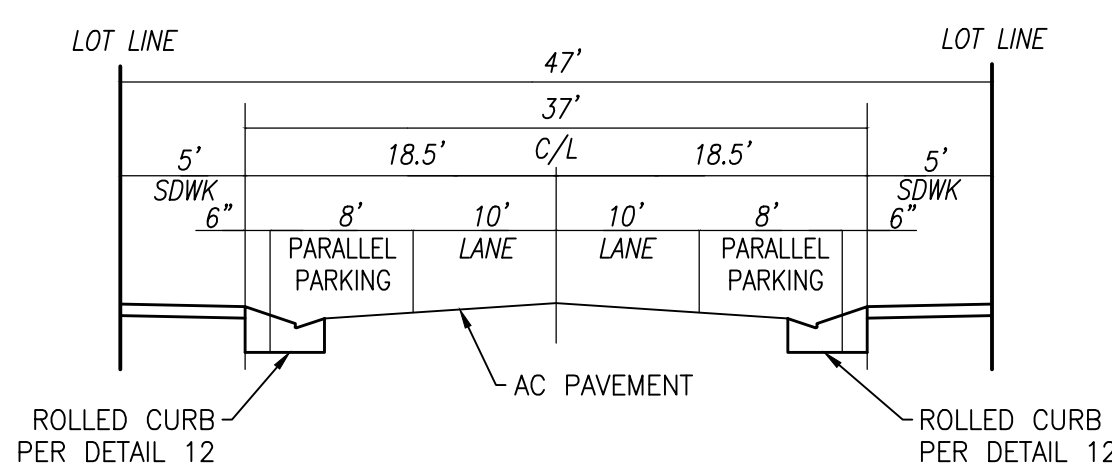


**MAJOR LAND DIVISION**  
 LOTS 192-195, 199-210, 216-234, 245

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

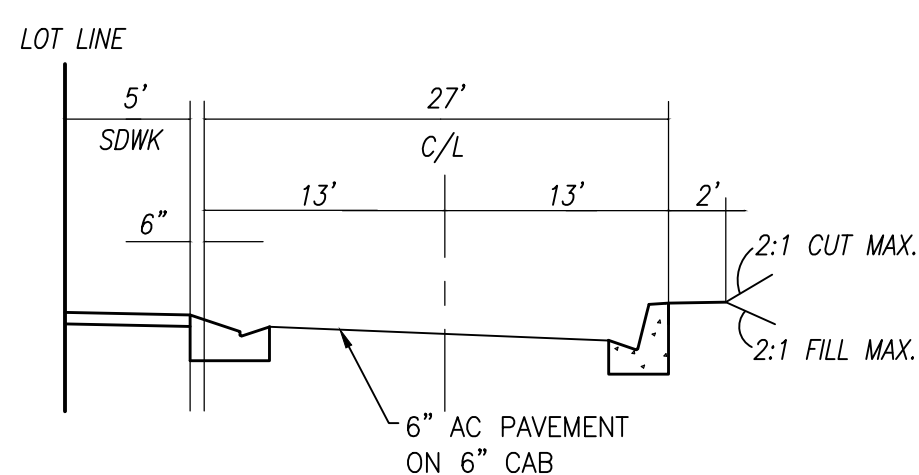
DATE: 3/29/2023      JOB NUMBER: 0662-004

SCALE: PER PLAN      DRAFTED BY: EC      SHT.13 OF 25 SHTS.  
 CHECKED BY: AW



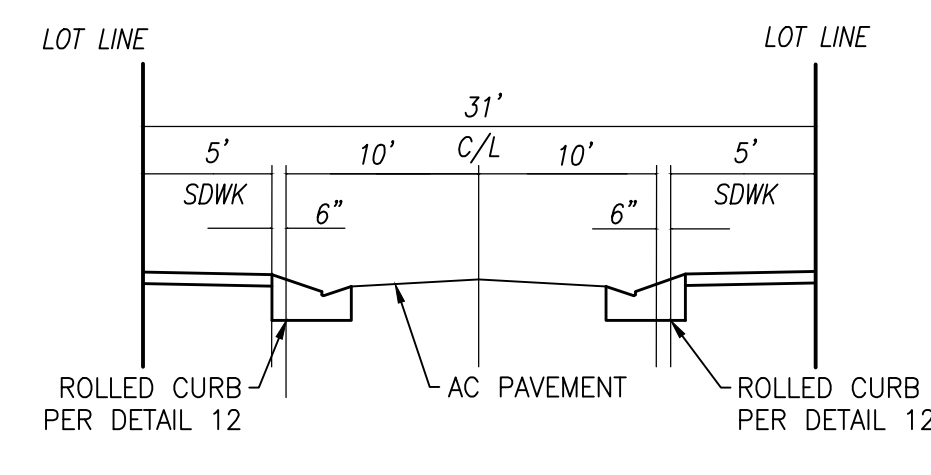
DETAIL 1: TYPICAL SECTION

PRIVATE DRIVE & FIRE LANE "A" STREET, "C" STREET, "D" STREET, "E" STREET, "F" STREET, "G" STREET, "H" STREET, "I" STREET, "J" STREET



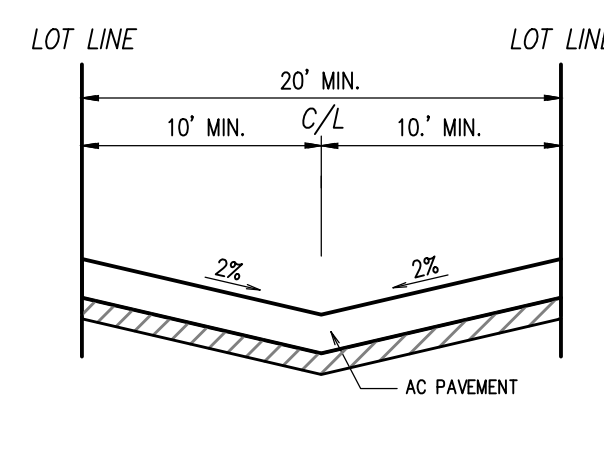
DETAIL 2: TYPICAL SECTION

PRIVATE DRIVE & FIRE LANE "B" STREET - SHEET 7



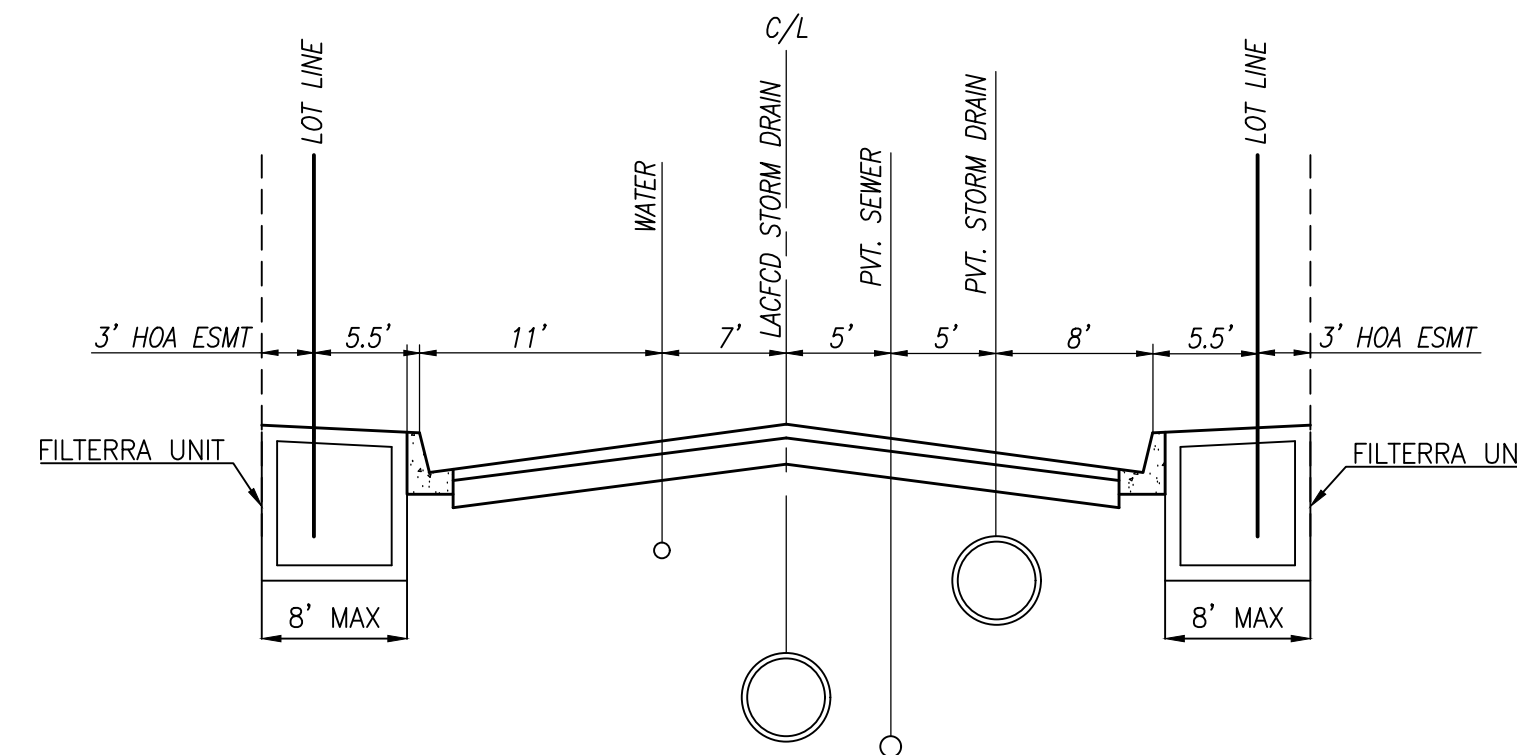
DETAIL 3: TYPICAL SECTION

PRIVATE DRIVE & FIRE LANE "D" STREET ALLEY - STREET 10

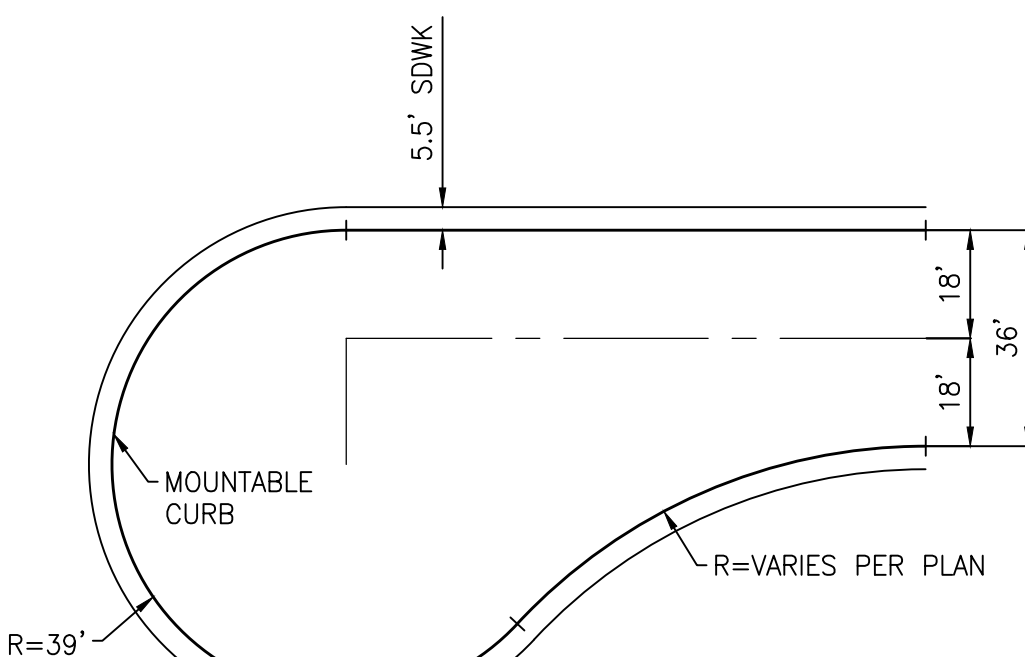


DETAIL 4: TYPICAL SECTION

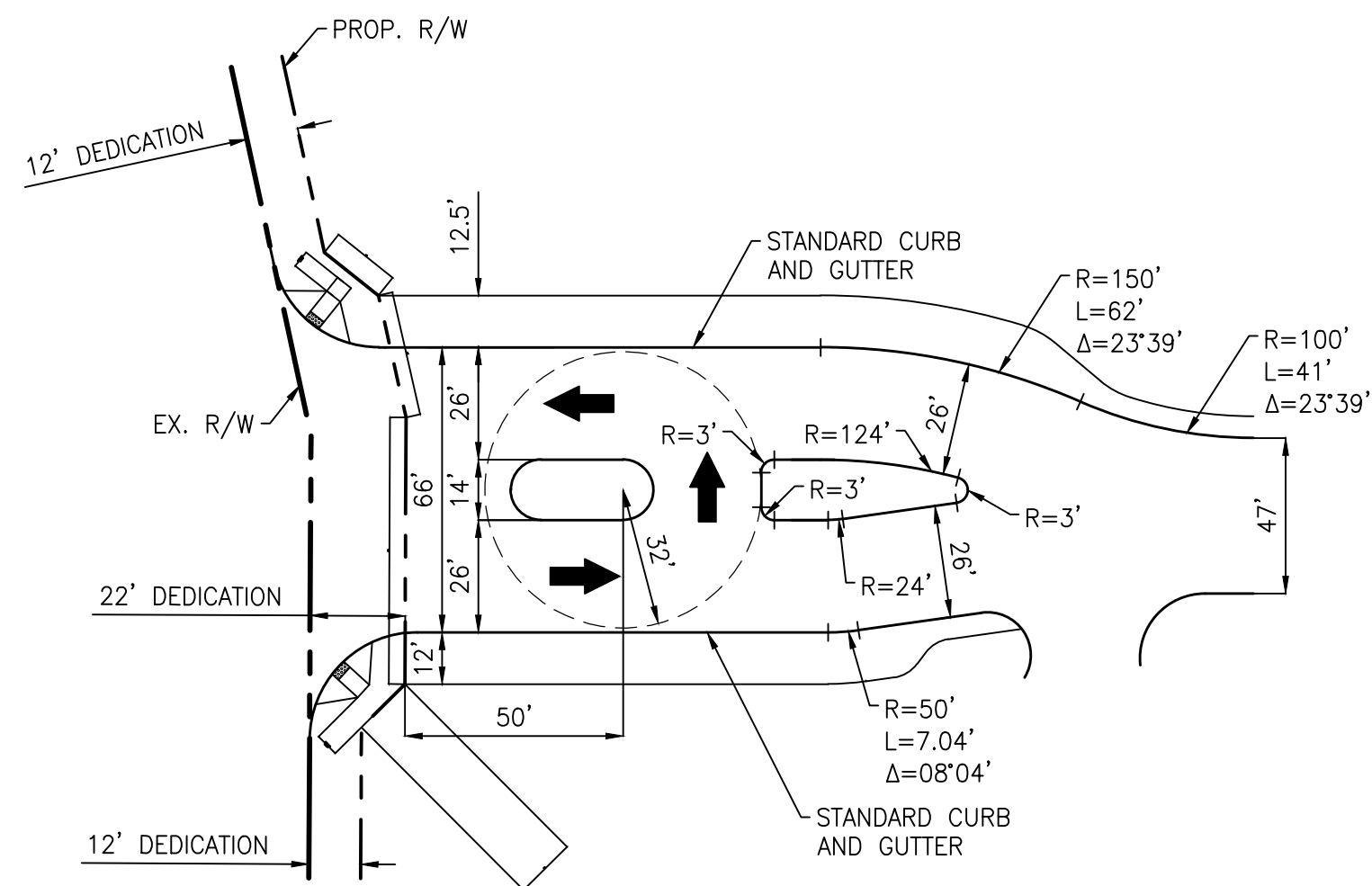
PRIVATE DRIVE "E" STREET ALLEY - SHEET 6, "H" STREET ALLEY - SHEET 13



DETAIL 5: TYPICAL UTILITY LOCATION

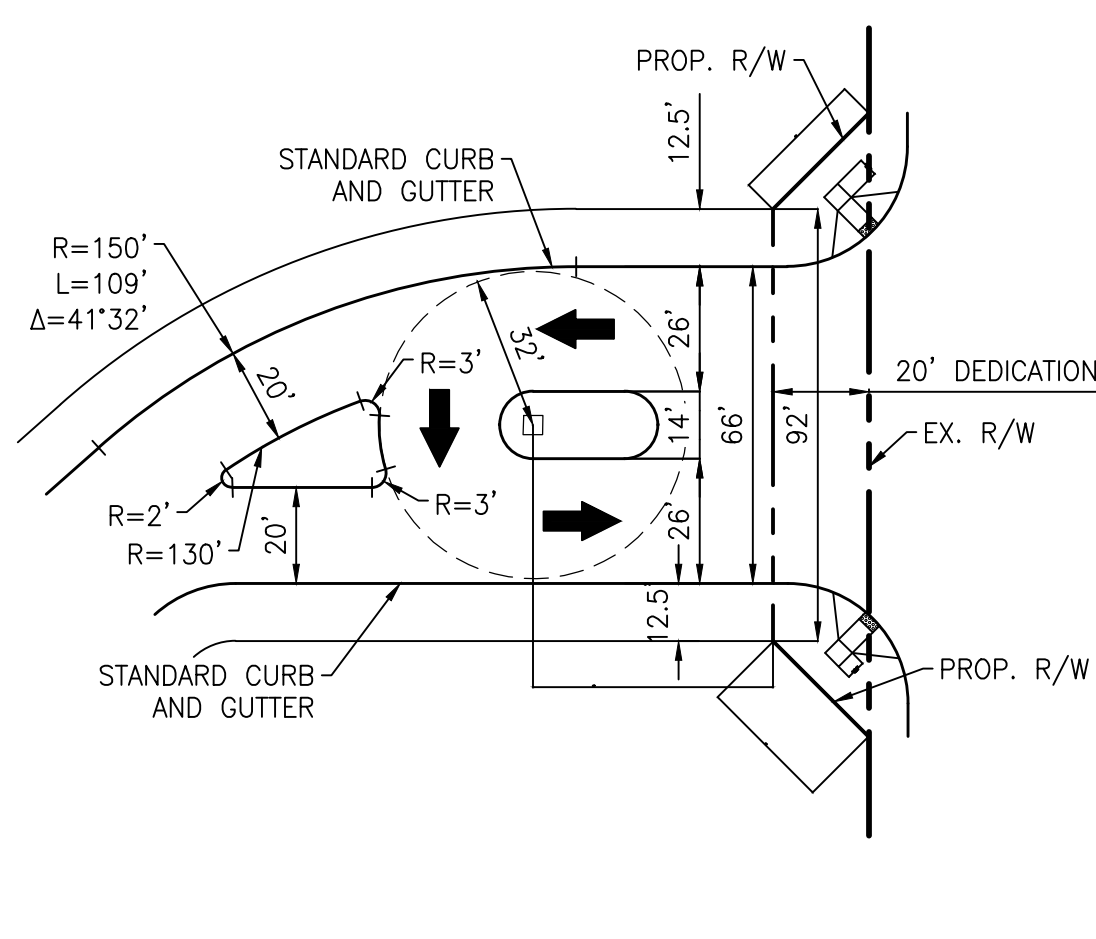


DETAIL 6: TYPICAL PRIVATE STREET CUL-DE-SAC



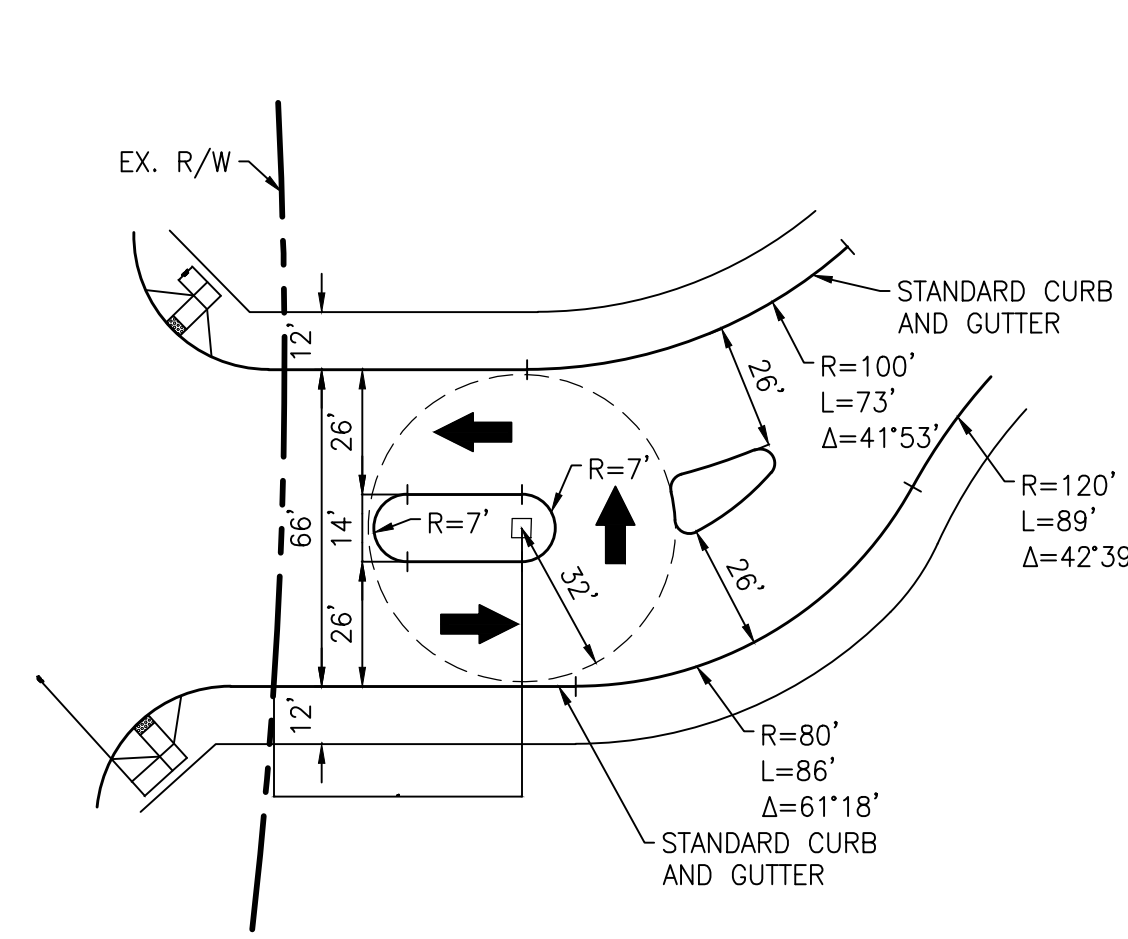
DETAIL 7: "A" STREET ENTRANCE DETAIL

PRIVATE DRIVE & FIRE LANE ENTRY SHEET 6



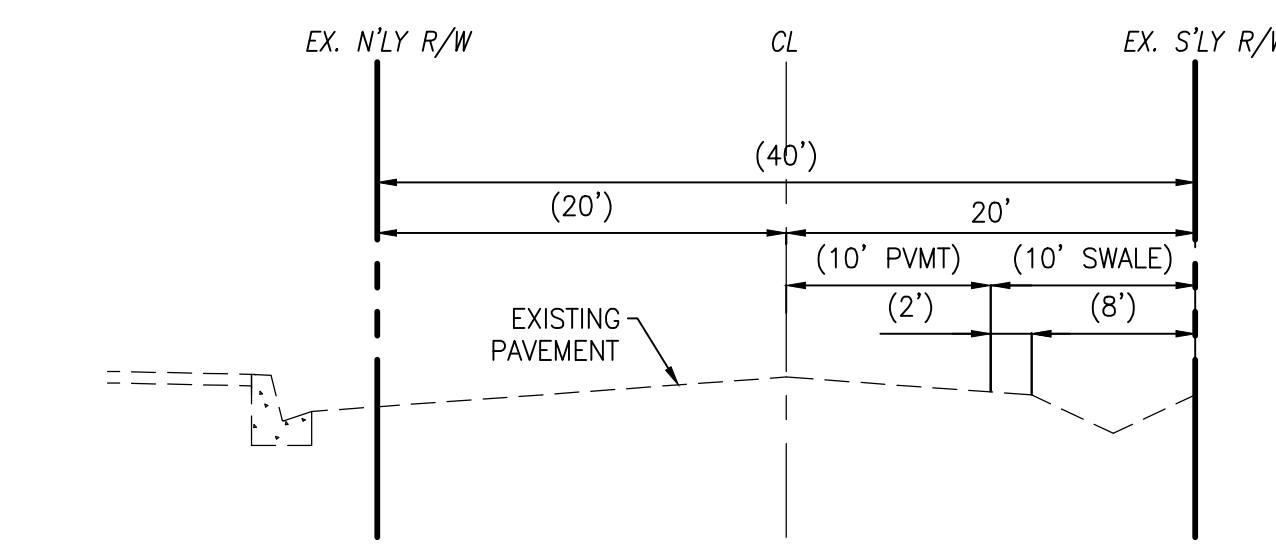
DETAIL 8: "G" STREET ENTRANCE DETAIL

PRIVATE DRIVE & FIRE LANE ENTRY SHEET 10

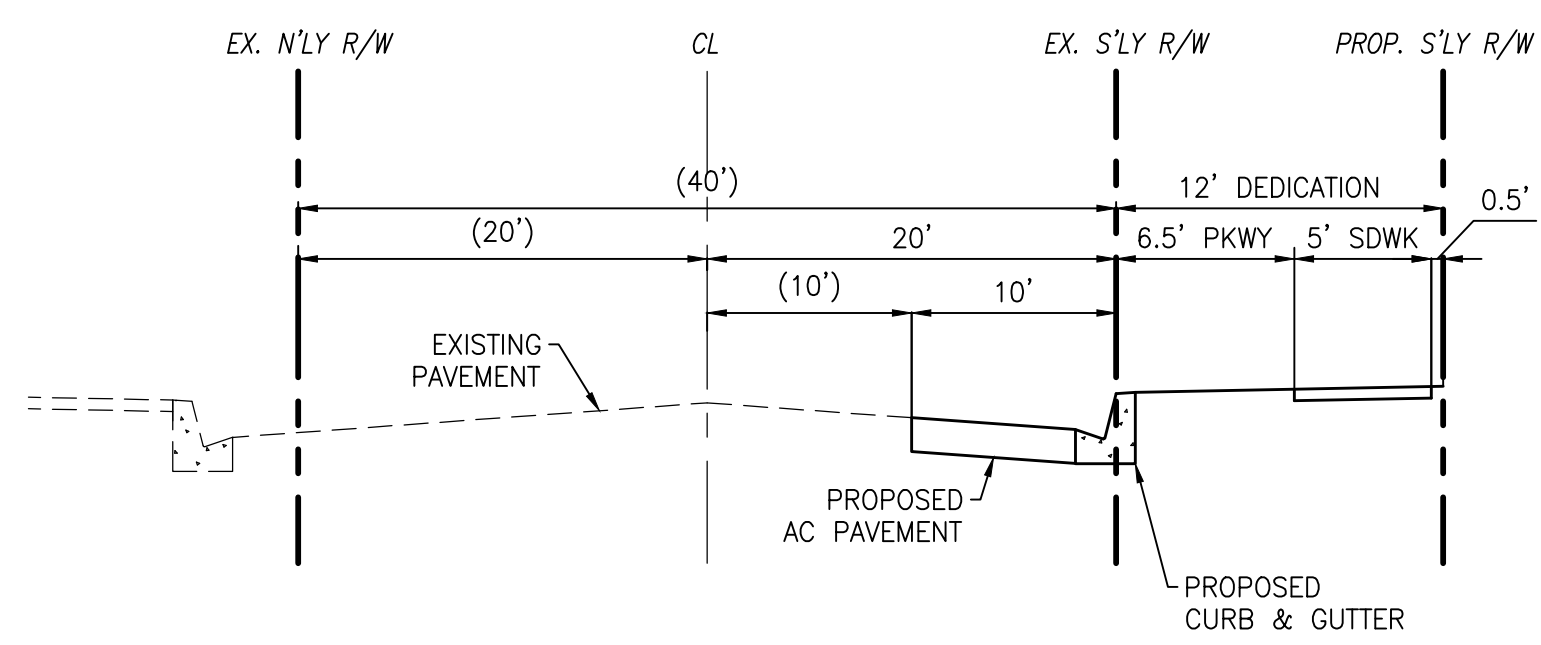


DETAIL 9: "H" STREET ENTRANCE DETAIL

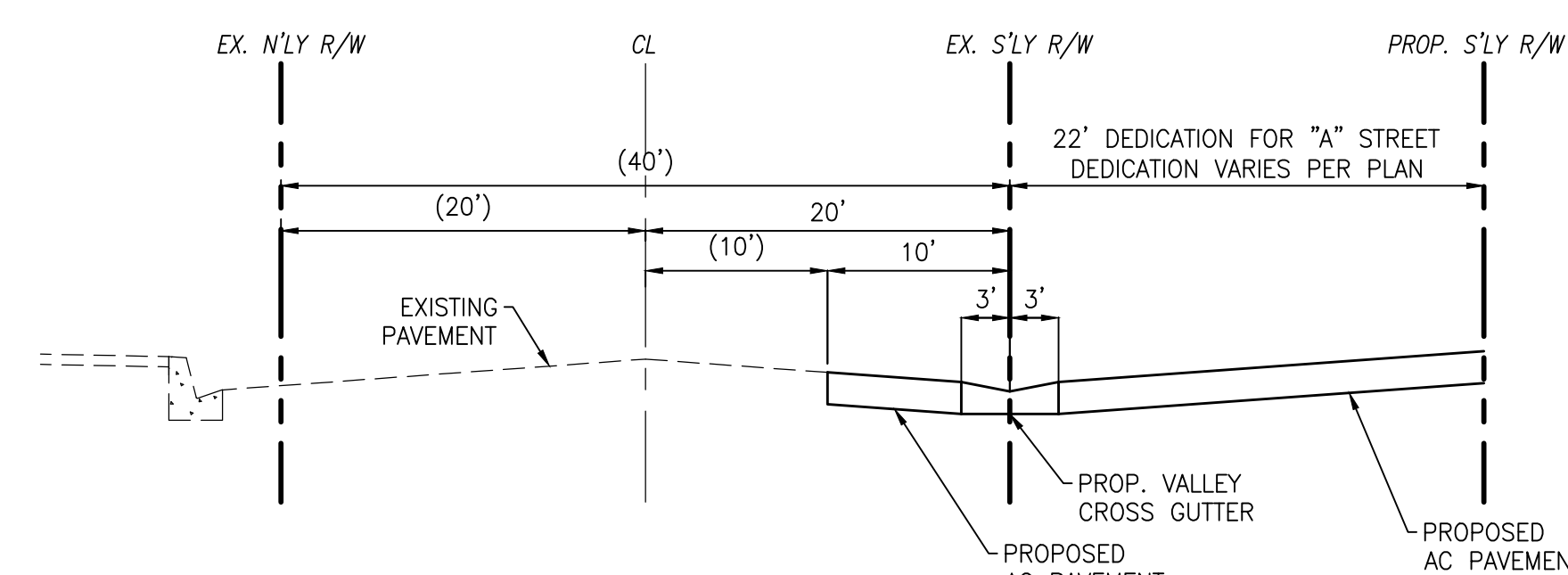
PRIVATE DRIVE & FIRE LANE ENTRY SHEET 10



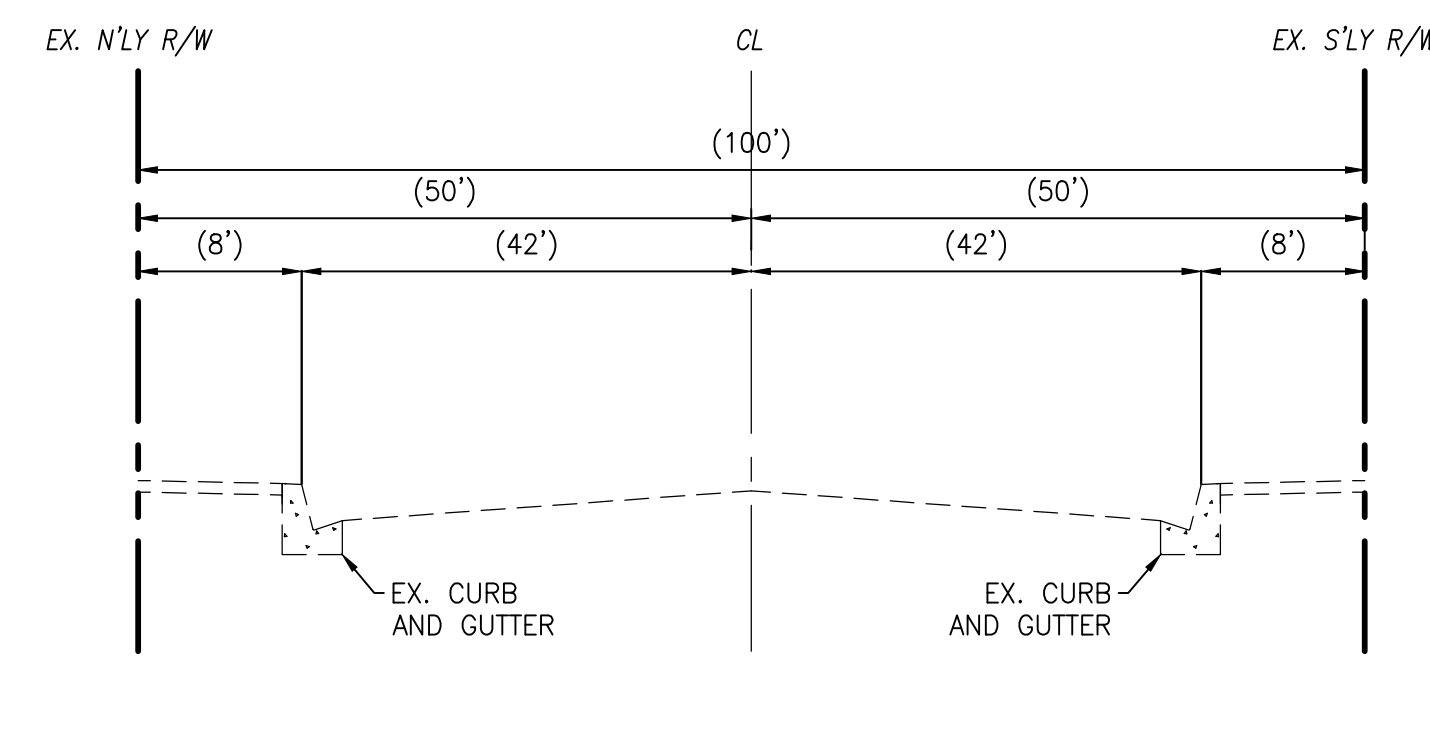
DETAIL 10: EXISTING EAST WALNUT DRIVE PUBLIC STREET TYPICAL SECTION



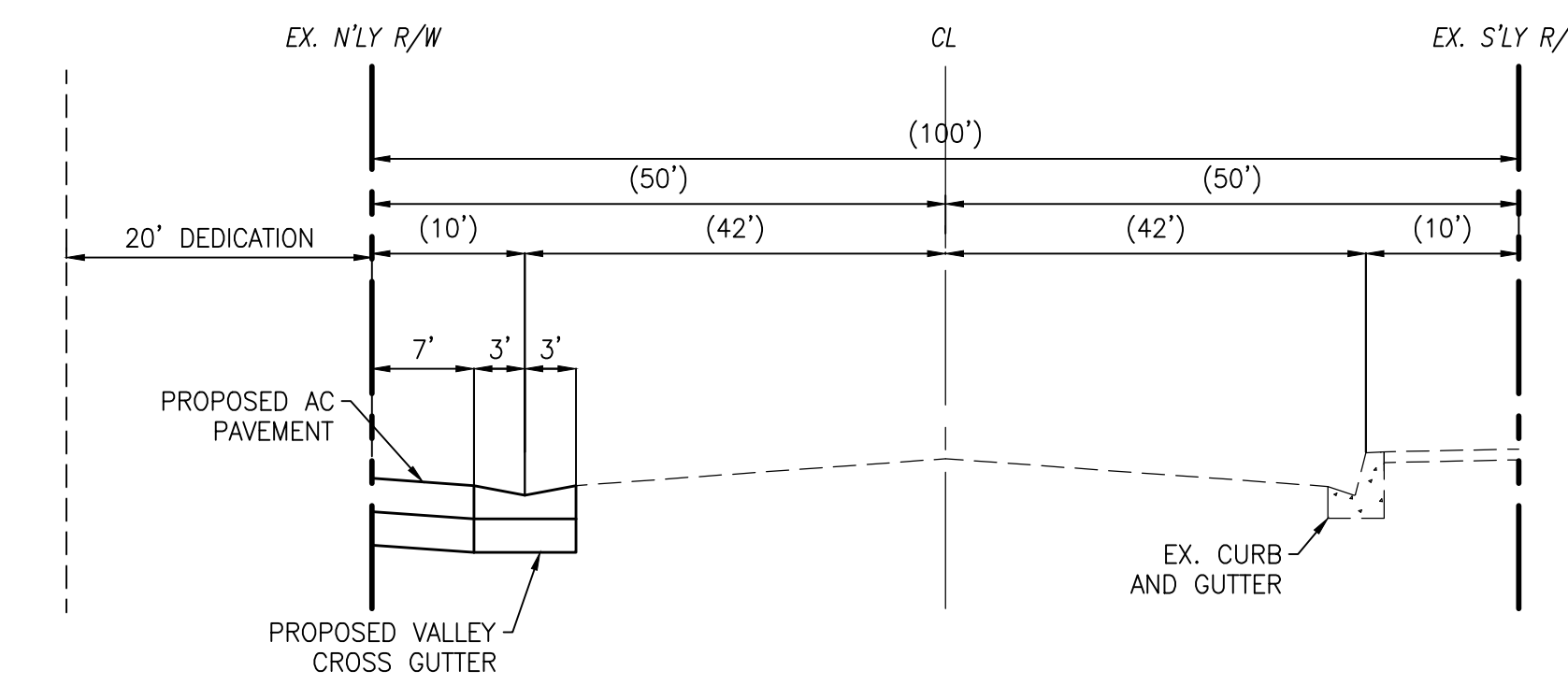
DETAIL 11: PROPOSED EAST WALNUT DRIVE PUBLIC STREET TYPICAL SECTION



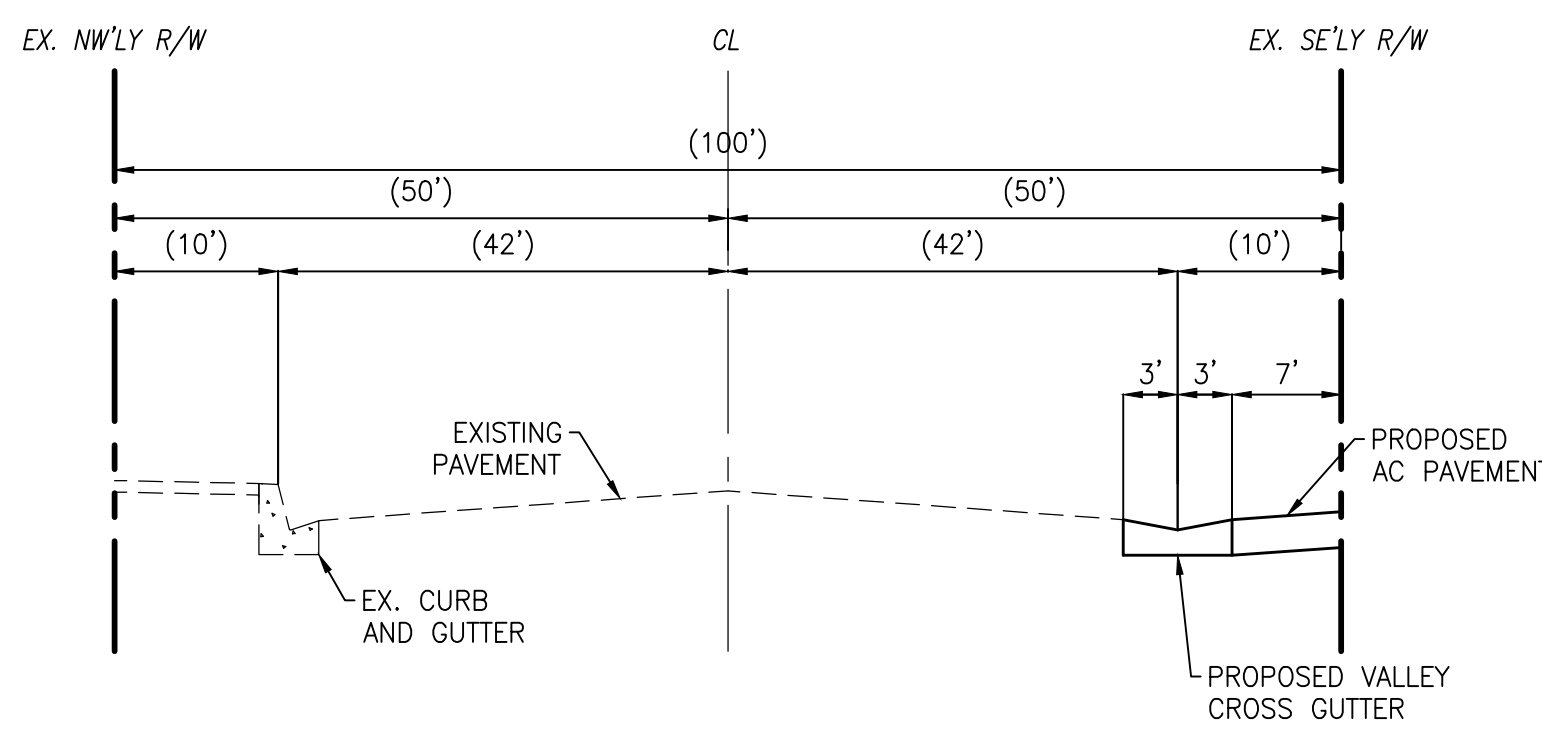
DETAIL 12: PROPOSED EAST WALNUT DRIVE PUBLIC STREET TYPICAL SECTION AT "A" STREET AND PA-3



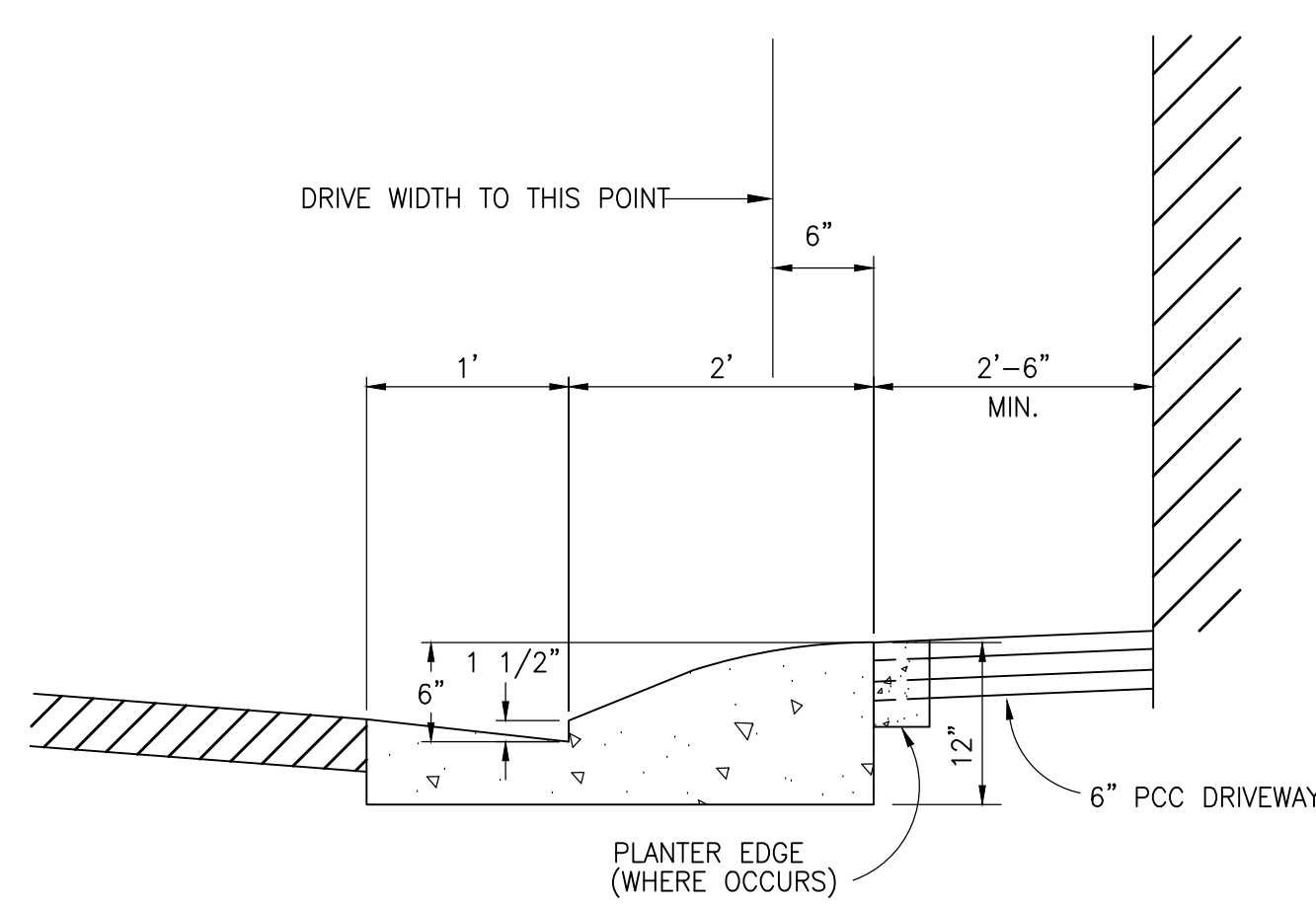
DETAIL 12: EXISTING COLIMA ROAD PUBLIC STREET TYPICAL SECTION



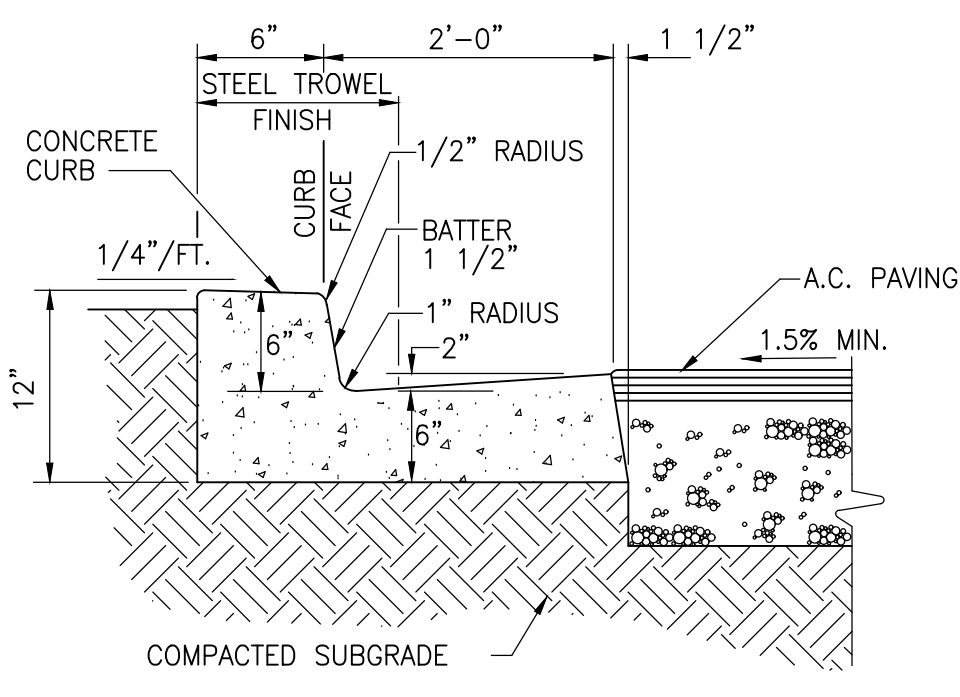
DETAIL 12: PROPOSED COLIMA ROAD PUBLIC STREET TYPICAL SECTION "G" STREET



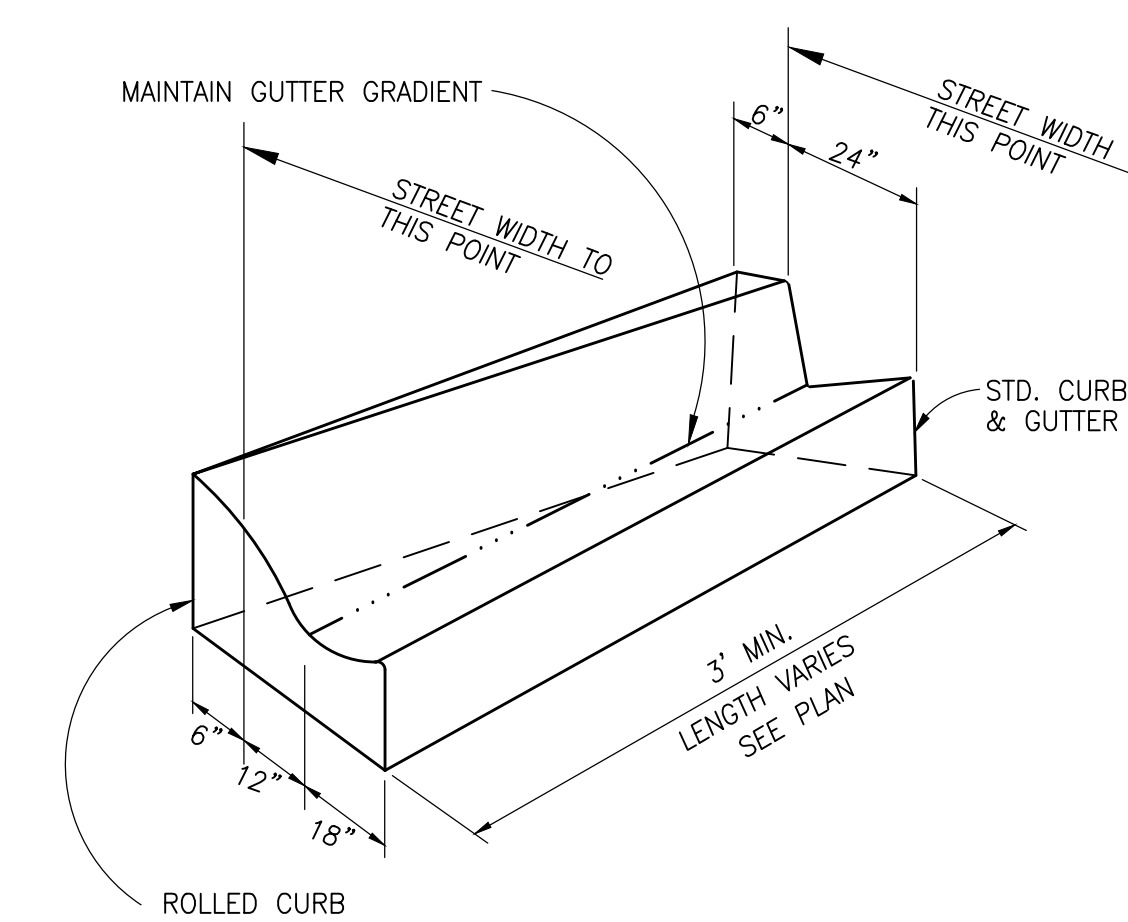
DETAIL 12: COLIMA ROAD PUBLIC STREET TYPICAL SECTION AT "H" STREET



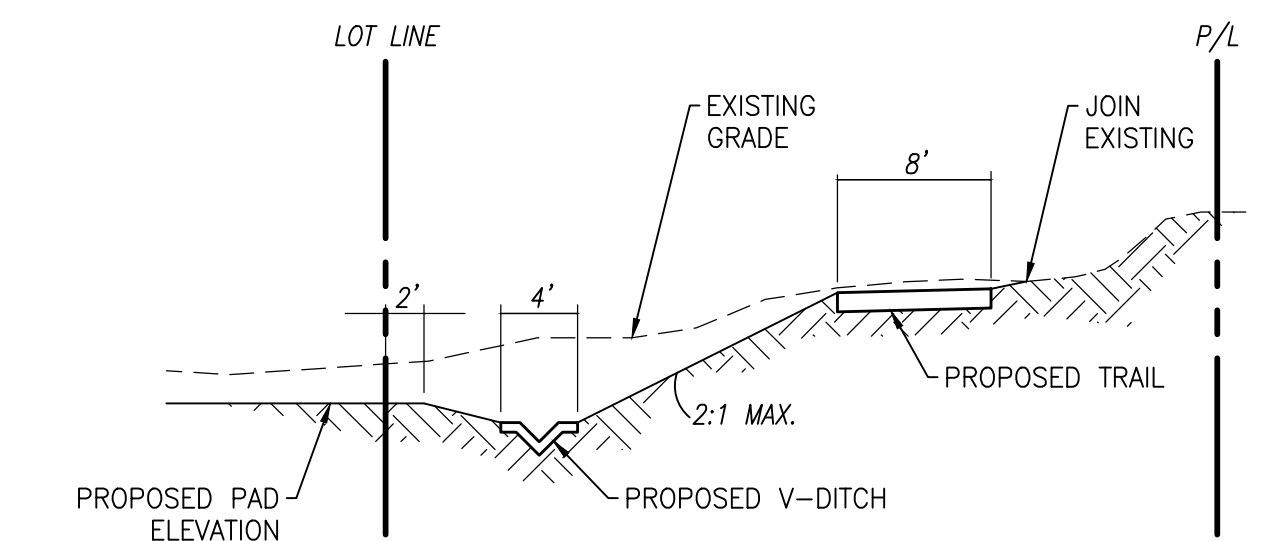
DETAIL 13: TYPICAL PRIVATE ROLLED CURB DETAIL



DETAIL 14: TYPICAL PRIVATE 6\"/>



DETAIL 15: ROLLED CURB TRANSITION TO STD. CURB AND GUTTER DETAIL



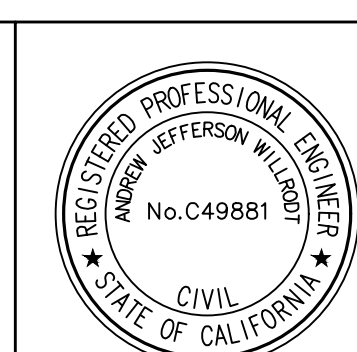
DETAIL 16: 4\"/>

BETWEEN LOT 259 & LOT 182 TO 198

EXHIBIT "A"/EXHIBIT MAP

Table with columns for NO., REVISIONS, DATE, BY, and a signature line.

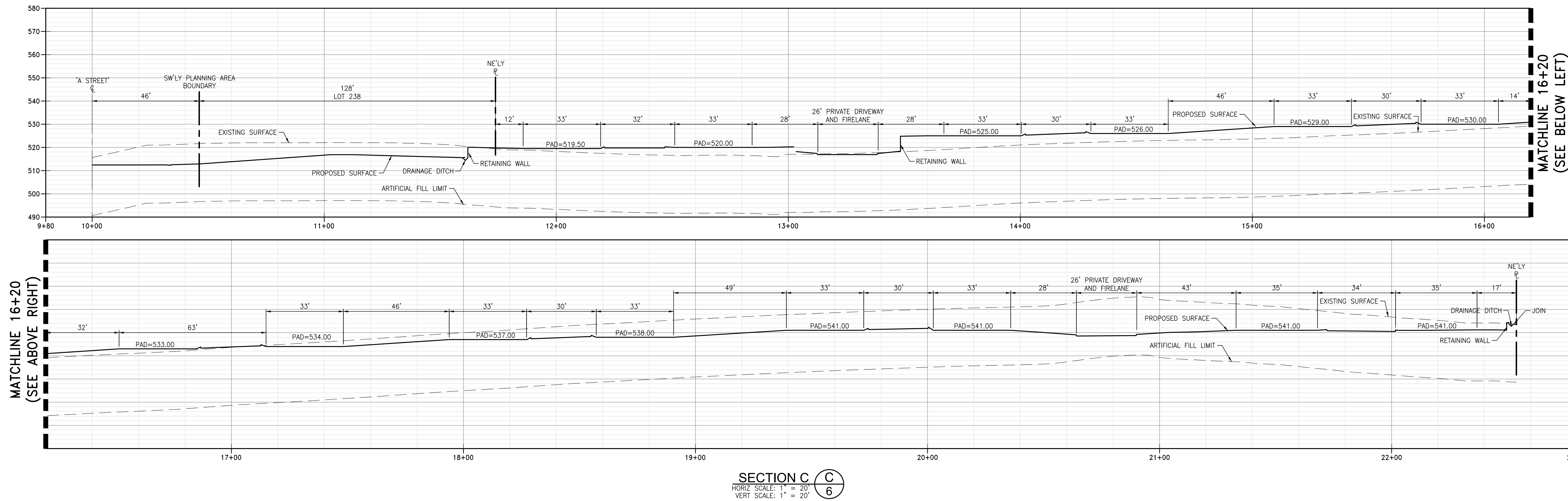
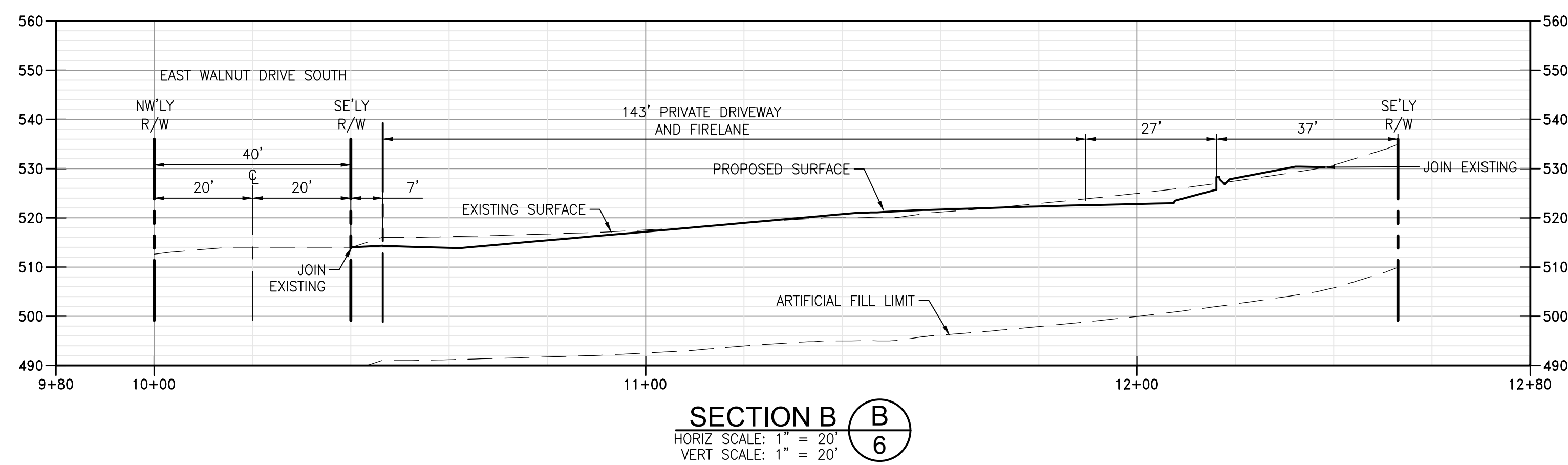
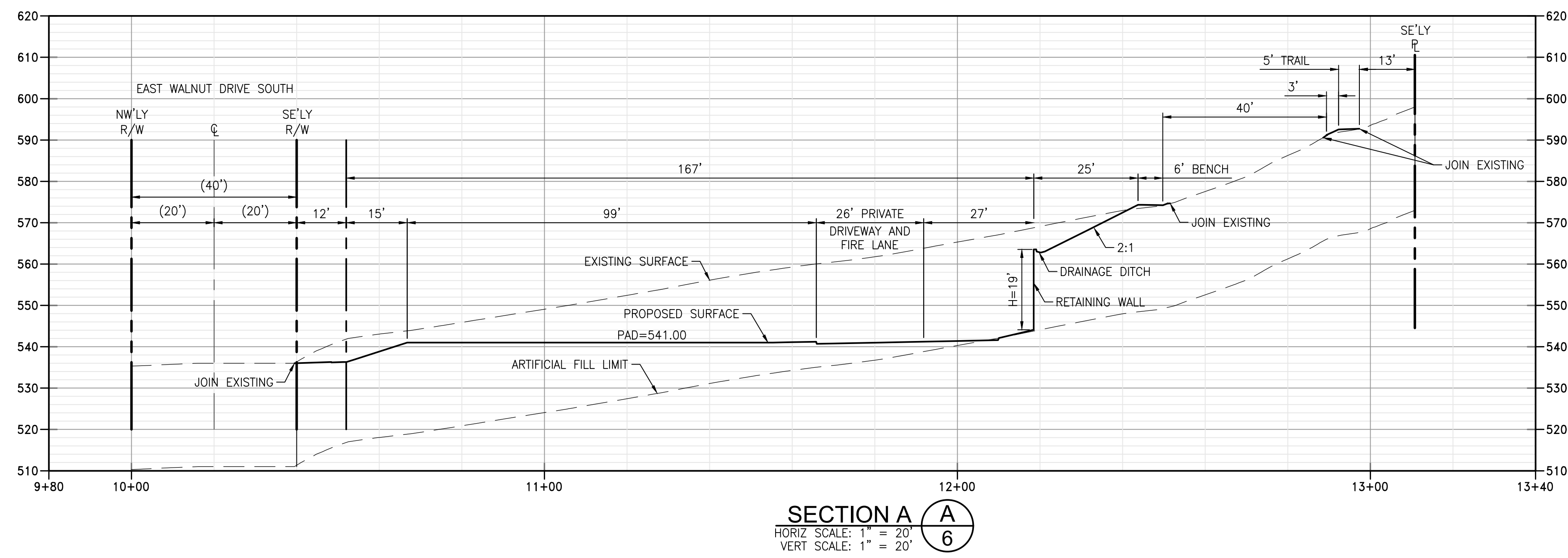
FUSCOE ENGINEERING logo and contact information: 600 Wilshire, Suite 1470, Los Angeles, California 90017. Tel: 213.988.8802. Fax: 213.988.8803. Email: www.fuscoe.com.



Project information table: MAJOR LAND DIVISION, TYPICAL SECTIONS AND DETAILS, DATE 3/29/2023, JOB NUMBER 0662-004, SCALE: PER PLAN, DRAFTED BY: EC, CHECKED BY: AW, SHT. 14 OF 25 SHTS.

Vertical text on the far right edge: F:\PROJECTS\0662\004\0662-004-TMIG-EVALUING\03-29-23\10662SPN.dwg

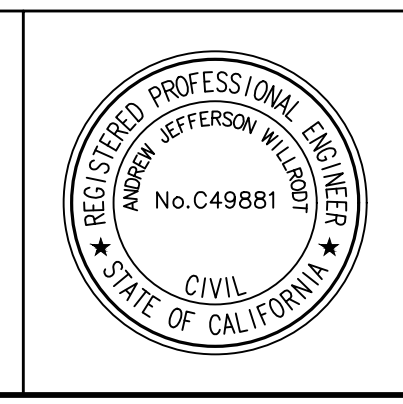
REFER TO RESPECTIVE PLAN SHEETS FOR PROPOSED RETAINING WALL HEIGHTS & LIMITS.



**EXHIBIT "A"/EXHIBIT MAP**

NO.	REVISIONS	DATE	BY

**FUSCOE ENGINEERING**  
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 Tel 213.988.8802 Fax 213.988.8803 www.fuscoe.com  
 03/29/2023



**MAJOR LAND DIVISION**  
**SLOPE CROSS SECTIONS**

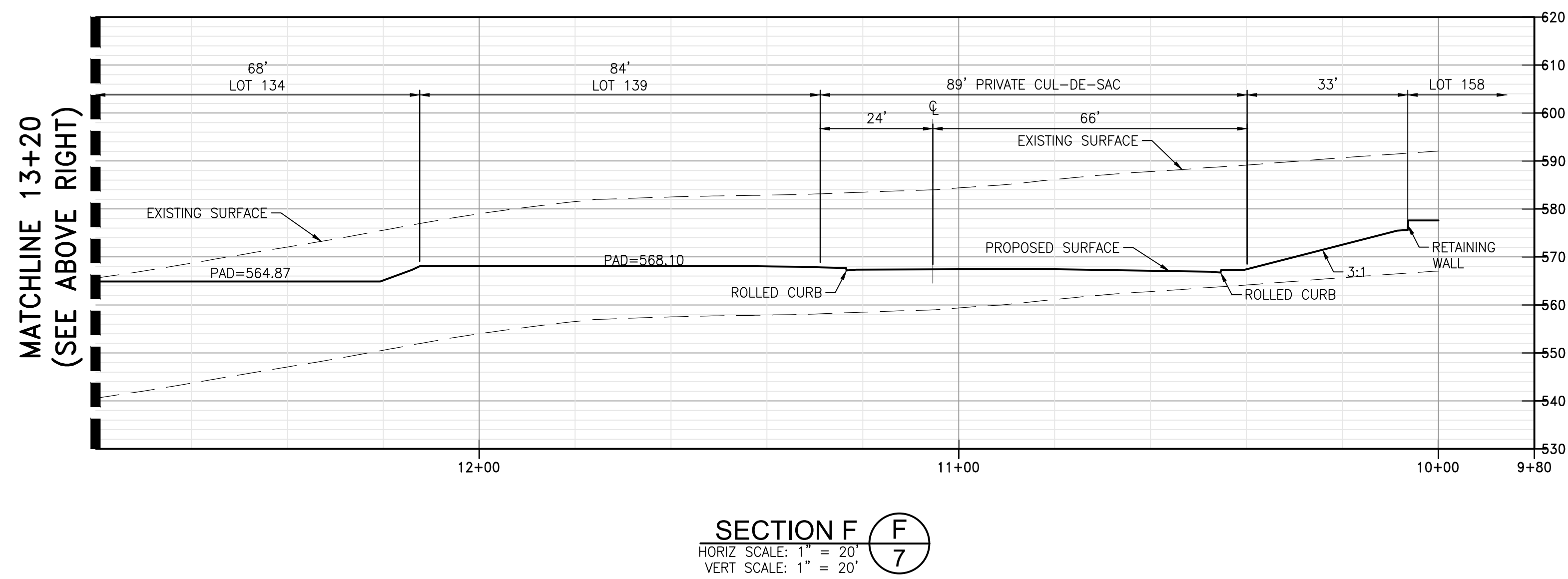
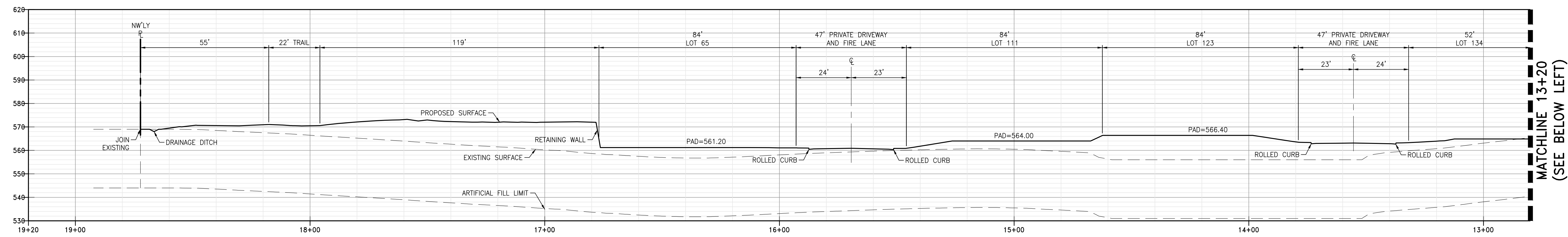
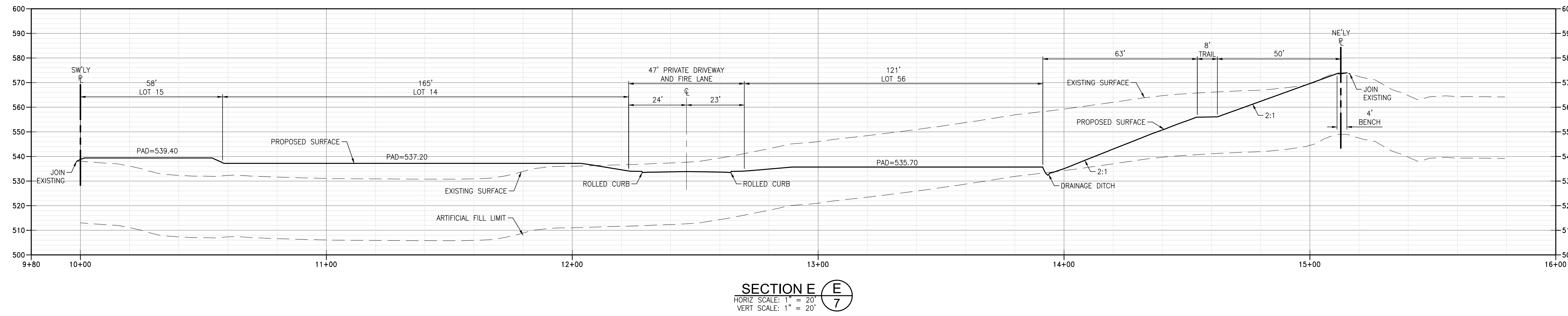
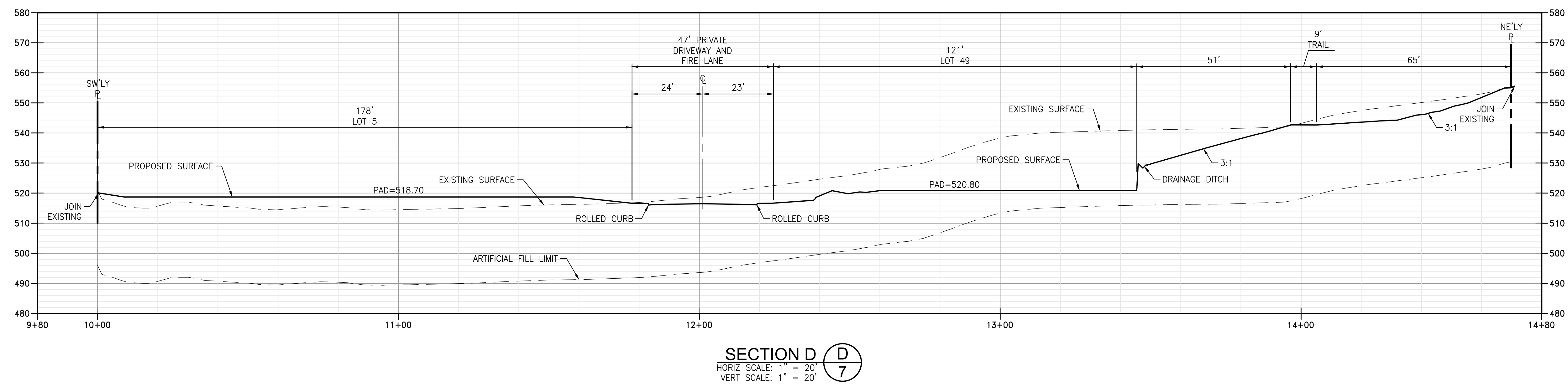
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 3/29/2023  
 JOB NUMBER: 0662-004

SCALE: PER PLAN  
 DRAFTED BY: EC  
 CHECKED BY: AW  
 SHT.15 OF 25 SHTS.

F:\PROJECTS\604\604\PLANS\EXHIBIT\EXHIBIT MAP.dwg (03-29-23 8:07:07PM) Plotted by: Ecolan

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



MATCHLINE 13+20  
(SEE BELOW LEFT)

MATCHLINE 13+20  
(SEE ABOVE RIGHT)

**EXHIBIT "A"/EXHIBIT MAP**

NO.	REVISIONS	DATE	BY

**FUSCOE ENGINEERING**  
 600 Wilshire, Suite 1470, Los Angeles, California 90017  
 Tel 213.988.8802 Fax 213.988.8803 www.fuscoe.com  
 Date: 03/29/2023



**MAJOR LAND DIVISION**  
**SLOPE CROSS SECTIONS**  
 FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

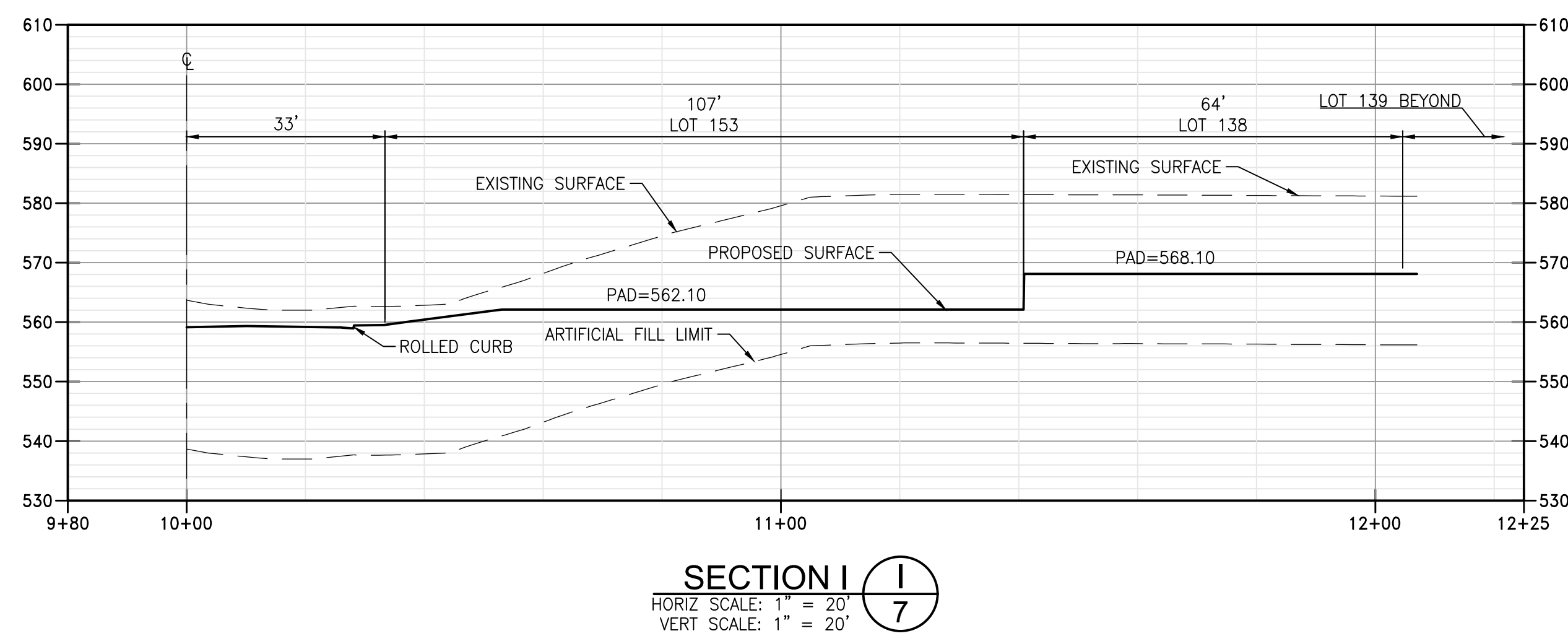
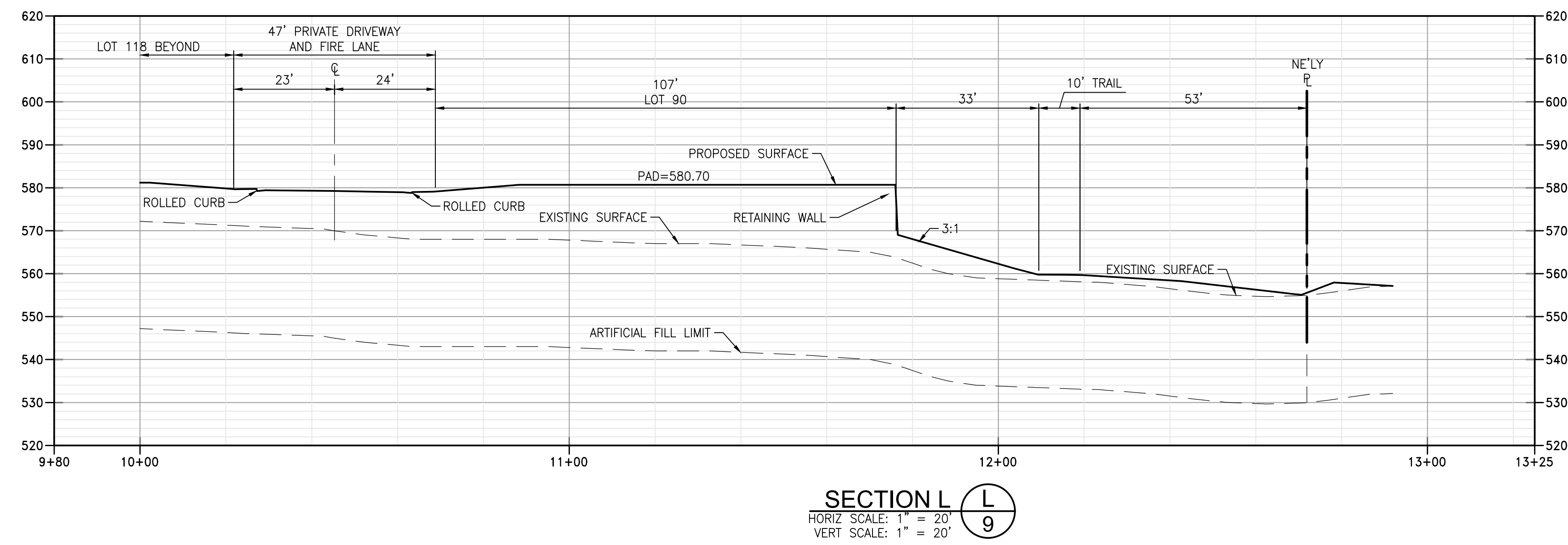
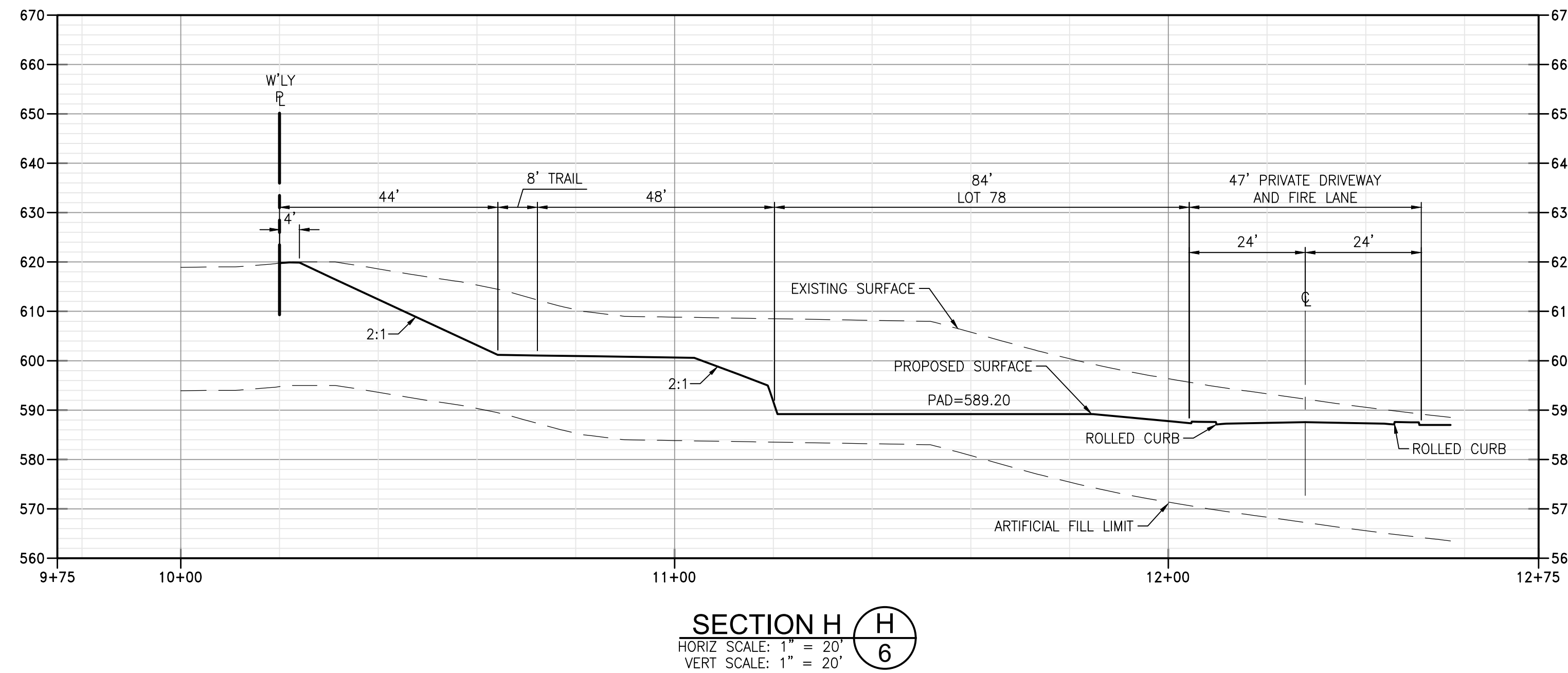
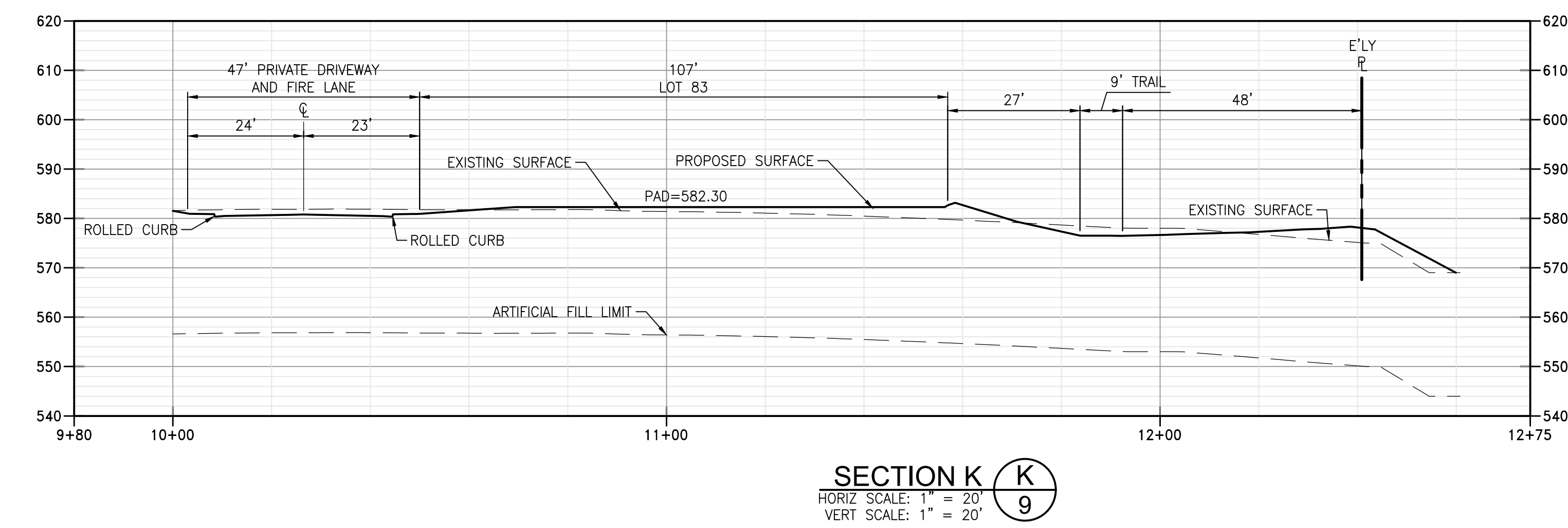
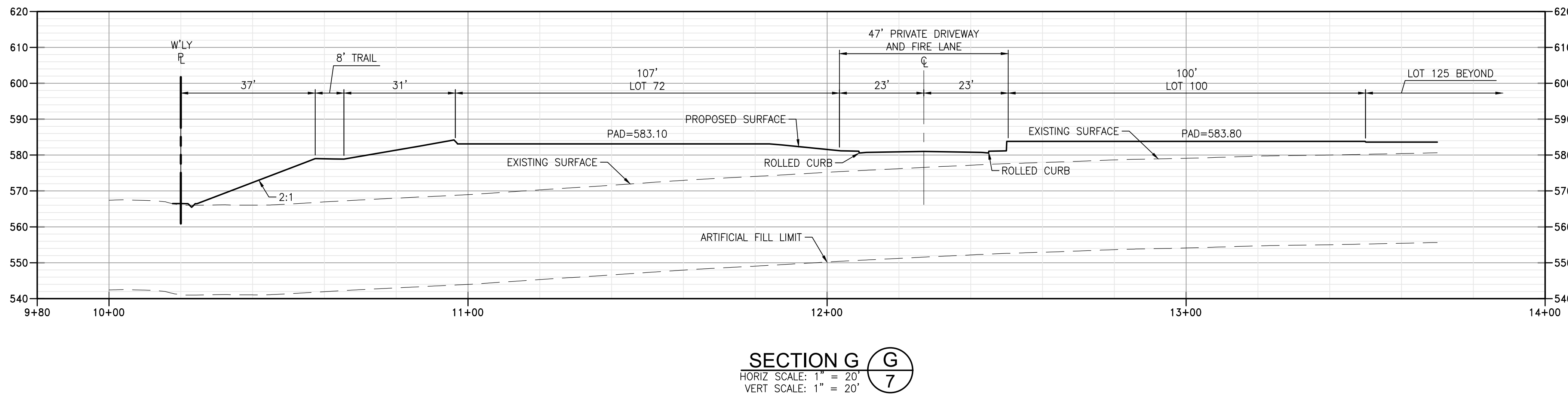
DATE: 3/29/2023  
 JOB NUMBER: 0662-004

SCALE: PER PLAN  
 DRAFTED BY: EC  
 CHECKED BY: AW  
 SHT.16 OF 25 SHTS.

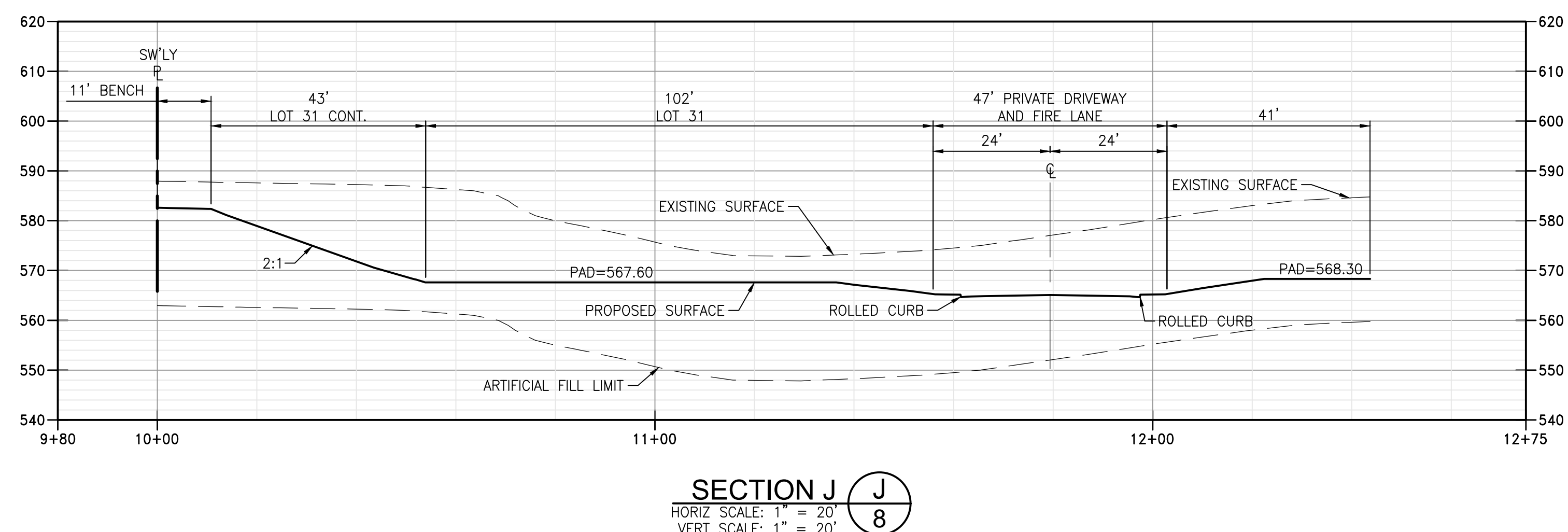
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REFER TO RESPECTIVE PLAN SHEETS FOR PROPOSED RETAINING WALL HEIGHTS & LIMITS.



(NOT USED)



**EXHIBIT "A"/EXHIBIT MAP**

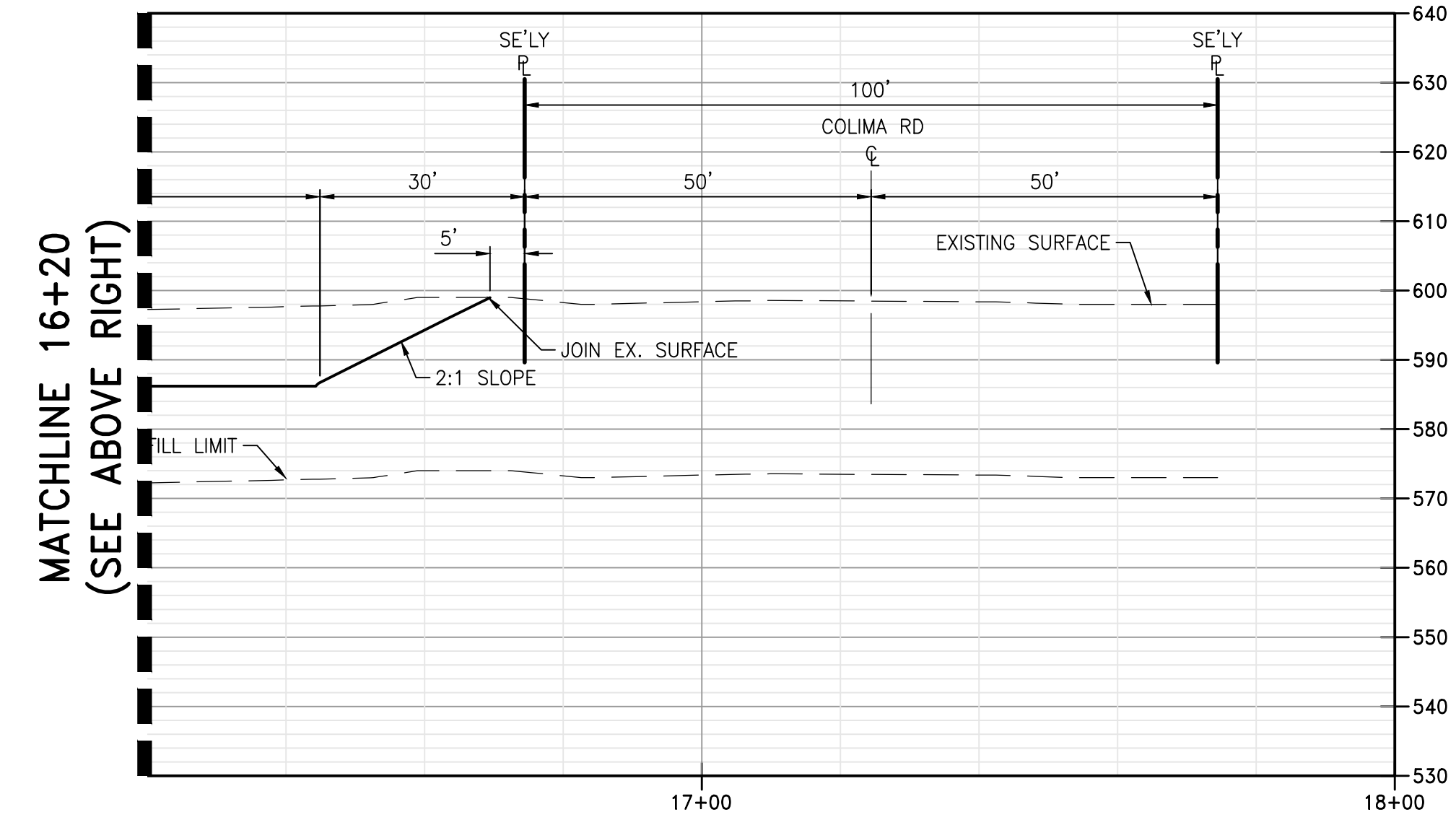
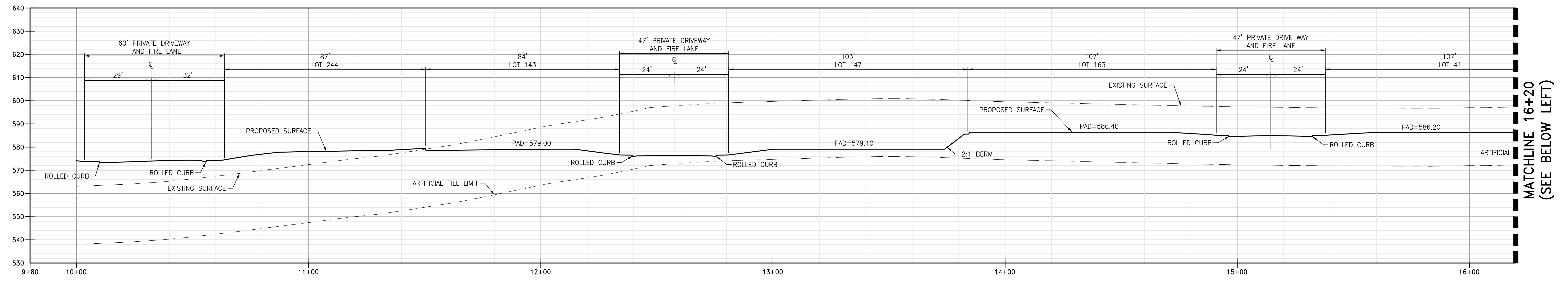
NO.	REVISIONS	DATE	BY

**FUSCOE ENGINEERING**  
 600 Wilshire, Suite 1470, Los Angeles, California 90017  
 Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoe.com  
 Date: 03/29/2023



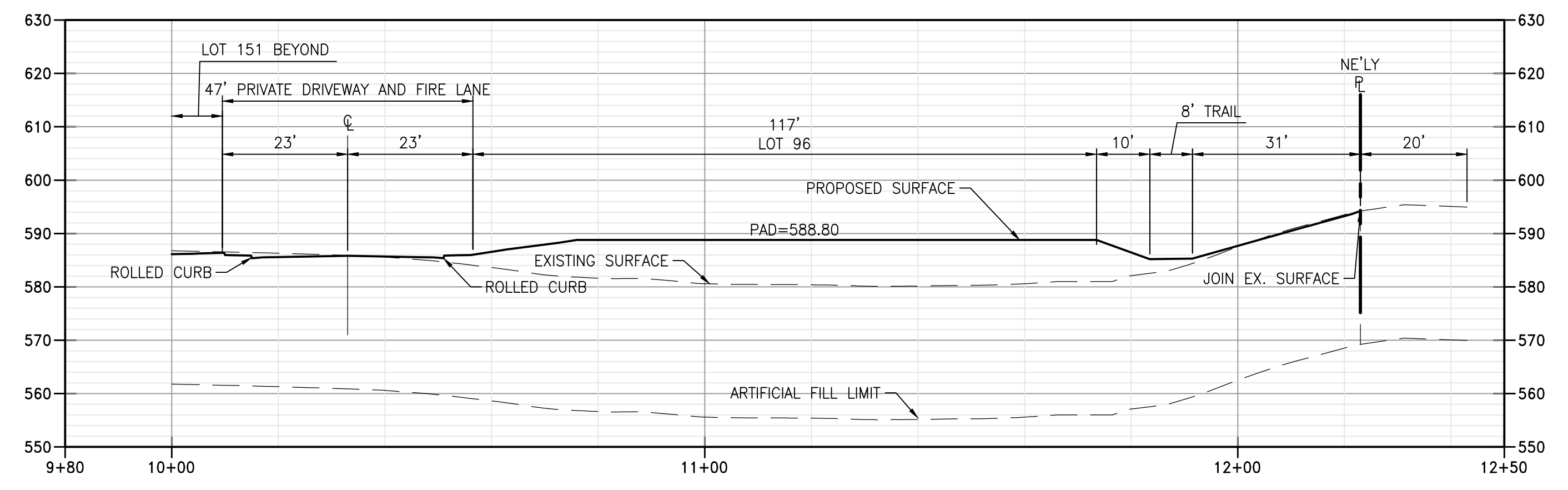
<b>MAJOR LAND DIVISION SLOPE CROSS SECTIONS</b>		
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA		
DATE 3/29/2023	JOB NUMBER 0662-004	
SCALE: PER PLAN	DRAFTED BY: EC CHECKED BY: AW	SHT.17 OF 25 SHTS.

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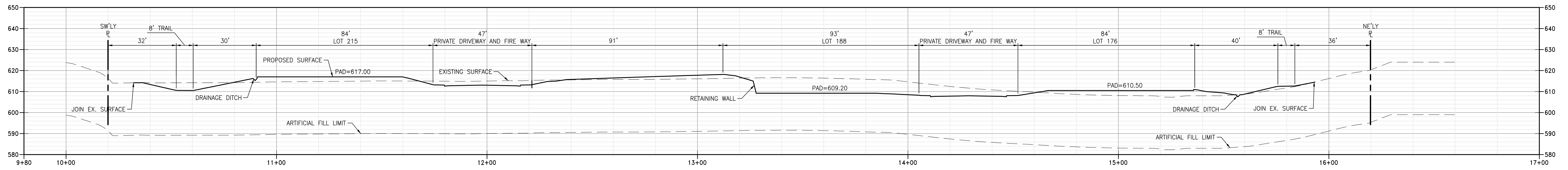


**SECTION M** M  
 HORIZ SCALE: 1" = 20'  
 VERT SCALE: 1" = 20'

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



**SECTION N** N  
 HORIZ SCALE: 1" = 20'  
 VERT SCALE: 1" = 20'



**SECTION O** O  
 HORIZ SCALE: 1" = 20'  
 VERT SCALE: 1" = 20'

**EXHIBIT "A"/EXHIBIT MAP**

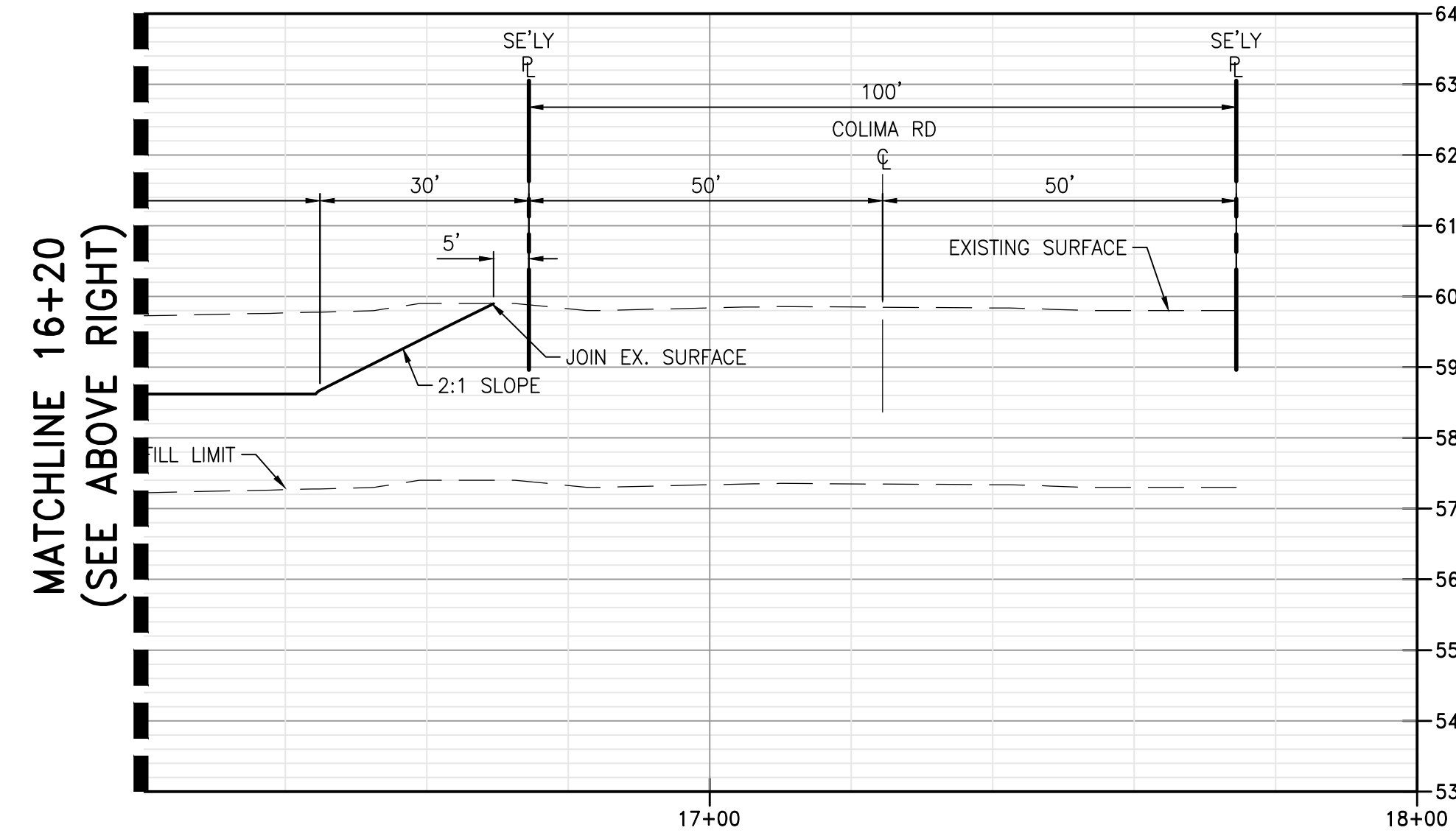
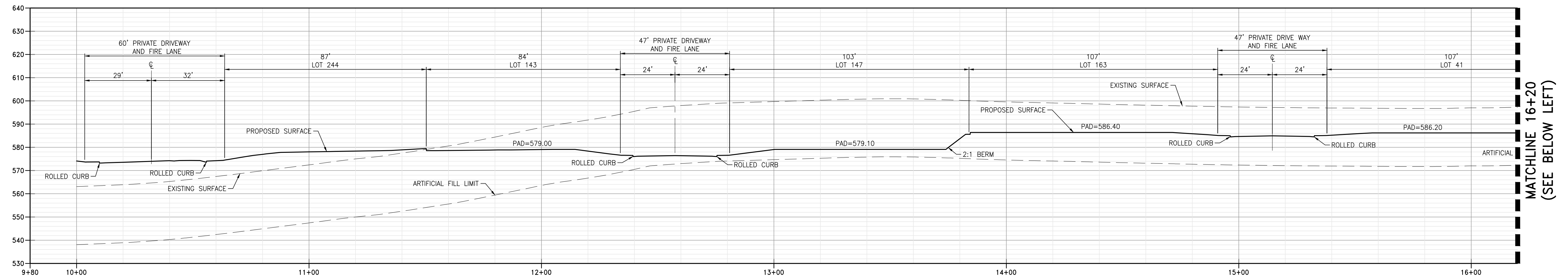
NO.	REVISIONS	DATE	BY

**FUSCOE ENGINEERING**  
 600 Wilshire, Suite 1470, Los Angeles, California 90017  
 Tel 213.988.8802 Fax 213.988.8803 www.fuscoec.com  
 Date: 03/29/2023



<b>MAJOR LAND DIVISION SLOPE CROSS SECTIONS</b>		
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA		
DATE 3/29/2023	JOB NUMBER 0662-004	
SCALE: PER PLAN	DRAFTED BY: EC CHECKED BY: AW	SHT.18 OF 25 SHTS.

PROJECTS/004/004/PLANS/EXHIBITS/EXHIBIT MAP EXHIBIT A/0662-004-TMG-ENR.DWG (03-29-23 8:07:39AM) Plotted by: Ecolan



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

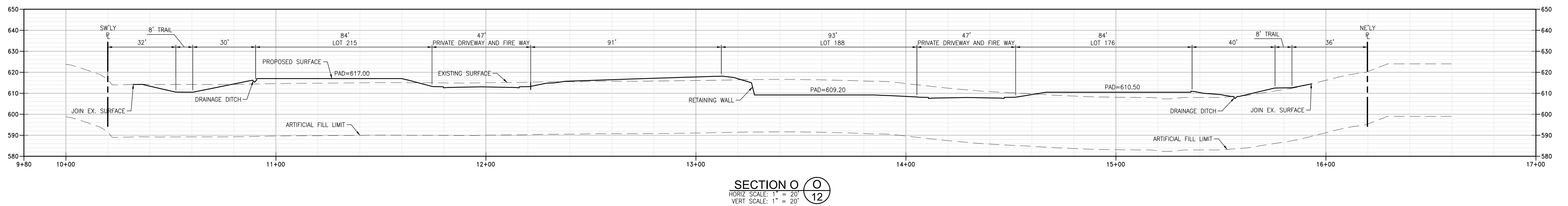
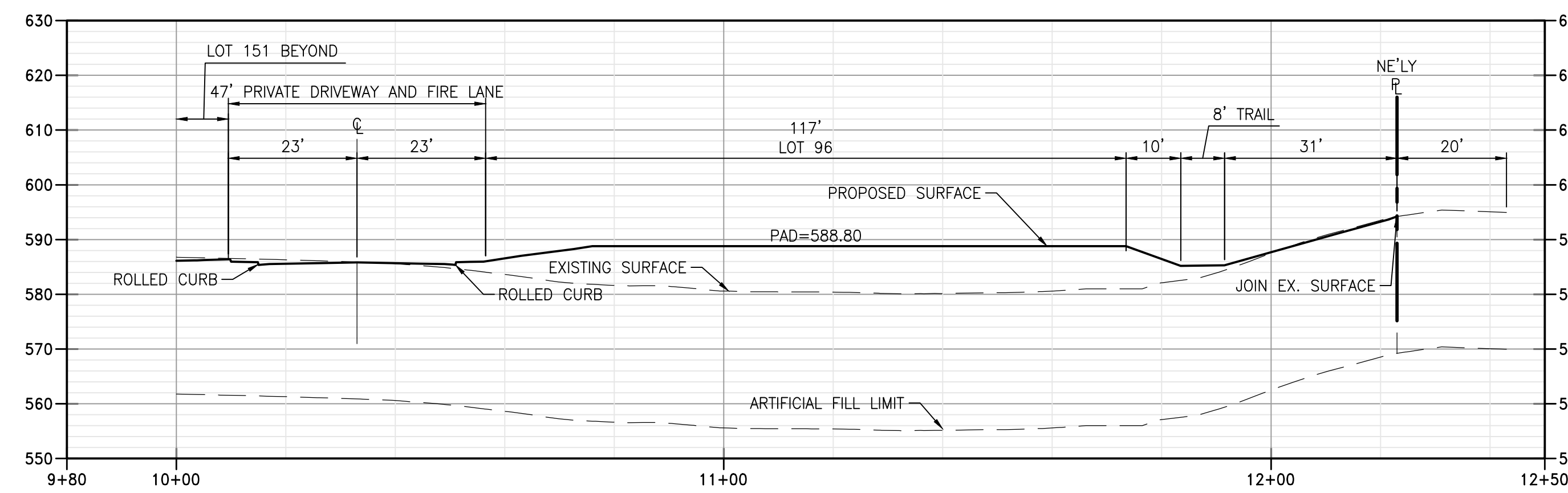


EXHIBIT "A"/EXHIBIT MAP

NO.	REVISIONS	DATE	BY

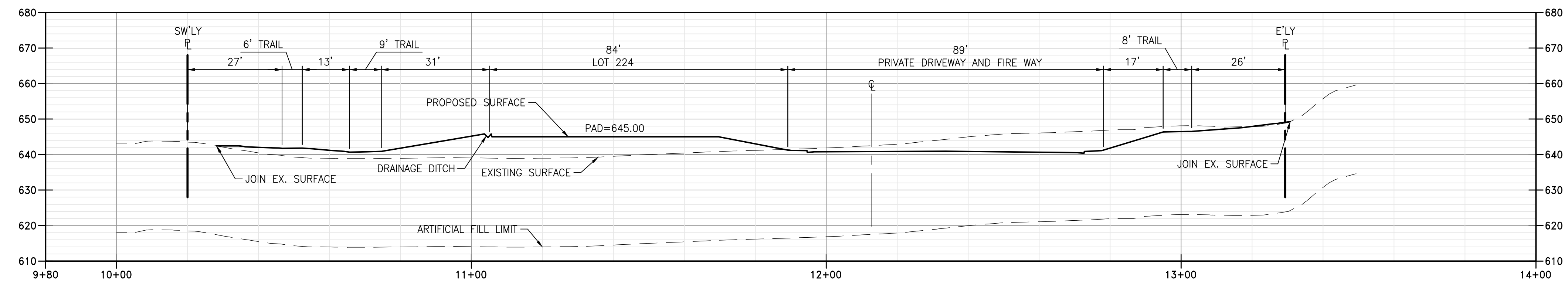
**FUSCOE**  
 ENGINEERING  
 600 Wilshire, Suite 1470, Los Angeles, California 90017  
 Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoec.com  
 Date: 03/29/2023



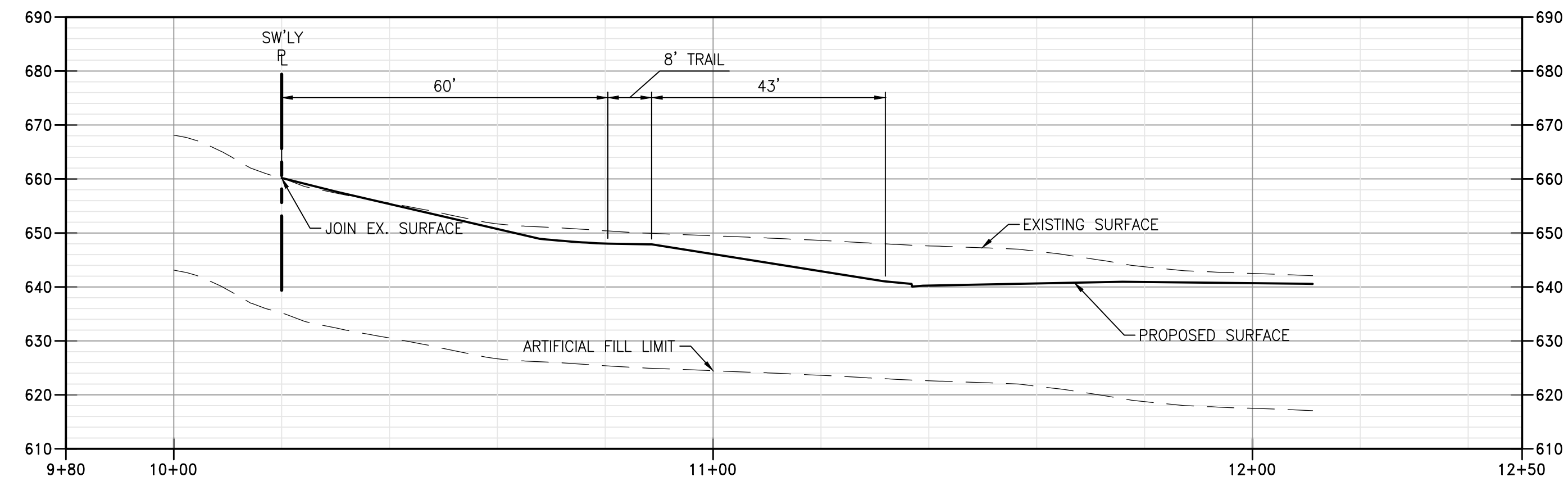
MAJOR LAND DIVISION SLOPE CROSS SECTIONS		
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA		
DATE 3/29/2023	JOB NUMBER 0662-004	
SCALE: PER PLAN	DRAFTED BY: EC CHECKED BY: AW	SHT.18 OF 25 SHTS.

PROJECT: 0662-004-TMG-ENR-ING (03-29-23 8:07:59PM) Printed by: Ecolson

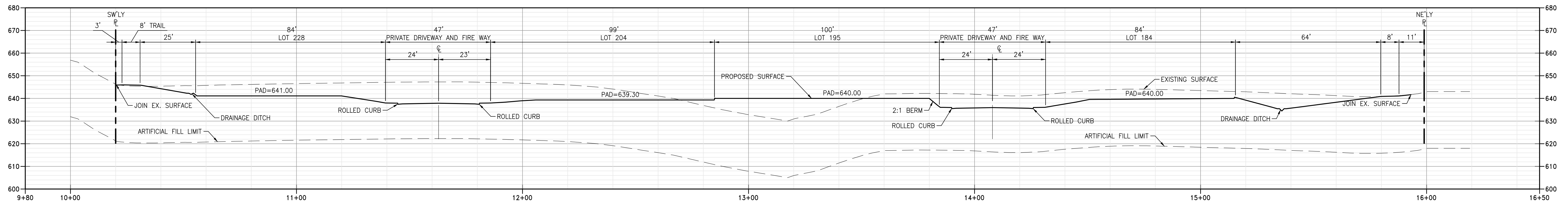
REFER TO RESPECTIVE PLAN SHEETS FOR PROPOSED RETAINING WALL HEIGHTS & LIMITS.



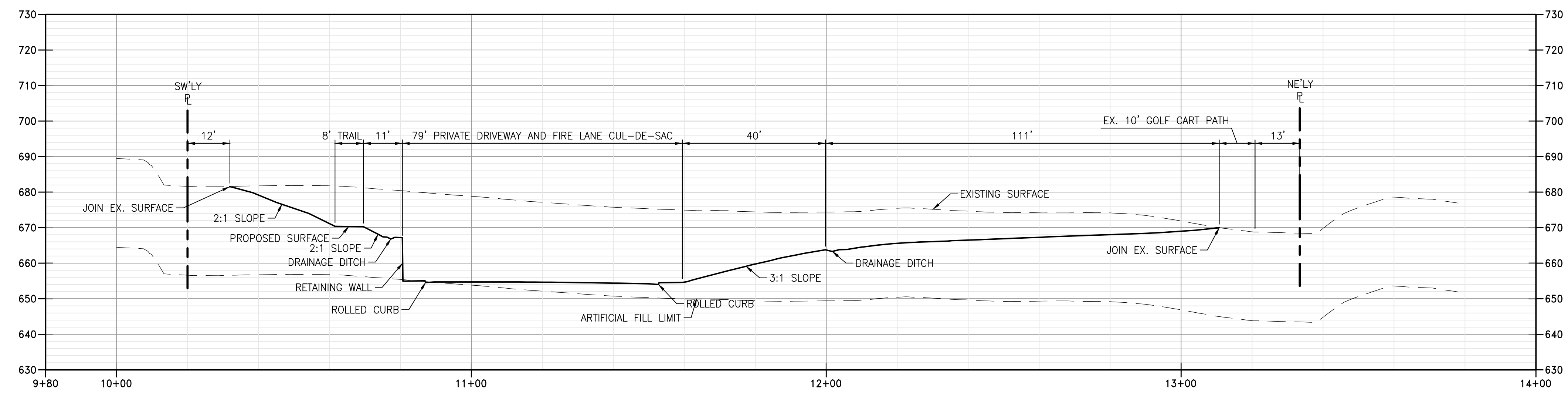
**SECTION P** (P) 13  
 HORIZ SCALE: 1" = 20'  
 VERT SCALE: 1" = 20'



**SECTION Q** (Q) 13  
 HORIZ SCALE: 1" = 20'  
 VERT SCALE: 1" = 20'



**SECTION R** (R) 13  
 HORIZ SCALE: 1" = 20'  
 VERT SCALE: 1" = 20'



**SECTION S** (S) 13  
 HORIZ SCALE: 1" = 20'  
 VERT SCALE: 1" = 20'

# EXHIBIT "A"/EXHIBIT MAP

NO.	REVISIONS	DATE	BY

**FUSCOE ENGINEERING**  
 600 Wilshire, Suite 1470, Los Angeles, California 90017  
 Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoe.com  
 03/29/2023



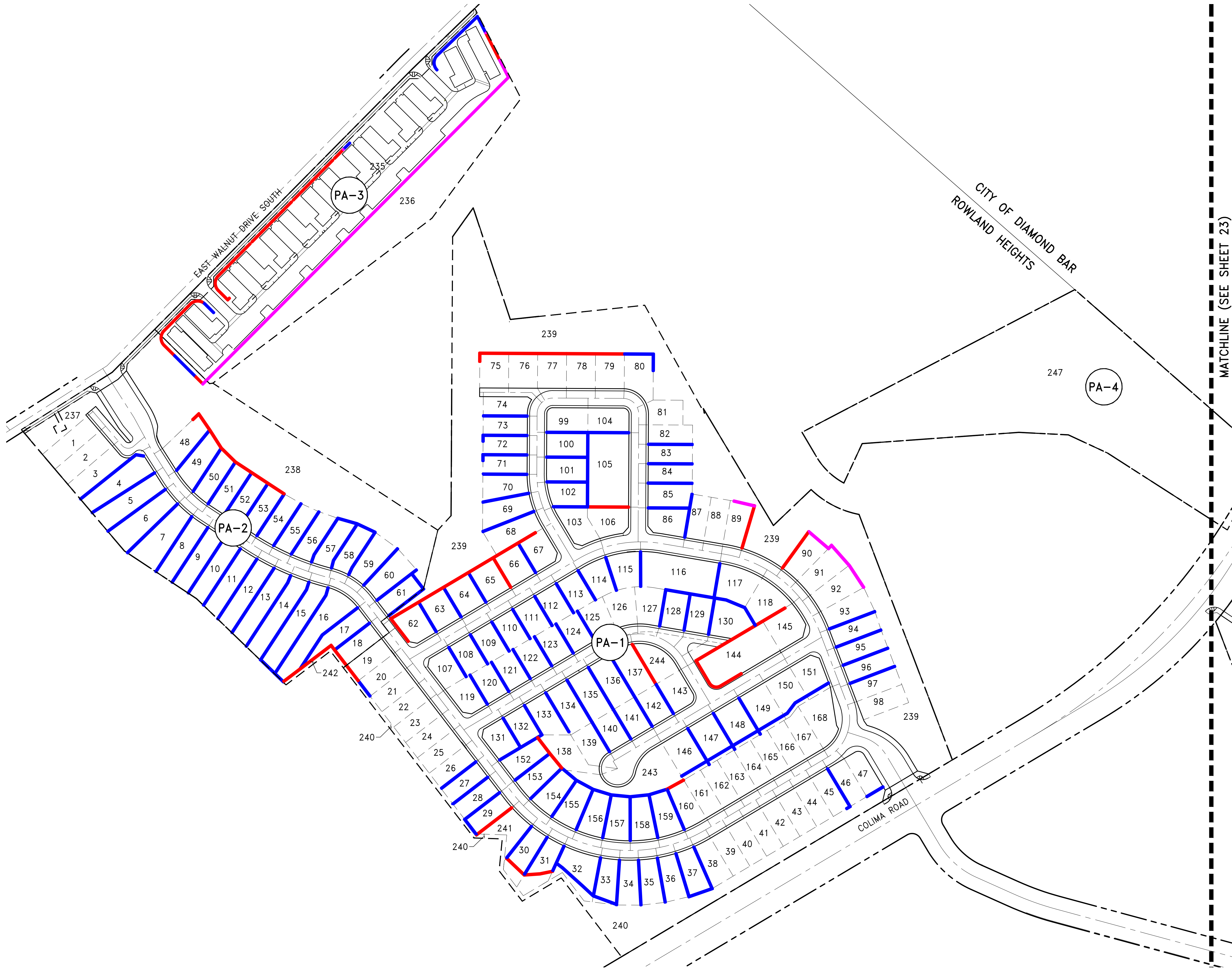
**MAJOR LAND DIVISION**  
**SLOPE CROSS SECTIONS**

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

DATE: 3/29/2023  
 JOB NUMBER: 0662-004

SCALE: PER PLAN  
 DRAFTED BY: EC  
 CHECKED BY: AW  
 SHT.19 OF 25 SHTS.

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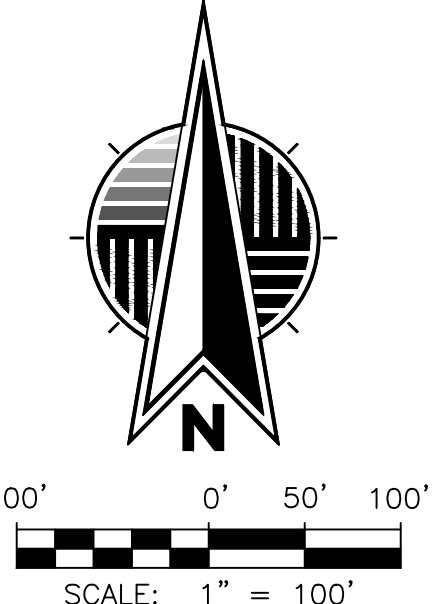
MATCHLINE (SEE SHEET 23)

**LEGEND AND ABBREVIATIONS**

- PLANNING AREA BOUNDARY
- RIGHT-OF-WAY/PROPERTY LINE
- PRIVATE STREET EASEMENT LINE
- CENTERLINE
- LOT LINE
- PROPOSED RETAINING WALL (H<6')
- PROPOSED RETAINING WALL (H≥6')
- PROPOSED SOIL NAIL WALL

**GENERAL NOTES**

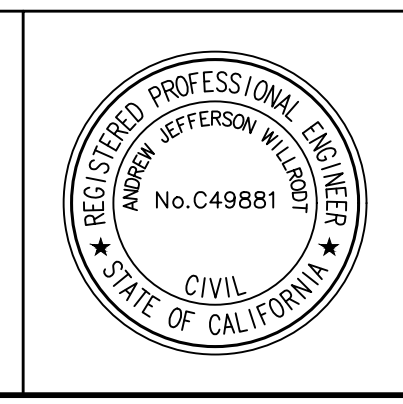
1. SEE SHEET 24 FOR RETAINING WALL HEIGHT SUMMARY TABLES AND TYPICAL DETAILS.



**EXHIBIT "A"/EXHIBIT MAP**

NO.	REVISIONS	DATE	BY

**FUSCOE**  
ENGINEERING  
600 Wilshire, Suite 1470, Los Angeles, California 90017  
Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoe.com  
03/29/2023

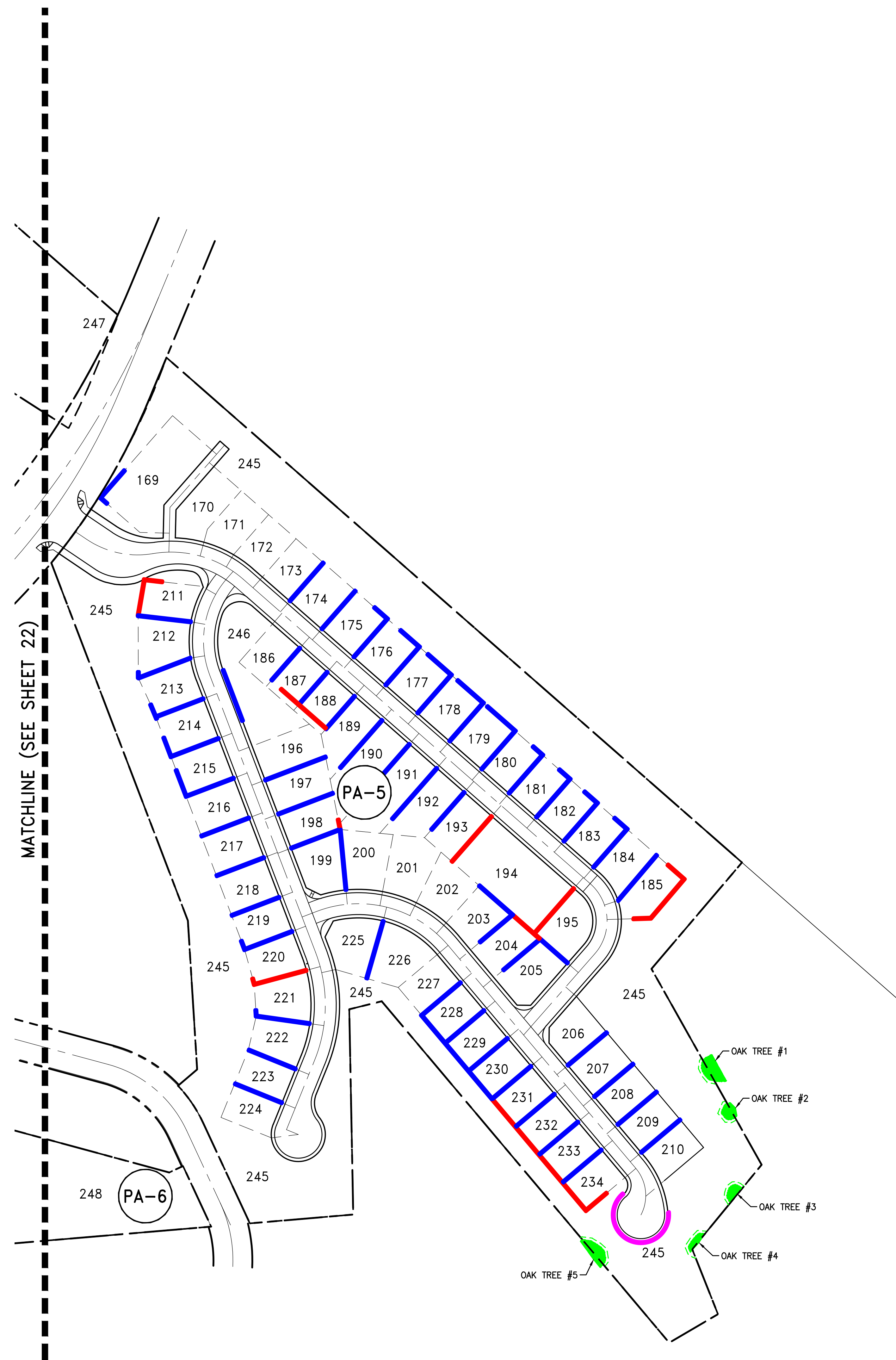


**MAJOR LAND DIVISION**  
**RETAINING WALL SITE PLAN**

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

DATE 3/29/2023	JOB NUMBER 0662-004
SCALE: PER PLAN	DRAFTED BY: EC CHECKED BY: AW
SHT. 21OF 25 SHTS.	

F:\PROJECTS\662\004\PLANS\EXHIBITS\EXHIBIT MAP\EXHIBIT "A" EXHIBIT MAP.dwg (03-29-23 10:07:59AM) Plotted by: Ectoron



**LEGEND AND ABBREVIATIONS**

- PLANNING AREA BOUNDARY
- RIGHT-OF-WAY/PROPERTY LINE
- PRIVATE STREET EASEMENT LINE
- CENTERLINE
- LOT LINE
- PROPOSED RETAINING WALL (H<6')
- PROPOSED RETAINING WALL (H≥6')
- PROPOSED SOIL NAIL WALL

**GENERAL NOTES**

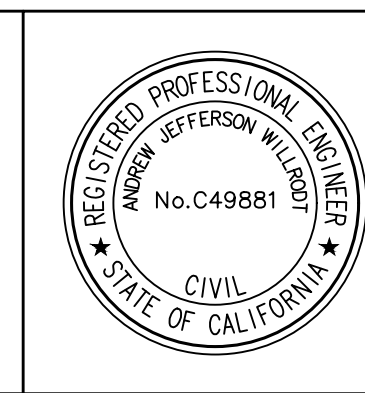
1. SEE SHEET 24 FOR RETAINING WALL HEIGHT SUMMARY TABLES AND TYPICAL DETAILS.



**EXHIBIT "A"/EXHIBIT MAP**

NO.	REVISIONS	DATE	BY

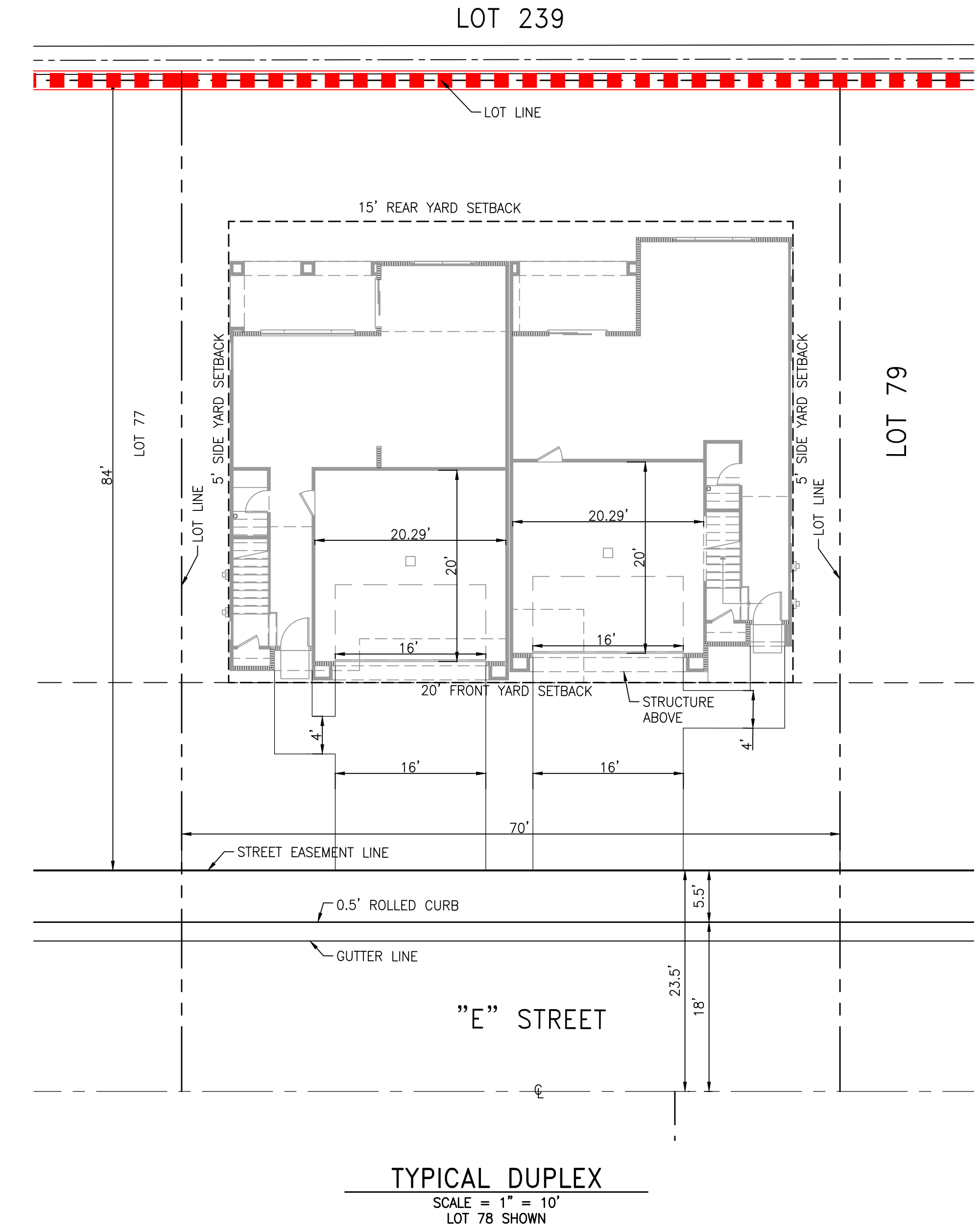
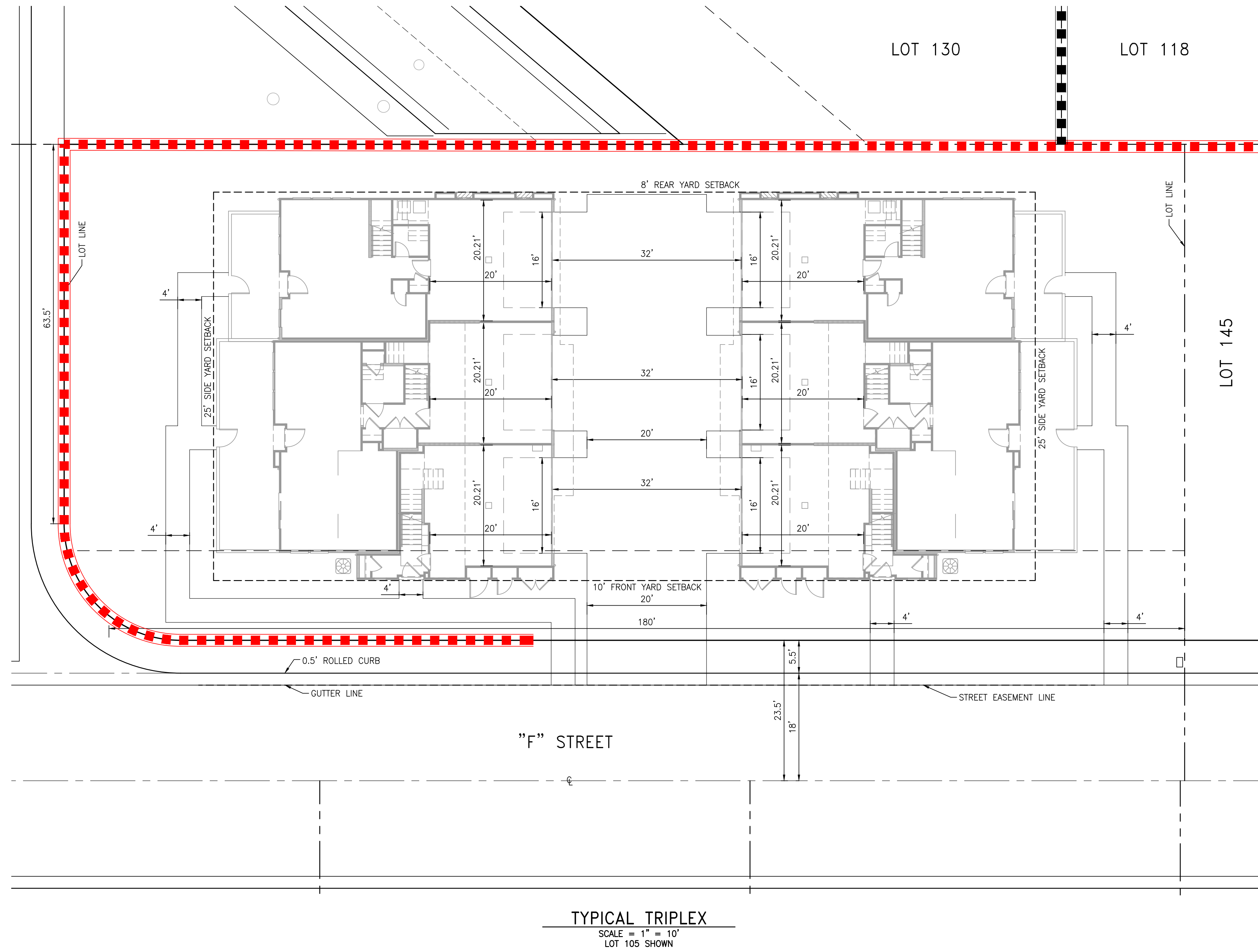
**FUSCOE ENGINEERING**  
 600 Wilshire, Suite 1470, Los Angeles, California 90017  
 Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoe.com  
 Date: 03/29/2023



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<b>RETAINING WALL SITE PLAN</b>		
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# PA- 1 TRIPLEX AND DUPLEX SETBACKS



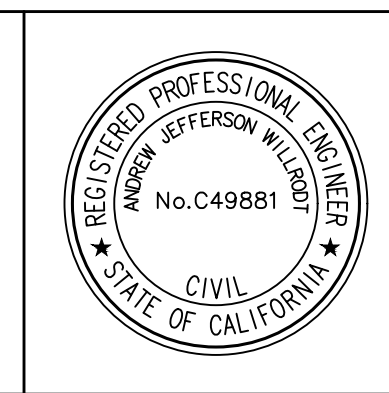
**LEGEND AND ABBREVIATIONS**

---	RIGHT-OF-WAY/PROPERTY LINE
---	PRIVATE STREET EASEMENT LINE
---	CENTERLINE

<b>MAJOR LAND DIVISION</b>		
<b>PA-1 DUPLEX TRIPLEX SETBACK</b>		
<small>FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA</small>		
DATE 3/29/2023	JOB NUMBER 0662-004	
SCALE: PER PLAN	DRAFTED BY: EC CHECKED BY: AW	SHT. 24 OF 25 SHTS.

NO.	REVISIONS	DATE	BY

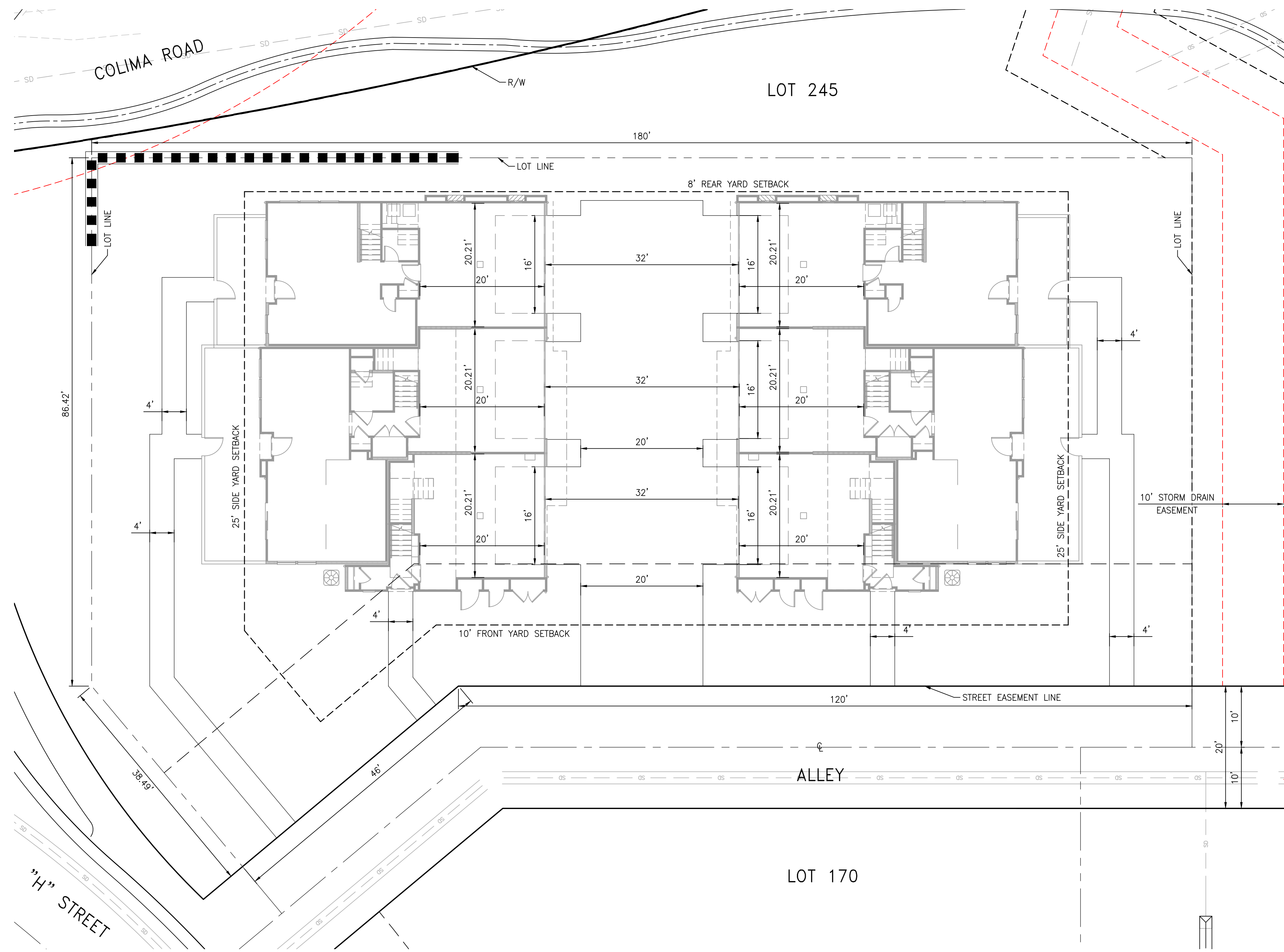
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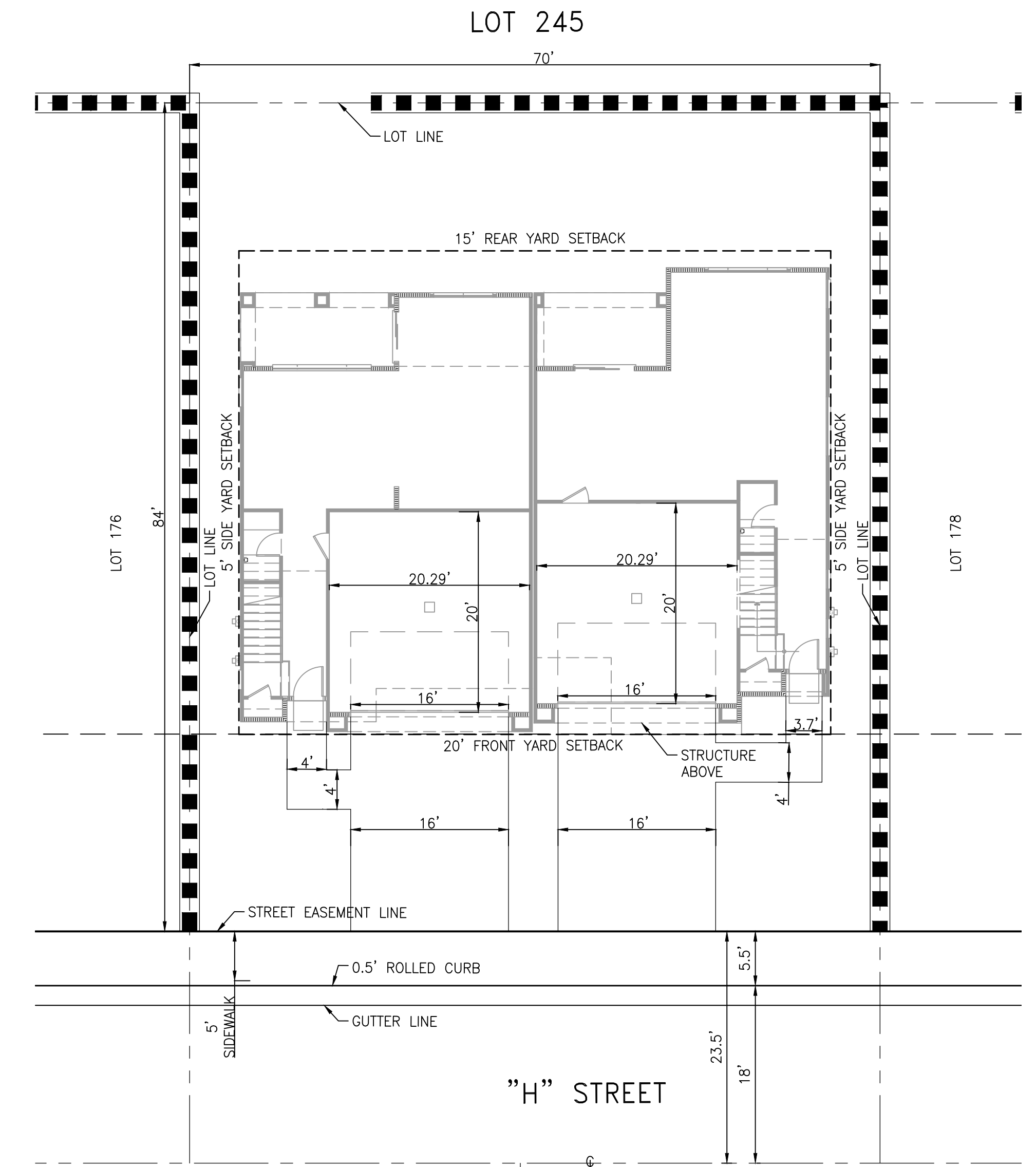
## EXHIBIT "A"/EXHIBIT MAP



# PA-5 TRIPLEX AND DUPLEX SETBACKS



**TYPICAL TRIPLEX**  
SCALE = 1" = 10'  
LOT 194 SHOWN



**TYPICAL DUPLEX**  
SCALE = 1" = 10'  
LOT 177 SHOWN

**LEGEND AND ABBREVIATIONS**

---	RIGHT-OF-WAY/PROPERTY LINE
- - - -	PRIVATE STREET EASEMENT LINE
---	CENTERLINE

<b>MAJOR LAND DIVISION</b>		
<b>PA-5 DUPLEX TRIPLEX SETBACKS</b>		
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA		
DATE 3/29/2023	JOB NUMBER 0662-004	
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## EXHIBIT "A"/EXHIBIT MAP

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