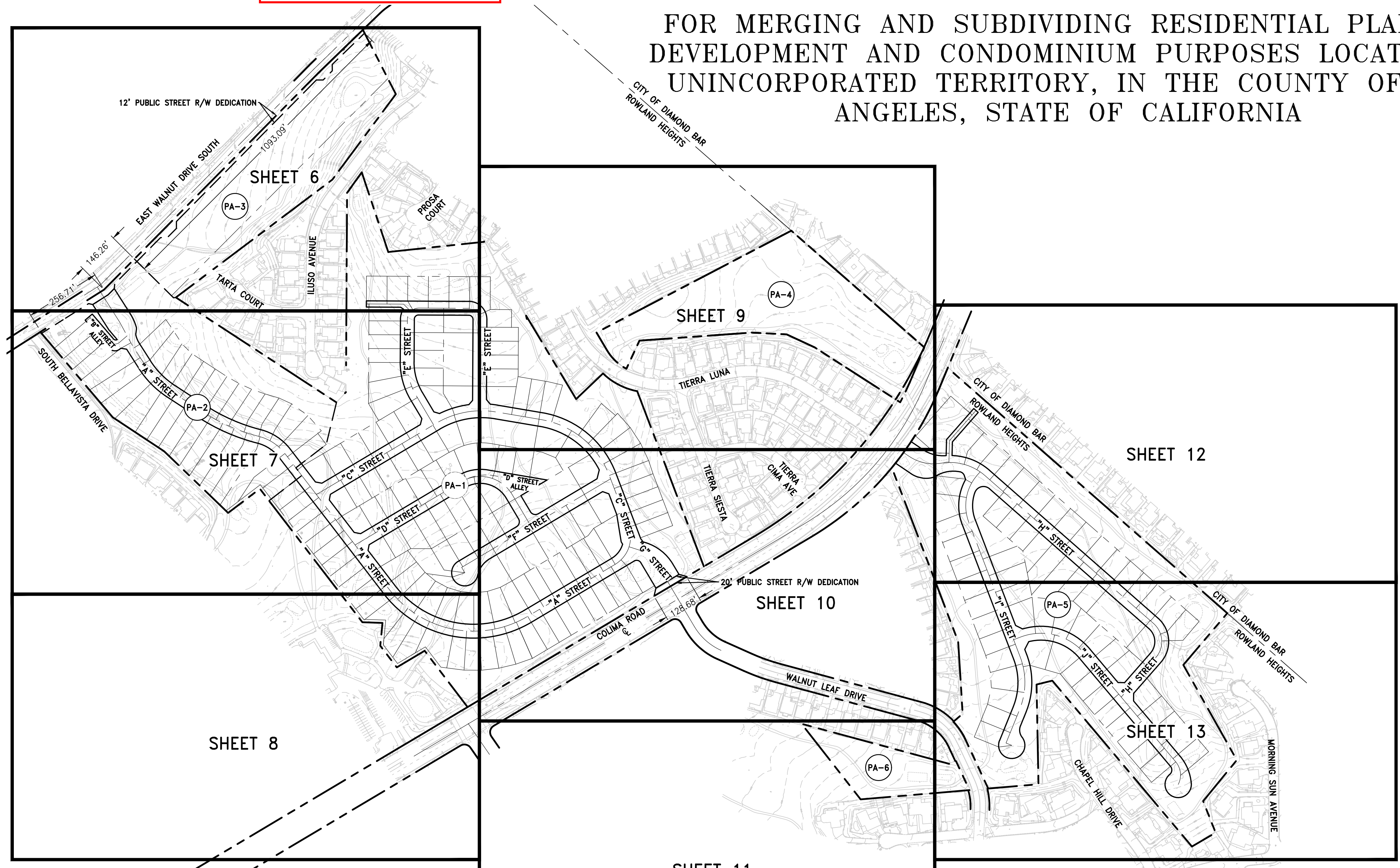
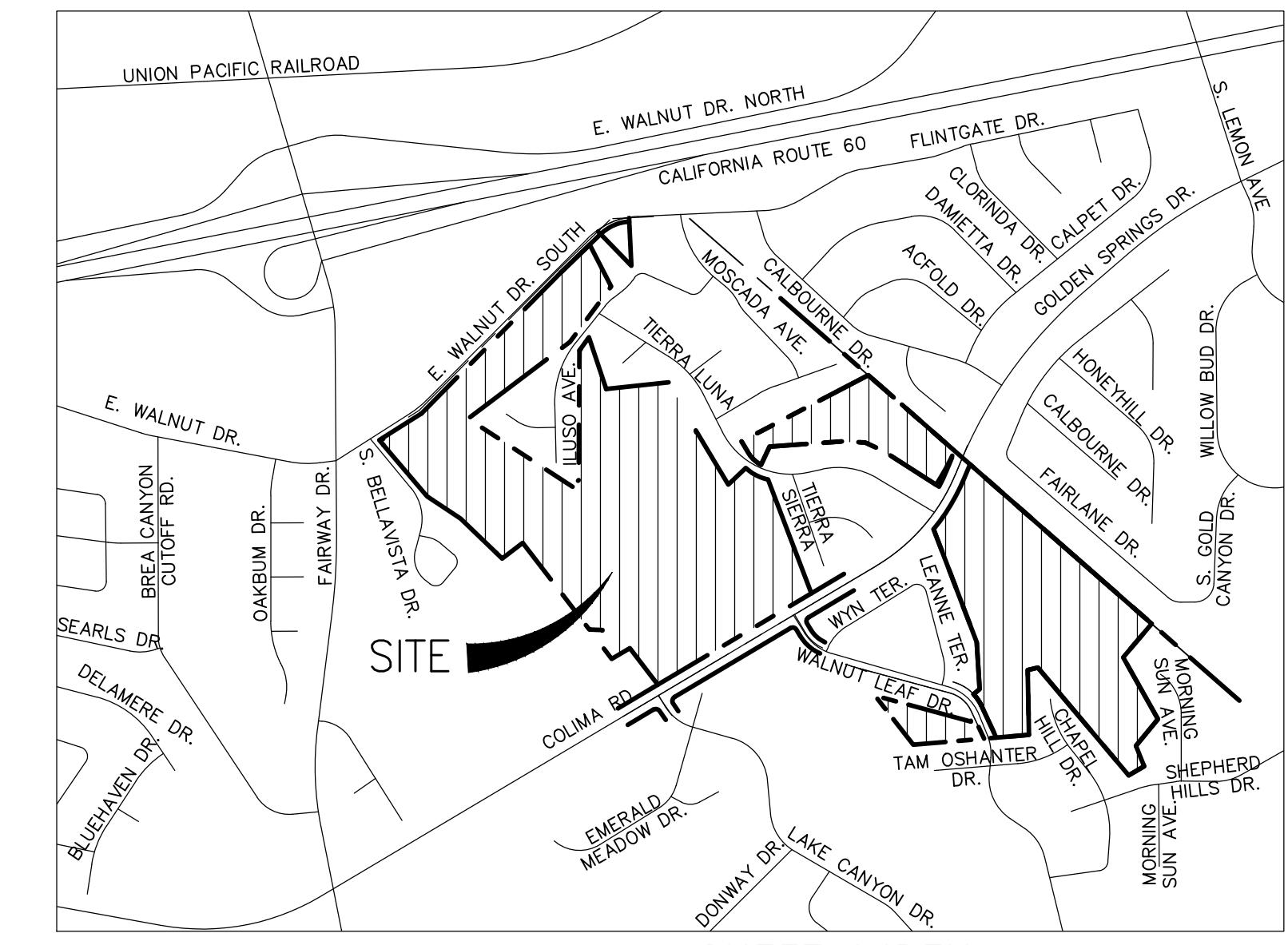


RECEIVED 4/6/23
DEPT OF REGIONAL PLANNING
TENTATIVE TRACT MAP TR83534

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 CART 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.

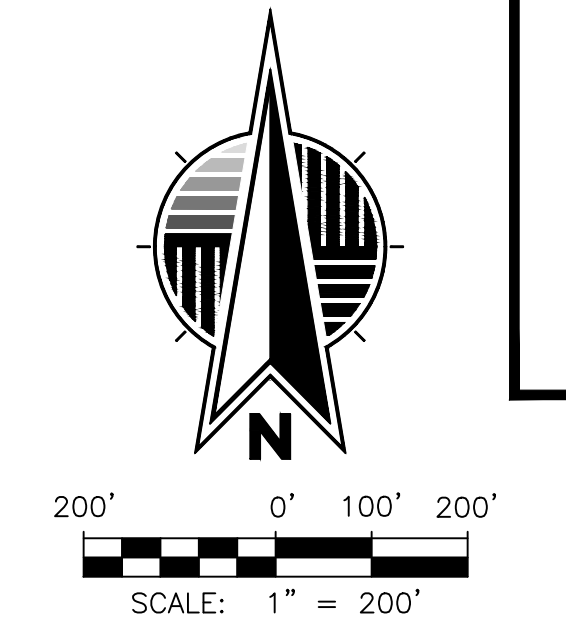
BENCHMARK

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)

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

REGISTERED PROFESSIONAL ENGINEER
No. C49881
STATE OF CALIFORNIA
CIVIL ENGINEER

DATE: 03/29/2023



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)**

- 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 **ODDNO** 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.
- RECIPROCAL 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.

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |

SHEET INDEX

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| EXISTING CONDITIONS AND EASEMENTS | 5 |
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SUBDIVIDER

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

PROJECT ADDRESS

19816 WALNUT DRIVE
WALNUT, CA 91789

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:
RVCC 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 (2011.50) 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.

**MAJOR LAND DIVISION
TITLE SHEET**

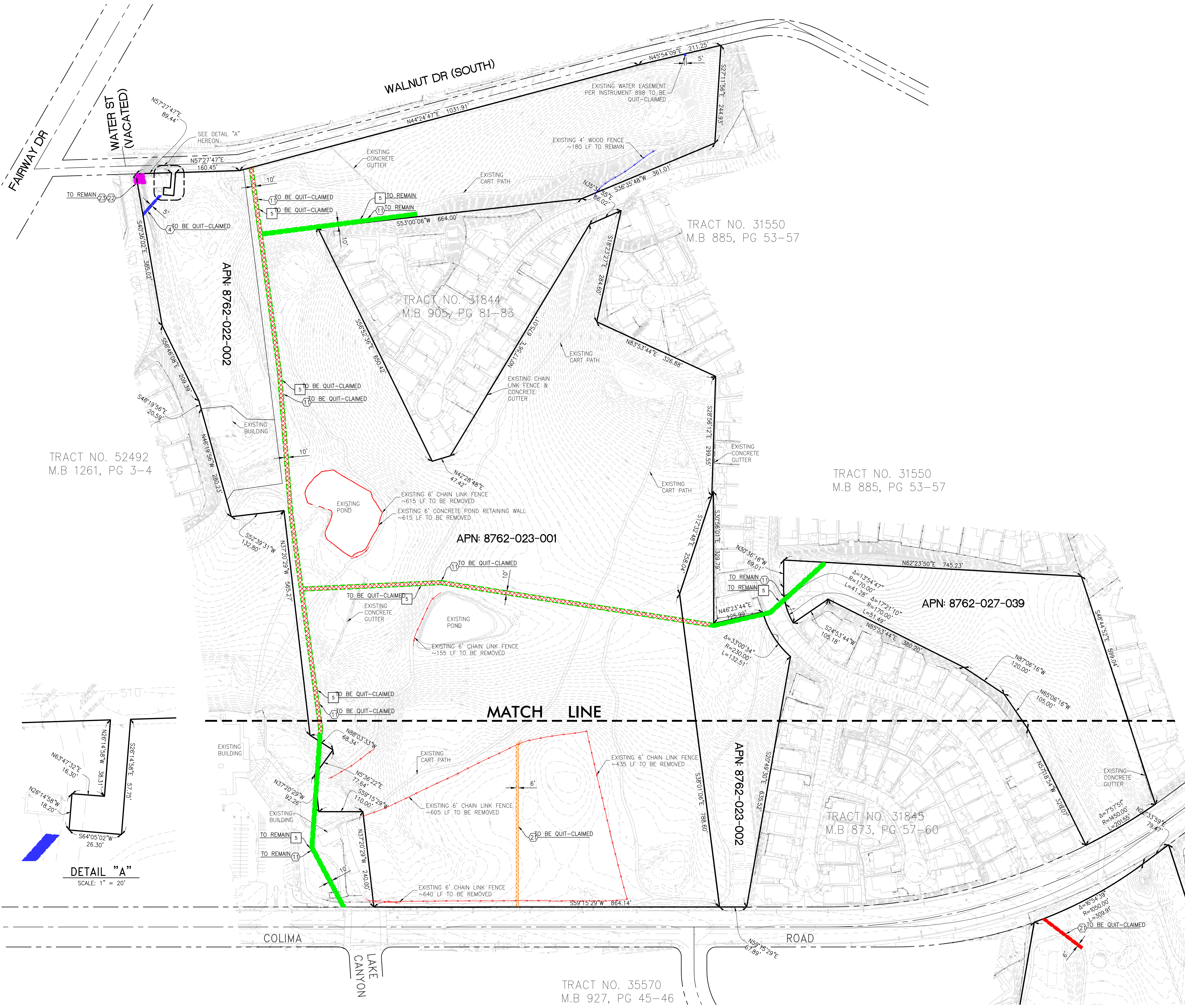
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

SCALE: PER PLAN DRAFTED BY: EC CHECKED BY: AW SHT. 1 OF 23 SHTS.

LOT SUMMARY

| LOT NO. | GROSS AREA (SQFT) | GROSS AREA (AC) | NET AREA (SQFT) | NET AREA (AC) | PLANNING AREA | LOT FRONTAGE WIDTH (FT) | EASEMENT AREA (SQFT) | EASEMENT AREA (AC) | ZONING | LAND USE | UNITS |
|---------|-------------------|-----------------|-----------------|---------------|---------------|-------------------------|----------------------|--------------------|--------------|----------|-------|
| 1 | 7,845 | 0.17 | 6,676 | 0.15 | 2 | 47 | 870 | 0.02 | RPD-5000-6U | SFH | 1 |
| 2 | 7,603 | 0.17 | 6,701 | 0.16 | 2 | 46 | 869 | 0.02 | RPD-5000-6U | SFH | 1 |
| 3 | 9,101 | 0.21 | 7,071 | 0.16 | 2 | 46 | 2,030 | 0.05 | RPD-5000-6U | SFH | 1 |
| 4 | 11,306 | 0.26 | 8,796 | 0.22 | 2 | 46 | 1,510 | 0.03 | RPD-5000-6U | SFH | 1 |
| 5 | 10,503 | 0.24 | 9,395 | 0.22 | 2 | 46 | 1,108 | 0.03 | RPD-5000-6U | SFH | 1 |
| 6 | 11,042 | 0.25 | 10,003 | 0.23 | 2 | 46 | 1,040 | 0.02 | RPD-5000-6U | SFH | 1 |
| 7 | 11,546 | 0.27 | 10,506 | 0.24 | 2 | 46 | 1,041 | 0.02 | RPD-5000-6U | SFH | 1 |
| 8 | 8,571 | 0.20 | 7,488 | 0.17 | 2 | 47 | 1,083 | 0.02 | RPD-5000-6U | SFH | 1 |
| 9 | 8,596 | 0.20 | 7,482 | 0.17 | 2 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 10 | 8,659 | 0.20 | 7,553 | 0.17 | 2 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 11 | 9,024 | 0.21 | 7,935 | 0.18 | 2 | 47 | 1,099 | 0.03 | RPD-5000-6U | SFH | 1 |
| 12 | 9,572 | 0.22 | 8,482 | 0.19 | 2 | 47 | 1,090 | 0.03 | RPD-5000-6U | SFH | 1 |
| 13 | 10,161 | 0.23 | 9,148 | 0.21 | 2 | 44 | 1,012 | 0.02 | RPD-5000-6U | SFH | 1 |
| 14 | 11,119 | 0.26 | 10,036 | 0.23 | 2 | 47 | 1,083 | 0.02 | RPD-5000-6U | SFH | 1 |
| 15 | 12,195 | 0.28 | 11,072 | 0.25 | 2 | 45 | 1,123 | 0.03 | RPD-5000-6U | SFH | 1 |
| 16 | 15,358 | 0.35 | 13,104 | 0.30 | 2 | 88 | 2,254 | 0.05 | RPD-5000-6U | SFH | 1 |
| 17 | 7,725 | 0.18 | 5,686 | 0.13 | 2 | 47 | 2,058 | 0.05 | RPD-5000-6U | SFH | 1 |
| 18 | 6,134 | 0.14 | 4,984 | 0.11 | 2 | 47 | 1,250 | 0.03 | RPD-5000-6U | SFH | 1 |
| 19 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 20 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 21 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 22 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 23 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 24 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 25 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 26 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 27 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 28 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 29 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 30 | 8,055 | 0.19 | 7,006 | 0.16 | 1 | 46 | 1,049 | 0.02 | RPD-5000-6U | SFH | 1 |
| 31 | 8,142 | 0.19 | 7,093 | 0.16 | 1 | 46 | 1,049 | 0.02 | RPD-5000-6U | SFH | 1 |
| 32 | 11,142 | 0.26 | 7,183 | 0.16 | 1 | 93 | 3,959 | 0.09 | RPD-5000-6U | SFH | 1 |
| 33 | 6,778 | 0.16 | 5,729 | 0.13 | 1 | 46 | 1,049 | 0.02 | RPD-5000-6U | SFH | 1 |
| 34 | 6,778 | 0.16 | 5,729 | 0.13 | 1 | 46 | 1,049 | 0.02 | RPD-5000-6U | SFH | 1 |
| 35 | 6,778 | 0.16 | 5,729 | 0.13 | 1 | 46 | 1,049 | 0.02 | RPD-5000-6U | SFH | 1 |
| 36 | 6,778 | 0.16 | 5,729 | 0.13 | 1 | 46 | 1,049 | 0.02 | RPD-5000-6U | SFH | 1 |
| 37 | 6,819 | 0.16 | 5,769 | 0.13 | 1 | 46 | 1,050 | 0.02 | RPD-5000-6U | SFH | 1 |
| 38 | 6,741 | 0.15 | 5,694 | 0.13 | 1 | 46 | 1,048 | 0.02 | RPD-5000-6U | SFH | 1 |
| 39 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 46 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 40 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 41 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 42 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 43 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 44 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 45 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 46 | 6,863 | 0.16 | 5,814 | 0.13 | 1 | 47 | 1,084 | 0.03 | RPD-5000-6U | SFH | 1 |
| 47 | 12,779 | 0.29 | 4,917 | 0.11 | 1 | 81 | 7,861 | 0.18 | RPD-5000-6U | SFH | 1 |
| 48 | 8,120 | 0.19 | 6,634 | 0.15 | 2 | 63 | 1,486 | 0.03 | RPD-5000-6U | SFH | 1 |
| 49 | 8,645 | 0.20 | 7,065 | 0.16 | 2 | 61 | 1,580 | 0.04 | RPD-5000-6U | SFH | 1 |
| 50 | 6,986 | 0.16 | 5,835 | 0.13 | 2 | 47 | 1,161 | 0.03 | RPD-5000-6U | SFH | 1 |
| 51 | 6,833 | 0.16 | 5,719 | 0.13 | 2 | 47 | 1,114 | 0.03 | RPD-5000-6U | SFH | 1 |
| 52 | 6,818 | 0.16 | 5,714 | 0.13 | 2 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 53 | 6,820 | 0.16 | 5,712 | 0.13 | 2 | 47 | 1,108 | 0.03 | RPD-5000-6U | SFH | 1 |
| 54 | 6,863 | 0.16 | 5,736 | 0.13 | 2 | 47 | 1,127 | 0.03 | RPD-5000-6U | SFH | 1 |
| 55 | 6,811 | 0.16 | 5,777 | 0.13 | 2 | 47 | 1,134 | 0.03 | RPD-5000-6U | SFH | 1 |
| 56 | 7,170 | 0.16 | 5,904 | 0.14 | 2 | 53 | 1,267 | 0.03 | RPD-5000-6U | SFH | 1 |
| 57 | 7,149 | 0.16 | 5,938 | 0.14 | 2 | 51 | 1,212 | 0.03 | RPD-5000-6U | SFH | 1 |
| 58 | 6,739 | 0.15 | 5,740 | 0.13 | 2 | 44 | 999 | 0.02 | RPD-5000-6U | SFH | 1 |
| 59 | 7,787 | 0.18 | 6,838 | 0.16 | 2 | 44 | 950 | 0.02 | RPD-5000-6U | SFH | 1 |
| 60 | 8,164 | 0.19 | 7,068 | 0.16 | 2 | 49 | 1,086 | 0.03 | RPD-5000-6U | SFH | 1 |
| 61 | 6,110 | 0.14 | 5,006 | 0.11 | 2 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 62 | 10,243 | 0.24 | 6,053 | 0.14 | 1 | 54 | 4,189 | 0.10 | RPD-5000-11U | Duplex | 2 |
| 63 | 7,525 | 0.17 | 5,880 | 0.13 | 1 | 70 | 1,645 | 0.04 | RPD-5000-11U | Duplex | 2 |
| 64 | 7,525 | 0.17 | 5,880 | 0.13 | 1 | 70 | 1,645 | 0.04 | RPD-5000-11U | Duplex | 2 |
| 65 | 7,525 | 0.17 | 5,880 | 0.13 | 1 | 70 | 1,645 | 0.04 | RPD-5000-11U | Duplex | 2 |
| 66 | 7,525 | 0.17 | 5,880 | 0.13 | 1 | 70 | 1,645 | 0.04 | RPD-5000-11U | Duplex | 2 |
| 67 | 9,988 | 0.23 | 5,730 | 0.13 | 1 | 55 | 4,268 | 0.10 | RPD-5000-11U | Duplex | 2 |
| 68 | 8,447 | 0.19 | 7,409 | 0.17 | 1 | 46 | 1,038 | 0.02 | RPD-5000-6U | SFH | 1 |
| 69 | 8,009 | 0.18 | 6,988 | 0.16 | 1 | 46 | 1,021 | 0.02 | RPD-5000-6U | SFH | 1 |
| 70 | 7,237 | 0.17 | 6,207 | 0.14 | 1 | 46 | 1,031 | 0.02 | RPD-5000-6U | SFH | 1 |
| 71 | 6,131 | 0.14 | 5,029 | 0.12 | 1 | 44 | 1,102 | 0.03 | RPD-5000-6U | SFH | 1 |
| 72 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 73 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 74 | 7,509 | 0.17 | 5,121 | 0.12 | 1 | 45 | 2,388 | 0.05 | RPD-5000-6U | SFH | 1 |
| 75 | 6,615 | 0.15 | 5,880 | 0.13 | 1 | 70 | 2,355 | 0.02 | RPD-5000-11U | Duplex | 2 |
| 76 | 6,985 | 0.16 | 5,880 | 0.13 | 1 | 70 | 1,105 | 0.03 | RPD-5000-11U | Duplex | 2 |
| 77 | 7,402 | 0.17 | 5,880 | 0.13 | 1 | 70 | 1,522 | 0.03 | RPD-5000-11U | Duplex | 2 |
| 78 | 7,525 | 0.17 | 5,880 | 0.13 | 1 | 70 | 1,645 | 0.04 | RPD-5000-11U | Duplex | 2 |
| 79 | 7,514 | 0.17 | 5,880 | 0.13 | 1 | 67 | 1,634 | 0.04 | RPD-5000-11U | Duplex | 2 |
| 80 | 8,232 | 0.19 | 6,961 | 0.16 | 1 | 67 | 1,270 | 0.03 | RPD-5000-11U | Duplex | 2 |
| 81 | 6,160 | 0.14 | 5,040 | 0.12 | 1 | 53 | 1,120 | 0.03 | RPD-5000-6U | SFH | 1 |
| 82 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 83 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 84 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 85 | 7,719 | 0.18 | 6,309 | 0.14 | 1 | 60 | 1,410 | 0.03 | RPD-5000-6U | SFH | 1 |
| 86 | 10,177 | 0.23 | 6,072 | 0.14 | 1 | 44 | 4,105 | 0.09 | RPD-5000-6U | SFH | 1 |
| 87 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 88 | 6,134 | 0.14 | 5,029 | 0.12 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 89 | 6,767 | 0.16 | 5,694 | 0.13 | 1 | 47 | 1,073 | 0.02 | RPD-5000-6U | SFH | 1 |
| 90 | 7,013 | 0.16 | 5,947 | 0.14 | 1 | 47 | 1,066 | 0.02 | RPD-5000-6U | SFH | 1 |
| 91 | 7,648 | 0.18 | 6,582 | 0.15 | 1 | 46 | 1,066 | 0.02 | RPD-5000-6U | SFH | 1 |
| 92 | 7,648 | 0.18 | 6,582 | 0.15 | 1 | 47 | 1,066 | 0.02 | RPD-5000-6U | SFH | 1 |
| 93 | 7,643 | 0.18 | 6,577 | 0.15 | 1 | 47 | 1,066 | 0.02 | RPD-5000-6U | SFH | 1 |
| 94 | 6,651 | 0.15 | 5,546 | 0.13 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 95 | 6,604 | 0.15 | 5,499 | 0.13 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 96 | 6,604 | 0.15 | 5,499 | 0.13 | 1 | 47 | 1,105 | 0.03 | RPD-5000-6U | SFH | 1 |
| 97 | 6,593 | 0.15 | 5,499 | 0.13 | 1 | 47 | 1,084 | 0.03 | RPD-5000-6U | SFH | 1 |
| 98 | 14,324 | 0.33 | 5,499 | 0.13 | 1 | 47 | 8,825 | 0.20 | RPD-5000-6U | SFH | 1 |
| 99 | 9,989 | 0.23 | 6,876 | 0.13 | 1 | 46 | 4,024 | 0.09 | RPD-5000-6U | SFH | 1 |
| 100 | 7,360 | 0.17 | 5,970 | 0.14 | 1 | 60 | 1,410 | 0.03 | RPD-5000-6U | SFH | 1 |
| 101 | 7,401 | 0.17 | 5,963 | 0.14 | 1 | 60 | 1,438 | 0.03 | RPD-5000-6U | SFH | 1 |
| 102 | 7,078 | 0.16 | 5,533 | 0.13 | 1 | 62 | 1,545 | 0.04 | RPD-5000-6U | SFH | 1 |
| 103 | 10,932 | 0.25 | 6,167 | 0.14 | 1 | 47 | 4,765 | 0.11 | RPD-5000-6U | SFH | 1 |
| 104 | 9,899 | 0.23 | 5,875 | 0.13 | 1 | 45 | 4,024 | 0.09 | RPD-5000-6U | SFH | 1 |
| 105 | 22,140 | 0.51 | 17,910 | 0.41 | 1 | 180 | 4,230 | 0.10 | RPD-5000-12U | Triplex | 6 |
| 106 | 9,782 | 0.22 | 6,148 | 0.14 | 1 | 49 | 3,634 | 0.08 | RPD-5000-6U | SFH | 1 |
| 107 | 9,613 | 0.22 | 5,275 | 0.12 | 1 | 55 | 4,338 | 0.10 | RPD-5000-6U | SFH | 1 |
| 108 | 6,474 | 0.15 | 5,052 | 0.12 | 1 | 60 | 1,422 | 0.03 | RPD-5000-6U | SFH | 1 |
| 109 | 6,474 | 0.15 | 5,052 | 0.12 | 1 | 61 | 1,422 | 0.03 | RPD-5000-6U | SFH | 1 |
| 110 | 6,474 | 0.15 | 5,052 | 0.12 | 1 | 61 | 1,422 | 0.03 | RPD-5000-6U | SFH | 1 |
| 111 | 6,474 | 0.15 | 5,052 | 0.12 | 1 | 60 | 1,422 | 0.03 | RPD-5000-6U | SFH | 1 |
| 112 | 6,474 | 0.15 | 5,0 | | | | | | | | |



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. 00130182-894-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

1. EASEMENTS TO REMAIN AND PROPOSED EASEMENTS LISTED ON SHEET 1 SHOWN ON SHEETS 5 TO 12.
2. EASEMENT (5) AND (11) 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.
4. EXISTING WATER EASEMENT PER INSTRUMENT 898 TO BE QUIT-CLAIMED.

TRACT NO. 52492
M.B 1261, PG 3-4

TRACT NO. 31550
M.B 885, PG 53-57

TRACT NO. 31844
M.B 905, PG 81-83

TRACT NO. 31550
M.B 885, PG 53-57

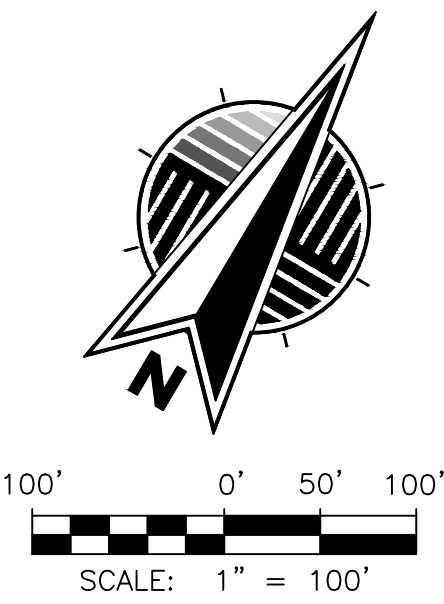
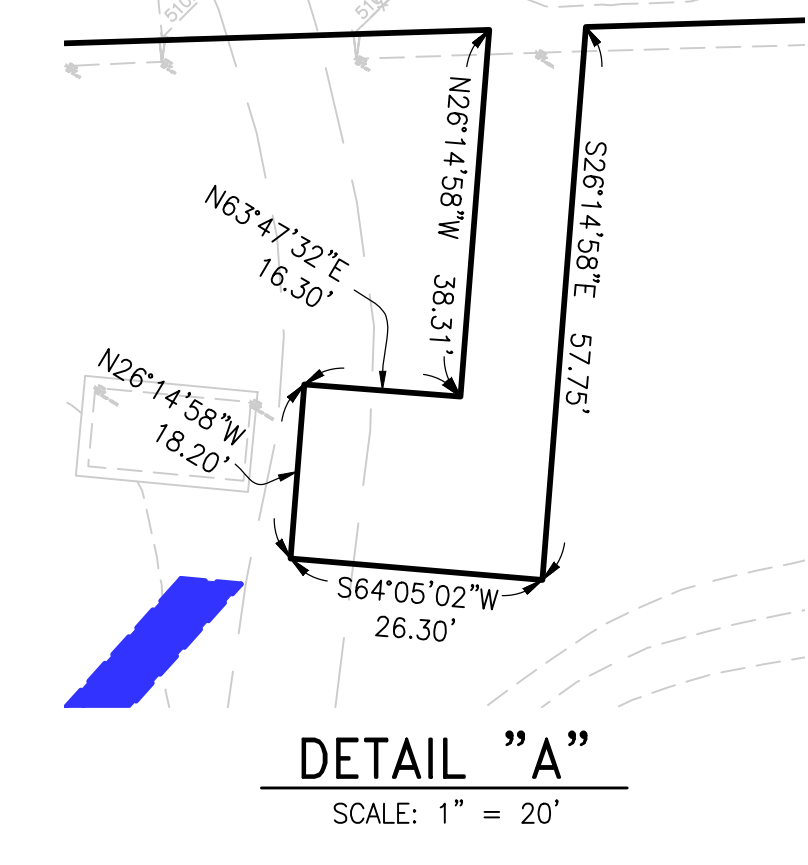
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APN: 8762-027-039

APN: 8762-023-002

TRACT NO. 31845
M.B 873, PG 57-60

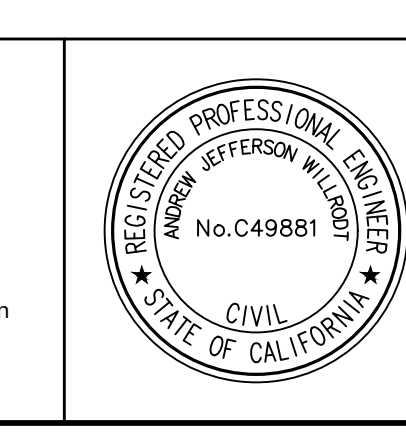
TRACT NO. 35570
M.B 927, PG 45-46



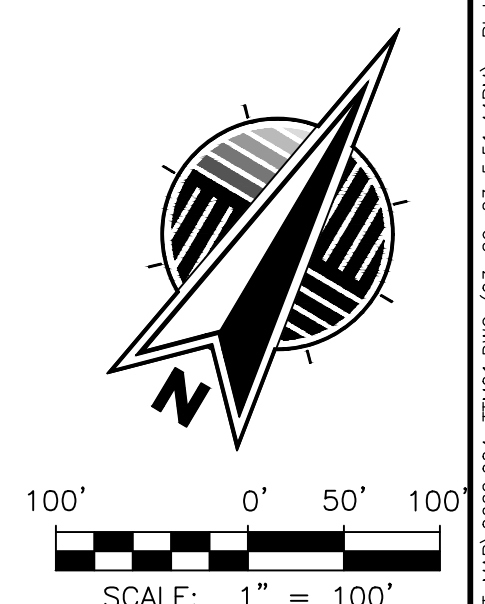
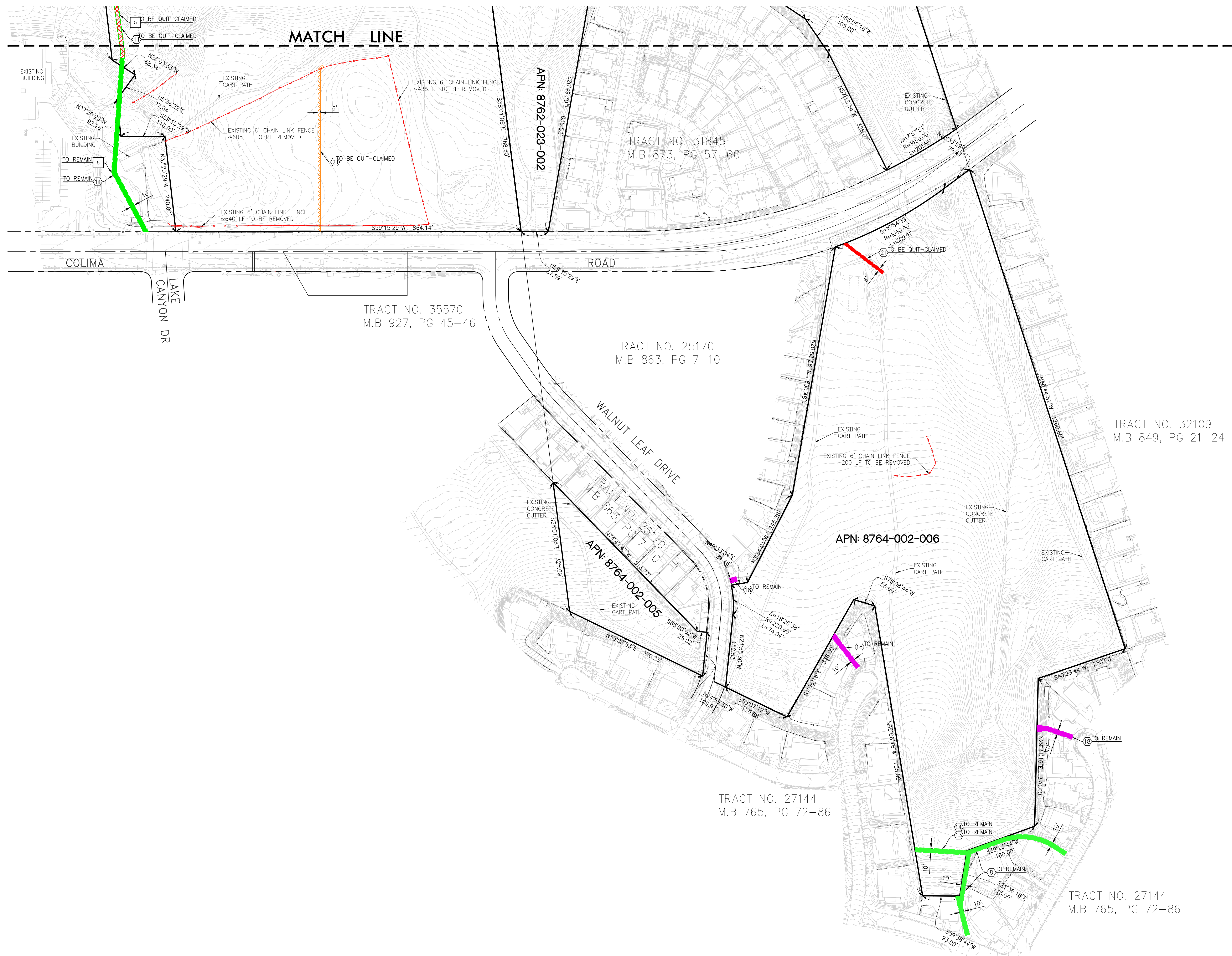
| MAJOR LAND DIVISION | | |
|--|----------------------------------|--------------------|
| EXISTING CONDITIONS AND EASEMENTS | | |
| FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA | | |
| DATE 3/29/2023 | JOB NUMBER 0662-004 | |
| SCALE: PER PLAN | DRAFTED BY: EC CHECKED BY: AW | SHT. 4 OF 23 SHTS. |

| NO. | REVISIONS | DATE | BY |
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 Tel 213.988.8802 • Fax 213.988.8803 • www.fuscoe.com
 Date: 03/29/2023



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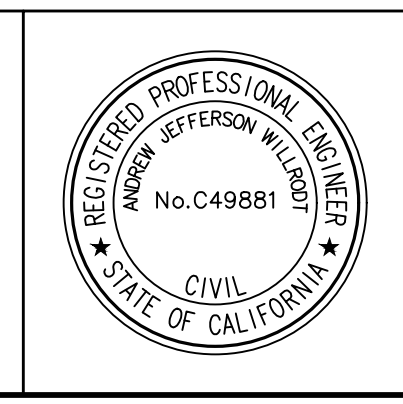


| MAJOR LAND DIVISION | | |
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| EXISTING CONDITIONS AND EASEMENTS | | |
| FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA | | |
| DATE 3/29/2023 | JOB NUMBER 0662-004 | |
| SCALE: PER PLAN | DRAFTED BY: EC CHECKED BY: AW | SHT. 5 OF 23 SHTS. |

| NO. | REVISIONS | DATE | BY |
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[Signature] 03/29/2023



F:\PROJECTS\662\004\PLANS\EXISTING CONDITIONS AND EASEMENTS\TENTATIVE TRACT 0662\0662.DWG (03-29-23 5:51:46PM) Printed by: E. Cebron

MATCHLINE (SEE SHEET 6)

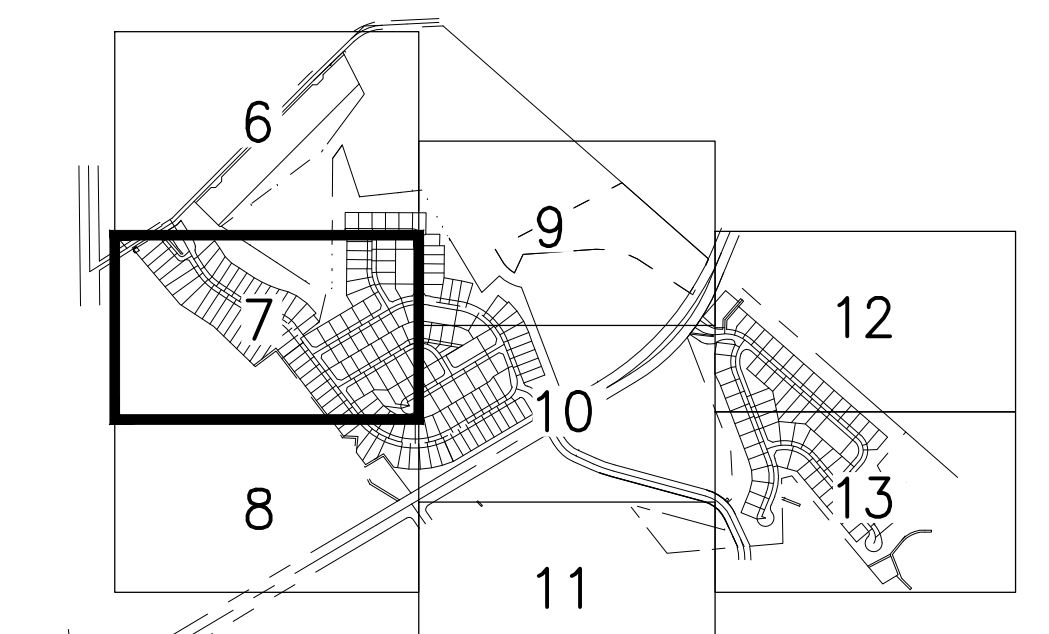
MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 8)

MATCHLINE (SEE SHEET 10)

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
- 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
- LACFCD LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- LACSD LOS ANGELES COUNTY SANITATION DISTRICT
- N/O NORTH OF
- PAD BUILDING FOUNDATION PAD ELEVATION
- PL 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

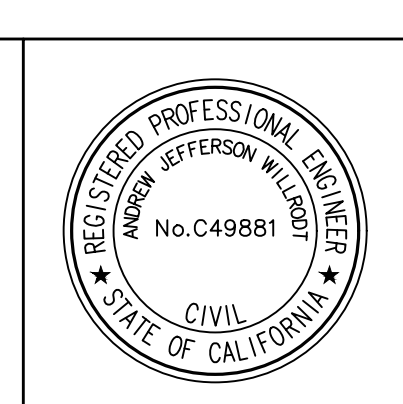


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03/29/2023

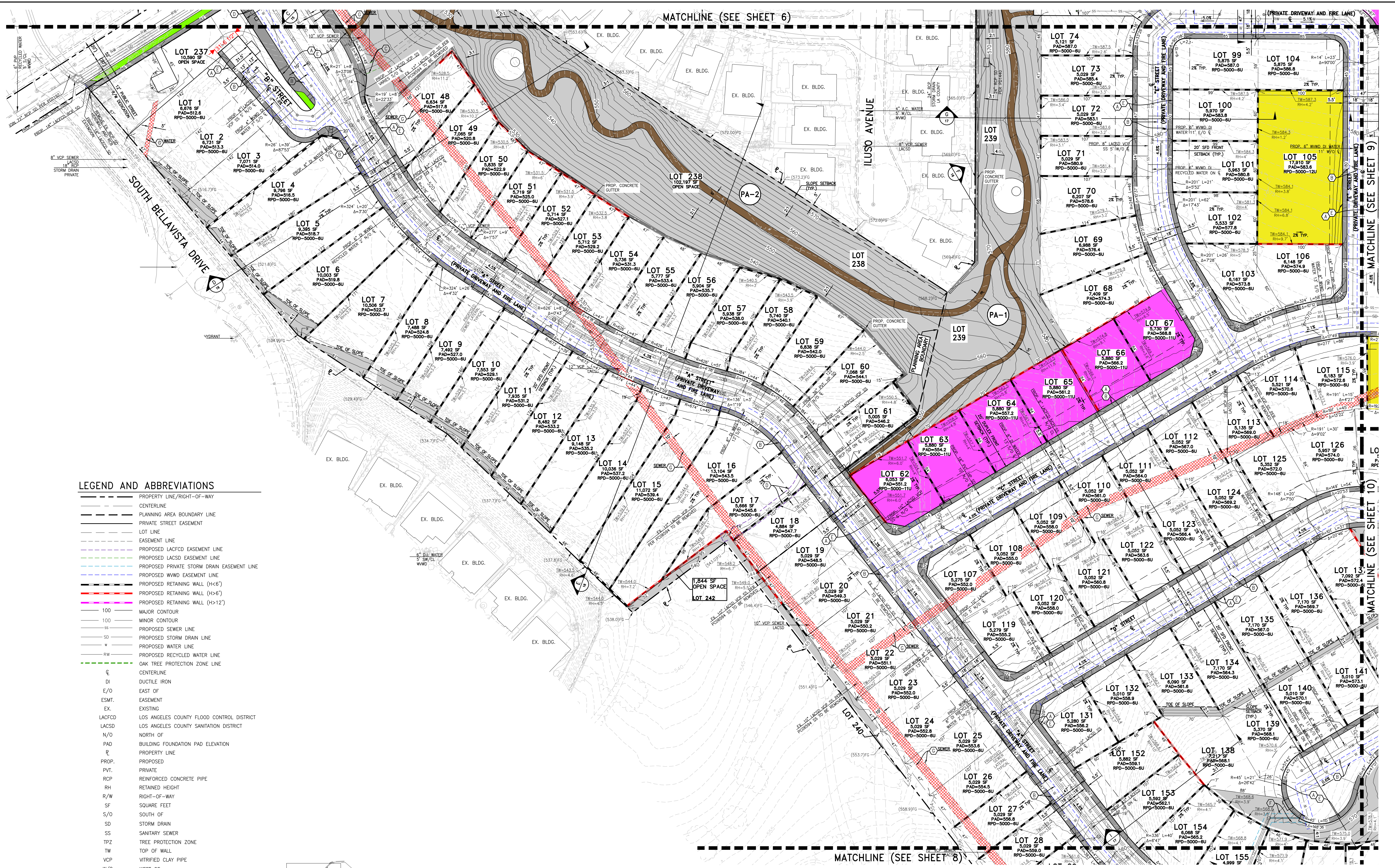


MAJOR LAND DIVISION
LOTS 1-28, 48-74, 99-115, 119-126, 131-141, 152-154, 242, 237-8

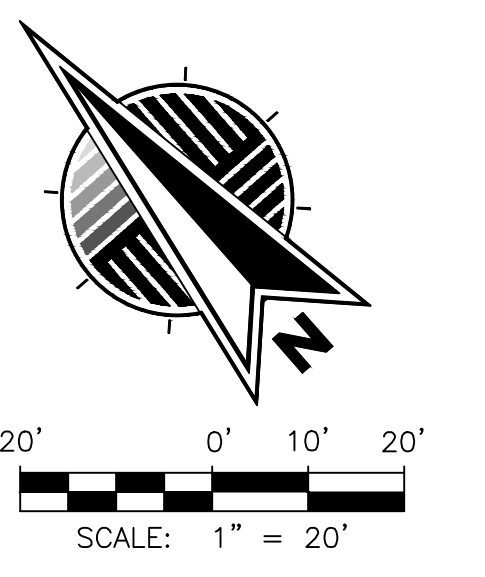
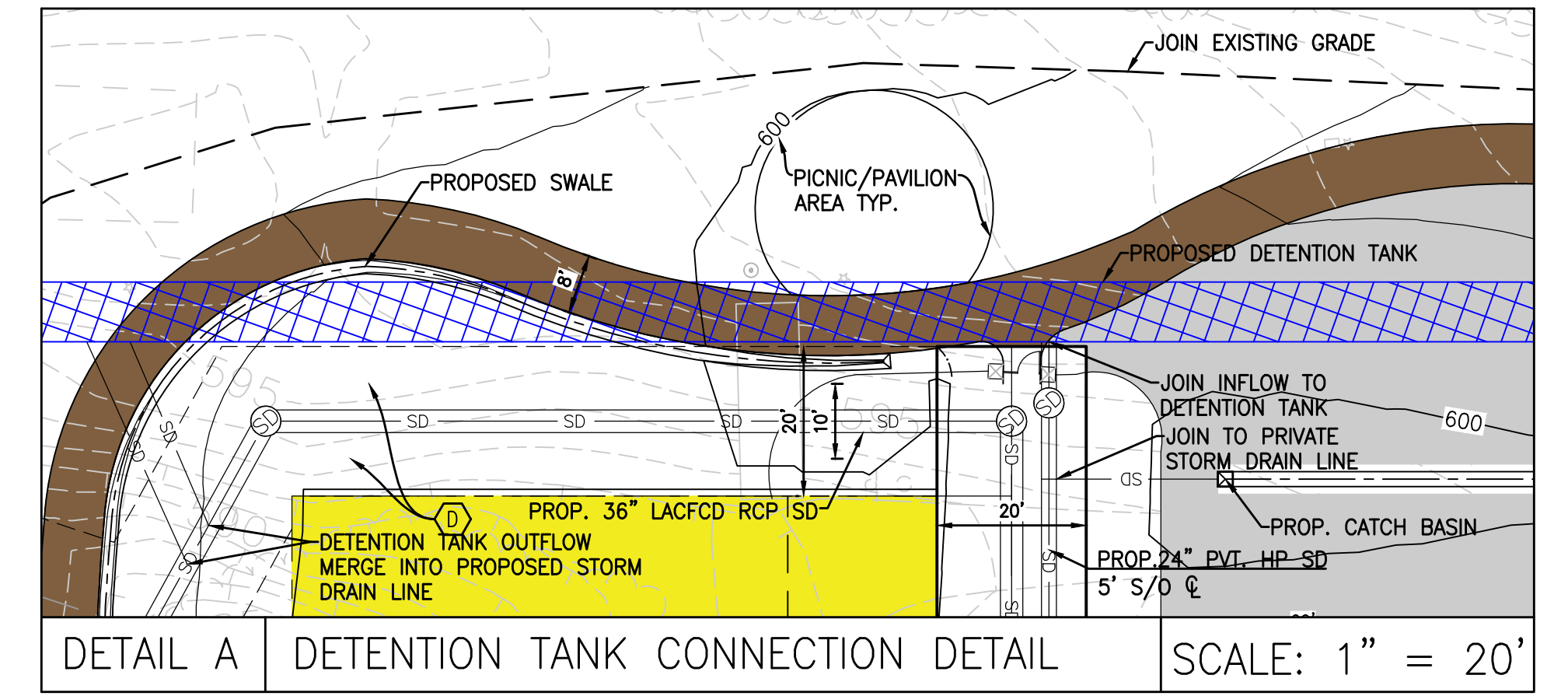
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

SCALE: PER PLAN DRAFTED BY: EC SHT. 7 OF 23 SHTS.
CHECKED BY: AW

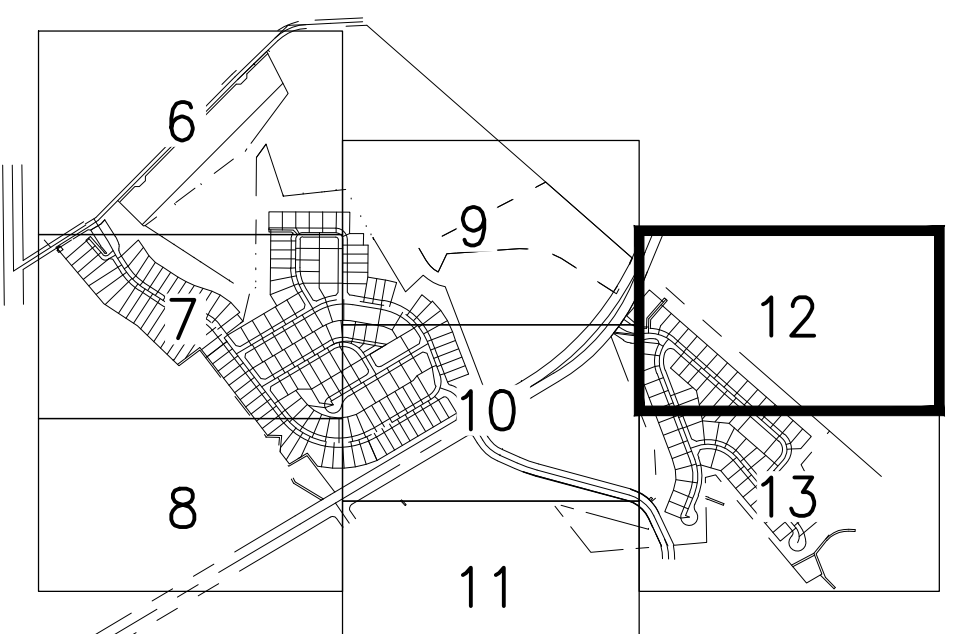
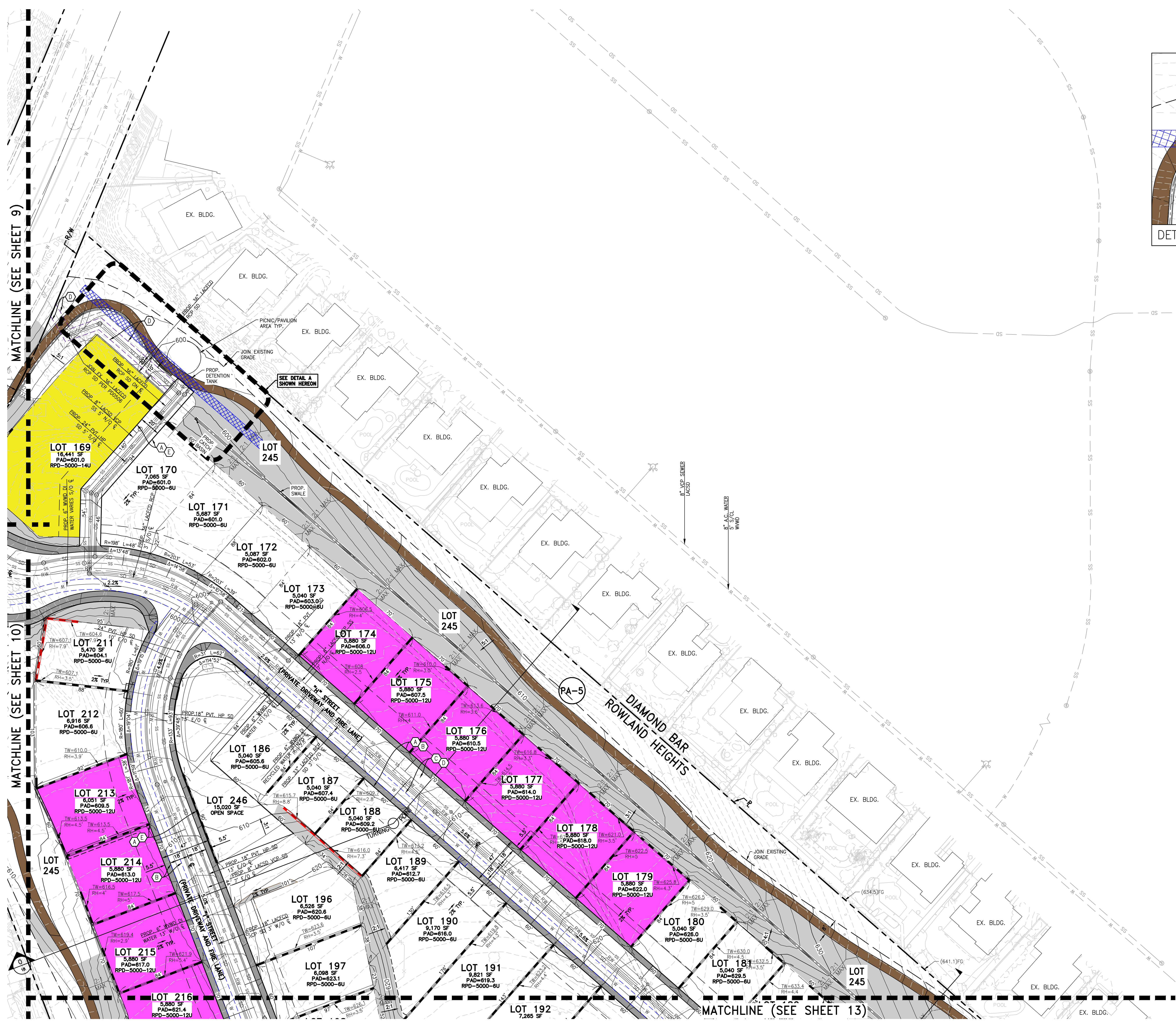


PROJECT: 0662-004 (VIA) (ENTIRE) (UNINCORPORATED TERRITORY) PRINTED BY: ECHON



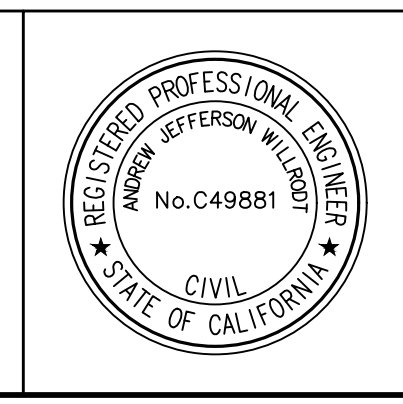
LEGEND AND ABBREVIATIONS

- 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
- CL 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
- PL 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
- WWWD 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



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 Date: 03/29/2023



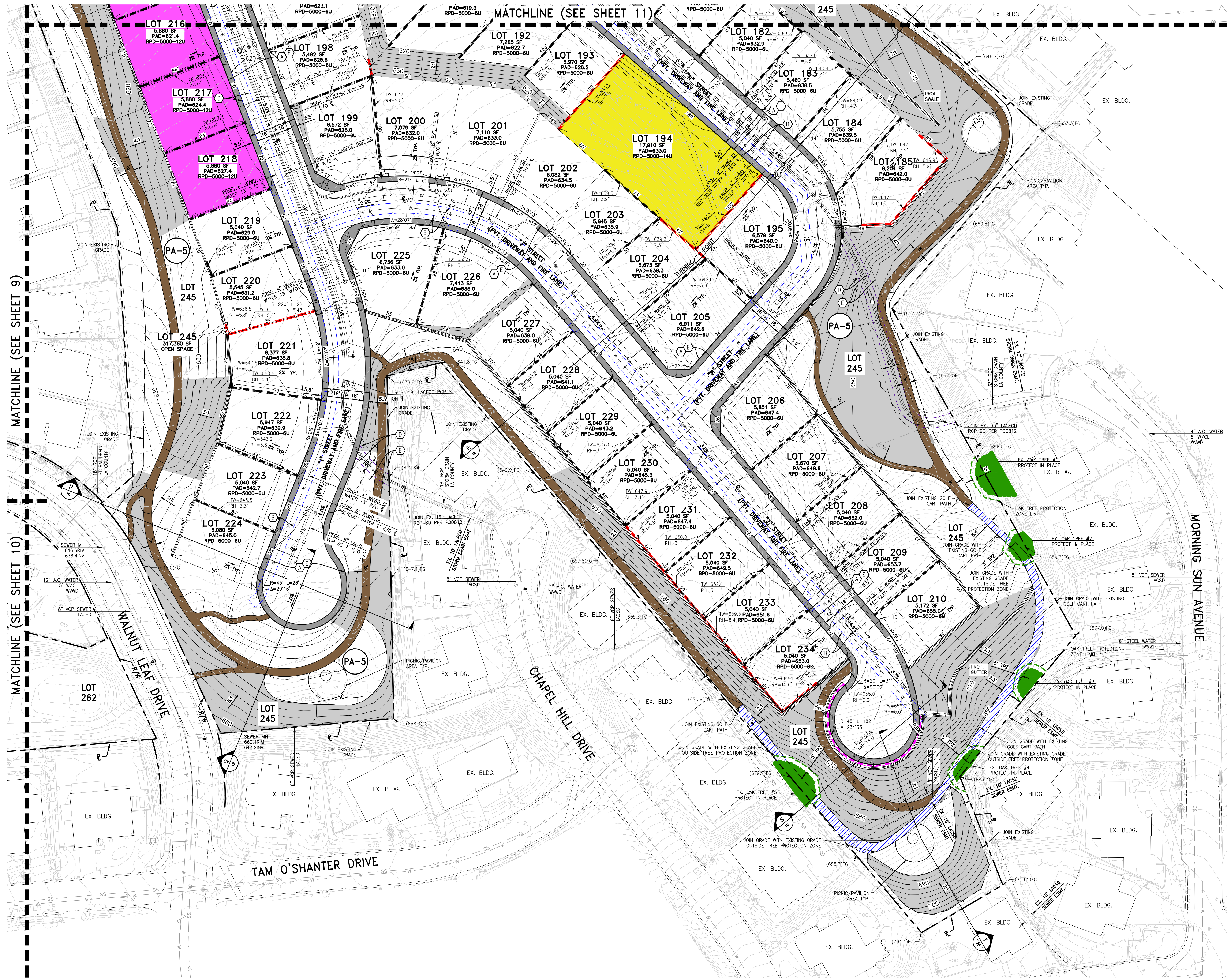
MAJOR LAND DIVISION
 LOTS 169-191, 211-215, 196-197, 246

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

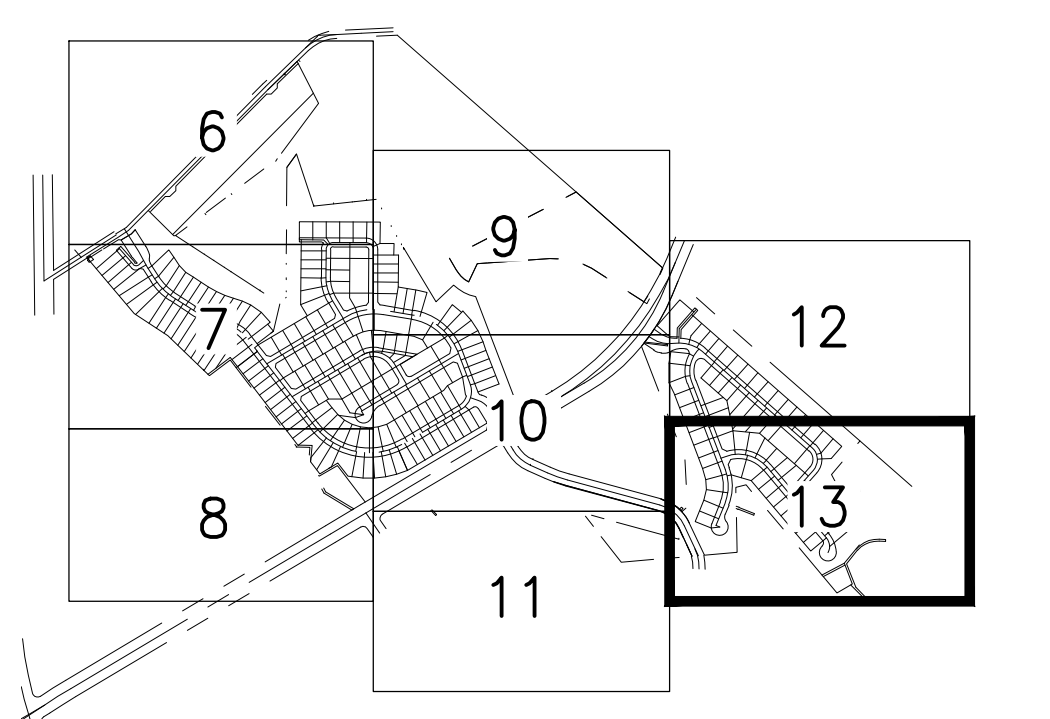
DATE: 3/29/2023 JOB NUMBER: 0662-004

SCALE: PER PLAN DRAFTED BY: EC SHT. 12 OF 23 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<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
 - PROPOSED RECYCLED WATER LINE
 - OAK TREE PROTECTION ZONE LINE
 - CENTERLINE
 - DI 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
 - PL 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



SCALE: 1" = 40'

| | |
|---|----------------------------------|
| MAJOR LAND DIVISION | |
| LOTS 192-195, 199-210, 216-234, 245 | |
| 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. 13 OF 23 SHTS. | |

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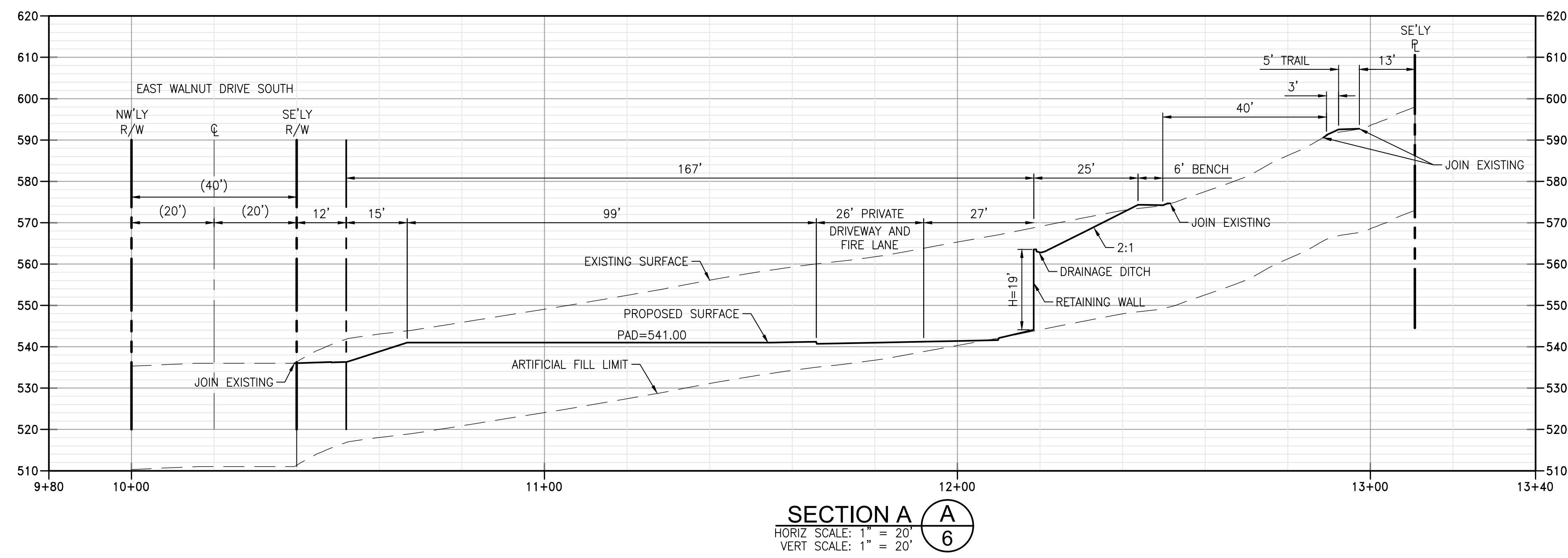
Date: 03/29/2023



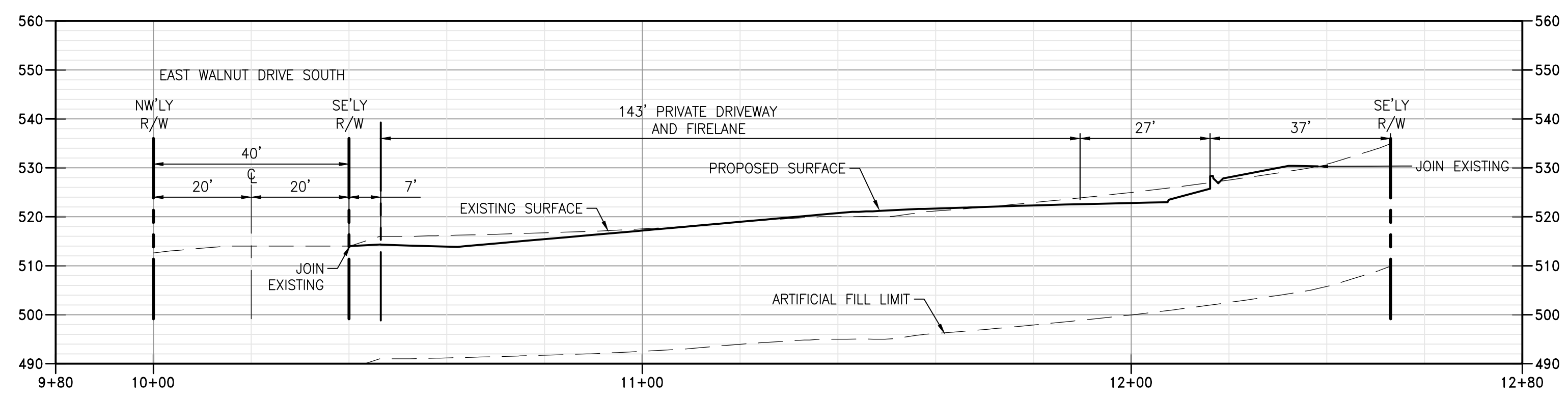
| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
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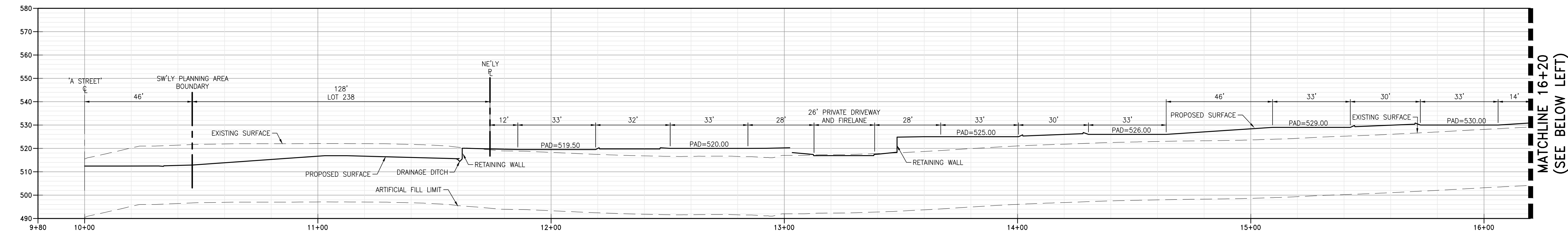
REFER TO RESPECTIVE PLAN SHEETS FOR PROPOSED RETAINING WALL HEIGHTS & LIMITS.



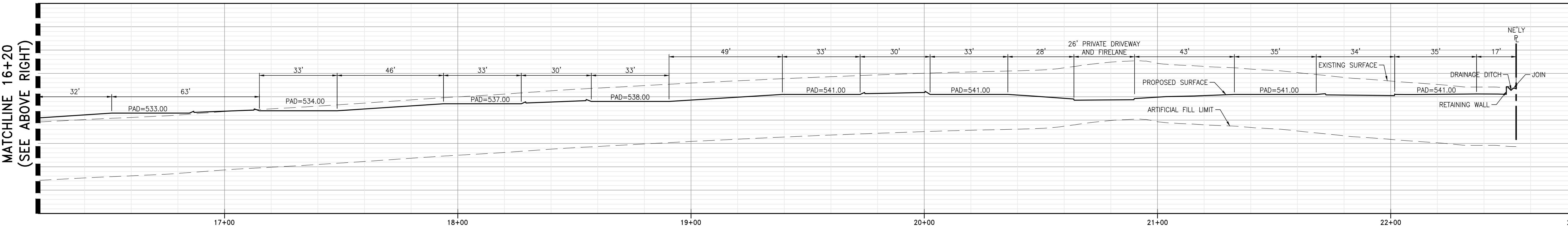
SECTION A (A/6)
 HORIZ SCALE: 1" = 20'
 VERT SCALE: 1" = 20'



SECTION B (B/6)
 HORIZ SCALE: 1" = 20'
 VERT SCALE: 1" = 20'



MATCHLINE 16+20
(SEE BELOW LEFT)

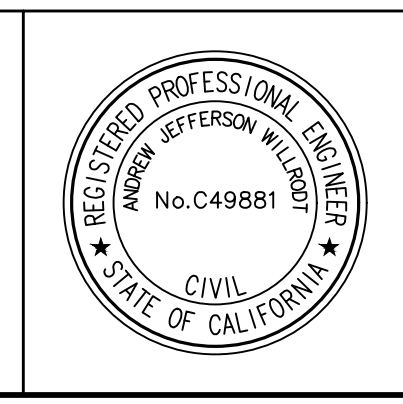


MATCHLINE 16+20
(SEE ABOVE RIGHT)

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

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
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SLOPE CROSS SECTIONS

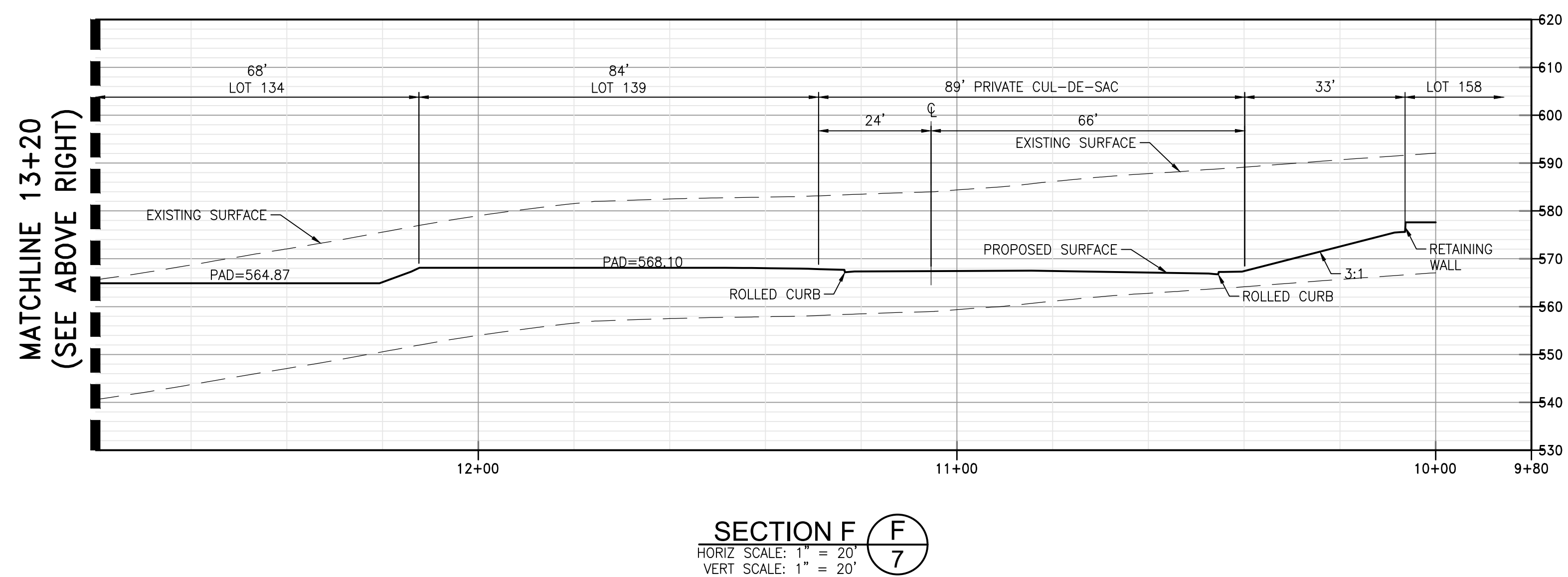
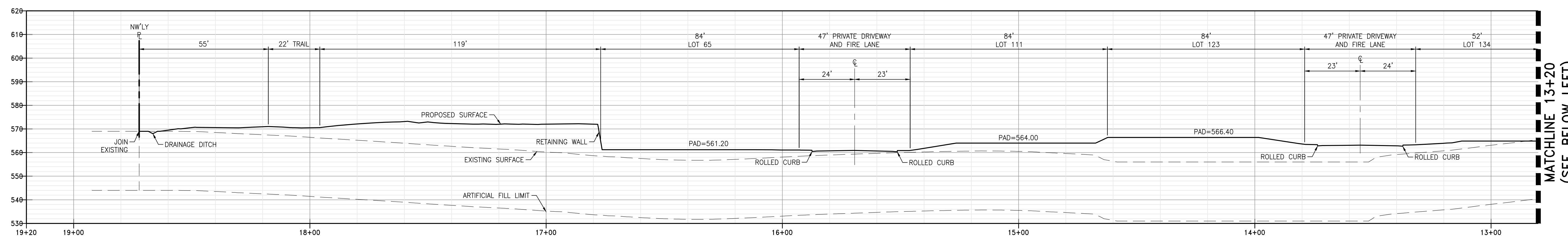
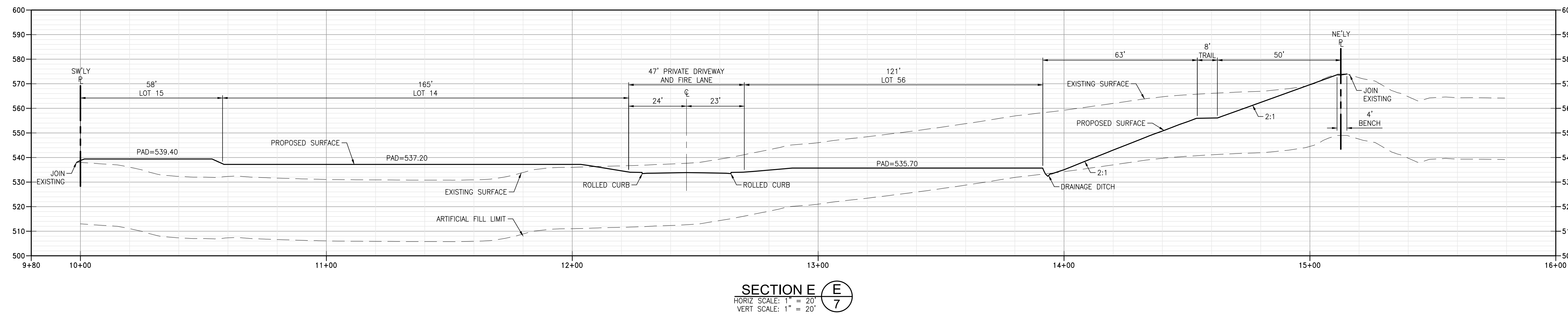
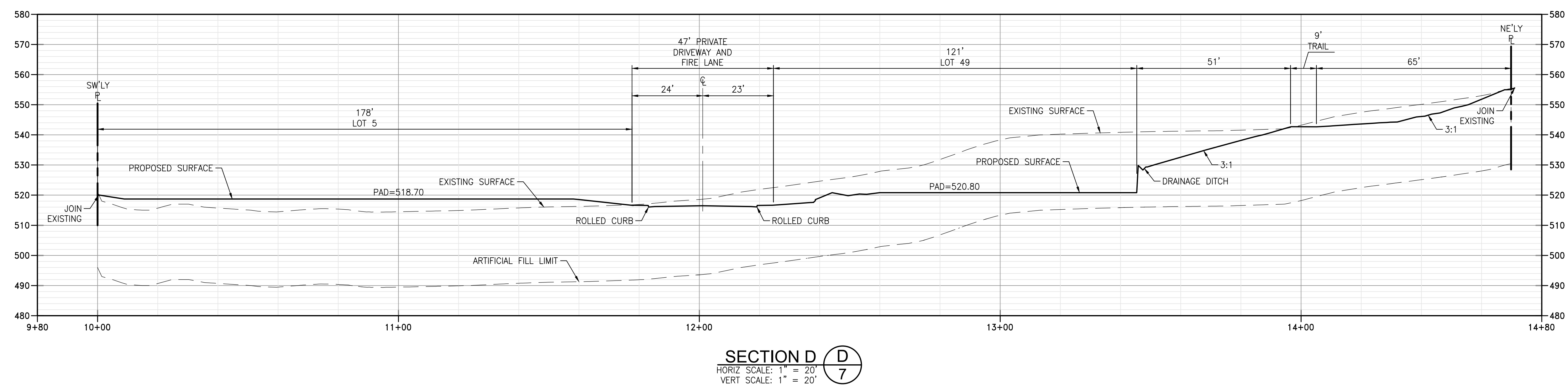
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

SCALE: PER PLAN
 DRAFTED BY: EC
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 SHT. 15 OF 23 SHTS.

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



MATCHLINE 13+20
(SEE BELOW LEFT)

MATCHLINE 13+20
(SEE ABOVE RIGHT)

**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

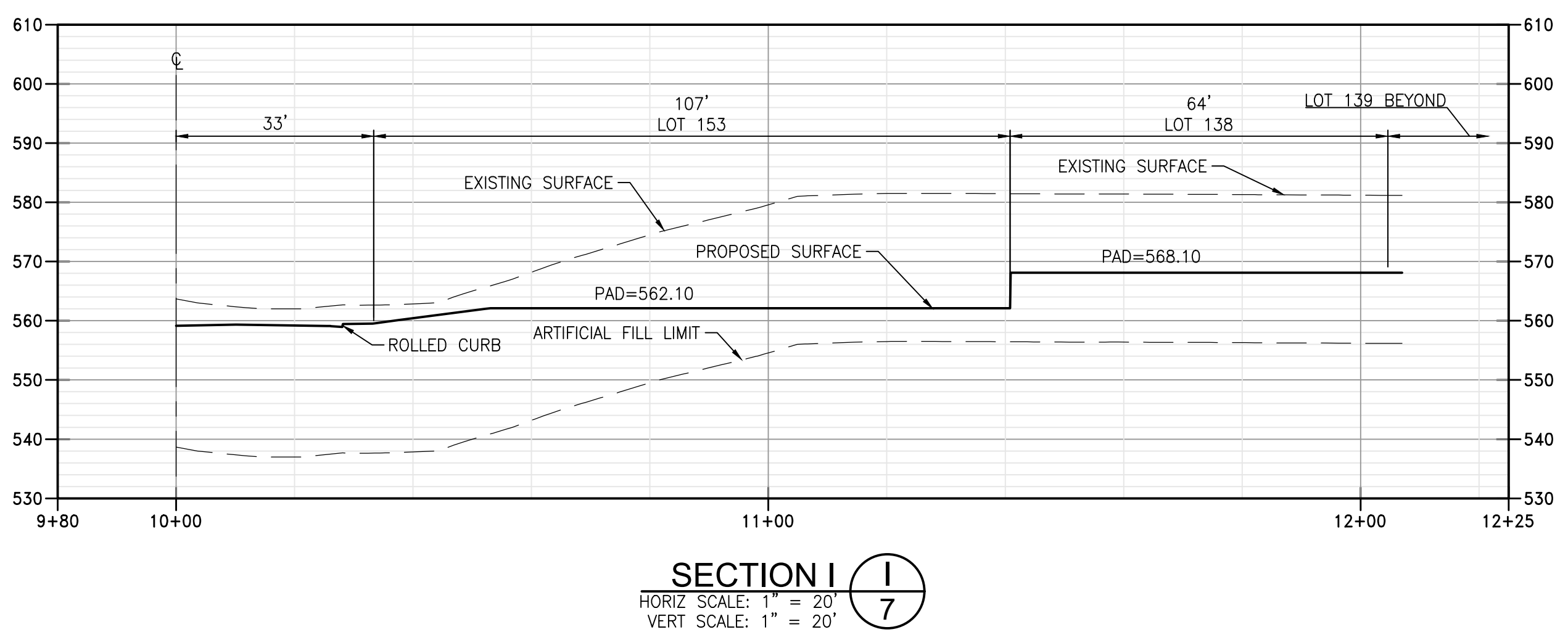
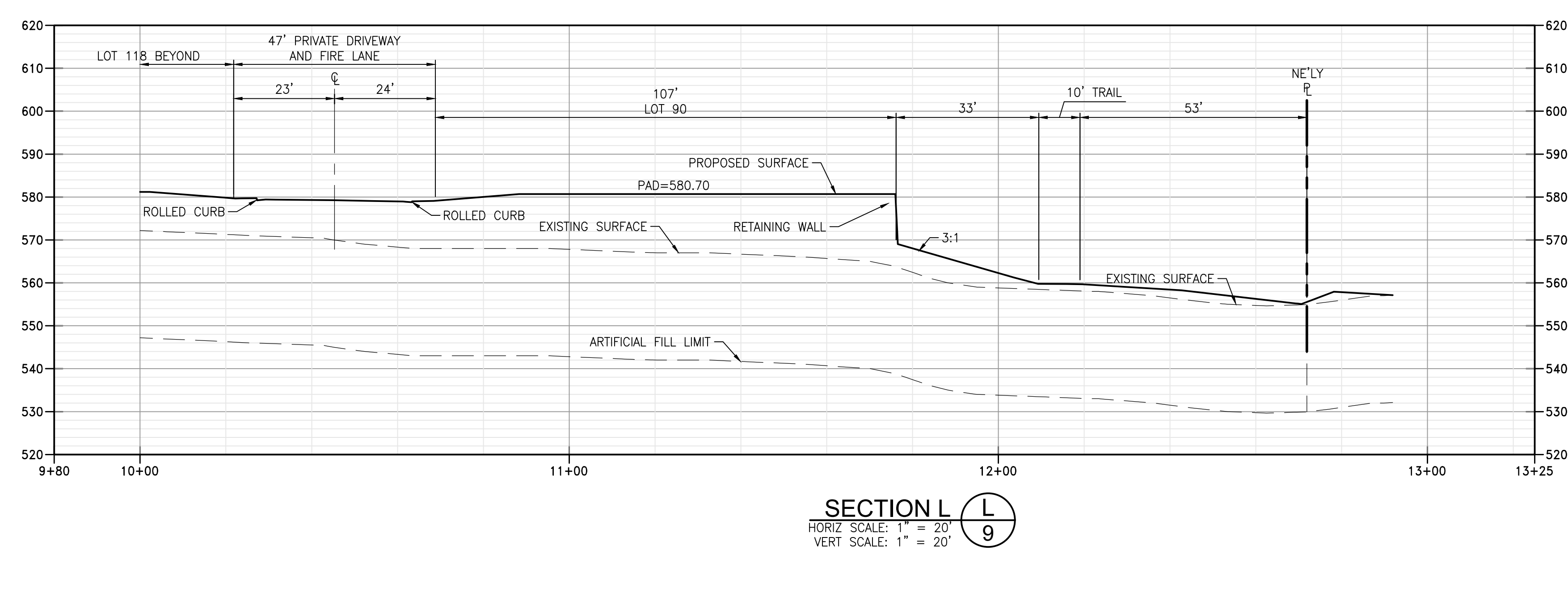
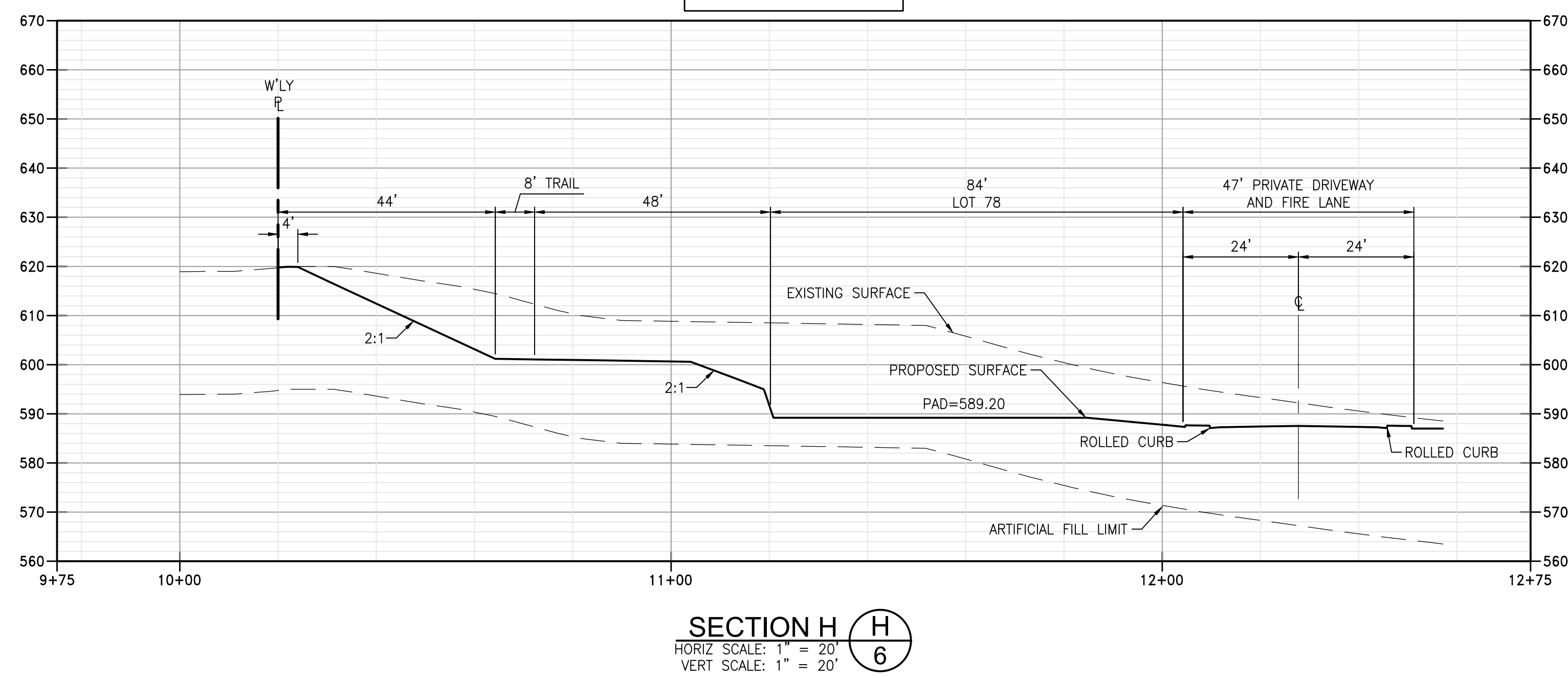
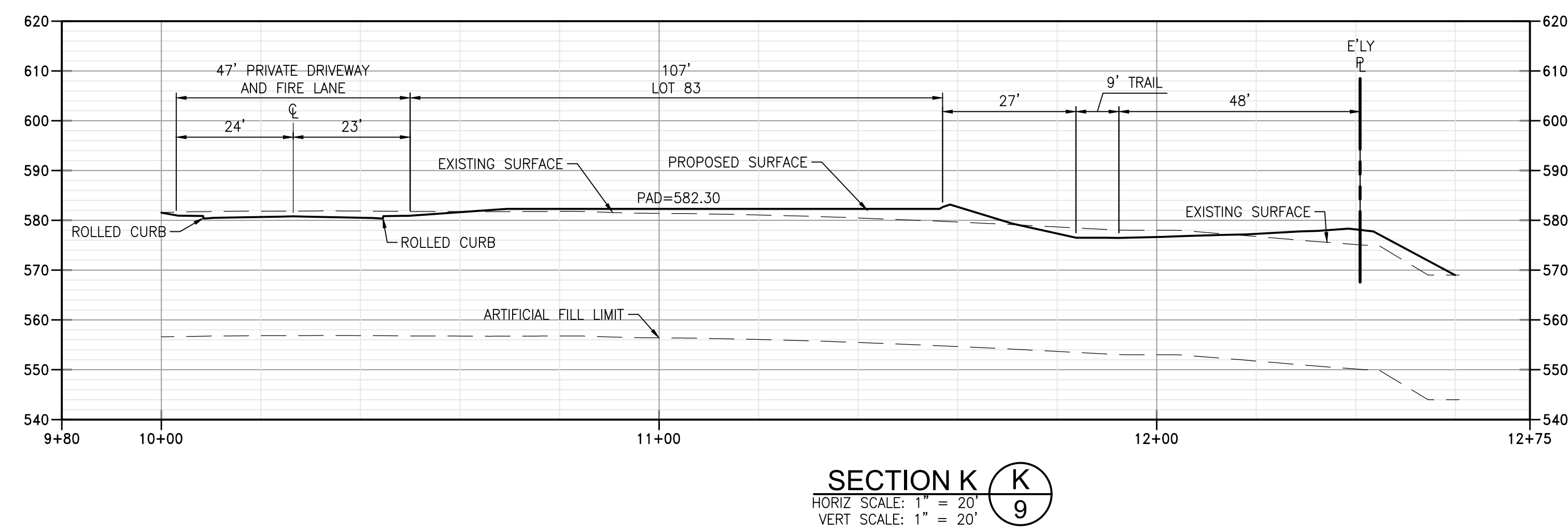
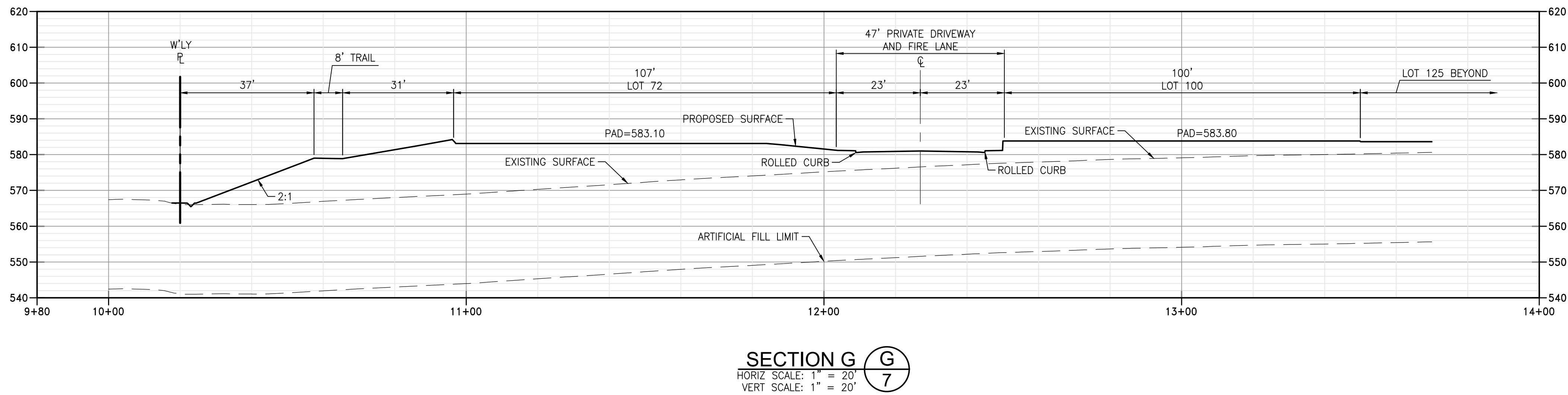
SCALE: PER PLAN
 DRAFTED BY: EC
 CHECKED BY: AW
 SHT. 16 OF 23 SHTS.

| NO. | REVISIONS | DATE | BY |
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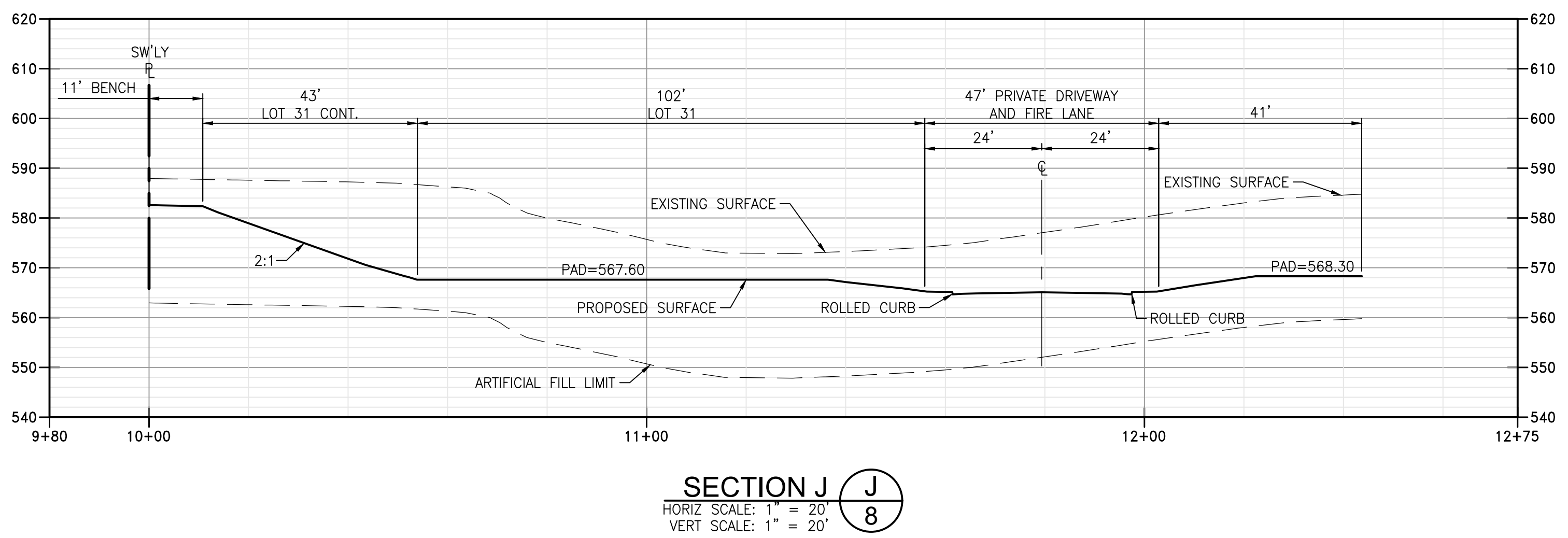
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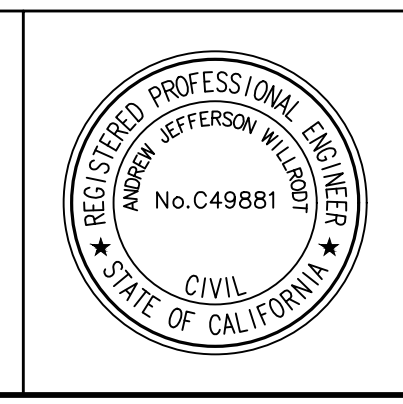


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| NO. | REVISIONS | DATE | BY |
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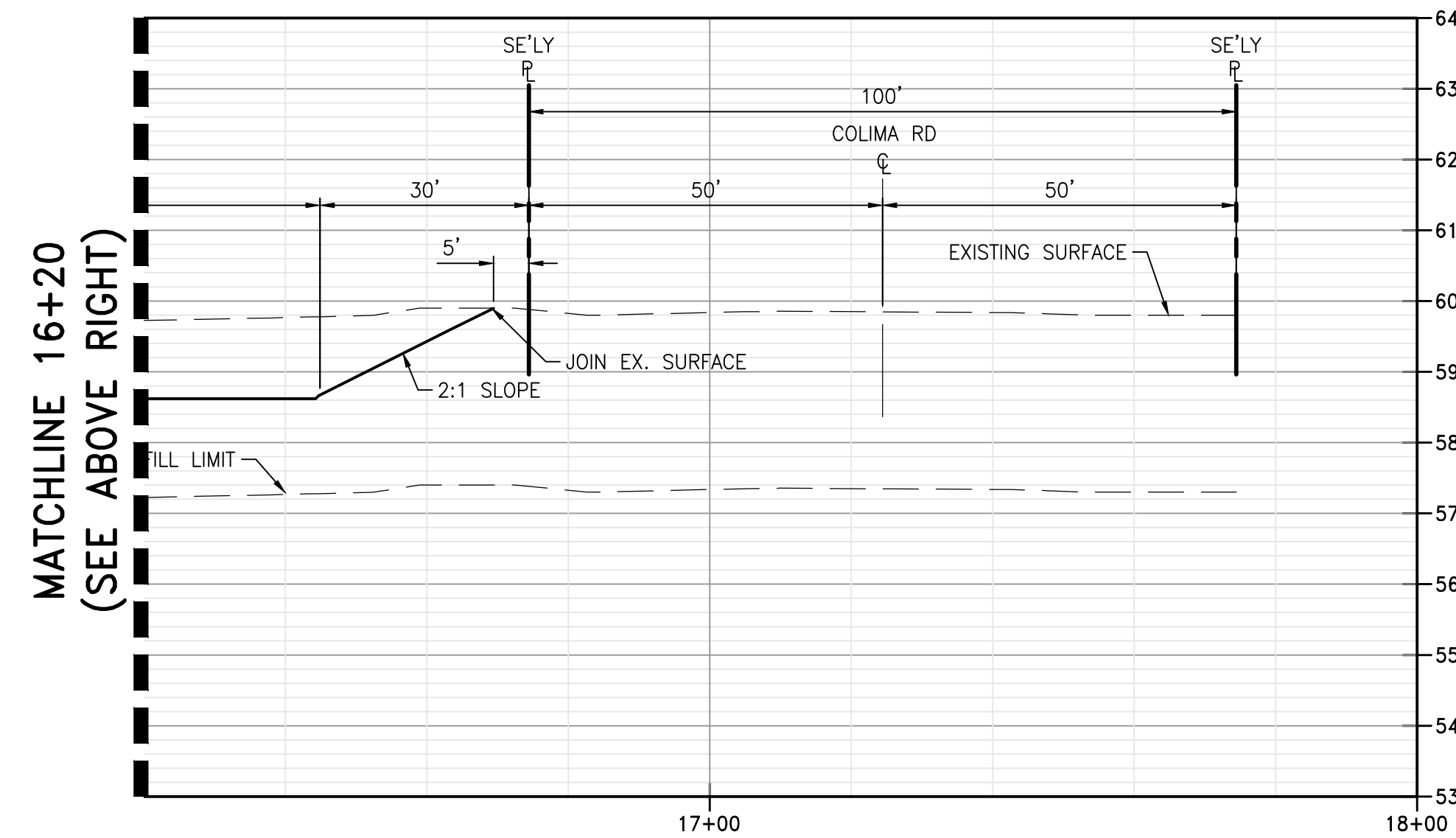
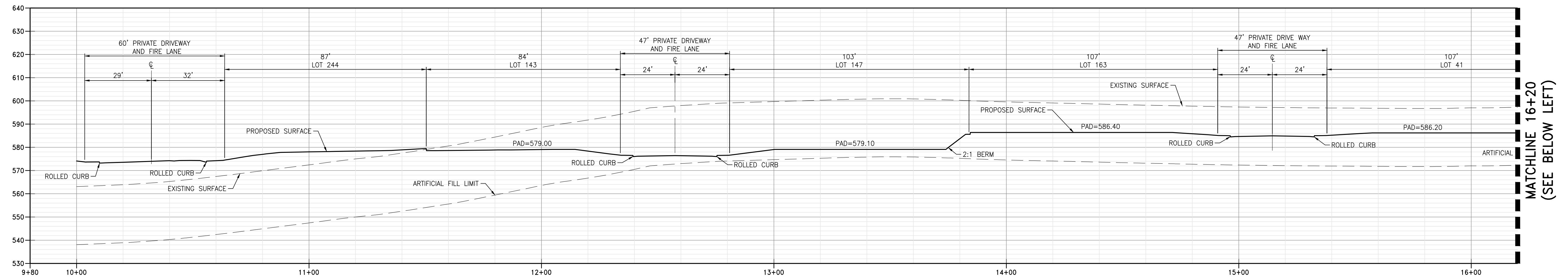


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SLOPE CROSS SECTIONS

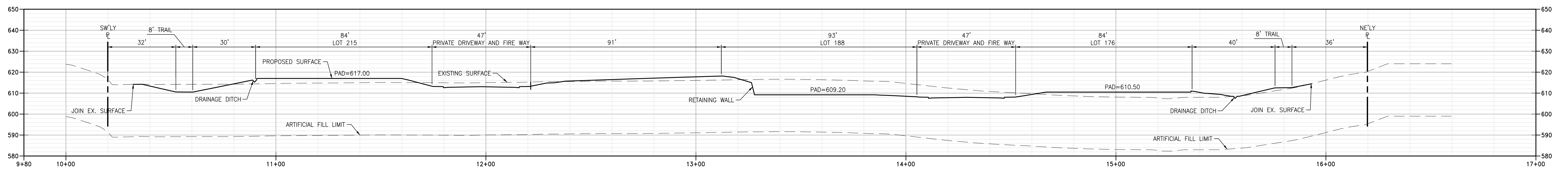
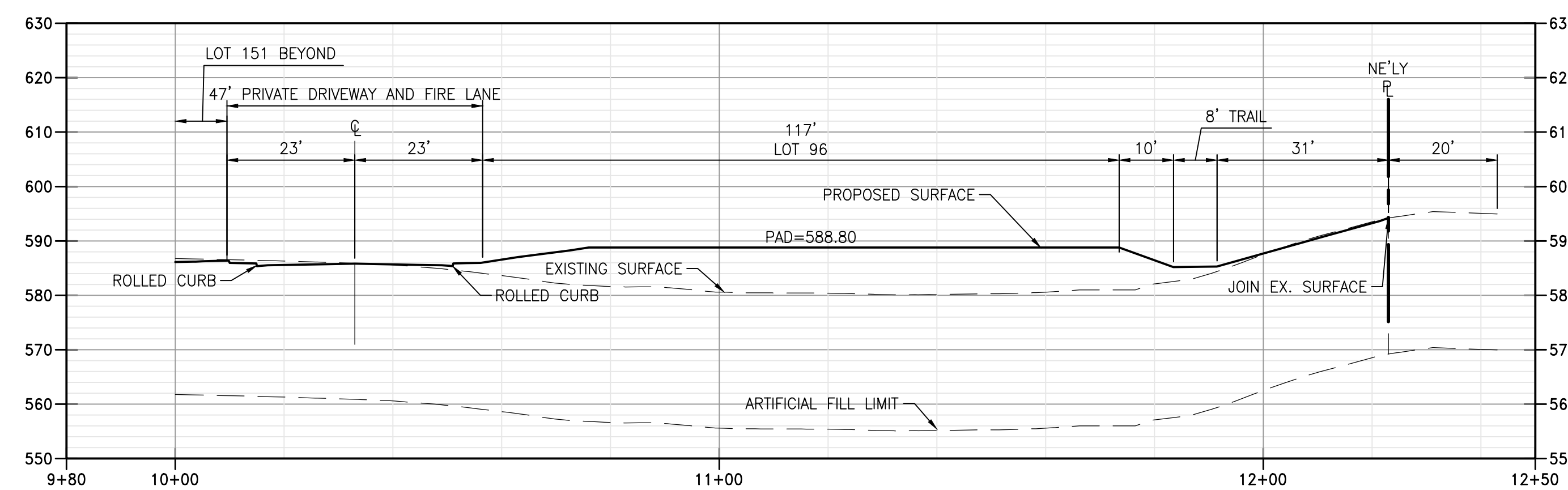
FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

SCALE: PER PLAN DRAFTED BY: EC CHECKED BY: AW SHT. 17 OF 23 SHTS.



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



| NO. | REVISIONS | DATE | BY |
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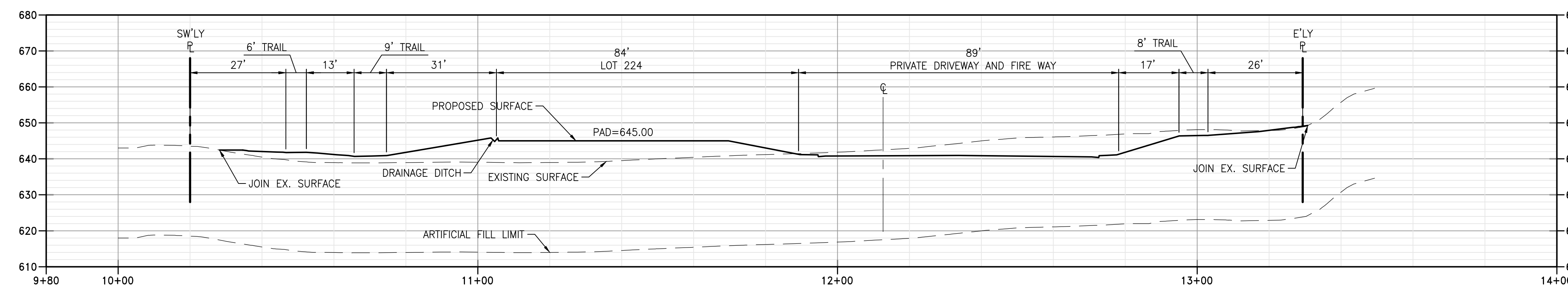
MAJOR LAND DIVISION
SLOPE CROSS SECTIONS

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

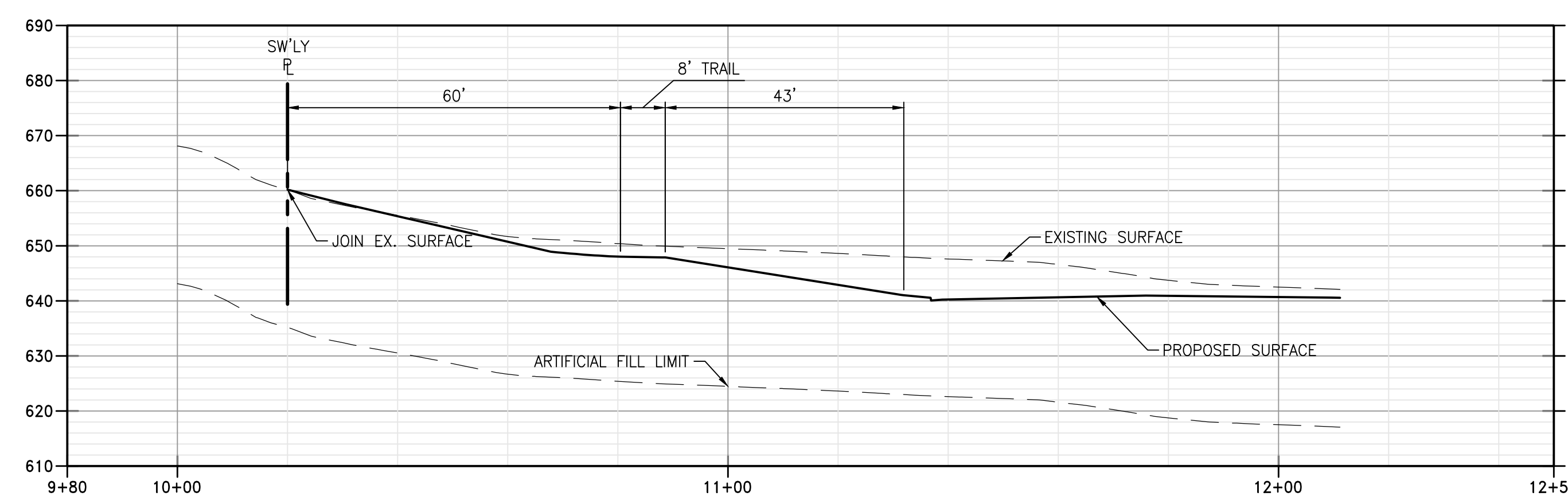
DATE: 3/29/2023
 JOB NUMBER: 0662-004

SCALE: PER PLAN
 DRAFTED BY: EC
 CHECKED BY: AW
 SHT. 18 OF 23 SHTS.

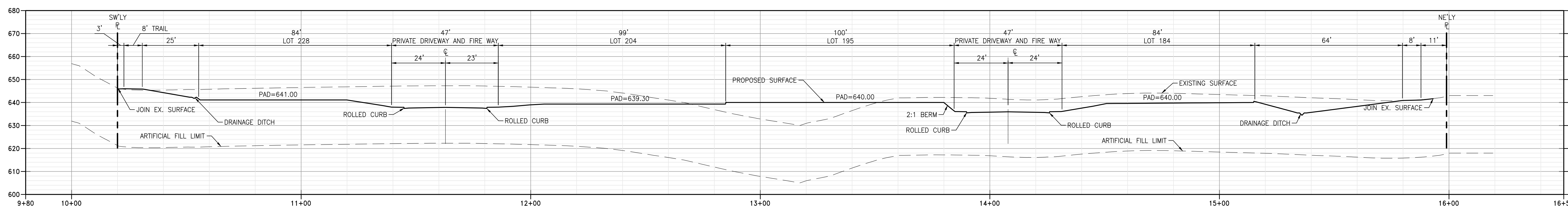
REFER TO RESPECTIVE PLAN SHEETS FOR PROPOSED RETAINING WALL HEIGHTS & LIMITS.



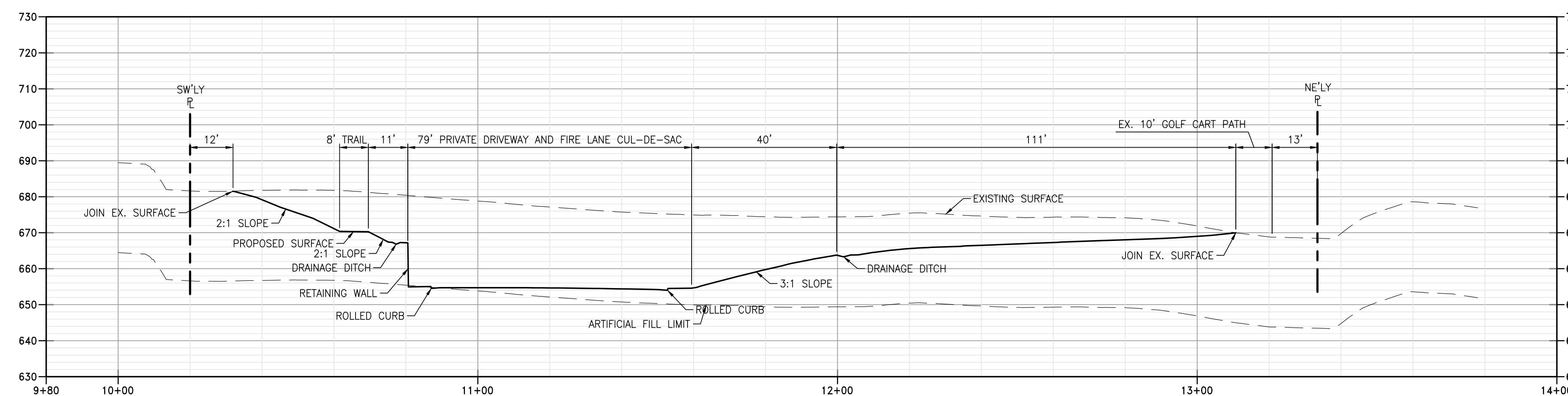
SECTION P (P) 13
 HORIZ SCALE: 1" = 20'
 VERT SCALE: 1" = 20'



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'

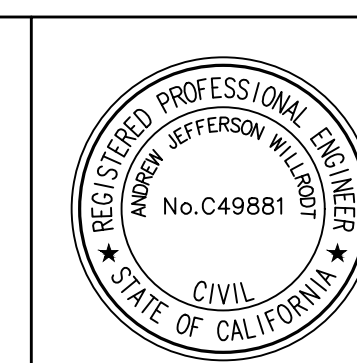
MAJOR LAND DIVISION
 SLOPE CROSS SECTIONS

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 23 SHTS.

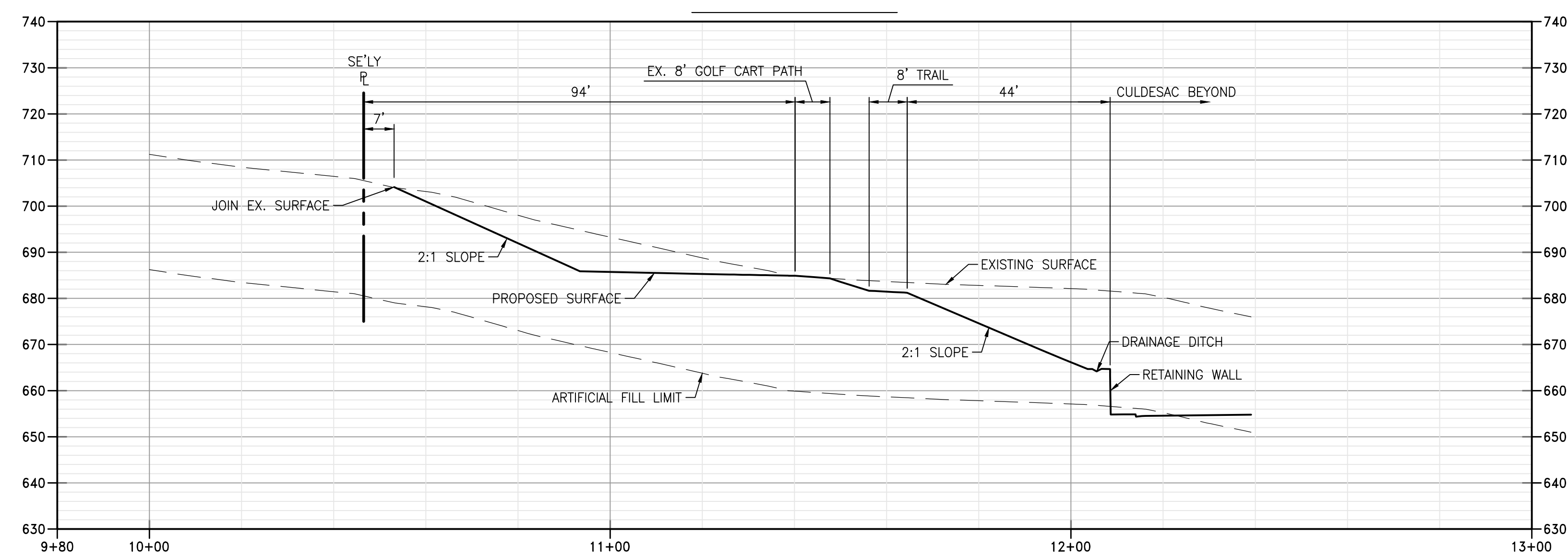
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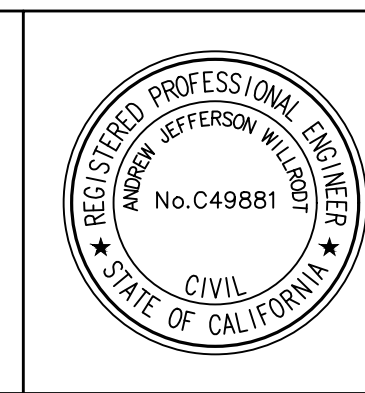
REFER TO RESPECTIVE PLAN SHEETS FOR PROPOSED RETAINING WALL HEIGHTS & LIMITS.



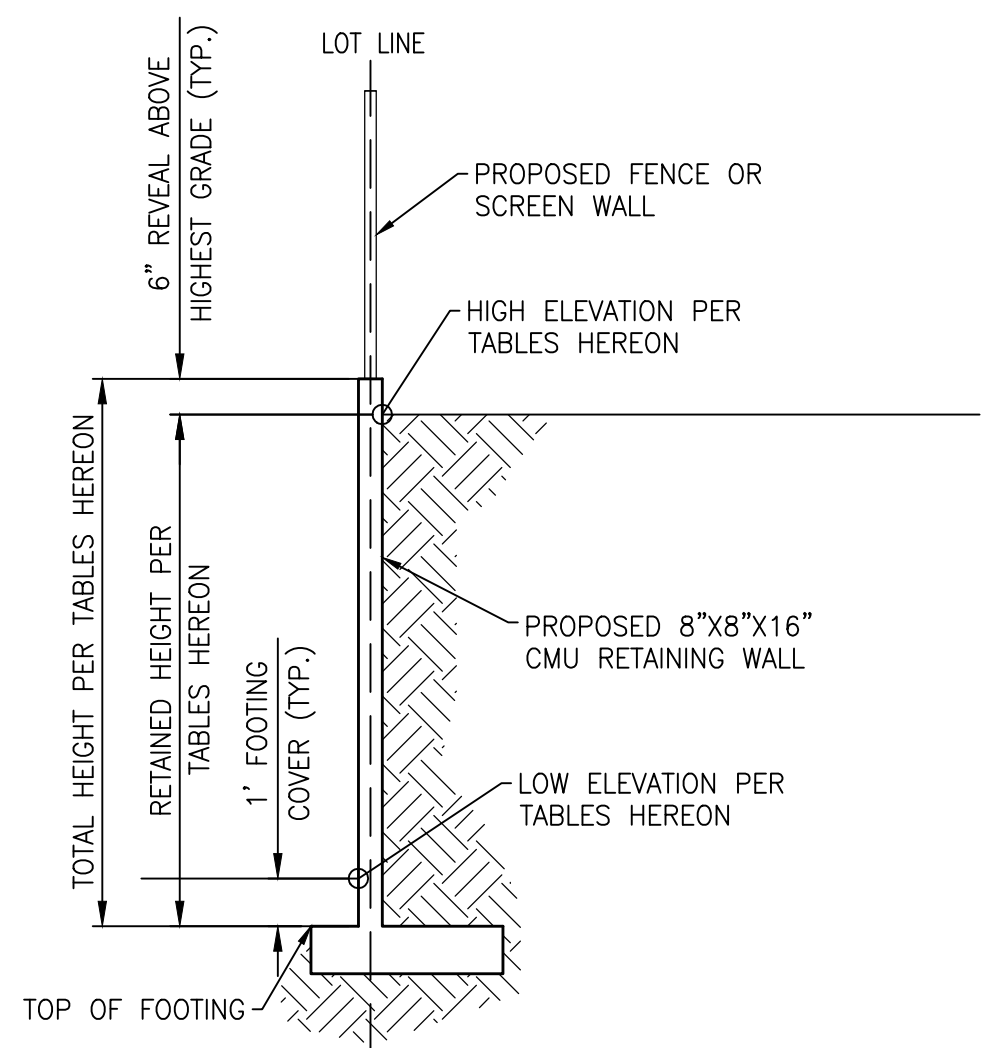
SECTION T
 HORIZ SCALE: 1" = 20'
 VERT SCALE: 1" = 20'

| NO. | REVISIONS | DATE | BY |
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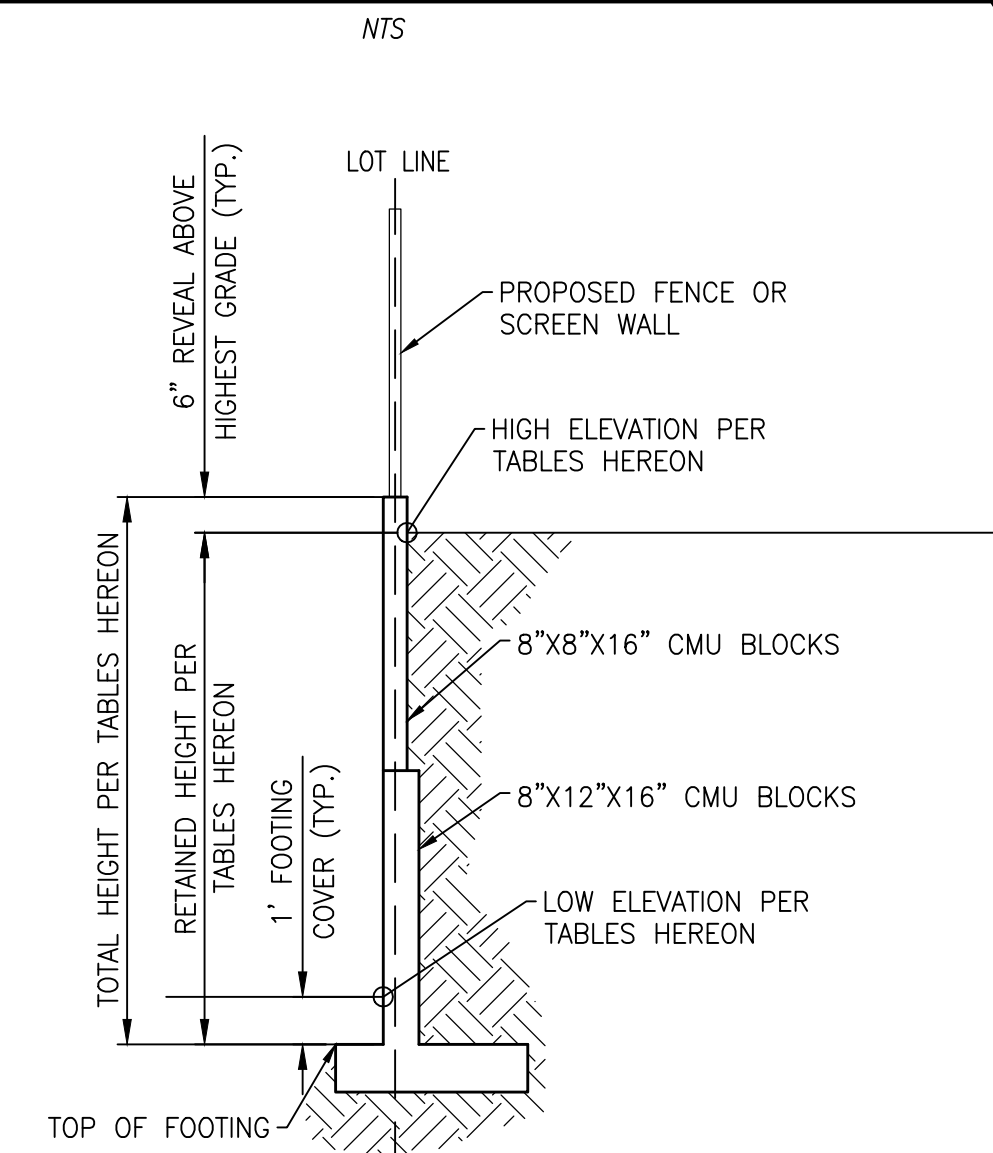
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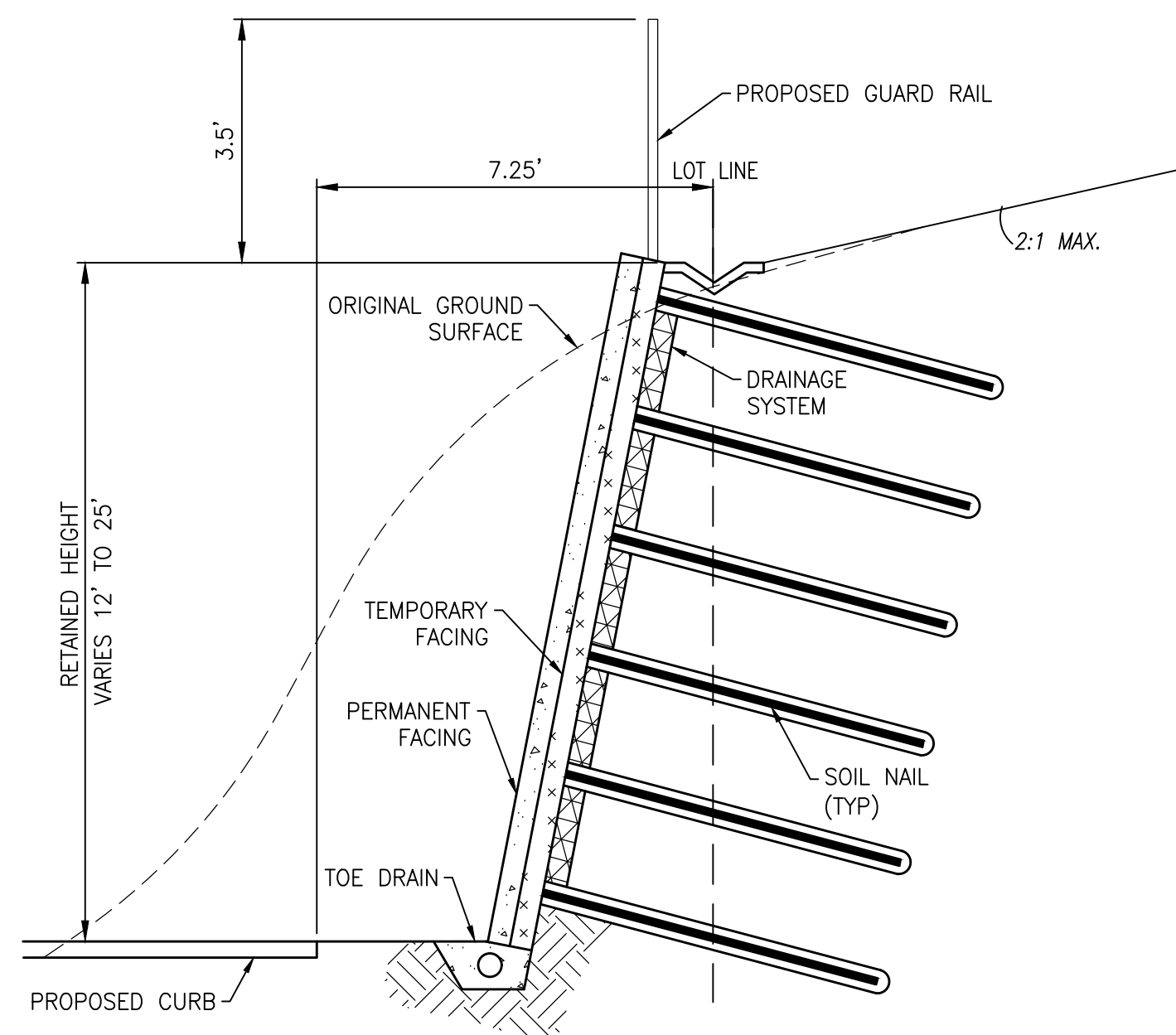
| | | |
|--|----------------------------------|---------------------|
| MAJOR LAND DIVISION | | |
| SLOPE CROSS SECTIONS | | |
| FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA | | |
| DATE 3/29/2023 | JOB NUMBER 0662-004 | |
| SCALE: PER PLAN | DRAFTED BY: EC CHECKED BY: AW | SHT. 20 OF 23 SHTS. |



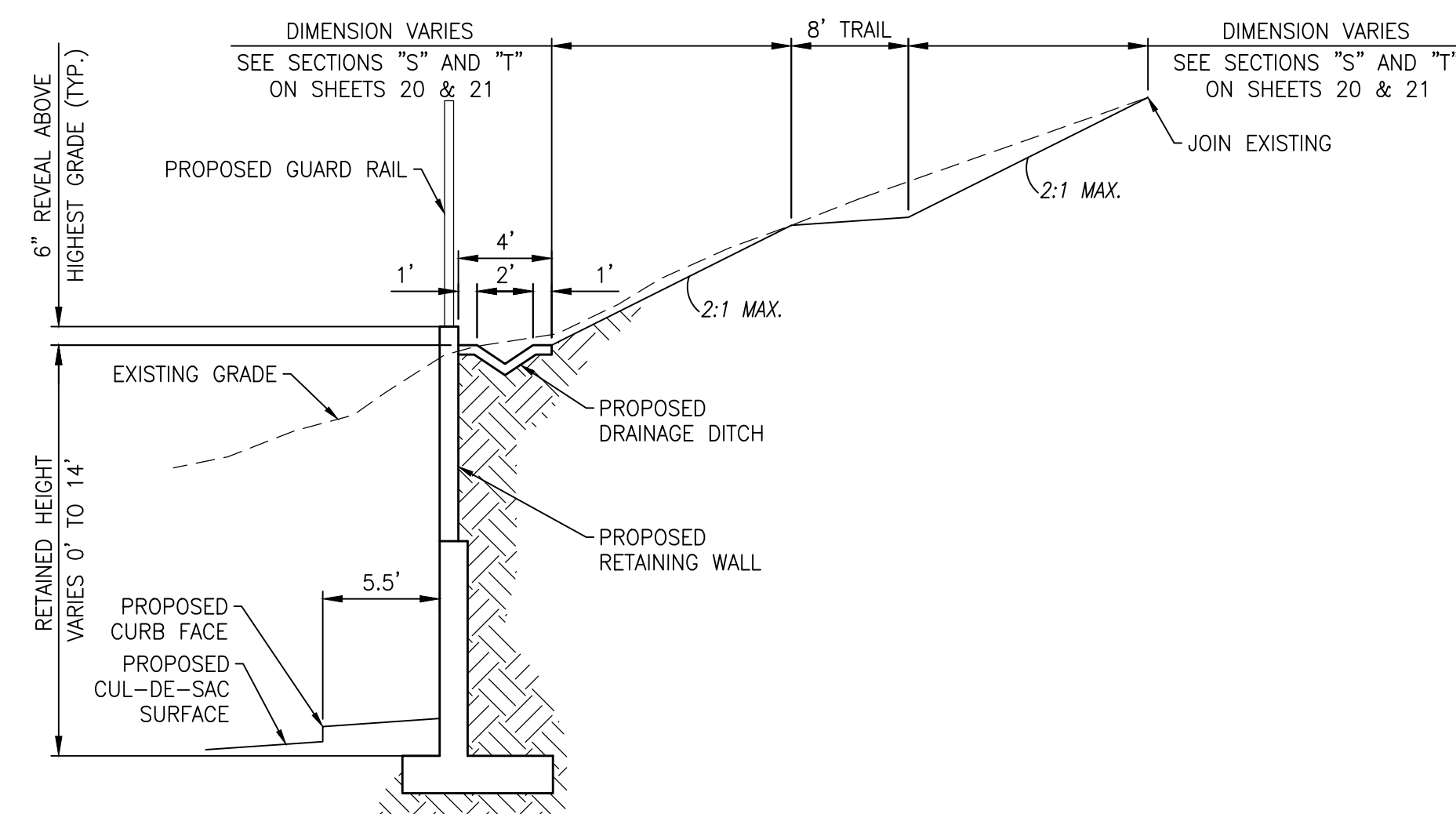
DETAIL 1: TYPICAL SIDERYARD AND REAR YARD RETAINING WALL DETAIL (H<6')



DETAIL 1: TYPICAL SIDERYARD AND REAR YARD RETAINING WALL DETAIL (6'<H<15')



DETAIL 2: PA-3 WALL DETAIL BETWEEN LOTS 235 AND 236



DETAIL 3: "J" STREET CUL-DE-SAC RETAINING WALL SECTION

LOT SIDE YARD RETAINING WALL HEIGHT TABLE

| LOT NO. | SIDEYARD WALL HEIGHTS | | | | >6 FT? |
|---------|-----------------------|------------|---------------------------|-------------------|--------|
| | LOW GRADE | HIGH GRADE | SOIL RETAINED HEIGHT (FT) | TOTAL HEIGHT (FT) | |
| 3 | 514 | 516.5 | 3.5 | 4 | NO |
| 4 | 516.5 | 518.7 | 3.2 | 3.7 | NO |
| 6 | 518.8 | 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 | 527 | 529.1 | 3.1 | 3.6 | NO |
| 10 | 529.1 | 531.2 | 3.1 | 3.6 | NO |
| 11 | 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 |
| 16 | 543.5 | 545.6 | 3.1 | 3.6 | NO |
| 17 | 545.6 | 547.7 | 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 | 565.8 | 566 | 1.2 | 1.7 | NO |
| 30 | 565.8 | 567.6 | 2.8 | 3.3 | 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 | 579.8 | 581.8 | 3 | 3.5 | NO |
| 37 | 581.8 | 583.8 | 3 | 3.5 | 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 | 525 | 527.1 | 3.1 | 3.6 | NO |
| 52 | 527.1 | 529.2 | 3.1 | 3.6 | NO |
| 53 | 529.2 | 531.3 | 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 | 542 | 544.1 | 3.1 | 3.6 | NO |
| 60 | 544.1 | 546.2 | 3.1 | 3.6 | NO |
| 61 | 546.2 | 550 | 4.8 | 5.3 | NO |
| 62 | 546.2 | 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 | 557.2 | 561.2 | 5 | 5.5 | NO |
| 65 | 561.2 | 566.2 | 6 | 6.5 | YES |
| 66 | 566.2 | 568.8 | 3.6 | 4.1 | NO |
| 67 | 568.8 | 574.3 | 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 | 578.6 | 580.9 | 3.3 | 3.8 | NO |
| 71 | 580.9 | 583.1 | 3.2 | 3.7 | NO |
| 72 | 583.1 | 585.4 | 3.3 | 3.8 | NO |
| 73 | 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 | 580 | 582.3 | 3.3 | 3.8 | NO |
| 85 | 572.7 | 580 | 3.3 | 3.8 | NO |
| 86 | 574.5 | 577.7 | 4.2 | 4.7 | NO |
| 87 | 575.8 | 577.7 | 2.9 | 3.4 | NO |
| 89 | 566.5 | 572.7 | 12.2 | 12.7 | YES |
| 90 | 568 | 580.7 | 13.7 | 14.2 | YES |
| 93 | 583.8 | 585.5 | 2.6 | 3.1 | NO |
| 94 | 584.5 | 586.7 | 3.2 | 3.7 | NO |
| 95 | 586.7 | 588.8 | 3.1 | 3.6 | 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 | 573.8 | 577.8 | 5 | 5.5 | NO |
| 105 | 583.6 | 586.8 | 4.2 | 4.7 | NO |
| 106 | 574.9 | 583.6 | 9.7 | 10.2 | 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 | 564 | 567 | 4 | 4.5 | NO |
| 112 | 567 | 569 | 3 | 3.5 | NO |
| 114 | 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 | 555.2 | 558 | 3.8 | 4.3 | NO |
| 120 | 558 | 560.8 | 3.8 | 4.3 | NO |
| 121 | 560.8 | 563.6 | 3.8 | 4.3 | NO |
| 122 | 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 | 580 | 585.1 | 6.1 | 6.6 | YES |
| 131 | 556.2 | 558.9 | 3.7 | 4.2 | NO |
| 132 | 558.9 | 561.6 | 3.7 | 4.2 | NO |
| 133 | 561.6 | 564.3 | 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 | 572.4 | 579 | 7.6 | 8.1 | YES |
| 139 | 568.1 | 570.1 | 3 | 3.5 | NO |
| 140 | 570.1 | 573.1 | 4 | 4.5 | NO |
| 141 | 573.1 | 576.1 | 4 | 4.5 | NO |
| 144 | 580 | 585.1 | 6.1 | 6.6 | YES |
| 142 | 576.1 | 579.1 | 4 | 4.5 | NO |
| 146 | 576.1 | 579.1 | 4 | 4.5 | NO |

| LOT NO. | SIDEYARD WALL HEIGHTS | | | | >6 FT? |
|---------|-----------------------|------------|---------------------------|-------------------|--------|
| | LOW GRADE | HIGH GRADE | SOIL RETAINED HEIGHT (FT) | TOTAL HEIGHT (FT) | |
| 147 | 579.1 | 582.1 | 4 | 4.5 | NO |
| 148 | 582.1 | 585.1 | 4 | 4.5 | NO |
| 152 | 559.1 | 562.1 | 4 | 4.5 | NO |
| 153 | 562.1 | 565.2 | 4.1 | 4.6 | NO |
| 154 | 565.2 | 568.3 | 4.1 | 4.6 | NO |
| 155 | 568.3 | 571.4 | 4.1 | 4.6 | NO |
| 156 | 571.4 | 574.5 | 4.1 | 4.6 | NO |
| 157 | 574.5 | 577.6 | 4.1 | 4.6 | NO |
| 158 | 577.6 | 580.7 | 4.1 | 4.6 | NO |
| 159 | 580.7 | 583.8 | 4.1 | 4.6 | NO |
| 173 | 603 | 606 | 4 | 4.5 | NO |
| 174 | 606 | 607.5 | 2.5 | 3 | NO |
| 175 | 607.5 | 610.5 | 4 | 4.5 | NO |
| 176 | 610.5 | 614 | 4.5 | 5 | NO |
| 177 | 614 | 618 | 3.5 | 5.5 | NO |
| 178 | 618 | 622 | 5 | 5.5 | NO |
| 179 | 622 | 626 | 5 | 5.5 | NO |
| 180 | 626 | 629.5 | 4.5 | 5 | NO |
| 181 | 629.5 | 632.9 | 4.4 | 4.9 | NO |
| 182 | 632.9 | 636.5 | 4.6 | 5.1 | NO |
| 183 | 636.5 | 639.8 | 4.3 | 4.8 | NO |
| 184 | 639.8 | 642 | 3.2 | 3.7 | NO |
| 185 | 642 | 647 | 6 | 6.5 | YES |
| 186 | 605.6 | 607.4 | 2.8 | 3.3 | NO |
| 188 | 609.2 | 612.7 | 4.5 | 5 | NO |
| 189 | 612.7 | 616 | 4.3 | 4.8 | NO |
| 190 | 616 | 619.3 | 4.3 | 4.8 | NO |
| 191 | 619.3 | 622.7 | 4.4 | 4.9 | NO |
| 192 | 622.7 | 626.2 | 4.5 | 5 | NO |
| 193 | 626.2 | 633 | 7.8 | 8.3 | YES |
| 194 | 633 | 640 | 8 | 8.5 | YES |
| 196 | 620.6 | 623.1 | 3.5 | 4 | NO |
| 197 | 623.1 | 625.6 | 3.5 | 4 | NO |
| 198 | 625.6 | 628 | 3.4 | 3.9 | NO |
| 199 | 628 | 632 | 5 | 5.5 | NO |
| 203 | 635.9 | 639.3 | 4.4 | 4.9 | NO |
| 204 | 639.3 | 642.6 | 4.3 | 4.8 | NO |
| 206 | 642.6 | 649.6 | 3.2 | 3.7 | NO |
| 207 | 649.6 | 652 | 3.4 | 3.9 | NO |
| 211 | 597.2 | 604.1 | 7.9 | 8.4 | YES |
| 211 | 604.1 | 606.6 | 3.5 | 4 | NO |
| 212 | 606.6 | 609.5 | 3.9 | 4.4 | NO |
| 213 | 609.5 | 613 | 4.5 | 5 | NO |
| 214 | 613 | 617 | 5 | 5.5 | NO |
| 215 | 617 | 621.4 | 5.4 | 5.9 | NO |
| 216 | 621.4 | 624.4 | 4 | 4.5 | NO |
| 217 | 624.4 | 627.4 | 4 | 4.5 | NO |
| 219 | 629 | 631.2 | 3.2 | 3.7 | NO |
| 220 | 631.2 | 635.8 | 5.6 | 6.1 | YES |
| 221 | 635.8 | 639.9 | 3.2 | 3.7 | NO |
| 222 | 639.9 | 642.7 | 3.8 | 4.3 | NO |
| 223 | 642.7 | 645 | 3.3 | 3.8 | NO |
| 225 | 633 | 635 | 3 | 3.5 | NO |
| 227 | 639 | 641.1 | 3.1 | 3.6 | NO |
| 228 | 641.1 | 643.2 | 3.1 | 3.6 | NO |
| 229 | 643.2 | 645.3 | 3.1 | 3.6 | NO |
| 230 | 645.3 | 647.4 | 3.1 | 3.6 | NO |
| 231 | 647.4 | 649.5 | 3.1 | 3.6 | NO |
| 232 | 649.5 | 651.6 | 3.1 | 3.6 | NO |
| 234 | 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 REAR YARD RETAINING WALL HEIGHT TABLE

| LOT NO. | REAR YARD WALL HEIGHTS | | | | >6 FT? |
|---------|------------------------|------------|---------------------------|-------------------|--------|
| | LOW GRADE | HIGH GRADE | SOIL RETAINED HEIGHT (FT) | TOTAL HEIGHT (FT) | |
| 15 | 539.4 | 543 | 4.6 | 5.1 | NO |
| 16 | 540 | 543.5 | 4.5 | 5 | NO |
| 17 | 539.7 | 545.6 | 6.9 | 7.4 | YES |
| 18 | 542 | 547.7 | 6.7 | 7.2 | YES |
| 19 | 544 | 548.5 | 5.5 | 6 | YES |
| 20 | 546 | 549.3 | 4.3 | 4.8 | NO |
| 28 | 559 | 561 | 3 | 3.5 | NO |
| 29 | 561.1 | 565 | 4.9 | 5.4 | NO |
| 30 | 565.8 | 573 | 8.2 | 8.7 | YES |
| 31 | 567.6 | 574.5 | 7.9 | 8.4 | YES |
| 32 | 571.6 | 575.6 | 5 | 5.5 | NO |
| 33 | 573.8 | 575.8 | 3 | 3.5 | NO |
| 37 | 581.8 | 585.7 | 4.9 | 5.4 | NO |
| 47 | 593.5 | 597.4 | 4.9 | 5.4 | NO |
| 48 | 517.8 | 528 | 11.2 | 11.7 | YES |
| 49 | 520.8 | 530 | 10.2 | 10.7 | YES |
| 50 | 522.9 | 530 | 8.1 | 8.6 | YES |
| 51 | 525 | 530 | 6 | 6.5 | YES |
| 52 | 527.1 | 530 | 3.9 | 4.4 | NO |
| 53 | 529.2 | 532 | 3.8 | 4.3 | NO |
| 54 | 531.3 | 532 | 1.7 | 2.2 | NO |
| 57 | 538 | 540 | 3 | 3.5 | NO |
| 58 | 540.1 | 543 | 3.9 | 4.4 | NO |
| 61 | 546.2 | 550 | 4.8 | 5.3 | NO |
| 62 | 546.2 | 551.2 | 6 | 6.5 | YES |
| 63 | 554.2 | 558 | 4.8 | 5.3 | NO |
| 64 | 557.2 | 562 | 5.8 | 6.3 | YES |
| 65 | 561.2 | 572 | 11.8 | 12.3 | YES |
| 66 | 566.2 | 574.3 | 9.1 | 9.6 | YES |
| 67 | 568.8 | 574.3 | 6.5 | 7 | YES |
| 71 | 580.9 | 583 | 3.1 | 3.6 | NO |
| 72 | 583.1 | 585.5 | 3.4 | 3.9 | NO |
| 75 | 587 | 592 | 6 | 6.5 | YES |
| 76 | 588.1 | 597 | 9.9 | 10.4 | YES |
| 77 | 589.2 | 597 | 8.8 | 9.3 | YES |
| 78 | 589.2 | 594 | 5.8 | 6.3 | YES |
| 79 | 589.2 | 594 | 5.8 | 6.3 | YES |
| 80 | 588.7 | 593 | 5.3 | 5.8 | NO |
| 89 | 566.5 | 577.7 | 12.2 | 12.7 | YES |
| 90 | 568 | 580.7 | 13.7 | 14.2 | YES |
| 91 | 564 | 581.6 | 18.6 | 19.1 | YES |
| 92 | 571.6 | 582.6 | 12.0 | 12.5 | YES |
| 100 | 583.6 | 583.8 | 1.2 | 1.7 | NO |
| 101 | 580.8 | 583.6 | 3.8 | | |